

From: [Billing, Dale](#)
To: [Bradley Yates](#)
Cc: [Wang, Dachuan](#)
Subject: RE: DA 202139248 - S144 Response
Date: 24 March 2022 11:42:00
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.png](#)

OFFICIAL

Hi Bradley,

In relation to your request for an extension to provide further information for DA 202139248 at Blocks 13 & 22 Section 22 Kingston.

I hereby grant an extension of one month to provide the further information, the new further information due date is now the 18/04/22.

Regards

Dale Billing

Assistant Director | Development Assessment
Statutory Planning | Environment Planning and Sustainable Development | ACT Government
480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601
phone (02) 6205 3980 | email dale.billing@act.gov.au | website www.planning.act.gov.au

From: Bradley Yates <[REDACTED]@purdon.com.au>
Sent: Wednesday, 23 March 2022 2:30 PM
To: Wang, Dachuan <Dachuan.Wang@act.gov.au>
Subject: DA 202139248 - S144 Response

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Hi Dachuan,

I am writing in relation to DA 202139248 at Blocks 13 & 22 Section 22 Kingston.

We have received a request for further information on this DA, but have been unable to provide in the required time.

Could we please have a one month extension in order to address the items requested by the Authority?

Regards,

Bradley Yates

Urban Planning Practitioner

Purdon Planning Pty Ltd

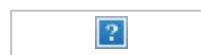
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From: [Billing, Dale](#)
To: purdons@purdon.com.au
Cc: [Varlow, Trent](#); [Richard Davies \(Richard.Davies@act.gov.au\)](mailto:Richard.Davies@act.gov.au)
Subject: DA202139248 Blocks 13 & 22 Section 22 Kingston – Further information request
Date: 17 February 2022 21:18:00
Attachments: [DA202139248 Blocks 13.docx](#)

OFFICIAL

Attention Jenny Jones,

Please see attached a list of items required to be addressed as further information after the assessment of DA202139248 Blocks 13 & 22 Section 22 Kingston. This is in addition to the entity comments sent previously to your office by Richard Davies. If you require another copy of entity comments please feel free to contact me. I will also send a further information request through eDevelopment referring to this email, to allow for the uploading of plans and information once addressed.

If in responding to this request, changes to the plans are required, please ensure that the submission is lodged under a S144 amendment. Happy for you to contact me if you have any questions in relation to this request.

Regards

Dale Billing

Assistant Director | Development Assessment
Statutory Planning | Environment Planning and Sustainable Development | ACT Government
480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601
phone (02) 6205 3980 | email dale.billing@act.gov.au | website www.planning.act.gov.au

From: [Davies, Richard](#)
To: purdons@purdon.com.au
Cc: [Richard Nash](#)
Subject: Entity comments - Giles St Kingston DA 202139248
Date: Thursday, 27 January 2022 7:58:00 AM
Attachments: [COMM - Jemena - 202139248 - Block 13 Section 22 Kingston.msg](#)
[Icon Water Application Decision. Application - 196324. Kingston - 1322 \(Email 1 of 4\).msg](#)
[20211027 - Advice - DA202139248 - B13 & B22 S22 Kingston - Commercial Redevelopment.pdf](#)
[Evoenergy Application Decision. Application - 195967. Kingston - 1322 \(Email 1 of 4\).msg](#)
[ACTESA Response.pdf](#)

Hi Purdons,

Following recent discussion between the Authority and senior Geocon staff, please find attached and below a copy of entity advice for this DA. Note in particular the non-support from the Conservator (of Flora and Fauna), Evoenergy (Electricity), Icon Water and EPA.

It is hoped the Authority will have further comments to you in the next week or so and formalise this into a request for further information .

Regards,

Richard Davies

Phone 02 6207 1923

Director – Merit and EDP Assessments

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

Conservator's advice:

BLOCK:	SECTION:	DIVISION:
13	22	Kingston

The DA has been assessed and the following Conservators Advice in accordance with Section 82 *Tree Protection Act 2005* is provided:

No regulated trees on the site	
Supported with conditions	
Advice for the applicant	
Not Supported	X
Further Information/amendments required	

Conditions/Comments/Advice:

The development application is not supported as the proposal stipulates the removal of a Regulated Tree (***Quercus robur***) that is located in the carpark of a neighbouring block – Block 33 Section 22 Kingston. This tree has a proposed basement cut to the base of the trunk. This tree is a tree of medium/high quality and meets no removal criteria under the Tree Protection ACT 2005. This trees future will need to be considered by the Design Review Panel on developmental

grounds. Tree Protection preference would be basement reconfiguration to allow for the retainment of this tree.

There is also a Regulated (*Eucalyptus elata*) located on Block 19 Section 22 Kingston however this tree does not appear to be affected by the proposal. The remainder of this proposal poses no tree issue.

TCCS advice:

And TCCS' position is:

That It Is Supported	
That It Is Supported Subject to Compliance With The Following Conditions	X
That Further Information Is Required	
That It Is Not Supported	

-
Conditions

-
The DA is supported as per attached plans, Pre-DA Endorsement and the following conditions:

VERGE CROSSING

1. The new industrial verge crossing must be constructed in accordance with TCCS Design Standards.
2. The levels on the verge must not be altered as a result of the new constructed verge crossing.
3. Stormwater sumps must be a minimum distance must be 1.2m.
4. Any infrastructure assets such as street signage, lighting, mini-pillars, etc must be a minimum of 1.5m away from the closest edge of the verge crossing.

VERGE

5. A Landscape Management and Protection Plan and a dilapidation report for all Government Assets adjacent to the site must be submitted to the Development Review and Coordination, TCCS, prior to commencement and on completion of the work.

-
URBAN TREESCAPES

The following items still need to be addressed at the Design Review stage as identified in our meeting;

6. Notation for the removal of the Water Tie in front of B13, should read make redundant/grout/ close off and not 'remove'.
7. Also, the heavily shaded canopy is in excess of an allowable amount of pruning, however, I believe that these trees don't in fact overhang to the extent that they appear to in this plan.

PEDESTRIAN NETWORK

8. The pedestrian footpath must take precedence over the verge crossing.
9. Since pedestrian access will not be provided in front of the site pedestrians will need to be redirected to get around as shown by the TTM and resubmitted at the Design Review

stage.

STORMWATER

The proposal is supported in principle, however, the following conditions will still need to be addressed/considered:

10. All new stormwater assets including SW manholes and pipes must be designed and constructed in accordance with TCCS requirements and resubmitted at the Design Review stage.
11. As per our previous comments attached the depth of the ground cover over to the existing stormwater pipe within the easement must not be less than 600mm.
12. The 4.3m access corridor to the stormwater easement and pipes is accessible from both the front and the rear of the block.
13. The four storey commercial building in close proximity to the stormwater easement must be constructed in accordance with TCCS Guidelines for Construction in the Vicinity of a Stormwater Easement.
14. Structural certification signed by a chartered structural engineer must be provided, stating that building foundations will not impose adverse loads on the stormwater pipe and that possible future trench excavations required to expose the pipes will not adversely affect the stability of the structure and/or other utilities but especially TCCS' stormwater pipe.

WASTE

15. The waste is supported as per Pre-DA Endorsement through the use of rear loading trucks for both waste and recycling.
16. All waste must be stored, transferred and collected onsite for all commercial developments by a private contractor.
17. All waste vehicles must enter and exit the site in a forward direction as shown by the Truck Turning Templates (TTT) and resubmitted at the Design Review stage.
18. The waste must be collected outside peak times and business hours as much as possible so that the entry and egress of the truck is not conflicting with other vehicles coming to work or going home.
19. As this is a commercial development smaller (than the standard 10.5m for waste and 10.4m for recycling) rear loading trucks may be used if considered more convenient.

TRAFFIC & PARKING

20. TCCS conditional supports for this development given that the proponent provides a desktop review of parking utilisation within 400m of the site based aerial images. This is noting that there are 99 spaces provided onsite (94 in the basement levels and 5 on the ground floor) and 140 spaces are required as per the ACT Parking and Vehicular Access General Code.
21. TCCS also supports the entry/egress arrangements from a traffic perspective and is also satisfied with the SIDRA traffic analysis undertaken.

TCD

22. A Traffic Control Device (TCD) Plan must be prepared incorporating the line marking and

parking sign changes as the first front parking bay needs to be removed in order to accommodate the new verge crossing off Giles Street and it must be submitted at the Design Review stage.

23. Furthermore, if the removed parking bay can be replaced elsewhere in the vicinity this must be explored.

Standard Conditions

The following general conditions will apply as appropriate for the Works and use of Territory land in addition to the above.

Early Works or prior to construction

In accordance with the Public Unleased Land Act 2013 no Works are to be undertaken without the approval of the TCCS. Such approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch TCCS by the ways of (1) a Letter of Early Works Approval for demolition and/or earthworks only; and/or (2) a Letter of Design Review, prior to the commencement of any Works.

Fees and charges will apply for Early Works Approval as per TCCS "GEN-06 - Submissions and Inspections Guideline Principles and Related Fees and Charges for TCCS and Industry".

Design Review

In order to obtain the Letter of Design Review, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, stormwater, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with TCCS "REF-06 - Requirements for Design Review Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the relevant Senior Director of the TCCS Development Coordination Branch.

Waste and Recycling Management Plan (WRMP) review

A WRMP in accordance with the relevant revision of the Development Control Code for Best Practice Waste Management in the ACT must also be submitted at the Design Review stage.

Operational Acceptance/Soft Landscape Consolidation Commencement

On completion of the Works a Certificate of Operational Acceptance is required from the relevant Senior Director of the TCCS Development Coordination Branch, prior to the issuance of a Certificate of Occupancy.

Where required, a Certificate of Soft Landscape Consolidation Commencement must also be obtained from the relevant Senior Director of the TCCS Development Coordination Branch for the placement of soft landscape works on consolidation.

A Chartered Engineer/Landscape Architect must certify compliance with TCCS "REF 08 - Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance and/or Consolidation Commencement is made to the relevant Senior Director of the TCCS Development Coordination Branch on completion of all Works.

Final Acceptance/Soft Landscape Handover

A Certificate of Final Acceptance for all civil and hard landscape works must be obtained from the

relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Defects Liability Period (DLP) as noted in the Certificate of Operational Acceptance.

A Certificate of Soft Landscape Handover for all soft landscape works must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Consolidation Period as noted in the Certificate of Consolidation Commencement.

Temporary Traffic Management (TTM)

A TTM plan approval from the Manager of TCCS Traffic Management & Safety, Roads ACT, must be obtained prior to commencement of Works. This plan must be prepared by a suitably qualified person and address, as a minimum, measures to be employed at all times during construction activities to manage all traffic, including construction and regular traffic in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated temporary traffic control devices.

Landscape Management & Protection Plan (LMPP)

LMPP approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch or the delegated authority. During construction, all existing vegetation (trees, shrubs and grass) located within the verge and unleased Territory land immediately adjacent to the development must be managed, protected and maintained in accordance with the approved LMPP. This plan must be implemented before the commencement of any Works, including demolition on the site, and must be in accordance with TCCS “REF 04 - Requirements for the Protection of Public Landscape Assets Adjacent to Development Works”.

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 carrying out of Works, including storage of materials or waste, without prior approval from TCCS. If required, such approval can be obtained from TCCS Licensing and Compliance.

Repair of damage to public assets

Before the Works commence TCCS must be notified of any existing damage to public assets via a Dilapidation Report. The applicant/lessee is held responsible for repairing any damage to ACT Government’s assets, caused by the development activities, to the satisfaction of TCCS. If a Dilapidation Report is not provided, any pre-existing damage must also be repaired at the applicant/lessee’s cost.

Notice of Commencement of construction

A Notice of Commencement for the Works within Unleased Territory Land must be submitted to TCCS one week prior to the commencement of Works. The notice must also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.

EPA Advice

EPA provide the following:

No comments	
Recommend Conditions of Approval	X

Advice for the applicant	X
Recommend Lease Conditions	
Recommend Not Supported	X
Further Information/amendments Required	X

Conditions:

The Environment Protection Authority (EPA) does not currently support the development, but may consider supporting the development subject to the following conditions:

- The building at Block 13 Section 22 Kingston was built in May 1951. The building is zoned for commercial use. In line with the EPP there is a requirement that a Hazardous Materials Survey and report accompany any demolition of such a building constructed before 1985.
- A Hazardous Materials Survey and Report must accompany the application and have been conducted by a suitably qualified consultant.
- All works must be carried out in accordance with *Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011*, available by calling 13 22 81. This includes restrictions on building times, site management and certain activities associated with development works. Note: as the site is larger than 0.3h, an environmental agreement must be obtained for the works.

Advice:

Noise from equipment which may be installed or used at the site, including air conditioning units 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.

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

Planning and Development Act 2007

Development Application

Application Number: **202139248S144B**

Type of Application

The type of application you are applying for is a S144 Amendment

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
KINGSTON	22	13	

Street Address

86 GILES STREET, KINGSTON

Site Number: 2

Suburb	Section	Block Number	Unit Number
KINGSTON	22	22	

Street Address

84 GILES STREET, KINGSTON

Applicant Details

ACN or ABN

53653124442

Company Name

Purdon Planning Pty Ltd

Position held / Title

Staff

Salutation

None

First Name

Hua

Surname

Li

Postal Address 1

PO Box 5358

Postal Address 2

Postal Address 3

Suburb

Braddon

State/Territory

ACT

Postcode

2612

Country

Australia

Phone Number

62571511

Fax Number

Mobile Number

Email

purdons@purdon.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

Company

Australian Company Number (ACN)

81632075588

Company Name

NG Giles Pty Ltd

Position held / Title

Director

Salutation

None

First Name

Sean

Surname

Smith

Postal Address 1

PO Box 5425

Postal Address 2

Postal Address 3

Suburb

Kingston

State/Territory

ACT

Postcode

2604

Country

Australia

Phone Number

0262550430

Fax Number

Mobile Number

Email

Type of Application

Will the development applied for after the amendment be substantially the same as the development applied for originally?

Yes

No

Will the assessment track for the application change if the application is amended?

Yes

No

Please check the status of your development approval with the Authority

List Amendments Being Satisfied

1. Territory Plan items as detailed in an email sent to the applicant on the 17/02/22.
2. Response to entity advice

Entity and/or Referral Requirements

Do the amendments to your proposal impact on entity requirements?

- Yes
- No

Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I /we understand that this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved; I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

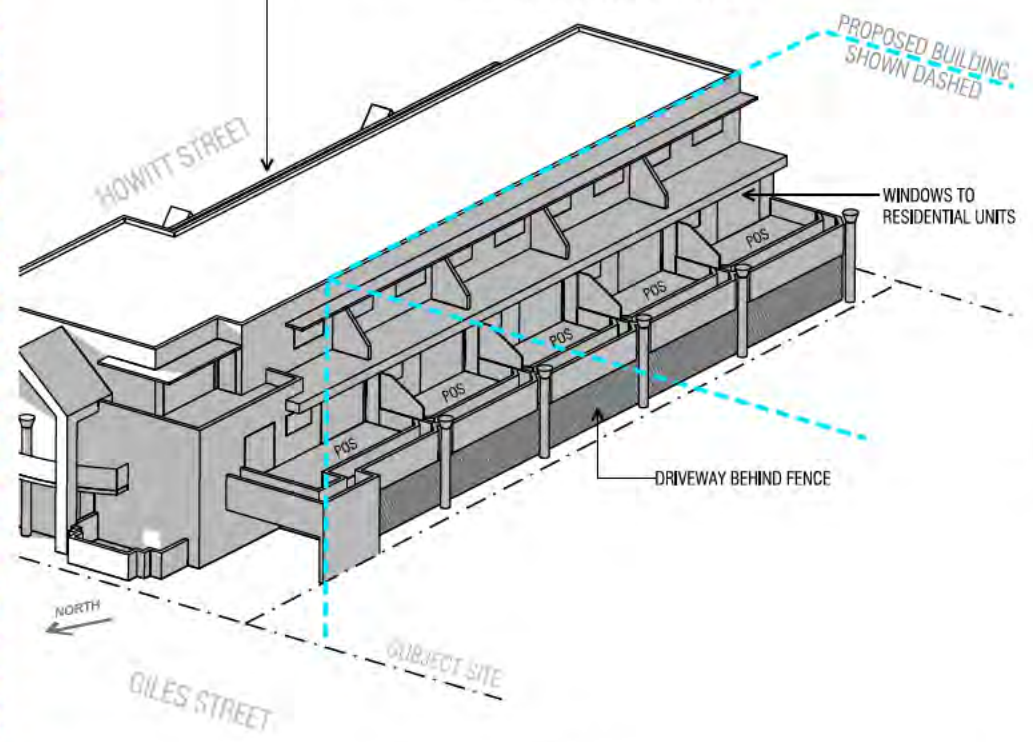
I accept the above declarations:

- Accept

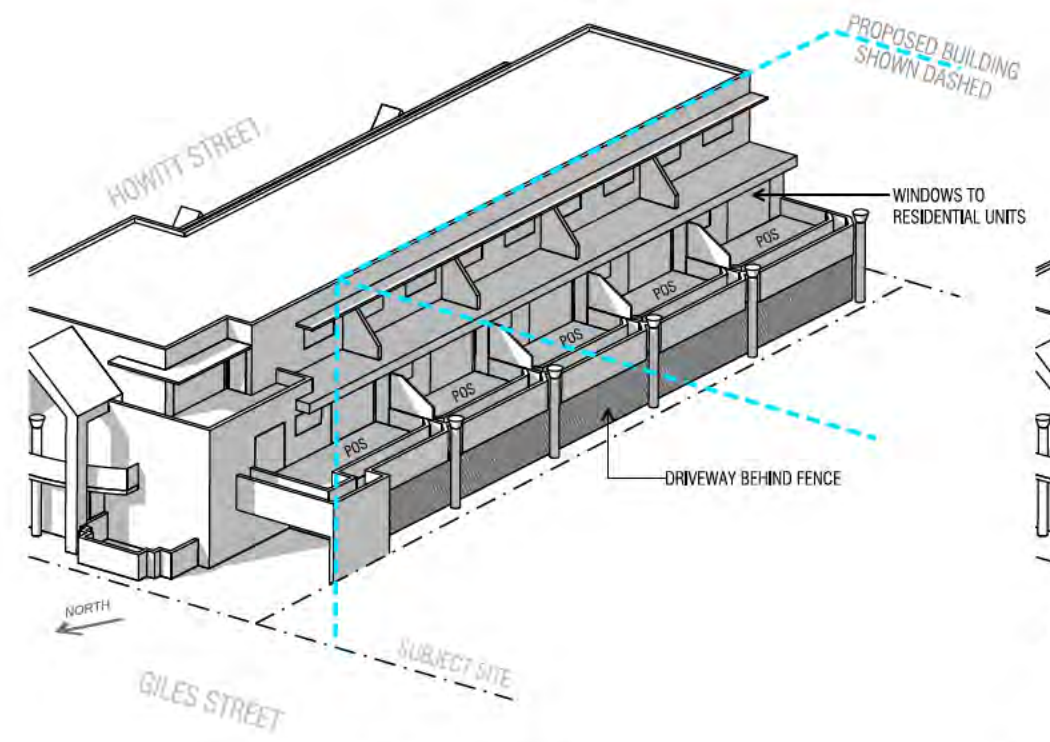
Acceptance Date

3/29/2022

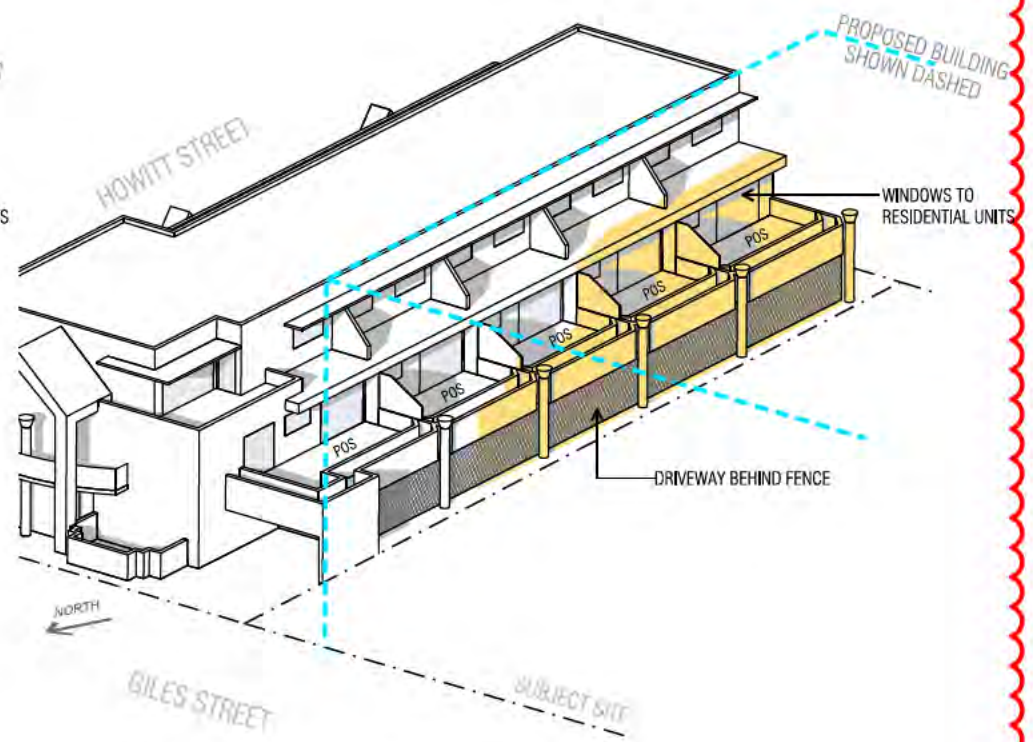
PRIVATE OPEN SPACES OFF LIVING ROOMS FACING HOWITT STREET YIELD SOLAR ACCESS FOR A MINIMUM OF THREE HOURS ON JUNE 21 FROM 9AM



THE HOLFORD - JUNE 21 - 9:00am



THE HOLFORD - JUNE 21 - 12:00pm





THE HOLFORD - JUNE 21 - 3:00pm

FOR A DETAILED 15 MINUTE HOURLY ASSESSMENT BETWEEN 2pm AND 3pm REFER TO DRAWING A402

- S144 AMENDMENTS TO DA 202139248
- 01. GROUND FLOOR USES FURTHER CLARIFIED
 - 02. LEVEL 01 TENANCY USE AMENDED
 - 03. ADDITIONAL PLANTING ADDED TO REAR HARDSTAND SPACES, ARCHITECTURAL DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN
 - 04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING WITHIN THE BUILDING
 - 05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER DRIVEWAY AREA, ADDITIONAL TIMES SHOWN
 - 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22

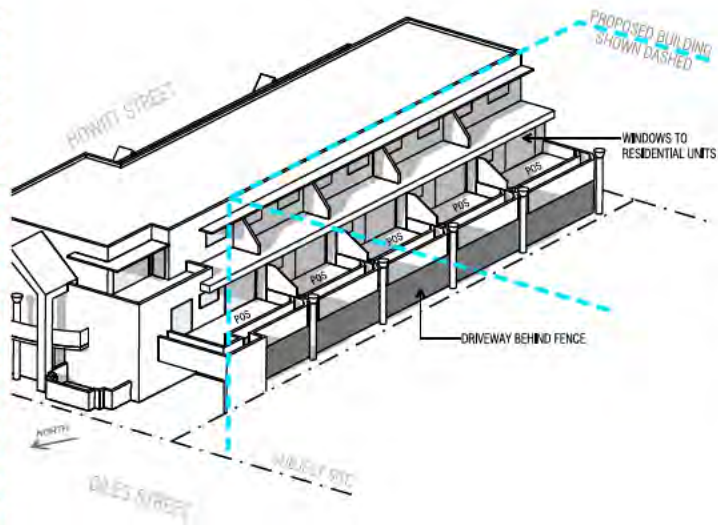
THE PROPOSED DEVELOPMENT DOES NOT CAST SHADOWS ON THE EXISTING DEVELOPMENT ON BLOCK 14 SECTION 22 KINGSTON UNTIL AFTER 2:30pm ON JUNE 21

LEGEND

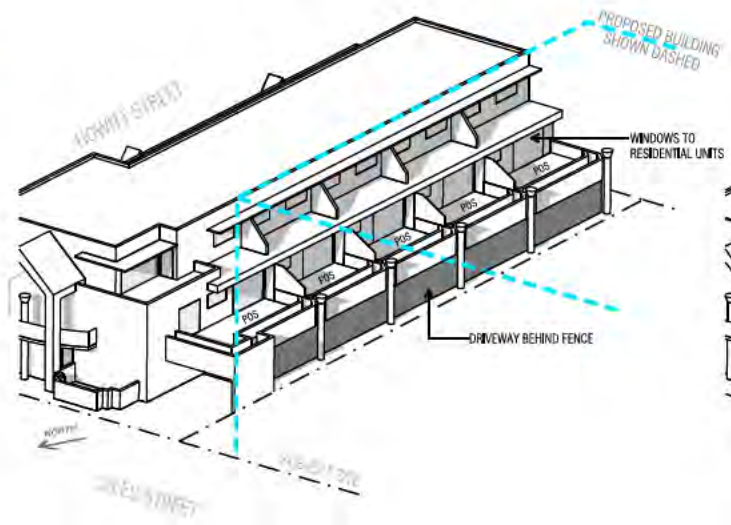
-  EXISTING SHADOWS CAST
-  ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

* EXISTING SHADOWS CAST ARE ESTIMATES BASED ON CURRENT INFORMATION AVAILABLE

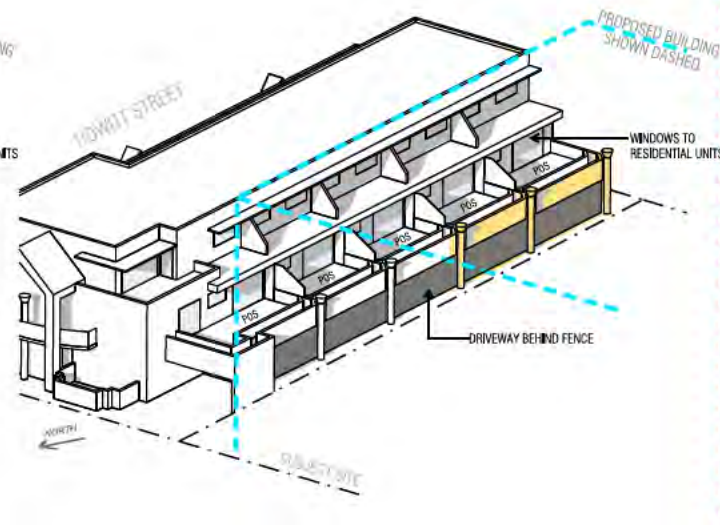
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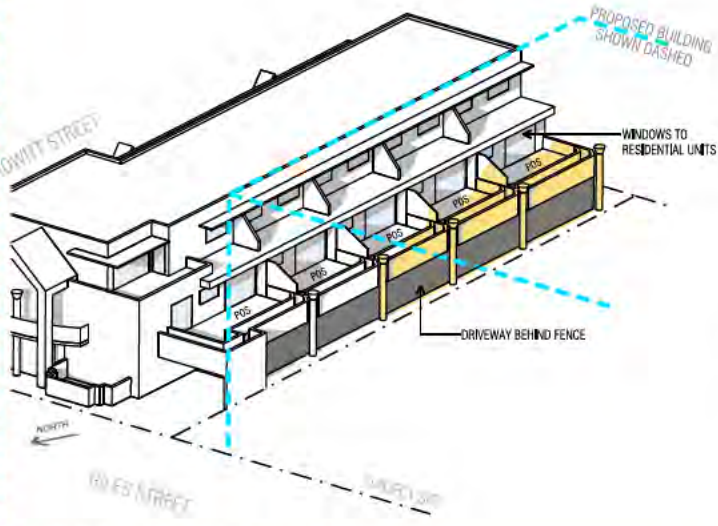
THE HOLFORD - JUNE 21 - 2:00pm



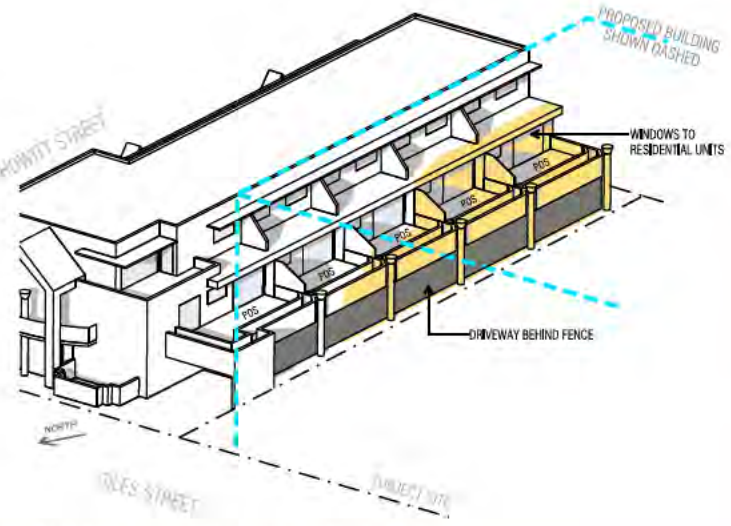
THE HOLFORD - JUNE 21 - 2:15pm



THE HOLFORD - JUNE 21 - 2:30pm



THE HOLFORD - JUNE 21 - 2:45pm





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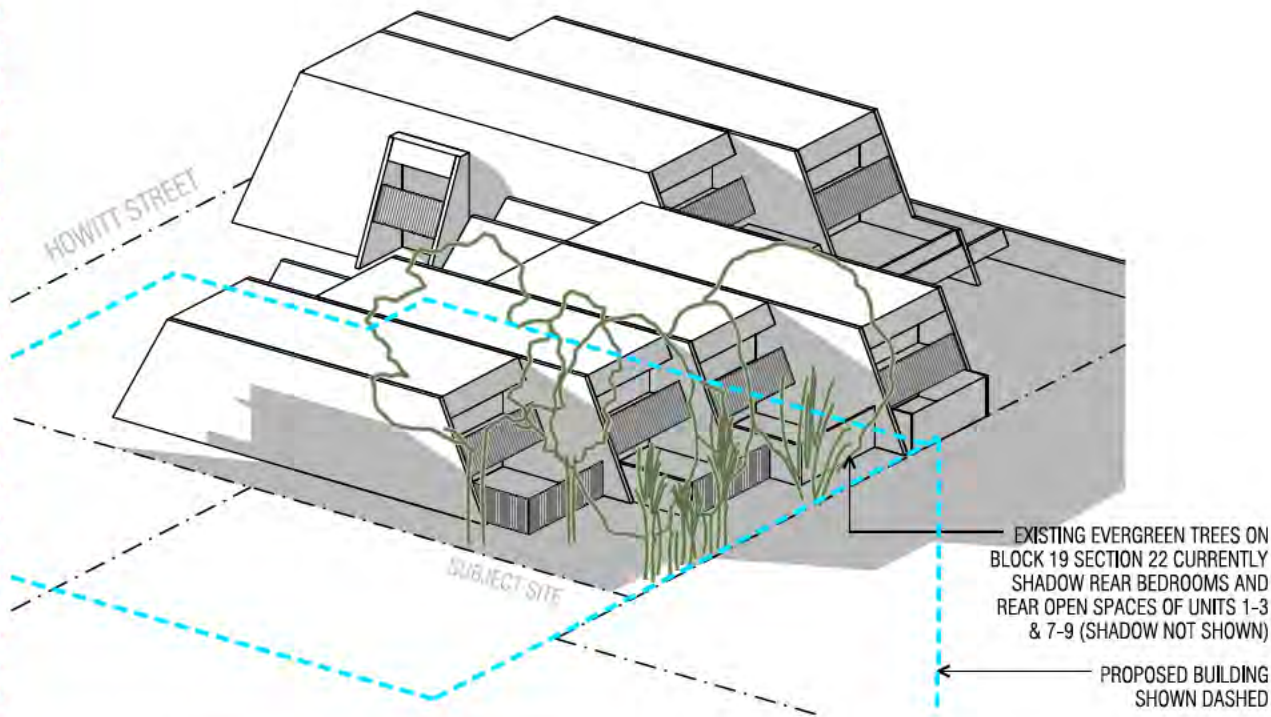
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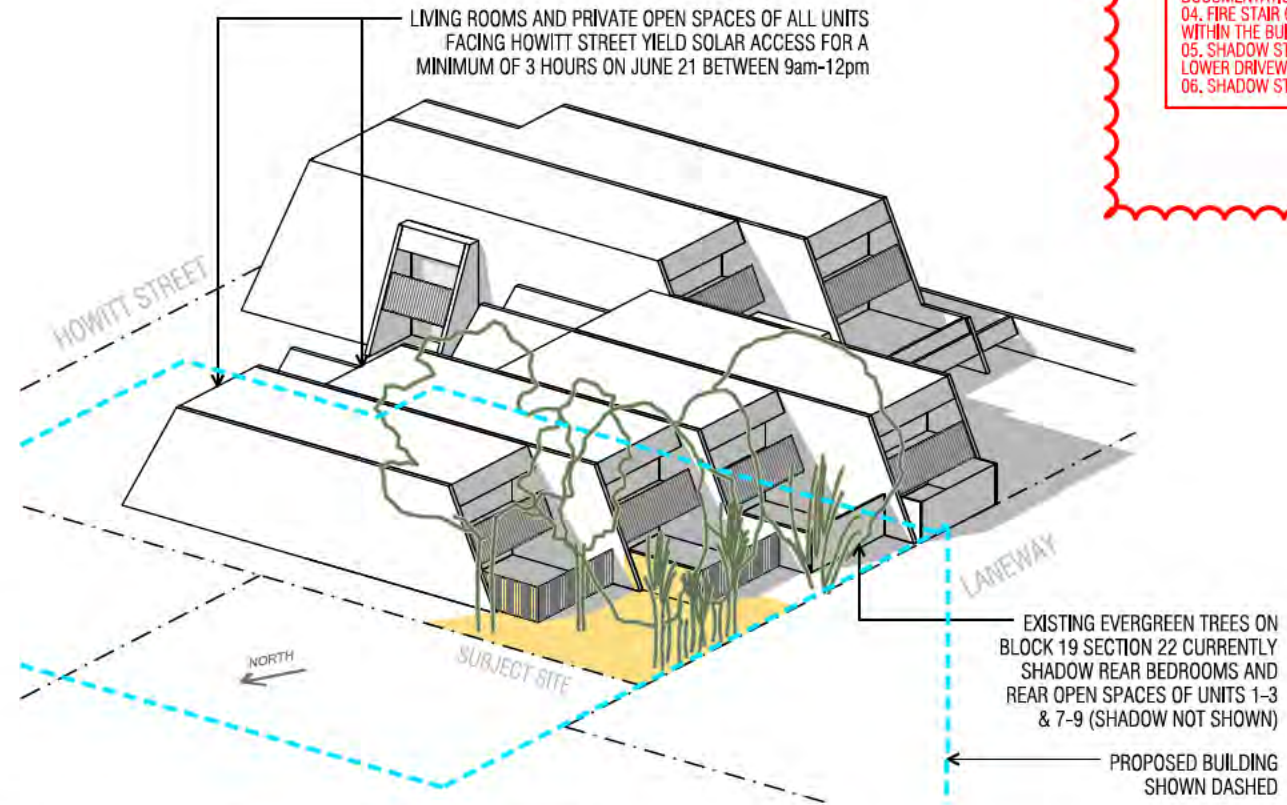


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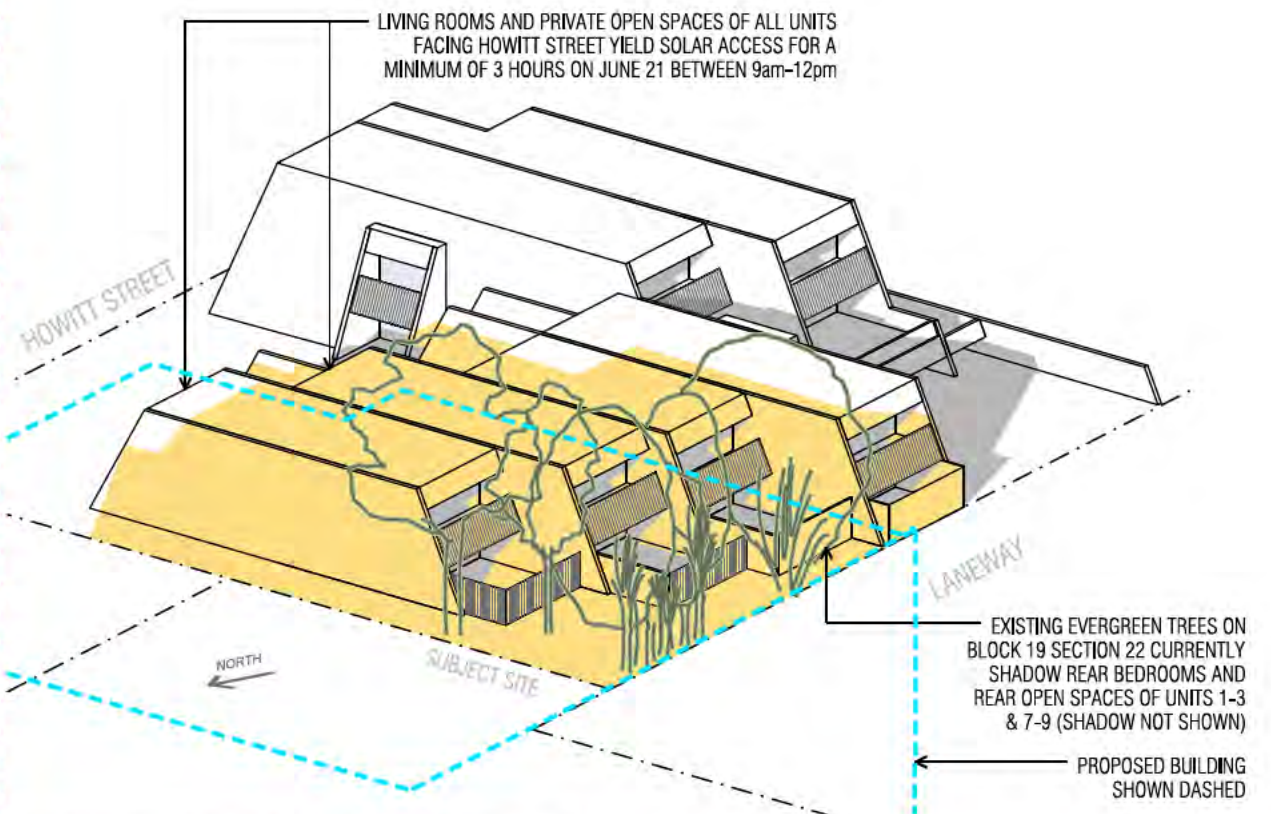
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OAKLEAVES - JUNE 21 - 9:00am





OAKLEAVES - JUNE 21 - 12:00pm



OAKLEAVES - JUNE 21 - 3:00pm

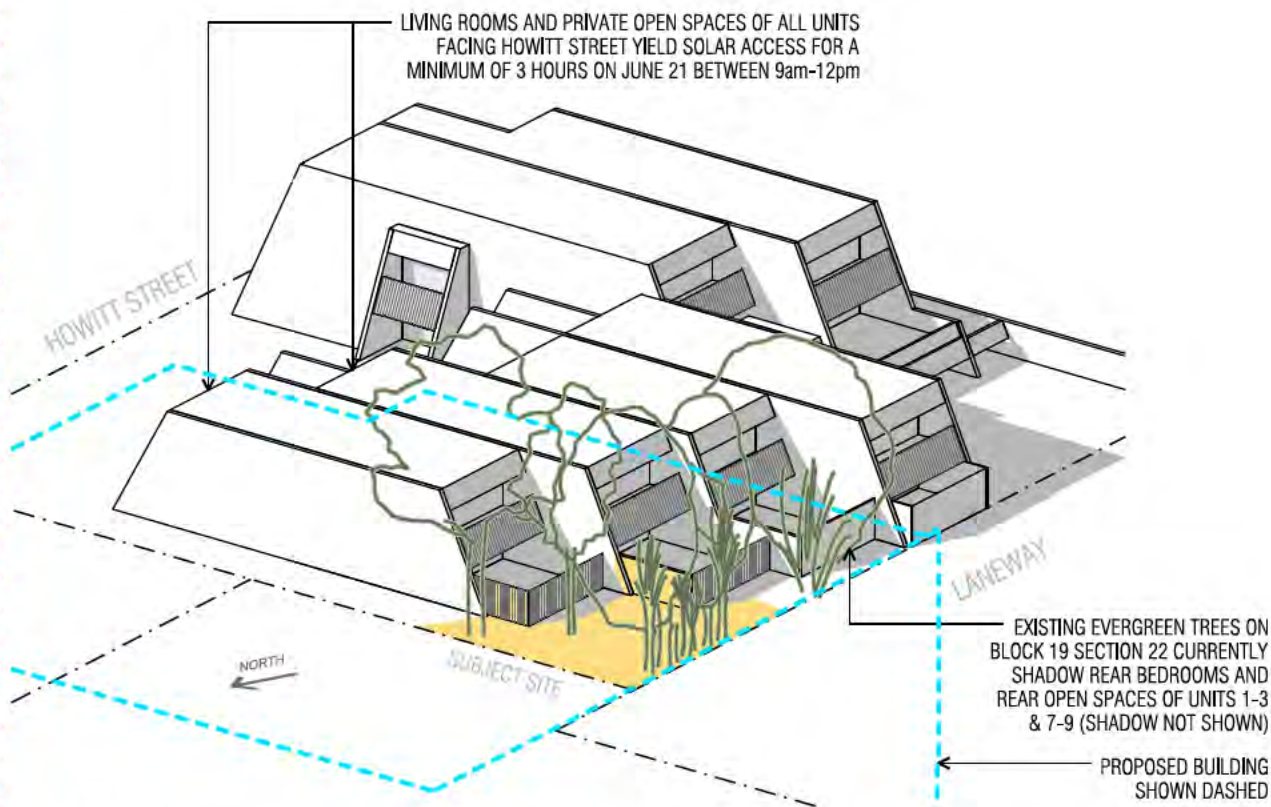
FOR A DETAILED HOURLY ASSESSMENT BETWEEN 12pm AND 3pm REFER TO DRAWING A404

LEGEND

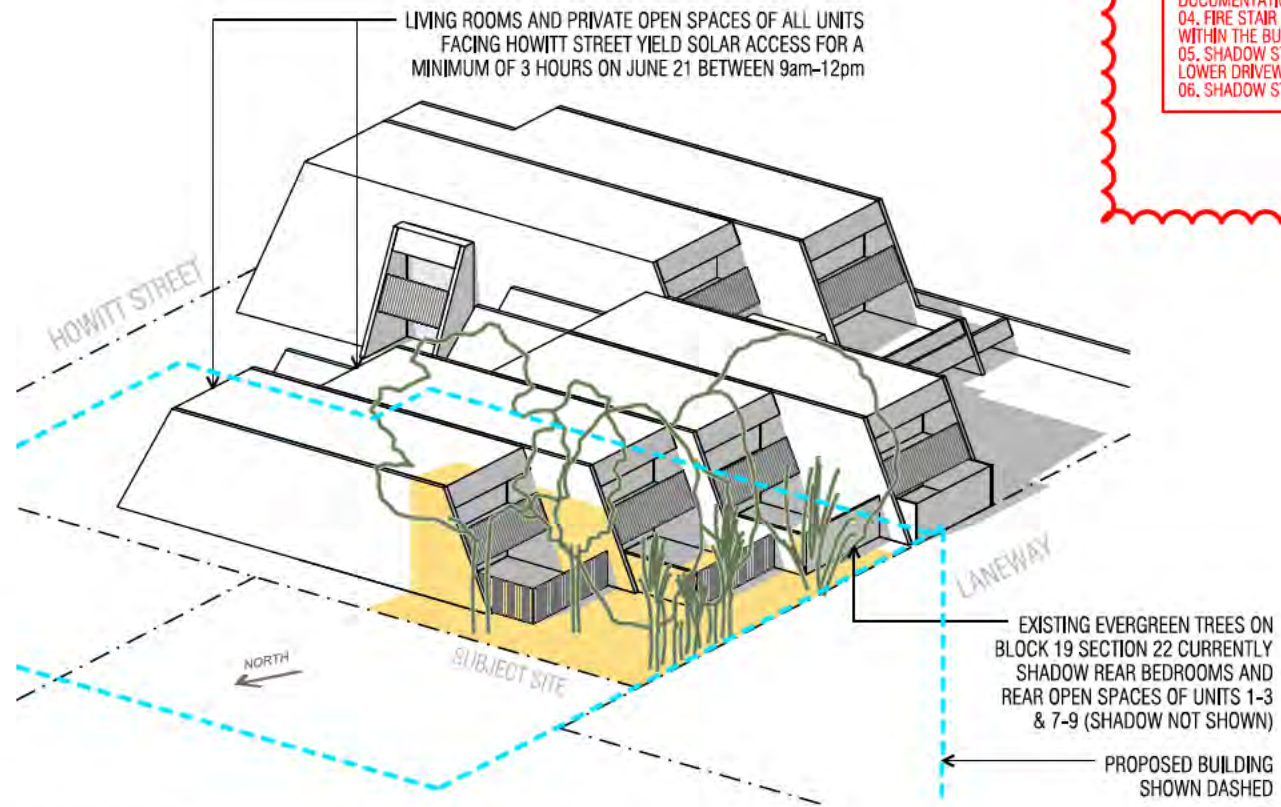
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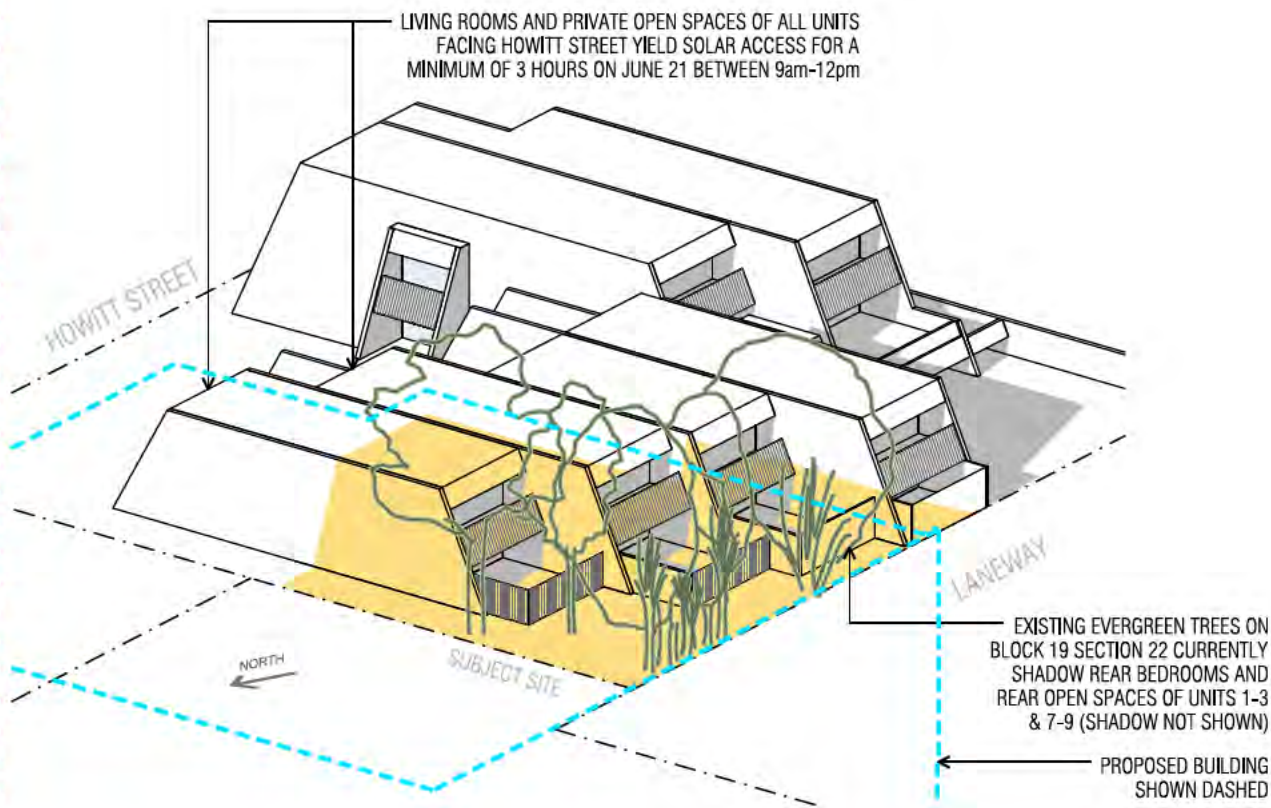
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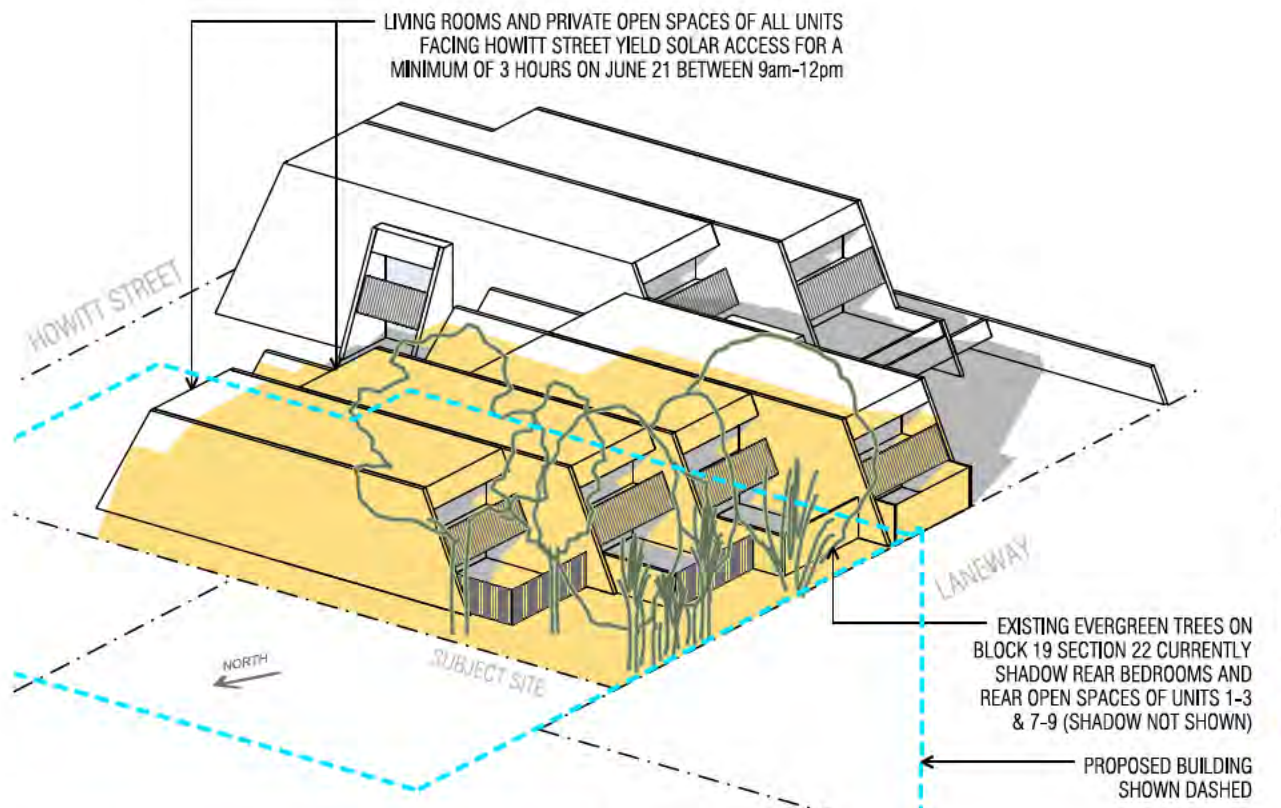
OAKLEAVES - JUNE 21 - 12:00pm



OAKLEAVES - JUNE 21 - 1:00pm





OAKLEAVES - JUNE 21 - 2:00pm



OAKLEAVES - JUNE 21 - 3:00pm

LEGEND

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Planning and Development Act 2007

Development Application

Application Number: **202139248S144C**

Type of Application

The type of application you are applying for is a S144 Amendment

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
KINGSTON	22	13	

Street Address

86 GILES STREET, KINGSTON

Site Number: 2

Suburb	Section	Block Number	Unit Number
KINGSTON	22	22	

Street Address

84 GILES STREET, KINGSTON

Applicant Details

ACN or ABN

53653124442

Company Name

Purdon Planning Pty Ltd

Position held / Title

Staff member

Salutation

None

First Name

Bradley

Surname

Yates

Postal Address 1

PO Box 5358

Postal Address 2

Postal Address 3

Suburb

Braddon

State/Territory

ACT

Postcode

2612

Country

Australia

Phone Number

62571511

Fax Number

Mobile Number

Email

purdons@purdon.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

Company

Australian Company Number (ACN)

81632075588

Company Name

NG Giles Pty Ltd

Position held / Title

Director

Salutation

None

First Name

Sean

Surname

Smith

Postal Address 1

PO Box 5425

Postal Address 2

Postal Address 3

Suburb

Kingston

State/Territory

ACT

Postcode

2604

Country

Australia

Phone Number

0262550430

Fax Number

Mobile Number

Email

Type of Application

Will the development applied for after the amendment be substantially the same as the development applied for originally?

Yes

No

Will the assessment track for the application change if the application is amended?

Yes

No

Please check the status of your development approval with the Authority

List Amendments Being Satisfied

1. Territory Plan items as detailed in an email sent to the applicant on the 17/02/22.
2. Response to entity advice

Entity and/or Referral Requirements

Do the amendments to your proposal impact on entity requirements?

- Yes
- No

Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I /we understand that this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved; I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

I accept the above declarations:

- Accept

Acceptance Date

4/13/2022



ACT
Government

Environment, Planning and
Sustainable Development

Planning and Development Act 2007, s425

Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS

DEVELOPMENT APPLICATION

APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block	13	Section	22	Suburb	Kingston
-------	----	---------	----	--------	----------

Unit No.		Street Address	86 Giles Street
----------	--	----------------	-----------------

Block	22	Section	22	Suburb	Kingston
-------	----	---------	----	--------	----------

Unit No.		Street Address	84 Giles Street
----------	--	----------------	-----------------

Describe location where no block and section details are available (e.g. for outdoor dining area location)

LESSEE(S) DETAILS - if more than two lessees please provide details of each additional lessee (Please Print)

1st Lessee Name	NG Giles Pty Ltd	2 nd Lessee Name	
-----------------	------------------	-----------------------------	--

LESSEE AUTHORISATION

This appointment is made under the *Planning and Development Act 2007* and relates to: (please tick)

- Pre - application meeting
 Development Application
 Application for Reconsideration

I/we the lessee(s) authorise the person/company (to be known as *the Applicant*) detailed below:

- to obtain information in relation to this site through the pre-application process
- to act on my/our behalf in relation to a development application for the abovementioned site/s
- to act on my/our behalf in relation to an application for a reconsideration of a development application for the abovementioned site/s
- to pay all application fees, bonds and securities, liaise with the Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to the DA or Application for Reconsideration.

APPLICANT DETAILS (Please Print)

Applicant Name		Email address	
----------------	--	---------------	--

OR


Company Name	Purdon Planning	Email address	purdons@purdon.com.au
--------------	-----------------	---------------	-----------------------

Company Nominees – a Company can list up to three nominees. The **first** nominee **must** be authorised to sign on behalf of the Company

Nominee 1	Richard Nash	Nominee 2	Bradley Yates	Nominee 3	Jenny Jones
-----------	--------------	-----------	---------------	-----------	-------------


LESSEE(S) DECLARATION if more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the DA or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

1 st Lessee's Signature		Date	10/09/2021
2 nd Lessee's Signature		Date	



APPLICANT DECLARATION

- I declare that I am the person authorised to sign/sign on behalf of the company described in this form
- I declare that all the information given on this form and its attachments are true and complete;

Applicant Name	Jenny Jones	Company Name	Purdon Planning
Signature		Date	28/09/2021

LAND CUSTODIAN AUTHORISATION

- I/we declare that I am/we are the land custodian(s) of the public land or unleased land as described above;
- I/we authorise the applicant to obtain information in relation to this site through the pre-application process and make an application for development approval.

Delegate Name	Shelly Fraser	Agency Name	TCCS - Roads ACT
Signature		Date	14 September 2021
Delegate Name	Stephen Alegria	Agency Name	TCCS - City Presentation
Signature		Date	14 September 2021

THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the *Planning and Development Act 2007*. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Contact Details:

Environment, Planning and Sustainable Development Directorate
Customer Service Centres
GPO Box 158, Canberra City 2601
16 Challis Street Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Email: epdcustomerservices@act.gov.au
Website: www.planning.act.gov.au

Assessing Officer
Environment Planning and Sustainable Development Directorate
GPO Box 158
Canberra City ACT 2601

29 March 2022

Via eDevelopment submission.

RESPONSE TO FURTHER INFORMATION REQUEST ON DA 202139248 (B13 & 22 S22 KINGSTON)

I am writing in regard to a request for further information on DA 202139248 at Blocks 13 & 22 Section 22 Kingston. The application was lodged for the demolition of all onsite buildings, pavement and structures, and the construction of a new four-storey commercial building with basement carparking, landscaping and 5 surface car parking spaces. The proposal includes the removal of one verge crossing from Giles Street and modified vehicle access to the Laneway south of Block 22.

A request for further information was made by EPSDD on 17 February 2022, this request sought the proponent to address:

1. *Territory Plan items as detailed in an email sent to the applicant on the 17/02/22.*
2. *Response to entity advice*

The following table explains the response provided by the project team. This response includes modified plans and supporting documentation in addition to this letter. Where the below is no longer consistent with previously submitted documentation, this response takes precedence over the earlier response.

If there are any issues therein, please feel free to reach out to us on 6257 1511.

Regards

Purdon Planning

Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith but on the basis that Purdon Planning, its agents and employees are not liable to any person for any damage or loss whatsoever which has occurred or may occur, in relation to that person taking or not taking (as the case may be) action, in respect of any representation, statement or advice referred to in this report.

Issue	Response
<p>EPSDD Comments</p> <p>Kingston Precinct Map and Code</p>	
<p>R5 – It is noted that the response to this rule states that “Shop is allowed for at ground level on both blocks”. Further stating that these tenancies can be modified to accommodate the size of shop permitted (300m²). Noting that one of the leases (for block 13) doesn’t appear to currently permit shop. Further clarification and discussion is required noting that the application form only applies for office and the ground floor notes non-office commercial use. One space is 263m² (Block 22) and the other 537m² (Block 13) Further information/clarification required.</p>	<p>Please refer to altered floor plans which detail the uses sought for the ground floor area:</p> <ul style="list-style-type: none"> • Block 13 – medical/dental practices • Block 22 – Health Facility <p>We consider these uses provide the open and inviting frontage sought by the desired character and relevant controls, without compromising the original design, whilst retaining an application that is substantially the same (i.e. no lease variation component).</p>
<p>C18 - See comments regarding overshadowing to building to the south at rule 22 below. A reduction in height through Floor to ceiling height changes as well as slab thicknesses should be considered to reduce the impact of overshadowing and reduce the overall scale of the building.</p>	<p>It is noted that the floor-to-floor heights of this proposal are greater than what would be designed, had it been designed for residential purposes. However, due to the use of the space as A-Grade office, the heights provided are as low as is possible to provide the servicing and design requirements for the use.</p> <p>For comparison, Turco & Associates have prepared an analysis of high-quality office spaces around Canberra. This comparison demonstrates the heights proposed with this application are at the minimum provided across the Territory for A-Grade office spaces, which are in short supply across Kingston.</p> <p>As a result, no reductions in the floor-to-floor heights are considered appropriate.</p> <p>Please refer to the overshadowing response at C20 response below.</p>

Issue	Response
<p>Also see comments regarding CZDC GFA limits for office at R43.</p>	<p>Please refer to the response provided at R43 below.</p>
<p>R20/C20 – The shadow diagrams and solar access plans submitted with the proposal to demonstrate compliance with this requirement do not clearly indicate additional overshadowing to the PPOS of residential buildings to the south of the Holford elevations provided (Blocks 19 & 20). It is noted that the living rooms are indicated to be orientated to the east however rear courtyards that provide PPOS are being overshadowed in the afternoon require further clarification and justification. A reduction in the overall height and UFL floor plates with an increase in the setback to the rear lane may need to be considered to reduce the overshadowing impacts to residential PPOS.</p>	<p>It is noted the buildings on Blocks 19 and 20 are located to the South-East of the proposal, not the South.</p> <p>Additional shadow studies have been undertaken to show the shadowing impacts on the rear areas of Blocks 19 & 20 (which being off the rear bedrooms of these dwellings, would not be considered Principal Private Open Space).</p> <p>These diagrams show significant overshadowing already existing from the design of the buildings on Blocks 19&20, and that additional overshadowing occurs from 12 midday on the winter solstice.</p> <p>The Shadow studies provided for Block 14 have also been updated following community commentary about accuracy of what is shown in the diagram.</p> <p>It is considered the additional information provided shows the proposed building retains a similar response as provided for in the submitted Statement Against Criteria but shows the effect of the shadowing in greater detail to allow for a thorough assessment of the proposal's response to the criteria.</p> <p>Design changes were considered in response to the wider RFI, such as removal of office floor space from Block 22 at the upper levels. However, removal of this showed very little change in the overshadowing effects of the proposal given the existing orientation and siting of the adjacent buildings, so were not pursued further.</p>

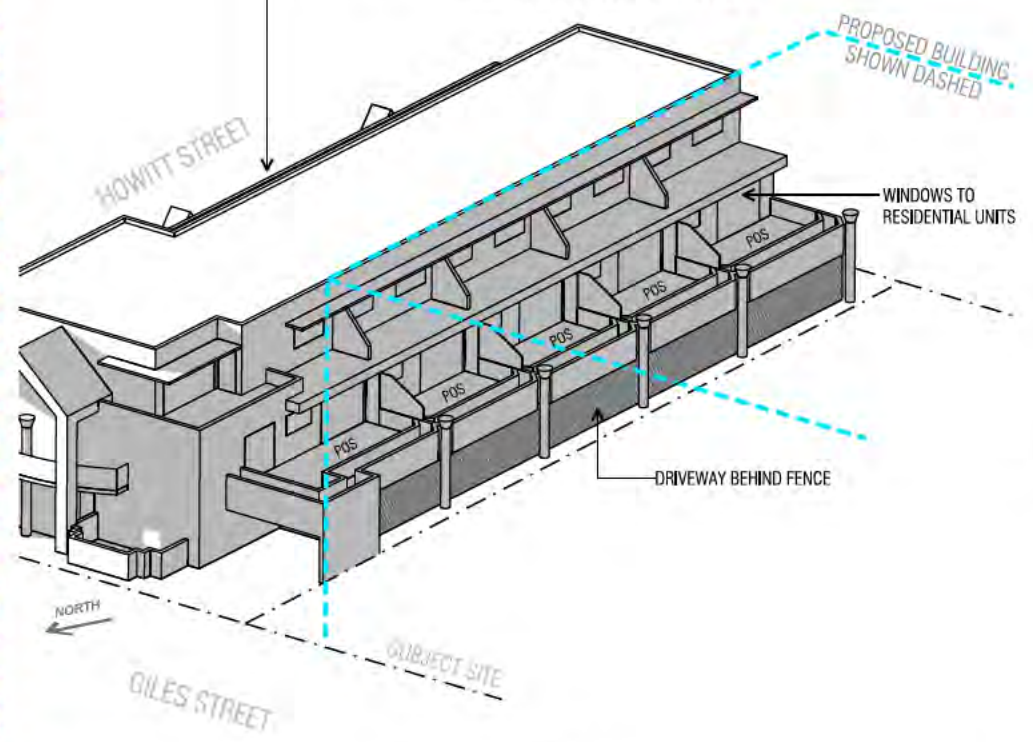
Issue	Response
	<p>This is due to the bulk of the building at the front boundary, minimal setback for the neighbouring residential blocks and the angle of the sun in the afternoon, when overshadowing effects are most apparent.</p>
<p>Commercial Zones Development Code</p>	
<p>C3 - Further justification is required to demonstrate how floor plans encourage walking within the building and how physically open or visually permeable stairwells have been provided facilitate natural surveillance. It is noted that the response states fire stairs prohibit surveillance and their location next to lifts does not appear to make them anymore desirable for use within the building.</p>	<p>Alterations have been made to the floor plans, to encourage walking via the use of the internal stairs. These have been altered from having strictly fire stair capabilities, and to instead provide for communication stairs which will allow a more visually permeable stairwell, that will encourage walking throughout the building.</p>
<p>C14 - It is noted site plans and other associated documentation notes trees/shrubs not shown on the landscape plan. Plans to be updated where required noting the inclusion of small trees and taller shrubs where appropriate, should be considered. In particular to the hardstand areas to the south of the building.</p>	<p>Please refer to updated plans which detail landscaping accurately.</p>
<p>R16 & R17 - Lighting plan to be updated to note external lighting to be provided in accordance with AS1158.3.1, AS4282 and AS1680.0 as nominated in the Access and Mobility Code.</p>	<p>Please refer to the updated lighting plans submitted with this letter, for compliance with this issue.</p>
<p>R30 – The Conservator has stated that: The development application is not supported as the proposal stipulates the removal of a Regulated Tree (<i>Quercus robur</i>) that is located in the carpark of a neighbouring block – Block 33 Section 22 Kingston. This tree has a proposed basement cut to the base of the trunk. This tree is a tree of medium/high quality and meets no removal criteria under the Tree Protection ACT 2005. This trees future will need to be considered by the Design Review Panel on</p>	<p>It is acknowledged that the tree on Block 33 is considered regulated according to the relevant authority.</p> <p>The use of the rear block (Block 33) for site access was considered as part of the original DA, due to the desired character sought for the Kingston Group Centre, and the Heritage significance of the post office adjacent the site at the Giles Street boundary.</p>

Issue	Response
<p>developmental grounds. Tree Protection preference would be basement reconfiguration to allow for the retainment of this tree.</p> <p>There is also a Regulated (<i>Eucalyptus elata</i>) located on Block 19 Section 22 Kingston however this tree does not appear to be affected by the proposal. The remainder of this proposal poses no tree issue.</p> <p>Response to this criterion has stated that there are no regulated trees proposed for removal. Applicant to clarify status of the tree and if proposed for removal provide design options and reasonable alternatives considered to retain this tree.</p>	<p>It was considered that the design of the Giles Street boundary needed to provide visual interest and integration into the Group Centre, as the Giles Street boundary is on a direct route between both the Group Centre and the Kingston Foreshore. It is also important to create a visual relationship between the proposal and the adjacent Post Office building.</p> <p>The best way to achieve this was assessed to locate waste and goods servicing areas to the rear. These uses require a significant manoeuvring space, including near the boundary to enter and exit the site in a forward direction as requested by TCCS. Removal of the tree on Block 33 is essential for achieving this. If the tree were to be retained, all traffic and servicing would be through the Giles Street entrance.</p> <p>The design team began to undertake studies in relation to moving the site access for such activities to the Giles Street boundary, and these preliminary discussion drawings are provided for reference. This included the architectural and servicing changes that would be required.</p> <p>The design option that seemed most possible, involves the removal of a significant portion of the Giles Street façade due to the need to retain street trees (which restricts available verge crossing locations) and safety of pedestrians using the Giles Street pathway. It would also involve relocation of stormwater and sewer mains, in addition to restricting substation location and access requirements (as requested by EvoEnergy).</p> <p>It was not considered that any possible change would result in a Giles Street frontage that both respected the prominence of its location or the original intent of the design, nor would it result in a street frontage that provided for pedestrian activity and visual interest, similar to the originally applied for design.</p>

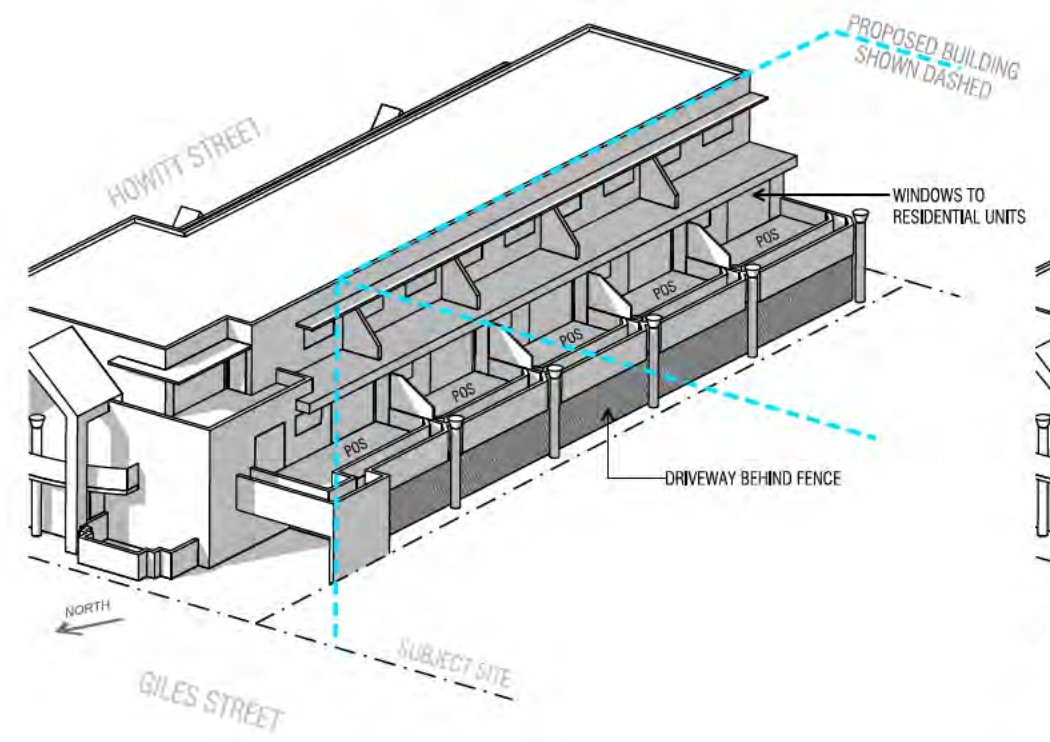
Issue	Response
	<p>Other factors also influenced the original proposal to remove this tree, and the design. Options like carparking and service reticulation were considered in the design. It was noted, following these investigations, that:</p> <p>Removal of the tree permits the appropriate substation and supporting infrastructure to be included within the curtilage of the site. If the tree were to stay, limited driveway access and hardstand areas would be possible and would likely result in non-compliance with EvoEnergy requirements.</p> <p>Removal of the tree permits a larger and more efficient basement than would otherwise be provided had the proposal retained the tree. When considering removal, at least 14 underground spaces would need to be removed from the proposal, and the above ground spaces would also need to be removed to achieve possible compliance for EvoEnergy access.</p> <p>For these reasons, the proponent seeks removal of the tree as it allows for a better design, traffic and public realm outcome.</p>
<p>R43 – The application has stated that this mandatory rule has been met however lobby and wet areas provided on levels 1,2 & 3 appear to be for the sole use of each level of office and would count towards the GFA calculation for office use. As such Block 13 has been calculated as having 1983m² of office space compliant with the mandatory rule. Whereas Block 22 has been assessed as 2302m² of office GFA and not compliant with the mandatory rule. Plans will require amendment to reduce the overall GFA for Block 22 to the maximum 2000m² of GFA for office use. Noting concerns with overshadowing to the south consideration of</p>	<p>Please refer to the updated floor plans which indicate different uses on Level 1 of the proposal, and updated plans which indicate accurate GFA calculations. These show that with the proposed changes, the development proposed on Block 22 now meets the rule. Block 13 retains compliance with the rule.</p> <p>Noting the concerns expressed in relation to overshadowing, changes to the overall height on Block 22 were considered by the design team. Removal of Office use GFA from Block 22 (being the westernmost block) at the uppermost levels would not reduce overshadowing effects on the neighbouring units, and so this was not pursued further.</p>

Issue	Response
<p>reducing the floor plates along the southern boundary of this proposal should be considered.</p>	<p>This is due to the bulk of the building at the front boundary, the short setback and orientation of the existing neighbouring residential blocks and the angle of the sun in the afternoon, when overshadowing effects are most apparent.</p>
<p>C45 - A reduction in overall height should be considered to reduce the impact of overshadowing on residential blocks to the south of the proposal and reduce the overall scale of the building. Reductions in overall floor to ceiling heights for upper levels as well as a reduction in the depth of slabs may help to achieve this.</p>	<p>As detailed previously, a reduction in floor-to-floor heights is not considered possible, and updated shadow studies have been provided to assess the shadowing impacts to the residents rear POS (not PPOS) on Blocks 19/20 to the southeast of the subject site.</p> <p>As detailed in the originally submitted Statement Against Criteria, the proponent believes the height of the building is appropriate for the location/proposal as it meets the desired character specified in the Precinct Code, is of a reasonable scale for the locality and has minimal adverse impacts to existing residents such as overshadowing and overlooking.</p>
<p>Parking and Vehicular Access General Code</p> <p>Turning templates should be provide for tight turning movements into and out of parking spaces within the basement to demonstrate compliance with turning requirements.</p>	<p>Please refer to additional turning template supplied with this submission.</p>

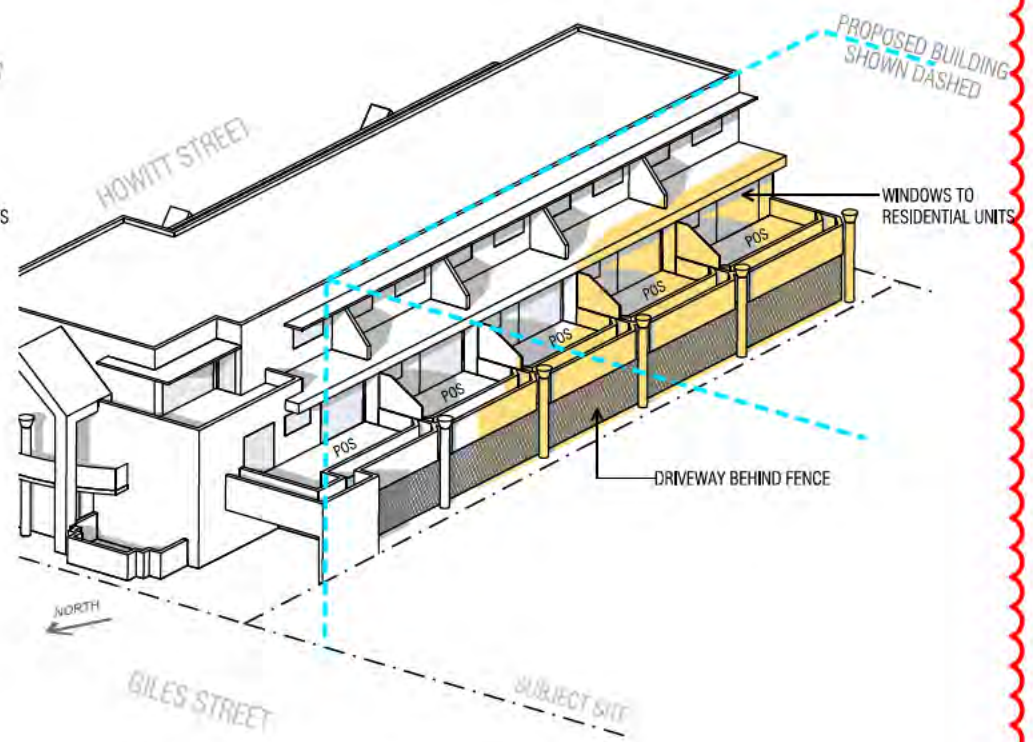
PRIVATE OPEN SPACES OFF LIVING ROOMS FACING HOWITT STREET YIELD SOLAR ACCESS FOR A MINIMUM OF THREE HOURS ON JUNE 21 FROM 9AM



THE HOLFORD - JUNE 21 - 9:00am



THE HOLFORD - JUNE 21 - 12:00pm





THE HOLFORD - JUNE 21 - 3:00pm

FOR A DETAILED 15 MINUTE HOURLY ASSESSMENT BETWEEN 2pm AND 3pm REFER TO DRAWING A402

- S144 AMENDMENTS TO DA 202139248
- 01. GROUND FLOOR USES FURTHER CLARIFIED
 - 02. LEVEL 01 TENANCY USE AMENDED
 - 03. ADDITIONAL PLANTING ADDED TO REAR HARDSTAND SPACES, ARCHITECTURAL DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN
 - 04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING WITHIN THE BUILDING
 - 05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER DRIVEWAY AREA, ADDITIONAL TIMES SHOWN
 - 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22

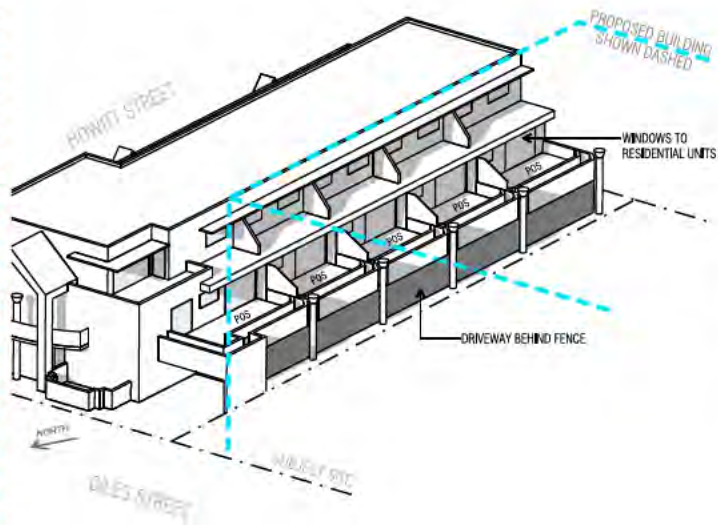
THE PROPOSED DEVELOPMENT DOES NOT CAST SHADOWS ON THE EXISTING DEVELOPMENT ON BLOCK 14 SECTION 22 KINGSTON UNTIL AFTER 2:30pm ON JUNE 21

LEGEND

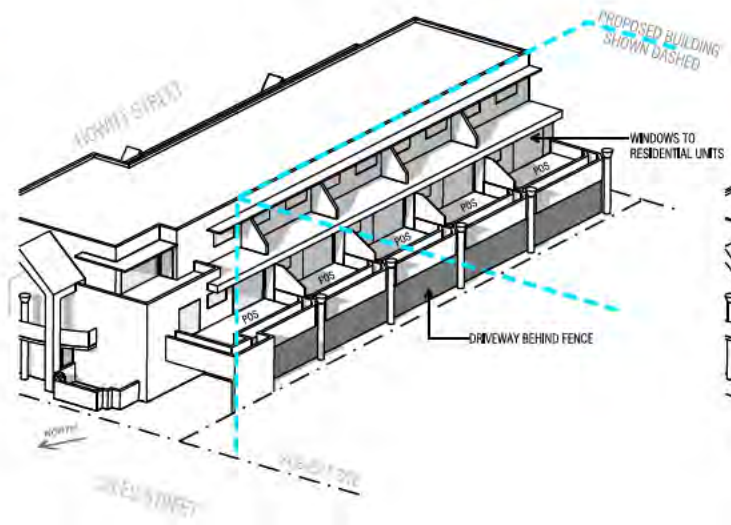
-  EXISTING SHADOWS CAST
-  ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

* EXISTING SHADOWS CAST ARE ESTIMATES BASED ON CURRENT INFORMATION AVAILABLE

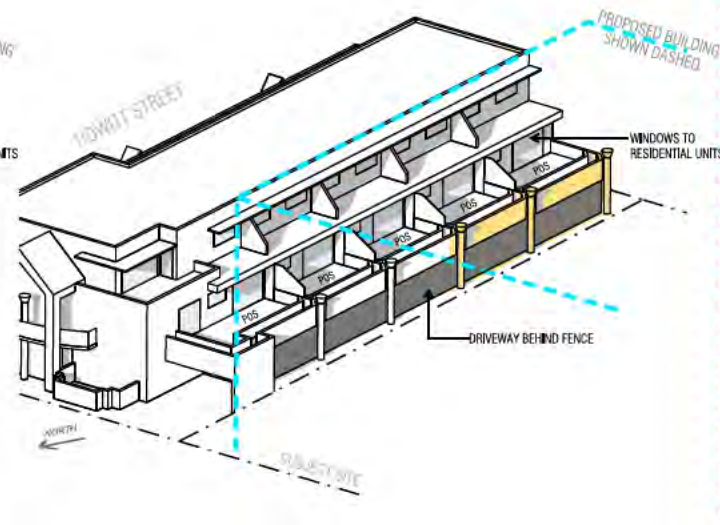
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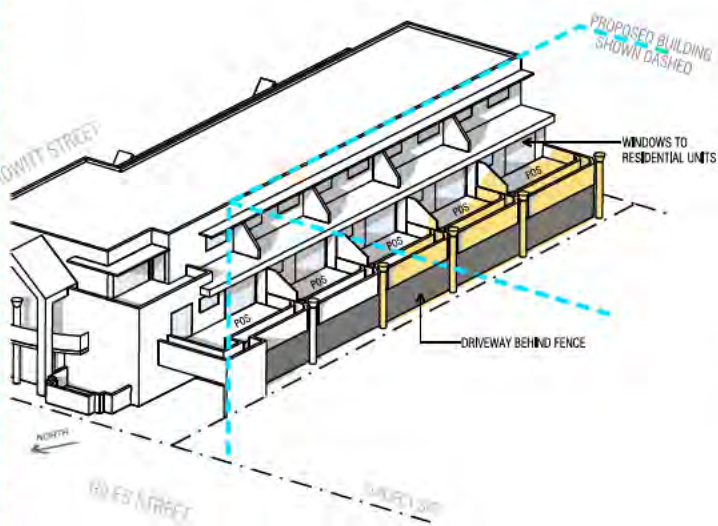
THE HOLFORD - JUNE 21 - 2:00pm



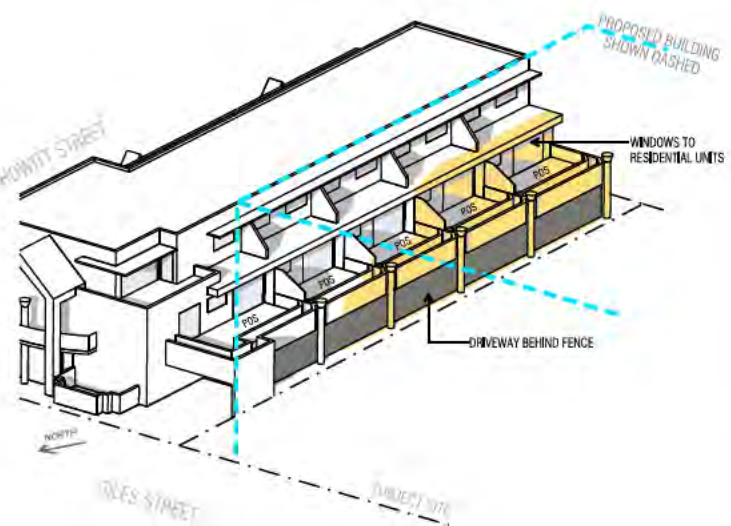
THE HOLFORD - JUNE 21 - 2:15pm



THE HOLFORD - JUNE 21 - 2:30pm



THE HOLFORD - JUNE 21 - 2:45pm





THE HOLFORD - JUNE 21 - 3:00pm

- S144 AMENDMENTS TO DA 202139248
- 01. GROUND FLOOR USES FURTHER CLARIFIED
 - 02. LEVEL 01 TENANCY USE AMENDED
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 - 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22

THE PROPOSED DEVELOPMENT DOES NOT CAST SHADOWS ON THE EXISTING DEVELOPMENT ON BLOCK 14 SECTION 22 KINGSTON UNTIL AFTER 2:30pm ON JUNE 21

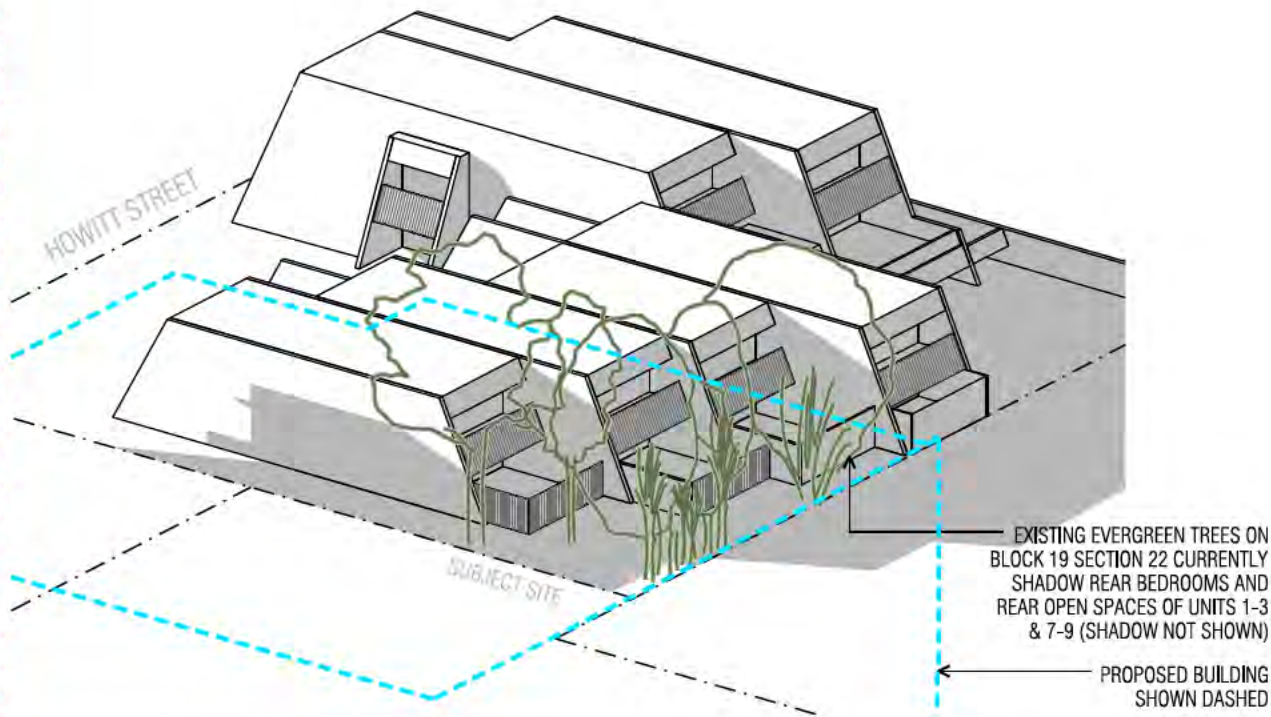
LEGEND

-  EXISTING SHADOWS CAST
-  ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

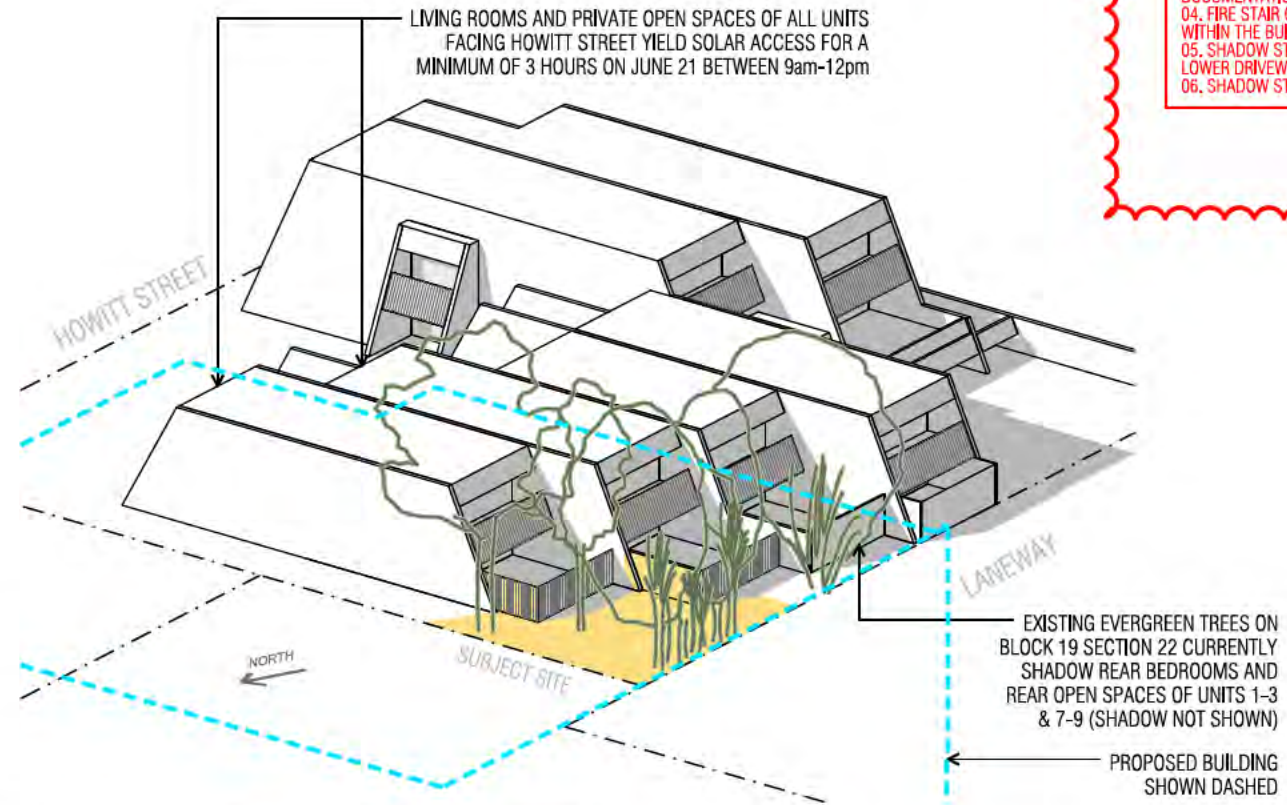


* EXISTING SHADOWS CAST ARE ESTIMATED BASED ON PROPERTY INFORMATION AVAILABLE.

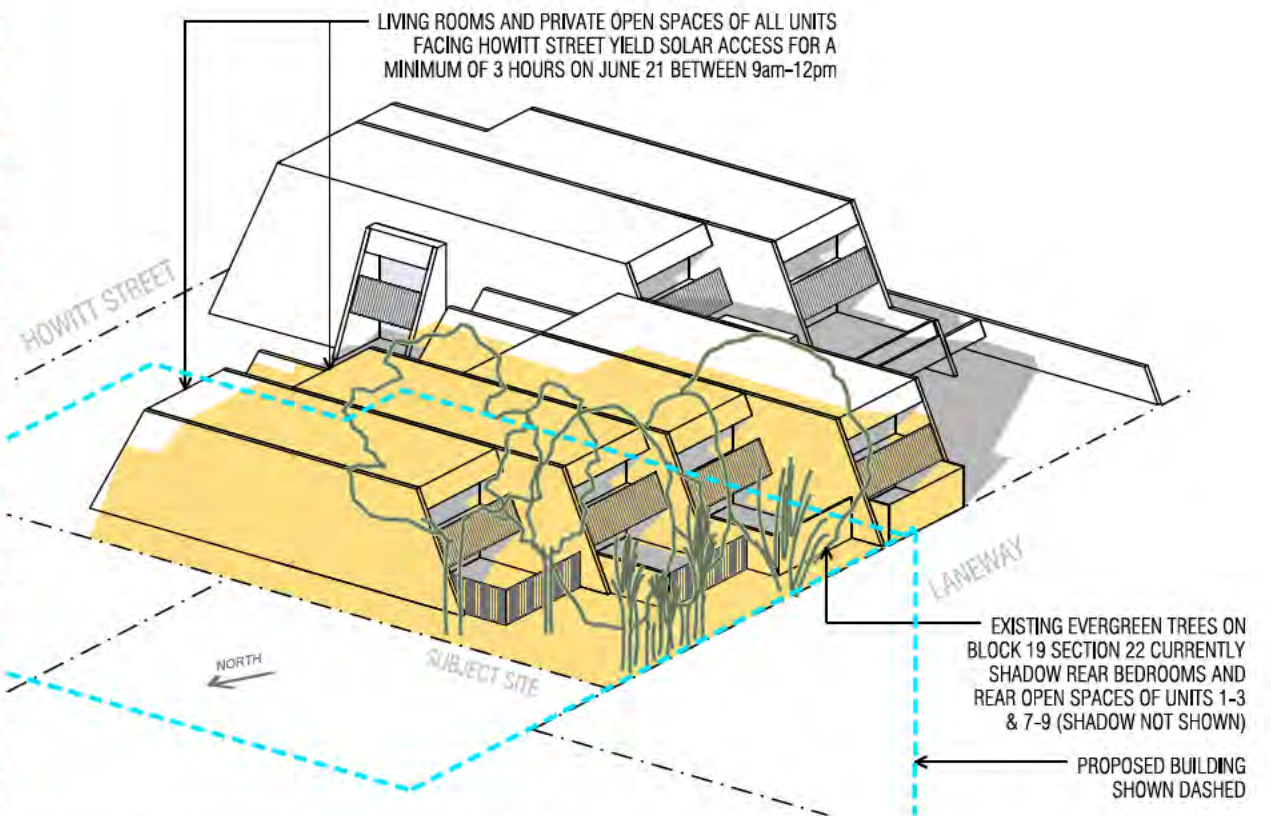
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OAKLEAVES - JUNE 21 - 9:00am





OAKLEAVES - JUNE 21 - 12:00pm



OAKLEAVES - JUNE 21 - 3:00pm

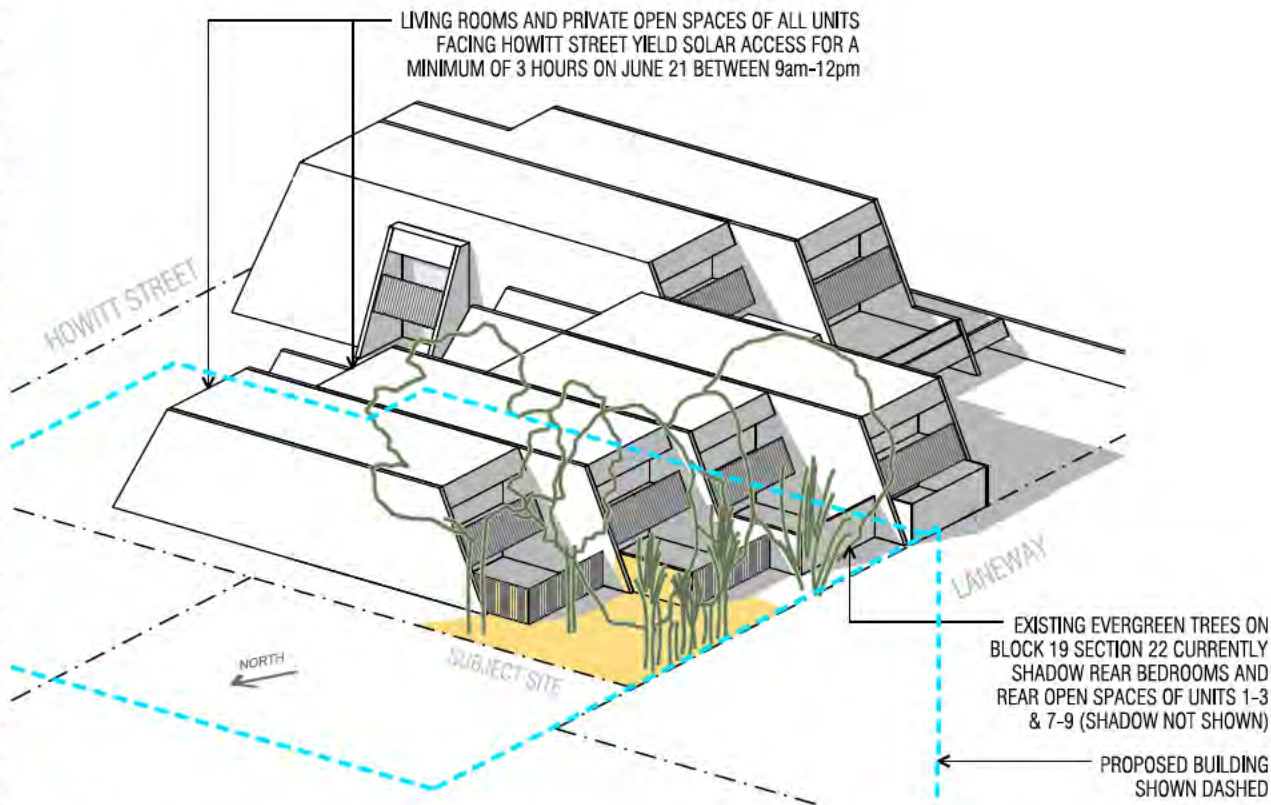
FOR A DETAILED HOURLY ASSESSMENT BETWEEN 12pm AND 3pm REFER TO DRAWING A404

LEGEND

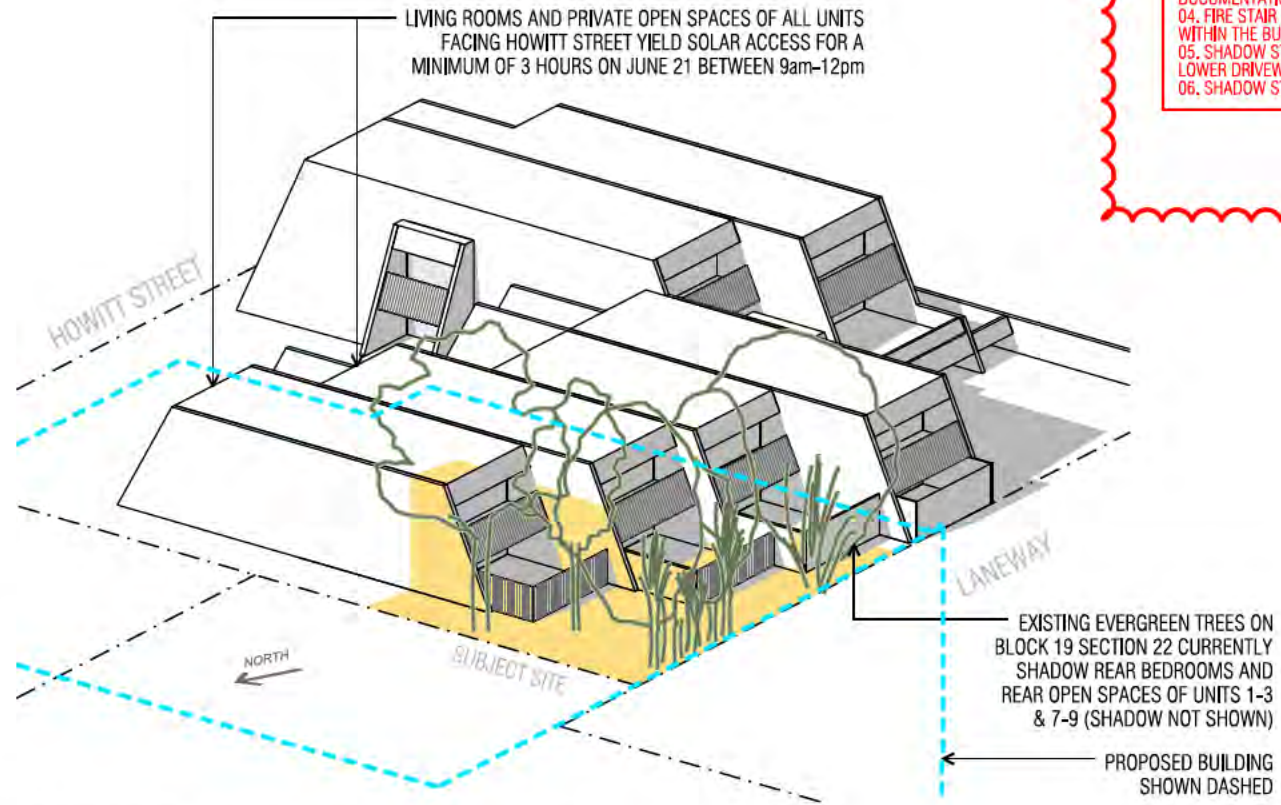
-  EXISTING SHADOWS CAST
-  ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

* EXISTING SHADOWS CAST ARE ESTIMATES BASED ON CURRENT INFORMATION AVAILABLE

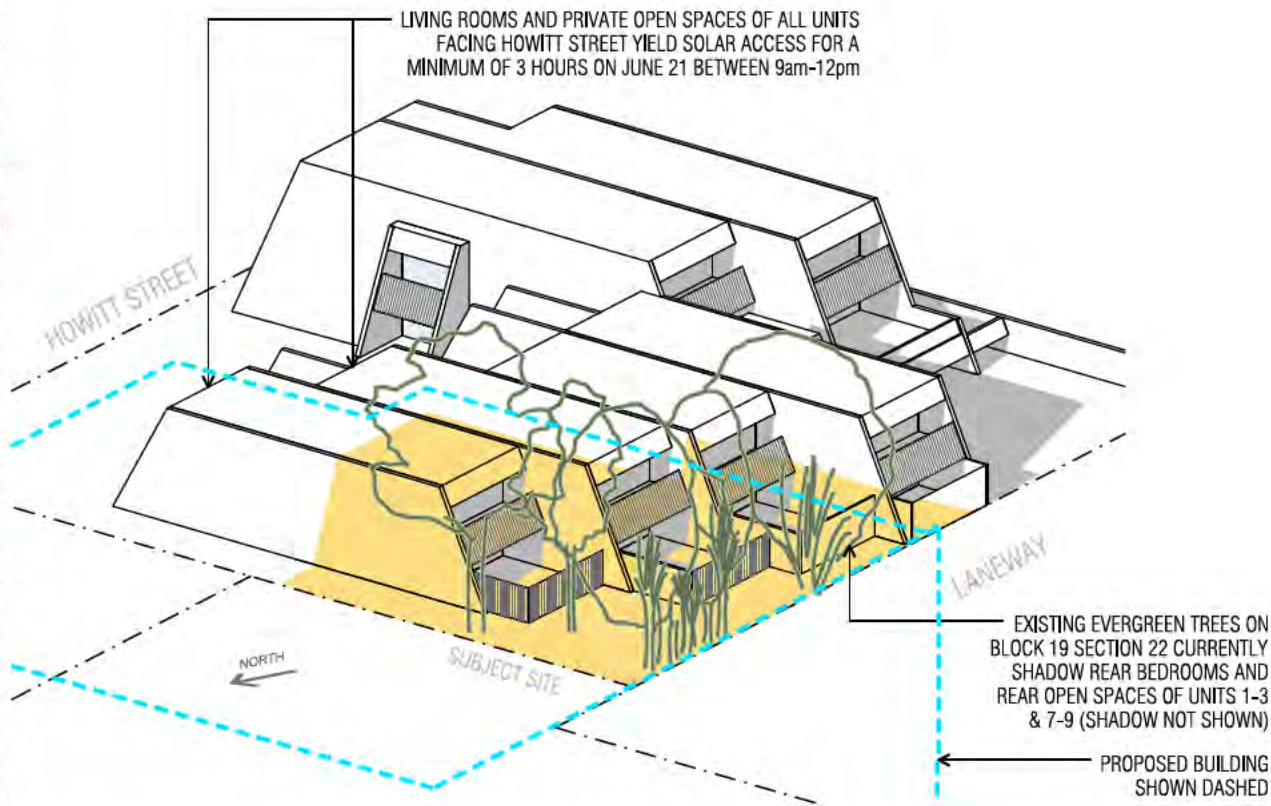
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 - 05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER DRIVEWAY AREA. ADDITIONAL TIMES SHOWN
 - 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22



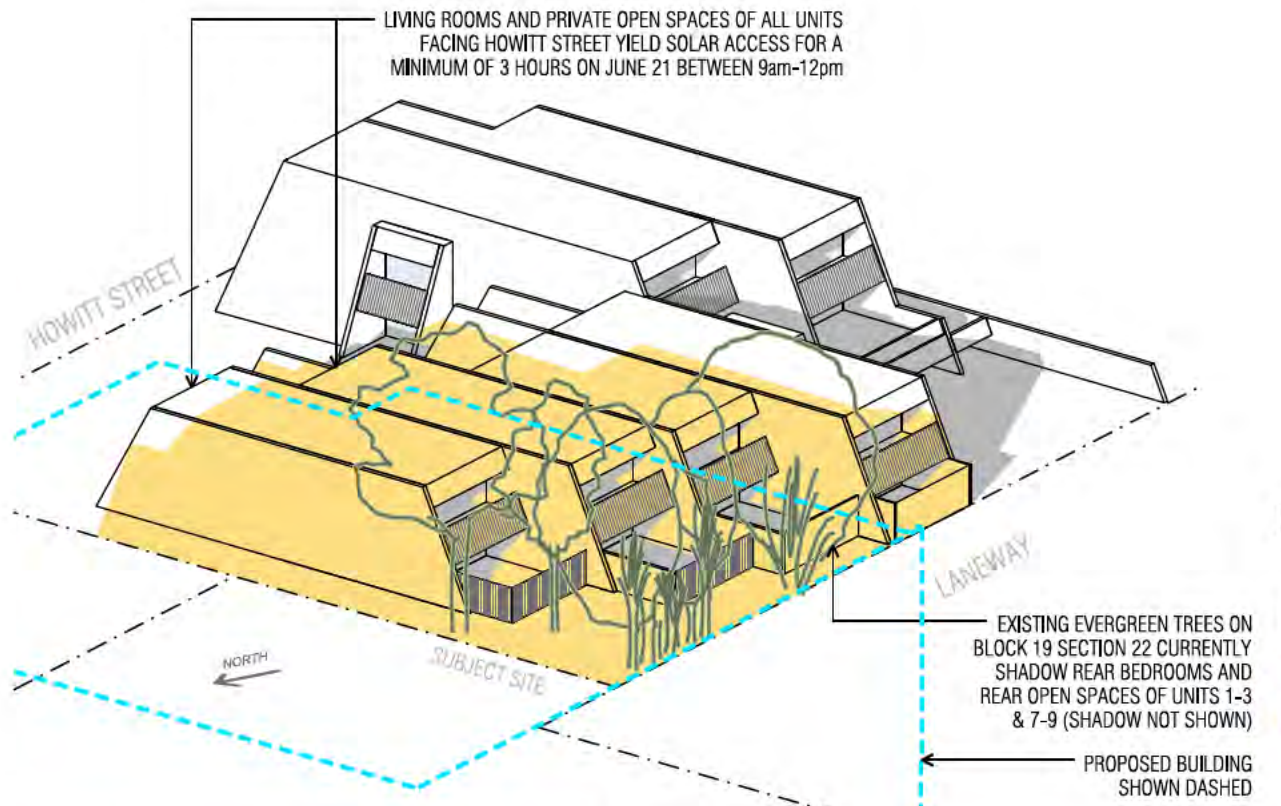
OAKLEAVES - JUNE 21 - 12:00pm





OAKLEAVES - JUNE 21 - 1:00pm



OAKLEAVES - JUNE 21 - 2:00pm



OAKLEAVES - JUNE 21 - 3:00pm

- LEGEND
-  EXISTING SHADOWS CAST
 -  ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

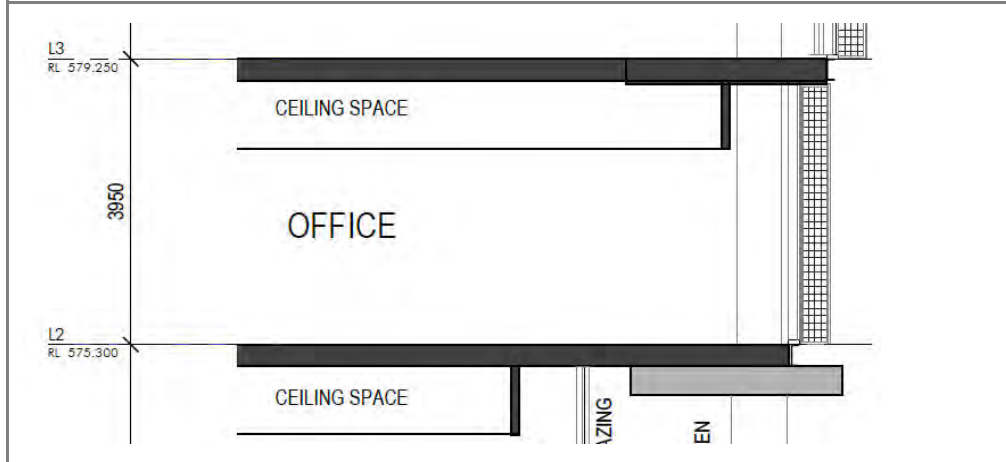
* EXISTING SHADOWS CAST ARE ESTIMATES BASED ON CURRENT INFORMATION AVAILABLE

A GRADE OFFICE ACCOMMODATION FLOOR TO FLOOR HEIGHT ANALYSIS

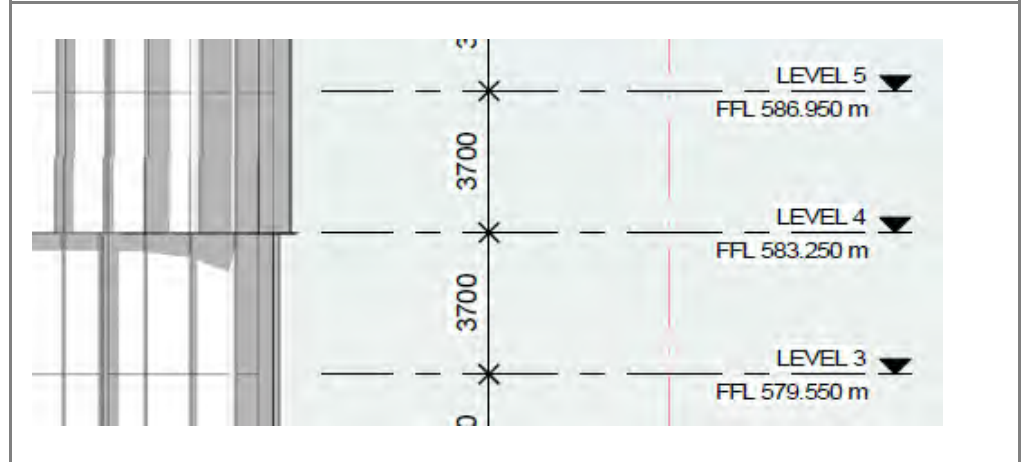
Illustrated below is a mixture of recently approved A-Grade office accommodation within the Territory.

Floor to floor levels shown allow for a minimum of 2.7m ceilings along with the required mechanical, hydraulic, fire and electrical services required

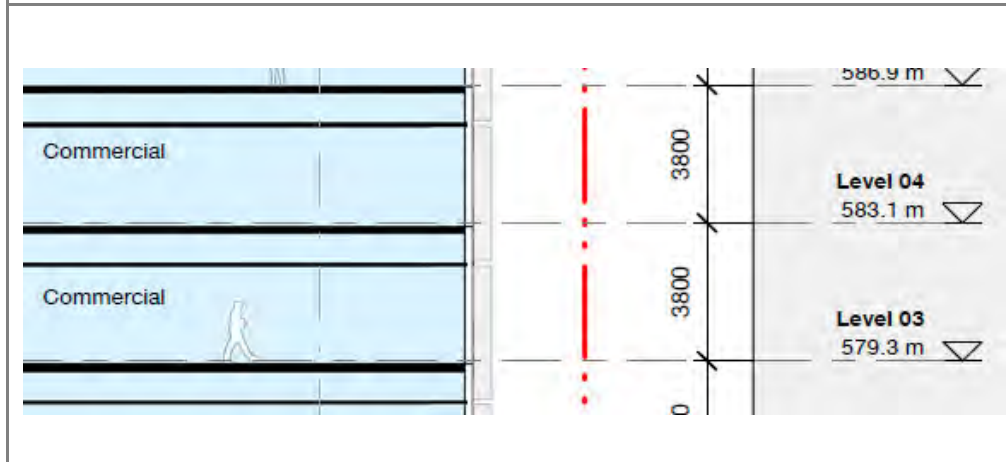
Block 5 Section 22 Barton
19 National Circuit
Floor to floor level: 3950mm



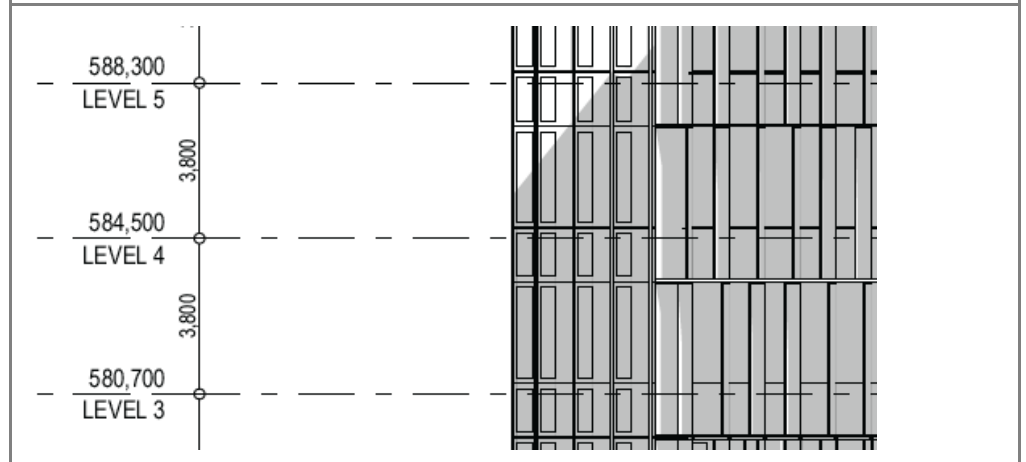
Block 6 Section 12 Barton
40 Brisbane Avenue
Floor to floor level: 3700mm



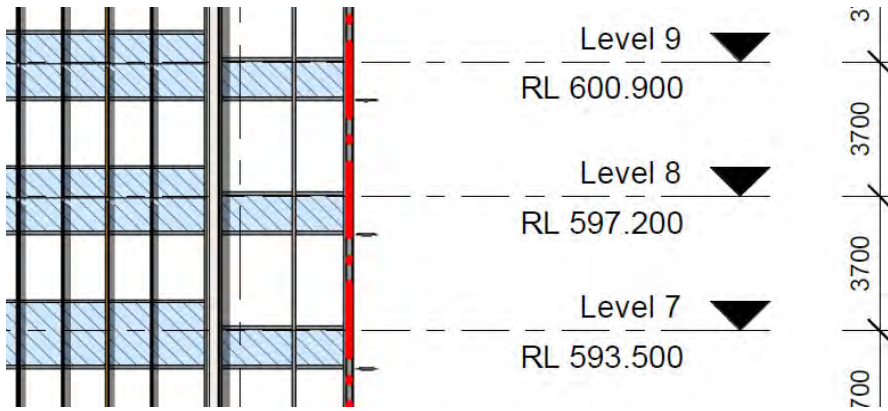
Block 14 Section 22 Barton
2 Darling Street
Floor to floor level: 3800mm



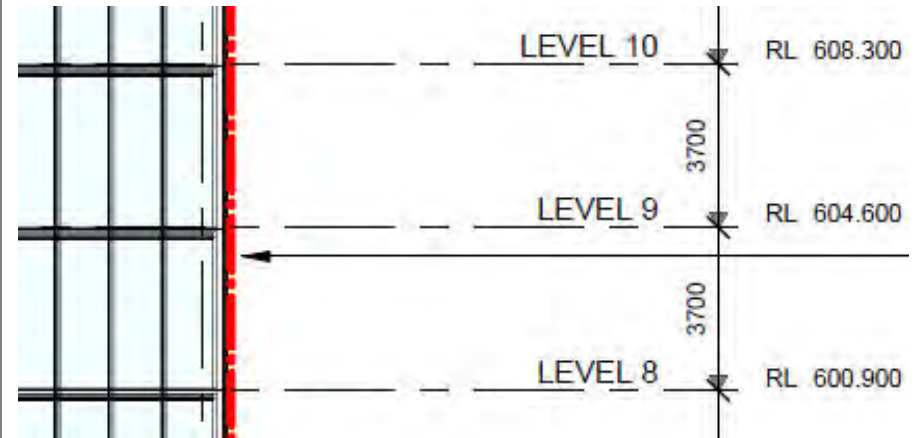
Block 32 Section 63 City
One City Hill
Floor to floor level: 3800mm



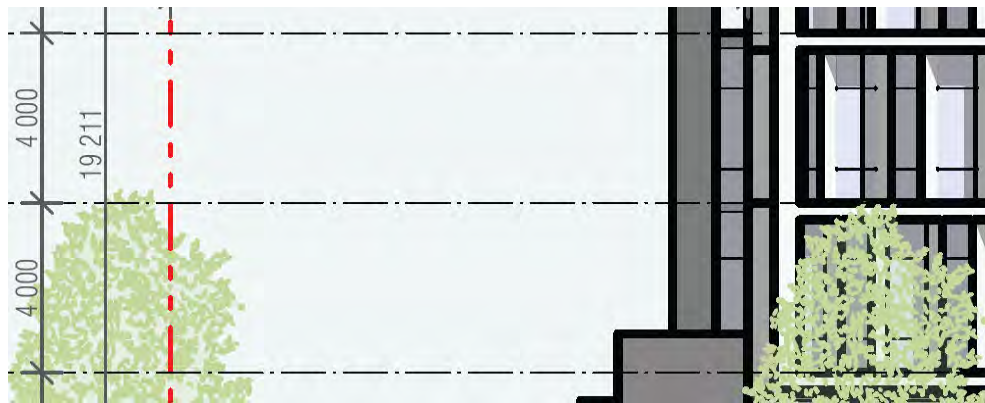
Block 24 Section 36 City
 70 Northbourne Avenue
 Floor to floor level: 3700mm



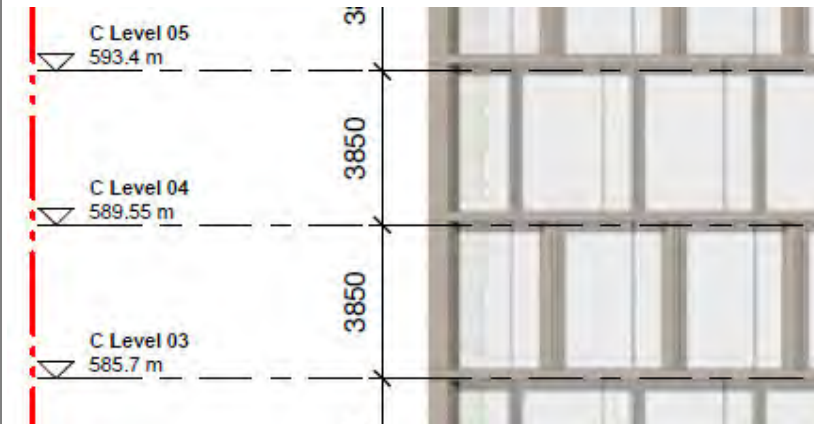
Block 26 Section 36 City
 68 Northbourne Avenue
 Floor to floor level: 3700mm

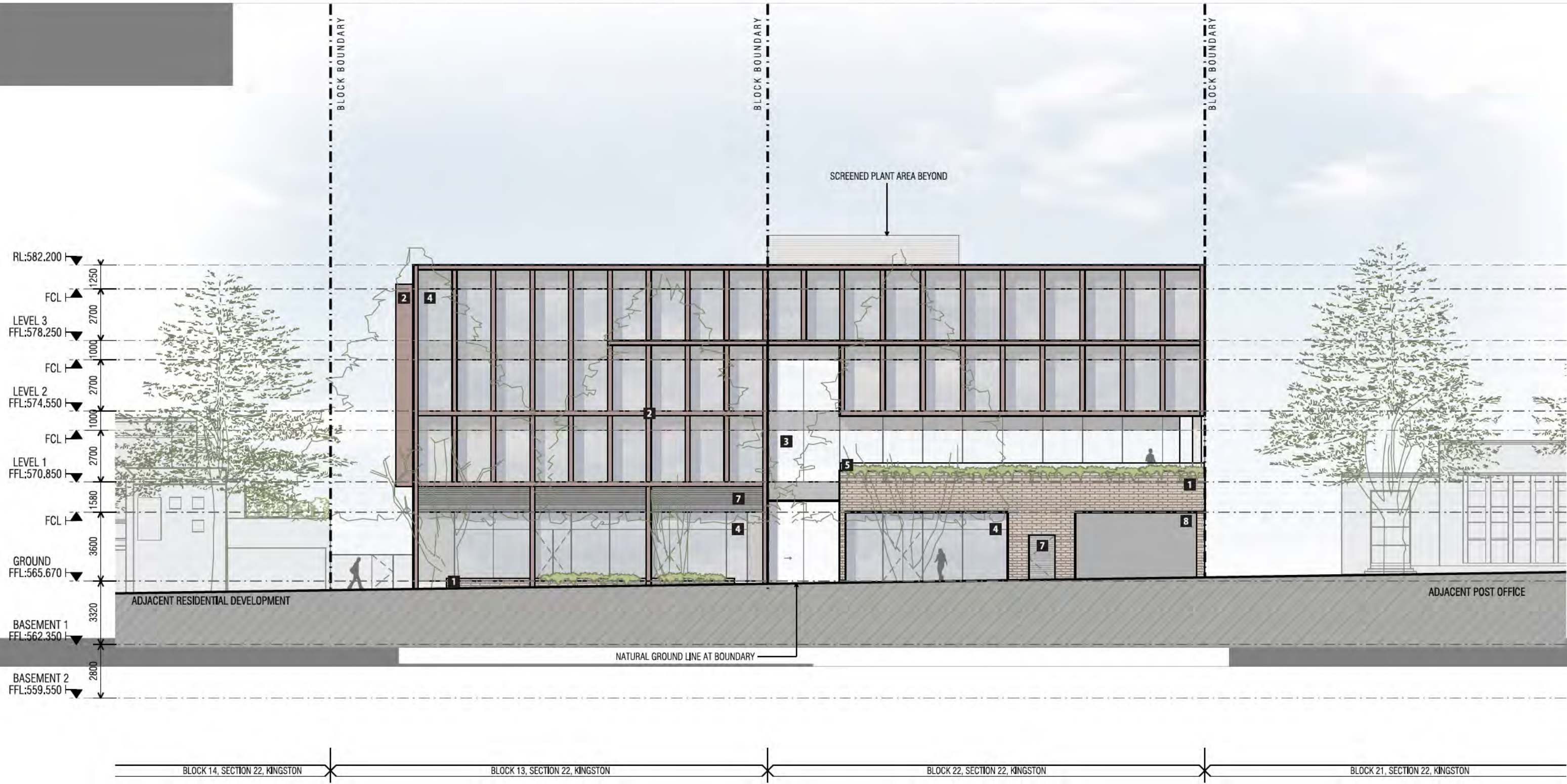


Block 28 Section 35 Deakin
 50 Kent Street
 Floor to floor level: 4000mm

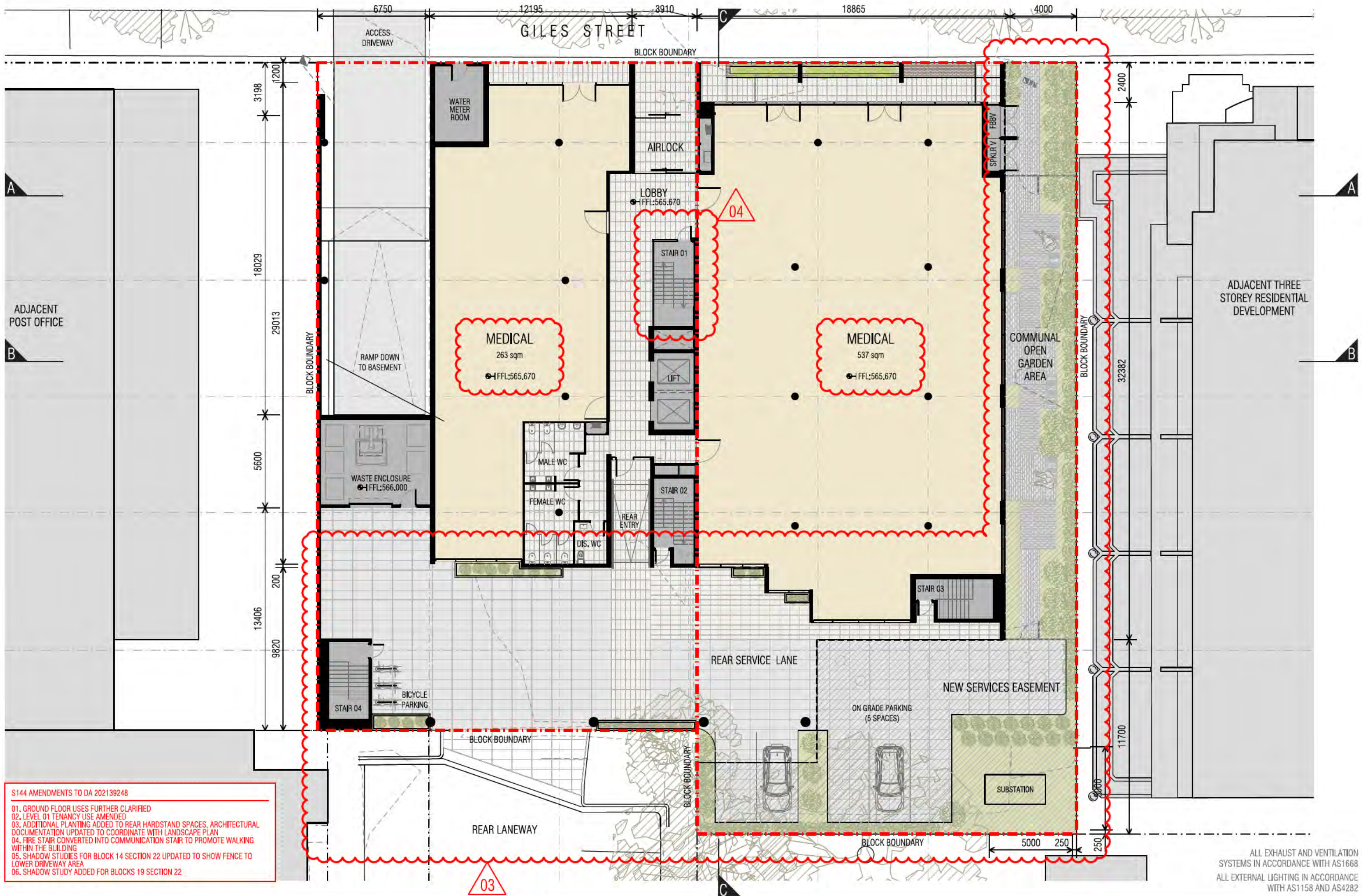


Block 21 Section 33 Dickson
 480 Northbourne Avenue
 Floor to floor level: 3850mm





- MATERIALS**
- 1** Brickwork to ground level to match existing buildings and post office
 - 2** Coloured precast concrete in earthy red tones
 - 3** Dark tint glass with dark grey frame and spandrel
 - 4** Dark tint glass with dark grey frame and spandrel
 - 5** Clear glass balustrade
 - 6** Perforated metal for privacy screens on Eastern facade at a maximum 20% open area
 - 7** Louvres above window suite to match frame
 - 8** Dark grey concrete



S144 AMENDMENTS TO DA 202139248

- 01. GROUND FLOOR USES FURTHER CLARIFIED
- 02. LEVEL 01 TENANCY USE AMENDED
- 03. ADDITIONAL PLANTING ADDED TO REAR HARDSTAND SPACES, ARCHITECTURAL DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN
- 04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING WITHIN THE BUILDING
- 05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER DRIVEWAY AREA
- 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22

ALL EXHAUST AND VENTILATION SYSTEMS IN ACCORDANCE WITH AS1668
 ALL EXTERNAL LIGHTING IN ACCORDANCE WITH AS1158 AND AS4282



STRUCTURAL CONSULTANT	ELECTRICAL CONSULTANT	REV	DESCRIPTION	DATE
		1	FOR INFORMATION	24.03.2022
CIVIL CONSULTANT	FIRE ENGINEER			
MECHANICAL CONSULTANT	LANDSCAPE CONSULTANT			
HYDRAULIC CONSULTANT	ACCESS CONSULTANT			
FIRE SERVICES CONSULTANT	CERTIFIER			



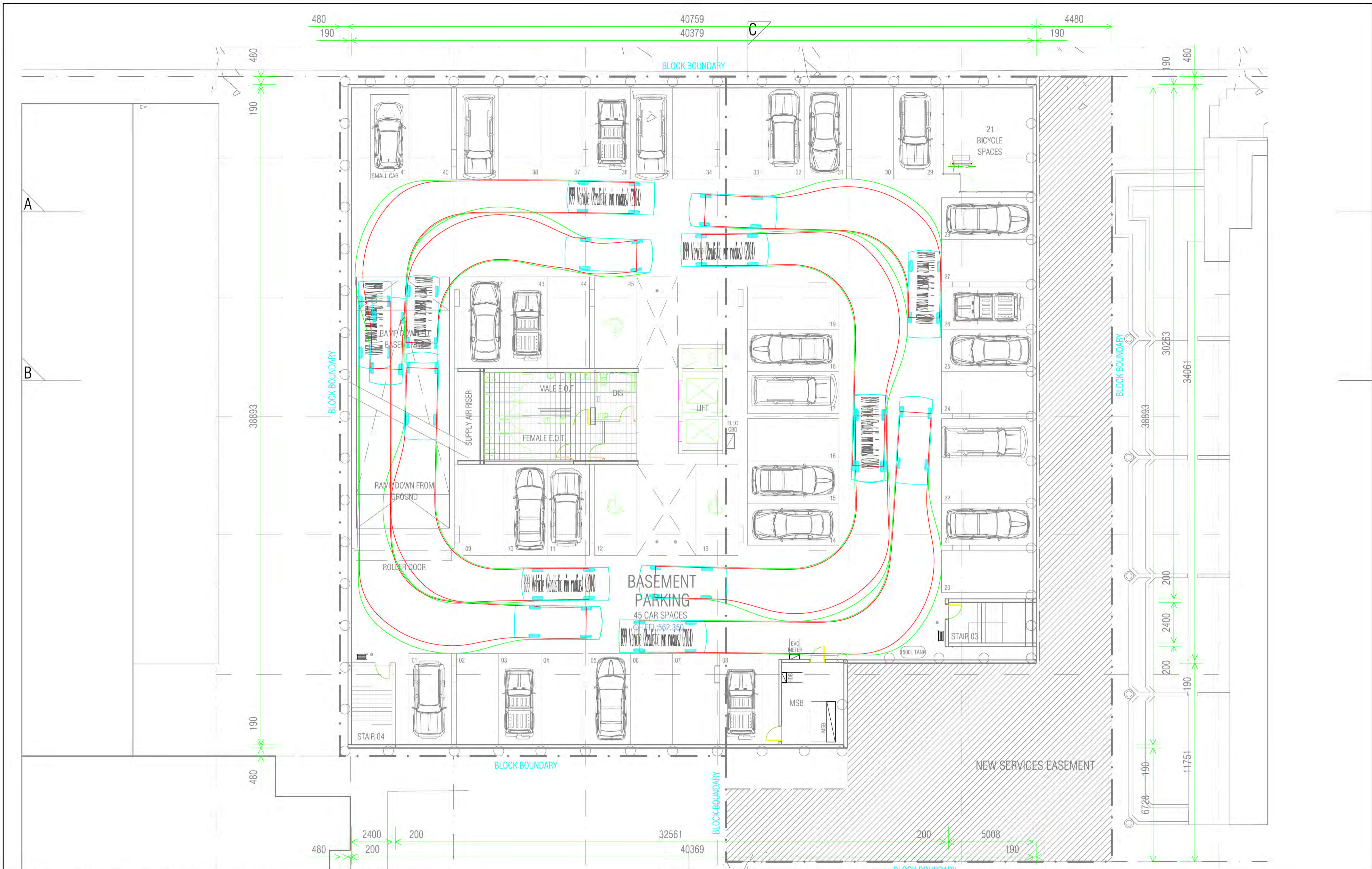
KEY PLAN

PROJECT NAME
84 - 86 GILES STREET KINGSTON
 Blocks 13 & 22 Section 22 KINGSTON

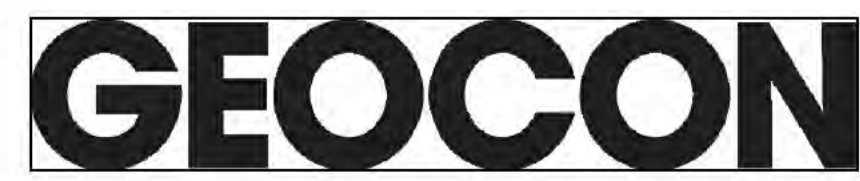
ISSUE
SKETCH
NOT FOR CONSTRUCTION

NOTE
PRINT ALL DRAWINGS IN COLOUR.
 FIGURED DIMENSIONS TAKE
 PRECEDENCE OVER SCALE.
 DRAWING COPYRIGHT GEOCON

DRAWING TITLE		PROJECT No	DRAWING No	REVISION
BASEMENT 2 VEHICLE RADIUS		2102	SK-0001	1
SCALE: 1:100 @A1	DRAWN: RG	APPROVED: AC		
DATE: 24.03.2022				



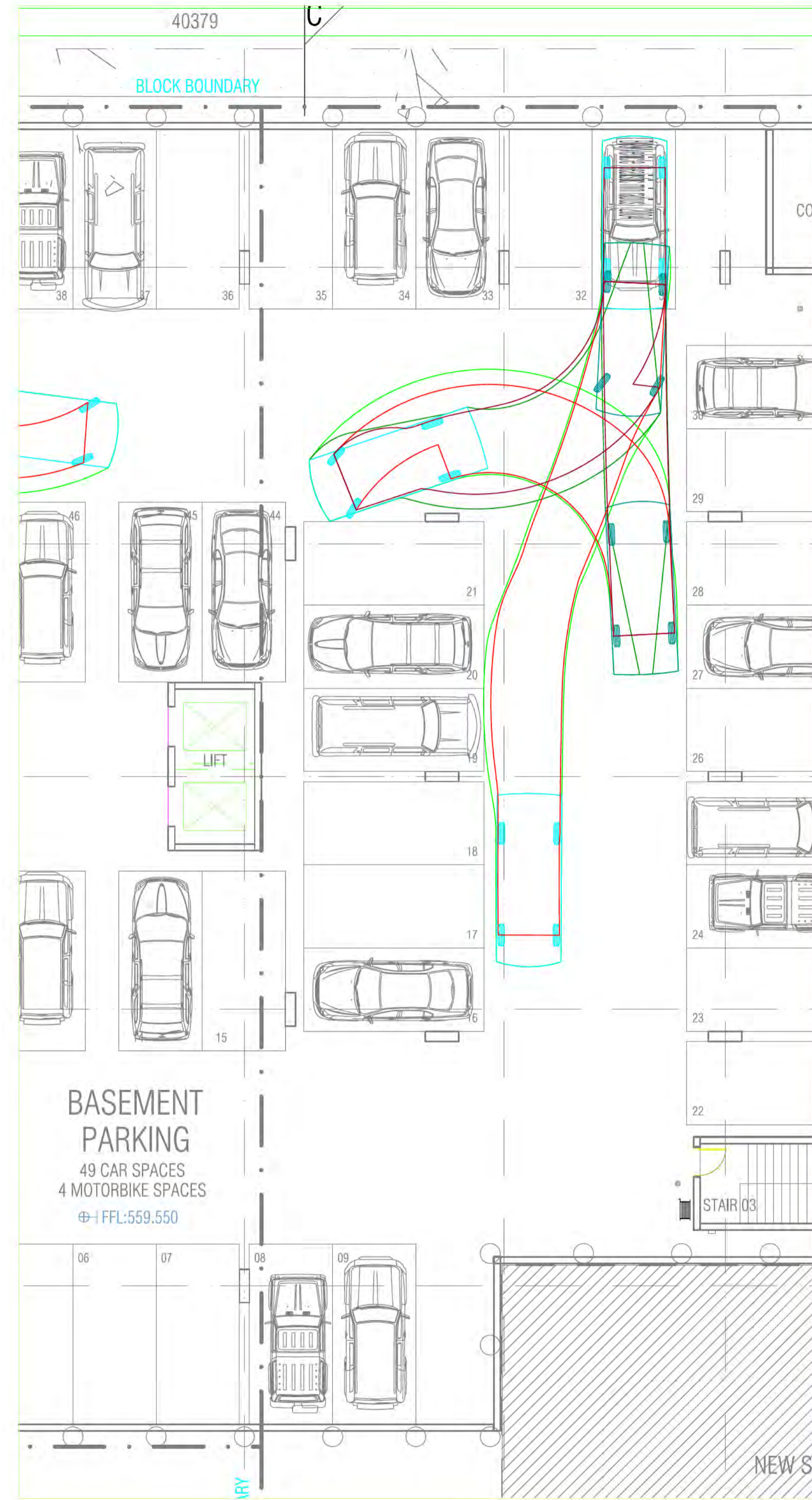
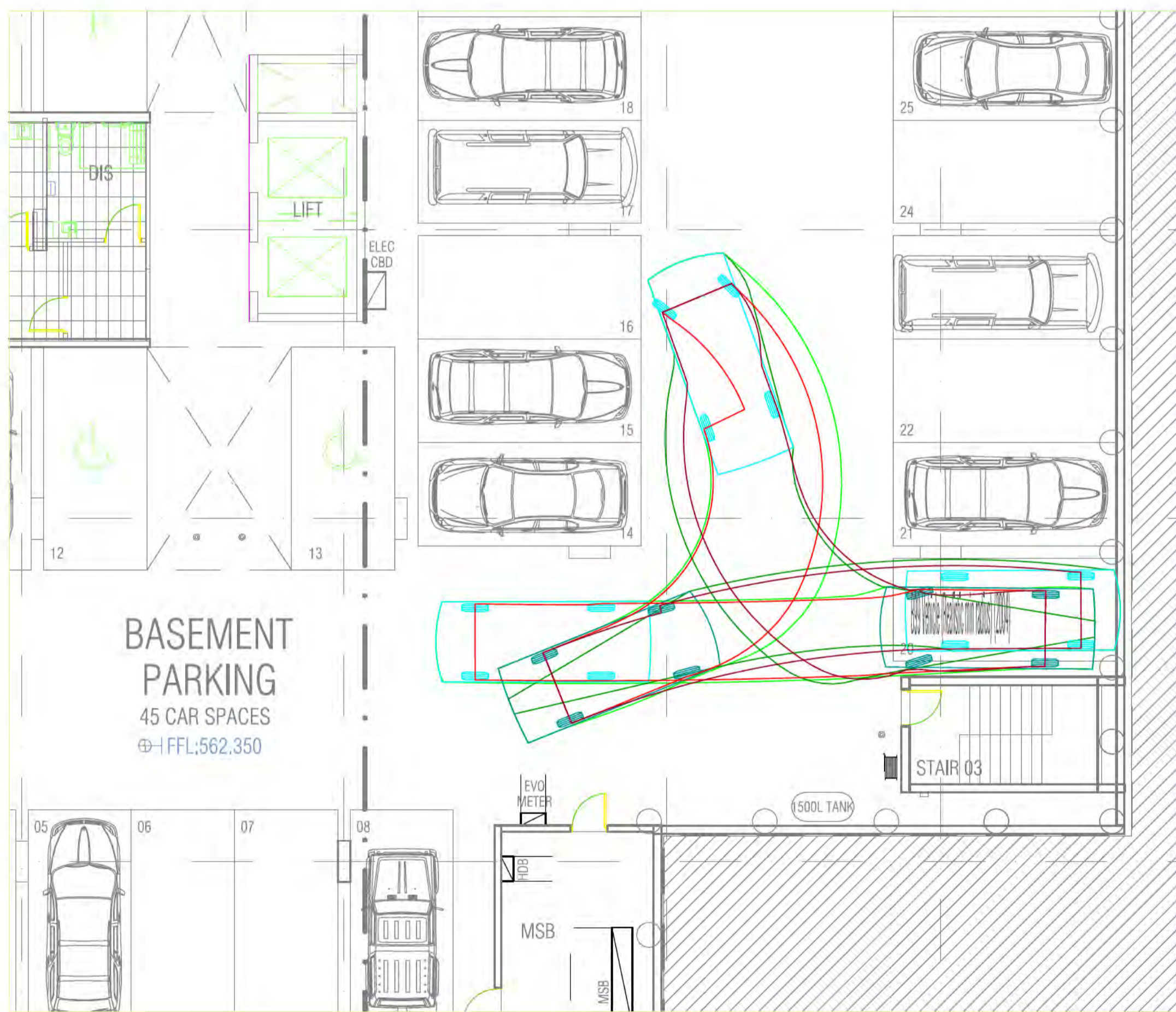
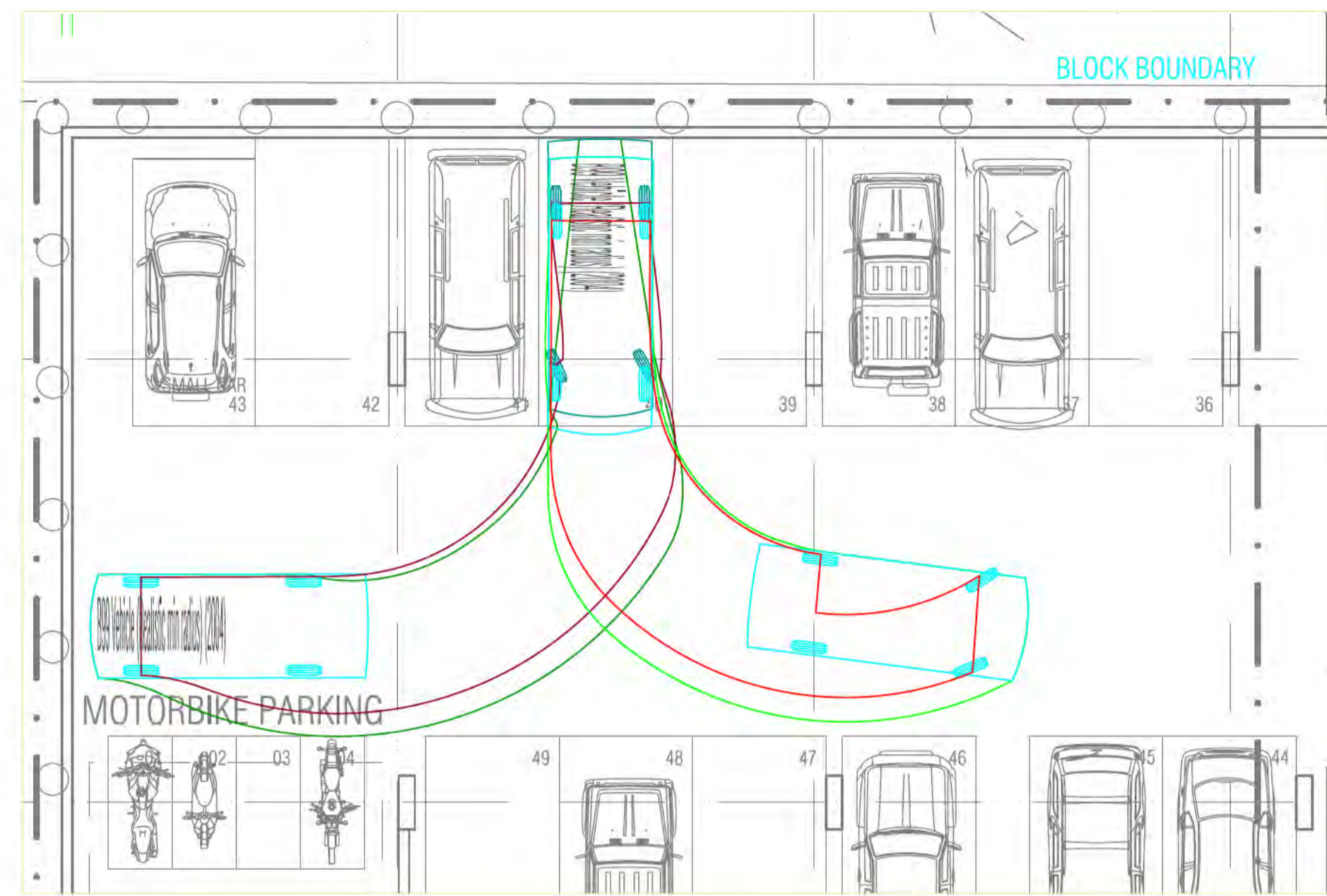
STRUCTURAL CONSULTANT	ELECTRICAL CONSULTANT	REV	DESCRIPTION	DATE
		1	FOR INFORMATION	24.03.2022
CIVIL CONSULTANT	FIRE ENGINEER			
MECHANICAL CONSULTANT	LANDSCAPE CONSULTANT			
HYDRAULIC CONSULTANT	ACCESS CONSULTANT			
FIRE SERVICES CONSULTANT	CERTIFIER			



KEY PLAN

PROJECT NAME
84 - 86 GILES STREET KINGSTON Blocks 13 & 22 Section 22 KINGSTON
ISSUE
SKETCH NOT FOR CONSTRUCTION
NOTE
PRINT ALL DRAWINGS IN COLOUR. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWING COPYRIGHT GEOCON

DRAWING TITLE				
BASEMENT 1 VEHICLE RADIUS				
SCALE: 1:100 @A1	DRAWN: RG	PROJECT No	DRAWING No	REVISION
DATE: 24.03.2022	APPROVED: AC	2102	SK-002	1



STRUCTURAL CONSULTANT	ELECTRICAL CONSULTANT	REV	DESCRIPTION	DATE
		1	FOR INFORMATION	24.03.2022
CIVIL CONSULTANT	FIRE ENGINEER			
MECHANICAL CONSULTANT	LANDSCAPE CONSULTANT			
HYDRAULIC CONSULTANT	ACCESS CONSULTANT			
FIRE SERVICES CONSULTANT	CERTIFIER			



KEY PLAN

PROJECT NAME	84 - 86 GILES STREET KINGSTON Blocks 13 & 22 Section 22 KINGSTON	
ISSUE	SKETCH NOT FOR CONSTRUCTION	
NOTE	PRINT ALL DRAWINGS IN COLOUR. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWING COPYRIGHT GEOCON	

DRAWING TITLE		CAR PARK SWEEP PATH			
SCALE:	1:100 @A1	DRAWN:	RG	PROJECT No	2102
DATE:	24.03.2022	APPROVED:	AC	DRAWING No	SK-0003
				REVISION	1

From: [EPAPanningLiaison](#)
To: [AC_EPD Customer Services](#)
Cc: [Bacon_Patrick](#); [EPAPanningLiaison](#)
Subject: FW: REFERRAL-EPA-202139248-13/22 KINGSTON-01
Date: 26 October 2021 09:58:36
Attachments: [image002.png](#)
[plans.obr](#)
[supporting_docs.obr](#)

OFFICIAL

Dear Environment Planning & Sustainable Development Directorate,
The Office of the Environment Protection Authority (EPA) has reviewed the Application 202139248 for the demolition of the existing buildings, pavements and structures and construction of a new four-storey commercial building with two level basement carparking, 5 surface carparking spaces, landscaping, removal of one verge crossing from Giles Street and modified vehicle access to the Laneway to the south of Block 22 and associated works. The EPA does not support the proposed works in the current proposal and provides the following conditions and advice:

DA 202139248

BLOCK: 13	SECTION: 22	DIVISION: KINGSTON
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EPA provide the following:

No comments	
Recommend Conditions of Approval	X
Advice for the applicant	X
Recommend Lease Conditions	
Recommend Not Supported	X
Further Information/amendments Required	X

Conditions:

The Environment Protection Authority (EPA) does not currently support the development, but may consider supporting the development subject to the following conditions:

- The building at Block 13 Section 22 Kingston was built in May 1951. The building is zoned for commercial use. In line with the EPP there is a requirement that a Hazardous Materials Survey and report accompany any demolition of such a building constructed before 1985.
- A Hazardous Materials Survey and Report must accompany the application and have been conducted by a suitably qualified consultant.
- All works must be carried out in accordance with *Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011*, available by calling 13 22 81. This includes restrictions on building times, site management and certain activities associated with development works. Note: as the site is larger than 0.3h, an environmental agreement must be obtained for the works.

Advice:

Noise from equipment which may be installed or used at the site, including air conditioning units 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.

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

Kind regards,

Patrick Bacon | Acting Planning Liaison Officer | Environment Protection

Phone: 02 6207 2142 | email: patrick.bacon@act.gov.au

Environment Protection Authority | Access Canberra | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO BOX 158 CANBERRA ACT 2601

www.environment.act.gov.au

From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

Sent: Wednesday, 6 October 2021 3:09 PM

To: EPAPanningLiaison <EPAPanningLiaison@act.gov.au>

Subject: REFERRAL-EPA-202139248-13/22 KINGSTON-01

DEVELOPMENT APPLICATION NO: 202139248

BLOCK: 13 **SECTION:** 22 **DIVISION:** KINGSTON

Description - PROPOSAL FOR A NEW COMMERCIAL DEVELOPMENT - Demolition of the existing buildings, pavements and structures and construction of a new four-storey commercial building with two level basement carparking, 5 surface carparking spaces, landscaping, removal of one verge crossing from Giles Street and modified vehicle access to the Laneway to the south of Block 22 and associated works.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**27/10/2021**).

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application. **Please note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

Please forward any written advice via email to Customer Services
EPDcustomerservices@act.gov.au

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-TAMS-201401234-10/10 Dickson-01

Kind Regards

Katherine

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | **ACT Government**

8 Darling Street, Mitchell | GPO Box 158 Canberra ACT 2601



Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.

From: [Peters, Mel](#) on behalf of [EmergencyManagement](#)
To: [AC, EPD Customer Services](#)
Cc: [ACTE&R Risk & Planning](#); [Potts, Greg](#); [Ambulance Events](#); [Rose, David](#)
Subject: ACTESA Response to Development Application 202139248 - Kingston Block 13 Section 22
Date: 22 October 2021 09:33:14
Attachments: [ACTESA Response.pdf](#)
[image001.jpg](#)

UNOFFICIAL

Good Morning,

Please find attached ACTESA Response to **Development Application 202139248 - Kingston Block 13 Section 22**.

Kind regards

Mel Peters

P: (02) 620 52770 M: [REDACTED]

Email: Mel.Peters@act.gov.au

Address: 9 Amberley Avenue, Fairbairn, ACT 2601





ACT Emergency Services Agency Development Application Review

Risk and Planning Section | 9 Amberley Avenue | Fairbairn Business Park | Majura ACT
2609

EPD Customer Services
Environment, Planning and Sustainable Development Directorate
16 Challis Street
DICKSON ACT 2602

DEVELOPMENT APPLICATION NO: 202139248
ESA REFERENCE: 2021248

DATE RECEIVED: 6 October 2021
DATE DUE: 27 October 2021

DESCRIPTION OF THE PROPOSAL: The proposed development includes the demolition of all onsite buildings, pavement and structures, and the construction of a new four-storey commercial building with basement carparking and End of Trip facilities, landscaping and 5 surface car parking spaces. The proposal includes the removal of one verge crossing from Giles Street and modified vehicle access to the Laneway to the south of Block 22.

BLOCK: 13	SECTION: 22	DIVISION: Kingston
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The ACT Emergency Service Agency has assessed the proposal and provided the following advice:

	Reviewed	Advice Provided	Further Information Required	Attachment Provided
ESA Risk and Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACT Fire & Rescue	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ACT Rural Fire Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACT State Emergency Service	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ACT Ambulance Service	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

RECOMMENDATION:

That you NOTE the ESA Review of this Development Application.

Advice provided

No Advice Provided

Further information required

Comments:

A/g Deputy Commissioner

Date

21-10-21



ACT Emergency Services Agency
Development Application Review

ACTESA | 9 Amberley Avenue | Fairbairn Business Park | Majura ACT 2609

DEVELOPMENT APPLICATION NO: 202139248

DATE RECEIVED: 6 October 2021

BLOCKS: 13	SECTION: 22	DIVISION: Kingston
-------------------	--------------------	---------------------------

DESCRIPTION OF THE PROPOSAL: The proposed development includes the demolition of all onsite buildings, pavement and structures, and the construction of a new four-storey commercial building with basement carparking and End of Trip facilities, landscaping and 5 surface car parking spaces. The proposal includes the removal of one verge crossing from Giles Street and modified vehicle access to the Laneway to the south of Block 22.

COMMENTS PROVIDED FROM:

ACTF&R ACTRFS ACTSES ACTAS

ACT Emergency Services Agency's (ACTESA) position on the Development Application is:	
That the proposal is supported	
That the proposal is supported with conditions	X
That the proposal is not supported	
That further information is required for assessment	



ACT Fire & Rescue (ACTF&R) has assessed the proposal regarding the following:

Criteria	Assessed	Not Applicable
Fire Station Response Area		X
Water Supply	X	
Fire Brigade Access	X	
Bushfire Protection Requirements	X	
Hazardous Materials	X	
Street Furniture, Landscaping and Tree Planting	X	
Building Fire Safety Systems		X

ACTF&R Support with Conditions

Water Supplies:

Buildings greater than 3 stories are considered to be higher risk residential areas and classified fire risk type F4 for water supply. The proponents must seek clarification from ICON Water to determine the adequacy of existing infrastructure, including hydrant spacing, for the proposed development.

Rear lanes and unit complexes

Due to the potential of fires occurring within rear lanes and unit complexes, and the inability to access hydrants from the street front, ACTF&R requires hydrant provision for rear lanes and unit complexes be consistent with the fire risk classification of the development as determined by ACTF&R.

The location of hydrants in rear lanes and unit complexes should be designed to comply with Australian Standard 2419.1-(as referenced) as well as ACTF&R operational requirements. Performance based solutions for water supplies may also be accepted but will require in principal support from ACT Fire & Rescue Fire Safety Section.

ACT Fire and Rescue Access:

All roads and driveways for the development site must be suitably constructed to allow the access and egress of fire fighting vehicles, crews and equipment.

Paths of travel that traverse over or are in close proximity to basement surfaces or water retention pits require pavement loading suitable for ACTF&R Pumper/Specialist Vehicles access/egress.

ACTF&R Access Requirements for Rear Lanes and Unit Complexes:

Driveway access and rear lanes must be constructed to provide vehicular access for emergency services in all developments where direct access to is not available from the street front. This is

particularly important where garaging and rubbish services etc. are intended to be provided within a complex or at the rear of properties.

Minimum access standards for unit complexes and rear lanes intended to be trafficable for emergency vehicles are to be in line with the rear lane requirements of Estate Development Code, Table 2A: *Street network requirements – all estates except in industrial zones*, where:

- Minimum carriageway width of 5.5m (5.0m where the lane is <60m in length), with verge of 1.5m;
- Pavement loading for driveways suitable to carry a 14 tonne appliance;
- Minimum horizontal radius to accommodate a 12.5m single unit truck;
- The carriageway width measurement is not to include any designated car parking spaces, cycling lanes, indented car parking bays or medians;
- Maximum longitudinal gradient of 12.5%; and
- On street parking is prohibited.

ACTF&R Access requirements for building greater than 3 storeys

Where buildings are greater than 3 stories high, the “Rosenbauer 42m Hydraulic Aerial Platform (HLP)” aerial appliance may be required to access the upper levels in an emergency. The Aerial Platform has the following dimensions:

- Length: 12.3m
- Minimum height clearance: 3.9m
- Width: 2.9m inc. mirrors (Vehicle is 2.55m)
- Weight: 29t, with point loads up to 25kN any jacking outrigger
- Minimum turning radius (kerb to kerb): 25m
- Minimum turning radius (wall to wall): 30m
- Working footprint: 12.3m x 8m

Turning circle, wall to wall measurement is the total minimum distance required to turn the HLP around. Kerb to Kerb is the road distance required but must have a minimum of 2.5m clear on each side past the kerb with a rise of no more than 120mm.

Appropriate access and a working footprint is required to at least one corner of all buildings to give the HLP access to two sides of a building. When set up, the HLP requires a working footprint of 12.5m x 8m with a maximum gradient of 7 degrees and should not be further than 15m from the building wall. Potential point loads up to 25kN (within surface area of 0.5 m²) may be applied by the ground pads and must be taken into account for pavement loadings and particular care taken when in close proximity to basement or podium surfaces.

Bushfire Protection Requirements:

This development is located **outside** of the area declared by the ESA as the Bushfire Prone Area. Applying bushfire protection measures is not mandatory however consideration should be given to

bushfire protective measures as these simple measures can improve the survival of any structure in the event of a nearby fire bushfire or structural fire.

Hazardous Materials:

Demolition and asbestos management must be undertaken in accordance with the Building Act 2004, Dangerous Substances Act 2004, Work Health and Safety Act 2011 and Work Health and Safety (How to Safely remove asbestos Code of Practice) approval 2014.

ACTF&R request notification on commencement and completion of all significant asbestos removal. Notification can be made to the ACTF&R Communication centre on 62004111.

Street Furniture, Landscaping and Tree Planting:

ACTF&R has the following requirements in relation to the location of street furniture, landscaping, existing trees and tree planting. The following must be observed:

- In ground and above ground hydrants, other water supplies and all services shut offs must not be impeded by street furniture, landscaping, trees or be covered by materials;
- Hydrants should be clearly identified, easily accessible and not have vehicles parking over them; and
- Street furniture, landscaping and trees must not impede the progress of emergency service vehicles attending the facility. The minimum height clearance for ACTF&R vehicles is 4.5 metres. Site maintenance should include pruning of any overhanging branches over driveways and pathways.

ACTF&R Advice

Fire Station Response Area:

The location of the proposed development indicates that ACTF&R will be able to provide operational response to the area and its surrounds.

ACT Fire and Rescue Access:

ACTF&R Pumper dimensions:

- Length: 8.1m
- Width: 2.5m
- Height: 3.2m
- Weight: 14 tonnes
- Turning Circle: 18m

Building Fire Safety System:

Compliance to the National Construction Code and inbuilt fire safety systems are **outside** the scope of this document and will be assessed separately by ACTF&R Fire Safety Section at the building approval stage.

ACTF&R recommends that hard wired interconnected smoke detectors are fitted to all sleeping areas, such as the cot rooms.

For further information regarding building fire safety reviews, please contact ACTF&R Fire Safety Section on 62078370.

ACTF&R Further Information:

Further information regarding these comments can be obtained by emailing actf&risk&planning@act.gov.au



ACTAS Advice

ACT Ambulance Service (ACTAS) has assessed the proposal regarding the following:

Criteria	Assessed	Not Applicable
Ambulance Vehicle Access	X	
Ambulance Stretcher Access	X	
Ambulance Service Building Access	X	
Street Furniture, Landscaping and Tree Planting		X

Ambulance Vehicle Access:

All roads and driveways for the development site are to be suitably constructed to allow the access and egress of ACTAS vehicles, crews and equipment.

The dimensions of the largest current ACTAS Ambulance is 2.6m wide, 7.02m long and 3.2m high.

Ambulance Stretcher Access:

The ACTAS recommends that all doorways, halls and turning points are wide enough to accommodate the Ambulance stretcher which has the following dimension; 0.58m wide, 2.06m long and 1.05m high.

Ambulance Service Building Access:

Where buildings incorporate a lift service, the ACTAS recommends that the lift be able to accommodate a stretcher that is 2.06m long

Further information regarding ACTAS development application requirements may be obtained by emailing actasopsteam@act.gov.au or phoning 62054822.



ACTSES Advice

ACT State Emergency Service (SES) has assessed the proposal regarding the following:

Criteria	Assessed	Not Applicable
Identified Riverine Flood Zone [1% Annual Exceedance Probability (AEP)]		X
General vehicle evacuation during 1% AEP flood		X
Dam Infrastructure Failure - Potential Flood Zone	X	
Notes: 1. Preliminary assessment based on largest flood available data (1% AEP). This assessment should not be taken to apply for more severe floods, which may occur from time to time. 2. This assessment does not consider flash flood or overland flow conditions, which may occur from time to time.		

Identified Dam Infrastructure Failure Flood Zone:

The proposed site is in an area that may become inundated should a dam infrastructure failure occur at *Googong Dam*.

While an incident of this type is rated by the ACT Government as RARE and of MEDIUM risk, it is recommended that the project risk assessment consider this risk and that specific risk control measures are detailed in the Emergency Plan for this development.

ACTSES Further Information:


Further information regarding ACTSES requirements for Development Applications can be obtained by emailing David.Rose@act.gov.au

ACTESA Further Information:


Further information regarding Development Applications can be obtained by emailing ACTESA
Emergency Management EmergencyManagement@act.gov.au



Matt Mavity
A/g Chief Officer,
ACT Fire & Rescue
20 October 2021



Anthony Draheim
Chief Officer
ACT State Emergency Service
20 October 2021



Howard Wren
Chief Officer
ACT Ambulance Service
20 October 2021

From: basubmission_electricity@Evoenergy.com.au
To: [AC, EPD Customer Services](#)
Subject: Evoenergy Application Decision. Application - 195967. Kingston - 13/22 (Email 1 of 4)
Date: 27 October 2021 07:44:38
Attachments: [Not Approved Electricity195967.pdf](#)
[DEMO-202139248-01.pdf](#)
[DEMO-202139248-02.pdf](#)
[ELEV-202139248-01.pdf](#)
[ELEV-202139248-02.pdf](#)
[ELEV-202139248-03.pdf](#)

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Evoenergy

Approval ID : 195967, Kingston 13 /22 , Kingston 22 /22

Please note that your application has been assessed for compliance with Evoenergy's Electricity Network and does not comply with our Electricity Networks requirements.

Please find attached, your stamped plans together with a statement of non-compliance.

Separate compliance statements may be required from other entities.

Regards

Denise Thurtell

[Evoenergy](#)

Telephone 02 6293 5770

Facsimile 02 6293 5762

Email devapp@evoenergy.com.au

GPO Box 366 Canberra ACT 2601

www.evoenergy.com.au

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Electricity Networks

FAILS TO COMPLY

Application No: 195967 **Suburb:** Kingston **Block/Section** 13 / 22
Appcn Type: Mixed Use/New Construction with Demolition Inclusions : Basement
Addnl Block/Sect Kingston 22/22

Attached Plans

DEMO-202139248-01.pdf
DEMO-202139248-02.pdf
ELEV-202139248-01.pdf
ELEV-202139248-02.pdf
ELEV-202139248-03.pdf
ELEV-202139248-04.pdf
FLOORREG-202139248-GROUND FLOOR-01.pdf
FLOORREG-202139248-LOWER BASEMENT-01.pdf
FLOORREG-202139248-UPPER BASEMENT-01.pdf
PLAN-202139248-EXTERNAL SERVICES-01.pdf
PLAN-202139248-GENERAL ARRANGEMENT-01.pdf
PLAN-202139248-PROPOSED EASEMENTS-01.pdf
PLAN-202139248-PROPOSED EASEMENTS-02.pdf
SITE-202139248-01.pdf
SURVEYCERT-202139248-01.PDF

This application has been assessed against legislation protecting Evoenergy's infrastructure and access to it.

Reasons for Failure to Comply

Proponent is required to submit the Request for "Preliminary Network Advice" form to network.connectionapplication@evoenergy.com.au (available on Evoenergy website) prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets.

Resubmission of this application must be made to both Icon Water and Evoenergy in order to ensure that subsequent changes to the plans meet the compliance requirements of both areas.

Signed

Comments:

c_guo

Date 27 Oct 2021

Application Number
195967

Sheet
1 of 15

1. WHERE AN ACTEW WATER MAIN TRAVERSES A PROPERTY (AND WHERE AN ACTEW WATER MAIN IS OUTSIDE THE PROPERTY BOUNDARY BUT PROPOSED DEMOLITION WORKS MAY IMPACT ON THE WATER MAIN), OBTAIN ACCURATE WATER NETWORK SURVEY PLANS FROM ACTEWAGL OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR. SHOW WATER ASSET LOCATIONS (INCLUDING MAINS, VALVES AND HYDRANTS) ON RELEVANT DEMOLITION PLANS (WITH OFF-SET DIMENSIONS TO SITE BOUNDARIES).

2. IDENTIFY THE LOCATION OF THE ACTEW ISOLATION VALVE AND WATER METER ON THE SITE PLAN (WITH OFF-SET DIMENSIONS TO SITE BOUNDARIES).

3. RECORD THE CONDITION OF THE WATER CONNECTION PIPE, ISOLATION VALVE, WATER METER, VERGE HYDRANTS, VERGE NETWORK VALVES, ETC. CALL ACTEWAGL TO REPAIR DAMAGED COMPONENTS. PHONE 131 193. A FAILURE TO IDENTIFY ANY FAULTS BEFORE DEMOLITION WORKS COMMENCE MAY RESULT IN THE PROPERTY OWNER (OR THEIR CONTRACTORS) BEING HELD RESPONSIBLE TO PAY FOR THE REPAIR OF DAMAGE CAUSED BY A FAILURE TO ADEQUATELY PROTECT THOSE ASSETS DURING THE DEMOLITION OR BUILDING CONSTRUCTION WORKS.

4. ENGAGE A LICENSED PLUMBER TO DISCONNECT THE INTERNAL PLUMBING SERVICE AT THE WATER METER BEFORE ANY DEMOLITION WORKS COMMENCE.

5. WHERE FURTHER CONSTRUCTION WORKS IS PLANNED, INSTALL A TEMPORARY HOSE COCK ADJACENT TO THE METER. RETAIN THE METER, METER BOX AND HOSE COCK FOR THE DURATION OF ANY BUILDING WORKS. IDENTIFY, FLAG, BARRICADE AND PROTECT THE METER ASSEMBLY FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE. TO AVOID ACCIDENTAL WASTAGE, TURN OFF THE ISOLATION VALVE UNTIL REQUIRED.

6. WHERE FURTHER CONSTRUCTION WORKS IS NOT PROPOSED TO COMMENCE WITHIN 12 MONTHS FROM THE DATE DEMOLITION WORKS COMMENCE, PERMANENT DISCONNECTION AND REMOVAL OF THE METER MAY BE REQUIRED. PLEASE CONSULT WITH ACTEWAGL.

7. FLAG AND PROTECT NETWORK ISOLATION VALVES AND HYDRANTS (ON THE VERGE) FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE.

8. ADVISE ACTEWAGL THAT THE DEMOLITION IS COMPLETE. (ACTEWAGL MAY TAKE THE OPPORTUNITY TO INSTALL A NEW ISOLATION VALVE AND METER ASSEMBLY TO THE CURRENT ACTEW STANDARD).

CONTACTS:
ALL WATER NETWORK ENQUIRIES SHOULD BE MADE TO THE WATER ENQUIRIES LINE: 6248 3555 (PRESS 2 FOR WATER) OR BY VISITING THE CUSTOMER SERVICE COUNTER AT 12 HOSKINS STREET MITCHELL DURING BUSINESS HOURS.

SEWER CONNECTIONS
DEMOLITION WORKS
ACTEWAGL REQUIREMENTS FOR DEMOLITION WORK WHICH HAS THE POTENTIAL TO DAMAGE ACTEW ASSETS OR RESULT IN DISCHARGE OF STORMWATER OR OTHER UNAPPROVED WASTES (OTHER THAN DOMESTIC SEWAGE) TO THE ACTEW SEWERAGE NETWORK.

THE PROPERTY OWNER (OR THEIR DESIGN OR CONSTRUCTION AGENT) IS RESPONSIBLE TO:

1. WHERE AN ACTEW SEWER MAIN TRAVERSES A PROPERTY OR AN ACTEW SEWER MAIN IS OUTSIDE THE PROPERTY BOUNDARY (AND PROPOSED DEMOLITION WORKS MAY IMPACT ON THE SEWER MAINS PIPE-PROTECTION-ENVELOPE), OBTAIN ACCURATE SEWER NETWORK SURVEY PLANS FROM ACTEWAGL OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR. SHOW SEWER ASSET LOCATIONS (INCLUDING MANHOLE, BOUNDARY RISER AND THE LOCATION) ON RELEVANT DEMOLITION PLANS (WITH OFF-SET DIMENSIONS FROM SITE BOUNDARIES).

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NOTE: THE SUBSEQUENT BUILDING CONTRACTOR WILL BE REQUIRED TO MAKE A NEW SANITARY DRAINAGE CONNECTION AT THE DESIGNATED TIE (NOT AT THE TEMPORARY CAP). THIS MAY REQUIRE THE REMOVAL OF OLD JUMP-UPS IN THE CUSTOMER SANITARY DRAINS.

WHEN THE TIE IS EXPOSED IT IS DESIRABLE TO ASK ACTEWAGL TO INSPECT THE BRANCH-LINE TO ENSURE IT IS IN GOOD CONDITION.

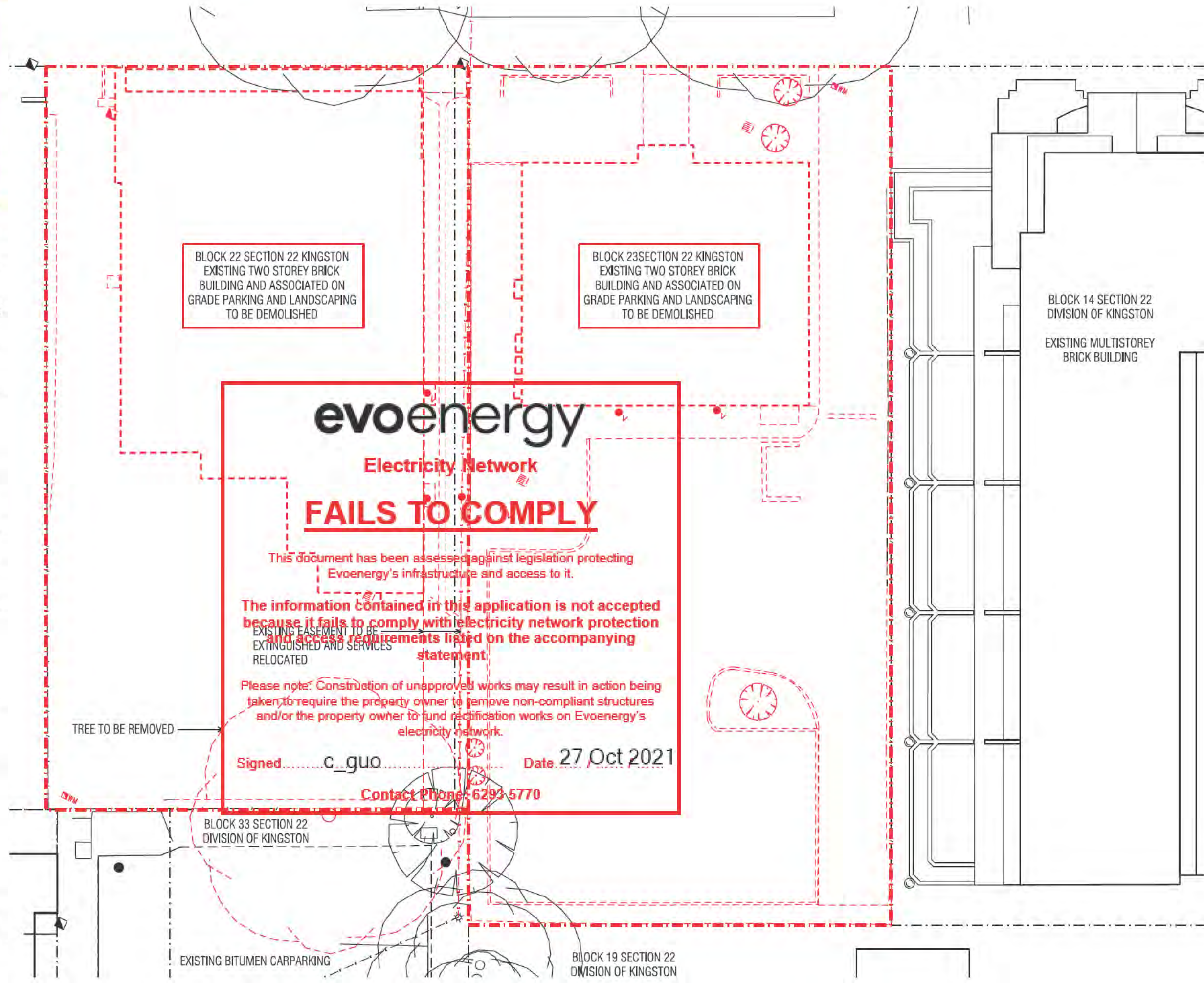
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GENERAL NOTES:

- OWNER TO ENGAGE LICENCED CONTRACTOR TO ASSESS EXISTING STRUCTURES AND DETERMINE HAZARDOUS MATERIALS AND ASBESTOS PRIOR TO DEMOLITION.
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- ALSO REFER CML ENGINEERS DOCUMENTATION



BLOCK 22 SECTION 22 KINGSTON
EXISTING TWO STOREY BRICK BUILDING AND ASSOCIATED ON GRADE PARKING AND LANDSCAPING TO BE DEMOLISHED

BLOCK 23 SECTION 22 KINGSTON
EXISTING TWO STOREY BRICK BUILDING AND ASSOCIATED ON GRADE PARKING AND LANDSCAPING TO BE DEMOLISHED

BLOCK 14 SECTION 22 DIVISION OF KINGSTON
EXISTING MULTISTOREY BRICK BUILDING

evoenergy

Electricity Network

FAILS TO COMPLY

This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it.

The information contained in this application is not accepted because it fails to comply with electricity network protection and access requirements listed on the accompanying statement.

Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's electricity network.

Signed: c_guo Date: 27 Oct 2021

Contact Phone: 6293 5770

TREE TO BE REMOVED

BLOCK 33 SECTION 22 DIVISION OF KINGSTON

EXISTING BITUMEN CARPARKING

BLOCK 19 SECTION 22 DIVISION OF KINGSTON



Application Number
195967

Sheet
2 of 15

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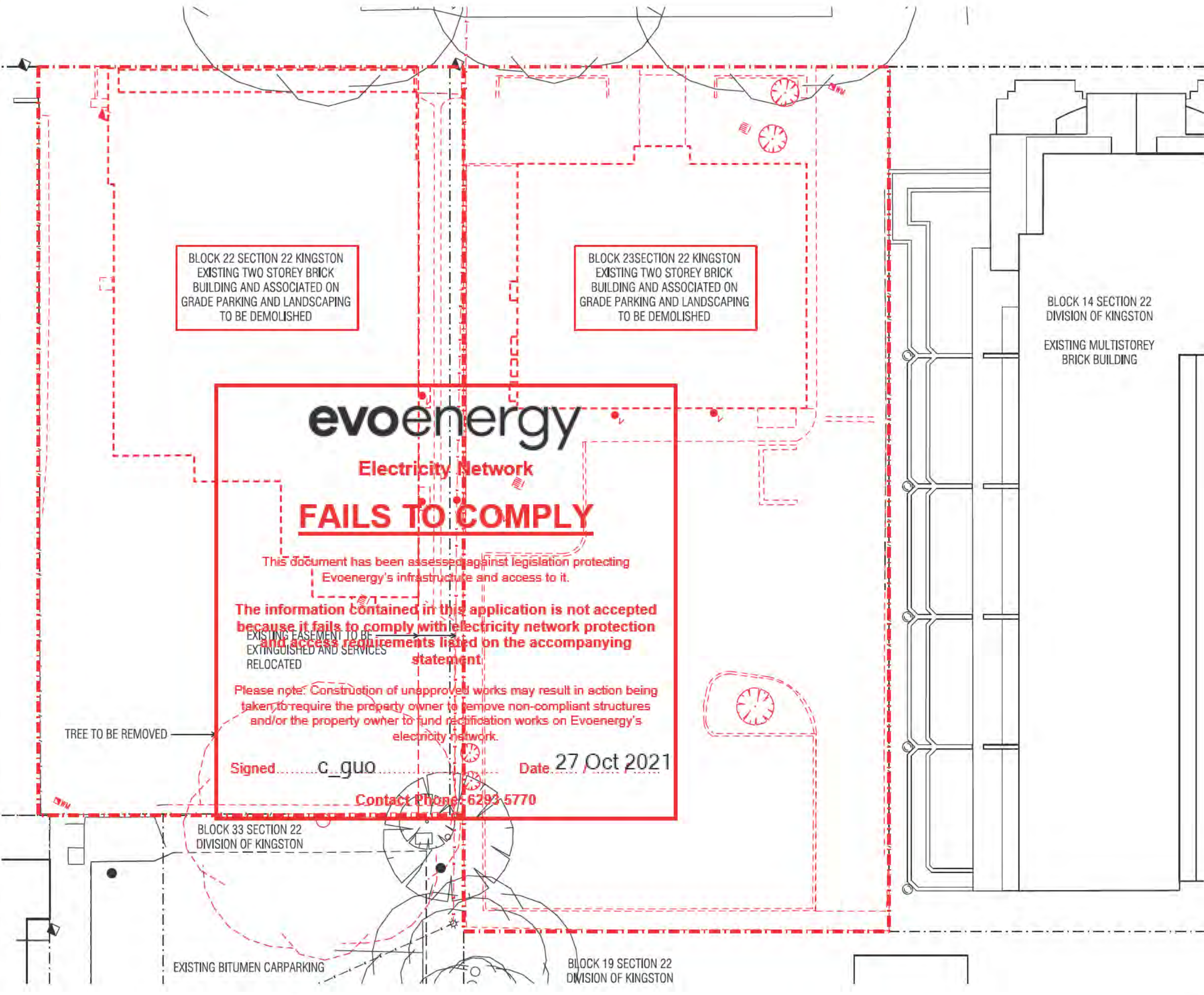
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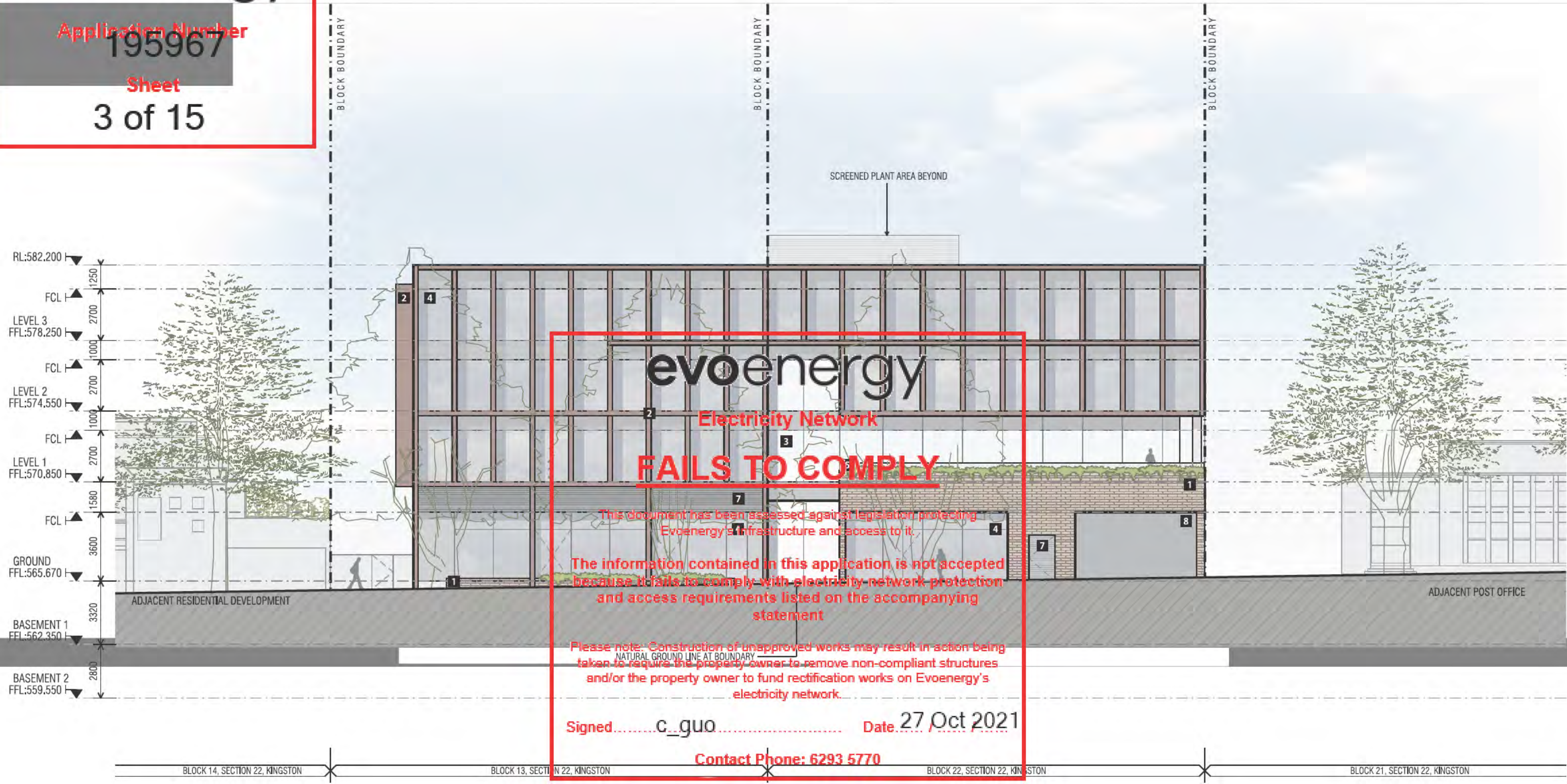
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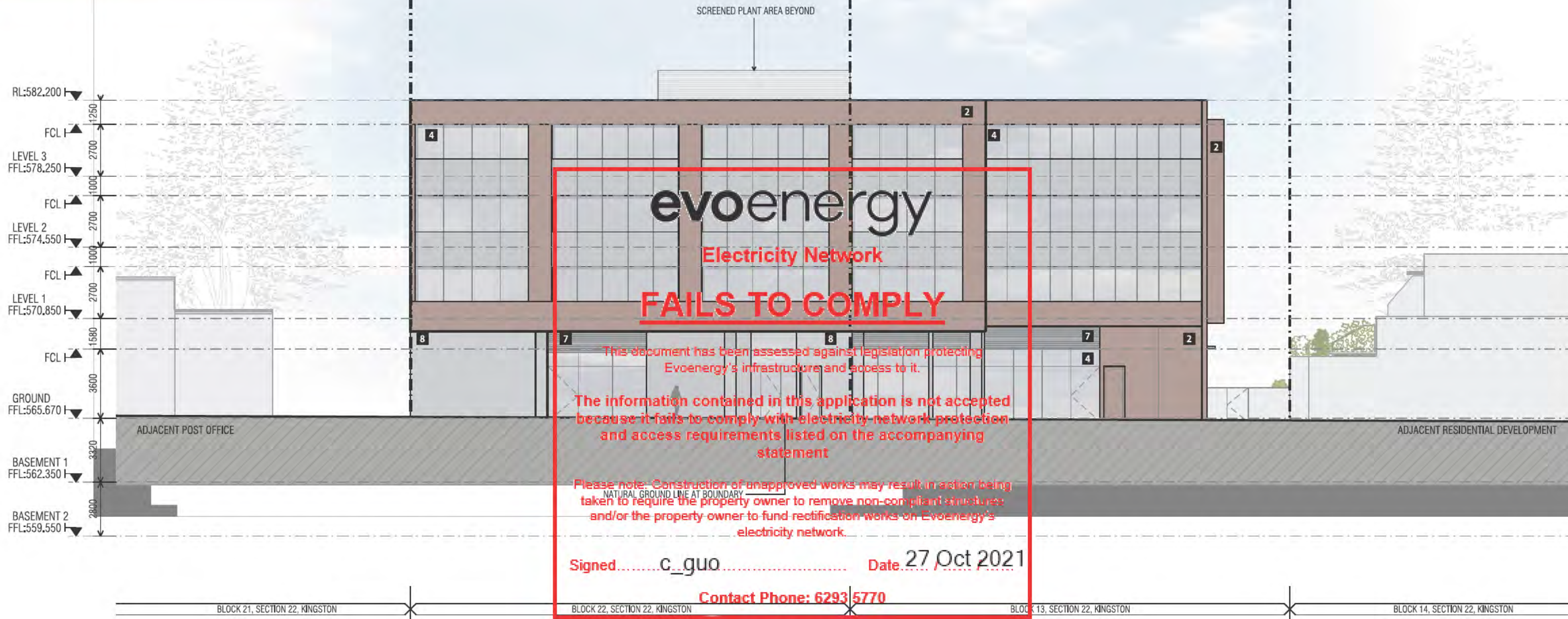


MATERIALS

1 Brickwork to ground level to match existing buildings and post office	5 Clear glass balustrade
2 Coloured precast concrete in earthy red tones	6 Perforated metal for privacy screens on Eastern facade at a maximum 20% open area
3 Dark tint glass with dark grey frame and spandrel	7 Louvres above window suite to match frame
4 Dark tint glass with dark grey frame and spandrel	8 Dark grey concrete



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