



ACT

Government

Environment, Planning and
Sustainable Development

NOTICE OF DECISION

Made under part 7 of the *Planning and Development Act 2007*

I, Craig Weller, delegate of the planning and land authority, pursuant to section 162 of the *Planning and Development Act 2007*, **approve subject to conditions** the proposal for **construction of three (3) buildings comprising 406 apartments, basement car parking, landscaping, new verge crossings off Summerfield Close and associated site works**, at Blocks 2,9 & 10 Section 75 Denman Prospect, in accordance with the plans, drawings and other documentation approved and endorsed as forming part of this approval.

DA Number: 202138884/s144B
Blocks: 2,9 & 10
Section: 75
Suburb: DENMAN PROSPECT
Application lodged: 22 October 2021/3 June 2022
Assessment track: Merit

This decision contains the following information:

- PART A – conditions of approval
- PART B – reasons for the decision
- PART C – public notification & entity advice
- Attachment 1 – administrative information
- Copies of entity advice – as attached

A copy of the development application and this approval may be inspected at the planning and land authority's office from 9:00 am to 4.00 pm, Monday to Friday at 480 Northbourne Avenue, Dickson, ACT 2602

CONTACT / ENQUIRIES

Phone: (02) 6207 6383

Online Form:

https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Craig Weller
Delegate of the Planning
and Land Authority
28 July 2022

NOTICE OF DECISION

DA 202138884

PART A – CONDITIONS OF APPROVAL

This application is approved subject to the following conditions being satisfied. Some conditions of the approval require attention before work commences or before approved drawings will be released.

GENERAL CONDITIONS

1. APPROVAL DOES NOT TAKE EFFECT - GRANT OF CROWN LEASE

This approval does not take effect until a Crown lease that permits the approved development is granted over Blocks 2, 9 and 10 Section 75 Division of Denman Prospect and registered at Access Canberra Land Titles.

2. COMPLIANCE WITH CONDITION – APPROVAL NOT TO TAKE EFFECT

In accordance with Section 184(2)(a) of the *Planning and Development Act 2007*, this approval will end if the lessee has not complied with Condition 1 and commenced the approved construction and/or demolition on the site within 36 months of the date of this decision.

3. COMMENCEMENT AND COMPLETION OF DEVELOPMENT

- a) This development must be started (commenced) within **three years** from the date when this approval take effect.
- b) This development must be finished (completed) within **three years** from the date when it started, or within such further time as approved in writing by the planning and land authority.

Note: The planning and land authority may extend the time to commence or finish the development if an application, to extend the time to commence or finish the development, is made prior to when the development has to be started or finished – refer to section 184(3) and 188 of the Planning and Development Act 2007 (the Act).

CONDITIONS RELATING TO DEVELOPMENT and ENTITY REQUIREMENTS

1. FURTHER INFORMATION

The applicant shall lodge with the planning and land authority, an application under section 165 of the *Planning and Development Act 2007* (the Act) seeking approval to address the following conditions:

- a) Revised site plan, floor plans, landscape plan and elevations and sections, based on the relevant drawings submitted as part of the application, including:
 - i) Revised plans and elevations which show further reduction in height of the proposed development within 40m Block 6. This can be achieved by deleting:
 - Units 2B-T7, 2B-T11, 1B-T12 from Level 6
 - Units 2B-T7, 2B-T11, 1B-T13 from Level 7

Note: Alternative design and siting may be considered if it achieves the equivalent reduction in shadows cast over Block 6 to the satisfaction of the planning and land authority

- ii) Detail elevation of the proposed fencing/courtyard walls/retaining walls along the southern boundary and also along the western boundary addressing Rule11 of the Denman Prospect Precinct Map and Code and Rule 42A of the Multi Unit Housing Development Code (MUHDC);
- iii) Revised pedestrian entrance to Summerfield Close. The concierge building is not supported and considered inconsistent with Rule/Criteria 29 of the MUHDC

NOTICE OF DECISION

DA 202138884

Note: Building elements such as a canopy supported on columns and flanked by low height retaining walls and/or courtyard walls built to the boundary as shown on the drawings presented to EPSDD at a meeting were considered capable of being consistent with Criteria 29.

- iv) Landscaping on service spaces/service parking area on the northern part of the Summerfield Close frontage;

Note: Please address Rule/Criteria 9 (Front boundary setbacks) and Criteria 40 (landscaping). Plants to be specified to the planter box in front of the service block in front of Building B (currently, only mulch is proposed to the planter boxes)

- v) Updated Landscape plan to show height to the top of retaining walls shown in metres above relevant ground level;
- vi) Height of the retaining wall, not to exceed 750mm along the southern edge of the verge crossing to comply with sight line;
- vii) External stairs leading from Block 2 to Block 6 park to be reversed in direction (to descend towards the west) to further reduce bulk and scale of the development built to the southern boundary of Block 2. Landscaping area to be extended in the westerly direction to replace the space previously occupied by the stairs;
- viii) Retaining walls around the swimming pool to be revisited to address Rule/Criteria 42A (Courtyard walls) of MUHDC;
- ix) Elevation of the retaining walls/garden bed/stair/landscaping structures to be shown in detail to the satisfaction of EPSDD, addressing the relevant provisions, including RL's or AHD values of these structures;

Note: Courtyard walls enclosing private open space of units (Building C) are shown in the elevation, but the retaining walls and stairs shown in the floor plan/landscape plan not shown in elevations.

- x) Balustrade details complying with Rule/Criteria 64 (obscure glass panels or solid panels)
- b) Endorsement from ACT Emergency Services Agency (ACTESA) in support of the proposed development. Please refer to the comments received from ACTESA.

Notes:

- i) *consider providing all requested information under a single s165 application. This will assist the Authority in providing you a response in the most efficient manner.*
- ii) *information shall be submitted in the eDevelopment portal addressing the above conditions. Please ensure plans and supporting information are suitably named as per the Authority's naming convention, are clouded for any amendments, such clouding are labelled consistently with items listed on the s165 application form,*
- iii) *any substantial changes to the development required to comply with the above conditions may need to be submitted for the approval of the planning and land authority with an application to amend the approval under s197 of the Planning and Development Act 2007.*

2. ICON WATER – WORKS NOT TO COMMENCE

- a) No construction works, with the exception of demolition and/or excavation, in relation to this development approval is to commence until the lessee/applicant has obtained a

NOTICE OF DECISION

DA 202138884

Statement of Acceptance from ICON Water in relation to water and sewerage networks and submit the Statement of Acceptance to the planning and land authority as satisfying this condition of approval under s165 of the *Planning and Development Act 2007*.

- b) The lessee/applicant must address and comply with any additional conditions imposed by ICON Water.

Note: Any substantial changes to the development required for utility services compliance will need to be submitted for the consideration of the planning and land authority with an application to amend the approval under Section 197 of the Planning and Development Act 2007.

3. ENVIRONMENT PROTECTION AUTHORITY (EPA)

The development shall comply with the following conditions to the satisfaction of the EPA:

- a) As the site is greater than 0.3 hectares the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act, 1997. The contractor/builder developing the site must hold an Environmental Authorisation or enter into an Environmental Protection Agreement with the Environment Protection Authority (EPA) in respect of that activity prior to works commencing.
- b) An Erosion and Sediment Control Plan must be submitted to and be endorsed by the EPA prior to works commencing on site.
- c) All works must be carried out in accordance with "Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011", available at www.environment.act.gov.au or by calling 132281.

4. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)

The development shall comply with the following conditions to the satisfaction of TCCS:

GENERAL:

- a. All three Blocks (2,9 and 10 of Section 75 Denman Prospect). consolidation application must be lodge prior to the DR submission by applicant and get approval prior to the Operational Acceptance.

DRIVEWAY / VERGE CROSSING

- b. The driveway must be designed and constructed in accordance with TCCS MIS Design Standards.
- c. The levels on the verge must not be altered as a result of the new constructed driveway.

PEDESTRIAN NETWORK

- d. The pedestrian walkway / footpath must take precedence over the driveway.
- e. All verge protective fencing must be placed in a way such that the verge is protected but access to the pedestrian network is maintained at all times.

LMPP / STREET TREES

- f. There must be no encroachments on Territory Land.
- g. The application includes 2 LMPPs, which have conflicting information. At design review stage a single LMPP is to be submitted, if 2 LMPPs are submitted, both will be rejected in the first instance.
- h. The LMPP C03 indicates that the verge of Summerfield Close is to be within the construction fencing therefore utilised for construction activities. This area of verge and its associated hard and soft assets has not yet been handed to the territory. The use of unleased land for construction activities will be assessed by TCCS at Design Review stage, and approval to use unleased land is pending this assessment. The developer will need to

NOTICE OF DECISION

DA 202138884

provide suitable justification as to why they are not able to contain all construction activities within their lease.

- i. The 9 No. trees proposed on Summerfield Close need to be coordinated with the tree plantings being installed by the estate developer.
- j. All damage to the unleased land adjacent the development must be fully rectified to the satisfaction of TCCS, at the cost of the developer. This includes areas being used for construction activities under a Public Unleased Land Permit.

PLACE MANAGEMENT

- k. Plantings adjacent to public paths and on verge areas must comply with the nature strip guidelines https://www.cityservices.act.gov.au/data/assets/pdf_file/0004/1392088/Nature-Strip-Guidelines-2019.pdf and would be the responsibility of the adjacent lease / body corporate to maintain
- l. Hedra caneriancia must not be planted on or in close proximity to unleased land.

TRAFFIC / PUBLIC TRANSPORT

- m. The proponent is to provide vehicle turn templates for cars and service vehicles which satisfies the requirements in AS2890.1, AS2890.2 and the ACT Waste Code.
- n. The proponent is to confirm how many dwellings are allocated tandem parking spaces and if these dwellings have two or more bedrooms. This information is required to understand if section 2.8 of the ACT Parking and Vehicular Access General Code is satisfied. Tandem parking should also not be shared between units

WASTE

- o. Please provide updated drawing for the turning template at the Design Review stage as TCCS has concern to any object affecting the minimum clearance from the truck body. Also the scale of the submitted drawing (DWG No C10, version F) is incorrect hence please provide update drawing with correct scale.
- p. At Design Review stage please provide updated drawings C10 showing boom gate with activation keypad at the height of the driver while driver in truck.
- q. The image of the Chutes is not sufficient to determine waste and recycling chutes on each floor. Please refer the section 7.3 of waste code and please provide the chutes on each floor on updated drawing in Design Review stage.
- r. This WRMP assessed under the consideration of the current submission with waste fall under the 36,000L per week. Any increase in yield will increase the waste and if that exceed 36,000L waste per week applicant must have to provide compactor as per the DCC Waste Code 2019, however due to size limitation of the waste encloser it won't be able to accommodate compactors. Hence, approved WRMP is only valid under the waste 36,000L per week. (currently 35,550L waste per week).

Note: other standard TCCS conditions may apply (as appropriate) for works on, and the use of, Territory Land in addition to the above conditions. A copy of the standard conditions is included with this decision.

5. COMPLIANCE WITH ENTITY REQUIREMENTS

The development must satisfy the requirements of the following entities as stated in each of their advice.

- Emergency Services Authority (ESA);
- ICON Water;
- Evoenergy (Electricity);
- Evoenergy (Gas);

Copies of advice from the relevant entities are attached to the Notice of Decision and are relevant to this condition.

NOTICE OF DECISION

DA 202138884

6. WASTE MANAGEMENT – DURING CONSTRUCTION PHASE

All building waste is to be stored on the site in suitable receptacles/containers and collected regularly. The lessee is to take all reasonable steps to ensure that waste, particularly wind-borne litter, does not affect adjoining or adjacent properties.

7. ADAPTABLE DWELLINGS

All adaptable dwellings, including the designated car parking spaces and accessible path of travel must be designed and built to meet *AS2890* and *AS1428*.

8. POOL FENCING

Pool enclosure/safety barriers to comply with Australian Standard *1926.1-2012 Swimming Pool Safety Part 1: Safety barriers for swimming pools and any subsequent amendments*.

9. EXTERNAL LIGHTING

External lighting is to comply with the following:

- (a) *Australian Standard AS1158.3.1 Pedestrian Lighting*
- (b) *Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting*.

10. SIGHTLINE

The mature height of plants and any structures within a right triangle formed on each side of the driveway, with dimensions of 2m along the front boundary and 2.5m from the front boundary along the edge of the driveway, shall not exceed 700mm (to comply with *AS 2890.1*).

11. SERVICES

Any service connections including, point of entry, meter boxes and gas meters, are to be located clear of areas approved for car parking space(s) to ensure these services do not reduce the minimum area of the parking spaces and/or restrict vehicular access.

12. DRIVEWAY

The gradient of the driveway is to be in accordance with Design of Domestic Driveways in *AS2890.1 Off-street car parking*.

13. NOISE MANAGEMENT PLAN

The development is to be constructed in accordance with the Noise Management Plan prepared by Building 7 PTY LTD, dated 16 June 2021.

14. VENTILATION SYSTEMS

All exhaust and ventilation systems must be installed and operated to comply with Australian Standard *AS1668.1 - The Use of Ventilation and Air-conditioning in Buildings*.

NOTICE OF DECISION

DA 202138884

ADVISORY NOTES:

This application is approved with the following advisory notes. It is recommended that careful consideration be given to advisory notes prior to commencing work.

1. SIGNAGE

All signage installed at the site, including advertising signage and hoarding, should comply with the Australian Association of National Advertisers (AANA) Code of Ethics and the ACT Government's Hoarding Signage Advertising Guidelines available online at <https://www.planning.act.gov.au/build-buy-renovate/for-industry/industry-resources/hoarding-signage-guidelines>

2. ENVIRONMENT PROTECTION

Noise from equipment which may be installed or used at the site, including air conditioning units and pool pumps etc, must comply with the noise standard at the block boundary at all times as per the *Environment Protection Regulation 2005*. Please consider the type and location of noise generating equipment prior to installation. Written assurance should be sought from the supplier/installer of the equipment that it complies with the Noise Zone Standard as per the *Environment Protection Regulation, 2005*.

All excavations that collect rain water during a rain storm event would be considered as a sediment control pond, and must meet the following condition:

- No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the pond must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.

For further information please contact the Environment Protection Authority Planning Liaison at EPAPLanningLiaison@act.gov.au or on 02 6207 5642.

PART B – REASONS FOR THE DECISION

The application was approved because based on the documentation and in the form modified by the imposed conditions it was considered to meet the relevant rules and criteria of the Territory Plan and section 120 of the *Planning and Development Act 2007 (the Act)*.

The objectives of the RZ5 zone have been considered. In general, the assessment found the development was not inconsistent with the zone objectives.

The main issues identified during the assessment were:

- The development meeting the Territory Plan requirements
- s144 Amendment

During the assessment of the DA, the Authority requested further information. The applicant provided an application under section 144 of the Act in response, amending the proposed development. This decision is based on the amended proposal.

- Issue raised in representations
 - Insufficient car parking spaces;
 - Overshadowing impact to the public open space;
 - Lack of affordable housing options

NOTICE OF DECISION

DA 202138884

- Entity advice

The proposal was referred to relevant entities and the Entity advice as discussed in **PART C** below.

Conditions have been imposed in regards the issues identified during assessment to ensure the development satisfies the Territory Plan, addresses assessment issues including relevant entity advice and generally follows standard process and practices.

All relevant conditions are included under **PART A** and entity advice is noted in **PART C**.

EVIDENCE

The following evidence formed part of the assessment of this application:

Development Application:	202138884 /s144B
Territory Plan Zones:	RZ5: High Density Residential Zone
Development Codes:	Residential Zones Development Code and Multi Unit Housing Development Code
Precinct Code:	Denman Prospect Precinct Map and Code
General Codes:	Parking and Vehicular Access General Code, Crime Prevention through Environmental Design General Code, Waterways: Water Sensitive Urban Design General Code, Access and Mobility General Code and Signs General Code
Crown Lease:	Block 2: Volume 3011 and Folio 144 Block: 9 Volume 3011 and Folio 145 Block 10: Volume 3011 and Folio 146
Legislative requirements:	the <i>Planning and Development Act 2007</i> in particular sections 119 and 120
Representations and Entity advice:	As addressed in PART B and PART C of this Decision

PART A and **PART C** provide further details and considerations informing the reasons for the decision.

PART C – PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the *Planning and Development Act 2007* (the Act), the application was publicly notified from 1 November 2021 to 19 November 2021. 5 (five) written representations were received during public notification period.

The issues raised in the representations were considered in the assessment and making of the decision for this development application. Please refer to **PART B** – 'Reasons for the Decision' for further clarification.

s144 Further Information / Amendment:

An amendment to the proposal was lodged with the authority on 3 June 2022. This amended application was not publicly notified.

NOTICE OF DECISION

DA 202138884

Pursuant to section 146(3) of the Act, the planning and land authority considered that no-one other than the applicant will be adversely affected by the amendments and the revised proposal would not increase the environmental impact. Consequently, the authority waived the requirement to publicly notify the amended application.

ENTITY ADVICE and REQUIREMENTS

Pursuant to Division 7.3.3 of the *Planning and Development Act*, the application was referred to the entities below. Where an entity requested conditions to be imposed on this development, those conditions have been incorporated into **PART A** of this Decision.

A summary of entity comments can be found below.

1. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)

The initial application was not supported by TCCS. The applicant lodged additional information under s144 of the ACT. TCCS provided advice in relation to s144 lodgement stating that the proposal is supported subject to conditions.

Please refer to **PART A** for conditions consistent with the TCCS advice.

2. ENVIRONMENTAL PROTECTION AUTHORITY (EPA)

EPA provided advice stating that the proposal is supported subject to conditions.

Please refer to **PART A** for conditions consistent with the EPA advice.

3. CONSERVATOR OF FLORA AND FAUNA (TREE PROTECTION UNIT) (the Conservator)

The Conservator provided advice stating that no comments in relation to this application.

Refer to **PART A** for conditions regarding compliance with entity advice.

4. ACT EMERGENCY SERVICES AGENCY (ACTESA)

The ACTESA provided advice stating that further information is required.

A condition requiring the development to satisfy relevant entity requirements has been imposed in **PART A**.

A copy of the ESA advice is attached to this Notice of Decision.

5. ICON WATER

Icon Water provided advice stating that the initial application and application lodged under s144 of the Act is not supported.

A condition requiring the development to satisfy relevant entity requirements has been imposed in **PART A**.

A copy of the Icon Water advice is attached to this Notice of Decision.

6. EVOENERGY (ELECTRICITY)

EvoEnergy (Electricity) provided advice stating that the proposal is supported subject to conditions.

A condition requiring the development to satisfy relevant entity requirements has been imposed in **PART A**.

A copy of the Evoenergy advice is attached to this Notice of Decision.

7. EVOENERGY (GAS)

EvoEnergy (Gas) provided advice stating that the proposal is supported subject to conditions.

NOTICE OF DECISION

DA 202138884

A condition requiring the development to satisfy relevant entity requirements has been imposed in **PART A**.

A copy of the EvoEnergy (Gas) advice is attached to this Notice of Decision.

NOTICE OF DECISION

DA 202138884

ATTACHMENT 1

ADMINISTRATIVE INFORMATION RELATING TO NOTICE OF DECISION

DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise, this approval takes effect 20 working days after the day this notice of decision is given to every person who made a representation on the application. The effective date for development applications approved subject to conditions may also be adjusted if the approval is reconsidered by the planning and land authority or if an application is made to the ACT Civil and Administrative Tribunal.

Pursuant to section 184 of the *Planning and Development Act 2007* ([Act](#)), this approval will expire if:

- the development or any stage of the development is not started within three years after the day the approval takes effect;
- the development is not finished three years after the day the development begins; or
- the development approval relates to land comprised in a lease that requires the development to be completed on a stated date – the date stated in the lease for completion of the development, or the approval is revoked pursuant to section 189 of the Act.

Under section 184 of the Act, the applicant may apply to the planning and land authority to extend the prescribed period to finish the development, but such an application must be made within the original period specified for completion.

A development approval, to which section 184 of the Act applies, continues unless the approval ends under sections 184, 185, 186 or 187 of the Act.

Inspection of the Application and Decision

A copy of the application and the decision can be inspected between 9.00am and 4:00pm weekdays at the Environment, Planning and Sustainable Development Directorate Dickson Customer Service Centre at 480 Northbourne Avenue, Dickson, ACT.

Submission of revised drawings or documentation

If a condition of approval requires the applicant to lodge revised drawings and / or documentation with the planning and land authority for approval pursuant to section 165 of the Act, the submission must be made by completing an application in e-development.

Reconsideration of the Decision

If the DA applicant is not satisfied with the decision made by the planning and land authority, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision pursuant to section 191 of the Act. A longer timeframe may apply only if granted in writing by the planning and land authority pursuant to section 184 of the Act.

More information is available online at <https://www.planning.act.gov.au/build-buy-renovate/build-buy-or-renovate/approvals/development-applications/appeal-a-da-decision>.

Please contact Access Canberra Customer Services if you wish to lodge a reconsideration application.

NOTICE OF DECISION

DA 202138884

Review by the ACT Civil and Administrative Tribunal (ACAT)

1. Decisions that are reviewable (sometimes referred to as appeals) by the ACAT are identified in Schedule 1 of the [Act](#), except for matters that are exempted under Schedule 3 of the [Planning and Development Regulation 2008](#) (matters exempt from third party review).
2. The notice of decision and this advice have been sent to all people who made a representation in relation to the application.
3. The ACAT is an independent body. It can review a large number of decisions made by ACT Government ministers, officials and statutory authorities on their merits. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.
4. More information on appeal rights is available online at <https://www.planning.act.gov.au/build-buy-renovate/build-buy-or-renovate/approvals/development-applications/appeal-a-da-decision>.
5. The ability to review the Authority's decision is a matter of law. **If** you think you have a right of review, you may apply to the ACAT for a review of the decision. Application forms can be obtained from the ACAT at the website listed below. You can also download the form from the ACT Legislation Register. It is recommended you seek independent advice in regards to such reviews eg a legal practitioner.
6. If you are applying on behalf of an organisation or association, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.
7. The time limit to make a request for a review is 28 days from the date of this notice of decision. The time limit can be extended in some circumstances (refer to sections 10 (2), 10(3), 25(1)(e) and 25(2) of the *ACT Civil & Administrative Tribunal Act 2008*; and rule 38 of the *ACT Civil and Administrative Tribunal Procedures Rules 2020*).
8. Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Applications should be made in writing to: the Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. You can ask the ACAT for more details.
9. The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.
10. The following organisations may be able to provide you with advice and assistance if you are eligible:
 - ACT Law Society, telephone 6274 0300ACT
 - Legal Aid Office, telephone 1300 654 314
 - ACT Council of the Ageing, telephone 02 6154 9740
 - Welfare Rights Centre, telephone 1800 226 028
 - Environmental Defender's Office (ACT), telephone 02 6243 3460.
11. You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party in the circumstances specified in s 48 of the *ACT Civil and Administrative Tribunal Act 2008*. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.

NOTICE OF DECISION

DA 202138884

12. You may apply for access to any documents you consider relevant to this decision under the *ACT Freedom of Information Act 2016*. Information about Freedom of information requests is available on the planning and land authority's web site at <https://www.environment.act.gov.au/about/access-government-information> or by contacting us by phone on 02 6207 1923.
13. The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

Review by the ACT Supreme Court

1. The Authority's decision may also be subject to judicial review by the ACT Supreme Court under the *Administrative Decisions (Judicial Review) Act 1989* (ADJR Act).
2. Under the ADJR Act, an *eligible person* may make an application for review of a decision.
3. An *eligible person* must demonstrate that their interests are adversely affected by the decision and that the application raises a significant issue of public importance.
4. Section 5 of the ADJR Act sets out the grounds on which a decision can be reviewed.
5. The time limit to make an application for review is 28 days from the date the Notice of Decision is provided to the applicant and those people who made a representation.
6. The ACT Supreme Court is a costs jurisdiction where costs generally follow the event. This means that the unsuccessful party is required to pay the costs of the successful party.
7. For more information on ACT Supreme Court processes and fees, please visit <https://courts.act.gov.au/home>.

Other approvals

A notice of decision under the *Planning and Development Act 2007* grants development approval only. Other approvals may be required, including:

1. **Building Approval**

Most building work requires building approval under the *Building Act 2004* to ensure it complies with building laws such as the *Building Code of Australia*. The lessee should engage a private building certifier to determine whether building approval is required and assess and approve the building plans before construction commences. A list of certifiers can be obtained from the [Environment, Planning and Sustainable Development Directorate](#).

2. **Tree damaging activity approval**

A Tree Management Plan under the *Tree Protection Act 2005* is required for approval where it is proposed to undertake groundwork within the tree protection zone of a protected tree or likely to cause damage to, or remove, any trees defined as protected trees by that Act. More information is available from the Transport Canberra and City Services Directorate at <https://www.tccs.act.gov.au/city-living/trees>.

3. **Use of verges or other unleased Territory Land**

In accordance with the *Public Unleased Land Act 2013*, road verges and other unleased Territory land must not be used for the carrying out of works, including the storage of materials or waste, without prior approval of the Territory. More information is available from the Transport Canberra and City Services Directorate at <https://www.tccs.act.gov.au/city-living/public-land-use>.

NOTICE OF DECISION

DA 202138884

4. Works on unleased Territory Land

In accordance with the *Public Unleased Land Act 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Place Coordination and Planning, Transport Canberra and City Services Directorate by way of:

- (a) a certificate of design acceptance prior to the commencement of any work; and
- (b) a certificate of operational acceptance on completion of all works to be handed over to TCCS.

Works on unleased Territory land may include the construction or upgrading of driveway verge crossings, public footpaths, roads, street lighting, stormwater works, waste collection amenities, street signs and line marking, road furniture and landscaping.

Contact details for relevant agencies

<p>ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601 GPO Box 370, CANBERRA, ACT 2601</p>	<p>www.acat.act.gov.au tribunal@act.gov.au 02 6207 1740 02 6205 4855 (Fax)</p>
<p>ACT Supreme Court 4-6 Knowles Place, CANBERRA CITY ACT 2601 GPO Box 1548, CANBERRA CITY, ACT 2601</p>	<p>www.courts.act.gov.au 02 6205 0000</p>
<p>Environment, Planning and Sustainable Development Directorate 480 Northbourne Avenue DICKSON ACT 2602 GPO Box 158, CANBERRA 2601</p> <ul style="list-style-type: none"> • <i>Planning and land authority</i> <ul style="list-style-type: none"> - list of certifiers for building approval - demolition information - asbestos information • <i>Environment Protection Authority</i> <ul style="list-style-type: none"> - environment protection - water resources - Conservation, Planning and Research - threatened species/wildlife management • <i>WorkSafe ACT</i> <ul style="list-style-type: none"> - asbestos information • <i>ACT Heritage Council</i> <ul style="list-style-type: none"> - Aboriginal, historic and natural heritage management • <i>Tree Protection Unit</i> <ul style="list-style-type: none"> - <i>Development Applications (DA) issue:</i> - <i>Tree Damaging Activity Applications (TDAA) issue:</i> 	<p>www.planning.act.gov.au 02 6207 1923</p> <p>EPAPPlanningLiaison@act.gov.au 6207 5642</p> <p>worksafe@worksafe.act.gov.au 132 281</p> <p>www.environment.act.gov.au 132 281</p> <p>TCCS.TreeProtectionACTPLARef@act.gov.au</p> <p>TCCS.TreeProtection@Act.gov.au</p>
<p>Transport Canberra and City Services</p> <ul style="list-style-type: none"> • landscape management and protection plan 	<p>www.tccs.act.gov.au 132 281</p>

NOTICE OF DECISION

DA 202138884

approval • use of verges or other unleased Territory land • works on unleased Territory land - design acceptance • driveway inspections or building applications • damage to public assets	02 6207 0019 (development coordination) tccs.dcdevelopmentcoordination@act.gov.au
Health Directorate	www.health.act.gov.au hps@act.gov.au 02 5124 9700
Education Directorate	www.education.act.gov.au 02 6205 5429
Utilities • Telstra (networks) • TransACT (networks) • Icon Water • Electricity reticulation	02 8576 9799 02 6229 8000 02 6248 3111 02 6293 5749

Translation and interpretation services

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week by calling 131 450.

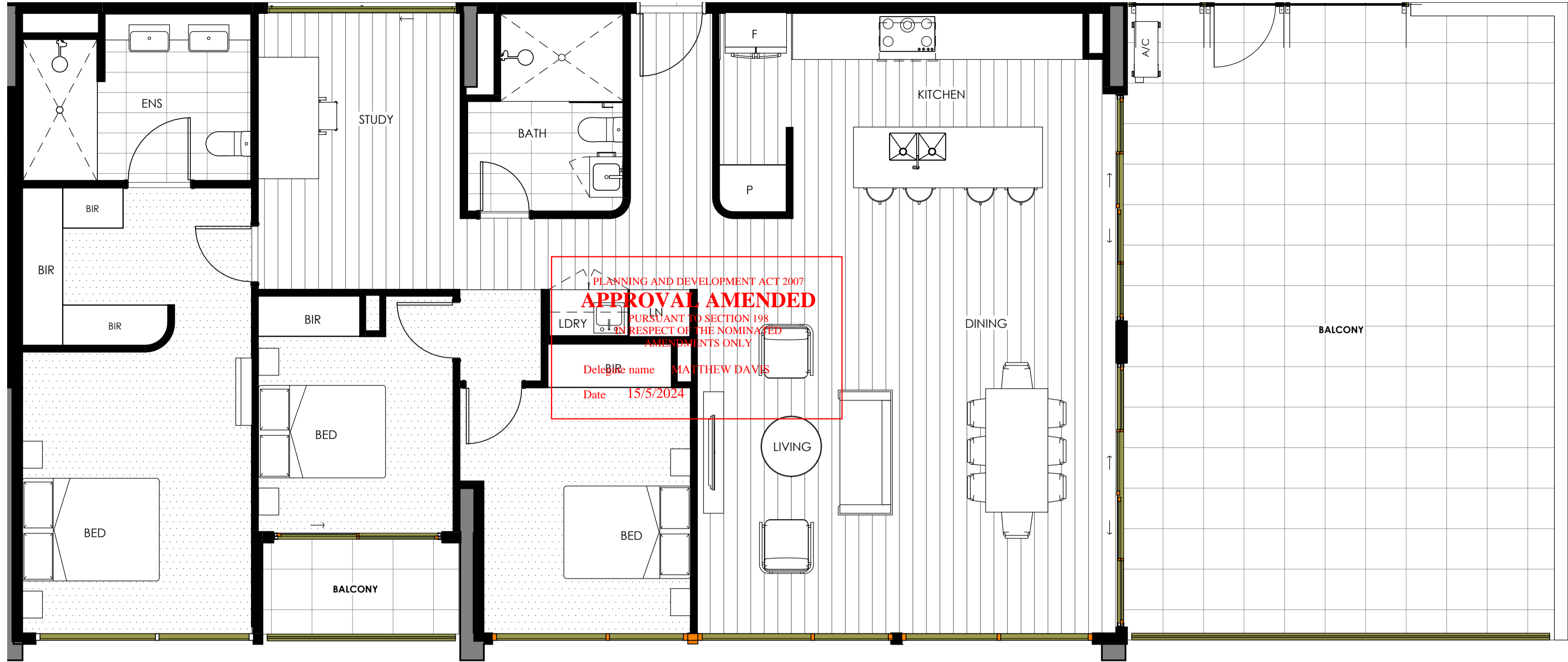
ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero: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

TRANSLATING AND INTERPRETING SERVICE
131 450
Canberra and District - 24 hours a day, seven days a week

THIS UNIT TYPE HAS BEEN RECLASSIFIED TO A NON-ADAPTABLE UNIT
NEW ACCESSIBLE UNIT TYPES COVER THE RECLASSIFICATION.

DA - UNIT SCHEDULE - ADAPTABLE

BED COUNT	COUNT
1	19
1: 19	19
2	20
2: 20	20
3	2
3: 2	2
Grand total: 41	41



1 DA - 3 BED - (TYPE-4) - 154 SQM
SCALE: 1:50



2 3 BED - TYPE 05 - 141 SQM
SCALE: 1:50



3 3 BED - TYPE 06 - 111 SQM
SCALE: 1:50

- DA AMENDMENT ITEMS:**
- Services and Structural Coordination:
 - Nominal adjustments to service/structural design and service rooms
 - TCCS approved consolidated waste collection enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
 - Adjustment to basement and waste exhaust strategy and storage cage relocation.
 - Relocation of roller doors and access doors to waste enclosure for buildability
 - Change to Building A-B basement entry.
 - Basement service enclosures and BLD B basement entry adjusted to suit service ramp RL and adjustment to enclosure roof for buildability and fire operation.
 - Nominal adjustments in building levels to achieve requisite headroom as a result of structural and services co-ordination.
 - Apartment Consolidation and NDIS/SDA units.
 - Reclassification of adaptable units
 - Amalgamation of units to 3 bed type and increase in apartment area
 - Unit designs adjusted to comply with NDIS/SDA specifications.
 - Adjustments to typical unit plan and Adaptable unit plan with services coordination.
 - Updated Substation design for EVO compliance and BLD B-C Mailboxes.
 - Facade and Site Adjustments:
 - Glazing adjusted for buildability and as a result of co-ordinating structural and services design.
 - Fencing/ balustrades adjusted for buildability/ safety
 - Revised retaining walls and staircases, site circulation including additional egress paths.
 - Reconfigured facade finishes in some instance for better design consistency and buildability
 - Nominal adjustment to BLD B Rooftop space with accessible toilet, egress stair doorway and coordination of services and structure to Communal space.
 - Atrium stair canopy incorporated to shelter lobby area below.

GENERAL NOTES

NOTE:
• WHERE INDICATED, PLAZA/ LANDSCAPING ELEMENTS INDICATIVE ONLY. REFER LANDSCAPE ARCHITECTS PLANS FOR DETAILS
• RESIDENTIAL LAYOUTS SHOWN (REFER TYPICAL UNITS PLANS FOR EXAMPLES OF POSSIBLE ALTERNATIVE LAYOUTS)

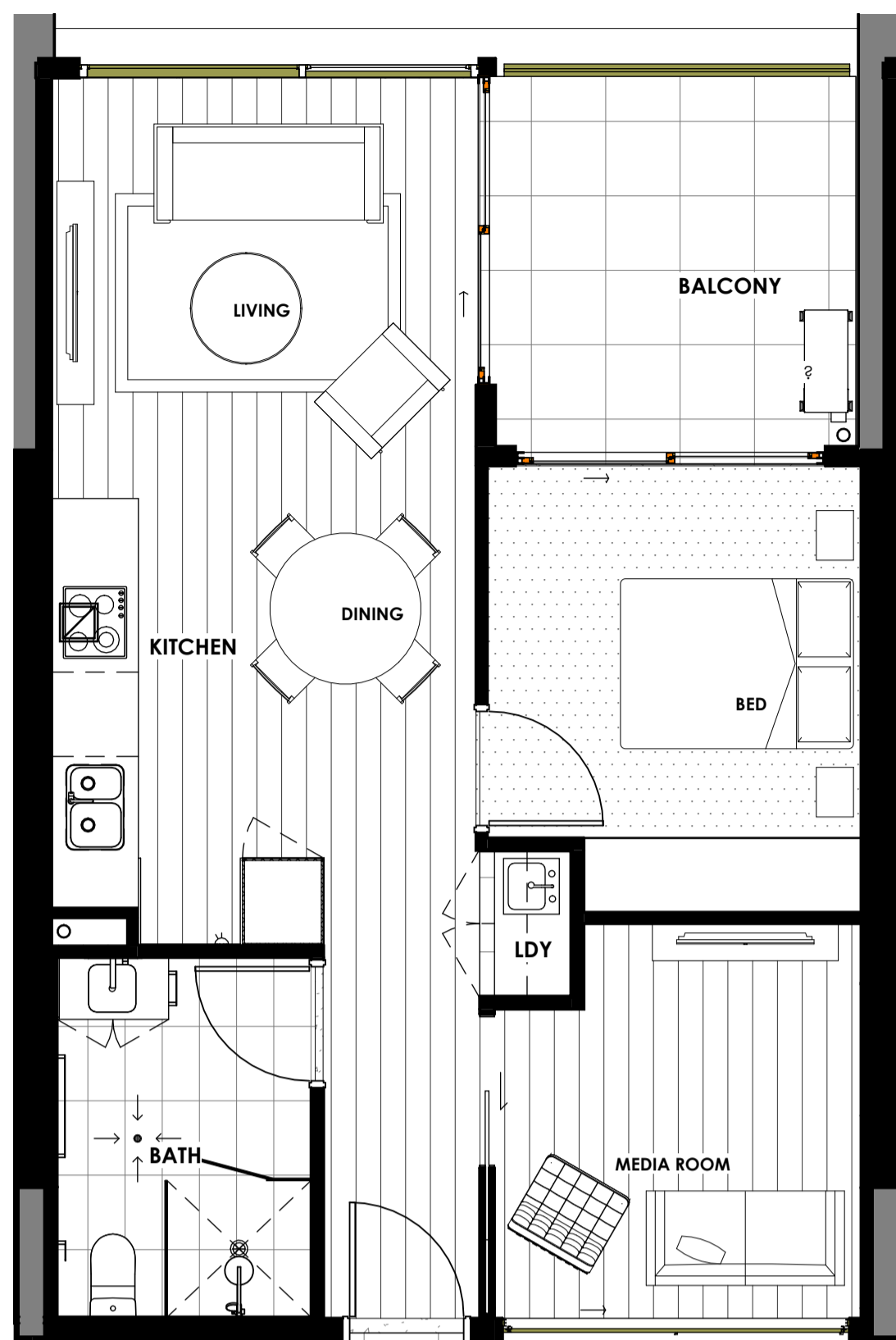
- DO NOT SCALE OFF DRAWINGS -

DEVELOPMENT - UNIT COUNT BY BED NUMBER

BED 1	266
BED 2	118
BED 3	12
TOTAL	396

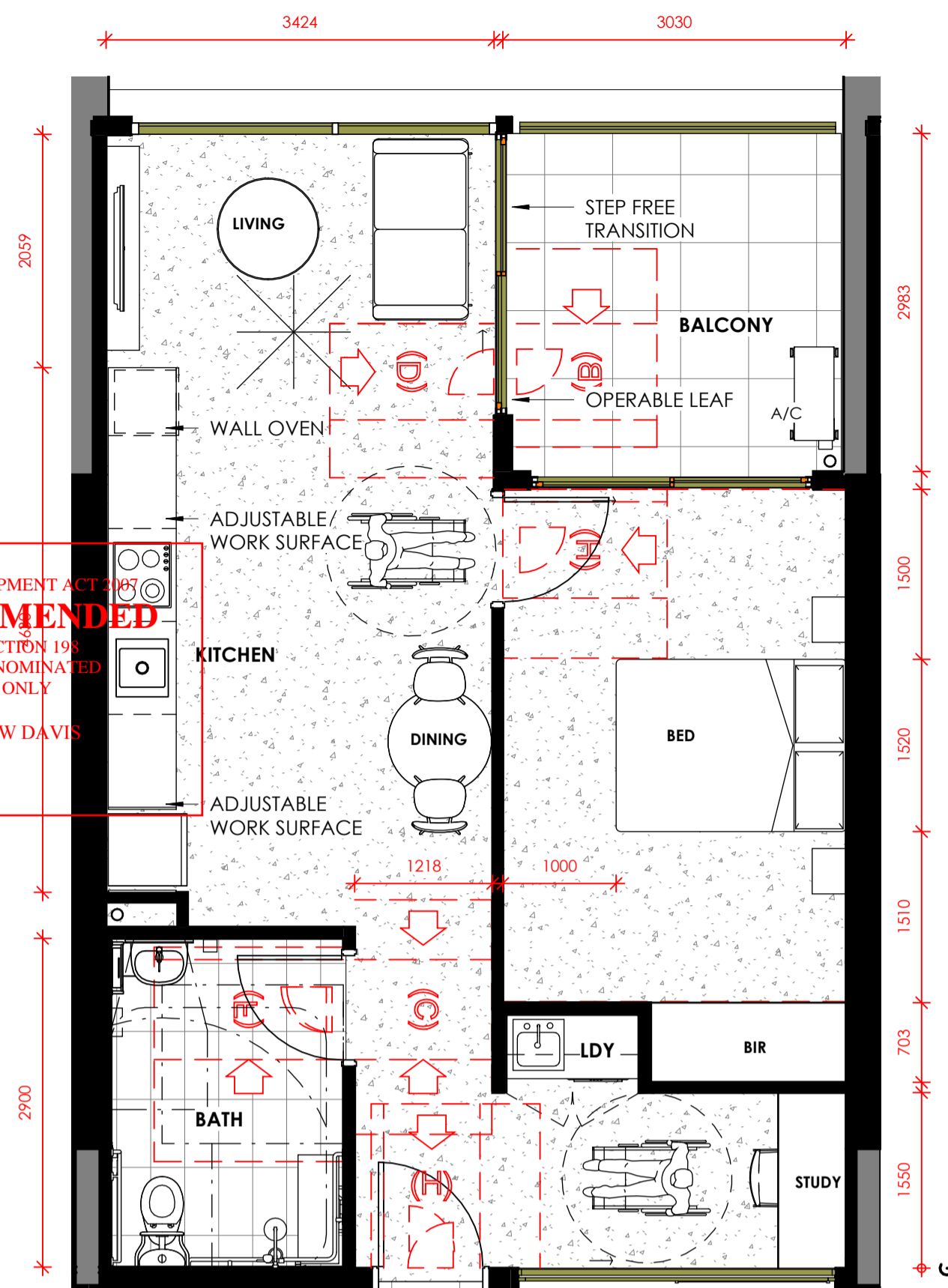
REVISIONS:

No.	Description	Date
1	DA ISSUE	01/09/2021
2	s144 UPDATED DRAWINGS	25/03/2022
3	DRAFT DA AMENDMENT - FOR REVIEW	20/12/2023
4	DA AMENDMENT ISSUE	21/12/2023



1 DA - 1 BED - PRE ADAPTED - 56 SQM
SCALE: 1 : 50 (REF SHEET/ DETAIL: A 201.1 / 20)

PLANNING AND DEVELOPMENT ACT 2009
APPROVAL AMENDED
PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED
AMENDMENTS ONLY
Delegate name MATTHEW DAVIS
Date 15/5/2024



2 DA - 1 BED - POST ADAPTED - 56 SQM
SCALE: 1 : 50 (REF SHEET/ DETAIL: A 201.1 / 20)

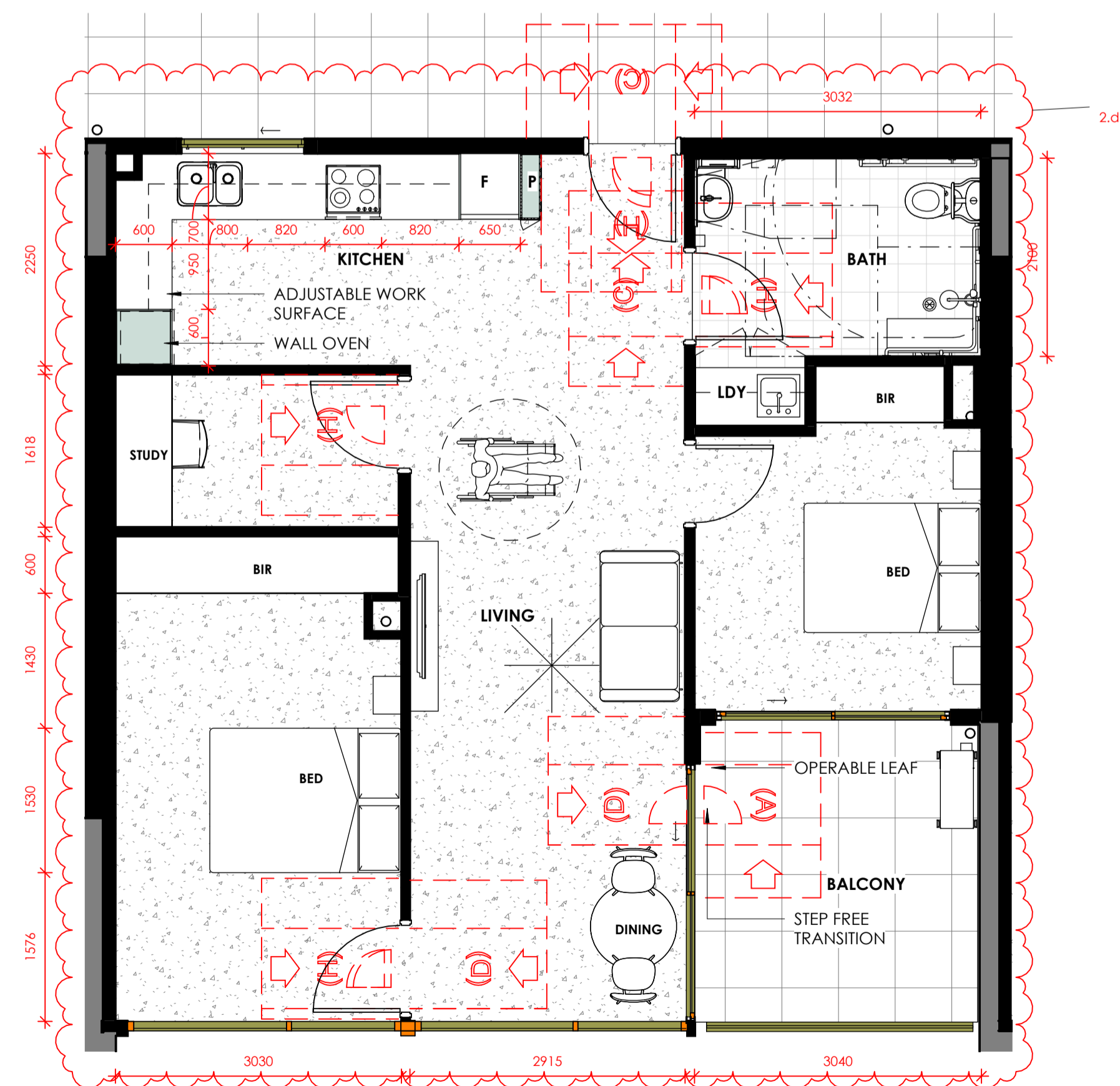
DA - UNIT SCHEDULE - ADAPTABLE	
BED COUNT	COUNT
1	19
1: 19	19
2: 20	20
3	2
3: 2	2
Grand total: 41	41

DEVELOPMENT - UNIT COUNT BY BED NUMBER	
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TOTAL	396

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 - Unit designs adjusted to comply with NDIS/SDA specifications.
 - Adjustments to Typical unit plan and Adaptable unit plan with services coordination.
 - Updated Substation design for EVO compliance and BLD B-C Mailboxes remains unchanged.
 - Facade and Site Adjustments:
 - Glazing adjusted for buildability and as a result of co-ordinating structural and services design.
 - Fencing/ balustrades adjusted for buildability/ safety
 - Revised retaining walls and staircases, site circulation including additional egress paths.
 - Reconfigured facade finishes in some instance for better design consistency and buildability
 - Nominal adjustment to BLD B Rooftop space with accessible toilet, egress stair doorway and coordination of services and structure to Communal space.
 - Alfurn stair canopy incorporated to shelter lobby area below.



3 DA - 2 BED - PRE ADAPTED - 77 SQM
SCALE: 1 : 50 (REF SHEET/ DETAIL: A 201.1 / 20)



4 DA - 2 BED - POST ADAPTED - 77 SQM
SCALE: 1 : 50 (REF SHEET/ DETAIL: A 201.1 / 20)

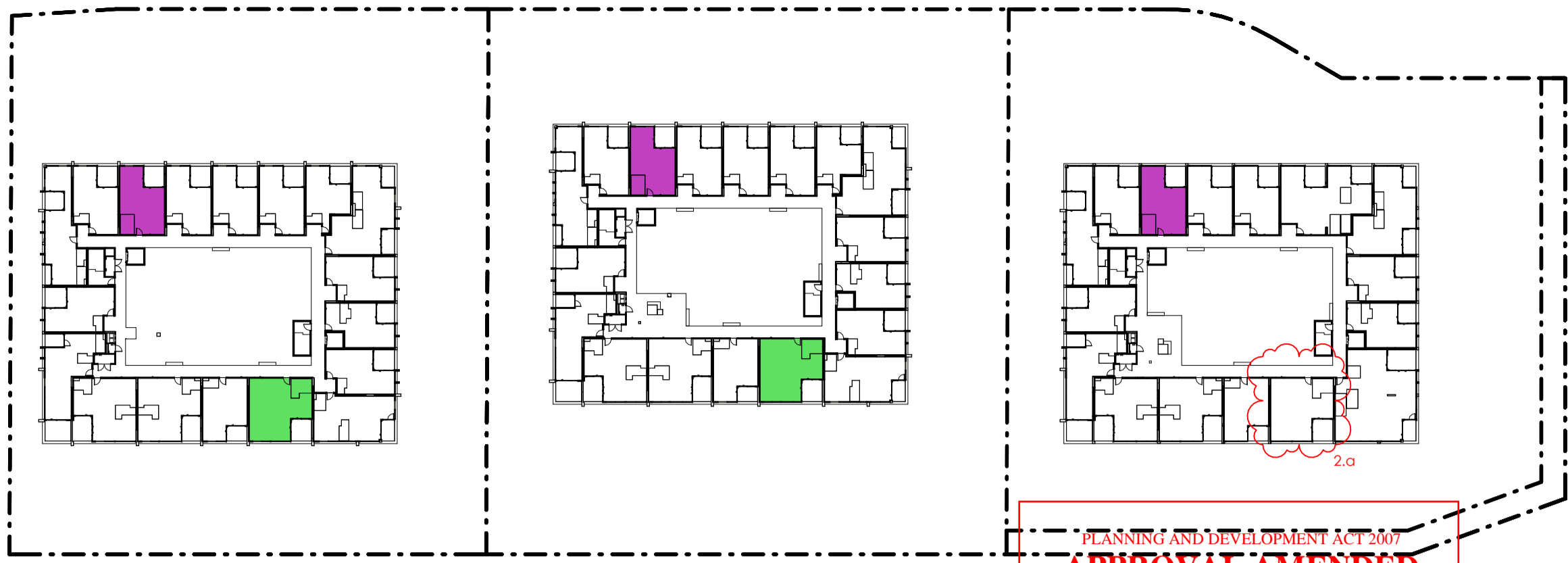


BED COUNT

- 1 BED + STUDY (ADAPTABLE) - TYPE 01
- 2 BED (ADAPTABLE) - TYPE 01
- 2 BED - VL ACCESSIBLE (SDA)
- 3 BED (ADAPTABLE) - TYPE 01

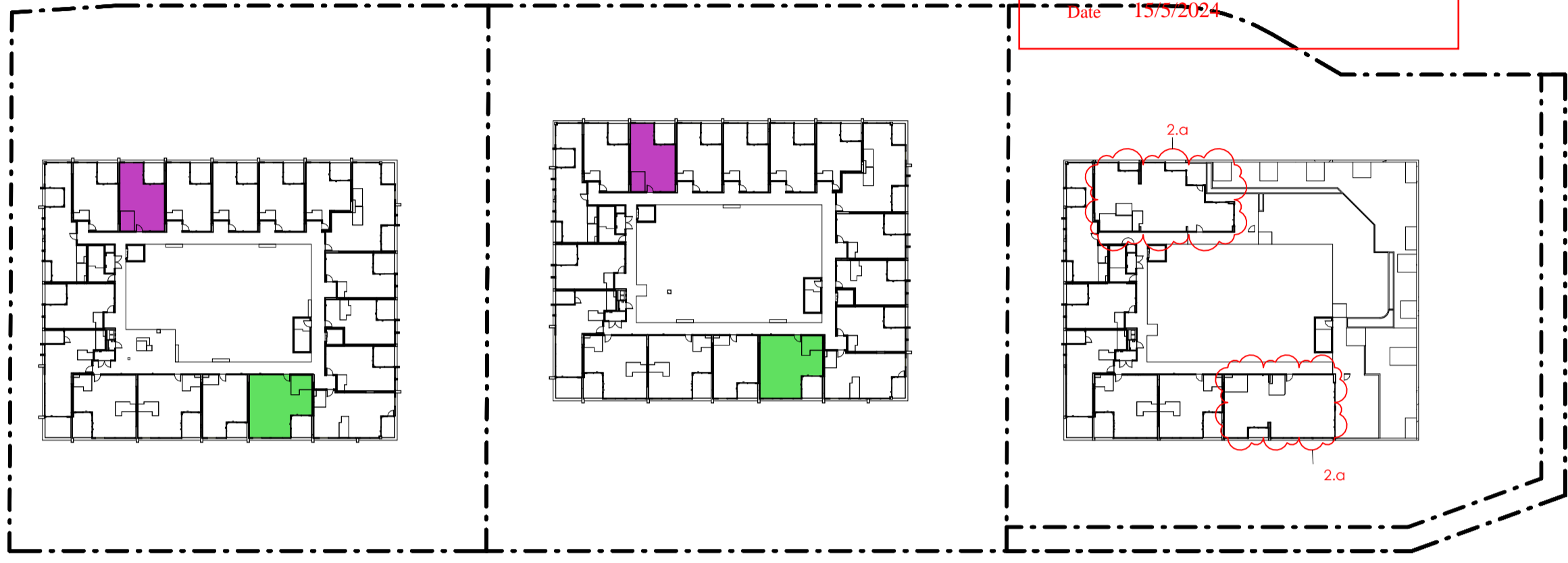
REFER DRAWING DA - 610.1 FOR THE REST OF THE UPPER LEVELS (LEVELS 4, 5, 6 AND 7)

- DO NOT SCALE OFF DRAWINGS -



LEVEL 04

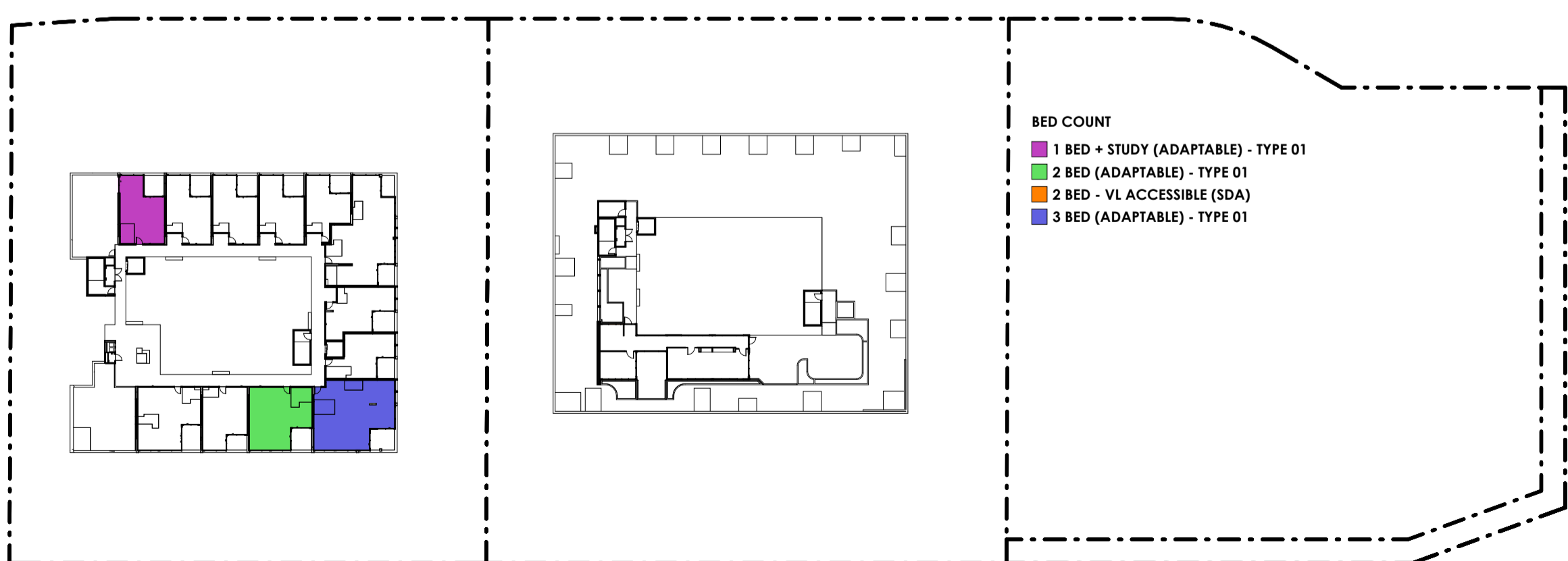
PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY
 Delegate name MATTHEW DAVIS
 Date 15/3/2024



LEVEL 05



LEVEL 06



LEVEL 07

BED COUNT
 1 BED + STUDY (ADAPTABLE) - TYPE 01
 2 BED (ADAPTABLE) - TYPE 01
 2 BED - VL ACCESSIBLE (SDA)
 3 BED (ADAPTABLE) - TYPE 01

- DO NOT SCALE OFF DRAWINGS -



LEVEL 1, 7 Sargood Street
 O'Connor ACT 2602
 POST: PO BOX 52 BRADDON ACT 2612
 ABN 79 145 074 344

P: 02 6181 4963
 E: office@juddstudio.com.au
 W: juddstudio.com.au

NOMINATED ARCHITECT:
 Nathan Gibson Judd
 ACT Registration No 2232
 NSW Registration No 7838

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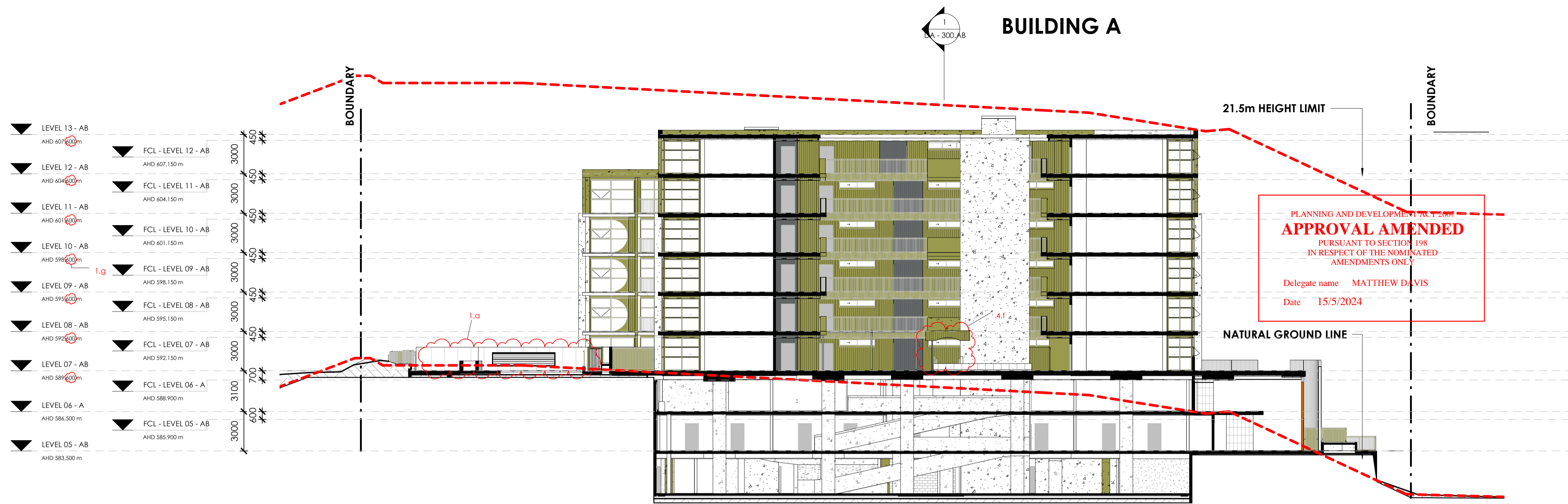
PROJECT:
BLVD

ADDRESS:
**DENMAN PROSPECT, CNR OF
 JOHN GORTON DRIVE & HOLBOROW STREET**
 BLOCK & SECTION:
**SECTION 75 - BLOCKS 2,9 & 10
 DENMAN PROSPECT**

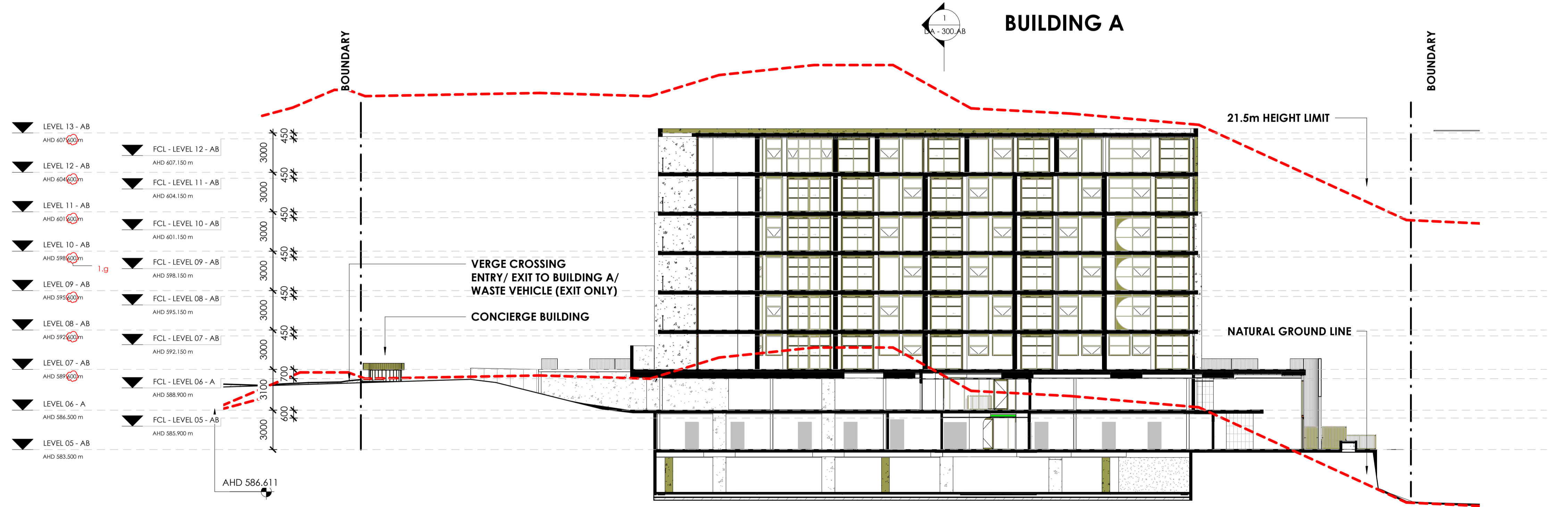
DRAWING TITLE:
**TYPICAL UNITS -
 ADAPTABLE - 1**

REVISIONS:	No.	Description	Date
1	DA AMENDMENT ISSUE - EPSDD RFI	10/05/2024	

SCALE: 1:750 @ A1
DA - 610.1
 SIZE: A1



1 DA - SECTION - AA - BUILDING A - E/W
SCALE: 1 : 200

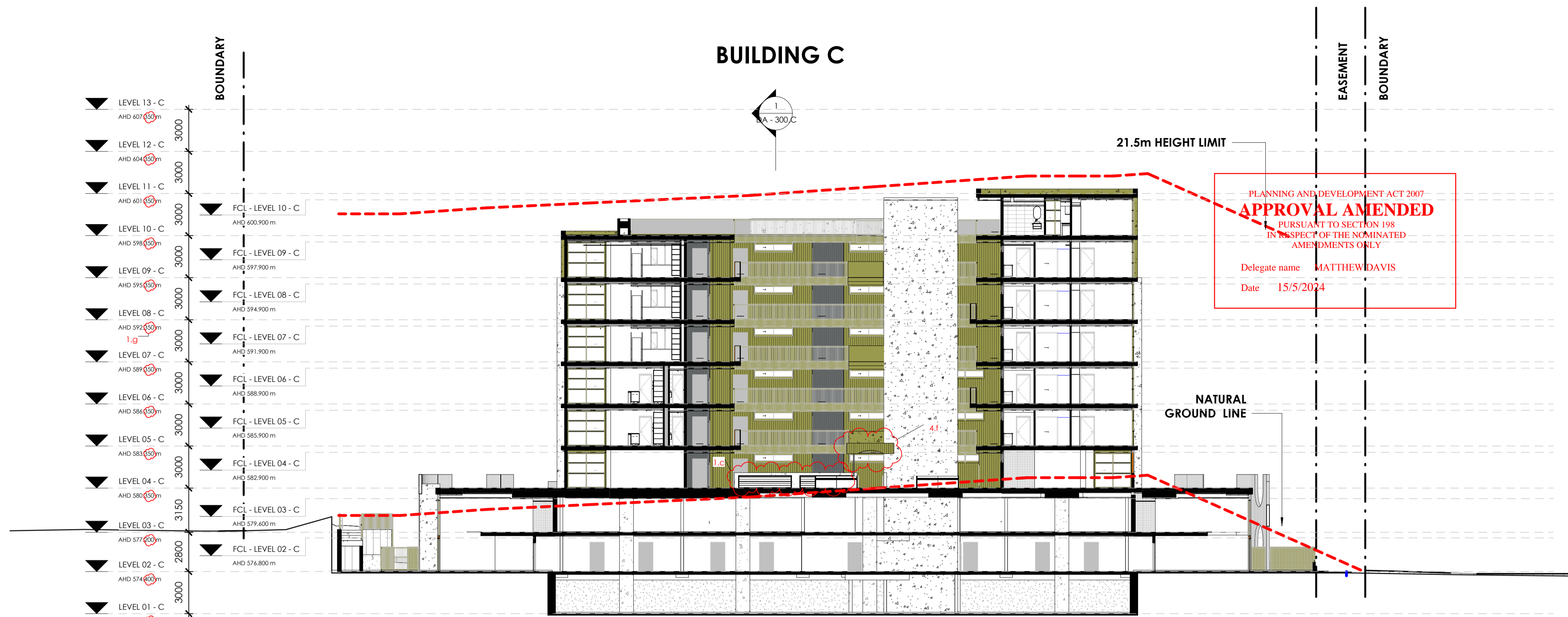


2 DA - SECTION - BB - BUILDING A - E/W
SCALE: 1 : 200

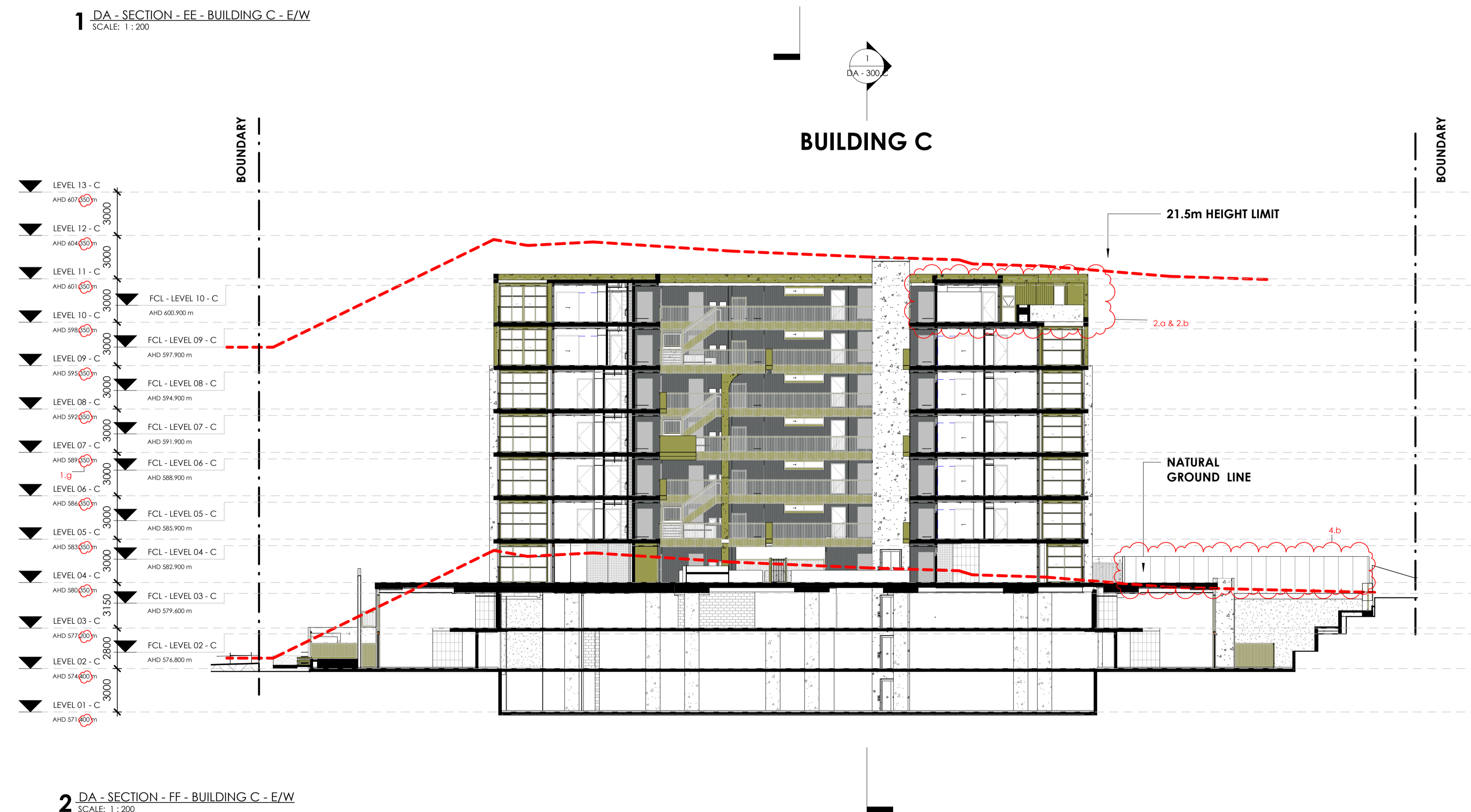
- DA AMENDMENT ITEMS:**
- Services and Structural Coordination:
 - Nominal adjustments to service/structural design and service rooms
 - TCCS approved consolidated waste collection/ enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
 - Adjustment to basement and waste exhaust strategy and storage cage relocation.
 - Relocation of roller doors and access doors to waste enclosure for buildability
 - Change to Building A-B basement entry.
 - Basement service enclosures and BLD B basement entry adjusted to suit service ramp RL and adjustment to enclosure roof for buildability and fire separation.
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 - Apartment Consolidation and NDIS/SDA units.
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 - Altimium stair canopy incorporated to shelter lobby area below.

GENERAL NOTES

NOTE:
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1 DA - SECTION - EE - BUILDING C - E/W
SCALE: 1 : 200



2 DA - SECTION - FF - BUILDING C - E/W
SCALE: 1 : 200

- DA AMENDMENT ITEMS:**
- Services and Structural Coordination:
 - Nominal adjustments to service/structural design and service rooms
 - ICCS approved consolidated waste collector/ enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
 - Adjustment to basement and waste exhaust strategy and storage cage relocation.
 - Relocation of roller doors and access doors to waste enclosure for buildability
 - Change to Building A+B basement entry. Basement service enclosures and BLD B basement entry adjusted to suit service ramp RL and adjustment to enclosure roof for buildability and fire separation.
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 - Apartment Consolidation and NDIS/SDA units.
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 - Atrium stair canopy incorporated to shelter lobby area below.

Changes to/in basement are not included in this amendment application and are subject to S197K amended application to DA 202138651

GENERAL NOTES

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- DO NOT SCALE OFF DRAWINGS -

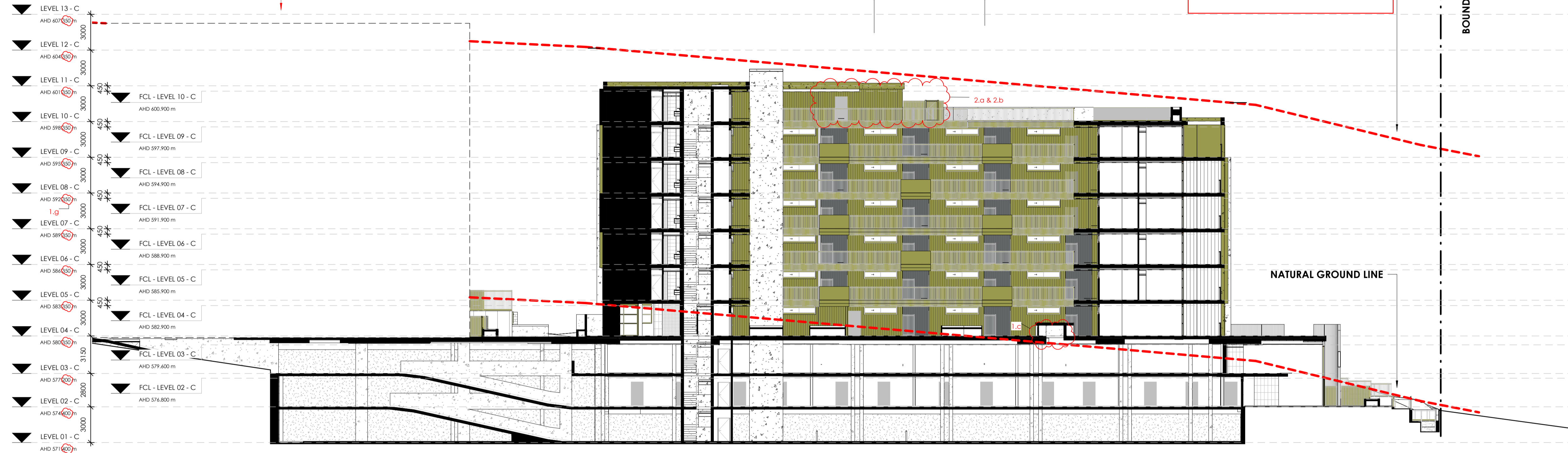
REFER SHEET: DA - OF THE SAME DRAWING NUMBER WITH .AB FOR CONTINUATION

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY

Delegate name: MATTHEW DAVIS
 Date: 15/5/2024

21.5m HEIGHT LIMIT

BUILDING C



1 DA - SECTION - NORTH/ SOUTH - BUILDING C
 SCALE: 1 : 200 (REF SHEET/ DETAIL: A 521 / 3)

Changes to/in basement are not included in this amendment application and are subject to S197K amended application to DA 202138651

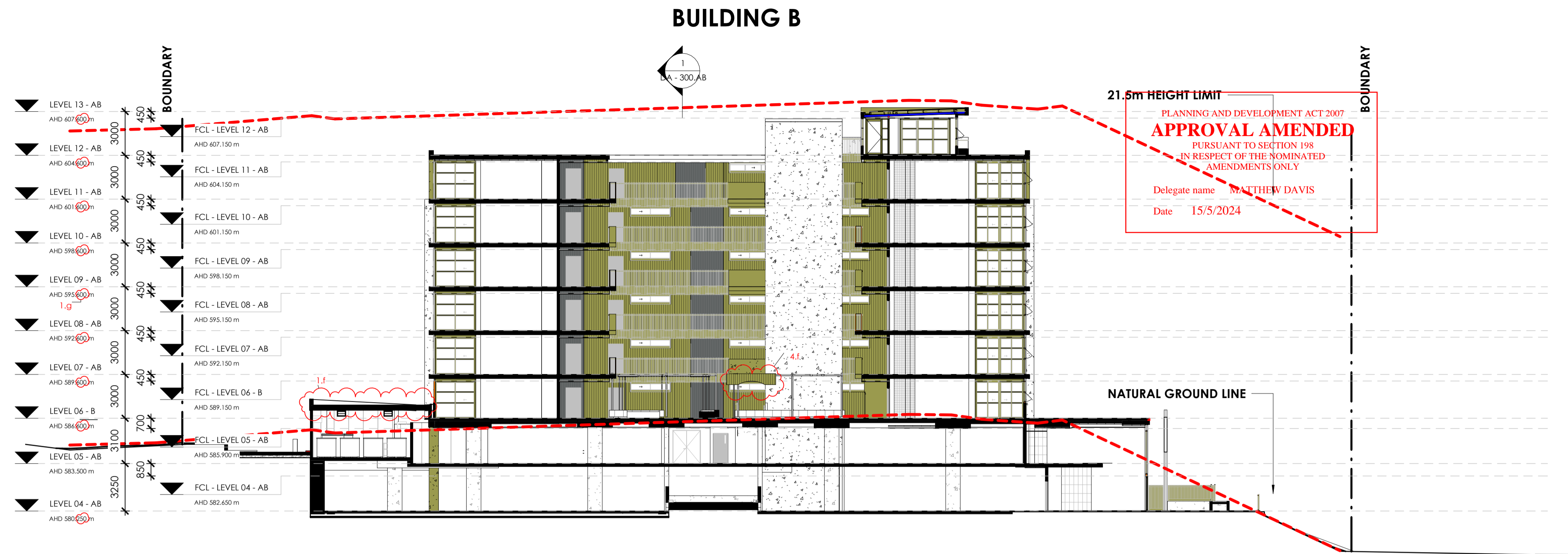
DA AMENDMENT ITEMS:

- Services and Structural Coordination:
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 - TCSS approved consolidated waste collection/ enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
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 - Relocation of roller doors and access doors to waste enclosure for buildability
 - Change to Building A-B basement entry.
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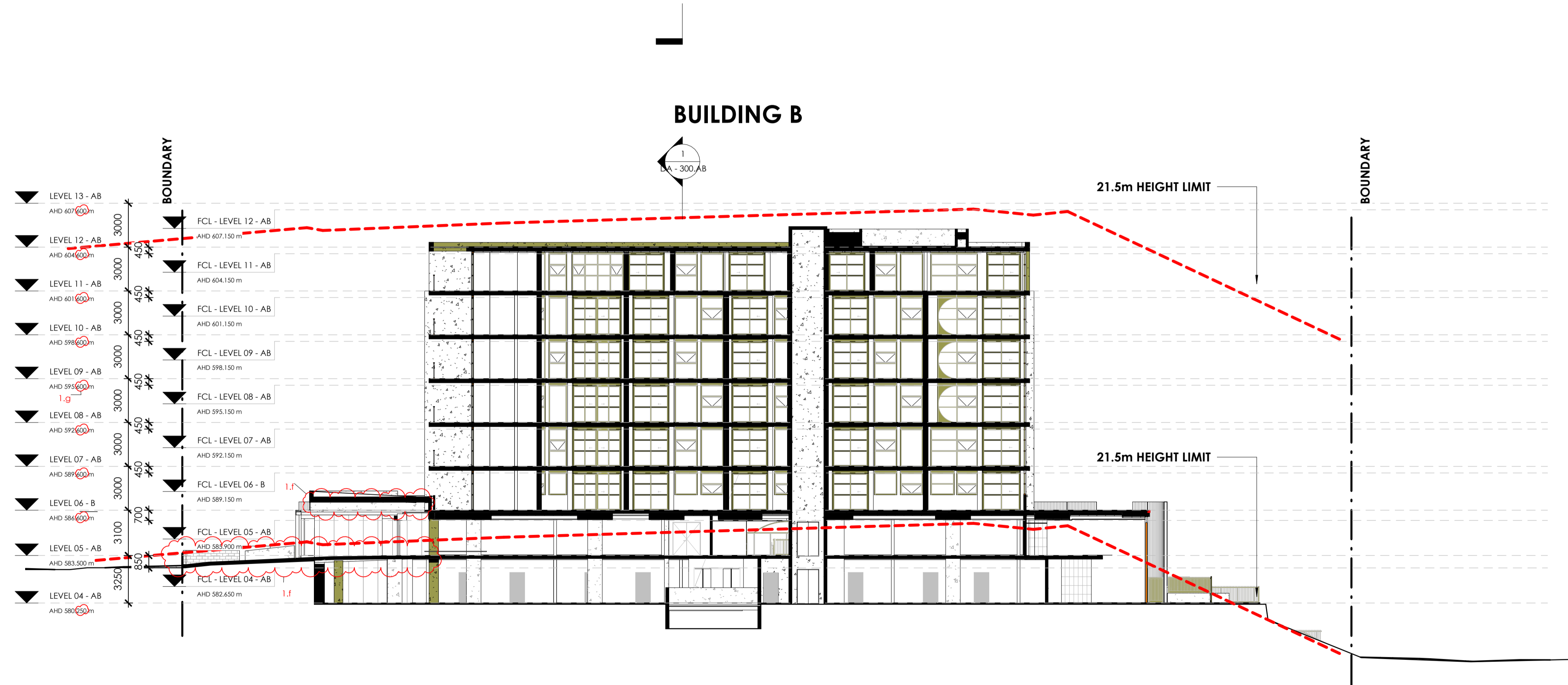
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- DO NOT SCALE OFF DRAWINGS -



1 DA - SECTION - CC - BUILDING B - E/W
SCALE: 1 : 200 (REF SHEET/ DETAIL: A 951 / 1)



2 DA - SECTION - DD - BUILDING B - E/W
SCALE: 1 : 200 (REF SHEET/ DETAIL: A 951 / 1)

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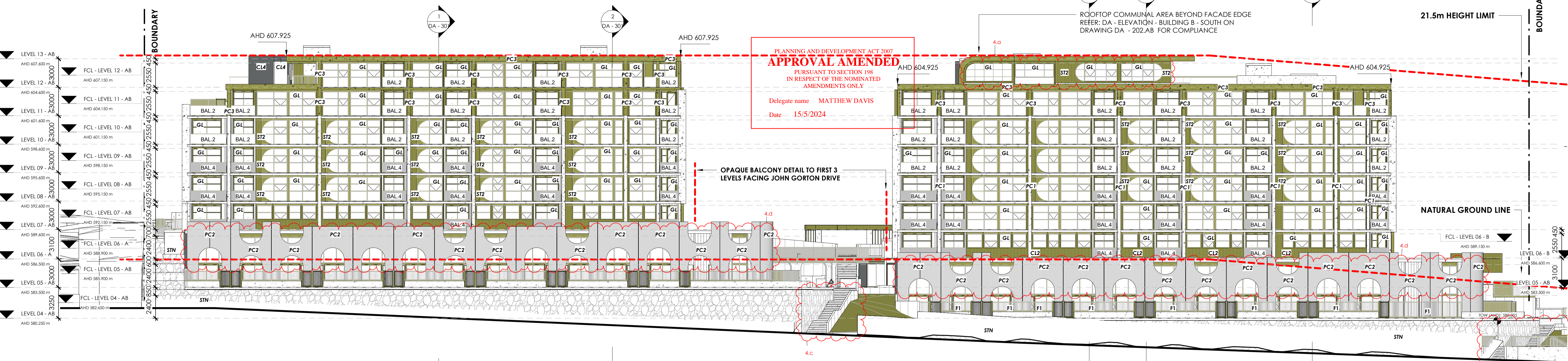
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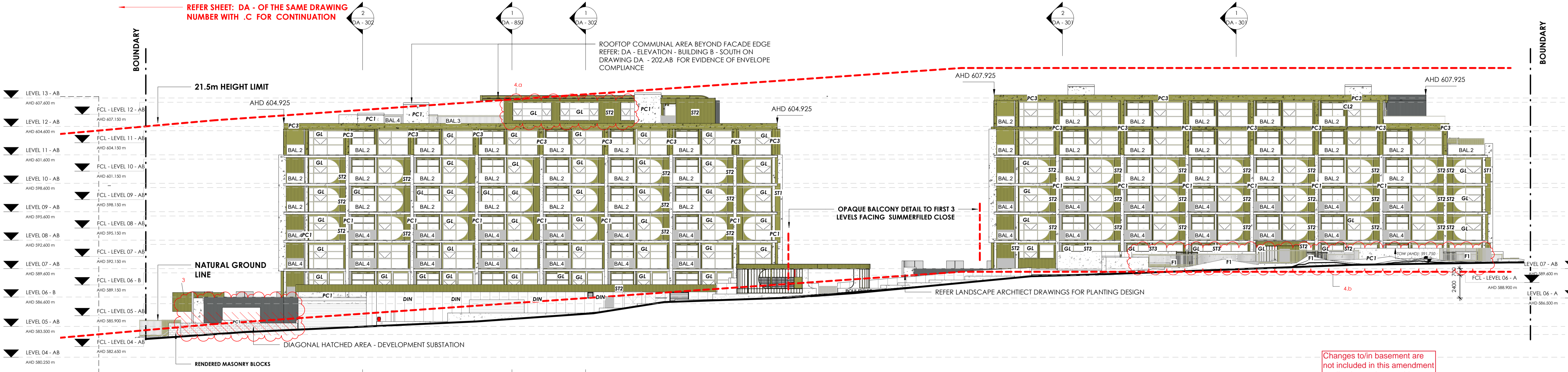
- DO NOT SCALE OFF DRAWINGS -

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1 DA - ELEVATION A/B - EAST - JOHN GORTON DRIVE
SCALE: 1 : 200



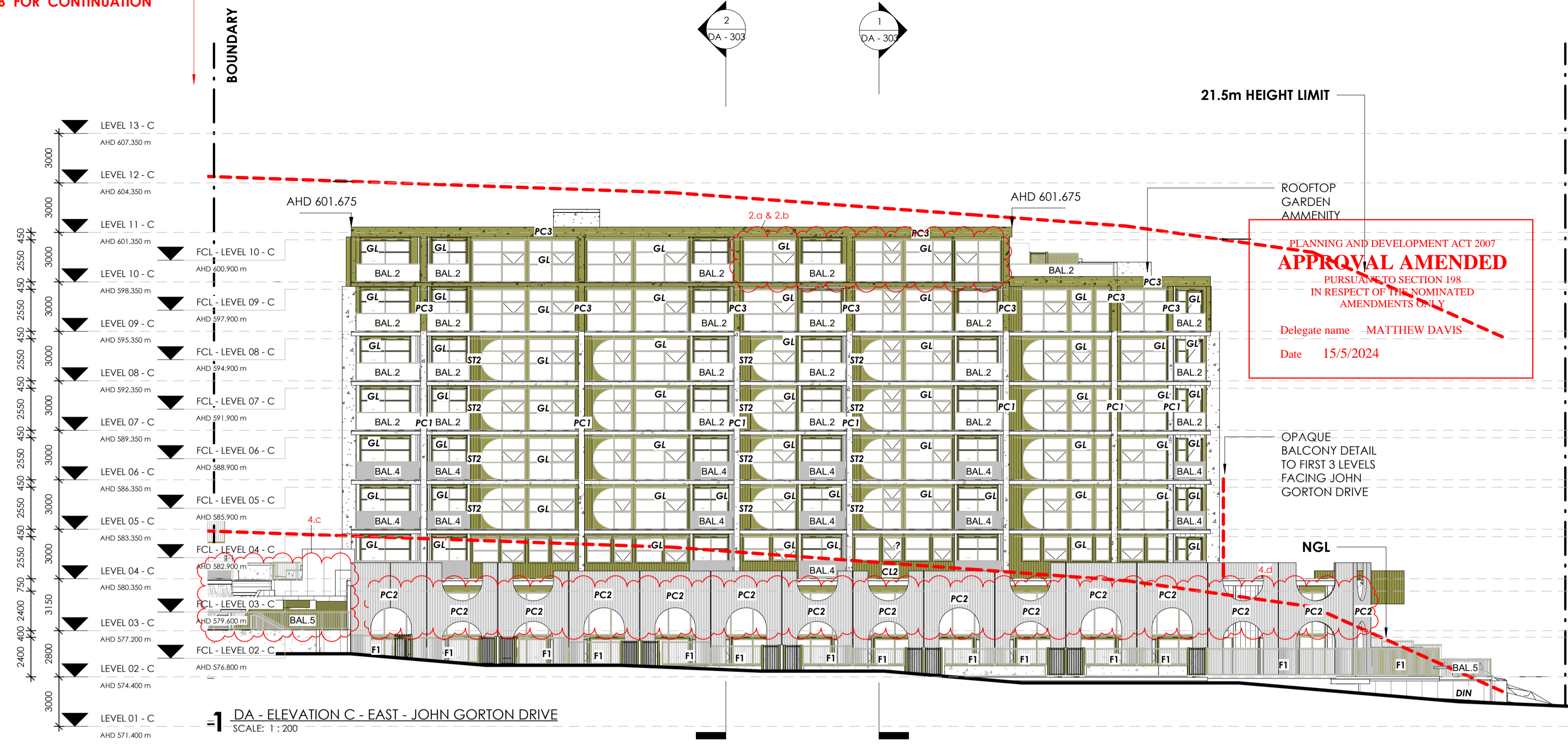
2 DA - ELEVATION A/B - WEST - SUMMERFIELD CLOSE
SCALE: 1 : 200

MATERIAL SAMPLE SCHEDULE

<p>PRECAST / INSITU CONCRETE: PRECAST WITH DULUX ACRATEX WHITE FINISH OR EQUAL</p> <p>CODE: PC1</p>	<p>PRECAST / INSITU CONCRETE: PRECAST WITH DULUX ACRATEX GOLD PEARL KINETIC FINISH OR EQUAL</p> <p>CODE: PC3</p>	<p>VITRACORE G2: PREFINISHED METAL PANEL COLOUR: DULUX - ELECTRO GOLD PEARL KINETIC OR EQUAL</p> <p>CODE: ST1</p>	<p>VITRACORE G2: PREFINISHED METAL PANEL COLOUR: VC1025 PEARL WHITE OR EQUAL</p> <p>CODE: ST3</p>	<p>STRYUM SH160: PREFINISHED METAL PANEL COLOUR: DULUX - ELECTRO GOLD PEARL KINETIC OR EQUAL</p> <p>CODE: ST2</p>	<p>STRYUM SH160: PREFINISHED METAL PANEL COLOUR: INTERPON SABLE BRILLIANCE OR EQUAL</p> <p>CODE: ST4</p>	<p>GLAZING FRAMES: ALUMINIUM, POWDERCOATED TO MATCH 'DULUX - ELECTRO GOLD PEARL KINETIC'</p> <p>CODE: GL</p>	<p>PICKET BALUSTRADE: ALUMINIUM, POWDERCOATED TO MATCH DULUX ELECTRO GOLD PEARL KINETIC</p> <p>CODE: BAL.1 / BAL.5</p>	<p>GLAZED BALUSTRADE: FULL / PARTIAL HEIGHT ALUMINIUM TO MATCH DULUX - ELECTRO GOLD PEARL KINETIC GLAZED PANEL OPAQUE BELOW L3 IF FRONTING A STREET (BAL.4)</p> <p>CODE: BAL.2 / BAL.4</p>	<p>COURTYARD WALLING: 150-200mm STONE CLADDING ON 200mm DINCEL SUBSTRATE - TBC</p> <p>CODE: STN</p>	<p>DINCEL WALL: RENDERED MATERIAL - FINISH TBC</p> <p>CODE: DIN</p>	<p>COURTYARD FENCE: VERTICAL SLAT/BATTEN FENCE/GATE</p> <p>CODE: DO NOT SCALE OFF DRAWINGS</p>	<p>PORTALS: PRECAST IN RECKLI PROFILE. WHITE FINISH OR EQUAL</p> <p>CODE: PC 2</p>
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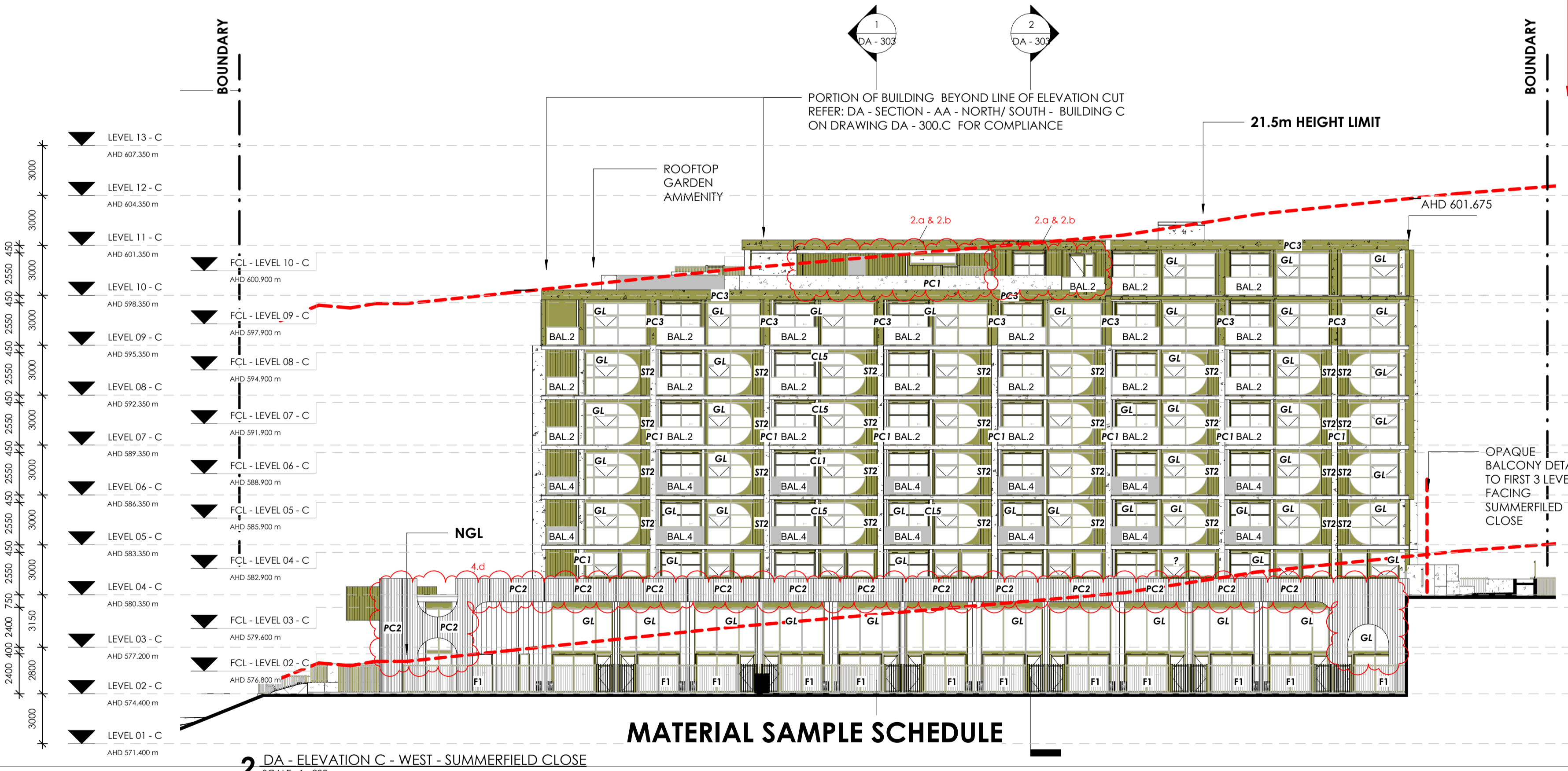
REFER SHEET: DA - OF THE SAME DRAWING NUMBER WITH .AB FOR CONTINUATION

- DA AMENDMENT ITEMS:**
- Services and Structural Coordination:
 - Nominal adjustments to service/structural design and service rooms
 - TCCS approved consolidated waste collection/ enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
 - Adjustment to basement and waste exhaust strategy and storage cage relocation.
 - Relocation of roller doors and access doors to waste enclosure for buildability
 - Change to Building A-B basement entry.
 - Basement service enclosures and BLD B basement entry adjusted to suit service ramp R1 and adjustment to enclosure roof for buildability and fire separation.
 - Nominal adjustments in building levels to achieve requisite headroom as a result of structural and services co-ordination.
 - Apartment Consolidation and NDIS/SDA units.
 - Reclassification of adaptable units
 - Amalgamation of units to 3 bed type and increase in apartment area
 - Unit designs adjusted to comply with NDIS/SDA specifications.
 - Adjustments to typical unit plan and adaptable unit plan with services coordination.
 - Updated Substation design for EVO compliance and BLD B-C Mailboxes.
 - Glazing adjusted for buildability and as a result of co-ordinating structural and services design.
 - Fencing/ balustrades adjusted for buildability/ safety
 - Revised retaining walls and staircases, site circulation including additional egress paths.
 - Reconfigured facade finishes in some instance for better design consistency and buildability
 - Nominal adjustment to BLD B Rooftop space with accessible toilet, egress stair doorway and coordination of services and structure to Communal space.
 - Alum star canopy incorporated to shelter lobby area below.



1 DA - ELEVATION C - EAST - JOHN GORTON DRIVE SCALE: 1:200

REFER SHEET: DA - OF THE SAME DRAWING NUMBER WITH .AB FOR CONTINUATION



2 DA - ELEVATION C - WEST - SUMMERFIELD CLOSE SCALE: 1:200

Changes to/in basement are not included in this amendment application and are subject to S197K amended application to DA 202138651

MATERIAL SAMPLE SCHEDULE

<p>PRECAST / INSITU CONCRETE: • PRECAST WITH DULUX ACRATEX WHITE FINISH OR EQUAL</p> <p>CODE: PC1</p>	<p>PRECAST / INSITU CONCRETE: • PRECAST WITH DULUX ACRATEX GOL PEARL KINETIC FINISH OR EQUAL</p> <p>CODE: PC3</p>	<p>VITRACORE G2: PREFINISHED METAL PANEL. COLOUR: DULUX ELECTRO GOLD PEARL KINETIC OR EQUAL</p> <p>STRYUM SH160: PREFINISHED METAL PANEL. COLOUR: DULUX - ELECTRO GOLD PEARL KINETIC OR EQUAL</p> <p>CODE: ST1</p>	<p>VITRACORE G2: PREFINISHED METAL PANEL. COLOUR: VC1025 PEARL WHITE OR EQUAL</p> <p>STRYUM SH160: PREFINISHED METAL PANEL. COLOUR: INTERPON SABLE BRILLIANCE OR EQUAL</p> <p>CODE: ST2</p>	<p>GLAZING FRAMES: • ALUMINIUM, POWDERCOATED TO MATCH 'DULUX - ELECTRO GOLD PEARL KINETIC'</p> <p>CODE: GL</p>	<p>PICKET BALUSTRADE: • ALUMINIUM, POWDERCOATED TO MATCH DULUX ELECTRO GOLD PEARL KINETIC</p> <p>CODE: BAL.1 / BAL.5</p>	<p>GLAZED BALUSTRADE: • FULL / PARTIAL HEIGHT • ALUMINIUM TO MATCH DULUX ELECTRO GOLD PEARL KINETIC • GLAZED PANEL OPAQUE BELOW L3 IF FRONTING A STREET (BAL.4)</p> <p>CODE: BAL.2 / BAL.4</p>	<p>COURTYARD WALLING • 150-200mm STONE CLADDING ON 200mm DINCEL SUBSTRATE - TBC</p> <p>CODE: STN</p>	<p>DINCEL WALL: RENDERED MATERIAL - FINISH TBC</p> <p>CODE: DIN</p>	<p>COURTYARD FENCE • VERTICAL SLAT/BATTEN FENCE/GATE</p> <p>CODE: F1</p>	<p>PORTALS • PRECAST IN RECKLI PROFILE. WHITE FINISH OR EQUAL</p> <p>CODE: PC 2</p>
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NB: DRAWINGS TO BE READ IN CONJUNCTION WITH ASSOCIATED BELOW GROUND DEVELOPMENT APPLICATION (202138651). BELOW GROUND WORKS MAY BE SHOWN TO AID WITH DA ASSESSMENT

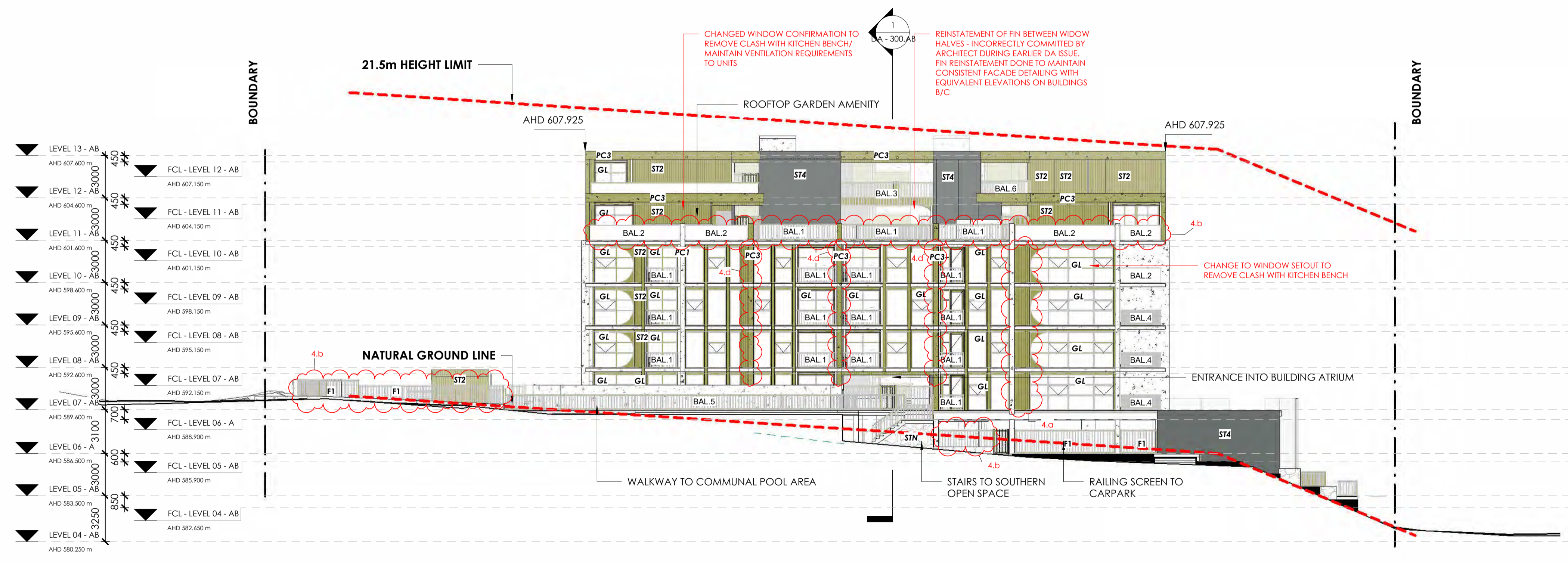
- DO NOT SCALE OFF DRAWINGS -

	LEVEL 1, 7 Sargood Street O'Connor ACT 2602 POST: PO BOX 52 BRADDDON ACT 2612 ABN 79 145 074 344	P: 02 6181 4963 E: office@juddstudio.com.au W: juddstudio.com.au NOMINATED ARCHITECT: Nathan Gibson Judd ACT Registration No 2232 NSW Registration No 7838	ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE. DO NOT SCALE OFF DRAWINGS. DOCUMENTED DIMENSIONS ONLY ARE TO BE USED FOR CONSTRUCTION AND SITE SETOUT.	CLIENT: 	PROJECT: BLVD	ADDRESS: DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBOROW STREET BLOCK & SECTION: SECTION 75 - BLOCKS 9 DENMAN PROSPECT	DRAWING TITLE: ELEVATIONS - EAST & WEST	REVISIONS:	SCALE:	As indicated @ A1							
								<table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>3</td> <td>SECTION 165 - NOD</td> <td>11/08/2022</td> </tr> <tr> <td>4</td> <td>DRAFT DA AMENDMENT - FOR REVIEW</td> <td>20/12/2023</td> </tr> <tr> <td>5</td> <td>DA AMENDMENT ISSUE</td> <td>21/12/2023</td> </tr> <tr> <td>6</td> <td>DA AMENDMENT ISSUE - EPSDD RFI</td> <td>10/05/2024</td> </tr> </table>	No.	Description	Date	3	SECTION 165 - NOD	11/08/2022	4	DRAFT DA AMENDMENT - FOR REVIEW	20/12/2023
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 - TCC3 approved consolidated waste collection enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
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 - Change to Building A-B basement entry.
 - Basement service enclosures and BLD B basement entry adjusted to suit services ramp RL and adjustment to enclosure roof for buildability and fire separation.
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 - Aluminum stair canopy incorporated to shelter lobby area below.



1 DA - ELEVATION - BUILDING B - NORTH
SCALE: 1 : 200 (REF SHEET/DETAIL: DA - 101.AB / 1)



2 DA - ELEVATION - BUILDING A - SOUTH
SCALE: 1 : 200 (REF SHEET/DETAIL: DA - 101.AB / 1)

MATERIAL SAMPLE SCHEDULE

<p>PRECAST / INSITU CONCRETE: • PRECAST WITH DULUX ACRATEX WHITE FINISH OR EQUAL</p> <p>CODE: PC1</p>	<p>PRECAST / INSITU CONCRETE: • PRECAST WITH DULUX ACRATEX GOLD PEARL KINETIC FINISH OR EQUAL</p> <p>CODE: PC3</p>	<p>VITRACORE G2: PREFINISHED METAL PANEL. COLOUR: DULUX - ELECTRO GOLD PEARL KINETIC OR EQUAL</p> <p>STRYUM SH160: PREFINISHED METAL PANEL. COLOUR: DULUX - ELECTRO GOLD PEARL KINETIC OR EQUAL</p> <p>CODE: ST1</p>	<p>VITRACORE G2: PREFINISHED METAL PANEL. COLOUR: VC1025 PEARL WHITE OR EQUAL</p> <p>STRYUM SH160: PREFINISHED METAL PANEL. COLOUR: INTERPON SABLE BRILLIANCE OR EQUAL</p> <p>CODE: ST2</p>	<p>GLAZING FRAMES: • ALUMINIUM, POWDERCOATED TO MATCH DULUX - ELECTRO GOLD PEARL KINETIC</p> <p>CODE: GL</p>	<p>PICKET BALUSTRADE: • ALUMINIUM, POWDERCOATED TO MATCH DULUX ELECTRO GOLD PEARL KINETIC</p> <p>CODE: BAL.1 / BAL.5</p>	<p>GLAZED BALUSTRADE: • FULL / PARTIAL HEIGHT • ALUMINIUM TO MATCH DULUX ELECTRO GOLD PEARL KINETIC • GLAZED PANEL OPAQUE BELOW L3 IF FRONTING A STREET (BAL.4)</p> <p>CODE: BAL.2 / BAL.4</p>	<p>COURTYARD WALLING • 150-200mm STONE CLADDING ON 200mm DINCER SUBSTRATE - TBC</p> <p>CODE: STN</p>	<p>DINCER WALL: RENDERED MATERIAL - FINISH TBC</p> <p>CODE: DIN</p>	<p>COURTYARD FENCE • VERTICAL SLAT/BATTEN FENCE/GATE</p> <p>CODE: F1</p>	<p>PORTALS • PRECAST IN RECLI PROFILE. WHITE FINISH OR EQUAL</p> <p>CODE: PC 2</p>
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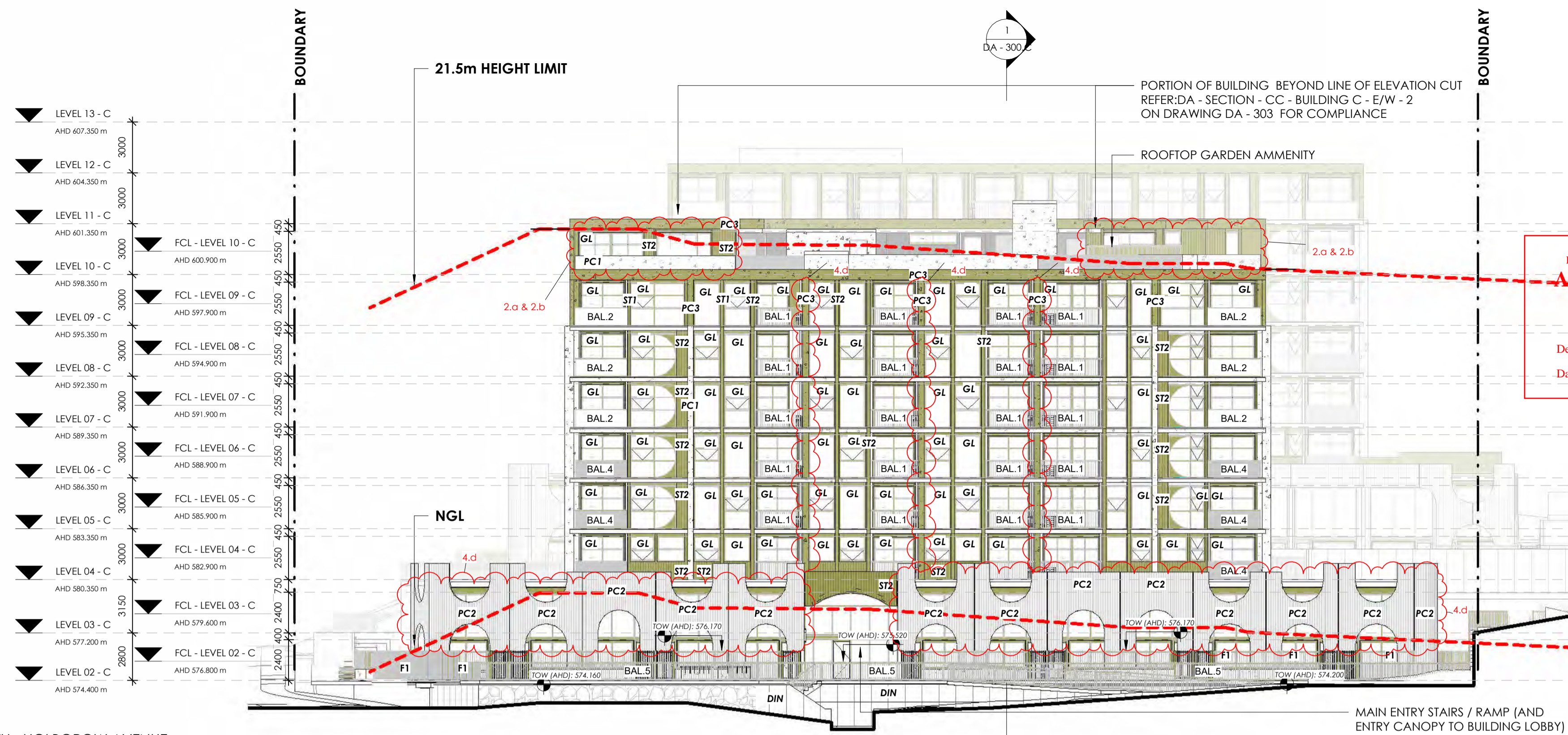
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<p>JUDD STUDIO</p> <p>LEVEL 1, 7 Sargood Street O'Connor ACT 2602 POST: PO BOX 52 BRADDDON ACT 2612 ABN 79 145 074 344</p>	<p>P: 02 6181 4963 E: office@juddstudio.com.au W: juddstudio.com.au</p> <p>NOMINATED ARCHITECT: Nathan Gibson Judd ACT Registration No 2232 NSW Registration No 7838</p>	<p>ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF JUDD STUDIO PTY LTD (JUDD.STUDIO) CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.</p> <p>ALL DIMENSIONS ARE IN MILLIMETERS (MM) UNLESS NOTED OTHERWISE. DO NOT SCALE OFF DRAWINGS. DOCUMENTED DIMENSIONS ONLY ARE TO BE USED FOR CONSTRUCTION AND SITE SETOUT.</p>	<p>CLIENT: CORE DEVELOPMENTS</p>	<p>PROJECT: BLVD</p>	<p>ADDRESS: DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBOROW STREET BLOCK & SECTION: SECTION 75 - BLOCKS 2,9 & 10 DENMAN PROSPECT</p>	<p>DRAWING TITLE: ELEVATIONS - OVERALL - NORTH & SOUTH</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>4</td> <td>DA PENDING</td> <td>01/03/2023</td> </tr> <tr> <td>5</td> <td>DRAFT DA AMENDMENT - FOR REVIEW</td> <td>20/12/2023</td> </tr> <tr> <td>6</td> <td>DA AMENDMENT ISSUE</td> <td>21/12/2023</td> </tr> <tr> <td>7</td> <td>DA AMENDMENT ISSUE - EPSDD REF</td> <td>10/05/2024</td> </tr> </table>	No.	Description	Date	4	DA PENDING	01/03/2023	5	DRAFT DA AMENDMENT - FOR REVIEW	20/12/2023	6	DA AMENDMENT ISSUE	21/12/2023	7	DA AMENDMENT ISSUE - EPSDD REF	10/05/2024	<p>SCALE: As indicated @ A1</p>
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DA - 201.AB

SIZE: A1

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 - Aluminum stair canopy incorporated to shelter lobby area below.



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY

Delegate name: MATTHEW DAVIS
 Date: 15/5/2024

1 DA - ELEVATION - BUILDING C - NORTH - HOLBOROW AVENUE
 SCALE: 1 : 200 (REF SHEET/DETAIL: CO - 053 / 1)



Changes to/in basement are not included in this amendment application and are subject to S197K amended application to DA 202138651

2 DA - ELEVATION - BUILDING C - SOUTH
 SCALE: 1 : 200 (REF SHEET/DETAIL: A 756 / 2)

MATERIAL SAMPLE SCHEDULE

<p>PRECAST / INSITU CONCRETE: PRECAST WITH DULUX ACRATEX WHITE FINISH OR EQUAL</p> <p>CODE: PC1</p>	<p>PRECAST / INSITU CONCRETE: PRECAST WITH DULUX ACRATEX GOLD PEARL KINETIC FINISH OR EQUAL</p> <p>CODE: PC3</p>	<p>VITRACORE G2: PREFINISHED METAL PANEL. COLOUR: DULUX ELECTRO GOLD PEARL KINETIC OR EQUAL</p> <p>STRYUM SH160: PREFINISHED METAL PANEL. COLOUR: DULUX - ELECTRO GOLD PEARL KINETIC OR EQUAL</p> <p>CODE: ST1</p>	<p>VITRACORE G2: PREFINISHED METAL PANEL. COLOUR: VC1025 PEARL WHITE OR EQUAL</p> <p>STRYUM SH160: PREFINISHED METAL PANEL. COLOUR: INTERPON SABLE BRILLIANCE OR EQUAL</p> <p>CODE: ST2</p>	<p>GLAZING FRAMES: ALUMINIUM, POWDERCOATED TO MATCH 'DULUX - ELECTRO GOLD PEARL KINETIC'</p> <p>CODE: GL</p>	<p>PICKET BALUSTRADE: ALUMINIUM, POWDERCOATED TO MATCH DULUX ELECTRO GOLD PEARL KINETIC</p> <p>CODE: BAL.1 / BAL.5</p>	<p>GLAZED BALUSTRADE: FULL / PARTIAL HEIGHT ALUMINIUM TO MATCH DULUX ELECTRO GOLD PEARL KINETIC GLAZED PANEL OPAQUE BELOW L3 IF FRONTING A STREET (BAL.4)</p> <p>CODE: BAL.2 / BAL.4</p>	<p>COURTYARD WALLING 150-200mm STONE CLADDING ON 200mm DINCEL SUBSTRATE - TBC</p> <p>CODE: STN</p>	<p>DINCEL WALL: RENDERED MATERIAL - FINISH TBC</p> <p>CODE: DIN</p>	<p>COURTYARD FENCE VERTICAL SLAT/BATTEN FENCE/GATE</p> <p>CODE: F1</p>	<p>PORTALS PRECAST IN RECKLI PROFILE. WHITE FINISH OR EQUAL</p> <p>CODE: PC 2</p>
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1 DA - ELEVATION - BUILDING A - NORTH
SCALE: 1 : 200 (REF SHEET/ DETAIL: A 233 / 1)



2 DA - ELEVATION - BUILDING B - SOUTH
SCALE: 1 : 200 (REF SHEET/ DETAIL: A 233 / 1)

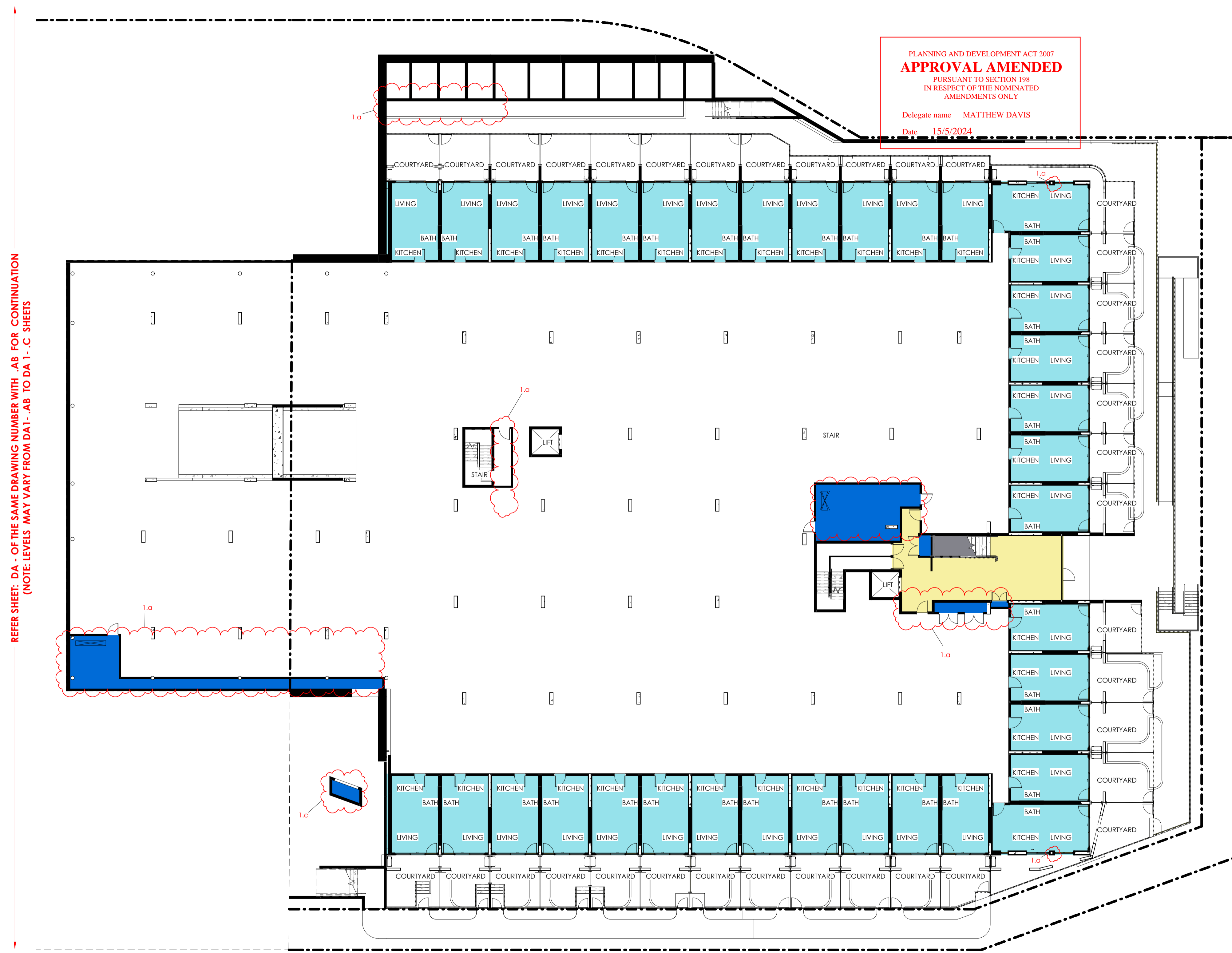
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NB: DRAWINGS TO BE READ IN CONJUNCTION WITH ASSOCIATED BELOW GROUND DEVELOPMENT APPLICATION (202138651). BELOW GROUND WORKS MAY BE SHOWN TO AID WITH DA ASSESSMENT

- DO NOT SCALE OFF DRAWINGS -

<p>JUDD STUDIO</p> <p>LEVEL 1, 7 Sargood Street O'Connor ACT 2602 POST: PO BOX 52 BRADDDON ACT 2612 ABN 79 145 074 344</p>	<p>P: 02 6181 4963 E: office@juddstudio.com.au W: juddstudio.com.au</p> <p>NOMINATED ARCHITECT: Nathan Gibson Judd ACT Registration No 2232 NSW Registration No 7838</p>	<p>ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE. DO NOT SCALE OFF DRAWINGS. DOCUMENTED DIMENSIONS ONLY ARE TO BE USED FOR CONSTRUCTION AND SITE SETOUT.</p>	<p>CLIENT: CORE DEVELOPMENTS</p>	<p>PROJECT: BLVD</p>	<p>ADDRESS: DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBOROW STREET BLOCK & SECTION: SECTION 75 - BLOCKS 2,9 & 10 DENMAN PROSPECT</p>	<p>DRAWING TITLE: ELEVATIONS - INTERNAL - NORTH AND SOUTH</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>5</td> <td>WINDOW REVIEWS</td> <td>31/01/2023</td> </tr> <tr> <td>6</td> <td>DRAFT DA AMENDMENT - FOR REVIEW</td> <td>20/12/2023</td> </tr> <tr> <td>7</td> <td>DA AMENDMENT ISSUE</td> <td>21/12/2023</td> </tr> <tr> <td>8</td> <td>DA AMENDMENT ISSUE - EPSDD RFI</td> <td>10/05/2024</td> </tr> </table>	No.	Description	Date	5	WINDOW REVIEWS	31/01/2023	6	DRAFT DA AMENDMENT - FOR REVIEW	20/12/2023	7	DA AMENDMENT ISSUE	21/12/2023	8	DA AMENDMENT ISSUE - EPSDD RFI	10/05/2024	<p>SCALE: As indicated @ A1</p>
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<p>DA - 202.AB</p>							<p>SIZE: A1</p>																



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY
 Delegate name MATTHEW DAVIS
 Date 15/5/2024

REFER SHEET: DA - OF THE SAME DRAWING NUMBER WITH -AB FOR CONTINUATION
 (NOTE: LEVELS MAY VARY FROM DA1 - -AB TO DA 1 - -C SHEETS)

HOLBOROW AVENUE

JOHN GORTON DRIVE

1 DA - PUBLIC NOTIFICATION - GROUND C
 SCALE: 1:200 (REF SHEET/DETAIL: A 229.3 / 1)

- DA AMENDMENT ITEMS:**
- Services and Structural Coordination:
 - Nominal adjustments to service/structural design and service rooms
 - TCCS approved consolidated waste collection/ enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
 - Adjustment to basement and waste exhaust strategy and storage cage relocation.
 - Relocation of roller doors and access doors to waste enclosure for buildability
 - Change to Building A-B basement entry.
 - Basement service enclosures and BLD B basement entry adjusted to suit service ramp RL and adjustment to enclosure roof for buildability and fire separation.
 - Nominal adjustments in building levels to achieve requisite headroom as a result of structural and services co-ordination.
 - Apartment Consolidation and NDIS/SDA units.
 - Reclassification of adaptable units
 - Amalgamation of units to 3 bed type and increase in apartment area
 - Unit designs adjusted to comply with NDIS/SDA specifications.
 - Adjustments to typical unit plan and Adaptable unit plan with services coordination.
 - Updated Substation design for EVO compliance and BLD B-C Mailboxes.
 - Facade and Site Adjustments:
 - Glazing adjusted for buildability and as a result of co-ordinating structural and services design.
 - Fencing/ balustrades adjusted for buildability/ safety
 - Revised retaining walls and staircases, site circulation including additional egress paths.
 - Reconfigured facade finishes in some instance for better design consistency and buildability
 - Nominal adjustment to BLD B Rooftop space with accessible toilet, egress stair doorway and coordination of services and structure to Communal space.
 - Altimium stair canopy incorporated to shelter lobby area below.

Changes to/in basement are not included in this amendment application and are subject to S197K amended application to DA 202138651

PER LEVEL AREAS

- BED 1
- LIFT/STAIR
- LOBBY
- SERVICES

GENERAL NOTES

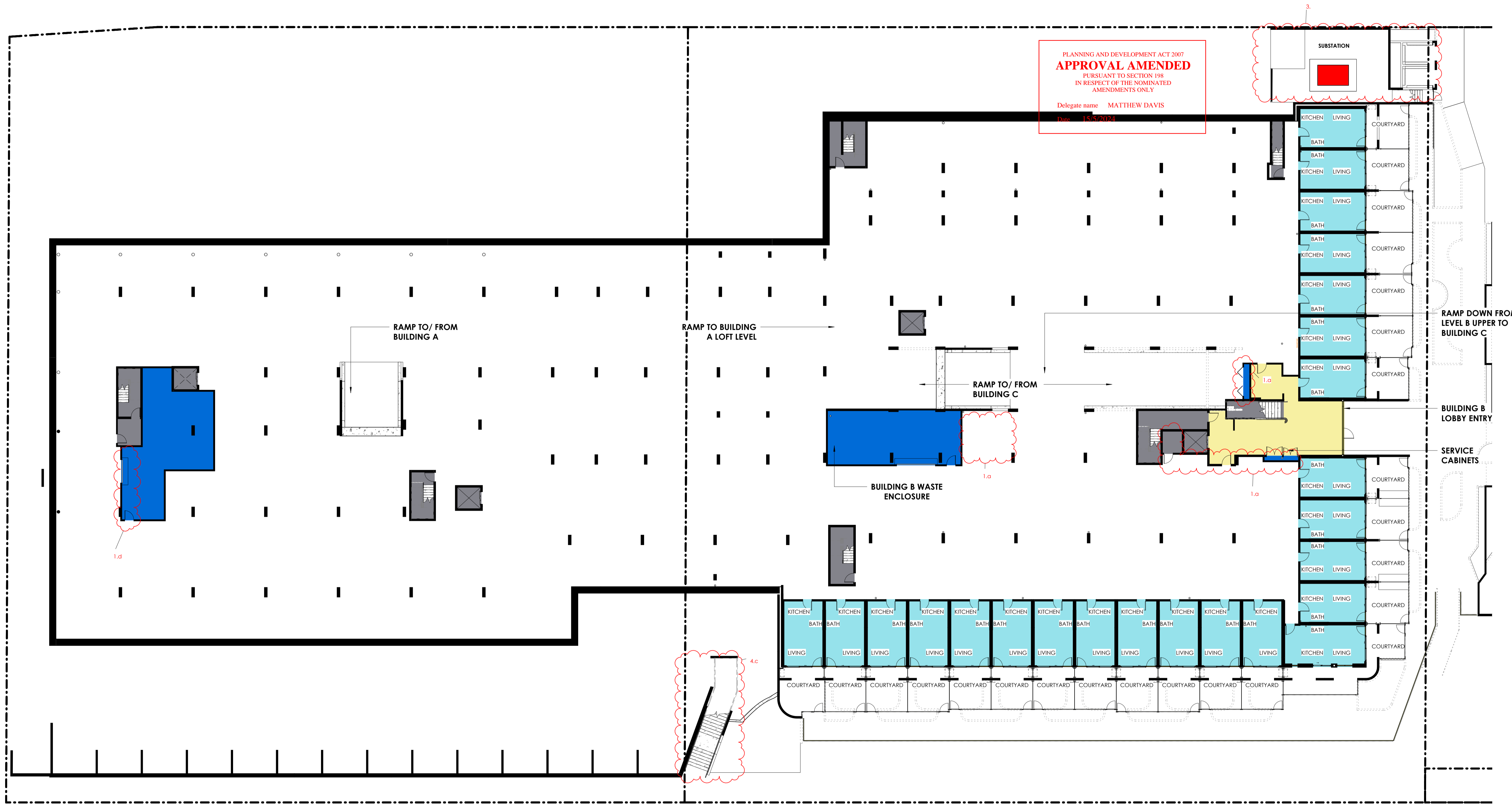
NOTE:
 • WHERE INDICATED, PLAZA/ LANDSCAPING ELEMENTS INDICATIVE ONLY. REFER LANDSCAPE ARCHITECTS PLANS FOR DETAILS
 • RESIDENTIAL LAYOUTS SHOWN (REFER TYPICAL UNITS PLANS FOR EXAMPLES OF POSSIBLE ALTERNATIVE LAYOUTS)

- DO NOT SCALE OFF DRAWINGS -

BUILDING A
BASEMENT

BUILDING B
GROUND

SUMMERFIELD CLOSE



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
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AMENDMENTS ONLY
Delegate name MATTHEW DAVIS
Date 14/3/2024

REFER SHEET: DA - OF THE SAME DRAWING NUMBER WITH .C FOR CONTINUATION
(NOTE: LEVELS MAY VARY FROM DA1 - .AB TO DA 1 - .C SHEETS)

1 DA - PUBLIC NOTIFICATION - GROUND A,B
SCALE: 1 : 200 (REF SHEET/ DETAIL: A 143.5 / 2)

- DA AMENDMENT ITEMS:**
- Services and Structural Coordination:
 - Nominal adjustments to service/structural design and service rooms.
 - TCCS approved consolidated waste collection/ enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
 - Adjustment to basement and waste exhaust strategy and storage cage relocation.
 - Relocation of roller doors and access doors to waste enclosure for buildability.
 - Change to Building A-B basement entry.
 - Basement service enclosures and BLD B basement entry adjusted to suit service ramp RL and adjustment to enclosure roof for buildability and fire separation.
 - Nominal adjustments in building levels to achieve requisite headroom as a result of structural and services co-ordination.
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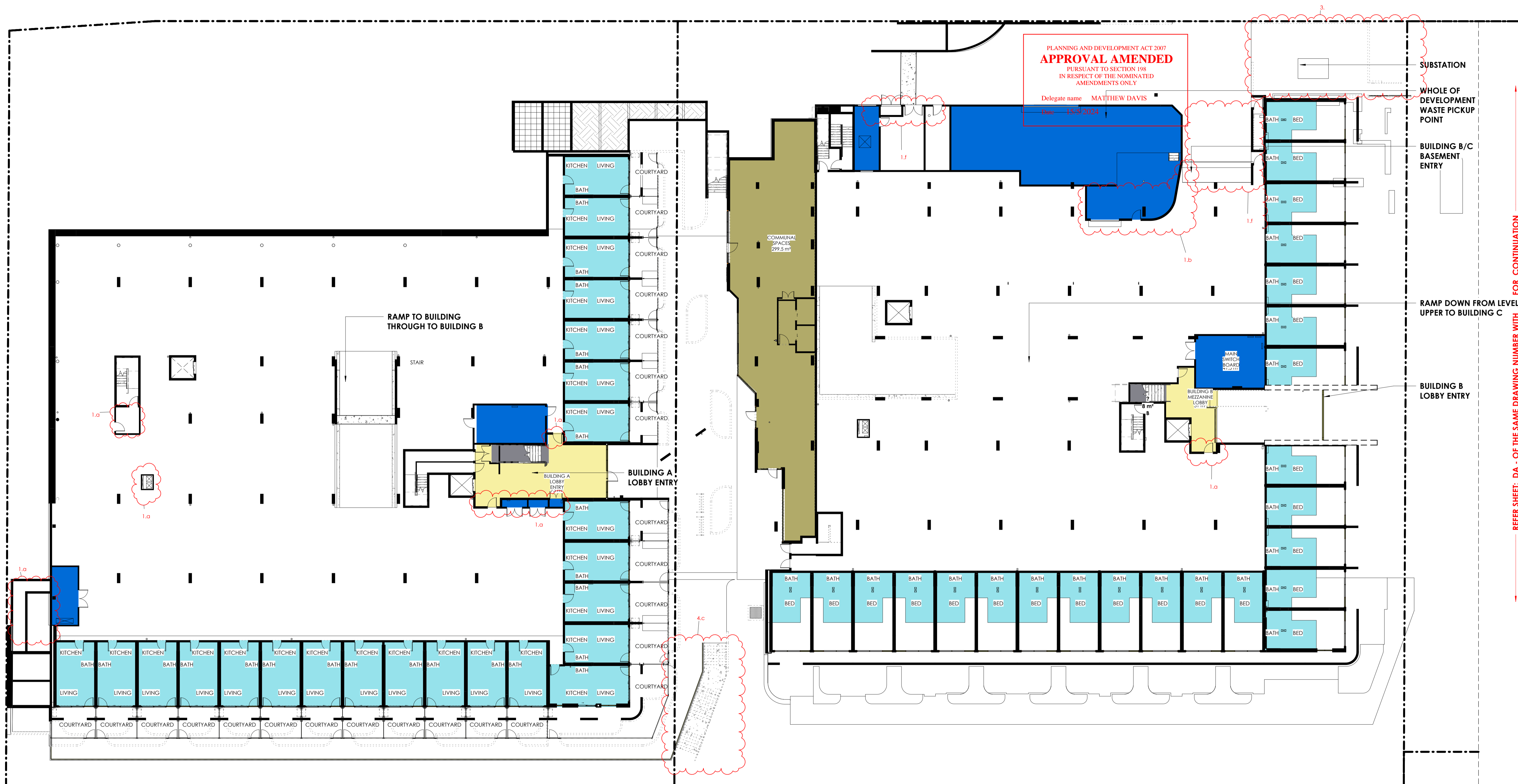
JOHN GORTON DRIVE

PER LEVEL AREAS

- BED 1
- LIFT/STAIR
- LOBBY
- SERVICES

GENERAL NOTES

NOTE:
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REFER SHEET: DA - OF THE SAME DRAWING NUMBER WITH FOR CONTINUATION (NOTE: LEVELS MAY VARY FROM DA1 - AB TO D1 - C SHEETS)

1 DA - PUBLIC NOTIFICATION - LOFT A,B
SCALE: 1:200

- DA AMENDMENT ITEMS:**
- Services and Structural Coordination:
 - Nominal adjustments to service/structural design and service rooms.
 - TCCS approved consolidated waste collection/ enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
 - Adjustment to basement and waste exhaust strategy and storage cage relocation.
 - Relocation of roller doors and access doors to waste enclosure for buildability.
 - Change to Building A-B basement entry.
 - Basement service enclosures and BLD B basement entry adjusted to suit service ramp RL and adjustment to enclosure roof for buildability and fire separation.
 - Nominal adjustments in building levels to achieve requisite headroom as a result of structural and services co-ordination.
 - Apartment Consolidation and NDIS/SDA units.
 - Reclassification of adaptable units.
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 - Adjustments to typical unit plan and Adaptable unit plan with services coordination.
 - Updated Substation design for EVO compliance and BLD B-C Mailboxes.
 - Facade and Site Adjustments:
 - Glazing adjusted for buildability and as a result of co-ordinating structural and services design.
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JOHN GORTON DRIVE

Changes to/in basement are not included in this amendment application and are subject to S197K amended application to DA 202138651

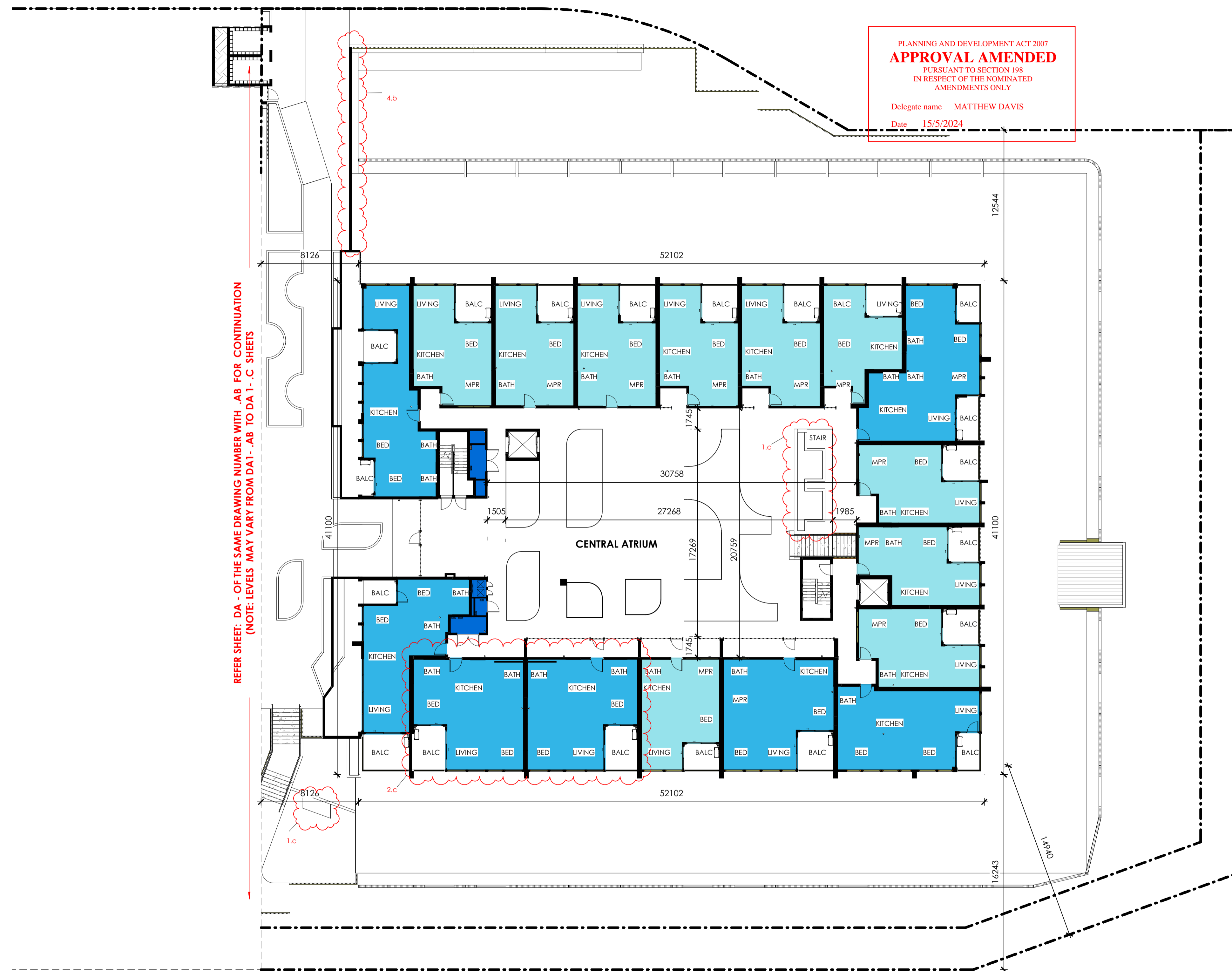
PER LEVEL AREAS

- BED 1
- BED 2
- COMMUNAL SPACE
- LIFT/STAIR
- LOBBY
- SERVICES

GENERAL NOTES

NOTE:
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REFER SHEET: DA - OF THE SAME DRAWING NUMBER WITH -AB FOR CONTINUATION
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HOLBOROW AVENUE

- DA AMENDMENT ITEMS:**
- Services and Structural Coordination:
 - Nominal adjustments to service/structural design and service rooms
 - TCCS approved consolidated waste collection/ enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
 - Adjustment to basement and waste exhaust strategy and storage cage relocation.
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 - Change to Building A-B basement entry.
 - Basement service enclosures and BLD B basement entry adjusted to suit service ramp RL and adjustment to enclosure roof for buildability and fire separation.
 - Nominal adjustments in building levels to achieve requisite headroom as a result of structural and services co-ordination.
 - Apartment Consolidation and NDIS/SDA units.
 - Reclassification of adaptable units
 - Amalgamation of units to 3 bed type and increase in apartment area
 - Unit designs adjusted to comply with NDIS/SDA specifications.
 - Adjustments to typical unit plan and Adaptable unit plan with services coordination.
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 - Nominal adjustment to BLD B Rooftop space with accessible toilet, egress stair doorway and coordination of services and structure to Communal space.
 - Atrium stair canopy incorporated to shelter lobby area below.

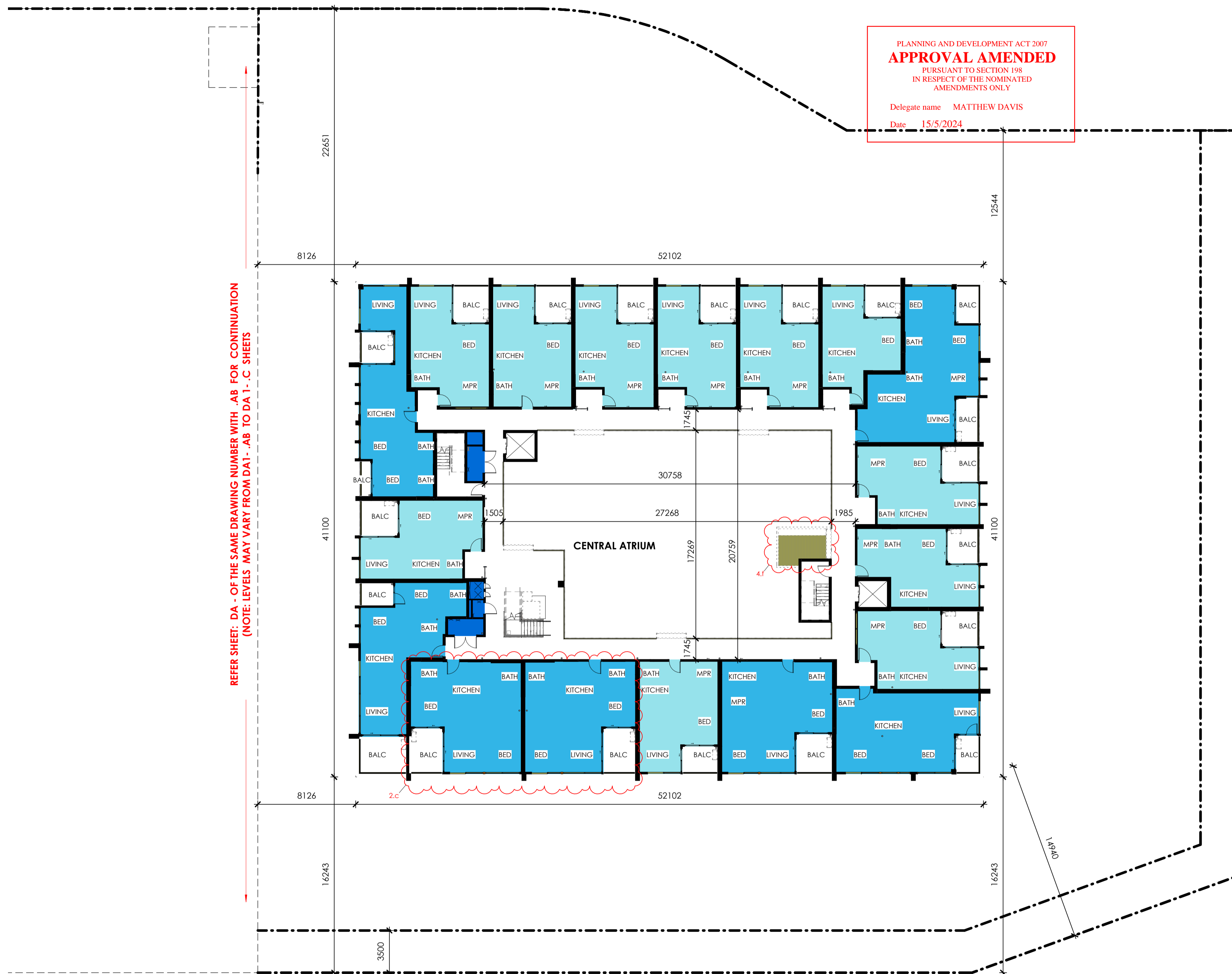
PER LEVEL AREAS

- BED 1
- BED 2
- LIFT/STAIR
- LOBBY
- SERVICES

GENERAL NOTES

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PLANNING AND DEVELOPMENT ACT 2007
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REFER SHEET: DA - OF THE SAME DRAWING NUMBER WITH -AB FOR CONTINUATION
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HOLBOROW AVENUE

1 DA - PUBLIC NOTIFICATION - LEVEL 02.C
 SCALE: 1:200

JOHN GORTON DRIVE

DA AMENDMENT ITEMS:

- Services and Structural Coordination:
 - Nominal adjustments to service/structural design and service rooms
 - TCCS approved consolidated waste collection/ enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
 - Adjustment to basement and waste exhaust strategy and storage cage relocation.
 - Relocation of roller doors and access doors to waste enclosure for buildability
 - Change to building A-B basement entry.
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 - Atrium star canopy incorporated to shelter lobby area below.

PER LEVEL AREAS

- BED 1
- BED 2
- LOBBY
- SERVICES

GENERAL NOTES

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**BUILDING A
LEVEL 1**

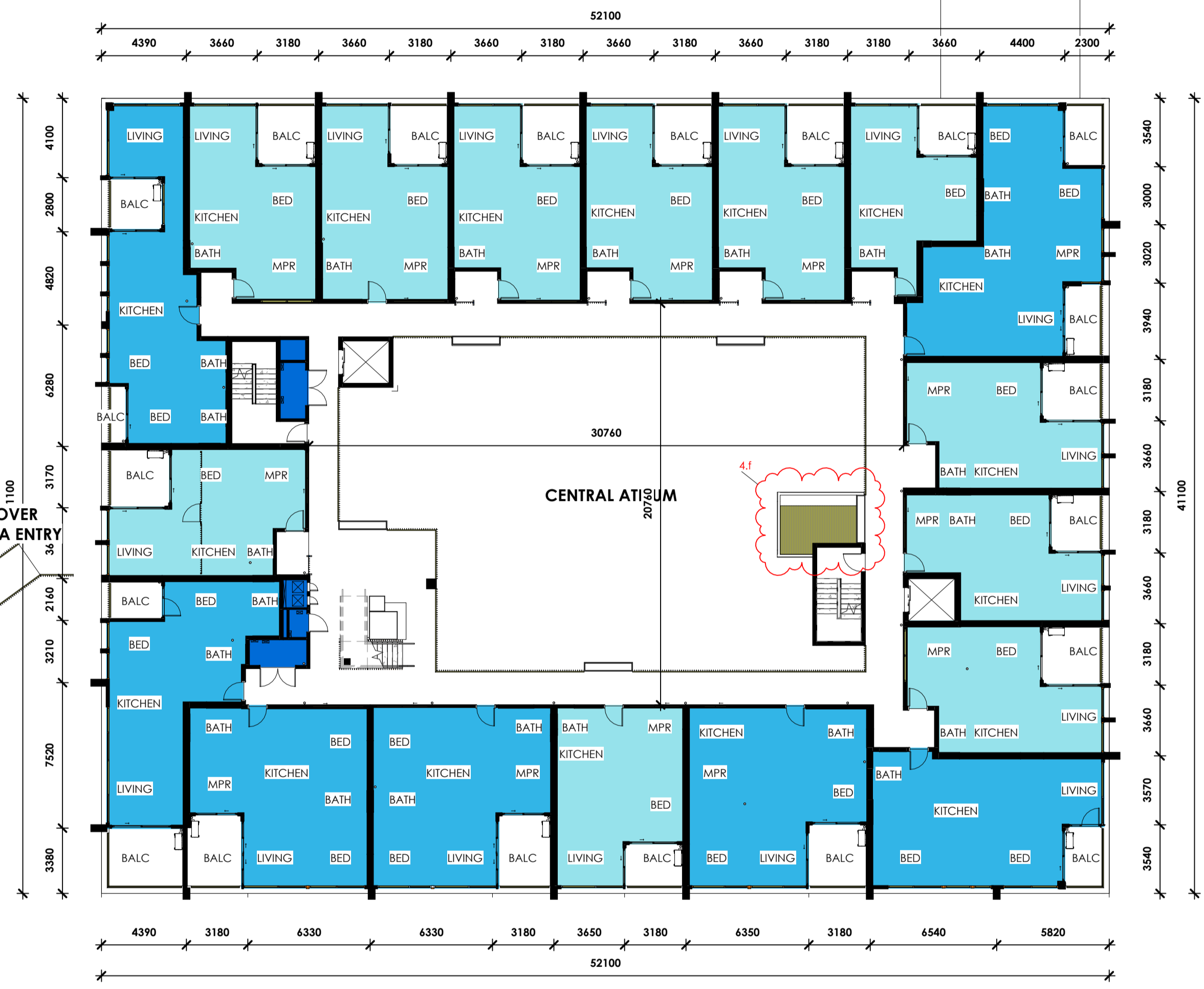
**BUILDING B
LEVEL 2**



SUMMERFIELD CLOSE

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CANOPY OVER
BUILDING A ENTRY



REFER SHEET: DA - OF THE SAME DRAWING NUMBER WITH .C FOR CONTINUATION
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1 DA - PUBLIC NOTIFICATION - LEVEL 02 A,B
 SCALE: 1 : 200 (REF SHEET/ DETAIL: A 201.1 / 20)

- DA AMENDMENT ITEMS:**
- Services and Structural Coordination:
 - Nominal adjustments to service/structural design and service rooms
 - TCCS approved consolidated waste collection/ enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
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JOHN GORTON DRIVE

PER LEVEL AREAS

- BED 1**
- BED 2**
- SERVICES**

GENERAL NOTES

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	LEVEL 1, 7 Sargood Street O'Connor ACT 2602 POST: PO BOX 52 BRADDON ACT 2612 ABN 79 145 074 344	P: 02 6181 4963 E: office@juddstudio.com.au W: juddstudio.com.au	ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF JUDD STUDIO PTY LTD (JUDD.STUDIO) CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.	CLIENT: CORE DEVELOPMENTS	PROJECT: BLVD	ADDRESS: DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBOROW STREET	DRAWING TITLE: PUBLIC NOTIFICATION - LEVEL 2	REVISIONS: No. Description Date 2 SECTION 197 08/03/2020 3 s144 UPDATED DRAWINGS 25/03/2022 4 DRAFT DA AMENDMENT - FOR REVIEW 20/12/2023 5 DA AMENDMENT ISSUE 21/12/2023	SCALE: As indicated @ A1	DA - 123.AB	As indicated @ A1
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