



**DEVELOPMENT APPROVAL
CONDITIONALLY AMENDED**

Pursuant to section 206
Planning Act 2023

Please refer to the conditions included in the Notice of Decision and any
conditions marked up on approved plans.

Delegate name: Matt Oulis
Date: 29 April 2024

CARPARKING SCHEDULE (BY LEVEL)	
BASEMENT 2 - WEST	189
BASEMENT 2	134
BASEMENT 1 - WEST	151
BASEMENT 1	115
TOTAL	589

CARPARKING SCHEDULE - SUMMARY	
TYPE	COUNT
RESIDENTIAL ADAPTABLE	54
RESIDENTIAL ADAPTABLE (3.6M)	6
RESIDENTIAL	405
RESIDENTIAL SILVER LIVING	40
VISITOR	50
VISITOR ACCESSIBLE	2
TOTAL	560

*STORAGE SCHEDULE - BY LEVEL		
STORAGE UNIT (1.8Lx0.85Wx2H)	BASEMENT 2 - WEST	21
STORAGE UNIT (1.8Lx0.85Wx2H)	BASEMENT 2	56
STORAGE UNIT (1.8Lx0.85Wx2H)	BASEMENT 1 - WEST	69
STORAGE UNIT (1.8Lx0.85Wx2H)	BASEMENT 1	40
STORAGE UNIT (1.8Lx0.85Wx2H)	LEVEL 2	11
STORAGE UNIT (1.8Lx0.85Wx2H)	LEVEL 3	11
STORAGE UNIT (1.8Lx0.85Wx2H)	LEVEL 4	11
STORAGE UNIT (1.8Lx0.85Wx2H)	LEVEL 5	11
STORAGE UNIT (1.8Lx0.85Wx2H)	LEVEL 6	11
STORAGE UNIT (2.2Lx0.7Wx2H)	BASEMENT 2 - WEST	6
STORAGE UNIT (2.2Lx0.7Wx2H)	BASEMENT 2	97
STORAGE UNIT (2.2Lx0.7Wx2H)	BASEMENT 1 - WEST	28
STORAGE UNIT (2.2Lx0.7Wx2H)	BASEMENT 1	46
TOTAL		416

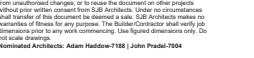
NOTE: STORAGE UNITS ARE CONSIDERED TO CONTRIBUTE TO BOTH THE RESIDENT STORAGE REQUIREMENTS AND RESIDENT BICYCLE PARKING REQUIREMENTS. WHERE A STORAGE UNIT IS SHOWN OPENING ONTO A CAR SPACE, IT IS ASSIGNED TO THE RESIDENT OWNING THAT CAR SPACE

NOTE: STORAGE TO COMPLY WITH A.C.T MULTI UNIT HOUSING DEVELOPMENT CODE R65: MIN. 2.1M x 0.85M x 1.5M² AREA

NOTE: STORAGE TO COMPLY WITH A.C.T BICYCLE PARKING GENERAL CODE 3.2.3: STORAGE MEETS THE REQUIREMENTS OF CLASS 1 BICYCLE STORAGE AS A FULLY ENCLOSED INDIVIDUAL LOCKER, AS WELL AS MIN. 1.8mL x 0.70W x 1.1M² WITH 2m CLEARANCE ZONE IN FRONT FOR ACCESS

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Standard Architecture: Adam Hadden-7180 | John Peadar-7924



SCHEDULE OF REVISIONS FROM APPROVED S160C 0411/2024 AND S205E 2611/2024

- APARTMENT LAYOUTS GENERALLY**
 - Minor revision of internal layouts including some minor changes to facade glass lines and window positions. Some subsequent minor changes to apartment floor areas.
- FACADES GENERALLY**
 - a. Revision to increase bare concrete facades to maintain horizontal banding design intent.
 - b. Division of protruding slab edges at Level 1 Block facades and balconades.
 - c. Precast grating and slurring grooves developed.
 - d. Additional vertical ventilation to some glazing to accommodate down pipes and glass panel sizes.
 - e. Precast concrete finish revised to a single colour to comply with NCC and waterproofing requirements.
 - f. Metal cladding over spandrel between vertically stacked windows instead of exposed slab edge to facilitate improved weatherproofing outcomes.
- ROOF HEIGHTS**
 - a. Increased roof R/Lc by 50mm to allow for insulation and services.
 - b. Reduced IR overhang heights by 150mm to meet requirement of IR manufacturer.
 - c. Parapet heights standardised resulting in lower parapet heights in some instances.
- ROOF LAYOUTS**
 - a. Revisions to extent and height of rooftop louvre screens to accommodate roof air conditioning plant locations.
 - b. Revisions to position of awnings to suit revised apartment layouts.
 - c. Rooftop exhaust and intake fans, cowls and ducts.
 - d. PVC cell array deleted from Building A, G, H, I, J roofs.
- BUILDING G STRUCTURE AND ENVELOPE**
 - a. Extent of external walls around Fire Brigade Booster Valve increased to West to accommodate structural column.
 - b. Double swing door in lieu of double to FREY area West facade.
 - c. Development of louvre screens and vertical louver doors for substitution, car park and loading dock.
 - d. Revised column arrangement to Building G commercial external terrace to accommodate transfer of structure above.
 - e. Increased slab thickness and edge beam thickness along North and West facade to accommodate transfer and conceal services and soffit ceiling only.
 - f. Level 2 girder roof extent revised to provide improved weatherproofing outcomes to the facade below.
- BUILDING H LAND STRUCTURE**
 - Increased slab thickness and edge beam thickness by 50mm locally at curved balconies to support cantilever.
- BUILDING I LAND STRUCTURE**
 - Level 5 facade columns - two individual round concrete columns in lieu of single column with double rounded face and adjustment to glazing to suit to facilitate improved weatherproofing outcomes.
- COMMUNAL AREA LAYOUTS**
 - a. Building G Sauna, spa, steam room and pool layout developed including air lock entry to communal deck.
 - b. Level 1 Communal Room Layout and floor areas revised, additional window to suit new layout.
- BASEMENT LAYOUTS GENERALLY**
 - Lobbies added to Cores A, B, G, H, I, J as requested by ACTFER. Minor revisions to layout of storage, storage cages and parking positions to accommodate.
- SIGNAGE INDICATED**
 - Signage intent drawing included and signage indicated in plans and elevations.
- WINDOW SIZES/POSITIONS**
 - Window sizes and positions revised to suit apartment layouts at all AGD1 (and all apartments above), CGD1 (and above), CGD2 (and above), EGD1 (and above), EGDA (and above) to provide improved weatherproofing outcomes.
- AREA PLANS METHOD OF MEASUREMENT**
 - Area plans revised to correct method of measurement measuring to outside face of external walls and shaft walls and centre of party walls where in previous submissions, measurements were to the inside faces of all walls.
- DEEP SOIL AND COMMUNAL OPEN SPACE**
 - Calculated areas revised due to previously approved changes to basement layout/OSD tank position (S205E) and ground floor landscaping (S205A).
- NORTHERN LANDSCAPE BUFFER**
 - Adjusted to provide additional privacy between private balconies and public path through site.
- LEVEL F PLANTER ADJUSTMENTS - for constructability, NCC compliance (no structural joints in planters for waterproofing), roof edge protection**

Rev	Date	Revision	By	Chk	Notes
1	10/02/2023	FOR COORDINATION	MF	AH	1. DEVELOPMENT TO PROCEED IN ACCORDANCE WITH THE NOISE MANAGEMENT PLAN (NMP) BLOCK A, SECTION 07, TURNER PLACE REV 1 - DATED 28 FEBRUARY 2024 - PREPARED BY PULSE WHITE NOISE ACOUSTICS.
2	13/03/2023	FOR COORDINATION	MF	AH	2. DEVELOPMENT TO PROCEED IN ACCORDANCE WITH THE CONTAMINANT MANAGEMENT PLAN (CMP) BLOCK 2B, SECTION 07, TURNER PLACE REV 1 - DATED 11 APRIL 2022 - PREPARED BY LANTEIRA CONSULTING PTY LTD.
3	08/04/2023	FOR COORDINATION	MF	AH	
4	10/05/2023	FOR COORDINATION	MF	AH	
5	11/05/2023	FOR COORDINATION	MF	AH	
6	12/05/2023	FOR COORDINATION	MF	AH	
7	13/05/2023	FOR COORDINATION	MF	AH	
8	14/05/2023	FOR COORDINATION	MF	AH	
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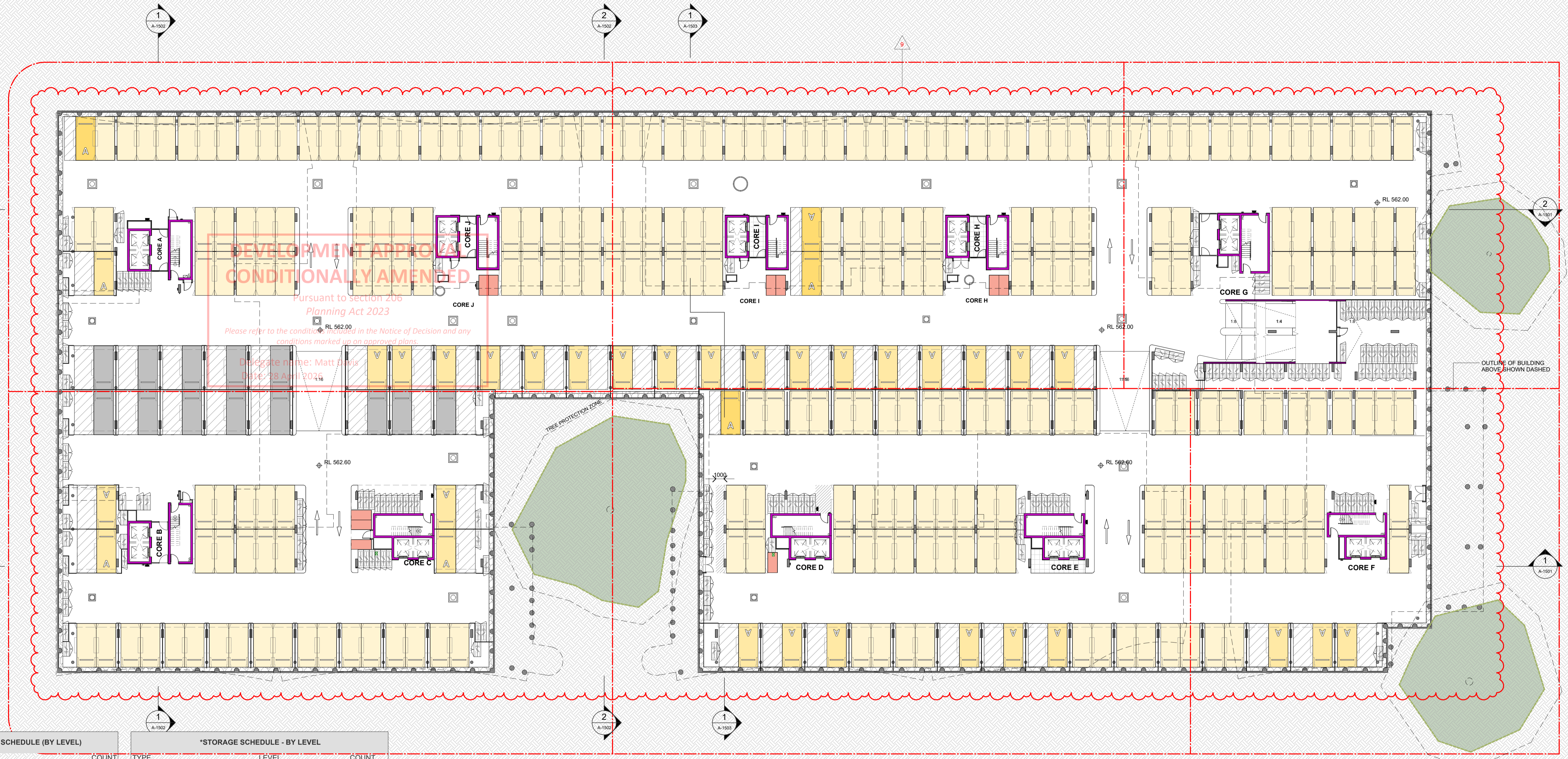
Client: **Amalgamated Property Group**

Project: **BOTANICAL NORTHBOURNE AVE TURNER ACT 2612 (BLOCK 4 SECTION 07) COUNTRY: GUNGAHAL**

Drawing Name: **FLOOR PLAN - BASEMENT 1**

Date	Scale	Sheet Size
20.10.2025	1:250	@ A1
Drawn	Chk	Job No.
JB, DC, MF	AH	6680
Drawing No.	Revision	Number
A-1003	15	11

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**DEVELOPMENT APPROVED
CONDITIONALLY AMENDED**

Pursuant to section 206
Planning Act 2023
Please refer to the conditions in the Notice of Decision and any
conditions marked up on approved plans.

Delegate name: Matt Davis
Date: 28 April 2025

CARPARKING SCHEDULE (BY LEVEL)		
LEVEL	COUNT	
BASEMENT 2 - WEST	169	
BASEMENT 2	134	
BASEMENT 1 - WEST	137	
BASEMENT 1	119	
TOTAL: 559		
CARPARKING SCHEDULE - SUMMARY		
TYPE	COUNT	
RESIDENTIAL ADAPTABLE	54	
RESIDENTIAL ADAPTABLE (3.6M)	8	
RESIDENTIAL	405	
RESIDENTIAL SILVER LIVING	40	
VISITOR	50	
VISITOR ACCESSIBLE	2	
TOTAL	559	
MOTORCYCLE SCHEDULE (BY LEVEL)		
TYPE	LEVEL	COUNT
MOTORCYCLE	BASEMENT 2 - WEST	6
MOTORCYCLE	BASEMENT 2	4
MOTORCYCLE	BASEMENT 1 - WEST	7
MOTORCYCLE	BASEMENT 1	3
VISITOR		
TOTAL: 20		

*STORAGE SCHEDULE - BY LEVEL			
TYPE	LEVEL	COUNT	
STORAGE UNIT (1.8Lx0.85Wx2H)	BASEMENT 2 - WEST	21	
STORAGE UNIT (1.8Lx0.85Wx2H)	BASEMENT 2	56	
STORAGE UNIT (1.8Lx0.85Wx2H)	BASEMENT 1 - WEST	69	
STORAGE UNIT (1.8Lx0.85Wx2H)	BASEMENT 1	40	
STORAGE UNIT (1.8Lx0.85Wx2H)	LEVEL 2	11	
STORAGE UNIT (1.8Lx0.85Wx2H)	LEVEL 3	11	
STORAGE UNIT (1.8Lx0.85Wx2H)	LEVEL 4	11	
STORAGE UNIT (1.8Lx0.85Wx2H)	LEVEL 5	11	
STORAGE UNIT (1.8Lx0.85Wx2H)	LEVEL 6	11	
STORAGE UNIT (2.2Lx0.7Wx2H)	BASEMENT 2 - WEST	6	
STORAGE UNIT (2.2Lx0.7Wx2H)	BASEMENT 2	97	
STORAGE UNIT (2.2Lx0.7Wx2H)	BASEMENT 1 - WEST	26	
STORAGE UNIT (2.2Lx0.7Wx2H)	BASEMENT 1	46	
TOTAL: 416			

NOTE: STORAGE UNITS ARE CONSIDERED TO CONTRIBUTE TO BOTH THE RESIDENT STORAGE REQUIREMENTS AND RESIDENT BICYCLE PARKING REQUIREMENTS. WHERE A STORAGE UNIT IS SHOWN OPENING ONTO A CAR SPACE, IT IS ASSIGNED TO THE RESIDENT OWNING THAT CAR SPACE.

NOTE: STORAGE TO COMPLY WITH A.C.T MULTI UNIT HOUSING DEVELOPMENT CODE R65:
MIN. 2mH x 0.6mW
MIN. 1.5m² AREA

NOTE: STORAGE TO COMPLY WITH A.C.T BICYCLE PARKING GENERAL CODE 3.2.3.
STORAGE MEETS THE REQUIREMENTS OF CLASS 1 BICYCLE STORAGE AS A FULLY ENCLOSED INDIVIDUAL LOCKER, AS WELL AS MIN. 1.8mL x 0.7mW x 1.1mH WITH 2m CLEARANCE ZONE IN FRONT FOR ACCESS

SCHEDULE OF REVISIONS FROM APPROVED S165C 04/11/2024 AND S205E 26/11/2024

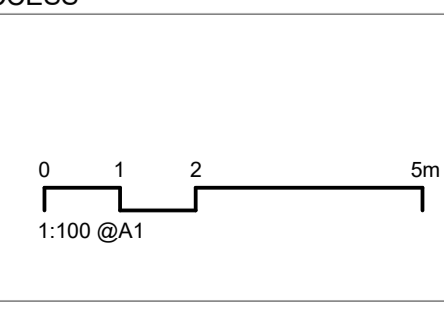
- APARTMENT LAYOUTS GENERALLY**
Minor revision of internal layouts including some minor changes to facade glass lines and window positions. Some subsequent minor changes to apartment floor areas.
- FACADES GENERALLY**
a. Revision to precast band projections at Level 2 and 7 (Level 2 and 5 for buildings H, I and J) to internal facing facades and subsequent window height changes and brick header detailing at Level 2 to facilitate improved weatherproofing outcomes.
Dummy joints added to precast concrete facades to maintain horizontal banding design intent.
b. Deletion of protruding slab edges at Level 1 Brick facades and balustrades.
c. Precast jointing and dummy grooves developed.
d. Additional vertical fenestration to some glazing to accommodate down pipes and glass panel sizes.
e. Precast concrete finish revised to a single colour to comply with NCC and waterproofing requirements.
f. Metal cladding over spanrel between vertically stacked windows instead of exposed slab edge to facilitate improved weatherproofing outcomes.
- ROOF HEIGHTS**
a. Increased roof RLs by 50mm to allow for insulation and services.
b. Reduced lift overrun heights by 130mm to min. requirement of lift manufacturer.
c. Parapet heights standardised resulting in lower parapet heights in some instances.

- ROOF LAYOUTS**
a. Revisions to extent and height of rooftop louvre screens to accommodate roof air conditioning plant locations.
b. Revisions to position of skylights to suit revised apartment layouts.
c. Rooftop exhaust and intake fans, cowls and ducts.
d. PV Cell array deleted from Building A, G, H, I, J roofs.
- BUILDING G STRUCTURE AND ENVELOPE**
a. Extent of external walls around Fire Brigade Booster Valve increased to West to accommodate structural column.
b. Double swing door in lieu of louvre to FBV area West facade.
c. Development of louvre screens and vertical batten doors for substation, car park and loading dock.
d. Revised column arrangement to Building G communal external terrace to accommodate transfer of structure above.
e. Increased slab thickness and edge beam thickness along North and West facade to accommodate transfer and conceal services and soffit ceiling cavity.
f. Level 2 planter roof extent revised to provide improved weatherproofing outcomes to the facade below.
- BUILDING C AND D STRUCTURE**
Increased slab thickness and edge beam thickness by 50mm locally at curved balconies to support cantilever.
- BUILDING H, I AND J STRUCTURE**
Level 5 facade columns - two individual round concrete columns in lieu of single column with double rounded face and adjustment to glazing to suit to facilitate improved weatherproofing outcomes.

- COMMUNAL AREA LAYOUTS**
a. Building G Sauna, spa, steam room and pool layouts developed including air lock entry to communal deck.
b. Level 1 Communal Room Layout and floor areas revised, additional window to suit new layout.
- BASEMENT LAYOUTS GENERALLY**
Lobbies added to Cores A, B, G, H, I, J as requested by ACTF&R. Minor revisions to layout of services, storage cages and parking positions to accommodate.
- SIGNAGE INDICATED**
Signage intent drawing included and signage indicated in plans and elevations.
- WINDOW SIZE/POSITIONS**
Window sizes and positions revised to suit apartment layouts at unit AG01 (and all apartments above), CG01 (and above), CG06 (and above), EG05 (and above), FG04 (and above) to provide improved weatherproofing outcomes.
- AREA PLANS METHOD OF MEASUREMENT**
Area plans revised to correct method of measurement measuring to outside face of external walls and shaft walls and centreline of party walls where in previous submissions, measurements were to the inside faces of all walls.
- DEEP SOIL AND COMMUNAL OPEN SPACE**
Calculated areas revised due to previously approved changes to basement layout/OSD tank position (S205E) and ground floor landscaping layouts (S205D).
- NORTHERN LANDSCAPE BUFFER**
Adjusted to provide additional privacy between private balconies and public path through site.
- LEVEL 7 PLANTER ADJUSTMENTS** - for constructability, NCC compliance (no structural joints in planters for waterproofing), roof safety and drainage.

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
6	10.02.2023	FOR COORDINATION	MF	AH
7	03.03.2023	FOR COORDINATION	DC	AH
8	15.03.2023	FOR COORDINATION	DC	AH
9	06.04.2023	FOR COORDINATION	MF	AH
10	30.05.2023	FOR COORDINATION	MF	AH
11	28.07.2023	FOR COORDINATION	DC	AH
12	10.08.2023	FOR REVIEW	DC	AH
13	09.11.2023	FOR DA APPROVAL	DC	AH
14	17.11.2023	FOR DA APPROVAL	DC	AH
15	20.10.2025	DA MODIFICATION	BM	Scp

Notes

- DEVELOPMENT TO PROCEED IN ACCORDANCE WITH THE NOISE MANAGEMENT PLAN (NMP) "BLOCK 4, SECTION 57 - TURNER PLACE" REV 1 - DATED 28 FEBRUARY 2024 - PREPARED BY PULSE WHITE NOISE ACUSTICS.
- DEVELOPMENT TO PROCEED IN ACCORDANCE WITH THE CONTAMINANT MANAGEMENT PLAN (CMP) "BLOCK 2B, SECTION 57, TURNER" - DATED 11 APRIL 2022 - PREPARED BY LANTERRA CONSULTING PTY LTD.

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

Amalgamated
Property Group

Project

BOTANICAL
NORTHBOURNE AVE TURNER ACT 2612 (BLOCK 4 SECTION 57)
COUNTRY: NGUNAWAL

Drawing Name
FLOOR PLAN - BASEMENT 2

Date
20.10.2025

Scale
1 : 250

Sheet Size
@ A1

Drawn
JB, DC

Chk.
AH

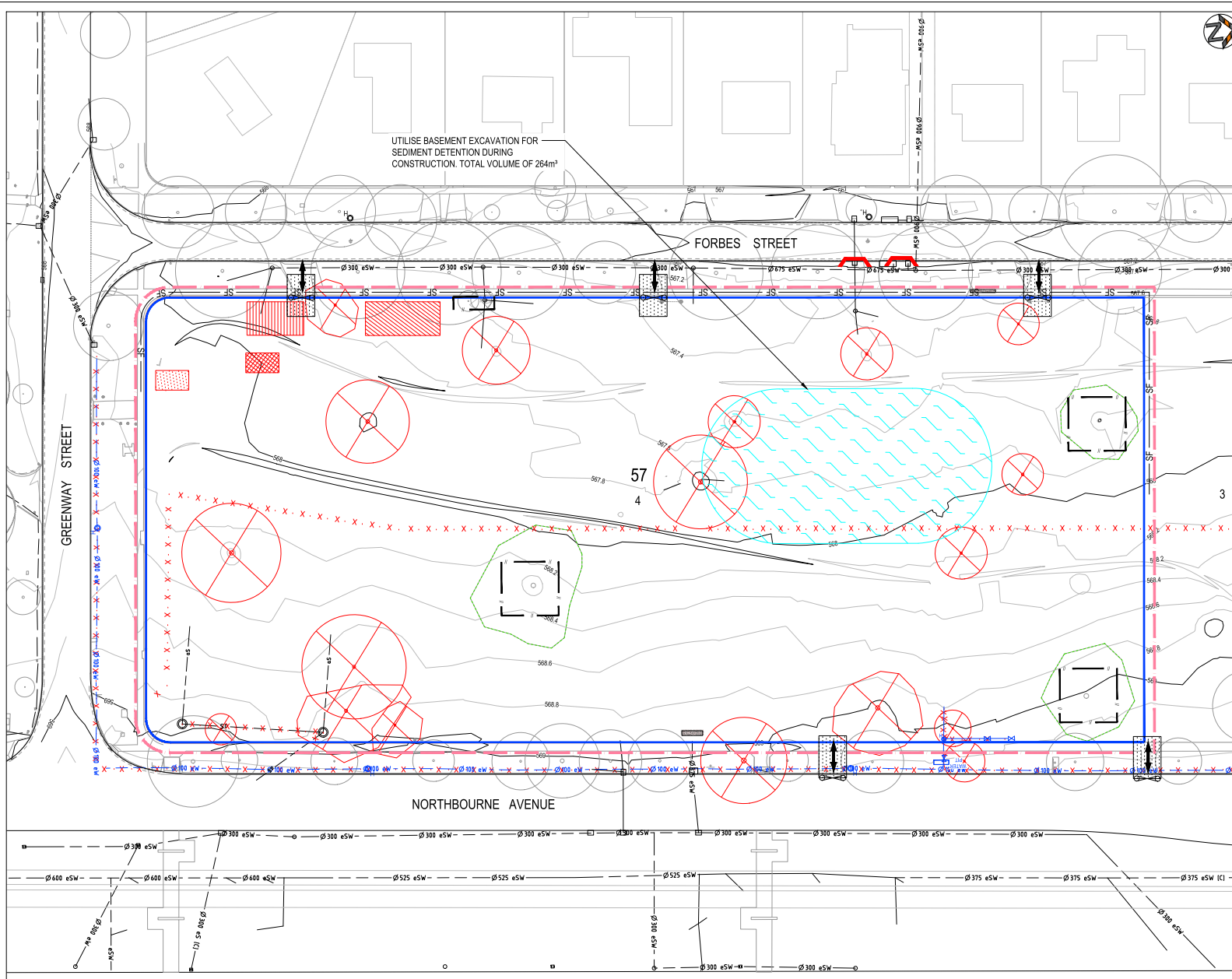
Job No.
6680

Drawing No.
A-1002

Revision
/ 15

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Last Saved: 1/19/2024 11:11 AM By: JASON THIELSEN
 Last Printed: 2/28/2024 10:01 PM By: JASON THIELSEN



- LEGEND**
- EXISTING**
- 80 SECTION NUMBER
 - 1 BLOCK NUMBER
 - SITE BOUNDARY
 - 649 MAJOR CONTOURS
 - MINOR CONTOURS
 - Stormwater Main, Manhole, Sump
 - EXISTING TREES
- PROPOSED**
- SF SILT FENCE
 - SITE FENCE
 - TREE PROTECTION FENCE
 - 649 MAJOR CONTOURS
 - MINOR CONTOURS
 - ▢ SITE ACCESS (STABILISED ENTRANCE)
 - ▢ GATE
 - ▢ SUMP INLET PROTECTION
 - ▢ STOCK PILE AREA
 - ▢ WASTE MANAGEMENT AREA
 - ▢ SITE OFFICE
 - ⊗ TREE TO BE REMOVED
 - ▢ TEMPORARY SEDIMENT POND
 - ▢ DESIGNATED WASH DOWN AND CUTTING AREA



CAD File: H:\9007 Turner Section 57 Block 4\2D Drawings\01 Civil\03 TCCS01 Civil Drawing\907-04-040 ESEP.dwg

REV.	DESCRIPTION	DRAWN	DESIGNED	VERIFIED	APPROVED	DATE
C	FOR APPROVAL	TR	JP	AN	AN	11.07.2024
B	UPDATED PER COMMENTS	KN	JP	AN	AN	21.12.2023
A	FOR COORDINATION	KN	JP	AN	AN	26.07.2023

ARCHITECT / BUILDING DESIGNER

DEVELOPER

CLIENT

LAND OWNER: MILIN

INDESCO

INDESCO PTY LTD
 www.indesco.com.au
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 CAMBERA CITY ACT 2601
 GPO Box 980 Canberra, ACT 2601
 (02) 6288 1022

PROJECT TITLE

TURNER SECTION 57 BLOCK 4 TURNER PLACE

CLIENT

MILIN

DRAWING STATUS

FOR APPROVAL

SCALE 1:375m

COORDINATE SYSTEM ACT GRID

DATUM AHD

SHEET SIZE A1

PROJECT NUMBER 9097-03

DRAWING TITLE

CONCEPT EROSION AND SEDIMENT CONTROL PLAN

DRAWING NUMBER 040

REVISION C