



LAND MANAGEMENT AND PLANNING

Asset Acceptance

8/8/12

Sellick Consultants

Contact: Frank Yu
Telephone: 6205 2970

Attention: Bernie Cusack

Certificate Of Design Acceptance For CHARNWOOD S-95 B-4 Woolworths

On behalf of the Department of Territory and Municipal Services (TAMS), this Certificate of Design Acceptance is issued for the Drawings and Documents listed at Attachment A.

Please note that the drawings and documents submitted have not been checked. This Certificate is issued on the basis of your certification and an audit, by this office, of some elements in the following categories:

• Stormwater	x	• Road Geometry/Traffic control devices	x	• Street lighting	
• Foot paths	x	• Bicycle paths		• Verge works/Landscaping	x

It is recommended that all aspects of the design be subject to rigorous final design check by your office prior to calling of tenders for implementation.

The following conditions apply to this certificate:


1. The issue of this certificate does not waive or diminish the continuing responsibilities of the certifying chartered engineer with respect to the efficiency and adequacy of the design nor does it absolve the certifying chartered engineer of continuing obligations under the Road Transport (Road Safety and Traffic Management) Act 1999 and the Roads and Public Places Act.
2. Rectification of infrastructure that are constructed not in accordance with the Design Standard for Urban Infrastructure and the Standard Specification for Urban Infrastructure will be the responsibility of the certifying chartered Engineer.
3. Any proposed amendments to the design as accepted by this certificate should be submitted for acceptance prior to the amendments being implemented

Further Quality Audits may be carried out on the project during the course of construction. These audits are part of a "Total Quality" approach adopted to assure the ACT Community that assets for which they accept continuing responsibility are designed and constructed to the best quality.

4. You are required to notify this office prior to commencement of any construction activity on site.
5. On satisfactory completion of all activities, Operational Acceptance certificate will be issued for the project on receipt of all relevant documents as specified in Reference Document Ref 08 - Requirements of TAMS for Works as Executed Quality Records.

Operational Acceptance will be processed only when all the documents as required by Ref-08 are received in this office. Under special circumstances, part submission may be accepted to accelerate the processing. However the processing time for the issue of the certificate in such cases will be counted from the date of receipt of the last document in the package.

Yours faithfully,


Gabriel Joseph
Manager,
Asset Acceptance.

Attachment A

Page 1 of.1 of Attachment A to Certificate of Design Acceptance

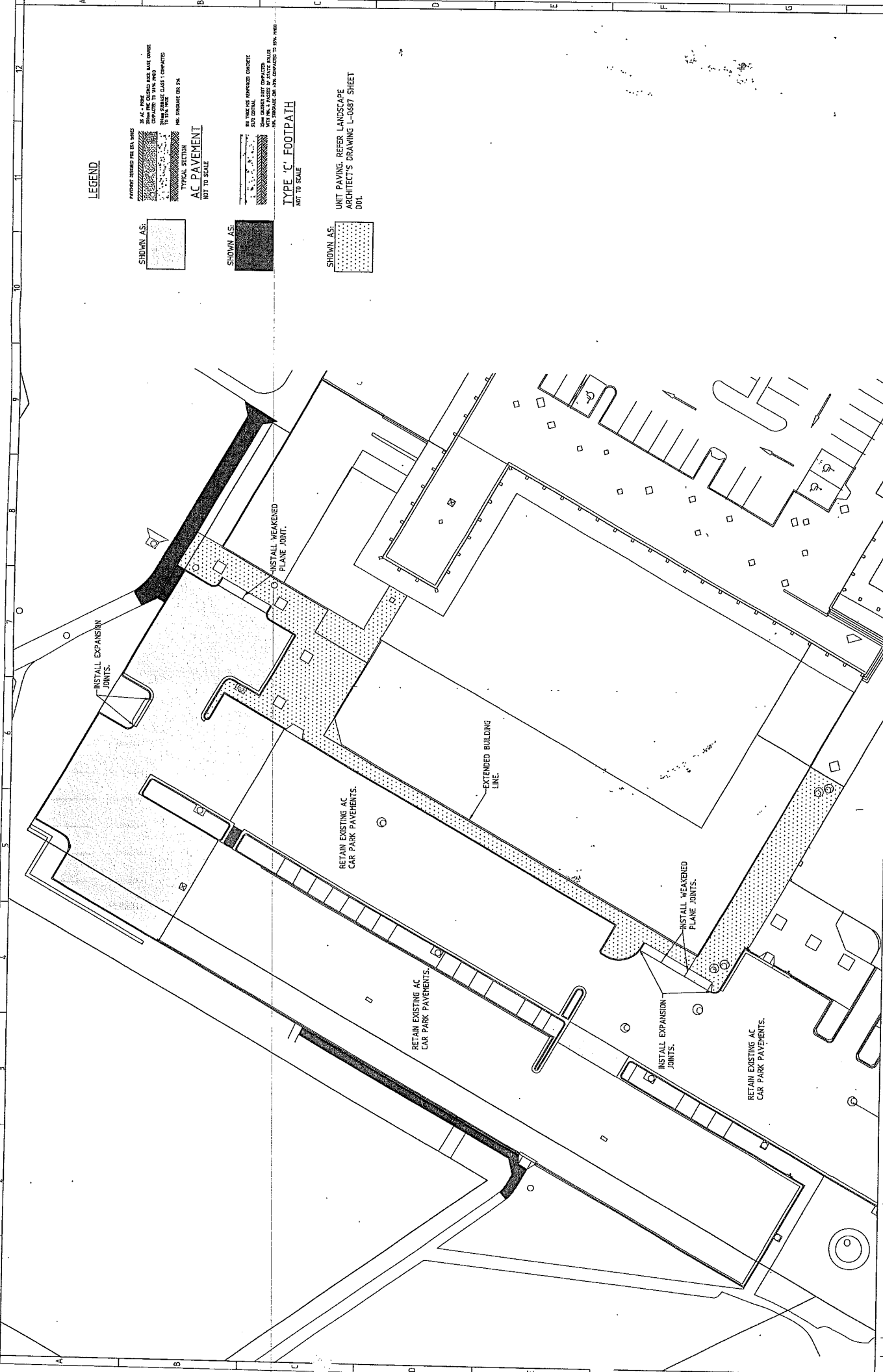
Dated: 8/8/12

**Documentation for Design Acceptance
For CHARNWOOD S-95 B-4 Woolworths**

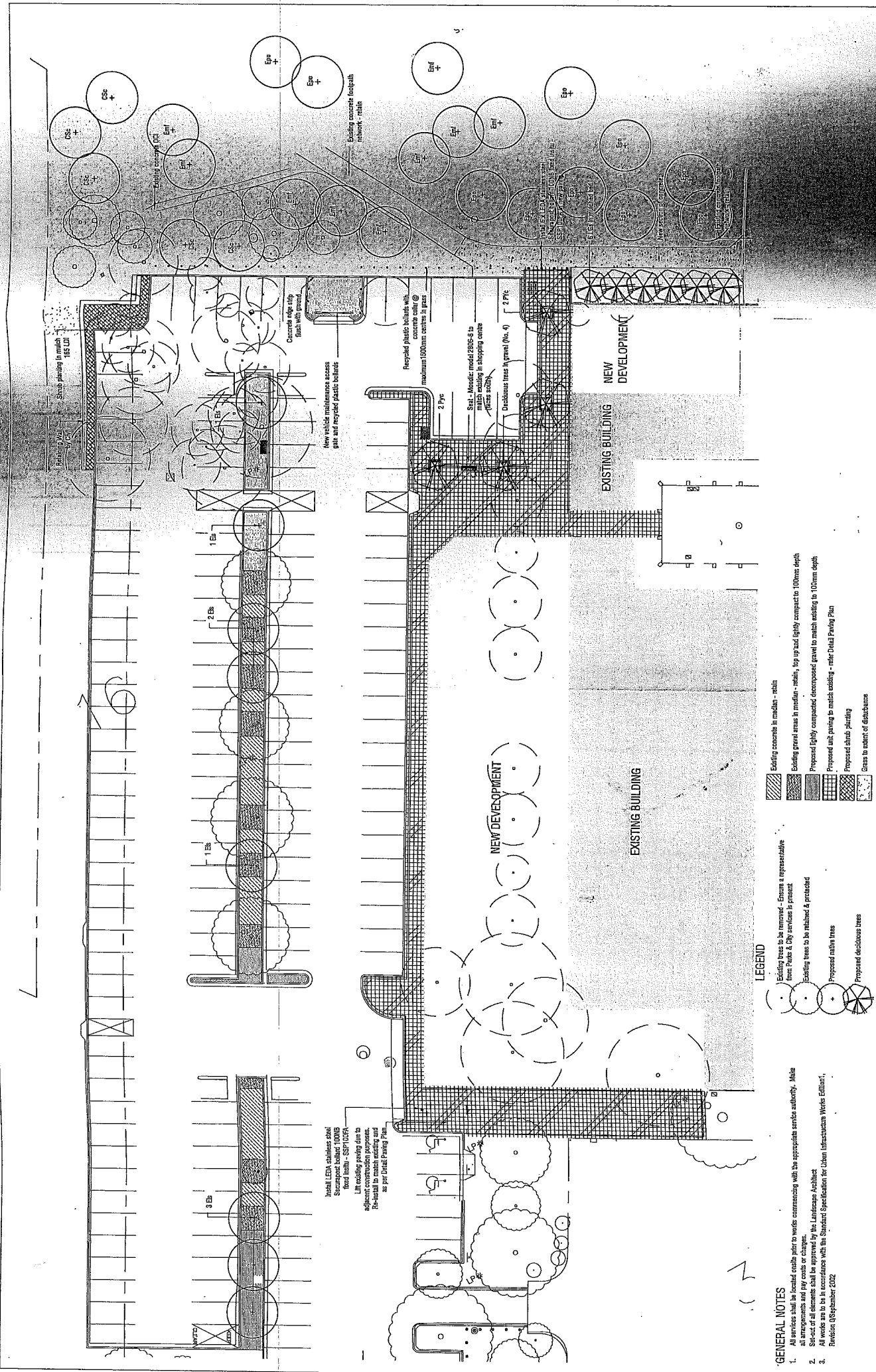
Doc. RefNo	Revision No
110192-C101	C
110192-C102	C
110192-C103	C
110192-C200	D
110192-C201	D
110192-C202	D
110192-C300	C
110192-C301	D
110192-C302	D
110192-C303	D
110192-C304	C
110192-C305	A
110192-C501	A
110192-C601	A
CR110128-E109	2
L-0687-D01	E
L-0687-D02	E
L-0687-D03	E

LEGEND

SHOWN AS: [Pattern] AC PAVEMENT NOT TO SCALE
 TYPICAL SECTION AC PAVEMENT NOT TO SCALE
 SHOWN AS: [Pattern] TYPE 'C' FOOTPATH NOT TO SCALE
 SHOWN AS: [Pattern] UNIT PAVING REFER LANDSCAPE ARCHITECT'S DRAWING L-0687 SHEET 001



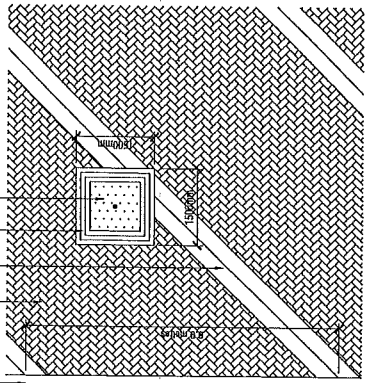
PROJECT TITLE WOOLWORTHS EXPANSION CHARNWOOD		DRAWING TITLE PAVEMENT PLAN	
PROJECT LOCATION BLOCK 47 SECTION 95 CHARNWOOD, ACT		JOB NO. 110192	
DESIGNED BY [Signature]		SCALE 1:100	
CHECKED BY [Signature]		DATE 11/01/2012	
AUTHORIZED BY [Signature]		DRAWING NO. C303	
sellick consultants 307/6701 MALDEN ROAD MALDEN CENTRAL ACT 2865			
F & D DEMARCO			
DO NOT SCALE OFF DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK COPYRIGHTING, REPRODUCTION AND DISTRIBUTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANTS.			
FOR TAKE DESIGN ACCEPTANCE FOR TENDER FOR TENDER EXTENTS FOR TENDER	23/07/12 16/07/12 15/08/12 21/08/12	TS TS TS TS	DATE DATE DATE DATE
ISSUE NUMBER 1	ISSUE DESCRIPTION 1	DATE 21/08/12	DRAWN BY TS



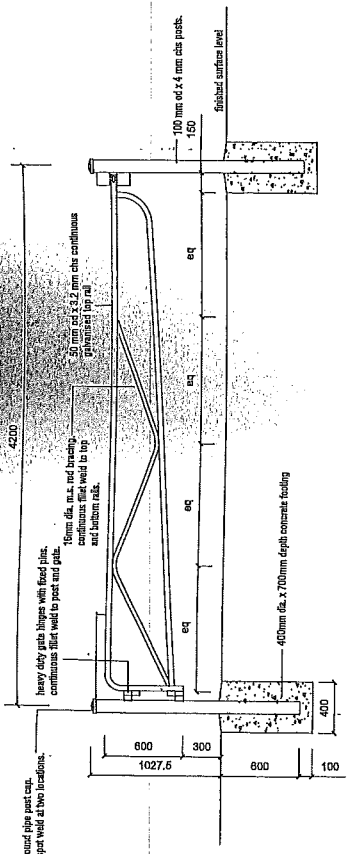
- GENERAL NOTES**
- All services shall be located outside prior to works commencing with the appropriate service authority. Make all arrangements and pay costs or charges.
 - Set-out of all elements shall be approved by the Landscape Architect.
 - All works are to be in accordance with the Standard Specification for Urban Infrastructure Works Edition 1, Revision 06 September 2002.
- LEGEND**
- Existing trees to be removed - Ensure a representative from Parks & City services is present
 - Existing trees to be retained & protected
 - Proposed native trees
 - Proposed deciduous trees
 - Existing concrete in median - retain
 - Existing gravel areas in median - retain, top up and lightly compact to 100mm depth
 - Proposed lightly compacted decomposed gravel to match existing to 100mm depth
 - Proposed milt paving to match existing - refer Detail Paving Plan
 - Proposed shade planting
 - Gress to extent of disturbance

ALL DRAWINGS AND EXISTING CONDITIONS TO BE CHECKED BY THE CLIENT AND APPROVED BY THE ARCHITECT.		DATE: 18/03/04 DRAWN: J. L. J. CHECKED: J. L. J. APPROVED: J. L. J.		PROJECT: CHARWOOD WOODLAND OFFICE DEVELOPMENT CLIENT: LANDSCAPE ARCHITECTS DRAWING NO: E-0687-001 SHEET NO: 01 DATE: 18/03/04	
ARCHITECT: LANDSCAPE ARCHITECTS 146 STONEY CREEK DRIVE (FORMERLY 142) WINDYBUSH NSW 2155 PH: +61 2 9321 5555		CONSULTING ENGINEER:		ARCHITECT:	
PROJECT NO: E-0687-001 SHEET NO: 01 DATE: 18/03/04		CLIENT APPROVAL:		ARCHITECT APPROVAL:	
DESIGN NO: E-0687-001 DESIGN ACCEPTANCE:		CLIENT APPROVAL:		ARCHITECT APPROVAL:	

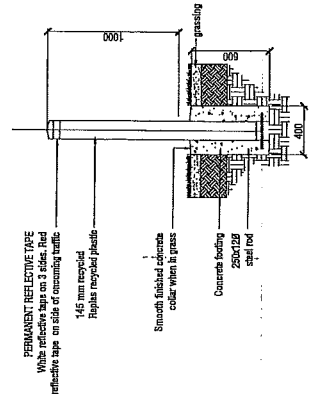
Render surface - 1 row of Utracombis Slabpave
30x20x20mm to base and bedding
Unit paving - PEI Acorn 23x31x14x8 - Interlocking
pattern parallel to bands of present paving
Base paving of 45° - 2 rows of Utracombis
Bumatch 30x20x20
3 rows of polypropylene sets back/bottom surrounding tree
Decomposed granite gravel (loosely) compacted
with base centrally located



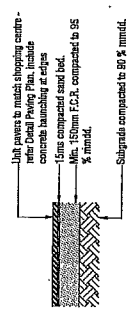
UNIT PAVING
Typical Detail Plan Scale 1:50



Vehicle Access Gate
Section Scale 1:20



3 Replias Bollards
Section Scale 1:20



UNIT PAVING
Typical Section Scale 1:20

DATE	DESCRIPTION	BY	CHK
1	PRELIMINARY DESIGN		
2	FINAL DESIGN		
3	CONSTRUCTION		

PROJECT	CLIENT
CHARWOOD WOOLWORTHS REFURBISHMENT	
LANDSCAPE DETAILS	

SCALE	DATE	BY	CHK
1:20			
1:50			
1:100			

PROJECT NO.	DATE	BY	CHK
L-0687	003		
DESIGNER			
DATE			
SCALE			

DESIGN ACCEPTANCE

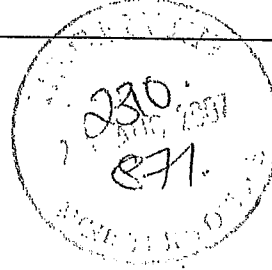


Vicki Dunne MLA

Legislative Assembly for the
Australian Capital Territory

Member for Ginninderra
Shadow Minister for Education,
Women, Family and Community Services,

Mr John Hargreaves MLA
Minister for Territory and Municipal Services
ACT Legislative Assembly



Dear Mr Hargreaves,

John

I am writing to you about some issues which has been brought to my attention by a number of constituents concerning Charnwood shops.

The first issue which has been brought up is the state of the pavement at the Charnwood shops. On the public land the pavement is in quite good condition however around the chemist where the eave covers the pavement, the path is breaking down and there is a distinct rise between the two areas. My concern is that this will lead to people tripping over the in this area, and especially for the elderly who frequent the area.

The second issue about Charnwood shops is the state of the line marking in the car park. Firstly in the rear car park there are a collection of easements leading to the road, and at this point there are a number of keep clear signs on the ground. However these have become very faded and as a result cars are parking here. The same can be said for the disabled parking spots, as the paint for these has also faded to the point it's indistinguishable.

Minister could you look into improving the state of the pavement in partnership with the lessee's of Charnwood shops and also have the lines for the keep clear areas and disabled parking spots marked out again?

Yours sincerely

Vicki Dunne
Vicki Dunne MLA
16 August 2007

**John Hargreaves** MLA

MINISTER FOR TERRITORY AND MUNICIPAL SERVICES

MINISTER FOR HOUSING

MINISTER FOR MULTICULTURAL AFFAIRS

Member for Brindabella

Mrs Vicki Dunne MLA
Member for Ginninderra
ACT Legislative Assembly
London Circuit
CANBERRA ACT 2601

COPY

Dear Mrs ^{Vicki} Dunne

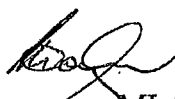
Thank you for your letter dated 6 August 2007 on behalf of a number of constituents regarding issues relating to the Charnwood Shops.

I am advised by officers of Roads ACT that they have inspected the shops and determined that whilst the trip is at the junction of the public and privately owned paths it is most likely due to the public path having settled over time. In this circumstance my Department has arranged for the repairs to be undertaken by relaying the public pavers and it is expected that this work will be completed by the end of September 2007.

I am also advised that The Keep Clear and Disabled Parking symbols in the carpark have been inspected and will be remarked by the end of September 2007.

Thank you for raising these matters with me. I trust that this information is of assistance.

Yours sincerely


John Hargreaves MLA
Minister for Territory and Municipal Services

13 September 2007

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone (02) 6205 0020 Fax (02) 6205 0495 Email hargreaves@act.gov.au

2008/1003.

③



Ph: (02) 6205 0100
Fax: (02) 6205 0040
E-mail: porter@parliament.act.gov.au

Mary Porter AM MLA
Member for Ginninderra
Australian Labor Party

*Chair of Standing Committee on Education and Training
Deputy Chair of Standing Committee on Health and Disability
Deputy Chair of Standing Committee of Planning and Environment*

17 March 2008


Mr John Hargreaves MLA
Minister for Territory and Municipal Services
ACT Legislative Assembly
London Circuit
CANBERRA ACT 2601




Dear Mr Hargreaves 

I am writing on behalf of
services.

regarding urban

I would like to be informed as to whether there are any plans to restore the shops at Charnwood.  expressed to me her concern that the shops at Charnwood, she believes, are looking unappealing aesthetically due to graffiti, broken windows and broken glass on the ground.

I would greatly appreciate it if you could address  query.

Thank you in anticipation for your response in this matter.

Yours sincerely

Mary Porter AM MLA
Member for Ginninderra

Legislative Assembly for the Australian Capital Territory

Civic Square, London Circuit (GPO Box 1020) Canberra ACT 2601

T (02) 6205 0439 F (02) 6205 3109 E secretariat@parliament.act.gov.au W www.parliament.act.gov.au



John Hargreaves MLA

MINISTER FOR TERRITORY AND MUNICIPAL SERVICES

MINISTER FOR HOUSING

MINISTER FOR MULTICULTURAL AFFAIRS

Member for Brindabella

Ms Mary Porter AM MLA
Member for Ginninderra
ACT Legislative Assembly
London Circuit
CANBERRA ACT 2601

COPY

Dear Ms Porter *Mary*

Thank you for your representations of 17 March 2008 on behalf of
regarding the appearance of the
Charnwood shopping centre. I apologise for the delay in responding to you.

I wish to advise you that shopping centres are selected for upgrade according to a range of criteria, including the age and condition of their infrastructure, relevant health and safety issues, local crime statistics and the availability of funds. On the basis of these criteria, a number of other shopping centres have been prioritised for refurbishment ahead of Charnwood, where I note some upgrade works were undertaken in 1999.

The Retail Activity Coordination Group, which consists of representatives from my Department and the ACT Planning and Land Authority, gives advice to assist with the prioritising of centres for upgrade. Prioritisation for refurbishment is an ongoing process and officers from my Department will ensure that the concerns you have raised regarding the Charnwood shopping centre are brought to the attention of the Retail Activity Coordination Group.

In reference to the cleaning of litter and debris such as the broken glass, I am advised by officers from Parks, Conservation and Lands that maintenance crews inspect and clean the Charnwood shopping centre on a daily basis.

In relation to graffiti, as you are aware the ACT Government introduced a Graffiti Strategy in August 2004. The Graffiti Strategy states that offensive graffiti visible from the public realm is to be removed from public property within 24 hours and illegal graffiti from public assets within three days.

ACT LEGISLATIVE ASSEMBLY

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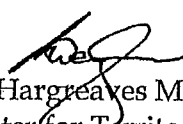
In addition, the Graffiti Strategy promotes a 24 hour removal standard from ACT Government assets for all reported illegal graffiti. The effectiveness of this approach is based on the realisation that rapid removal undermines the efforts by graffitiists for peer recognition, a primary motive for much graffiti vandalism. Residents, businesses and community groups are encouraged to monitor and report graffiti offenders to the Crime Stoppers Hotline on 1800 333 000, and to remove illegal graffiti from their property as soon as it appears.

All public and private property land owners have been encouraged to participate in this coordinated approach to the removal of graffiti. Unfortunately, some property and business owners have chosen not to and this sometimes results in a delayed response to this vandalism.

Should your constituent have any further concerns regarding urban maintenance matters, including graffiti, I encourage them to report these issues directly to Canberra Connect on 13 22 81 so that appropriate action might be taken as quickly as possible.

Thank you for raising this matter with me. I trust that this information is of assistance.

Yours sincerely


John Hargreaves MLA
Minister for Territory and Municipal Services

3 July 2008

2009/1734.

4



Mary Porter AM MLA
Labor Member for Ginninderra



ph: +61 2 6205 0100
fax: +61 2 6205 0040
web: www.maryporter.net
e-mail: porter@parliament.act.gov.au

Deputy Speaker ACT Legislative Assembly
Chair of Standing Committee on Planning, Public Works and Territory and Municipal Services
Deputy Chair of Standing Committee on Climate Change, Environment and Water

26 June 2009

Mr Jon Stanhope MLA
Attorney General
ACT Legislative Assembly
London Circuit
CANBERRA ACT 2601



Dear Mr Stanhope *Sam*

I am writing on behalf of _____, in
relation to the Charnwood Shops.

_____ has several concerns about the Charnwood Shops.
_____ believes that the lighting at the back of the car park is insufficient and, as a result, she
believes that this car park is a dangerous area to use after dark.

_____ also believes that the location of the sole exit in this car park makes it
extremely difficult to exit the car park. _____ believes that there needs to be an
alternate exit. I personally believe that the problem may be remedied through the
provision of a roundabout at the existing exit.

Further, _____ informed me that she would like to see the pigeon droppings
cleared from the Charnwood Shops. _____ believes that there is a concerning
amount of pigeon droppings at this facility, and believes that it is unsightly and a
health hazard. She reports that, when wet, the droppings give off an offensive odour.

Finally, _____ is disappointed at the amount of graffiti at the Charnwood Shops.
She would like to see this graffiti removed.

I would appreciate it if you would take into consideration _____ concerns and
address her enquiry.

Thank you for your time in this matter and I look forward to your response.

Yours sincerely

Mary

Mary Porter AM MLA Member for Ginninderra
Celebrating twenty years of democracy

11 May 1989 - 11 May 2009

Legislative Assembly for the Australian Capital Territory
Civic Square, London Circuit (GPO Box 1020) Canberra ACT 2601

2009/1734



Jon Stanhope MLA

COPY

CHIEF MINISTER

MINISTER FOR TRANSPORT MINISTER FOR TERRITORY AND MUNICIPAL SERVICES

MINISTER FOR BUSINESS AND ECONOMIC DEVELOPMENT

MINISTER FOR INDIGENOUS AFFAIRS MINISTER FOR THE ARTS AND HERITAGE

MEMBER FOR GINNINDERRA

Ms Mary Porter AM MLA
Member for Ginninderra
ACT Legislative Assembly
London Circuit
CANBERRA ACT 2601

Dear Ms Porter

Thank you for your letter of 26 June 2009, on behalf of _____, about various issues relating to the Charnwood Shops.

Firstly, I would like to assure _____ that the ACT Government remains committed to maintaining public places in Canberra to the highest affordable standards. A range of strategies have been implemented to enhance the urban environment, both from a social and environmental perspective. These actions relate to litter, graffiti, shopping centres, natural environment, streetscapes, landscape refurbishment, fire-hazard reduction and road and footpath networks.

I am pleased to advise that the street lights in the carpark will be upgraded as part of the 2009-2010 Street Light Capital Upgrades Program. It is expected that construction work will be completed by May 2010.

I am advised that Roads ACT has implemented changes to the road layout on Charnwood Place and in the Charnwood Shops carpark in the past few years. These changes were in response to concerns about access to, and operation of the carpark. Motorists exiting Charnwood Place may experience short delays, especially during the evening peak periods, as they are required to give way to right turning and through vehicles on Lhotsky Street. However, these changes have proven to provide a satisfactory level of service.

I am further advised that while two access points are provided to the Charnwood Shops, there is no link between the separate carparks. Experience has shown that the eastern carpark is preferred and consequently has a significantly higher use. I understand that the provision of another access point to the eastern carpark and widening of Lhotsky Street would require acquisition of additional land for these roadworks. A roundabout would also be difficult to fit in the existing road reserve and could result in traffic queues on Lhotsky Street extending to the intersection with Tillyard Street.

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601

2009/1734.

In addition, the crash reports for the intersection of Charnwood Place east and Lhotsky Street over the last five years are low and do not support the need for any additional works on safety grounds. In that context, Roads ACT has no immediate plans to change the current arrangements at this location.

I have noted concerns about pigeon droppings in the vicinity of the shops. As you would be aware, Parks, Conservation and Lands (PCL) is responsible for the public areas within the shopping precinct. Any pigeon droppings in public areas are swept up daily as part of the regular cleaning program for the shops. In addition, steam cleaning of the pavement is undertaken as and when required. Cleaning of pigeon droppings within the leasehold areas, for example under the eaves of the buildings, is the responsibility of the landlord or tenant.

In relation to graffiti, as you would be aware, in 2004, a Graffiti Strategy was introduced which states that, after notification, offensive graffiti visible from the public realm is removed from public or private property within 24 hours and other illegal graffiti from public assets within 3 days. The strategy promotes a 24 hour removal standard from ACT Government assets for all reported illegal graffiti. The effectiveness of this approach is based on the realisation that rapid removal undermines the efforts by graffitiists for peer recognition, a primary motive for much graffiti vandalism.

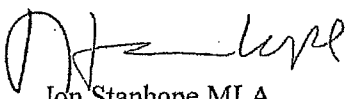
Residents, businesses and community groups such as Neighbourhood Watch are encouraged to monitor and promptly report graffiti offenders to the Crime Stoppers on 1800 333 000. A Graffiti Hotline (via 13 22 81) has also been established for members of the public to request removal of illegal graffiti from public sites. Removal of graffiti from public assets is undertaken under a graffiti removal contract. The contractor is required to inspect public assets within specified timeframes, dependent on their location, and any graffiti located at the time of inspection is removed.

The ACT Government has since ceased graffiti removal from privately owned assets in Canberra to focus on removing graffiti from public owned assets and to implement a number of preventative measures listed in the Graffiti Strategy. However, all public and private property owners have been encouraged to participate in a coordinated ACT-wide graffiti vandalism removal program. Private property owners are encouraged to remove illegal graffiti from their property as soon as it appears and given practical advice on the upkeep of their properties.

I am advised that an officer from PCL inspected the Charnwood shopping centre and noted some graffiti on buildings. Accordingly, a letter has been sent to these land owners encouraging them to remove the graffiti from their property.

Thank you for raising these matters with me. I trust that this information is of assistance.

Yours sincerely



Jon Stanhope MLA
Minister for Territory and Municipal Services

10 JUL 2009

200811006.

(5)



Vicki Dunne MLA

Member for Ginninderra

Legislative Assembly for the
Australian Capital Territory

Shadow Minister for Environment, Water, Climate Change, Heritage,
Ageing, Women, Family And Community Services

Mr John Hargreaves MLA
Minister for Territory and Municipal Services
ACT Legislative Assembly



Dear Mr Hargreaves,

John

I am writing to you concerning some issues which have been brought to my attention by a number of constituents.

The issue which has been raised is in regard to the refurbishment of Cook and Charnwood local shops. Both of these local shops are in need of maintenance work with the removal of graffiti, broken glass and broken windows. Both shopping centres are in need of a refurbishment and I would like to know if there are any plans for this in the future?

If there are no current plans for these areas to be refurbished, could your department look into doing refurbishments at Cook and Charnwood shopping centres?

Yours sincerely,

Vicki Dunne

Vicki Dunne MLA
14 March 2008

2008/1006.



John Hargreaves MLA

MINISTER FOR TERRITORY AND MUNICIPAL SERVICES

MINISTER FOR HOUSING

MINISTER FOR MULTICULTURAL AFFAIRS

Member for Brindabella

Mrs Vicki Dunne MLA
Member for Ginninderra
ACT Legislative Assembly
London Circuit
CANBERRA ACT 2601

COPY

Dear Mrs *Vicki* Dunne

Thank you for your representation of 14 March 2008 on behalf of various constituents regarding the refurbishment and maintenance of the Cook and Charnwood shopping centres. I apologise for the delay in replying to you.

With regard to refurbishment, shopping centres are selected for upgrade according to a range of criteria that include the age and condition of their infrastructure, relevant health and safety issues, local crime statistics and the availability of funds. I am informed that on the basis of these criteria, a number of other centres have been prioritised for refurbishment ahead of Cook and Charnwood local shopping centres.

The Retail Activity Coordination Group which consists of representatives from my Department and the ACT Planning and Land Authority, gives advice to assist with the prioritising of centres for upgrade. Prioritisation for refurbishment is an ongoing process and officers from my Department will ensure that the concerns you have raised regarding the Cook and Charnwood shopping centres are brought to the attention of the Retail Activity Coordination Group.

However, I am informed by officers in Parks, Conservation and Lands (PCL) that some minor upgrading of the garden beds at the Cook shops will be completed by October 2008 and that the two benches at the shops will be replaced if funds permit. I am also informed that upgrade works to the Charnwood shopping centre were undertaken in 1999.

With regards to cleaning, I am advised by officers in PCL, that maintenance crews inspect and clean the Charnwood shopping centre on a daily basis and that the Cook shopping centre is inspected and cleaned every second day.

ACT LEGISLATIVE ASSEMBLY

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2008/1006.

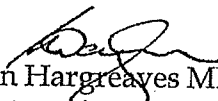
The ACT Government introduced a Graffiti Strategy in August 2004. The Strategy states that offensive graffiti visible from the public realm is to be removed from public property within 24 hours and illegal graffiti from public assets within 3 days. The Strategy promotes a 24 hour removal standard from ACT Government assets for all reported illegal graffiti. The effectiveness of this approach is based on the realisation that rapid removal undermines the efforts by graffitists for peer recognition, a primary motive for much graffiti vandalism.

As part of this approach, the strategy encourages residents, businesses and community groups to monitor and report graffiti offenders to the Crime Stoppers Hotline on telephone 1800 333 000, and to remove illegal graffiti from their property as soon as it appears. Requests to the ACT Government for removal of illegal graffiti from specific sites should be made to the Graffiti Hotline on 132281.

All public and private property land owners have been encouraged to participate in a coordinated ACT-wide graffiti vandalism removal program. Unfortunately some property and business owners do not participate in a coordinated fashion and employ their own approval to graffiti vandalism, which may lead to the delayed removal of graffiti from their assets.

Thank you for raising this matter with me. I trust that this information is of assistance.

Yours sincerely


John Hargreaves MLA
Minister for Territory and Municipal Services

13 May 2008

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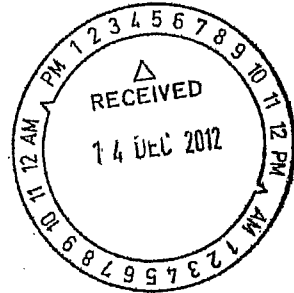
Mary Porter AM MLA
Labor Member for Ginninderra



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e-mail: porter@parliament.act.gov.au

Deputy Speaker of the ACT Legislative Assembly
Chair of the Standing Committee on Education, Training and Youth Affairs
Deputy Chair of the Standing Committee on Public Accounts

14 December 2012



Mr Shane Rattenbury
Minister for Territory and Municipal Services
ACT Legislative Assembly
London Circuit
CANBERRA, ACT 2601

Dear Mr Rattenbury,

I am writing to you on behalf of several business owners at the Charnwood Shops, regarding the current development activities at the Woolworths end of the shops.

The business owners informed me that they were very disappointed and concerned about the impact the development is having, and will continue to have, to their business over the next nine months.

While they are not against the development in itself, they say that in their opinion proper processes were not followed before, and after, the development commenced. They believe that had the processes been followed, i.e. consultation with the concerned businesses about where barriers could be erected, better outcomes would have been achieved for their businesses and for the developer as well. **(See attached report and images)**

Another matter that is of immediate concern to them is the parking plan that was approved along with the DA. They informed me that it's not working as it should and is causing a lot of distress to motorists wishing to park at the rear parking **(See attached images)**.

As you can see, large Woolworths b-double trucks park in such a way that motorists find it very difficult to perform a U-turn at the end of the parking area. Many motorists, clearly distraught, expressed their frustration to me while I was inspecting the area; some of whom had to drive over the curb due to lack of space. I also witnessed a b-double truck having to reverse quite a long way out of the carpark in order to exit onto the road. This practice is obviously quite dangerous.

Further to this, the business owners expressed their concerns about the poor state of the whole shopping precinct. They said that despite it being a very busy centre, footpaths were broken and not in good condition, now a health and safety issue. They also highlighted the poor state of the buildings and, more so, poor lighting.

2012/2235.

They said that they have resulted to installing extra, external lighting so that their businesses can be visible at night, which is adding to their costs.

The business owners, and the constituents I spoke to, stated that they would like this matter, particularly the parking and access situation, resolved without delay. They also would like to know when the centre precinct is due for a refurbishment.

I look forward to your response and thank you for your time and consideration of this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mary Porter', with a stylized flourish at the end.

Mary Porter AM MLA
Member for Ginninderra

**Charnwood Shopping Centre
Meeting with Business Owners
7 December 2012**

Present:

- Ms Mary Porter**
- Porter's Senior Advisor**
- Owner**
- Owner**
- Owner**

A. Issues discussed

- a. Lack of consultation Re: current development
- b. Pathways Blocked
 - i. Delivery of their products
 - ii. Skippy bins/ garbage disposal
 - iii. Restricting Trade
- c. Lighting and Refurbishment

B. Detail

Lack of consultation

1. The business owners were not consulted about the blocking off of certain pathways within the shopping centre which, they say is having an effect on their business.
 - a. A letter was issued to them by **Streetbuild Construction and Refurbishment** a couple of days before the builder started placing the barriers.
 - b. The builder moved their Skippy bins to an area they cannot easily access, and most of the day they are locked out as the bins are inside the construction site.

Pathways Blocked

2. Several pathways within the centre, and in the rear car park area, have been blocked off as a safety measure to the public. However, the business owners believe that with better consultation a better outcome would have been achieved.
3. The business owners state that they initially attempted to meet with the building company to address this matter but without success.
4. It was after they protested to the site manager that they received an audience, but still their concerns have not been addressed.
 - a. The area was a major thoroughfare, with many of their customers preferring to park at the rear for easy access to their shops; or use the alley way close by to walk to the centre.

- b. However, the owners now say that they are currently losing trade because the builder has blocked off these paths, including the main access to the centre via the rear parking.
 - c. Further to this, owners fear that they will not benefit from the festive period because the construction is set to be completed end of July 2013.
5. Again, the owners informed me that they now find it very hard to access their bins, to dispose of waste, at the end of the day.
 - a. They say that the bins have been relocated from the rear of their building, where they had easy access through their back doors, to the blocked off segment at the rear car park.
 - b. The owners say that apart from the current area being further; it's not well lit at night and as such is presenting safety concerns to the employees.
 - c. This is also the same with the staff parking area which they cannot access since the area was blocked off. I'm informed that Staff members now have to park further from the shops, which again presents safety concerns.
6. Their deliveries system has also been affected by this development. They say that trucks cannot now access the previous designated area as it has been cordoned off.
 - a. The owner say that there is an alternative area between the post office and the chemist where the delivery trucks can access, however, they allege that the bottle shop owner has placed three large bins which are blocking access.

C. Other matters

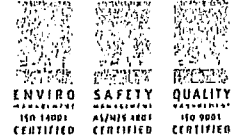
Lighting and Refurbishment

7. The owners say that the shopping centre is in a very dire state and needs urgent refurbishment.
 - a. Buildings
 - b. Footpaths
 - c. Lighting, particularly in the car park and the rear of their building where they usually have their bins.
8. A contractor at the northern end of the shopping centre, near Cooida Cottage Association Care Building, has dumped building material on the car park, which has rendered about six spots unusable.

2012/2235



Street Consulting Pty Ltd
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QLD Builders Lic. No. 1072228
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Century Circuit, Baulkham Hills NSW
PO Box 7822, Baulkham Hills BC NSW 2153
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Email: construction@streetbuild.com



RE: CONSTRUCTION WORKS AT CHARNWOOD PLACE

Attention: Tenant,

Streetbuild wishes to advise that construction works for the extension and refurbishment of the Woolworths Tenancy, at Charnwood Place will commence on **Monday 26th November 2012**. A construction compound and diversions to pedestrian access will be utilised to ensure the safety of all of those in the surrounding areas. The approximate length of construction works is 9 months, with major exterior works being completed by **Monday 29th July 2013**.

The following changes will be made;

- Partial closure of the rear car park
- No access through to the main courtyard from the areas to the rear of the building
- Restricted access between the TAB & Pub
- Temporary changes to pathways from Cartwright St

Adequate measures will be taken to ensure that minimal disturbance will impact your business, however, should you have any concerns, please do not hesitate to contact our office or Site Staff.

Tom Rayner
Project Manager
0417 652 252

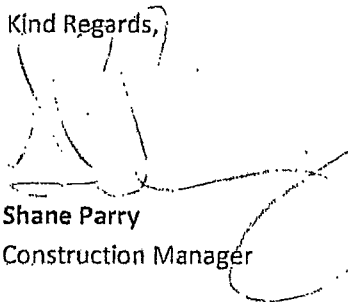
Tom.rayner@streetbuild.com

Brendon Smith
Site Supervisor
0417 489 033

Brendon:streetbuild@gmail.com

We thank you for your co-operation.

Kind Regards,



Shane Parry
Construction Manager

COPY

Shane Rattenbury MLA

MINISTER FOR TERRITORY AND MUNICIPAL SERVICES
 MINISTER FOR CORRECTIONS
 MINISTER FOR HOUSING
 MINISTER FOR ABORIGINAL AND TORRES STRAIT ISLANDER AFFAIRS
 MINISTER FOR AGEING

MEMBER FOR MOLONGLO

Ms Mary Porter AM MLA
 Member for Ginninderra
 ACT Legislative Assembly
 London Circuit
 CANBERRA ACT 2601

Dear Ms Porter *Mary*

Thank you for your letter of 14 December 2012 on behalf of several business owners at the Charnwood Shops regarding redevelopment works currently underway.

Temporary Traffic Management (TTM) arrangements, which include the control of both vehicle and pedestrian movements within the centre were endorsed prior to the commencement of works. The endorsement included a requirement for the developer to ensure written notification of all impacted businesses was undertaken seven days prior to the commencing.

In considering TTM arrangements, Roads ACT takes into account the impact on other road users, businesses and the overall safety of the arrangements, whilst also noting that at times, particularly in developed areas some inconvenience will be associated with works.

Having become aware of the concerns of some residents in the area, Roads ACT instructed the developer to relocate the temporary fencing to ensure a maximum amount of access to car parking and the shopping centre is available. This new arrangement was put in place as of 21 December 2012.

If the shop owners have future issues could you please direct them to contact the Streetbuild Construction Manager.

In addition, the existing TTM and site management arrangements will be reviewed and new plans amended in January 2013. The revision will include improvements to the access and egress arrangements for Woolworths' delivery vehicles. These revised plans and any future TTM proposals will be submitted by the developer for consultation with the shop keepers. These improved arrangements will be implemented at the conclusion of the consultation process once the revised plans have been endorsed by Roads ACT.

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I understand an officer of Roads ACT has inspected the footpaths, and identified areas requiring repairs, these repairs should be completed by the end of January 2013.

With regard to the lighting, an inspection of the public lighting was carried out on the evening 10 January 2013. It was noted that there is sufficient lighting within the carpark and public concourse areas of the shopping centre. The trees on the paved areas were found to be blocking lighting columns, therefore, I have requested officers of the Territory and Municipal Services (TAMS) Directorate to trim the tree foliage surrounding the columns. This will make the area brighter at night time and assist in the overall management of security at the Charnwood Shops.

It was also found that there are twelve street light columns in the shopping centre that require replacement of lenses or lights. A work order has been placed, and work should be completed by the end of January 2013.

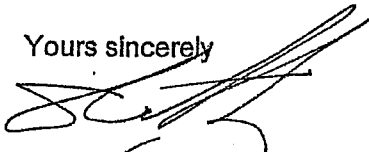
Since 1995, the ACT Government has managed a rolling program to upgrade shopping centres throughout Canberra. The 2012 Shopping Centre Priority Assessment identified fifteen shopping centres for upgrade according to a range of criteria that includes variables such as the safety issues, compliance with current standards, age and condition of the infrastructure, visitation rates, occupancy rates and general vitality of the area. Other centres were assessed as higher priority for upgrade ahead of the Charnwood shopping centre, subsequently there is no major upgrade planned in the near future.

The ACT Government recognises that minimising the impact of graffiti is important to maintain the amenity of the Charnwood Shops. Graffiti is an offence under Section 120 of the Territory's *Crimes Act 1900* and persons causing damage to public or private property may be issued with an on the spot fine of \$1,000. The ACT Government actively removes graffiti from its land and property but is not responsible for the removal of graffiti from private leases.

While TAMS does not remove graffiti from leased property, lessees are encouraged to remove graffiti from their property as soon as it appears. This policy applies to shopping centres, private buildings and residences and is applied consistently across the ACT. In line with this policy, the lessees of buildings within the shopping centre will be contacted and encouraged to remove the graffiti. The ACT Planning and Land Authority (ACTPLA) which deals with complaints relating to leased land that has not been maintained in a reasonable state can also be contacted on (02) 6207 3022.

Thank you for raising these matters with me. I trust this information is of assistance.

Yours sincerely



Shane Rattenbury MLA
Minister for Territory and Municipal Services

25 JAN 2013

Roads ACT Freedom of Information DOCS SUMMARY for Doc Title : 'charnwood' or Defect Id : '0' or Class : 'zzzzzzzz' or Responsible User : 'zzzzzzzz' or Recorded Date : '01-JAN-1800' or Complainant : 'zzzzzzzz' or Status																		
Doc Id	Defect Id	Doc Title	Category	Complaint Status	Class	Enquiry Type	Complaint Priority	Description	Complaint Location	Complainant Name	Contacts	Responsibility Of	Action	Incident Date	Recorded Date	Date Issued	Target Date	Completion Date
129414		CHARNWOOD, CHARNWOOD SHOPPING CENTRE, CHARNWOOD	REQS	No Action Necessary	PATH	DMG	High	Pavers in front of the Charnwood Neighbourhood Centre, at the back of the Charnwood Shopping Centre on the right hand side, are very uneven. Child had a bad fall last week. Caller concerned as she said she had reported it a week ago and no-one had investigated. (could not find job logged) Please assess. thanks	CHARNWOOD SHOPPING CENTRE, CHARNWOOD			JFIELD	This works has been included in previous WO ACT/872	30/1/08	30/1/08	30/1/08	31/1/08	
133089		CHARNWOOD, CHARNWOOD PLAGE, CHARNWOOD	REQS	No Action Necessary	PATH	DMG	Medium	Request for the pavement to be fixed as soon as possible as caller fell and badly bruised herself which she said she will recover fairly quickly but there are a lot of elderly people who use the shopping centre and especially in front of Woolworths the tree roots have been lifting up the pavers an inch high. Thank you.	Charnwood Place, Charnwood			JFIELD	Duplicated. Work in progress	25/2/08	26/2/08	26/2/08	4/3/08	

318403	11069	CHARNWOOD, CHARNWOOD PLACE CHARNWOOD	REQS	Complete	PATH	DMG	Medium	Footpath bounded by Woolworths & Video Ezy & bakery. Plane trees are causing ripples through the paving. Caller has seen two able-bodied people fall, and believes it should be inspected ASAP.	Charnwood Place Charnwood	JSMITH	12/9/08	12/9/08	12/9/08	19/9/08	10/10/08
345567		CHARNWOOD, CHARNWOOD SHOPS, CHARNWOOD	REQS	Complete	PATH	LITT	Medium	The shop pavement and bins need cleaning as where the shops spill oil/fat when emptying their containers and it smells quite bad. Thank you	Charnwood Shops, Charnwood		13/2/09	13/2/09	20/2/09	25/2/09	
352137	14724	CHARNWOOD, CHARNWOOD SHOPPING CENTRE, CHARWOOD PLACE, CHAR	REQS	Complete	PATH	DMG	Medium	have notice OH&S issues with the pavements around some shopping centres in Belconnen area. The problems are uneven pavers, missing pavers, broken concrete paths and raised or sunken concrete surfaces. The following is a list for the Charnwood depot area :- CHARNWOOD SHOPS - off Lyhotsky st many areas around the whole shopping centre. CHARNWOOD SHOPS - Tillyard drive one section of concrete in front of shop. Please contact Brian Bathgate for further details.	Charnwood Shopping Centre, Charwood Place, Charnwood	JSMITH	26/3/09	26/3/09	26/3/09	21/9/09	

352142	14760	044813, CHARNWOOD SHOPS, TILLYARD DRIVE, CHARNWOOD	REQS	Complete	PATH	DMG	Medium	As mentioned I have notice OH&S issues with the pavements around some shopping centres in Belconnen area. The problems are uneven pavers, missing paths and raised or sunken concrete surfaces. CHARNWOOD SHOPS - Tillyard drive one section of concrete in front of shop. Please contact Brian Bathgate for further information.	Charnwood Shops, Tillyard Drive, Charnwood	JSMITH	26/3/09	26/3/09	26/3/09	21/9/09
460989	14761	CHARNWOOD, CHARNWOOD SHOPS, LHOTSKY STREET, CHARNWOOD	REQS	Complete	PATH	DMG	Medium	OH&S issues. The problems are uneven pavers, missing paths and raised or sunken concrete surfaces. The following is a list for the Charnwood depot area :- CHARNWOOD SHOPS - off Lyhotsky st many areas around the whole shopping centre, as well as: CHARNWOOD SHOPS - Tillyard drive one section of concrete in front of shop.	Charnwood Shops, Lhotsky Street, Charnwood	JSMITH	10/6/09	10/6/09	10/6/09	13/11/09
595127	19791	045124, CHARNWOOD PLACE CHARNWOOD	REQS	Complete	PATH	DEF	Medium	FOOTPATH has a lot of water on it after it rains. Water has nowhere to go. Charnwood Shops CHARNWOOD next to TAB. Please assess drainage	Charnwood Place CHARNWO OD	JSMITH	5/5/10	5/5/10	5/5/10	30/8/10
595133	19791	CHARNWOOD, CHARNWOOD PLACE CHARNWOOD	REQS	Complete	PATH	DMG	Medium	At the Charnwood shops , the pavers all around the shops are uneven , and there are alot of trip hazzards there .Thanks Please fix.	Charnwood Place Charnwood	JSMITH	5/5/10	5/5/10	5/5/10	30/8/10
606106	27613	045124 , 1 CHARNWOOD PLACE CHARNWOOD	REQS	Complete	PATH	DMG	Medium	Pavers outside Coolinda Cottage have recently been repaired, but they are sticking up. Caller has concerns for parents and children.	1 Charnwood Place Charnwood	JSMITH	18/8/10	18/8/10	18/8/10	30/5/11

652757	27613	CHARNWOOD, CHARNWOOD PLACE CHARNWOOD	REQS	Complete	PATH	DMG	Medium	(Caller, from City Places, says that there are numerous uneven pavers around the Charmwood Shopping Centre that are trip hazards. He noted also that the alleyway at the back of the Labor Club has subsided paving which fills with water during heavy rain.	Charmwood Place Charmwood				4/4/11	4/4/11	4/4/11	12/4/11	30/5/11	
652760	27613	CHARNWOOD, CHARNWOOD PLACE CHARNWOOD	REQS	Complete	ROPA	DMG	Medium	There are uneven concrete dividers in the carpark area where the chemist used to be which are a trip hazard.	Charmwood Place Charmwood				4/4/11	4/4/11	4/4/11	12/4/11	30/5/11	
652777	27613	CHARNWOOD, CHARNWOOD PLACE CHARNWOOD	REQS	Complete	KERB	DMG	Medium	The kerbs & gutters at the back of Woolworths (where the driveways are) are uneven and are trip hazards.	Charmwood Place Charmwood				4/4/11	4/4/11	4/4/11	12/4/11	30/5/11	
787506		CHARNWOOD, CHARNWOOD PLACE CHARNWOOD	REQS		PATH	DMG	Medium	Caller tripped on lifted pavement near the ACTTAB at Charmwood Shops on Tuesday 25/6/13 at approx 4:15pm. Fell very heavily and has broken her shoulder. Caller would like to discuss compensation.	Charmwood Place Charmwood	KERRIE NESTOR	Hm: 62587770 Mob: 04138080 69					28/6/13	28/6/13	12/7/13