

metres 0 15 30 45metres

— New Boundary  
 —x— Boundary to be Deleted

SCALE 1 : 750

CHIEF PLANNER  
 OR DELEGATE  
*R. Saw*  
 27 Sep 07

COMPLIES WITH PLANS  
 SYSTEM REQUIREMENTS

SIGNED: *[Signature]*  
 DATE: 28-8-07

**IMPLEMENTATION**  
 MINOR AMENDMENT  
 AMENDS AUTHORISED PLANS NO.1.05,5319,5378,5645,6023,6248  
 6325 & 6326

**BELCONNEN  
 SECTION 32 (PART)**

FILE NUMBER

**AP**

6376

860000





**Walker, Graeme**

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**From:** David Field [djfield@northrop.com.au]  
**Sent:** Thursday, 6 March 2008 9:31 AM  
**To:** Walker, Graeme  
**Cc:** Matthew Pike; Milan Stojanov  
**Subject:** Belconnen Block 20

Graeme,

I have gotten hold of ActewAGL regarding the mystery box on Block 20 Section 32 Belconnen. They have advised that there used to be a shed there with a power supply. The shed has been removed, the cables are still there but have been disconnected. So this confirms our discussion last week.

Regards,

David Field

**David Field**

Canberra Civil Manager, Principal  
T 02 6285 1822  
F 02 6285 1863  
M 0404 817 066  
15 Altree Court Phillip ACT 2606  
[www.northrop.com.au](http://www.northrop.com.au)

**Walker, Graeme**

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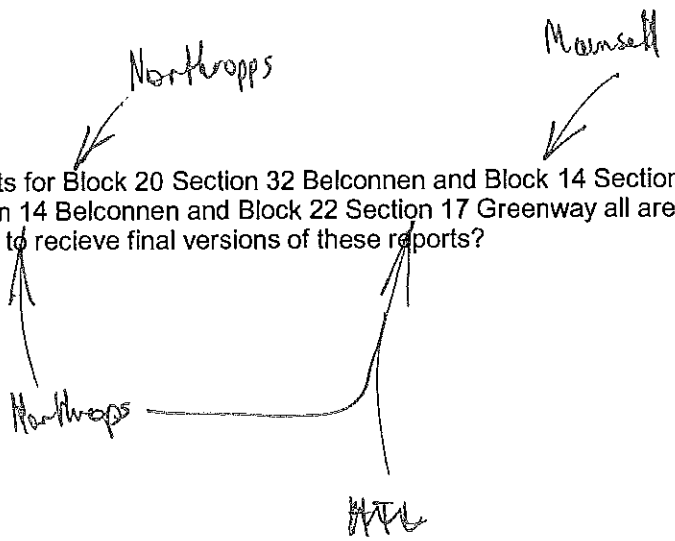
From: Forner, Julia  
Sent: Friday, 11 April 2008 5:21 PM  
To: Walker, Graeme  
Subject: Auction Documentation

Good afternoon Graeme

On the CD you gave to me, the Site investigation reports for Block 20 Section 32 Belconnen and Block 14 Section 25 Griffith, as well as the traffic reports for Block 14 section 14 Belconnen and Block 22 Section 17 Greenway all are watermarked DRAFT. Do we have or are we expecting to receive final versions of these reports?

regards

**Julia Forner**  
A/G Sales Manager  
Land Development Agency  
21 Wentworth Avenue  
Kingston ACT 2604  
ph) 02 6207 7096  
ax) 02 6205 2260



000092

**Walker, Graeme**

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**From:** Walker, Graeme  
**Sent:** Wednesday, 16 April 2008 8:30 AM  
**To:** Forner, Julia  
**Subject:** Report :sec32 bl20 Belconnen

The final report

Graeme

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

**From:** Milan Stojanov [mailto:mstojanov@northrop.com.au]  
**Sent:** Wednesday, 16 April 2008 8:27 AM  
**To:** Walker, Graeme  
**Cc:** Matthew Pike  
**Subject:** report :sec32 bl20 Belconnen

Re: Bl20/Sec32 Belconnen

Dear Graeme,

Attached are the report and the drawings C10, C11.

Kind Regards  
Milan

**Milan Stojanov**

Civil Engineer  
T 02 6285 1822  
F 02 6285 1863  
M 0408 272 836  
15 Aintree Court Phillip ACT 2606  
[www.northrop.com.au](http://www.northrop.com.au)

16/04/2008

000090

**Walker, Graeme**

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**From:** Walker, Graeme  
**Sent:** Thursday, 6 March 2008 12:16 PM  
**To:** 'David Field'  
**Subject:** RE: Belconnen Block 20

Thanks for the information

I will be reviewing next week so should have some feedback soon

Graeme

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

**From:** David Field [mailto:djfield@northrop.com.au]  
**Sent:** Thursday, 6 March 2008 9:31 AM  
**To:** Walker, Graeme  
**Cc:** Matthew Pike; Milan Stojanov  
**Subject:** Belconnen Block 20

Graeme,

I have gotten hold of ActewAGL regarding the mystery box on Block 20 Section 32 Belconnen. They have advised that there used to be a shed there with a power supply. The shed has been removed, the cables are still there but have been disconnected. So this confirms our discussion last week.

Regards,

David Field



**David Field**

Canberra Civil Manager, Principal  
T 02 6285 1822  
F 02 6285 1863  
M 0404 817 066  
15 Altree Court Phillip ACT 2606  
[www.northrop.com.au](http://www.northrop.com.au)

07/03/2008

**Walker, Graeme**

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**From:** Walker, Graeme  
**Sent:** Monday, 3 March 2008 4:08 PM  
**To:** Ruis, Melinda; Chappell, Hazel  
**Subject:** RE: Table of response - Block 20 Section 32 Belconnen

Please find attached the upgraded Tree Survey as requested by Environment Co ordination

The updated TOR and PCs have also been attached

The Bond Calculation sheet has been sent to Jack Chu

Graeme



TOR Belconnen  
Section 32 Block...



PC-Belconnen S32 2008030314520557  
B20f.doc



4.pdf

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

**From:** Ruis, Melinda  
**Sent:** Friday, 15 February 2008 10:12 AM  
**To:** Walker, Graeme  
**Subject:** Table of response - Block 20 Section 32 Belconnen

Hi Graeme

Attached is the table of response for Belconnen B20 S32. I've responded to the comments and it seems unusually free of issues, and I think there are only a couple of points for you to have a look at.

<< File: Draft Lease and development Conditions - Consolidated Comments - 5 December 2007.doc >>

*Melinda Ruis*

Project Manager  
Urban Development Branch

Land Development Agency  
21 Wentworth Avenue  
Kingston ACT 2604  
Ph: (02) 62051518  
Fax: (02) 62077324  
Email: melinda.ruis@act.gov.au  
www.lda.act.gov.au

**LAND DEVELOPMENT AGENCY**  
CANBERRA FIRST

DEVELOPMENT ASSESSMENT CONSOLIDATED COMMENTS

**BELCONNEN SECTION 32 BLOCK 20**  
**Draft Lease and Development Conditions**  
**Planning Control Plan**  
**Prescribed Conditions**  
**Site Investigation Report**

Thank you for the opportunity to comment on the above document circulated to all Agencies. The Estate Unit, Development Assessment, ACT Planning and Land Authority have comments for consideration/action by the Land Development Authority.

AGENCY	NO	COMMENT	PROPONENT'S RESPONSE
Development Assessment Jason Hunter	1	DA supports the Lease and Development Conditions and other documentation.	Noted
Land use & Planning Barry Hamilton	2	<p><i>Lease Conditions</i> - Gross Floor Area - On the basis that 4 Storeys are permitted in the Belconnen Master Plan it would seem that 5,000sq m of GFA is inadequate. Suggest min 3000sqm. to 8,000sqm max. GFA.</p> <p>- Building Covenant - should be at least 3 million dollars</p> <p><i>Development Conditions</i> - GFA - see note above</p> <p>- Vehicular Access - Add ' No vehicular access shall be permitted from Benjamin Way'.</p>	<p>Following discussion between Purdons (consultant who prepared L&amp;Ds) and BH a max GFA of 12,000m<sup>2</sup> was determined as being adequate.</p> <p>Building covenant amended to \$3,000,000</p> <p>Clause 2.2.6 amended as requested.</p>

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<p><b>Environment Coordination</b> Helen McKeown</p>	<p>3</p> <p><b>Development Conditions</b> <b>2.4.2 Tree Protection</b> Update reference to Tree Legislation - should be <i>Tree Protection Act 2005</i>.</p> <p><b>2.4.5 Noise:</b> In mixed use areas conflicts can often arise with residents desire for quiet environments in the midst of noisy activities such as traffic or entertainment venues.</p> <p>To achieve an acceptable noise environment for people living in mixed use areas, buildings shall be constructed to meet the criteria set out in the following Australian Standards as amended from time to time:</p> <ul style="list-style-type: none"> <li>. AS 2107 'Recommended Design Sound Levels and Reverberation Times for Building Interiors' [AS 2107 - 2000], and</li> <li>. AS 3671 'Acoustics - Road Traffic Noise - Building Siting and Construction' [AS 3671 - 1989].</li> </ul> <p>In addition development applications for the following activities will not be approved unless a noise management plan, prepared by an accredited acoustic specialist who is a member of the Australian Acoustical Society, is submitted in a form acceptable to the Environment Protection Authority:</p> <ul style="list-style-type: none"> <li>. hotel</li> <li>. indoor recreation facility</li> <li>. restaurant</li> </ul> <p>The noise management plan should detail the design, siting and construction methods which will be used to minimise the impact of noise on neighbours."</p>	<p>Amended as requested.</p> <p>Clause 2.4.5 amended as requested.</p>
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		<p><b>Site Investigation Report</b>  <b>Trees</b>                  The site investigation report states that there are mature trees on the site but does not detail whether these trees are regulated trees as provided by the Tree Protection Act nor does it give an indication of the quality of the trees. The Planning Control Plan shows the approximate location of the trees on the site but as the size and quality of the trees are unknown, we are unable to comment on whether the Planning Control Plan is acceptable.</p>	<p>Fully Completed - Updated in the Site Investigation report</p>
<p><b>Assett Acceptance</b>                  Grant Thomas</p>	<p>4</p>	<p>I refer to your submission dated 9/1/2008 and provide comments as follows:</p> <ol style="list-style-type: none"> <li>2.5.5 Bicycle Parking - The report should refer to the Bicycle Parking Guidelines</li> <li>(See: <a href="http://www.actpla.act.gov.au/tools_resources/legislation_plans_registers/registration_guidelines">http://www.actpla.act.gov.au/tools_resources/legislation_plans_registers/registration_guidelines</a>).</li> <li>Traffic generation - Subject to the size and nature of the development, there may be capacity issues at the site entrance (Ibott Lane). This will need to be assessed at DA Stage.</li> <li>Access – No vehicular access should be extended on the Planning Control Plan to include the southern boundary.</li> </ol> <p><b>NOTE:</b> Asset Acceptance has not performed a thorough check of your submission, but an audit of some of the aspects. It is likely that Asset Acceptance will audit the same and other aspects in further submissions.</p>	<ol style="list-style-type: none"> <li>Clause 2.5.5 amended as requested</li> <li>Clause 2.5.5 amended as requested</li> <li>Noted</li> <li>Southern boundary does not have street frontage. There are 2 parcels of land between subject site and Belconnen way.</li> </ol> <p>Noted</p>
<p><b>Leasing</b>                  Irma Sare</p>	<p>5</p>	<p>It would be appreciated if you could amend the document as follows:</p>	

	<p><b>1.2 Lease purpose</b></p> <p>To use the land for one or more of the following purposes:</p> <ul style="list-style-type: none"> <li>• business agency</li> <li>• child care centre</li> <li>• financial establishment</li> <li>• health facility</li> <li>• hotel</li> <li>• indoor recreation facility</li> <li>• motel</li> <li>• office</li> <li>• residential use</li> <li>• restaurant</li> <li>• shop provided that the maximum gross floor area of any shop shall not exceed 200 square metres;</li> </ul> <p><b>1.6 Building covenant</b></p> <p>That the lessee shall commence within twelve (12) months and complete within twenty (24) months from the date of commencement of the lease or within such further time as may be approved in writing by the ACT Planning and Land Authority (the Authority), the erection of an approved development including building works, car parking, and landscaping on the land costing not less than one million dollars (\$1,000,000.00) and in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority.</p> <p>Please note that the block number in the first paragraph in the introduction to the Development Conditions 2.1 is incorrect. Block 19 should be block 20.</p> <p>2.2.5 appears not to be required as the DCP does not require the provision of pathways to and from the site.</p>	<p>Clause 1.2 amended as requested</p> <p>Clause 1.6 amended as requested</p> <p>Amended as requested</p> <p><i>(Assume reference to DCP relates to PCP as there is no DCP)</i></p> <p>Clause 2.2.5 removed as requested</p>
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		<p>2.2.8 should be deleted as the DCP does not indicate a zero setback on the side adjacent to the existing leased block. A zero setback against unleased Territory land does not require an easement.</p> <p>2.4.2 also needs to be amended as follows: after "to which the Tree protection" delete "(Interim Scheme) Act 2001" and replace with "Act 2005".</p>	<p>Clause removed as requested</p> <p>Clause 2.4.2 amended as requested</p>
<p><b>Urban Design</b> Trina McFarlane</p>	6	<p>This is a 6,000m<sup>2</sup> town centre site with a 4 storey height control. Development rights of 5,000m<sup>2</sup> gives a plot ratio of 0.83, similar to B11 areas. Until recently 1:1 plot ratio applied in service trades areas but this has now been removed to allow greater flexibility.</p> <p>While the purchaser can apply for additional GFA I nevertheless suggest that the maximum GFA be increased to 6,078m<sup>2</sup>, representing 1:1 plot ratio.</p>	<p>Following discussion between Purdons (consultant who prepared L&amp;Ds) and BH a max GFA of 12,000m<sup>2</sup> was determined as being adequate.</p>
<p><b>ACTLIC</b> John Weaver</p>	7	<p>This block is not currently registered.</p>	<p>DP is in the process of being registered</p>
<p><b>Planning &amp; Land Policy</b> Keith Burnham</p>	8	<p>No comment</p>	<p>Noted</p>
<p><b>ActewAGL-Water</b> Michael Wansink</p>	9	<p>Please note that the consultant (Northrop Engineers) did not consult ActewAGL Water Division prior to the preparation of the Site Investigation Report. Despite this, the documents are acceptable to ActewAGL Water Division with respect to the water and sewer assets and site servicing.</p>	<p>Noted</p>
<p><b>ActewAGL-Electricity</b> Raul Tinio</p>	10	<p>A substation may be required on the block.</p>	<p>Noted</p>

Action Tim Swift	11	ACTION has no comments in regards to the LDA's proposal for auction of Belconnen Section 32 Block 20.	Noted
Infrastructure Planning Jack Chu	12	L&Ds and PCP are supported. PCs are supported except Clauses 15 and 16, change "Director, Planning Services" to "Executive Director, Planning Services". Please provide Bond Calculation.	Noted Fully complied PC amended accordingly Fully complied - Bond sent
Alinta Asset Acceptance Steve Donnelly	13	On behalf of ActewAGL Distribution Gas, we have studied the Belconnen Section 32 Block 20 - L&Ds, PCP, PCs & Site Investigation and have no comment to make at this stage.	Noted
Telstra	14	I have studied the plan and read the accompanying documentation for the above BELCONNEN - SECTION 20 BLOCK 32 L&D's, PCP, PCs & - SITE INVESTIGATION REPORT, and do not anticipate any difficulties in the provisioning of communication facilities. Telstra and AGL & ACTEW can reticulate the estate under standard conditions as per the DEEDS documentation if requested by developer. Telstra has NO network connections to the above block. The Telstra network 50mm pipe with 10 pair cable is installed in Ibbott Lane and there is access from large Telstra manholes in telecommunications easement on south side of Block 20. Access to Telstra network can be provided from Ibbott Lane or Telstra manholes. The preferred option is from existing Telstra pit in verge in Ibbott Lane between Block 20 & Block 12. Telstra has capacity to supply communications services to Block 20 Section 32 mentioned in these lease and development conditions if requested by owner or developer. If you have any planning issues you wish to discuss please contact Canberra Network Planning,	Noted

**PRESCRIBED CONDITIONS FOR ASSOCIATED WORKS****BELCONNEN SECTION 32 BLOCK 20**

1. This lease is conditional upon the lessee designing and constructing at the lessee's cost works associated with the lease that are to become assets of either the Department of Territory and Municipal Services (TAMS), ACTEW Corporation Limited, or ActewAGL Distribution. ActewAGL is also the agency authorised to act on behalf of ACTEW Corporation in all matters associated with Water and Sewerage approvals. Construction Materials are to be treated in accordance with the "Development Control Code for Best Practice Waste Management in the ACT". All works that to be handed over to TAMS including roads, stormwater and landscape works shall be designed in accordance with the current version of the Design Standard for Urban Infrastructure and constructed to the current version of Standard Specification for Urban Infrastructure.
2. The associated works required are:
  - a) Design and Construction of stormwater works to fully service the site from the main in Benjamin Way including all ancillary works and fittings. Work to also include the design and construction a realigned overland stormwater swale, sump, connection to the main and restoration works including all ancillary works and fittings.
  - b) Design and Construction of sewer works to fully service the site connecting to the existing main on Benjamin Way including all ancillary works and fittings.
  - c) Design and Construction of a water supply service to fully service the site from the main in Ibbott Lane including all ancillary works and fittings.
  - d) Design and Construction of 1.2m concrete footpath. Path to extend along the Ibbott Lane block perimeter and connect into the existing path west of the block including all ancillary works and fittings.
  - e) Construction of verge works, topsoil, grassing and landscaping including all ancillary works and consolidation.
  - f) Design and Construction of a Heavy Duty Driveway in accordance with TAMS current version of the Design Standards for Urban Infrastructure Works and constructed to TAMS current version of the Standard Specifications for Urban Infrastructure Works including all ancillary works.
  - g) Any other works required by Territory and Municipal Services as a result of an audit on submitted plans for design approval.

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3. The lessee shall engage a Chartered Engineer and/or Landscape Architect to design and supervise construction of relevant associated works. For the purposes of this lease, "Chartered Engineer" and "Landscape Architect" means persons prequalified with ACT Government for value of works appropriate for this project.
4. Benjamin Way and Ibbott Lane and the surrounding grassed area are public assets under the control of TAMS and will be open to pedestrian and vehicular traffic throughout the construction period. No construction works or movement of construction traffic will be permitted to be carried out within the public domain without a TAMS approved "Landscape Management and Protection Plan" prepared in accordance with Reference Document 04 and a Temporary Traffic Management Plan. The Landscape Management and Protection Plan will address all issues as required by TAMS including provisions for public safety, construction access, protection and reinstatement of existing infrastructure and trees.
5. The lessee shall ensure that all site related vehicles, including staff and delivery vehicles and those involved in associated off-site works, are accommodated on the block or in an area approved by the Territory. Any building activities that may require the short term utilisation of unleased Territory land adjacent to the development site are to be lodged for assessment with Roads ACT and shall be accompanied by an 'Application for the Use of Unleased Territory Land' and a Temporary Traffic Management Plan.  

A detailed Parking Plan illustrating how all construction/demolition vehicles and equipment and construction workers vehicles will be accommodated within the site. This plan is to be submitted to and approved by the Manager Asset Acceptance prior to the commencement of any works on site. Failure to obtain an Approved Parking Plan or failure to adhere to an Approved Parking Plan by the developer or his agents/employee's will see a formal stop work order being issued by the Land Regulation Unit of ACTPLA.
6. The design submission shall be provided with a design report and design certification, together with associated supporting documentation verifying and validating the design submission to AS/NZS ISO 9001: 2000, the "Territory and Municipal Services" Requirements for Design Acceptance Submissions Document Ref-06" and Quality system requirements for roadworks, concrete footpaths, paving, Traffic Control Devices, stormwater drainage and public landscaping works shall be submitted to, and a "Certificate of Design Acceptance" obtained from, Manager, Territory and Municipal Services - Asset Acceptance Section (TAMS) prior to the commencement of construction works. The designer must include proposed demolition of existing public assets including removal of trees. No trees are to be removed from the verge of any block prior to the issue of the Certificate of Design Acceptance. The submission should comply with the requirements of the current version of the Design Standards for Urban Infrastructure and the Standard Specification for Urban Infrastructure Works, good design practice and planning intent. It is the responsibility of the lessee to advise the Manager, Territory and Municipal Services - Asset Acceptance Section (TAMS) of any pre-existing damage to paved and unpaved verges, roads and road verge areas.

Landscape design drawings are to fully show all proposed landscape works, including planting species and details, and is to include grassing specification and all Typical Detail sections for both soft and hard treatments. The consultant is to ensure that all clearances from existing street and open space trees to structures are in accordance with the standards for clearances indicated on the Landscape Management and Protection Plan.

7. The lessee remains responsible for the reinstatement of any damage caused by the lessee to existing infrastructure outside the block boundary. All reinstatement works shall comply with the requirements of the Design Standards for Urban Infrastructure and the Standard Specification for Urban Infrastructure Works, good design practice and planning intent and shall be certified by a prequalified Chartered Engineer
8. Any works constructed on the verge including public utility services are not to unduly impact on tree feeder root systems. All verges are to be protected in accordance with the approved Landscape Management and Protection Plan. Minimum clearances to trees from excavation for these works will be in accordance with plans approved by the Manager, Territory and Municipal Services - Asset Acceptance Section during the processing of the Development Application.
9. Any design and documentation for water supply and sewerage works shall be submitted to and approved by ActewAGL prior to the commencement of construction of the associated works. The design and documentation shall be in accordance with ACTEW Water Supply and Sewerage Standards, Release 2, Amendment 1, Nov 2001, the TAMS Standard Specification for Urban Infrastructure Works and any revision of these documents. The developer is not to commence work on water supply and sewer mains until the design has been approved by ActewAGL (ActewAGL acts as agent for ACTEW Corporation). The developer is to provide Work As Executed drawings as required by ActewAGL.
10. The relocation or removal of existing electrical infrastructure (not including street lights) will be carried out by ActewAGL Electricity Networks at the lessee's expense. The lessee will be responsible to liaise with ActewAGL Electricity Networks in relation to the installation / extension of the electricity networks to electrically service the proposed development and meet any associated costs for these works. It may be necessary for ActewAGL Electricity Networks to install a substation on the site to provide electricity supply. Lessees are reminded that ActewAGL Electricity Networks may have other existing electricity plant on the site and a Location Advice should be obtained from Dial Before You Dig (telephone 1100) before any construction takes place.
11. The lessee shall lodge a *Deed of Unconditional Undertaking, using the prescribed proforma, in the amount of \$108,000 (One Hundred and Eight Thousand Dollars)* prior to the execution of the lease. The undertaking may be reduced (if requested) to *\$15,000 (Fifteen Thousand Dollars) on Practical Completion* of all the works if

supported by TAMS and ActewAGL. The remainder of the undertaking will be released on Final Completion of every part of the associated works.

12. The associated works shall be commenced within 12 months and the Practical Completion achieved within 24 months of the commencement of the lease and prior to the occupation of the premises.
13. If the associated works are not completed within the time specified for Practical Completion in Clause 12 above, or defects not rectified within the time specified for Final Completion, then the ACT Planning and Land Authority may exercise its right in accordance with the Deed of Unconditional Undertaking to the extent to which money derived from the Deed of Unconditional Undertaking is deemed to be necessary for the completion and rectification of the associated works. Such money shall be forfeited to the Authority.
14. The lessee shall prior to and during the construction of the associated works seek and arrange for the inspection and approval of the works by TAMS (Territory and Municipal Services - Asset Acceptance) and ActewAGL representatives, in accordance with those authorities' procedures. The lessee shall have a competent representative present on the site at all periods during which there are any activities relating to the execution of the associated works.
15. Practical Completion of the associated works shall be deemed to have occurred when the lessee lodges with the Executive Director, Planning Services, the "Certificates of Operational Acceptance" issued by TAMS (Territory and Municipal Services - Asset Acceptance) and the "Provisional Certificate of Operation" issued by ActewAGL.
16. Final Completion of the associated works shall be deemed to have occurred when the lessee lodges with the Executive Director, Planning Services the "Certificates of Final Acceptance" issued by TAMS (Territory and Municipal Services - Asset Acceptance) and the "Certificate of Operation" issued by ActewAGL. The Certificate of Final Acceptance will be issued by the respective agencies on satisfactory completion of defects at the end of the Defects Liability Period (DLP). The DLP for all assets to be handed over to TAMS except soft landscape works (trees, shrubs, grass) shall be 52 weeks commencing from the issue of the Certificate of Operational Acceptance. The soft landscape works shall be subjected to a minimum of 13 weeks Consolidation Period before the issue of the Certificate of Operational Acceptance and 13 weeks DLP. Twelve (12) months DLP applies to ACTEW Corporation Ltd works.
17. Work-as-Executed Quality Records for the roadworks, stormwater, driveways, street lights and landscape works are to be in accordance with TAMS Standard Requirements for Documentation – Reference Document 08 and lodged with the Manager Territory and Municipal Services – Asset Acceptance (TAMS) with the application for a Certificate of Operational Acceptance.

18. Work-as-Executed Quality Records for the sewers and water supply mains are to be in accordance with ActewAGL requirements. Work as Executed drawings and records asset data lists are to be submitted to ActewAGL with the application for the Provisional Certificate of Operation.
19. The lessee shall take out and keep current insurance policies in respect of all the normal risks involved in its construction of the associated work. These include, but are not limited to, public liability insurance, workers compensation insurance and professional indemnity insurance.
20. The insurance policies shall be taken out in the name of the lessee or its primary contractor and the interests of the Commonwealth, ACTEW Corporation and the Territory noted on the policies.
21. Correspondence to the ACT Planning and Land Authority should be addressed to:  
The Director  
Development Services Branch  
GPO Box 1908 Canberra ACT 2601  
Tel: 6207 1923  
Fax : 6207 1925
22. Correspondence to ACTEW regarding electricity should be addressed to:  
  
ActewAGL Electricity Networks  
Postal Address: G P O Box 366 Canberra ACT 2601  
  
Location Address: Cnr Oakden & Anketell Streets Greenway ACT 2900  
Tel: 6293 5738  
Fax : 6293 5748
23. Correspondence to ActewAGL regarding Water and Sewerage should be addressed to:  
  
Manager Hydraulic Development  
ActewAGL Water Division  
GPO Box 366 CANBERRA CITY ACT 2601  
Tel: 6242 1158  
Fax : 6242 1406
24. Correspondence to TAMS (Territory and Municipal Services - Asset Acceptance) should be addressed to:  
Mr Gabriel Joseph  
Manager, Territory and Municipal Services - Asset Acceptance  
Department of Territory and Municipal Services,  
GPO Box 158 Canberra ACT 2601  
Tel: 6207 6581  
Fax: 6207 7484

**ASSOCIATED WORKS MANAGEMENT**

**000082**

**BOND CALCULATION**

SUBURB.... **Belconnen**

FILE..... **004156**

SECTION.... **32**

BLOCK..... **20**

ELEMENT	Y/N	OFF VALUE OF LEASE	AMOUNT
SEWER	Y	\$15,800	\$15,800
STORMWATER and tie	Y	\$45,300	\$45,300
WATER	Y	\$9,100	\$9,100
ELECTRICITY	N		
VERGE WORKS			
~ footpath	N		\$8,600
~ driveway (vehicle crossing)	N		\$19,000
~ grassing / tree planting	N		\$9,600
	N		
	N		
ROADWAYS	N		
OTHER - specify			
Removal of Electrical Conduits      \$2,000	Y		
Total			\$2,000
<b>TOTAL</b>		\$70,200	\$107,400

Say \$108,000

Estimated value of Associated Works \$v	Amount of Unconditional Undertaking	Amount of reduced Undertaking at Practical Completion of Civil Works	Say
< \$10,000	\$0	\$0	\$0
\$10,001 to \$100,000	\$0	\$0	\$0
> \$100,001	\$107,400	\$14,370	\$15,000

**TREE ASSESSMENT** Block 20 of 32 BELCONNEN, corner of Belconnen Way and Benjamin Way, ACT

ASSESSED: David Moxby FOR: NORTHROP ENGINEERS Pty Ltd

ENVIRO LINKS DESIGN PTY LTD  
SURVEY DATE: 19 / 02 / 2008

TREE NO.	SPECIES	HEIGHT (m)	NO. OF TRUNKS	TRUNK DIAM. (mm)	CROWN SPREAD (m)	HEALTH g/f/p	VALUE RANKING	TREE ACT SIZE Yes/No	NOTES
1	<i>Casuarina cunningghamiana</i> sp.	11.5	1	200	4	F	L	N	Double fork, basal shoots. Struggling
2	<i>Casuarina cunningghamiana</i> sp.	11.5	1	350	9	G	L	N	Good form/habit, except horizontal drooping lower branches.
3	<i>Casuarina cunningghamiana</i> sp.	8.5	1	250	6	F	L	N	Crowded, struggling. Suspect tree is re-shooting from dloback or stress. Darker green- possibly a hybrid?
4	<i>Casuarina cunningghamiana</i> sp.	13.54	1	350	10	G	M	Y	Scarcy foliage where close to other trees. Single limb overhanging footpath @ 2m height.



**LEGEND**

**TREE REGULATED STATUS BY VALUE OF SIZE**  
UNDER THE TREE PROTECTION ACT 2005 A TREE IS TERMED A REGULATED TREE AND IS TO BE PROTECTED IF IT IS GROWING ON URBAN LEASED LAND AND HAS AT LEAST ONE OF:

- A HEIGHT OF 10M OR MORE; OR
- A TRUNK DIAMETER OF 100MM OR MORE (GROUND LEVEL) IN DIAMETER OR MORE AT 1M ABOVE GROUND LEVEL; OR
- TWO OR MORE TRUNKS AND THE TOTAL CIRCUMFERENCE OF ALL THE TRUNKS, 1M ABOVE GROUND LEVEL, IS 1.0M OR MORE; OR
- ANYWAY CROWN WIDTH OF 5M OR MORE; AND
- MUST BE ALIVE - ALL DEAD TREES HAVE BEEN RANKED AS NON PROTECTED TREES.

\*S NOT A WEED SPECIES UNDER THE PEST PLANT & ANIMALS DECLARATION 2005

**TREE PROTECTED STATUS**  
REGARDLESS OF THE PROTECTION THAT ANY ACTIVITY MUST BE ASSESSED UNDER THE TREE PROTECTION ACT

N - THE TREE IS SUFFICIENTLY SMALL OR DECLARED A WEED SPECIES THAT IT DOES NOT REQUIRE ASSESSMENT UNDER THE TREE PROTECTION ACT

NOTE: IF A TREE HAS PROTECTED STATUS THEN APPROVAL MUST BE OBTAINED FROM ENVIRONMENT ACT PRIOR TO REMOVAL, LOPPING OR GROUND DAMAGING ACTIVITY. TREES LOCATED ON RESERVE LAND MUST BE APPROVED BY THE ACTING ACTING TERRITORY AND MUNICIPAL SERVICES (TAMS)

Please note the inspection was limited to visual review by a Landscape Architect without testing, probing, excavation, or other laboratory guarantee or warranty that problems or infestations in the measured trees may not arise in the near future or other construction activities continuation.

**NOTES**  
SPECIES - IDENTIFIED SPECIES  
HEIGHT - TREE HEIGHT IN METRES  
TRUNK CIRCUMFERENCE - TREE CIRCUMFERENCE IN METRES  
CROWN SPREAD - DIAMETER IN METRES

HEALTH - IN DESCENDING ORDER  
GOOD  
POOR  
DEAD

VALUE RANKING  
EXCEPTIONAL  
HIGH  
MEDIUM  
POOR  
LOW

**TREE ASSESSMENT**

The four trees assessed on site are *Casuarina cunningghamiana*, part of a larger plantation of this and other species on the corner of Belconnen Way and Benjamin Way. *Casuarina* are a commonly planted species in Canberra, the 4 trees appear to be planted to the same grid layout as the larger group, but are separated by a gap following the property boundary, and possibly by underground service clearances. This division diminishes somewhat the visual association of the trees to the larger group.

The trees are of similar age, though trees 1 & 3 exhibit poorer form and health than 2 & 4. Some thinning of foliage is apparent, especially where combining with other canopies. The trees are located close to an adjacent deciduous street tree and their presence will likely diminish the vigour of the street tree as the *Casuarina* grow.

Their light position in a corner of the block is conducive to their retention in site development though some pruning would benefit the retained trees and retention of the group or its majority would be preferable to visually connect to the adjacent plantation.

Removal of the trees would not detract considerably from the overall visual character of the site or environs given the presence of significant plantations adjacent and the presence of street trees.

Only tree 4 was recorded as of tree act dimensions, though trees 1 and 2 are approaching 12m height and may require approval to remove if they grow to 12m prior to site development.



**TREE LOCATION NUMBER - PLEASE NOTE TREES LOCATED APPROXIMATELY ON PLANS BY ORTE OBSERVATION.**

**VALUE RANKING - APPROPRIATE TREES**  
The value ranking of the tree is determined based on the distribution in the ACT Government Project Listings.

**EXCEPTIONAL VALUE PROTECTED TREES** - Trees that are outstanding examples of their species and have significant visual impact. They have most of the following features: specimens with good appearance and stability; may have unusual character; specimens with significant value within the landscape; and should be preserved.

**HIGH VALUE PROTECTED TREES** - Trees that are outstanding examples of their species and have significant visual impact. They have most of the following features: specimens with good appearance and stability; may have unusual character; specimens with significant value within the landscape; and should be preserved if at all possible.

**MEDIUM VALUE PROTECTED TREES** - Trees generally complying with most of the following: specimens with good appearance and stability; may have unusual character; specimens with significant value within the landscape; and should be preserved if at all possible.

**POOR VALUE PROTECTED TREES** - Trees generally complying with most of the following: specimens with good appearance and stability; may have unusual character; specimens with significant value within the landscape; and should be preserved if at all possible.

**NON VALUE PROTECTED TREES** - Trees that are not considered outstanding examples of their species and do not have significant visual impact. They have most of the following features: specimens with good appearance and stability; may have unusual character; specimens with significant value within the landscape; and should be preserved if at all possible.

**DEAD TREE**

**EXCEPTIONAL VALUE**  
The value ranking of the tree is determined based on the distribution in the ACT Government Project Listings.

**HIGH VALUE**  
Trees that are outstanding examples of their species and have significant visual impact. They have most of the following features: specimens with good appearance and stability; may have unusual character; specimens with significant value within the landscape; and should be preserved if at all possible.

**MEDIUM VALUE**  
Trees generally complying with most of the following: specimens with good appearance and stability; may have unusual character; specimens with significant value within the landscape; and should be preserved if at all possible.

**POOR VALUE**  
Trees generally complying with most of the following: specimens with good appearance and stability; may have unusual character; specimens with significant value within the landscape; and should be preserved if at all possible.

**NON VALUE**  
Trees that are not considered outstanding examples of their species and do not have significant visual impact. They have most of the following features: specimens with good appearance and stability; may have unusual character; specimens with significant value within the landscape; and should be preserved if at all possible.

**DEAD TREE**

**EXCEPTIONAL VALUE**  
The value ranking of the tree is determined based on the distribution in the ACT Government Project Listings.

**HIGH VALUE**  
Trees that are outstanding examples of their species and have significant visual impact. They have most of the following features: specimens with good appearance and stability; may have unusual character; specimens with significant value within the landscape; and should be preserved if at all possible.

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Trees generally complying with most of the following: specimens with good appearance and stability; may have unusual character; specimens with significant value within the landscape; and should be preserved if at all possible.

**POOR VALUE**  
Trees generally complying with most of the following: specimens with good appearance and stability; may have unusual character; specimens with significant value within the landscape; and should be preserved if at all possible.

**NON VALUE**  
Trees that are not considered outstanding examples of their species and do not have significant visual impact. They have most of the following features: specimens with good appearance and stability; may have unusual character; specimens with significant value within the landscape; and should be preserved if at all possible.

**NORTHROP ENGINEERS**

LANDSCAPE ARCHITECTURE

**Environ Link Design**  
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PROJECT NO: 0818 TA - 1  
PROJECT DATE: 19/02/08

SCALE: 1:500 AT A1, 1:1000 AT A3

PROJECT NO: 0818 TA - 1  
DATE: 19/02/08

PROJECT NO: 0818 TA - 1  
DATE: 19/02/08

PROJECT NO: 0818 TA - 1  
DATE: 19/02/08

000030

**Walker, Graeme**

---

**From:** David Field [djfield@northrop.com.au]  
**Sent:** Wednesday, 27 February 2008 3:39 PM  
**To:** Walker, Graeme  
**Cc:** Matthew Pike  
**Subject:** Belconnen Section

Graeme,

Attached is the updated report and drawings for Belconnen Section 32 Block 20, all comments have been addressed with the exception of the authority correspondence.

I am chasing that now and will provide this as soon as I can.

**David Field**

Canberra Civil Manager, Principal  
T 02 6285 1822  
F 02 6285 1863  
M 0404 817 066  
15 Altree Court Phillip ACT 2606  
[www.northrop.com.au](http://www.northrop.com.au)

\* Rang David

Electrical Work - Structure Removed  
& Cables decommissioned

Developer just has to dig up old / disused cable  
≈ \$2000

28/02/2008

000079



Land Development Agency

**LAND DEVELOPMENT AGENCY**

**DRAFT SITE INVESTIGATION REPORT**

**BELCONNEN SECTION 32, BLOCK 20**

**NORTHROP CONSULTING ENGINEERS**



February 2008



## **LAND DEVELOPMENT AGENCY**

### **DRAFT SITE INVESTIGATION REPORT**

### **BELCONNEN SECTION 32, BLOCK 20**

Northrop Engineers Pty Ltd  
ACN 064 775 088  
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Tel: (02) 6285 1822  
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February 2008

Issue 2 - Draft

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**Prepared By:**

**Matthew Pike, MIEAust**  
**Senior Civil Engineer**

**Reviewed by:**

**Tony Connell, MIEAust, CPEng**  
**Principal**

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## **1.0 EXECUTIVE SUMMARY**

### **1.1 General**

On 13<sup>th</sup> June, 2007 Northrop Engineers was engaged by the Land Development Agency (LDA) to carry out a Site Investigation at Section 32 on Blocks 18 and 19 in Belconnen.

At a later meeting with the LDA, the boundaries for Block 18 were amended and Block 19 was deleted. The amended block boundary is shown in Appendix A. The boundaries were amended to exclude the existing Telstra easement which runs parallel to Belconnen Way. The block was renumbered from Block 18 to Block 20.

The purpose of the investigation was to assess the suitability of the block for development, to determine servicing and access requirements, identify any development constraints and provide cost estimates for site servicing and associated off site works.

### **1.2. Report Outcomes**

- Block 20 is located at the southern end of the Belconnen commercial area.
- The site is currently undeveloped.
- Block 20 is located generally above the surrounding land, has a crossfall of approximately 7%
- Block 20 has an overland drainage path across its southern end and along its eastern side
- It is likely that earthworks have been undertaken on the site and a geotechnical investigation is recommended to determine subsurface conditions for buildings and roads prior to any development.
- The block is currently unserviced. There is a possibility that the block has a water tie. Hydraulic services are generally available nearby.
- There is the possibility that electrical services may need to be relocated out of the block. This is currently being confirmed with Actew.
- A vehicular access to the block has been provided from Ibbott Lane. However depending on the quality of the constructed driveway and its approval status, the developer may need to reconstruct the driveway.

### **1.3. Development Constraints**

At this stage the following development constraint has been identified:

- Unidentified electrical cables and equipment in the north western portion of the block – Refer extract in Appendix No 1
- Overland flow path across the southern end and along the eastern side of the block.



#### 1.4. Servicing and off site works

The following works will be necessary for the development of Block 20;

- Construction of a new 100mm diameter site tie to the main in Benjamin Way
- Construction of a new plantation sump and diversion works to free the block of the overland flow path
- Construction of a new water tie from the main in Ibbott Lane.
- Relocation of the electrical services located within the block
- Possible reconstruction of the vehicle access to the site, verge landscaping and associated works.

#### 1.5. Development Cost Estimate

The estimated cost of works inclusive of design, documentation and construction including GST is as follows. The estimates include a 15% contingency allowance.

Item	Description	Amount
Sewer	Construction of a new 100mm diameter service tie	\$ 15,800
Water Supply	Provision of 32mm diameter service from Ibbott Lane	\$ 9,100
Electricity	Relocation of electrical plant and cable outside of block	Unknown at this time
Stormwater	Diversion of overland flow path, including new plantation sump and stormwater main, demolition of old plantation sump and reuse of existing tie	\$ 40,300
Access	Replacement driveway to Ibbott Lane if required	\$ 19,000
Verge works	Regrassing of the Ibbott Lane verge	\$ 5,000
	New 1.2m footpath	\$ 8,600
	<b>Total</b>	<b>\$ 97,800</b>

## **2.0 INTRODUCTION**

### **2.1 Background**

On 13<sup>th</sup> June, 2007 Northrop Engineers was engaged by the Land Development Agency (LDA) to carry out a Site Investigation at Section 32 on Blocks 18 and 19 in Belconnen.

At a later meeting with the LDA, the boundaries for Block 18 were amended and Block 19 was deleted. The amended block boundary is shown in Appendix A. The boundaries were amended to exclude the existing Telstra easement which runs parallel to Belconnen Way. The block was renumbered from Block 18 to Block 20.

The purpose of the investigation was to assess the suitability of the block for development, to determine servicing and access requirements, identify any development constraints and provide cost estimates for site servicing and associated off site works.

In preparing the report we have consulted with the ACT Government and relevant Service Authorities.

The report deals specifically with Block 20, which is referred to as the block or site in this report.

Photograph No. 1 to 9 in Appendix 'A' show a general view of the block and its surrounding areas.

### **2.2 Drawings**

The following drawings (Appendix A) have been prepared using electronic information obtained from ACTPLA, supplemented with services information obtained from various authorities, drawings for civil engineering works undertaken in and adjacent to the block and field inspections.

- CR070374 – C10 Existing Services Plan
- CR070374 – C11 Proposed Services Plan
- 0818 TA - 1 Tree Assessment

The drawings should be referred to whilst reading this report.



### 3.0 SCOPE OF INVESTIGATION

#### 3.1 General

The scope of this investigation includes:

- Description and location of block 20.
- Review of flooding potential, overland flow and flow paths in and around the block based on existing stormwater services, road layouts and general topography in and adjacent to the block (but excluding detailed hydraulic analysis).
- Information on existing services in the block.
- Vegetation on the block.
- Easements over the block.
- Vehicular access to the block.
- Verge works.
- Development constraints.
- Development cost estimates.

#### 3.2 Location

Block 20 is located at the southern end of the Belconnen commercial area. The block is bounded by Ibbott Lane to the west, Block 12 to the north (Belconnen Premier Inn), Benjamin Way to the east and a telecommunications easement to the south.

The telecommunications easement runs parallel to Belconnen Way. The easement carried major distribution cables.

Block 20 has an approximate area of 6,078m<sup>2</sup> based upon the drawing obtained from ACTPLA.

#### 3.3 Topography

The block slopes from the south west towards the north east at a grade of approximately 7%. We have included an extract of the 1:500 detail series sketch for the site which depicts the contour and levels of the land. The boundary we have shown on this plan is only approximate and is subject to survey.

The undeveloped land to the south, between the block and Belconnen way is generally mounded. A significant portion of this area falls towards the southern boundary of the block.

Ibbott Lane's level vary adjacent to the block. At the apex of Ibbott Lane the verge slopes steeply up to the block boundary. There are retaining structures along the southern side of Ibbott Lane further to the west of the site. Towards the northern end of the block's boundary with Ibbott Lane the block's levels are closer to those of the laneway.

### **3.4 Vegetation**

The 1:500 detail series drawing appears to correlate well with the vegetation that we observed on site. There are street trees along the verge of Benjamin Way (refer to photos 5 and 6).

The gum plantation and the 'sapling' plantation to the south of the block are still present, however the 'saplings' have now grown into mature trees.

The plantations appear to encroach on the southern boundary of the block as shown in photo 9.

The four trees in the south eastern corner of the block have been assessed by Enviro Links Design (refer attached drawing 0818 TA – 1 in Appendix A).

Three of the trees are valued as low and the fourth is valued as medium. At this time one tree has been nominated as tree ACT (Tree 4) however, trees 1 and 2 are approaching 12m height.

The southern portion of the block and the swale along the eastern edge of the block are grassed. The northern portion of the block is being used as a temporary gravel carpark. The verge along Ibbott Lane has some street trees and is generally poorly grassed.

### **3.5 Fill**

No fill plans of the block were available from the ACTPLA plan room. However, the mounding to the south of the block and the swale along the eastern side of the block suggest that earthworks may have been carried out on the block.

We recommend a geotechnical investigation be carried out prior to any development to determine sub-surface conditions for buildings and roads.

### **3.6 Flooding and Overland Flow**

For the purpose of this site investigation we have not undertaken a detailed hydraulic analysis of the block and the surrounding catchment. We have however determined flow paths in and around the block based on a review of existing stormwater services, road layouts and general topography of the area (Refer drawing C01 and 1:500 detail series sketch).

The northern verge of Belconnen Way drains generally to the east and north. There is a break in the mounding which diverts water through to Ibbott Lane to the west of the block. The area to the east of this break drains to the east and then flows into the swale drain which runs along the eastern side of the block. This swale drains to a plantation sump located at the north eastern corner of the block. Beyond this point along Benjamin Way the neighbouring block 12 has been developed to the boundary (refer to photo 10).



Benjamin Way has a trunk stormwater pipe network (twin 1800mm diameter pipes adjacent to the block) running under its median area. This pipe network drains to Lake Ginninderra.

Overland flow along Benjamin Way is conveyed through to Lake Ginninderra.

Ibbott Lane is generally lower than the block and is unlikely to cause runoff to the block. There is a trunk stormwater main running north – south under Ibbott Lane at the point of the break in the mounding.

Local major event floods will be directed and conveyed along roads and along the grassed swale. The block has an overland flow path along its southern and eastern sides. The remainder of the block appear to be free of flooding potential.

### **3.7 Services**

Locations of existing services are shown on drawing C10, with servicing proposals shown on drawing C11.

#### **3.7.1 Sewer**

Existing sewer mains in the vicinity of the block are:

- 400mm diameter main located under the pavement along the western side of Benjamin Way.
- 150mm diameter main located in the west verge of Ibbott Lane to the north of the block. This main runs through to Belconnen Markets.

The block is currently unserviced.

The block could be serviced by providing a tie from the maintenance hole located in the pavement of Benjamin Way adjacent to the north eastern corner of the block (refer to photo 6).

Estimated cost is \$15,800.

#### **3.7.2 Stormwater**

Existing stormwater mains in the vicinity of the block include:

- 2 x 1,800 mm diameter mains located in the median strip of Benjamin Way
- 300mm diameter main located in the west verge of Ibbott Lane
- Grass swale running along the eastern side of the block

The block is currently serviced by the grass swale and plantation sump at the north eastern corner of the site. The plantation sump is connected to the trunk mains in Benjamin Way with a 300mm diameter tie.

The grassed swale could be removed from the block by construction of a plantation sump at the south eastern corner of the block linked to a new 300mm diameter main connected to the trunk mains in Benjamin Way. The eastern side of the block would require appropriate regrading to divert any overland flow to Benjamin Way.

Estimated cost to divert the overland flow path is \$40,300.

### **3.7.3 Water Supply**

Existing water mains in the vicinity of the block include:

- 225mm diameter main located in the east carriageway of Benjamin Way
- 150mm diameter main located in the west verge of Ibbott Lane adjacent to the site. This main crosses Ibbott Lane and is in the east verge to the north of the block.

The service plans provided by Actew indicate a main crossing Benjamin Way from the 225mm diameter main to the western verge of Benjamin Way. However on site we did not find conclusive evidence of this main.

Therefore we have assumed that the site will be serviced from the 150mm diameter main in Ibbott Lane. Should the main shown on the service plan actually exist servicing costs would be lower.

Estimated cost for provision of water service from Ibbott Lane is \$9,100.

### **3.7.4 Electricity**

Existing electrical services in the vicinity of the block include:

- Overhead high voltage to the south of the block
- Underground streetlight cables in the west verge of Benjamin Way
- Underground service cables (traffic counter) in the west verge of Benjamin Way
- Underground high voltage cable in the west verge of Benjamin Way
- Underground streetlight cables in the east verge of Ibbott Lane
- Underground high voltage cables in the east verge of Ibbott Lane, these cables cross to the western side of Ibbott Lane near the northern end of the block
- Underground service and high voltage cable are shown on the Actew plan coming into the western side of the block from Ibbott Lane in the northern portion of the block (we have not been able to clarify the nature or purpose of these cables at this stage – refer extract in Appendix A – It has been suggested that there was an old structure with associated power supply).

We are currently discussing the servicing options for the block with Actew, it is unclear whether a new transformer will be required to service the site.

The developer will need to contact ActewAGL for details and cost involved.



### 3.7.5 Streetlighting

Streetlights are provided in the east verge of Ibbott Lane and the west verge of Benjamin Way. No additional streetlighting is recommended.

### 3.7.6 Communications

#### Telstra:

Existing Telstra services in the vicinity of the block are located

- To the south of the block in the telecommunications easement running parallel with Belconnen Way (major cables)
- Along the eastern side of Benjamin Way (major Cables)
- Along both sides of Ibbott Lane (local cables)

#### Diverse Data Communications:

Diverse data communications advised that they have underground fibre optic cables in the vicinity of the block. The cables run parallel with Belconnen Way and then head north along Benjamin Way.

#### TransACT:

TransACT advised that they have no network in the vicinity of the block.

#### Optus:

Optus advised that they have underground services in another utilities cable ducts. The route for the ducts is parallel to Belconnen Way, then heading north along the eastern side of Benjamin Way.

#### Other Providers:

We did not get any response from Primus or any other telecommunications companies to our 'Dial-Before-You-Dig' request. We assume their services were not available in the vicinity of the block at the time of our request.

It is therefore anticipated that the block can be serviced from the available Telstra service. The developer would need to liaise with Telstra for details and involved cost.

### 3.7.7 Gas

Existing gas mains in the vicinity of the block include:

- 32mm diameter main in the west verge of Benjamin Way to the north of the block. This main terminates to the north of the block.

It is anticipated that the block may be able to be serviced by extending the main in Benjamin Way. The developers will need to confirm supply details and costing with Agility once firm a development proposal is known. Supply of gas may be subject to the commercial viability of the ultimate load.

### 3.8 Easements

Subject to the approval of TAMS, provided the overland flow path is diverted there will be no need for a drainage easement along the eastern side of the block.

At this stage we are unsure about the electricity services which are shown to encroach into the western side of the block. These may require an easement if they cannot be relocated. Relocation costs would be at the developers expense and are not known at this time.

### 3.9 Vehicular Access and Vergeworks

There is an existing concrete driveway provided to the block from Ibbott Lane. The driveway has a width of 7.5m. The driveway appears to have been constructed to service the temporary gravel carpark. While visually the driveway appears to be relatively new and in good condition, no warranty can be provided as to the construction of the driveway.

If required the estimated cost to replace the driveway with a new heavy duty HD2 type driveway is \$19,000.

Currently the Ibbott Lane verge is poorly grassed. We recommend that the verge is regressed to stabilise the soil and prevent erosion.

The estimated cost of regressing Ibbott Lane verge is \$5,000.

### 3.10 Development Constraints

At this stage the following development constraint has been identified:

- Unidentified electrical cables and equipment in the north western portion of the block
- Overland flow path across the southern end and along the eastern side of the block.



#### 4.0 COST ESTIMATES

##### 4.1 Summary of Development Cost

The estimated cost of works inclusive of design, documentation and construction including GST is as follows. The estimates include a 15% contingency allowance.

Item	Description	Amount
Sewer	Construction of a new 100mm diameter service tie	\$ 15,800
Water Supply	Provision of 32mm diameter service from Ibbott Lane	\$ 9,100
Electricity	Relocation of electrical plant and cable outside of block	Unknown at this time
Stormwater	Diversion of overland flow path, including new plantation sump and stormwater main, demolition of old plantation sump and reuse of existing tie	\$ 40,300
Access	Replacement driveway to Ibbott Lane if required	\$ 19,000
Verge works	Regrassing of the Ibbott Lane verge	\$ 5,000
	New 1.2m footpath	\$ 8,250
	<b>Total</b>	<b>\$ 97,800</b>

## APPENDIX A

- **Photographs No's 1 to 10**
- **ActewAGL – Correspondence (not yet received)**
- **DTAMS – Correspondence (not yet received)**
- **ActewAGL – extract from Electrical plan**
- **Amended Block Boundary**
- **Drawings**
  - CR070374 – C10 Existing Services Plan
  - CR070374 – C11 Proposed Services Plan
  - 0818 TA – 1 Tree Assessment



Photograph No. 1: View of the block, looking north at the southern end of the block. Ibbott Lane is to the left of photo. Cars parked in gravel carpark are visible behind trees in the central section of photo.



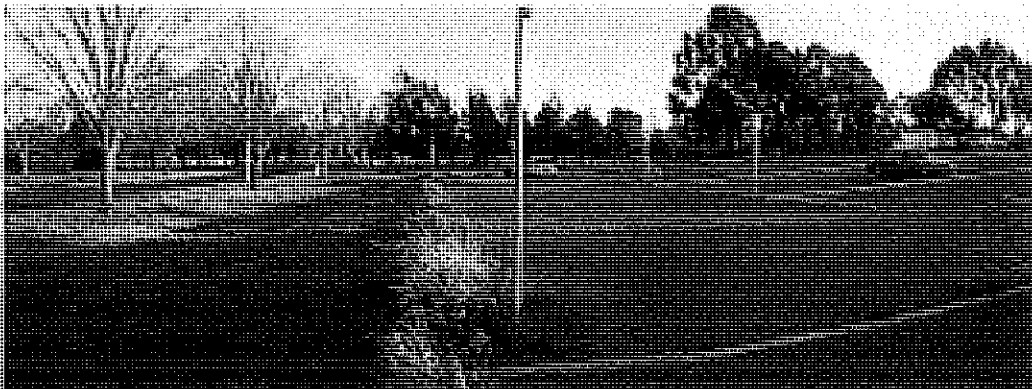
Photograph No. 2: View of block, looking from the southern end of the block to the west along Ibbott Lane. Note that Ibbott Lane is lower than the level of the block in this area. Pedestrian track is visible to right of photo. This track connects to Benjamin Way.



Photograph No. 3: View of the centre of the block looking to the north. The building is located on the neighbouring block, block 12. The temporary carpark fills the northern portion of the block.



Photograph No. 4: View of the southern end of the block looking east. The dirt pedestrian track connects Ibbott Lane with the intersection of Belconnen Way and Benjamin Way. The southern end of the block is grassed and slopes to the east to Benjamin Way. Benjamin Way is visible in background.



Photograph No. 5: View of the eastern side of the block looking to the south. Note the grassed swale running parallel to Benjamin Way to the left of photo. This swale drains to a plantation sump just to the north of this photo (refer photo 6 below). The gravel carpark is to the right of photo.



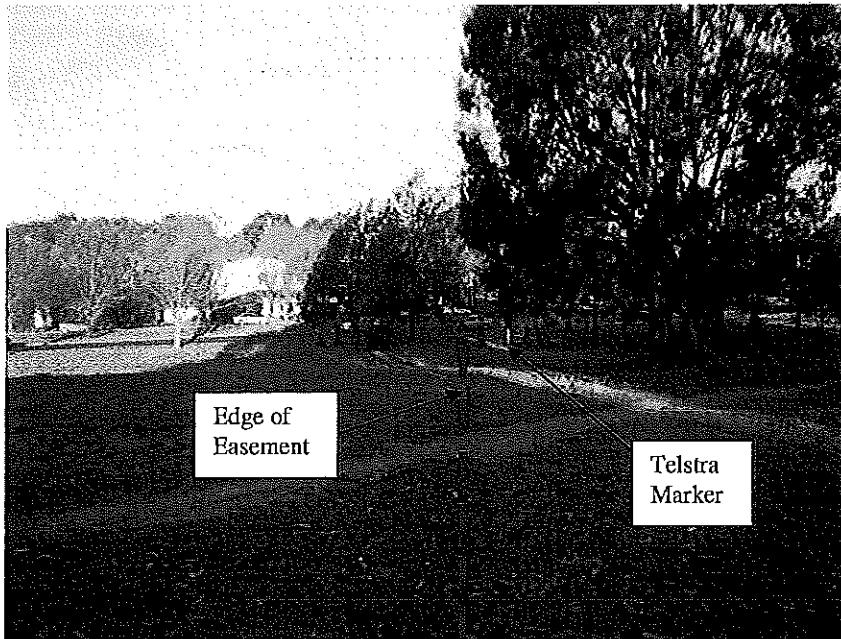
Photograph No. 6: View of Benjamin Way verge. Note the plantation strip to right of photo which collects runoff from the block via the grassed swale along the eastern side of the block. The Benjamin Way verge has a footpath, street trees and street lighting. The proposed sewer connection point is visible to left of photo - refer to sewer maintenance hole located in the pavement of Benjamin Way left of photo.



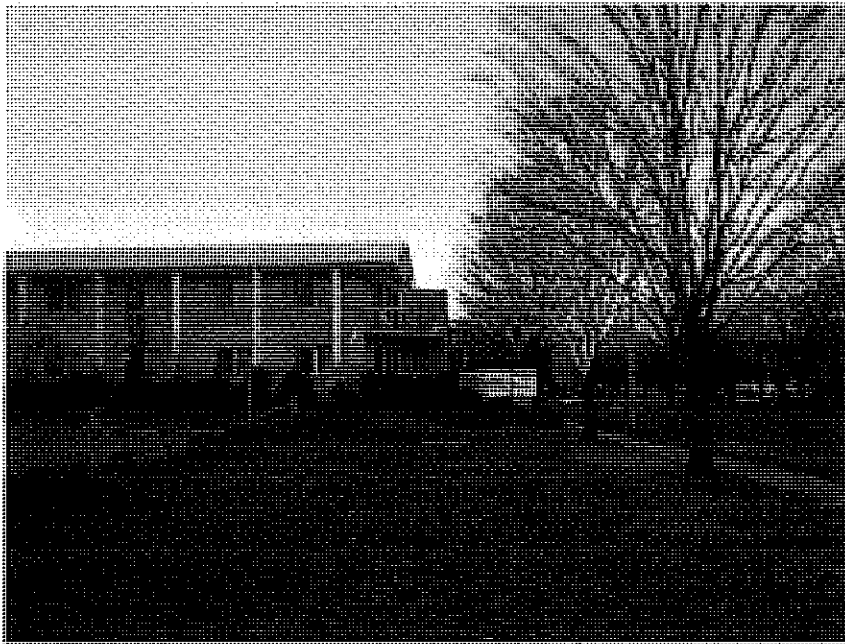
Photograph No. 7: View of Ibbott Lane verge looking to the north east towards the block. Note that the verge is steep along the southern end of the block and flatter towards the northern end of the block. The existing concrete driveway is visible central left middle of the photo. Also note that Street lighting is provided in Ibbott Lane, however there is no footpath.



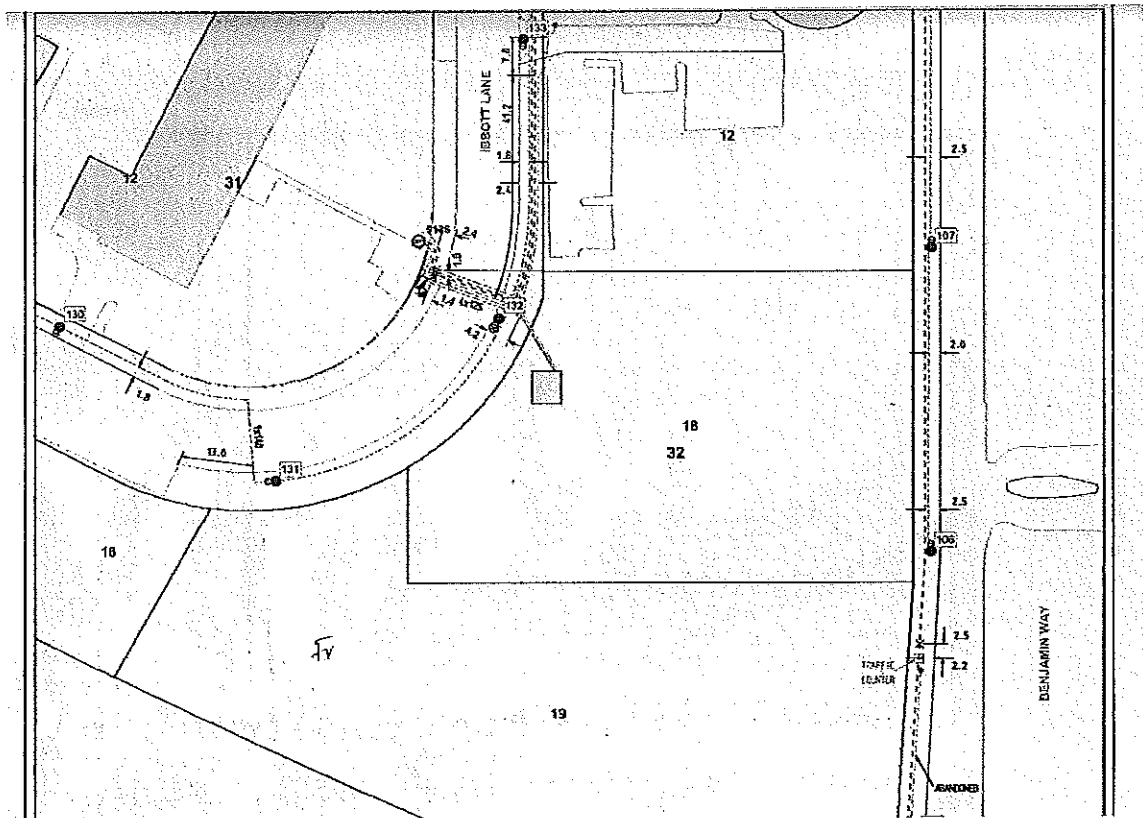
Photograph No. 8: View of northern end of block. Boundary with block E2 to the north is visible along the right side of photo.



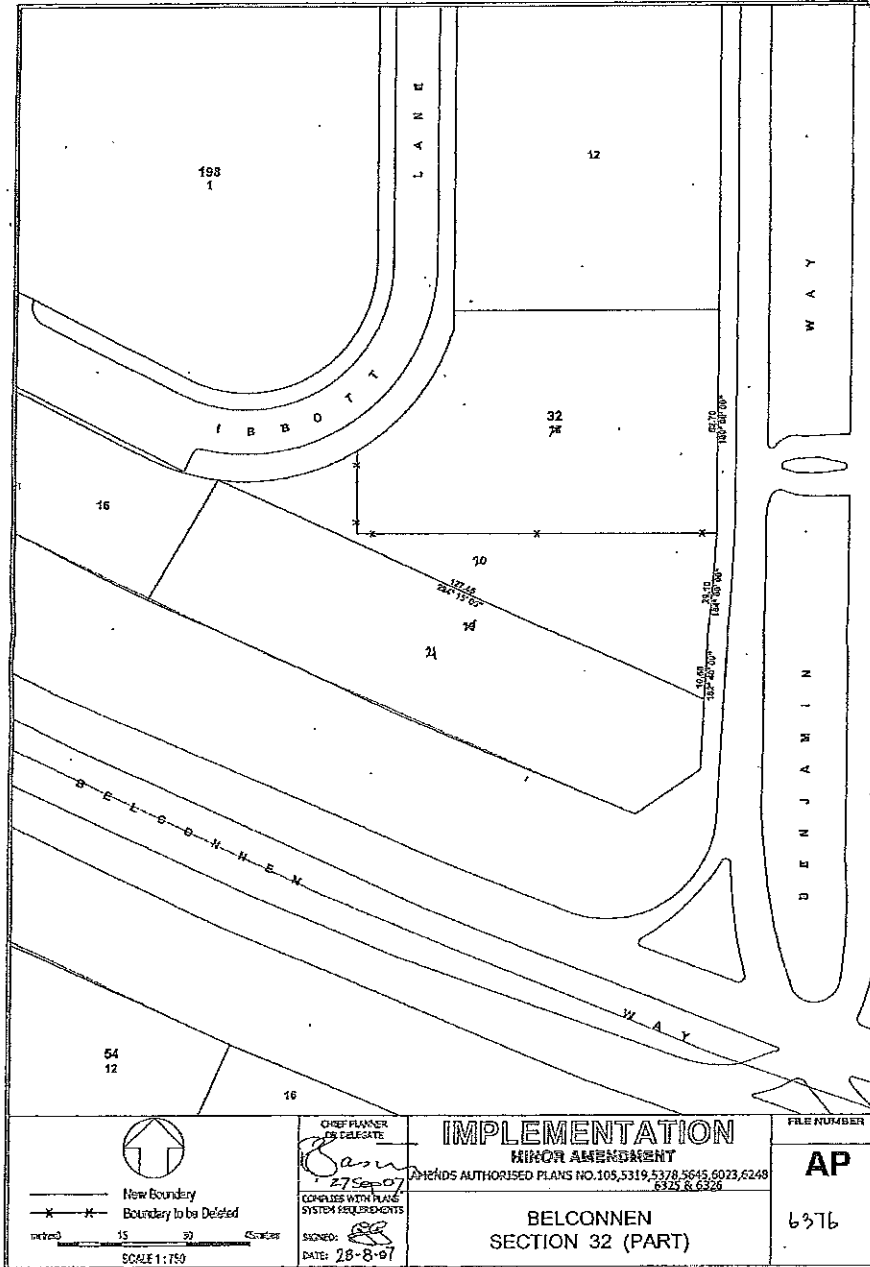
**Photograph No. 9:** View of southern boundary of block looking east to Benjamin Way. Note telecommunications marker over main pit and approximate line of edge of easement. Trees to left of easement appear to be with block boundary.



**Photograph No. 10:** View of north eastern corner of the block looking north. Note the plantation sump immediately to the south of the garden bed. Note that the adjoining block has been developed to the boundary and that the overland flow path is diverted to Benjamin Way.

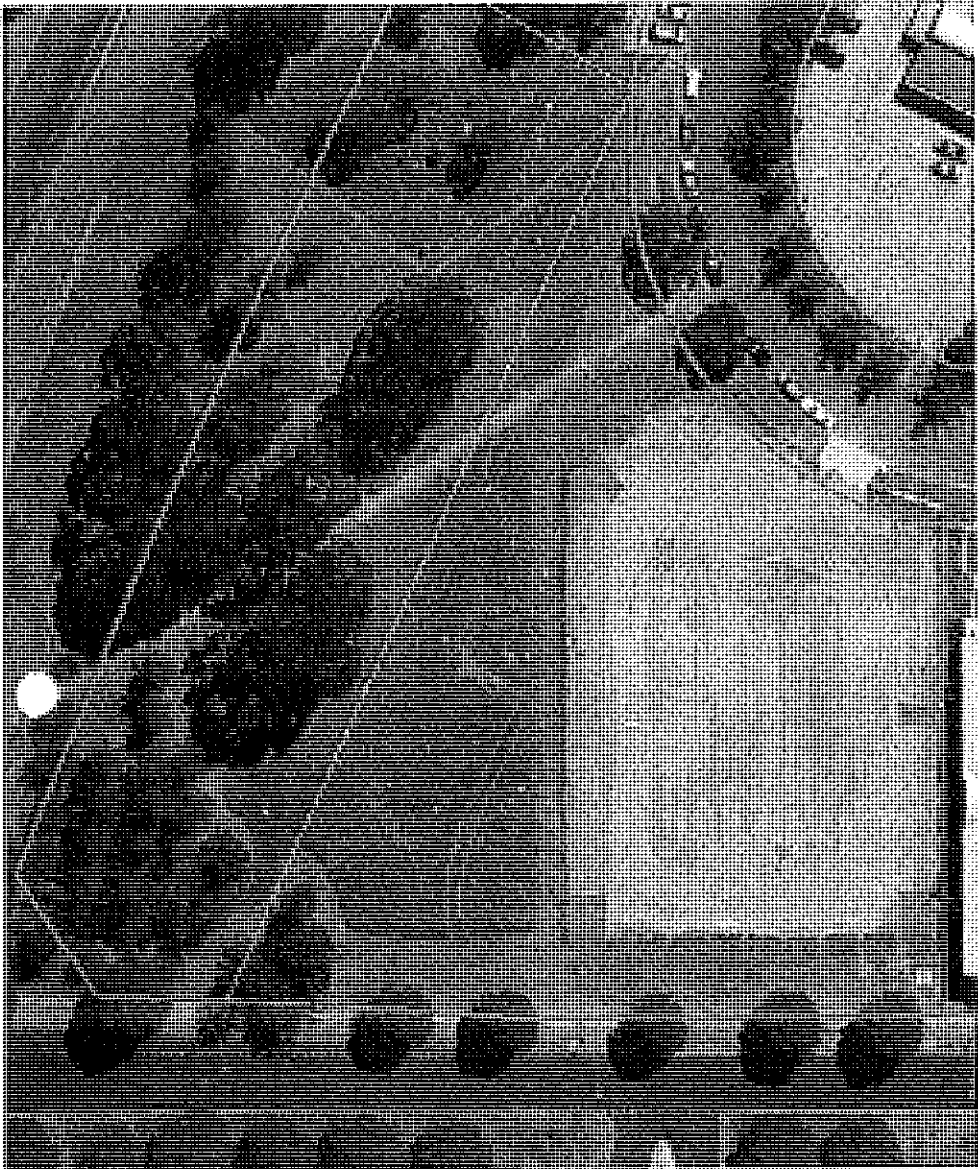


Extract from ActewAGL Electricity Services Plan – Note square structure in block, old structure with power supply – ActewAGL currently confirming.



**TREE ASSESSMENT** Block 20 of 32 BELCONNEN, corner of Belconnen Way and Benjamin Way, ACT  
 ASSESSED: David Moya ENVIRO LINKS DESIGN PTY LTD  
 ELD REFERENCE: 08-18 SURVEY DATE: 19/02/2008 FOR: NORTHROP ENGINEERS Pty Ltd

TREE NO.	SPECIES	HEIGHT (m)	NO. OF TRUNKS	TRUNK DIAM. (mm)	CROWN SPREAD (m)	HEALTH g/f/p	VALUE RANKING e/h/m/y/d	TREE ACT SIZE No	NOTES
1	Casuarina cunninghamiana sp.	11.5	1	200	4	F	L	N?	Double fork, basal snoots. Struggling
2	Casuarina cunninghamiana sp.	11.5	1	350	9	G	L	N?	Good formtable except horizontal drooping lower branches.
3	Casuarina cunninghamiana sp.	8.5	1	250	6	F	L	N?	Overhead straggling. Suspended tree is re-sprouting from dead oak or stress. Darker green - possibly a hybrid?
4	Casuarina cunninghamiana sp.	13.54	1	350	10	G	M	Y	Single limb overhanging footpath @ 2m height



**TREE REGULATORY STATUS BY EXTENT OF SIZE**

UNDER THE TREE PROTECTION ACT 2005 A TREE IS TREATED AS REGULATED TREE AND IS TO BE PROTECTED IF IT IS GROWING ON OR IN A PUBLIC PLACE AND HAS AT LEAST ONE OF:

- \* A HEIGHT OF 12M OR MORE OR
- \* A TRUNK CIRCUMFERENCE OF 1.5M (APPROX 6.3M IN DIAMETER) OR MORE AT 1M ABOVE GROUND LEVEL, OR AT 1.4M OR MORE TRUNKS AND THE TOTAL CIRCUMFERENCE OF ALL THE TRUNKS, IN ANY ONE GROUND LEVEL, IS 1.5M OR MORE,
- \* A MINIMUM GROWN WIDTH OF 12M OR MORE, AND
- \* MUST BE ALIVE - ALL DEAD TREES HAVE BEEN RANKED AS NON PROTECTED TREES.

**TREE PROTECTED STATUS**

Y - THE TREE HAS DIMENSIONS THAT ANY ACTIVITY MUST BE ASSESSED UNDER THE TREE PROTECTION ACT  
 N - THE TREE IS APPROXIMATELY 2M, OR DECEASED A WEED SPECIES THAT IT DOES NOT REQUIRE ASSESSMENT UNDER THE TREE PROTECTION ACT

NOTE IF A TREE HAS PROTECTED STATUS THEN APPROVAL, LOPPING OR REMOVAL OF A TREE IS PROHIBITED UNLESS THE ROAD SERVICES OR OTHER PUBLIC LAND CANNOT BE REMOVED UNTIL APPROVAL GAINED FROM THE NCA AND / OR TERRITORY AND MUNICIPAL SERVICES (TMS)

Please note the inspection was limited to visual review by a Landscaper. Activities without cutting, pruning, assessment, identification and laboratory analysis. No qualified Arborist review was undertaken. There is no guarantee or warranty but problems or deterioration in the substrate may may not arise in the near future or other construction activities undertaken.

**NOTES**

- SPECIES - IDENTIFIED SPECIES
- TRUNK CIRCUMFERENCE - TREE CIRCUMFERENCE IN METRES
- NUMBER OF TRUNKS - AS INDICATED
- GROWN SPREAD - DIAMETER IN METRES
- HEALTH - IN DESCENDING ORDER
- GOOD
- FAIR
- POOR
- DEAD
- VALUE RANKING
- EXCEPTIONAL
- HIGH
- MEDIUM
- LOW
- Y
- N

**TREE ASSESSMENT**

The four trees assessed on site are *Casuarina cunninghamiana*, part of a larger plantation of this and other species on the corner of Belconnen Way and Benjamin Way. *Casuarina* are a commonly planted species in Canberra, the 4 trees appear to be planted to the same grid layout as the larger group, but are separated by a gap following the property boundary, and possibly by underground services clearances. This division diminishes somewhat the visual association of the trees to the larger group.

The trees are of similar age, though trees 1 & 3 exhibit poorer form and health than 2 & 4. Some thinning of foliage is apparent, especially where combining with other complex. The trees are located close to an adjacent deciduous street tree and their presence will likely diminish the vigour of the street tree as the *Casuarina* grow.

Their tight position in a corner of the block is conducive to their retention in site development though some pruning would benefit the retained trees and retention of the group or its majority would be preferable to visually connect to the adjacent plantation.

Removal of the trees would not detract considerably from the overall visual character of the site or environs given the presence of significant plantations adjacent and the presence of street trees.

Only tree 4 was recorded as of tree act dimensions, though trees 1 and 2 are approaching 12m height and may require approval to remove if they grow to 12m prior to site development.

**LEGEND**

TREE LOCATION NUMBER - PLACES WHERE TREES LOCATED APPROXIMATELY ON PLANS BY SITE OBSERVATION.

VEGETATION REMOVAL/REPLACEMENT - The definition with the same classification is based on the definitions in the ACT Government Planning Act.

EXCEPTIONAL VALUE PROTECTED TREES - Trees that are outstanding examples of natural processes and have high scientific, historical, cultural, or aesthetic value. They may be of any species, well balanced, significant within the landscape context of the site and should be preserved, if at all possible.

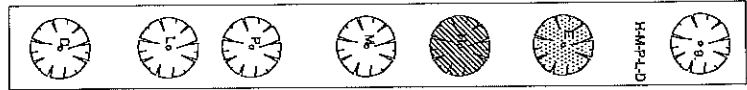
HIGH VALUE PROTECTED TREES - Trees that are outstanding examples of their species and have significant visual impact. They have most of the flowering, high scientific, cultural or aesthetic value, well balanced, significant within the landscape context of the site and should be preserved, if at all possible.

MEDIUM VALUE PROTECTED TREES - Trees generally conforming with most of the above criteria, but with less significant value. They may be of any species, well balanced, significant within the landscape context of the site and should be preserved, if at all possible.

PROTECTED TREES - Trees generally conforming with most of the above criteria, but with less significant value. They may be of any species, well balanced, significant within the landscape context of the site and should be preserved, if at all possible.

LOW VALUE (NOT PROTECTED) TREES - Trees generally conforming with most of the above criteria, but with less significant value. They may be of any species, well balanced, significant within the landscape context of the site and should be preserved, if at all possible.

DEAD TREE



**ENVIRO**  
 TREE ASSESSMENT  
 DRAWING NO. 0818 TA - 1  
 DATE 18.02.08  
 SHEET 1 of 1

**LANDSCAPE ARCHITECTURE**  
 Enviro Links Design  
 10/1000 ACTON RD, ACTON, ACT  
 PH: 02 6251 1111  
 WWW.ENVIROLINKS.COM.AU

**CLIENT**  
 NORTHROP ENGINEERS

**PROJECT**  
 BLOCK 20 OF 32 BELCONNEN

**SCALE**  
 1:500 AT A1, 1:1000 AT A3

**DATE**  
 18.02.08

**DESIGNER**  
 DAVID MOYA

**CHECKED BY**  
 DAVID MOYA

**DATE**  
 18.02.08

**REVISIONS**  
 A





000066

**Walker, Graeme**

**From:** Walker, Graeme  
**Sent:** Friday, 15 February 2008 5:43 PM  
**To:** David Field (E-mail); Mathew Pike (E-mail)  
**Cc:** Chappell, Hazel  
**Subject:** Comments on Site Investigation Report Block 18 Section 32 Belconnen

Comments on Site Investigation Report for Block 20 Section 32 Belconnen plus others sent on 7 December 07 below

- Add the cost of a stormwater tie to the costings table
- Helen McKeown from Environment Coordination sent the following comment on the Site Investigation Report - "Trees - The site investigation report states that there are mature trees on the site but does not detail whether these trees are regulated trees as provided by the Tree Protection Act nor does it give an indication of the quality of the trees. The Planning Control Plan shows the approximate location of the trees on the site but as the size and quality of the trees are unknown, we are unable to comment on whether the Planning Control Plan is acceptable" Please remedy and make this clear in the SIR

Could you please let LDA know if you have lost interest in doing Site Investigation Reports

Graeme

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

**From:** Walker, Graeme  
**Sent:** Friday, 7 December 2007 9:48 AM  
**To:** 'Matthew Pike'  
**Subject:** Comments on Site Investigation Report Block 18 Section 32 Belconnen

Comments on Site Investigation Report recently submitted for Block 18 (now Block 20) Section 32 Belconnen

- Change Block boundary as attached
- Change Block number to Block 20 Section 32 Belconnen and associated references
- Fix all legends on drawing C10 and C11
- Provide a description of the new driveway access type eg heavy duty
- Include comments from agencies
- Fix costing for all offsite works described in your report. Eg: Cost of grassing etc. Sect. 3.9 costs differ from table of costs
- Include footpath costing in table of costs
- Show electrical encroachment on the plan

Thanks

Graeme

15/02/2008

**Walker, Graeme**

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**From:** Ruisis, Melinda  
**Sent:** Friday, 15 February 2008 10:12 AM  
**To:** Walker, Graeme  
**Subject:** Table of response - Block 20 Section 32 Belconnen

Hi Graeme

Attached is the table of response for Belconnen B20 S32. I've responded to the comments and it seems unusually free of issues, and I think there are only a couple of points for you to have a look at.



Draft Lease and  
development Co...

*Melinda Ruisis*

Project Manager  
Urban Development Branch

Land Development Agency  
21 Wentworth Avenue  
Kingston ACT 2604  
Ph: (02) 62051518  
Fax: (02) 62077324  
Email: melinda.ruisis@act.gov.au  
www.lda.act.gov.au

**LAND DEVELOPMENT AGENCY**  
CANBERRA FIRST

DEVELOPMENT ASSESSMENT CONSOLIDATED COMMENTS

**BELCONNEN SECTION 32 BLOCK 20**  
**Draft Lease and Development Conditions**  
**Planning Control Plan**  
**Prescribed Conditions**  
**Site Investigation Report**

Thank you for the opportunity to comment on the above document circulated to all Agencies. The Estate Unit, Development Assessment, ACT Planning and Land Authority have comments for consideration/action by the Land Development Authority.

AGENCY	NO	COMMENT	PROPONENT'S RESPONSE
Development Assessment Jason Hunter	1	DA supports the Lease and Development Conditions and other documentation.	Noted
Land use & Planning Barry Hamilton	2	<p><i>Lease Conditions</i> - Gross Floor Area - On the basis that 4 Storeys are permitted in the Belconnen Master Plan it would seem that 5,000sq m of GFA is inadequate. Suggest min 3000sqm. to 8,000sqm max. GFA.</p> <p>- Building Covenant - should be at least 3 million dollars</p> <p><i>Development Conditions</i> - GFA - see note above</p> <p>- Vehicular Access - Add ' No vehicular access shall be permitted from Benjamin Way'.</p>	<p>Following discussion between Purdons (consultant who prepared L&amp;Ds) and BH a max GFA of 12,000m<sup>2</sup> was determined as being adequate.</p> <p>Building covenant amended to \$3,000,000</p> <p>Clause 2.2.6 amended as requested.</p>

000064

<p><b>Environment Coordination</b> Helen McKeown</p>	<p>3</p> <p><b>Development Conditions</b> <b>2.4.2 Tree Protection</b> Update reference to Tree Legislation - should be <i>Tree Protection Act 2005</i>.</p> <p><b>2.4.5 Noise:</b> In mixed use areas conflicts can often arise with residents desire for quiet environments in the midst of noisy activities such as traffic or entertainment venues.</p> <p>To achieve an acceptable noise environment for people living in mixed use areas, buildings shall be constructed to meet the criteria set out in the following Australian Standards as amended from time to time:</p> <ul style="list-style-type: none"> <li>. AS 2107 'Recommended Design Sound Levels and Reverberation Times for Building Interiors' [AS 2107 - 2000], and</li> <li>. AS 3671 'Acoustics - Road Traffic Noise - Building Siting and Construction' [AS 3671 - 1989].</li> </ul> <p>In addition development applications for the following activities will not be approved unless a noise management plan, prepared by an accredited acoustic specialist who is a member of the Australian Acoustical Society, is submitted in a form acceptable to the Environment Protection Authority:</p> <ul style="list-style-type: none"> <li>. hotel</li> <li>. indoor recreation facility</li> <li>. restaurant</li> </ul> <p>The noise management plan should detail the design, siting and construction methods which will be used to minimise the impact of noise on neighbours."</p> <p><b>Site Investigation Report</b> <b>Trees</b> The site investigation report states that there are mature trees on the site but does not detail whether these trees are regulated trees as provided by the Tree Protection Act nor does it</p>	<p>Amended as requested</p> <p>Clause 2.4.5 amended as requested.</p> <p><i>Tree Survey Submitted GW</i></p>
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		<p>give an indication of the quality of the trees. The Planning Control Plan shows the approximate location of the trees on the site but as the size and quality of the trees are unknown, we are unable to comment on whether the Planning Control Plan is acceptable.</p>	
<p><b>Assett Acceptance</b> Grant Thomas</p>	4	<p>I refer to your submission dated 9/1/2008 and provide comments as follows:</p> <ol style="list-style-type: none"> <li>1. 2.5.5 Bicycle Parking - The report should refer to the Bicycle Parking Guidelines</li> <li>2. (See: <a href="http://www.actpla.act.gov.au/tools_resources/legislation_plans_registers/registers/planning_guidelines">http://www.actpla.act.gov.au/tools_resources/legislation_plans_registers/registers/planning_guidelines</a>).</li> <li>3. Traffic generation - Subject to the size and nature of the development, there may be capacity issues at the site entrance (Ibott Lane). This will need to be assessed at DA Stage.</li> <li>4. Access - No vehicular access should be extended on the Planning Control Plan to include the southern boundary.</li> </ol>	<ol style="list-style-type: none"> <li>1. Clause 2.5.5 amended as requested</li> <li>2. Clause 2.5.5 amended as requested</li> <li>3. Noted</li> <li>4. Southern boundary does not have street frontage. There are 2 parcels of land between subject site and Belconnen way.</li> </ol>
<p><b>Leasing</b> Imma Sare</p>	5	<p><b>NOTE:</b> Asset Acceptance has not performed a thorough check of your submission, but an audit of some of the aspects. It is likely that Asset Acceptance will audit the same and other aspects in further submissions.</p> <p>It would be appreciated if you could amend the document as follows:</p> <p><b>1.2 Lease purpose</b></p> <p>To use the land for one or more of the following purposes:</p>	<p>Noted</p> <p>Clause 1.2 amended as</p>

	<ul style="list-style-type: none"> <li>• business agency</li> <li>• child care centre</li> <li>• financial establishment</li> <li>• health facility</li> <li>• hotel</li> <li>• indoor recreation facility</li> <li>• motel</li> <li>• office</li> <li>• residential use</li> <li>• restaurant</li> <li>• shop provided that the maximum gross floor area of any shop shall not exceed 200 square metres;</li> </ul> <p><b>1.6 Building covenant</b></p> <p>That the lessee shall commence within twelve (12) months and complete within twenty (24) months from the date of commencement of the lease or within such further time as may be approved in writing by the ACT Planning and Land Authority (the Authority), the erection of an approved development including building works, car parking, and landscaping on the land costing not less than one million dollars (\$1,000,000.00) and in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority.</p> <p>Please note that the block number in the first paragraph in the introduction to the Development Conditions 2.1 is incorrect. Block 19 should be block 20.</p> <p>2.2.5 appears not to be required as the DCP does not require the provision of pathways to and from the site.</p> <p>2.2.8 should be deleted as the DCP does not indicate a zero setback on the side adjacent to</p>	<p>requested</p> <p>Clause 1.6 amended as requested</p> <p>Amended as requested</p> <p><i>(Assume reference to DCP relates to PCP as there is no DCP)</i></p> <p>Clause 2.2.5 removed as requested</p> <p>Clause removed as requested</p>
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000063

		the existing leased block. A zero setback against unleased Territory land does not require an easement.	Clause 2.4.2 amended as requested
		2.4.2 also needs to be amended as follows: after "to which the Tree protection" delete "(interim Scheme) Act 2001" and replace with "Act 2005".	
<b>Urban Design</b> Trina McFarlane	6	This is a 6,000m <sup>2</sup> town centre site with a 4 storey height control. Development rights of 5,000m <sup>2</sup> gives a plot ratio of 0.83, similar to B11 areas. Until recently 1:1 plot ratio applied in service trades areas but this has now been removed to allow greater flexibility.  While the purchaser can apply for additional GFA I nevertheless suggest that the maximum GFA be increased to 6,078m <sup>2</sup> , representing 1:1 plot ratio.	Following discussion between Purdons (consultant who prepared L&Ds) and BH a max GFA of 12,000m <sup>2</sup> was determined as being adequate.
<b>ACTLIC</b> John Weaver	7	This block is not currently registered.	DP is in the process of being registered
<b>Planning &amp; Land Policy</b> Keith Burnham	8	No comment	Noted
<b>ActewAGL-Water</b>	9	Please note that the consultant (Northrop Engineers) did not consult ActewAGL Water Division prior to the preparation of the Site Investigation Report. Despite this, the documents are acceptable to ActewAGL Water Division with respect to the water and sewer assets and site servicing.	Noted
<b>ActewAGL-Electricity</b>	10	A substation may be required on the block.	Noted
<b>Action</b> Tim Swift	11	ACTION has no comments in regards to the LDA's proposal for auction of Belconnen Section	Noted

		32 Block 20.	
<b>Infrastructure Planning</b> Jack Chu	12	L&Ds and PCP are supported. PCs are supported except Clauses 15 and 16, change "Director, Planning Services" to "Executive Director, Planning Services". Please provide Bond Calculation.	Noted GW GW
<b>Alinta Asset Acceptance</b> Steve Donnelly	13	On behalf of ActewAGL Distribution Gas, we have studied the Belconnen Section 32 Block 20 - L&Ds, PCP, PCs & Site Investigation and have no comment to make at this stage.	Noted
<b>Telstra</b>	14	I have studied the plan and read the accompanying documentation for the above BELCONNEN – SECTION 20 BLOCK 32 L&D's, PCP, PC's & – SITE INVESTIGATION REPORT, and do not anticipate any difficulties in the provisioning of communication facilities. Telstra and AGL & ACTEW can reticulate the estate under standard conditions as per the DEEDS documentation if requested by developer. Telstra has NO network connections to the above block. The Telstra network 50mm pipe with 10 pair cable is installed in Ibbott Lane and there is access from large Telstra manholes in telecommunications easement on south side of Block 20. Access to Telstra network can be provided from Ibbott Lane or Telstra manholes. The preferred option is from existing Telstra pit in verge in Ibbott Lane between Block 20 & Block 12. Telstra has capacity to supply communications services to Block 20 Section 32 mentioned in these lease and development conditions if requested by owner or developer. If you have any planning issues you wish to discuss please contact Canberra Network Planning, Mr Ted Murray, Ph. (02) 62132520.	Noted

000061

**Walker, Graeme**

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**From:** Walker, Graeme  
**Sent:** Tuesday, 8 January 2008 9:27 AM  
**To:** Chappell, Hazel; Ruis, Melinda  
**Subject:** BELCONNEN SECTION 32 BLOCK 20

Hazel / Melinda

The following documents are attached

1. Draft Site Investigation Report
2. Draft Prescribed Conditions

a copy of the Bond Calculations have been included for your information

Also

. A Traffic Study will be commissioned

Thanks

Graeme

**PRESCRIBED CONDITIONS FOR ASSOCIATED WORKS****BELCONNEN SECTION 32 BLOCK 20**

1. This lease is conditional upon the lessee designing and constructing at the lessee's cost works associated with the lease that are to become assets of either the Department of Territory and Municipal Services (TAMS), ACTEW Corporation Limited, or ActewAGL Distribution. ActewAGL is also the agency authorised to act on behalf of ACTEW Corporation in all matters associated with Water and Sewerage approvals. Construction Materials are to be treated in accordance with the "Development Control Code for Best Practice Waste Management in the ACT". All works that to be handed over to TAMS including roads, stormwater and landscape works shall be designed in accordance with the current version of the Design Standard for Urban Infrastructure and constructed to the current version of Standard Specification for Urban Infrastructure.
2. The associated works required are:
  - a) Design and Construction of stormwater works to fully service the site from the main in Benjamin Way including all ancillary works and fittings. Work to also include the design and construction a realigned overland stormwater swale, sump, connection to the main and restoration works including all ancillary works and fittings.
  - b) Design and Construction of sewer works to fully service the site connecting to the existing main on Benjamin Way including all ancillary works and fittings.
  - c) Design and Construction of a water supply service to fully service the site from the main in Ibbott Lane including all ancillary works and fittings.
  - d) Design and Construction of 1.2m concrete footpath. Path to extend along the Ibbott Lane block perimeter and connect into the existing path west of the block including all ancillary works and fittings.
  - e) Construction of verge works, topsoil, grassing and landscaping including all ancillary works and consolidation.
  - f) Design and Construction of a Heavy Duty Driveway in accordance with TAMS current version of the Design Standards for Urban Infrastructure Works and constructed to TAMS current version of the Standard Specifications for Urban Infrastructure Works including all ancillary works.
  - g) Any other works required by Territory and Municipal Services as a result of an audit on submitted plans for design approval.

3. The lessee shall engage a Chartered Engineer and/or Landscape Architect to design and supervise construction of relevant associated works. For the purposes of this lease, "Chartered Engineer" and "Landscape Architect" means persons prequalified with ACT Government for value of works appropriate for this project.
4. Benjamin Way and Ibbott Lane and the surrounding grassed area are public assets under the control of TAMS and will be open to pedestrian and vehicular traffic throughout the construction period. No construction works or movement of construction traffic will be permitted to be carried out within the public domain without a TAMS approved "Landscape Management and Protection Plan" prepared in accordance with Reference Document 04 and a Temporary Traffic Management Plan. The Landscape Management and Protection Plan will address all issues as required by TAMS including provisions for public safety, construction access, protection and reinstatement of existing infrastructure and trees.
5. The lessee shall ensure that all site related vehicles, including staff and delivery vehicles and those involved in associated off-site works, are accommodated on the block or in an area approved by the Territory. Any building activities that may require the short term utilisation of unleased Territory land adjacent to the development site are to be lodged for assessment with Roads ACT and shall be accompanied by an 'Application for the Use of Unleased Territory Land' and a Temporary Traffic Management Plan.  

A detailed Parking Plan illustrating how all construction/demolition vehicles and equipment and construction workers vehicles will be accommodated within the site. This plan is to be submitted to and approved by the Manager Asset Acceptance prior to the commencement of any works on site. Failure to obtain an Approved Parking Plan or failure to adhere to an Approved Parking Plan by the developer or his agents/employee's will see a formal stop work order being issued by the Land Regulation Unit of ACTPLA.
6. The design submission shall be provided with a design report and design certification, together with associated supporting documentation verifying and validating the design submission to AS/NZS ISO 9001: 2000, the "Territory and Municipal Services" Requirements for Design Acceptance Submissions Document Ref-06" and Quality system requirements for roadworks, concrete footpaths, paving, Traffic Control Devices, stormwater drainage and public landscaping works shall be submitted to, and a "Certificate of Design Acceptance" obtained from, Manager, Territory and Municipal Services - Asset Acceptance Section (TAMS) prior to the commencement of construction works. The designer must include proposed demolition of existing public assets including removal of trees. No trees are to be removed from the verge of any block prior to the issue of the Certificate of Design Acceptance. The submission should comply with the requirements of the current version of the Design Standards for Urban Infrastructure and the Standard Specification for Urban Infrastructure Works, good design practice and planning intent. It is the responsibility of the lessee to advise the Manager, Territory and Municipal Services - Asset Acceptance Section (TAMS) of any pre-existing damage to paved and unpaved verges, roads and road verge areas.

Landscape design drawings are to fully show all proposed landscape works, including planting species and details, and is to include grassing specification and all Typical Detail sections for both soft and hard treatments. The consultant is to ensure that all clearances from existing street and open space trees to structures are in accordance with the standards for clearances indicated on the Landscape Management and Protection Plan.

7. The lessee remains responsible for the reinstatement of any damage caused by the lessee to existing infrastructure outside the block boundary. All reinstatement works shall comply with the requirements of the Design Standards for Urban Infrastructure and the Standard Specification for Urban Infrastructure Works, good design practice and planning intent and shall be certified by a prequalified Chartered Engineer
8. Any works constructed on the verge including public utility services are not to unduly impact on tree feeder root systems. All verges are to be protected in accordance with the approved Landscape Management and Protection Plan. Minimum clearances to trees from excavation for these works will be in accordance with plans approved by the Manager, Territory and Municipal Services - Asset Acceptance Section during the processing of the Development Application.
9. Any design and documentation for water supply and sewerage works shall be submitted to and approved by ActewAGL prior to the commencement of construction of the associated works. The design and documentation shall be in accordance with ACTEW Water Supply and Sewerage Standards, Release 2, Amendment 1, Nov 2001, the TAMS Standard Specification for Urban Infrastructure Works and any revision of these documents. The developer is not to commence work on water supply and sewer mains until the design has been approved by ActewAGL (ActewAGL acts as agent for ACTEW Corporation). The developer is to provide Work As Executed drawings as required by ActewAGL.
10. The relocation or removal of existing electrical infrastructure (not including street lights) will be carried out by ActewAGL Electricity Networks at the lessee's expense. The lessee will be responsible to liaise with ActewAGL Electricity Networks in relation to the installation / extension of the electricity networks to electrically service the proposed development and meet any associated costs for these works. It may be necessary for ActewAGL Electricity Networks to install a substation on the site to provide electricity supply. Lessees are reminded that ActewAGL Electricity Networks may have other existing electricity plant on the site and a Location Advice should be obtained from Dial Before You Dig (telephone 1100) before any construction takes place.
11. The lessee shall lodge a *Deed of Unconditional Undertaking, using the prescribed proforma, in the amount of \$108,000 (One Hundred and Eight Thousand Dollars)* prior to the execution of the lease. The undertaking may be reduced (if requested) to *\$15,000 (Fifteen Thousand Dollars) on Practical Completion* of all the works if

supported by TAMS and ActewAGL. The remainder of the undertaking will be released on Final Completion of every part of the associated works.

12. The associated works shall be commenced within 12 months and the Practical Completion achieved within 24 months of the commencement of the lease and prior to the occupation of the premises.
13. If the associated works are not completed within the time specified for Practical Completion in Clause 12 above, or defects not rectified within the time specified for Final Completion, then the ACT Planning and Land Authority may exercise its right in accordance with the Deed of Unconditional Undertaking to the extent to which money derived from the Deed of Unconditional Undertaking is deemed to be necessary for the completion and rectification of the associated works. Such money shall be forfeited to the Authority.
14. The lessee shall prior to and during the construction of the associated works seek and arrange for the inspection and approval of the works by TAMS (Territory and Municipal Services - Asset Acceptance) and ActewAGL representatives, in accordance with those authorities' procedures. The lessee shall have a competent representative present on the site at all periods during which there are any activities relating to the execution of the associated works.
15. Practical Completion of the associated works shall be deemed to have occurred when the lessee lodges with the Director, Planning Services, the "Certificates of Operational Acceptance" issued by TAMS (Territory and Municipal Services - Asset Acceptance) and the "Provisional Certificate of Operation" issued by ActewAGL.
16. Final Completion of the associated works shall be deemed to have occurred when the lessee lodges with the Director, Planning Services the "Certificates of Final Acceptance" issued by TAMS (Territory and Municipal Services - Asset Acceptance) and the "Certificate of Operation" issued by ActewAGL. The Certificate of Final Acceptance will be issued by the respective agencies on satisfactory completion of defects at the end of the Defects Liability Period (DLP). The DLP for all assets to be handed over to TAMS except soft landscape works (trees, shrubs, grass) shall be 52 weeks commencing from the issue of the Certificate of Operational Acceptance. The soft landscape works shall be subjected to a minimum of 13 weeks Consolidation Period before the issue of the Certificate of Operational Acceptance and 13 weeks DLP. Twelve (12) months DLP applies to ACTEW Corporation Ltd works.
17. Work-as-Executed Quality Records for the roadworks, stormwater, driveways, street lights and landscape works are to be in accordance with TAMS Standard Requirements for Documentation – Reference Document 08 and lodged with the Manager Territory and Municipal Services – Asset Acceptance (TAMS) with the application for a Certificate of Operational Acceptance.

18. Work-as-Executed Quality Records for the sewers and water supply mains are to be in accordance with ActewAGL requirements. Work as Executed drawings and records asset data lists are to be submitted to ActewAGL with the application for the Provisional Certificate of Operation.
19. The lessee shall take out and keep current insurance policies in respect of all the normal risks involved in its construction of the associated work. These include, but are not limited to, public liability insurance, workers compensation insurance and professional indemnity insurance.
20. The insurance policies shall be taken out in the name of the lessee or its primary contractor and the interests of the Commonwealth, ACTEW Corporation and the Territory noted on the policies.
21. Correspondence to the ACT Planning and Land Authority should be addressed to:  
The Director  
Development Services Branch  
GPO Box 1908 Canberra ACT 2601  
Tel: 6207 1923  
Fax : 6207 1925
22. Correspondence to ACTEW regarding electricity should be addressed to:  
  
ActewAGL Electricity Networks  
Postal Address: G P O Box 366 Canberra ACT 2601  
  
Location Address: Cnr Oakden & Anketell Streets Greenway ACT 2900  
Tel: 6293 5738  
Fax : 6293 5748
23. Correspondence to ActewAGL regarding Water and Sewerage should be addressed to:  
  
Manager Hydraulic Development  
ActewAGL Water Division  
GPO Box 366 CANBERRA CITY ACT 2601  
Tel: 6242 1158  
Fax : 6242 1406
24. Correspondence to TAMS (Territory and Municipal Services - Asset Acceptance) should be addressed to:  
Mr Gabriel Joseph  
Manager, Territory and Municipal Services - Asset Acceptance  
Department of Territory and Municipal Services,  
GPO Box 158 Canberra ACT 2601  
Tel: 6207 6581  
Fax: 6207 7484

000055

ASSOCIATED WORKS MANAGEMENT

BOND CALCULATION

SUBURB..... **Belconnen**

FILE..... **064156**

SECTION..... **32**

BLOCK..... **20**

ELEMENT	Y/N	OFF VALUE OF LEASE	AMOUNT
SEWER	Y	\$15,800	\$15,800
STORMWATER + SW Tile	Y	<del>\$40,300</del> \$45,300	\$40,300
WATER	Y	\$9,100	\$9,100
ELECTRICITY	N		
VERGE WORKS			Check
~ footpath	N		\$15,000
~ driveway (vehicle crossing)	N		\$19,000
~ grassing / tree planting	N		\$8,250
ROADWAYS	N		
OTHER - specify Relocation of Electrical Plant (PS)	Y	\$15,000	
Total		\$15,000	
<b>TOTAL</b>		\$65,200	\$107,450

Estimated value of Associated Works \$v

Amount of Unconditional Undertaking

Amount of reduced Undertaking at Practical Completion of Civil Works

Say

< \$10,000  
\$10,001 to \$100,000  
> \$100,001

\$0  
\$0  
\$107,450

\$0  
\$0  
\$14,373

\$0  
\$0  
\$15,000

**Walker, Graeme**

---

**From:** Ruis, Melinda  
**Sent:** Monday, 7 January 2008 4:08 PM  
**To:** Walker, Graeme  
**Subject:** PCPs - : LAND B 20 S 32 Belconnen



Draft  
:20S32\_Belconnen.

*Melinda Ruis*

Project Manager  
Urban Development Branch

Land Development Agency  
Wentworth Avenue  
Kingston ACT 2604  
Ph: (02) 62051518  
Fax: (02) 62077324  
Email: melinda.ruis@act.gov.au  
www.lda.act.gov.au

**LAND DEVELOPMENT AGENCY**  
CANBERRA FIRST

**Walker, Graeme**

---

**From:** Ruis, Melinda  
**Sent:** Monday, 7 January 2008 4:16 PM  
**To:** Walker, Graeme  
**Subject:** RE: PCPs - ..... AND B 20 S 32 Belconnen



DraftL&Ds  
BelcB20S32V3.pdf

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

**From:** Walker, Graeme  
**Sent:** Monday, 7 January 2008 4:14 PM  
**To:** Ruis, Melinda  
**Subject:** RE: ..... AND B 20 S 32 Belconnen

Thanks

could you also send me L and d s for belconnen

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

**From:** Ruis, Melinda  
**Sent:** Monday, 7 January 2008 4:08 PM  
**To:** Walker, Graeme  
**Subject:** PCPs - B 61 and 64 S 32 Fvshwick AND B 20 S 32 Belconnen

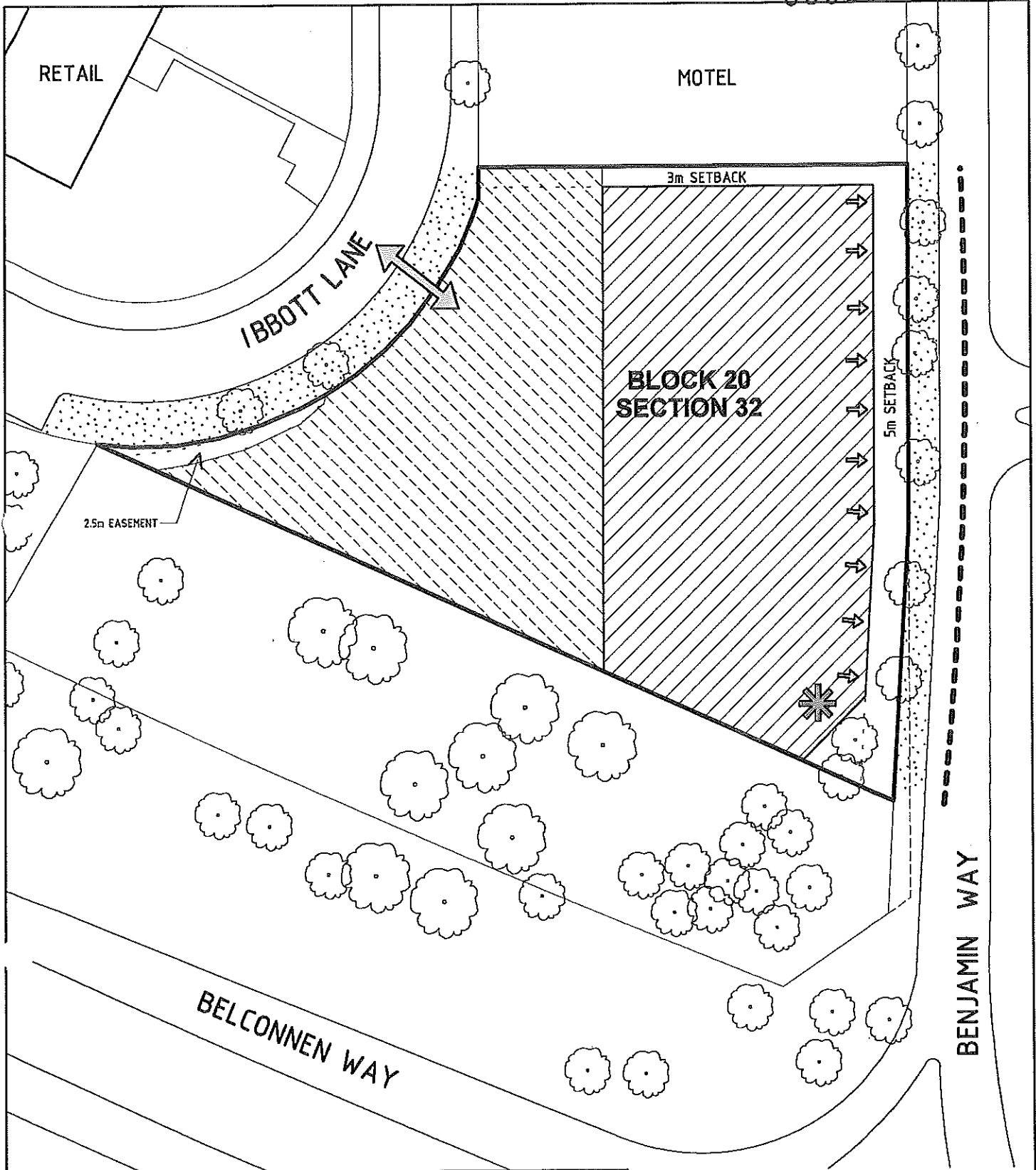
Joc >> . << File: Draft PCP\_B20S32

*Melinda Ruis*

Project Manager  
Urban Development Branch

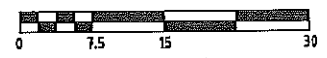
Land Development Agency  
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Email: melinda.ruis@act.gov.au  
www.lda.act.gov.au

**LAND DEVELOPMENT AGENCY**  
CANBERRA FIRST



LEGEND	
	LEASE BOUNDARY
	NO VEHICULAR ACCESS
	BUILDING / LANDSCAPING TO ADDRESS BENJAMIN WAY
	ARCHITECTURAL FEATURE
	VERGE IMPROVEMENT ZONE
	SITE SETBACKS
	ACCESS POINT
	PARKING / LANDSCAPING ZONE
	BUILDING ZONE
	EXISTING PLANTING (NOTIONAL LOCATION ONLY)

SCALE 1:750 AT A4



ACT PLANNING AND LAND AUTHORITY

**BELCONNEN  
SECTION 32 BLOCK 20  
PLANNING CONTROL PLAN**

..Purdon\PCP\_Bel\CP\_02\_Plan.dgn 12/12/2007 9:35:26 AM

# LEASE AND DEVELOPMENT CONDITIONS

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# 1 LEASE CONDITIONS

## 1.1 INTRODUCTION

Development or redevelopment on this block shall conform to the requirements of the Territory Plan, particularly part B2B Town Centres Land Use Policy (precinct 'b') plus relevant Lease and Development Conditions included in this document.

The definitions of the terms used in this document are as per the Territory Plan unless otherwise indicated.

## 1.2 LEASE PURPOSE

To use the land for one or any of the following purposes:

- Business agency
- Child care centre
- Financial establishment
- Health facility
- Hotel
- Indoor recreation facility
- Motel
- Office
- Residential use
- Restaurant
- Shop

Provided that the maximum GFA for any shop shall be 200m<sup>2</sup> per shop.

## 1.3 GROSS FLOOR AREA

That the gross floor area of all buildings erected on the land shall not exceed 5,000 square metres.

## 1.4 LEASE TERM

99 years (commencing on the date of the auction).

## 1.5 BLOCK AREA

Block 20 comprises 6,078m<sup>2</sup> subject to survey.

## 1.6 BUILDING COVENANT

Commence within twelve (12) months and complete within twenty four (24) months or within such further time as may be approved in writing by the Authority an approved development including buildings, car park, and all landscaping works costing a minimum of \$1,000,000.

## 1.7 CAR PARKING

The Lessee shall provide and maintain an approved drained and sealed car parking area on the land to a standard acceptable to the Authority and in accordance with plans and specifications

prepared by the Lessee and previously submitted to and approved in writing by the Authority.

### **1.8 LANDSCAPING**

The lessee shall provide and maintain landscaping on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority.

### **1.9 LIGHTING**

The Lessee shall illuminate and keep illuminated all public access areas, car parks and driveways on the land at the Lessee's cost during the evening hours of operation to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority.

### **1.10 FACILITIES AND ACCESS FOR PERSONS WITH A DISABILITY**

The Lessee shall provide and maintain facilities and access on the land for persons with a disability to a standard acceptable to the Authority and in accordance with plans and specifications submitted to and approved in writing by the Authority.

### **1.11 LOADING AND UNLOADING OF VEHICLES**

The Lessee shall provide and maintain an area for the loading and unloading of vehicles on the land to a standard acceptable to the Authority in accordance with plans and specifications prepared by the Lessee and previously submitted to and approved in writing by the Authority.

### **1.12 ASSOCIATED WORKS**

The Lessee shall carry out associated works in accordance with the 'prescribed conditions' to the satisfaction of the Authority.

### **1.13 INDEMNITY**

The lessee shall indemnify and keep indemnified the Commonwealth, the Territory, the Authority, their servants and agents against all actions, claims or suits and demands brought maintained or made against the Commonwealth, the Territory, or the Authority, their servants and agents by any person or body of persons arising out of the provision by the Lessee of the design and construction of the associated until such work are completed and formally handed over to the Territory.

## 2 DEVELOPMENT CONDITIONS

### 2.1 INTRODUCTION

The following development conditions are the conditions referred to in Part A3, paragraph 9.3 of the Territory Plan. The ACT Planning & Land Authority (the Authority) will take into account the development conditions set out below when considering any proposal to develop or redevelop Block 19 Section 32 Belconnen.

Where a proposal is not consistent with these conditions, approval may be refused under s.230 of the Land (Planning & Environment) Act 1991, or conditions may be added to an approval under s.245.

Development shall conform with the requirements of the Territory Plan, particularly Part B2B: Town Centre Land Use Policies (precinct 'b'), as well as the provisions of the Crown Lease for Block 20 Section 32 Belconnen.

Site specific controls included under the Lease & Development Conditions applicable to the Block shall take precedence over relevant standard controls included in this document.

#### 2.1.1 Territory Plan

Development shall conform with the requirements of the Territory Plan, particularly Part B2B: Town Centre Land Use Policies (precinct 'b').

Where a proposal is not consistent with these conditions, approval may be refused under s.230 of the Land (Planning and Environment) Act 1991, or conditions may be added to an approval under s.245.

#### 2.1.2 Development Assessment Process

The development proposed for this block may be subject to a Pre-Application process prior to the acceptance of a Development Application.

The proposed development will incorporate energy and water conservation measures that will assist in establishing ecologically sustainable environments.

A Development Application Form provides a checklist of a minimum requirement for a valid and assessable application And can be obtained from the Authority or downloaded from the Authority's website.

#### 2.1.3 Pre-Application Consultation

Applicants are advised to contact the Applications Secretariat (ph: 6207 1678) for discussions at sketch plan stage prior to submitting a Development Application for the project.

This will assist in resolving design issues at an early stage and may involve consultation with other Government Agencies and community representatives.

## **2.2 SITE PLANNING**

### **2.2.1 Planning Control Plan**

The attached Planning Control Plan No. 2007/1047 provides site specific controls applicable to the development on this site. This Plan should be read in conjunction with the requirements stated in this document.

### **2.2.2 Gross Floor Area**

The overall GFA that the site can accommodate will depend on the actual mix of uses proposed for the site, detailed site planning and design, and provision of on-site car parking in accordance with the requirements of the Authority.

The maximum gross floor area for any or all uses on the site shall be 5,000m<sup>2</sup>.

### **2.2.3 Building Height**

Minimum height is two storeys

Maximum height permitted is 4 storeys.

### **2.2.4 Building Zones and Building Setbacks**

The location and setback of the buildings and associated car parking areas shall be generally in accordance with the Planning Control Plan. Alternative building arrangements shall be determined on the merit of the proposed development.

Note that the gross floor area and actual building footprint will depend on the provision of adequate car parking available on-site.

### **2.2.5 Public Access**

The Lessee shall provide and maintain public access to all public areas and pedestrian pathways on the land, and connecting the site to adjacent areas in accordance with plans and specifications previously submitted to and approved in writing by the Authority

### **2.2.6 Vehicular Access**

The Lessee shall construct a minimum 6m wide industrial strength vehicular driveway and crossing in the location indicated on the Planning Control Plan.

### **2.2.7 Access Facilities for Pedestrians and Persons with a Disability**

The Lessee shall provides, safe, convenient, pleasant and attractive pedestrian movement for the development. The development shall meet the needs of working and visiting disabled persons and comply with the Australian Standards for Disabled Access (AS1428.1). Design of all public areas should take into account the requirements of the *ACT Planning Guidelines for Access & Mobility (2003)*.

### **2.2.8 Easements for Access & Support**

Should the Lessee choose to build to a common boundary, a condition of approval will require an easement for access and

support to be registered against this Lease and the Lease over the adjoining block.

## **2.3 BUILDING DESIGN**

### **2.3.1 Design Objectives**

The features required of the built form include:

- The proposed development shall show a high degree of architectural quality in the design of the buildings and external areas.
- The development shall provide an attractive frontage to Benjamin Way and Ibbott Lane.
- Building entry points should establish a dominant architectural component of the building.
- The architectural form, in particular, the proportion and treatment of facades and the range and quality of the finishes of the development shall complement the surrounding development.
- Street facades should be articulated with elements such as awnings, balconies, emphasised entrances, loggias, and like elements.
- Special architectural emphasis could be given to the corners of the building to provide interest and variety. Visible frontages, including side or return elevations, should be designed as part of the main building elevation.
- Ground floor levels of the building(s) should be integrated with adjoining verge or finished site levels for easy access, with any necessary level changes occurring within property boundaries.

### **2.3.2 Sustainability**

The development shall embody sustainable design principles incorporating energy and water conservation measures that will assist in establishing ecologically sustainable environments. An assessment of the sustainability indicators shall be submitted with the Development Application.

Areas for attention for sustainability include:

- Building structure,
- Building component materials,
- Fit-out materials,
- Fit-out design,
- Lighting,
- Ventilation system,
- Water Sensitive Urban Design principles,
- Indoor environmental quality,
- Building orientation
- Energy usage,
- Design of external areas (for low water use),
- Landscaping, and
- External materials.

Details including an assessment of the sustainability indicators shall be submitted for consideration as part of the Development Application.

### 2.3.3 Materials

External materials shall be of high quality finishes, non-reflective and of low maintenance and be compatible with the type of activity undertaken on the site.

The development should express a consistent use of details, materials and finishes throughout the development. External materials and colours shall be compatible throughout the development and should complement existing adjacent development and where appropriate the use of graffiti resistant materials should be encouraged.

White or untreated metal finishes will not be acceptable. Extensive areas of continuous glass façade shall not be permitted.

A schedule of samples of all external materials, colours and finishes shall be submitted for consideration as part of the Development Application.

### 2.3.4 Signs and Lighting

All signs and external lighting shall be designed as an integral part of the development.

External lighting shall be provided for all public access areas including access lanes, parking and pedestrian areas in accordance with the ACT Crime Prevention and Urban Design Manual.

Details of all signs should be in accordance with Appendix IV – Signs Policy of the Territory Plan. Special attention is to be given to the integration of signs with building and landscaping design and are to be consistent with the approach route concept. All signs on building are to be below the roof line and integrated into the parapets and fascias.

### 2.3.5 Ancillary Elements

Air conditioning plant, condenser units, machinery, plumbing, ducts and vents shall be treated as an integral part of the overall design for the project. These elements shall be contained within buildings or screened service areas.

All rooftop plant shall be screened from public view from the street.

Details shall be submitted for consideration as part of the Development Application.

### 2.3.6 Encroachments

The Lessee shall be required to apply to the Authority for a licence for any approved structures that encroach onto unleased Territory Land. Please note that any proposal to subdivide the lease under the Unit Titles Act 2001 may not be approved where part of the building encroaches over the lease boundary

### 2.3.7 Public Safety

The detailed design of the development and landscaped surrounds shall incorporate the requirements of the ACT Crime Prevention and Urban Design Resource Manual.

### **2.3.8 Design Acceptance Submission**

Applicants are advised that Design Acceptance submissions are to be lodged in accordance with Territory and Municipal Services Network – Ref 06 Requirements for Design Acceptance Submissions.

## **2.4 ENVIRONMENTAL MANAGEMENT**

### **2.4.1 Water Quality and Resources**

The ACT Government released Think Water – Act Water – Strategy for sustainable management in the ACT in April 2004, which provides a long term strategy for water management consistent with the Government's commitment to the sustainable use and management of ACT water resources. One of the main objectives is to 'facilitate incorporation of water sensitive urban design (WSUD) principles into urban, commercial and industrial development'.

The aims of WSUD are to:

- Reduce reliance on the town water supply system
- Optimise the opportunities for the reuse of wastewater, and
- Reduce the export of stormwater runoff and associated pollutants.

Guidelines have been produced by the Authority and provide:

- Mandatory targets for mains water reduction and for the management of stormwater runoff quality and quantity
- A suite of measures that can be implemented to achieve the targets
- A range of acceptable solutions for less complex developments.

Targets in these Guidelines are to be complied with to the satisfaction of the Authority either by utilisation of the methods identified, or by other means that can be demonstrated to meet the mandatory targets.

### **2.4.2 Tree Protection**

The Lessee shall not, without the prior consent in writing of the Authority, remove any tree:

- that has been identified in a development approval for retention during the period allowed for construction of the building; or
- to which the Tree Protection (Interim Scheme) Act 2001, or any Act in substitution therefore, applies.

A Tree Management report of all existing trees on and adjacent off-site shall be provided as part of the development application.

### **2.4.3 Waste Management**

Adequate provision must be made within the leased land for the storage and collection of waste in a location accessible to contractor's vehicles. Such areas shall be screened from public view and shall meet the requirements of the Development Control Code for Best Practice Waste Management in the ACT. The design of service and storage areas shall be integrated with the building design.

The waste enclosure is to be used and must be capable of holding all wastes on site until they can be disposed of in an appropriate manner.

The location for waste enclosures shall be screened from public view and be accessible by a 9.9m garbage collection vehicle.

A Waste Management Plan must be submitted for consideration as part of the Development Application. ACT NoWaste, Department of Territory and Municipal Services should be contacted to determine the necessary requirements.

Excavated soil surplus to site requirements must be removed from site and disposed of at an approved location.

Asset Acceptance Section (6207 5604), Department of Territory and Municipal Services should be contacted to determine the necessary requirements for the storage and collection of waste.

#### **2.4.4 Service and Storage Areas**

The design of service and storage areas shall be integrated with the building design. All such areas shall be adequately screened from public view. Service and storage areas should be screened by masonry walls 2 metres high, subject to approval by the Authority.

#### **2.4.5 Noise**

Buildings shall be constructed to meet the criteria set out in the following Australian Standards:

- Interiors (AS 2017/2000)
- Acoustics – Traffic Noise (AS 3671)
- Building Siting and Construction (AS 3671-1989).

Building work is restricted to the following times to protect the amenity of nearby residents.

- 7.00am to 6.00pm Monday to Saturday (excluding public holidays). At all other times noise emissions must not exceed the zone noise standard detailed in the Environment Protection Regulations 1997.

#### **2.4.6 Geotechnical Investigation**

The Lessee may be required to undertake a geotechnical investigation to determine the subsurface and foundation conditions prior to the preparation of foundation designs.

#### **2.4.7 Heritage**

The Lessee's attention is drawn to the penalties and provision of the *Heritage Act 2004* (the 'Act'). This Act provides for the protection of heritage places through their inclusion in the Heritage Register. Additionally Section 51 of the Act requires the reporting of Aboriginal Places discovered during the course of development. In this event the Lessee shall stop work in the area immediately and notify the Minister for Heritage (via the Manager, ACT Heritage 6207 7378) within five working days after the day of the discovery. Section 75 of the Act states that it is an offence to engage in conduct that diminishes the heritage significance of a place or object or causes damage to an Aboriginal place or object. These offences do not apply to engaging in conduct in accordance with a heritage guideline, a

heritage direction, a heritage agreement, a conservation management plan approved by the Heritage Council or an approval for development under Part 6 of the *Land (Planning & Environment) Act 1991*.

The reporting of any new discovery may trigger the registration process which is an administrative process that can take upwards of six weeks to complete. The registration process includes the development of Heritage Guidelines which are conditions regarding the protection and conservation of heritage places, especially during any ground disturbance or construction activities. The Lessee is consulted regarding the registration process.

ACT Heritage should also be contacted in the event of a discovery of an Historic Place for enquires about registered heritage places on 6207 7378

#### **2.4.8 Erosion and Sediment Control**

The site must have appropriate erosion and sediment control measures in place prior to works commencing to ensure soil or other wastes do not leave the site and enter the stormwater system. This includes, where necessary, geotextile silt fencing and hay bale filters. Silt fencing, on its own or incorporating hay bale filters, must be installed along the lower side of the site to prevent discharge of sediment off site. Shade cloth is not adequate.

The site must have only one site entry/exit during construction which must be consolidated with either minimum of 30mm crushed aggregate or similar to a depth of 20mm or a paved driveway underlined with geotextile fabric. The stabilised access must extend from the road kerb to the building line or a minimum of 6m in length, whichever is greater.

Vehicle movements on the verge must be minimalised and restricted to the dedicated site access point where practicable.

All building material and waste stockpiles must be located within the site unless separate approval has been granted from Parks and Places to store material off site on the verge or unleased Territory land. Contact Parks and Places for approvals on 6207 2500.

Grassed areas must be maintained where possible, particularly on verges, to act as a buffer to trap sediment laden runoff before it reaches the stormwater system.

Sediment controls must be inspected each working day and maintained until the site has been stabilised. Soil from roads adjacent to the site must be removed regularly. No material is to enter the stormwater system.

#### **2.4.9 Air Quality**

All reasonable and practicable measures must be taken to minimise dust.

Burning of waste materials on site, including buildings waste such as plastics, chemicals or wood that is painted, chemically treated or contaminated with chemicals is illegal.

A fire may be permitted for heating purposes provided it is in a brazier or constructed fireplace. Only seasoned untreated timber can be burnt for heating purposes.

#### **2.4.10 Environmental Protection**

The Lessee shall comply with the Environment Protection Act 1997 (the Act) and all relevant policies and guidelines.

An Erosion and Sediment Control Plan shall be prepared and submitted for consideration as part of the Development Application. Refer to Environment ACT Erosion and Sediment Control During Land Development guidelines for details regarding pollution controls which is available at [www.environment.act.gov.au](http://www.environment.act.gov.au) or by contacting Canberra Connect on 13 22 81.

#### **2.4.11 Environmental Impact Assessment**

Under the Land (Planning and Environment) Act 1991, an Environmental Impact Assessment may be required for some of the uses permitted in the Lease Conditions for the block. Appendix II of the Territory Plan outlines the prescribed classes of defined decisions requiring a mandatory Preliminary Assessment.

### **2.5 SITE WORKS**

#### **2.5.1 Landscape Design**

Detailed Landscape Plan(s) are required as part of the Development Application. Existing trees located on the site should be incorporated into the landscape plan as much as possible. The plan is to be in accordance with the Design Standards for Urban Infrastructure and is to fully show all proposed landscape works including typical details (planting sections, species list, grass specifications, etc) for soft and hard landscaping infrastructure.

The Lessee shall engaged a Chartered Engineer and/or Landscape Architect to design and supervise construction of relevant associated works. For the purposes of this lease, "Chartered Engineer" and "Landscape Architect" means persons pre-qualified with ACT Government for value of works appropriate for this project.

Areas not required for building, car parking or driveways shall be landscaped to the satisfaction of the Territory. Verge landscaping shall be integrated with proposed on-site landscaping.

All landscape works shall be incorporated in accordance with the requirements of the Design Standards for Urban Infrastructure and the Standard Specification for Urban Infrastructure Works, good design practice and planning intent.

A comprehensive landscape design for this site and adjacent verge/s shall be provided as part of the Development Application.

#### **2.5.2 Fencing**

All fencing proposals will be subject to special consideration by the Authority.

Where the site is adjacent to an unfenced site, the Lessee shall construct and maintain chain wire or similar type fencing to a minimum height of 2 metres along the boundary not occupied by building development.

### **2.5.3 ACTEW Access**

It is the Lessee's responsibility to liaise with ACTEW to ensure the provision of 24 hour unhindered access to ACTEW assets that may be located on the Block.

### **2.5.4 Car Parking**

All car parking generated by the development shall be accommodated on-site and drained and sealed to the satisfaction of the Authority.

Changes of material/colour shall be used to define car parking, access lanes and pedestrian areas. Landscaping shall be incorporated in any ground level open car parks. The car park is to be illuminated, with lighting directed downwards.

Car parking spaces shall be in accordance with the current ACT Parking and Vehicular Access Guidelines. Design and construction of car parking areas shall be in accordance with AS2890.1.

The car park is to be landscaped in accordance with Clause 2.6 - Landscaping of Car Parks, of the ACT Parking and Vehicular Access Guidelines.

### **2.5.5 Bicycle Parking**

The Lessee shall provide and maintain bicycle parking within the site in accordance with AS 2890.1-1993, and with plans and specifications previously submitted to and approved in writing by the Authority.

### **2.5.6 Pavements**

Large expanses of plain concrete pavement are to be avoided. Combinations and/or changes of materials for various uses (e.g. pedestrian, vehicular) is encouraged.

### **2.5.7 Levels**

The lessee shall be responsible for integrating all levels within the site with adjacent roads, car parks and pedestrian areas.

It shall be the Lessee's responsibility to obtain any necessary fill material and to ensure the adequate drainage of the block.

These levels will be subject to approval by the Territory and details shall be provided as part of the development application.

### **2.5.8 Services**

The lessee shall locate all services in the areas relevant to the works and terminate those on or adjoining the subject site which are affected by the development as well as providing, or meeting the costs of, all necessary service connections or relocations.

The Lessee shall provide for an inspection-opening riser with trafficable cover at the boundary of the block where the stormwater tie is located.

### **2.5.9 Easements**

The lessee shall ensure that works shall not interfere with any existing easements and shall obtain any necessary approvals from relevant agencies.

Any structure located near a stormwater easement shall comply with the Construction In The Vicinity of Stormwater Easement Code (CIVSEC).

## **2.6 OFF SITE WORKS**

### **2.6.1 Verge Improvements**

Areas of verge subject to improvements are shown on the Planning Control Plan. Details of improvements shall be provided for approval with the Development Application.

### **2.6.2 Driveway and Verge Crossing**

A concrete industrial strength driveway is to be constructed.

The location of the driveway/s shall take into consideration of the location of the existing street trees, public lighting, sumps, pathways and crossings that are to be retained where possible.

### **2.6.3 Off-Site Protection**

Prior to the commencement of construction, the lessee shall effectively fence the site.

No site sheds, structures or machinery are permitted to be erected or stored off-site. Damage to all works on Territory land shall be reinstated at completion at the cost of the Lessee.

All road verges and public open spaces adjacent to the site that may be damaged during the construction of works must be protected by a Landscape Management and Protection Plan that complies with the TAMS Community and Infrastructure Services Quality System Reference document Ref-04 *Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works (draft) Reference Document Ref-04*.

Public access along adjacent verges is to be maintained at all times during the construction period.

### **2.6.4 Prescribed Conditions**

All works as required in the Prescribed Conditions, attached to these Development Conditions, shall be carried out by the lessee to the satisfaction of the Authority.

\*\*\*\*\* p \*\*\*\*\*

000037

**Walker, Graeme**

---

**From:** Walker, Graeme  
**Sent:** Friday, 7 December 2007 9:48 AM  
**To:** 'Matthew Pike'  
**Subject:** Comments on Site Investigation Report Block 18 Section 32 Belconnen

Comments on Site Investigation Report recently submitted for Block 18 (now Block 20) Section 32 Belconnen

- Change Block boundary as attached
- Change Block number to Block 20 Section 32 Belconnen and associated references
- Fix all legends on drawing C10 and C11
- Provide a description of the new driveway access type eg heavy duty
- Include comments from agencies
- Fix costing for all offsite works described in your report. Eg: Cost of grassing etc. Sect. 3.9 costs differ from table of costs
- Include footpath costing in table of costs
- Show electrical encroachment on the plan

Thanks

Graeme

take out Fill <sup>(Gettech)</sup> reference?

000036

**Walker, Graeme**

---

**From:** Walker, Graeme  
**Sent:** Friday, 12 October 2007 10:27 AM  
**To:** Chappell, Hazel; Neilsen, Andrew  
**Cc:** Trevor Fitzpatrick (E-mail)  
**Subject:** Belconnen Site Investigation

Please find attached the Draft site investigation report.

Graeme

12/10/2007

000035

**Walker, Graeme**

---

**From:** Matthew Pike [mpike@northrop.com.au]  
**Sent:** Thursday, 11 October 2007 5:27 PM  
**To:** Walker, Graeme  
**Subject:** Belconnen Site Investigation Drawings

Graeme,

Please find attached the drawings to go with our draft site investigation report.

Regards,



**Matthew Pike**

Senior Civil Engineer

T 02 6285 1822

F 02 6285 1863

M 0404 817 067

15 Altree Court Phillip ACT 2606

[www.northrop.com.au](http://www.northrop.com.au)

000034

**Walker, Graeme**

---

**From:** David Field [djfield@northrop.com.au]  
**Sent:** Thursday, 20 September 2007 7:51 AM  
**To:** Walker, Graeme  
**Cc:** mpike@northrop.com.au  
**Subject:** FW: Belconnen, Block 18, Section 32 Draft Site Investigation

Graeme,

I noticed Matthew misspelled your name, apologies.

Regards,



**David J Field**

Principal, Senior Civil Designer  
T 02 6285 1822  
F 02 6285 1863  
M 0404 817 066  
15 Atree Court Phillip ACT 2606  
[www.northrop.com.au](http://www.northrop.com.au)

---

**From:** Matthew Pike  
**Sent:** Wednesday, 19 September 2007 7:19 PM  
**To:** Graham Walker (graham.walker@act.gov.au)  
**Cc:** David Field (djfield@northrop.com.au)  
**Subject:** Belconnen, Block 18, Section 32 Draft Site Investigation

Graham,

As discussed earlier this week, please find attached the draft site investigation for Belconnen, Block 18, Section 32. There are a few services which we are digging into as you will read in the report. I will update you when I have more information on the unknowns.

The drawings will be forwarded to you ASAP.

Regards,



**Matthew Pike**

Senior Civil Engineer  
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F 02 6285 1863  
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000033



Land Development Agency

**LAND DEVELOPMENT AGENCY**

**DRAFT SITE INVESTIGATION REPORT**

**BELCONNEN SECTION 32, BLOCK 18**

**NORTHROP CONSULTING ENGINEERS**



September 2007



## LAND DEVELOPMENT AGENCY

### DRAFT SITE INVESTIGATION REPORT

### BELCONNEN SECTION 32, BLOCK 18

Northrop Engineers Pty Ltd  
ACN 064 775 088  
15 Atree Court  
PHILLIP ACT 2606

Tel: (02) 6285 1822  
Fax: (02) 6285 1863

September 2007

Issue 1 - Draft

C:\Users\matthewp.NORTHROP\Desktop\WORKING JOBS\CR070374\E\CR070374E01-Draft.doc

**Prepared By:**

**Matthew Pike, MIEAust**  
Senior Civil Engineer

**Reviewed by:**

**Tony Connell, MIEAust, CPEng**  
Principal

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## **1.0 EXECUTIVE SUMMARY**

### **1.1 General**

On 13<sup>th</sup> June, 2007 Northrop Engineers was engaged by the Land Development Agency (LDA) to carry out a Site Investigation at Section 32 on Blocks 18 and 19 in Belconnen.

At a later meeting with the LDA, the boundaries for Block 18 were amended and Block 19 was deleted. The amended block boundary is shown in Appendix A. The boundaries were amended to exclude the existing Telstra easement which runs parallel to Belconnen Way.

The purpose of the investigation was to assess the suitability of the block for development, to determine servicing and access requirements, identify any development constraints and provide cost estimates for site servicing and associated off site works.

### **1.2. Report Outcomes**

- Block 18 is located at the southern end of the Belconnen commercial area.
- The site is currently undeveloped.
- Block 18 is located generally above the surrounding land, has a crossfall of approximately 7%
- Block 18 has an overland drainage path across its southern end and along its eastern side
- It is likely that earthworks have been undertaken on the site and a geotechnical investigation is recommended to determine subsurface conditions for buildings and roads prior to any development.
- The block is currently unserviced. There is a possibility that the block has a water tie. Hydraulic services are generally available nearby.
- There is the possibility that electrical services may need to be relocated out of the block. This is currently being confirmed with Actew.
- A vehicular access to the block has been provided from Ibbott Lane. However depending on the quality of the constructed driveway and its approval status, the developer may need to reconstruct the driveway.

### **1.3. Development Constraints**

At this stage the following development constraint has been identified:

- Unidentified electrical cables and equipment in the north western portion of the block
- Overland flow path across the southern end and along the eastern side of the block.



#### 1.4. Servicing and off site works

The following works will be necessary for the development of block 18;

- Construction of a new 100mm diameter site tie to the main in Benjamin Way
- Construction of a new plantation sump and diversion works to free the block of the overland flow path
- Construction of a new water tie from the main in Ibbott Lane.
- Relocation of the electrical services located within the block
- Possible reconstruction of the vehicle access to the site, verge landscaping and associated works.

#### 1.5. Development Cost Estimate

The estimated cost of works inclusive of design, documentation and construction including GST is as follows. The estimates include a 15% contingency allowance.

Item	Description	Amount
Sewer	Construction of a new 100mm diameter service tie	\$ 15,800
Water Supply	Provision of 32mm diameter service from Ibbott Lane	\$ 9,100
Electricity	Relocation of electrical plant and cable outside of block	Unknown at this time
Stormwater	Diversion of overland flow path, including new plantation sump and stormwater main	\$ 40,300
Access	Replacement driveway to Ibbott Lane if required	\$ 19,000
Verge works	Regrassing of the Ibbott Lane verge	\$ 8,250
	<b>Total</b>	<b>\$ 92,450</b>



## 2.0 INTRODUCTION

### 2.1 Background

On 13<sup>th</sup> June, 2007 Northrop Engineers was engaged by the Land Development Agency (LDA) to carry out a Site Investigation at Section 32 on Blocks 18 and 19 in Belconnen.

At a later meeting with the LDA, the boundaries for Block 18 were amended and Block 19 was deleted. The amended block boundary is shown in Appendix A. The boundaries were amended to exclude the existing Telstra easement which runs parallel to Belconnen Way.

The purpose of the investigation was to assess the suitability of the block for development, to determine servicing and access requirements, identify any development constraints and provide cost estimates for site servicing and associated off site works.

In preparing the report we have consulted with the ACT Government and relevant Service Authorities.

The report deals specifically with Block 18, which is referred to as the block or site in this report.

Photograph No. 1 to 9 in Appendix 'A' show a general view of the block and its surrounding areas.

### 2.2 Drawings

The following drawings (Appendix A) have been prepared using electronic information obtained from ACTPLA, supplemented with services information obtained from various authorities, drawings for civil engineering works undertaken in and adjacent to the block and field inspections.

- CR070374 – CO1 Existing Services Plan
- CR070374 – CO2 Proposed Services Plan
- CR070374 – CO3 Access and Vergeworks

The drawings should be referred to whilst reading this report.

### 3.0 SCOPE OF INVESTIGATION

#### 3.1 General

The scope of this investigation includes:

- Description and location of block 18.
- Review of flooding potential, overland flow and flow paths in and around the block based on existing stormwater services, road layouts and general topography in and adjacent to the block (but excluding detailed hydraulic analysis).
- Information on existing services in the block.
- Vegetation on the block.
- Easements over the block.
- Vehicular access to the block.
- Verge works.
- Development constraints.
- Development cost estimates.

#### 3.2 Location

Block 18 is located at the southern end of the Belconnen commercial area. The block is bounded by Ibbott Lane to the west, Block 12 to the north (Belconnen Premier Inn), Benjamin Way to the east and a telecommunications easement to the south.

The telecommunications easement runs parallel to Belconnen Way. The easement carried major distribution cables.

Block 18 has an approximate area of  $?????m^2$  based upon the drawing obtained from ACTPLA.

#### 3.3 Topography

The block slopes from the south west towards the north east at a grade of approximately 7%. We have included an extract of the 1:500 detail series sketch for the site which depicts the contour and levels of the land. The boundary we have shown on this plan is only approximate and is subject to survey.

The undeveloped land to the south, between the block and Belconnen way is generally mounded. A significant portion of this area falls towards the southern boundary of the block.

Ibbott Lane's level vary adjacent to the block. At the apex of Ibbott Lane the verge slopes steeply up to the block boundary. There are retaining structures along the southern side of Ibbott Lane further to the west of the site. Towards the northern end of the block's boundary with Ibbott Lane the block's levels are closer to those of the laneway.



### 3.4 Vegetation

The 1:500 detail series drawing appears to correlate well with the vegetation that we observed on site. There are street trees along the verge of Benjamin Way (refer to photos 5 and 6).

The gum plantation and the 'sapling' plantation to the south of the block are still present, however the 'saplings' have now grown into mature trees.

The plantations appear to encroach on the southern boundary of the block as shown in photo 9.

The southern portion of the block and the swale along the eastern edge of the block are grassed. The northern portion of the block is being used as a temporary gravel carpark. The verge along Ibbott Lane has some street trees and is generally poorly grassed.

### 3.5 Fill

No fill plans of the block were available from the ACTPLA plan room. However, the mounding to the south of the block and the swale along the eastern side of the block suggest that earthworks may have been carried out on the block.

We recommend a geotechnical investigation be carried out prior to any development to determine sub-surface conditions for buildings and roads.

### 3.6 Flooding and Overland Flow

For the purpose of this site investigation we have not undertaken a detailed hydraulic analysis of the block and the surrounding catchment. We have however determined flow paths in and around the block based on a review of existing stormwater services, road layouts and general topography of the area (Refer drawing C01 and 1:500 detail series sketch).

The northern verge of Belconnen Way drains generally to the east and north. There is a break in the mounding which diverts water through to Ibbott Lane to the west of the block. The area to the east of this break drains to the east and then flows into the swale drain which runs along the eastern side of the block. This swale drains to a plantation sump located at the north eastern corner of the block. Beyond this point along Benjamin Way the neighbouring block 12 has been developed to the boundary (refer to photo 10).

Benjamin Way has a trunk stormwater pipe network (twin 1800mm diameter pipes adjacent to the block) running under its median area. This pipe network drains to Lake Ginninderra.

Overland flow along Benjamin Way is conveyed through to Lake Ginninderra.



Ibbott Lane is generally lower than the block and is unlikely to cause runoff to the block. There is a trunk stormwater main running north – south under Ibbott Lane at the point of the break in the mounding.

Local major event floods will be directed and conveyed along roads and along the grassed swale. The block has an overland flow path along its southern and eastern sides. The remainder of the block appear to be free of flooding potential.

### **3.7 Services**

Locations of existing services are shown on drawing C01, with servicing proposals shown on drawing C02.

#### **3.7.1 Sewer**

Existing sewer mains in the vicinity of the block are:

- 400mm diameter main located under the pavement along the western side of Benjamin Way.
- 150mm diameter main located in the west verge of Ibbott Lane to the north of the block. This main runs through to Belconnen Markets.

The block is currently unserviced.

The block could be serviced by providing a tie from the maintenance hole located in the pavement of Benjamin Way adjacent to the north eastern corner of the block (refer to photo 6).

Estimated cost is \$15,800.

#### **3.7.2 Stormwater**

Existing stormwater mains in the vicinity of the block include:

- 2 x 1800mm diameter mains located in the median strip of Benjamin Way
- 300mm diameter main located in the west verge of Ibbott Lane
- Grass swale running along the eastern side of the block

The block is currently serviced by the grass swale and plantation sump at the north eastern corner of the site. The plantation sump is connected to the trunk mains in Benjamin Way with a 300mm diameter tie.

The grassed swale could be removed from the block by construction of a plantation sump at the south eastern corner of the block linked to a new 300mm diameter main connected to the trunk mains in Benjamin Way. The eastern side of the block would require appropriate regrading to divert any overland flow to Benjamin Way.

Estimated cost to divert the overland flow path is \$40,300.



### 3.7.3 Water Supply

Existing water mains in the vicinity of the block include:

- 225mm diameter main located in the east carriageway of Benjamin Way
- 150mm diameter main located in the west verge of Ibbott Lane adjacent to the site. This main crosses Ibbott Lane and is in the east verge to the north of the block.

The service plans provided by Actew indicate a main crossing Benjamin Way from the 225mm diameter main to the western verge of Benjamin Way. However on site we did not find conclusive evidence of this main.

Therefore we have assumed that the site will be serviced from the 150mm diameter main in Ibbott Lane. Should the main shown on the service plan actually exist servicing costs would be lower.

Estimated cost for provision of water service from Ibbott Lane is \$9,100.

### 3.7.4 Electricity

Existing electrical services in the vicinity of the block include:

- Overhead high voltage to the south of the block
- Underground streetlight cables in the west verge of Benjamin Way
- Underground service cables (traffic counter) in the west verge of Benjamin Way
- Underground high voltage cable in the west verge of Benjamin Way
- Underground streetlight cables in the east verge of Ibbott Lane
- Underground high voltage cables in the east verge of Ibbott Lane, these cables cross to the western side of Ibbott Lane near the northern end of the block
- Underground service and high voltage cable are shown on the Actew plan coming into the western side of the block from Ibbott Lane in the northern portion of the block (we have not been able to clarify the nature or purpose of these cables at this stage).

We are currently discussing the servicing options for the block with Actew, it is unclear whether a new transformer will be required to service the site.

The developer will need to contact ActewAGL for details and cost involved.

### 3.7.5 Streetlighting

Streetlights are provided in the east verge of Ibbott Lane and the west verge of Benjamin Way. No additional streetlighting is recommended.



### 3.7.6 Communications

#### Telstra:

Existing Telstra services in the vicinity of the block are located

- To the south of the block in the telecommunications easement running parallel with Belconnen Way (major cables)
- Along the eastern side of Benjamin Way (major Cables)
- Along both sides of Ibbott Lane (local cables)

#### Diverse Data Communications:

Diverse data communications advised that they have underground fibre optic cables in the vicinity of the block. The cables run parallel with Belconnen Way and then head north along Benjamin Way.

#### TransACT:

TransACT advised that they have no network in the vicinity of the block.

#### Optus:

Optus advised that they have underground services in another utilities cable ducts. The route for the ducts is parallel to Belconnen Way, then heading north along the eastern side of Benjamin Way.

#### Other Providers:

We did not get any response from Primus or any other telecommunications companies to our 'Dial-Before-You-Dig' request. We assume their services were not available in the vicinity of the block at the time of our request.

It is therefore anticipated that the block can be serviced from the available Telstra service. The developer would need to liaise with Telstra for details and involved cost.

### 3.7.7 Gas

Existing gas mains in the vicinity of the block include:

- 32mm diameter main in the west verge of Benjamin Way to the north of the block. This main terminates to the north of the block.

It is anticipated that the block may be able to be serviced by extending the main in Benjamin Way. The developers will need to confirm supply details and costing with Agility once firm a development proposal is known. Supply of gas may be subject to the commercial viability of the ultimate load.

### 3.8 Easements

Subject to the approval of TAMS, provided the overland flow path is diverted there will be no need for a drainage easement along the eastern side of the block.

At this stage we are unsure about the electricity services which are shown to encroach into the western side of the block. These may require an easement if they cannot be



relocated. Relocation costs would be at the developers expense and are not known at this time.

### **3.9 Vehicular Access and Vergeworks**

There is an existing concrete driveway provided to the block from Ibbott Lane. The driveway has a width of 7.5m. The driveway appears to have been constructed to service the temporary gravel carpark. While visually the driveway appears to be relatively new and in good condition, no warranty can be provided as to the construction of the driveway.

If required the estimated cost to replace the driveway is \$19,000.

Currently the Ibbott Lane verge is poorly grassed. We recommend that the verge is regressed to stabilise the soil and prevent erosion.

The estimated cost of regressing Ibbott Lane verge is \$5,000.

### **3.10 Development Constraints**

At this stage the following development constraint has been identified:

- Unidentified electrical cables and equipment in the north western portion of the block
- Overland flow path across the southern end and along the eastern side of the block.



#### 4.0 COST ESTIMATES

##### 4.1 Summary of Development Cost

The estimated cost of works inclusive of design, documentation and construction including GST is as follows. The estimates include a 15% contingency allowance.

Item	Description	Amount
Sewer	Construction of a new 100mm diameter service tie	\$ 15,800
Water Supply	Provision of 32mm diameter service from Ibbott Lane	\$ 9,100
Electricity	Relocation of electrical plant and cable outside of block	Unknown at this time
Stormwater	Diversion of overland flow path, including new plantation sump and stormwater main	\$ 40,300
Access	Replacement driveway to Ibbott Lane if required	\$ 19,000
Verge works	Regrassing of the Ibbott Lane verge	\$ 8,250
	<b>Total</b>	<b>\$ 92,450</b>



## APPENDIX A

- **Photographs No's 1 to 10**
- **ActewAGL – Correspondence (not yet received)**
- **DUS – Correspondence (not yet received)**
- **Drawings**
  - CR070374 – CO1 Existing Services Plan
  - CR070374 – CO2 Proposed Services Plan
  - CR070374 – CO3 Vergework and Access



**Photograph No. 1:** View of the block, looking north at the southern end of the block. Ibbott Lane is to the left of photo. Cars parked in gravel carpark are visible behind trees in the central section of photo.



**Photograph No. 2:** View of block, looking from the southern end of the block to the west along Ibbott Lane. Note that Ibbott Lane is lower than the level of the block in this area. Pedestrian track is visible to right of photo. This track connects to Benjamin Way.



Photograph No. 3: View of the centre of the block looking to the north. The building is located on the neighbouring block, block 12. The temporary carpark fills the northern portion of the block.



Photograph No. 4: View of the southern end of the block looking east. The dirt pedestrian track connects Robot Lane with the intersection of Belconnen Way and Benjamin Way. The western end of the block is grassed and slopes to the east to Benjamin Way. Benjamin Way is visible in background.



Photograph No. 5: View of the eastern side of the block looking to the north. Note the grassed swale running parallel to Benjamin Way to the left of photo. This swale drains to a plantation sump just to the north of this photo (refer photo 6 below). The gravel carpark is to the right of photo.



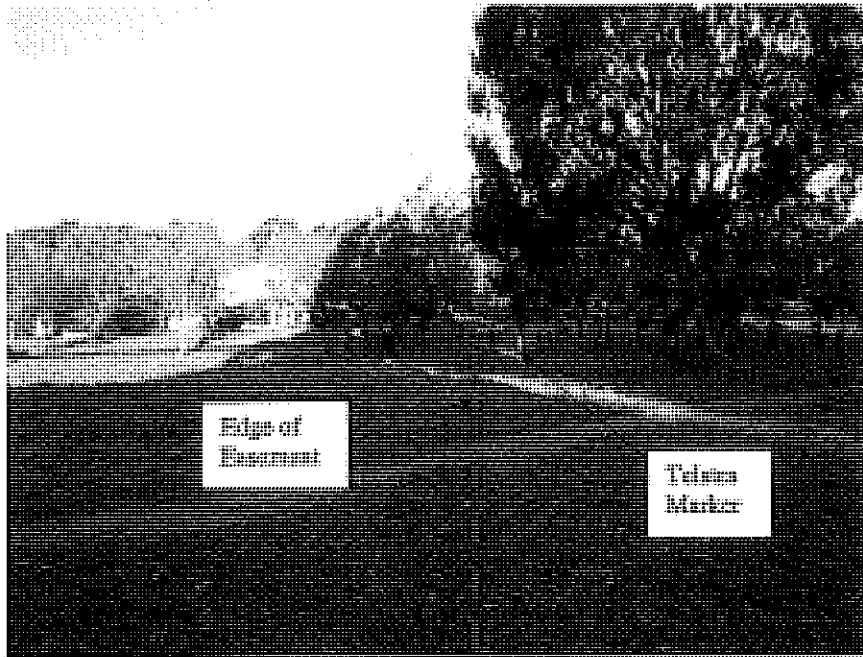
**Photograph No. 6a** View of Benjamin Way verge. Note the plantation strip to right of photo which collects runoff from the block via the grassed swale along the eastern side of the block. The Benjamin Way verge has a footpath, street trees and street lighting. The proposed sewer connection point is visible to left of photo - refer to sewer maintenance hole located in the pavement of Benjamin Way left of photo.



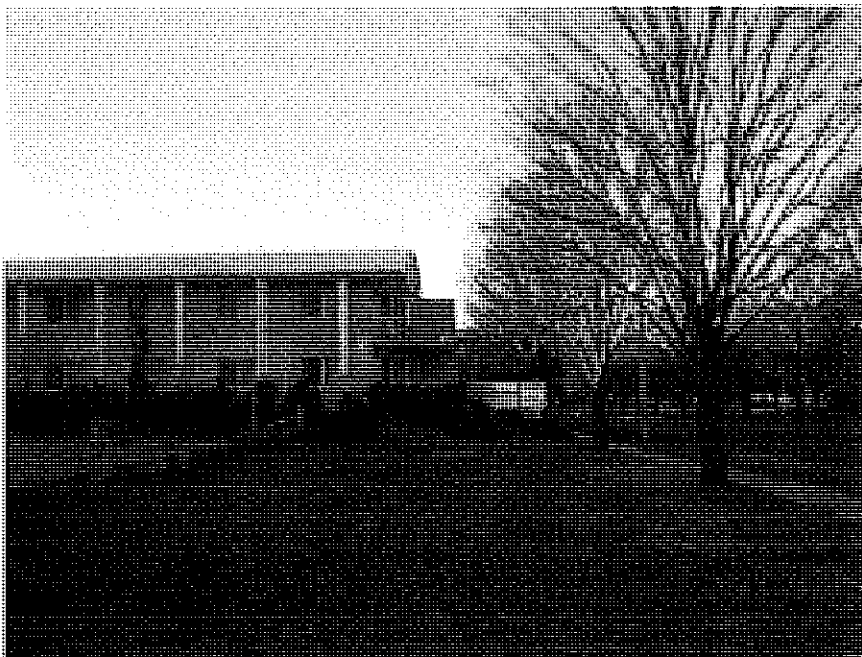
**Photograph No. 7a** View of Ibbott Lane verge looking to the north east towards the block. Note that the verge is steep along the southern end of the block and flatter towards the northern end of the block. The existing concrete driveway is visible central left middle of the photo. Also note that Street lighting is provided in Ibbott Lane, however there is no footpath.



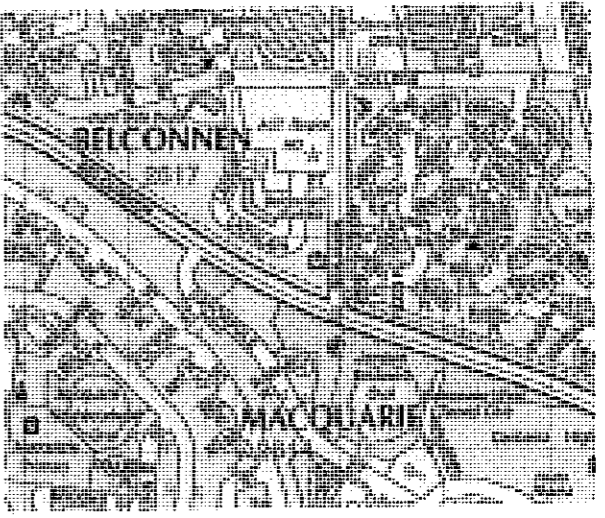
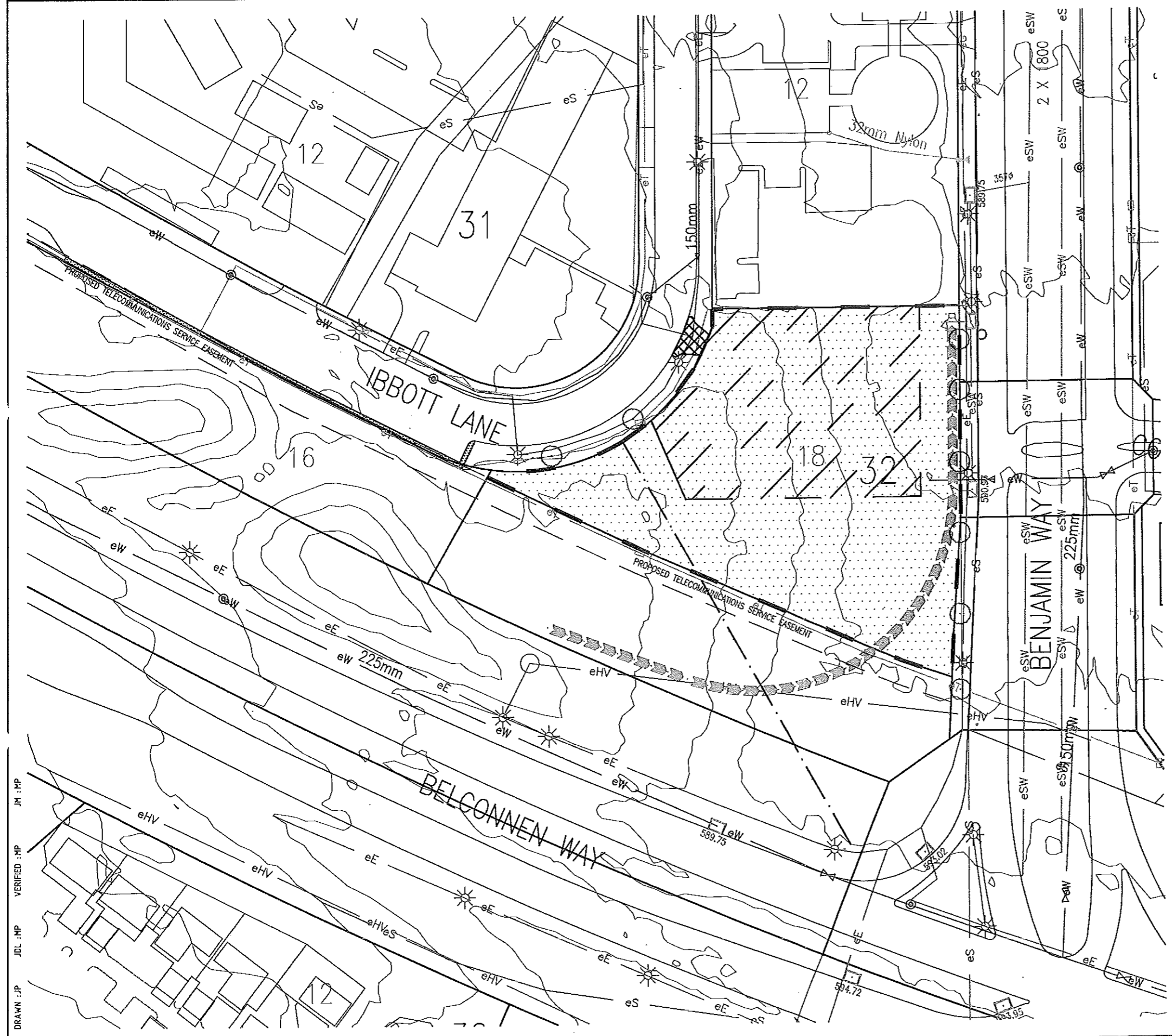
**Photograph No. 8a** View of northern end of block. Boundary with block EE to the north is visible along the right side of photo.



Photograph No. 9: View of southern boundary of block looking east to Benjamin Way. Note telecommunications marker over main pit and approximate line of edge of easement. Trees to left of easement appear to be with block boundary.



Photograph No. 10: View of north eastern corner of the block looking north. Note the plantation sump immediately to the south of the garden bed. Note that the adjoining block has been developed to the boundary and that the overland flow path is diverted to Benjamin Way.



SITE LOCALITY

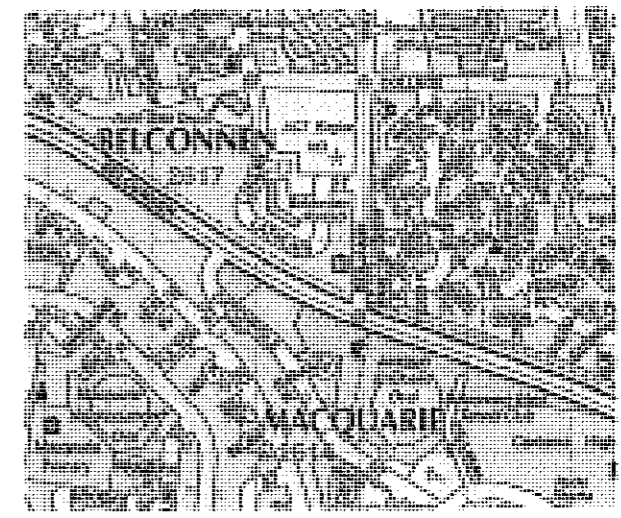
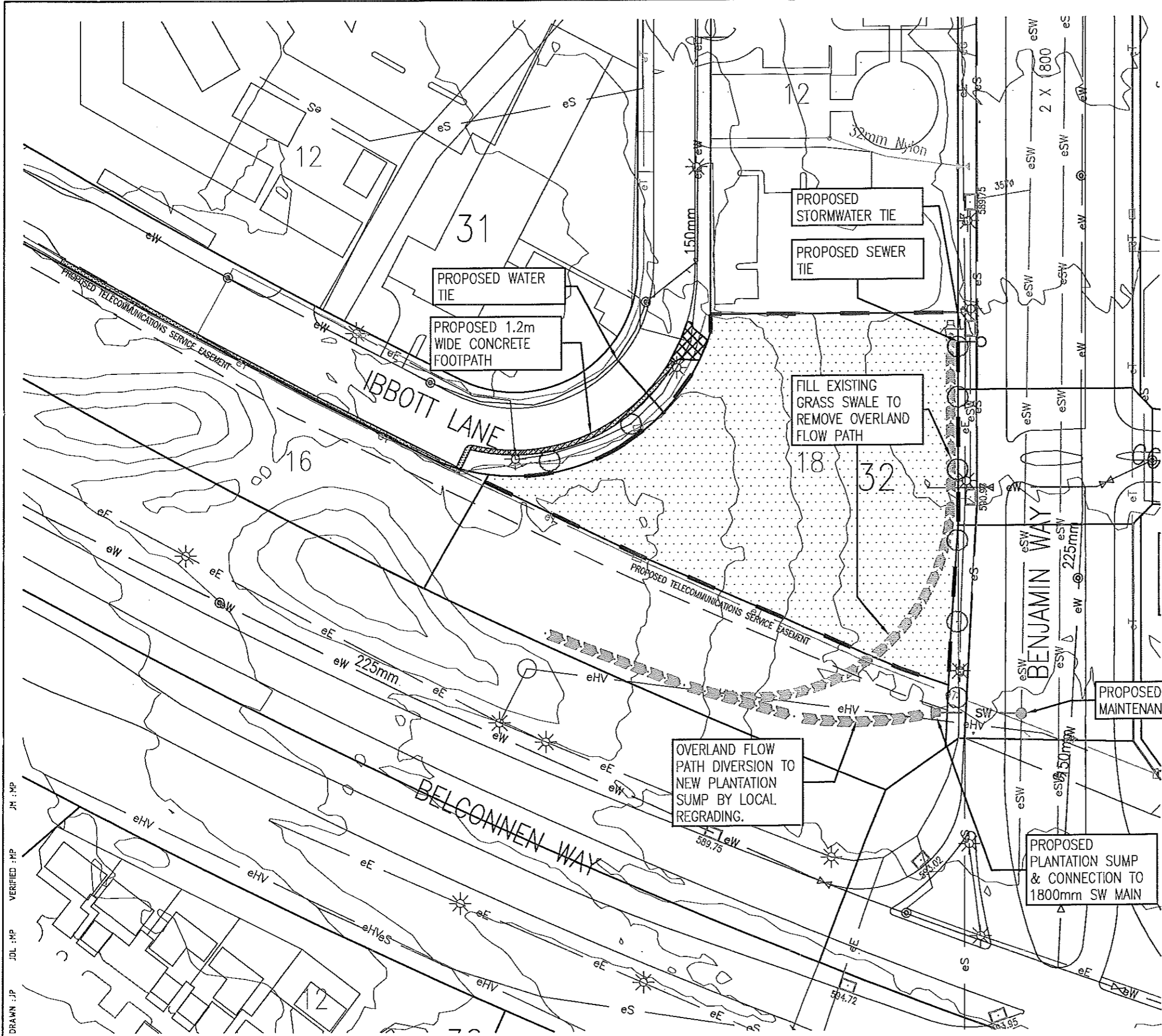
LEGEND

- EXISTING SERVICES
- EXISTING COMMUNICATIONS
  - EXISTING ELECTRICITY HIGH VOLTAGE
  - EXISTING ELECTRICITY
  - EXISTING GAS
  - EXISTING SEWER
  - EXISTING WATER
  - EXISTING STORMWATER
  - EXISTING SWALE
  - EXISTING DIRT TRACK
  - COMMUNICATION PIT
  - LIGHTPOLE
  - WATER STOP VALVE
  - FIRE HYDRANT
  - GAS PATH VALVE
  - STORMWATER SUMP
  - EXISTING TREES
- 
- ▨ EXISTING GRAVEL CARPARK
  - ▩ EXISTING CONCRETE DRIVEWAY
  - ▤ EXISTING 1.2m CONCRETE FOOTPATH

DRAWN : J.P.  
 VERIFIED : J.M.  
 JDL : J.M.  
 J.M. : J.P.

<table border="1"> <tr> <th>ISSUE</th> <th>AMENDMENT</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>PRELIMINARY</td> <td>05.10.07</td> </tr> <tr> <td>A</td> <td>REPORT ISSUE</td> <td>11.10.07</td> </tr> </table>	ISSUE	AMENDMENT	DATE	1	PRELIMINARY	05.10.07	A	REPORT ISSUE	11.10.07	<p><b>AUSTRALIAN ENGINEERING ACHIEVERS GROUP</b> 2001-2004</p> <p><small>Members of the group share in best practice in their field of engineering endeavour and are leaders in industry innovation. In multiple membership, engineering excellence must be a focus in the National Engineering Excellence Awards within a three year period.</small></p>	<p>SCALE 1:200 @ A1 0 2 4 8 10m</p> <p>1:400 @ A3 0 2 4 6 8 10m</p> <p><small>ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE MAKING ANY SHOP DRAWINGS OR COMMENCING ANY WORK. THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP ENGINEERS PTY LTD.</small></p> <p>Australian Consulting Engineers Success is our business</p>	<p>CLIENT</p> <p>Land Development Agency</p>	<p>PROJECT</p> <p><b>BLOCK 18 AND 19 SECTION 32 BELCONNEN</b></p>	<p>DRAWING TITLE</p> <p><b>EXISTING SERVICES PLAN BLOCK 18</b></p>	<p><b>NORTHROP</b> Consulting Engineers</p> <p>Canberra Sydney Newcastle Wollongong Terrigal 15 Altree Court PHN (02) 6288 1422 Phelp ADT 2808 FAX (02) 6358 1593 EMAIL canberra@northrop.com.au ASN 62 64 71 68</p>	<p>JOB NUMBER</p> <p><b>CR070374</b></p> <p>DRAWING NUMBER</p> <p><b>C10</b></p> <p>NUMBER IN SET :</p>
ISSUE	AMENDMENT	DATE														
1	PRELIMINARY	05.10.07														
A	REPORT ISSUE	11.10.07														

REPORT ISSUE



**SITE LOCALITY**

**LEGEND**

- EXISTING SERVICES**
- e — EXISTING COMMUNICATIONS
  - eHV — EXISTING ELECTRICITY HIGH VOLTAGE
  - eE — EXISTING ELECTRICITY
  - g — EXISTING GAS
  - s — EXISTING SEWER
  - w — EXISTING WATER
  - SW — EXISTING STORMWATER
  - SW — EXISTING SWALE
  - COMMUNICATION PIT
  - LIGHTPOLE
  - WATER STOP VALVE
  - FIRE HYDRANT
  - GAS PATH VALVE
  - STORMWATER SUMP
  - STORMWATER PLANTATION SUMP
  - EXISTING TREES

- ▨ EXISTING 1.2m CONCRETE FOOTPATH
- ▨ EXISTING CONCRETE DRIVEWAY

**WARNING:**  
EXISTING SERVICES SHOWN ARE BASED ON INFORMATION PROVIDED BY SERVICE AUTHORITIES AND ARE ESTIMATES ONLY. UNDER NO CIRCUMSTANCES SHOULD THE LOCATIONS OF SERVICES SHOWN ON THIS PLAN BE RELIED UPON FOR ON SITE WORK. ALL INFORMATION MUST BE CONFIRMED IN THE FIELD.

**LEGEND**

- PROPOSED SERVICES**
- SW — STORMWATER MAIN
  - s — SEWER MAIN
  - w — WATER MAIN
  - SW — PROPOSED SWALE
  - STORMWATER PLANTATION SUMP
  - STORMWATER MANHOLE
  - ▨ PROPOSED 1.2m CONCRETE FOOTPATH

DRAWN :JP VERIFIED :MP J.M. :MP

ISSUE	AMENDMENT	DATE
1	PRELIMINARY	09.10.07
A	REPORT ISSUE	11.10.07

**AUSTRALIAN ENGINEERING ACHIEVERS GROUP**  
2003 - 2004  
Members of the group adhere to best practice in their fields of engineering, architecture and any others in industry worldwide. To maintain membership, engineers and architects must be a Fellow in the National Engineering Excellence Awards with a three year period.

SCALE 1:200 @ A1 0 2 4 6 8 10m  
1:400 @ A3 0 2 4 6 8 10m  
ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE BIDDING ANY SHOP DRAWINGS OR COMMENCING ANY WORK.  
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Success is our business

CLIENT  
**Land Development Agency**

PROJECT  
**BLOCK 18 AND 19 SECTION 32 BELCONNEN**

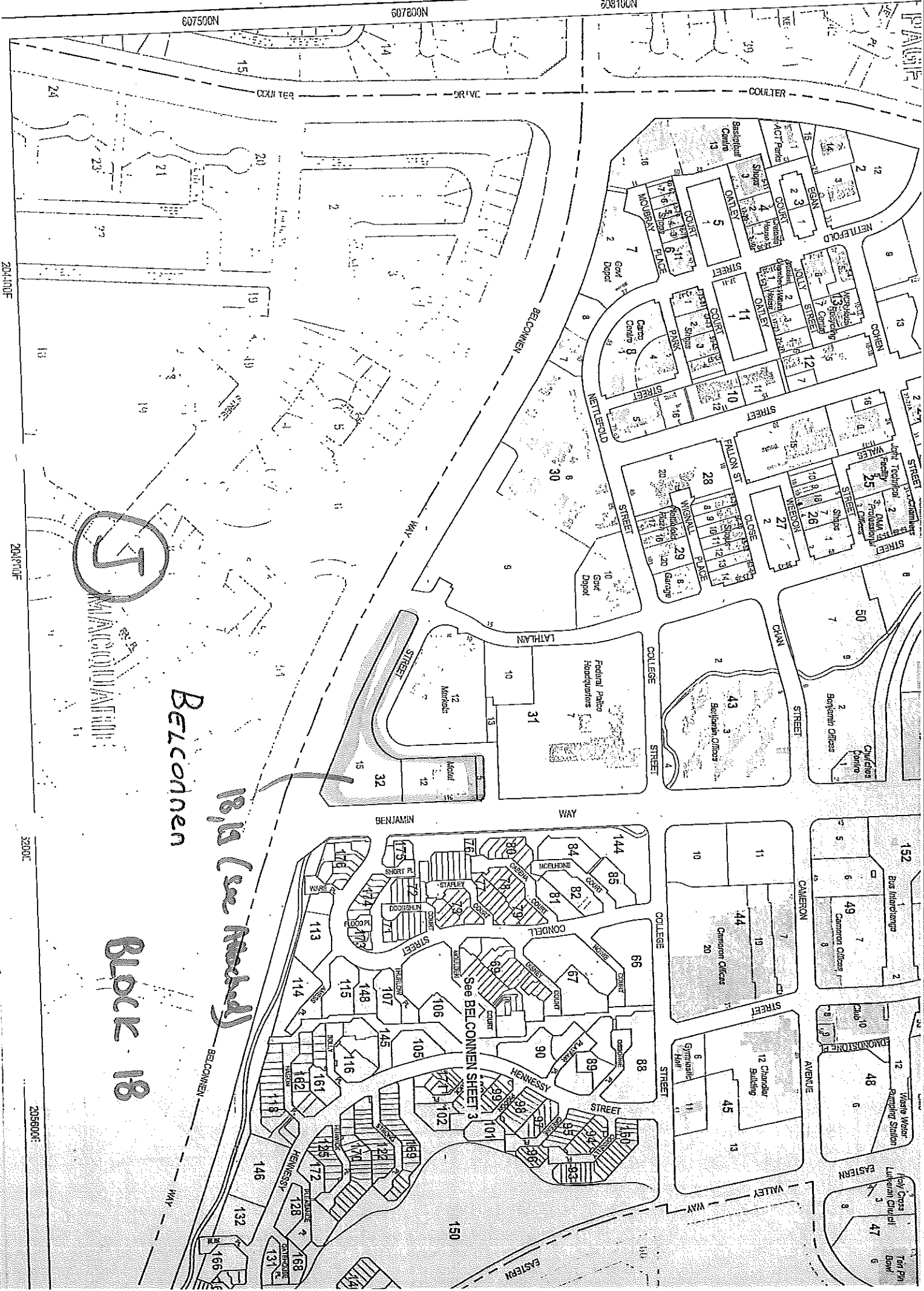
DRAWING TITLE  
**PROPOSED SERVICES PLAN BLOCK 18**

**NORTHROP**  
Consulting Engineers  
Canberra Sydney Newcastle Wollongong Terrigal  
15 Albes Court P.O. Box 1021 2285 1822  
Ph: 02 6285 2000 Fax: 02 6285 4383  
EMAIL: canberra@northrop.com.au ASX: 34 004 715 268

JOB NUMBER  
**CR070374**  
DRAWING NUMBER  
**C11**  
NUMBER IN SET : 1

REPORT ISSUE





Belconnen

18, 19 (see sheets)

Block 18

204100E

204100E

32900E

203500E

PALMISTON

NETTERFOLD

COLLEGE

STREET

STREET

STREET

STREET

STREET

STREET

STREET

ACT Public Centre

Basildon Centre

Govt Depot

Govt Depot

Govt Depot

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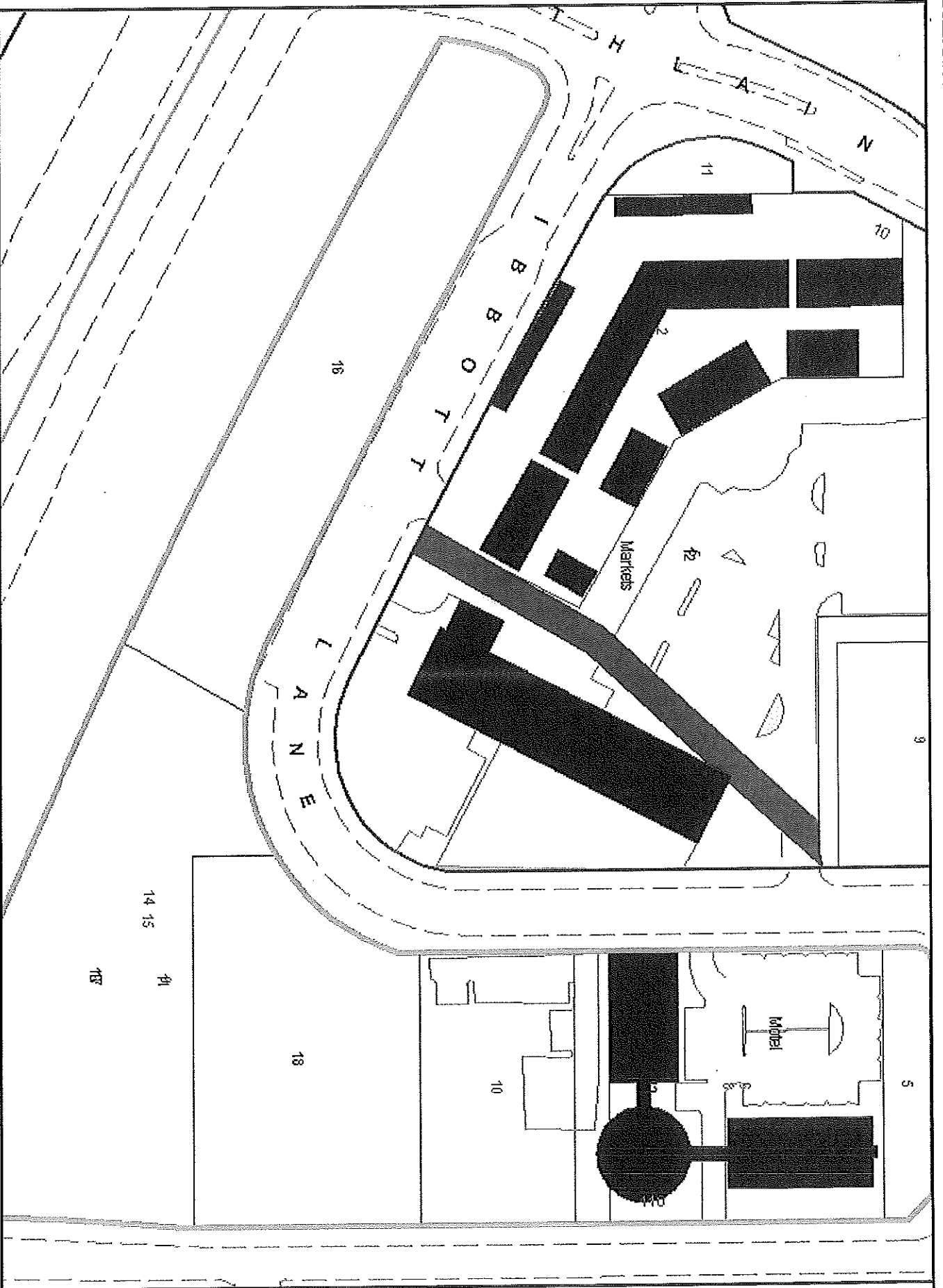
Basildon Centre

Basildon Centre





000009



Produced by 136.153.2.2 14:42 14/05/2007

Warning: Any indication of scale on this map is approximate only and depends on printer and browser

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Scale

000008

**Grdur, Michael**

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**From:** Grdur, Michael  
**Sent:** Wednesday, 13 June 2007 12:04 PM  
**To:** 'Tony Connell'  
**Subject:** RE: Belconnen Section 32 - Fee Proposals

Tony,

I have reviewed your fee proposal in conjunction with Adrian Arul and consider your proposal as acceptable to the LDA. Could you please progress in the preparation and completion of the Site Investigation Report (SIR).

Could you further confirm commitment to the completion date of 4-5 weeks for the SIR.

Thanks

Michael Grdur

Project Officer

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

**From:** Tony Connell [mailto:[aconnell@northrop.com.au](mailto:aconnell@northrop.com.au)]  
**Sent:** Friday, 8 June 2007 5:25 PM  
**To:** Grdur, Michael  
**Cc:** M Pike  
**Subject:** Belconnen Section 32 - Fee Proposals

Michael

Proposals as attached



**Tony Connell**

Principal  
T 02 6285 1822  
F 02 6285 1863  
M 0404 817 065  
Northrop Engineers Pty Ltd  
15 Altree Court Phillip ACT 2606  
[www.northrop.com.au](http://www.northrop.com.au)

*Michael Grdur* 13/6/07  
#7.

**Grdur, Michael**

**From:** Grdur, Michael  
**Sent:** Friday, 8 June 2007 3:16 PM  
**To:** 'djfield@nortrop.com.au'  
**Subject:** Blocks 18 & 19 Section 32 Belconnen

David

This is a follow up in relation to an earlier conversation of ( 8 June 2007) and our previous email of 28 May 2007 referring to the below request.

Could you please provide an indication of interest ASAP.

**RE: SITE INVESTIGATION PROPOSAL FOR BLOCKS 18 & 19-SECTION 32 BELCONNEN**

LDA invites you to submit a fee proposal to carry out site investigations for the two above Blocks **as per the attached brief and under the current Civil Engineering Panel arrangement.**

This site is proposed for sale through an Auction later this year for office use or similar. Please note that there are no heritage or contamination issues that need to be addressed.

**Copies of the standard brief, an example cover sheet and the format for vegetation assessment are attached for your information and use.**

Note that an electronic copy and one hard copy of each of the documents in a draft form should be submitted for feedback prior to finalisation of the report. For the final submission, an electronic copy of the document along with four colour paper copies (one unbound and three bound) are required.

A fee proposal based on your Panel Submission via return email is requested. You should commence work as soon as LDA confirms acceptance of your proposal. The Site Investigations Report should be **completed within 4 weeks of our acceptance of your proposal. There is some urgency with this particular project and your response is required ASAP.**

Please provide separate quotations for the two (2) blocks.

Part of this works will involve determining if the current access road is suitable for the additional traffic generated by the new sites. The building proposal shall match the existing four storey building (Gross floor area will be provided at a further stage)

On a side issue, Graeme Walker will be on leave for approximately eight weeks, I will be assisting in his absence.

I have further attached a site plan identifying the two sites. Block 18 is approximately 4,000 sq metres, block 19 is 6,452 sq metres in site area. both sites are for commercial use.



200705251542036220070525154250022007060815125083

4.pdf



8.pdf



9.pdf

I look forward to receiving your proposal.

Yours faithfully

*Michael Grdur*

Project Officer  
Land Development Agency

000004

Ph. 02 6205 3546  
Fax. 02 6207 6110



SI cover.doc



SI Brief Mar  
2005.doc



Tree Quality vs  
constraints ma...



Tree Survey - Data  
Collection1...



Tree Survey - Data  
Collection2...



Tree  
urvey-Assessment1.i

Regards,

*Michael Grdur*  
Project Officer, Urban Development

Land Development Agency  
21 Wentworth Avenue  
WENTWORTH ACT 2611  
P: 6205 3546  
F: 6207 7324  
E: michael.grdur@act.gov.au

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**Grdur, Michael**

---

**From:** Grdur, Michael  
**Sent:** Monday, 28 May 2007 5:16 PM → *djfield@northrop.com.au.*  
**To:** 'cnberra@northrop.com.au'  
**Subject:** Site Investigation report for Blocks 18 & 19 Section 32

**Tony Connell/David Field**

**RE: SITE INVESTIGATION PROPOSAL FOR BLOCKS 18 & 19 SECTION 32 BELCONNEN**

LDA invites you to submit a fee proposal to carry out site investigations for the above Blocks **as per the attached brief and under the current Civil Engineering Panel arrangement.**

This site is proposed for sale through an Auction later this year for Commercial use or similar. Please note that there are no heritage or contamination issues that need to be addressed.

**Copies of the standard brief, an example cover sheet and the format for vegetation assessment are attached for your information and use.**

Note that an electronic copy and one hard copy of each of the documents in a draft form should be submitted for feedback prior to finalisation of the report. For the final submission, an electronic copy of the document along with four colour paper copies (one unbound and three bound) are required.

A fee proposal based on your Panel Submission via return email is requested. You should commence work as soon as LDA confirms acceptance of your proposal. The Site Investigations Report should be completed **within 4 weeks of our acceptance of your proposal. There is some urgency with this particular project and your response is required ASAP.**

**In addition you should indicate the breakdowns of costing for each site and produce a separate site investigation report for each individual site/block.**

**On a side issue, Graeme Walker will be on leave for approximately eight weeks, I will be assisting in his absence.**

**I have further attached a basic site plan to assist with the investigation report.**



20070525154250022007052515420362  
8.pdf



4.pdf

I look forward to receiving your proposal.



SI cover.doc



SI Brief Mar  
2005.doc



Tree Quality vs  
constraints ma...



Tree Survey - Data  
Collection1...



Tree Survey - Data  
Collection2...



Tree  
urvey-Assessment1.1



2007052109521350  
0.pdf

Regards,

*Michael Grdur*  
**Project Officer, Urban Development**

000002

Land Development Agency  
21 Wentworth Avenue  
KINGSTON ACT 2611  
P: 6205 3546  
F: 6207 7324  
E: michael.grdur@act.gov.au

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