

From: developmentapplications@iconwater.com.au
To: [EPD, Customer Services](#)
Subject: Icon Water Application Decision. Application - 174602. Dickson - 21/30 (Email 1 of 15)
Date: Monday, 4 February 2019 10:03:04 AM
Attachments: [Conditional Acceptance174602.pdf](#)
[%FLOORASSESS-201835109-PLAN-BASEMENT L1-01.pdf](#)
[%FLOORASSESS-201835109-PLAN-BASEMENT L2-01.pdf](#)
[%FLOORASSESS-201835109-PLAN-FLOOR-GROUND-01.pdf](#)
[%FLOORASSESS-201835109-PLAN-FLOOR-LEVEL 1-01.pdf](#)

Icon Water

Approval ID : 174602, Dickson 21 /30

Your application has been assessed against Icon Water's water and sewerage network access and asset protection requirements.

Please find attached an Icon Water DECISION STATEMENT together with your stamped plans.

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Regards

Ian McDonell

[Building Approvals and Network Protection](#)

Icon Water

Telephone 02 6248 3111

Facsimile 02 6242 1459

Email developmentapplications@iconwater.com.au

GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

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STATEMENT OF CONDITIONAL ACCEPTANCE

Application No: 174602 **Suburb:** Dickson

Block/Section 21 / 30

Applcn Type: Mixed Use/New Construction with Demolition Inclusions : Basement,
Car Park/driveway, Landscape

Attached Plans

%FLOORASSESS-201835109-PLAN-BASEMENT L1-01.pdf
%FLOORASSESS-201835109-PLAN-BASEMENT L2-01.pdf
%FLOORASSESS-201835109-PLAN-FLOOR-GROUND-01.pdf
%FLOORASSESS-201835109-PLAN-FLOOR-LEVEL 1-01.pdf
%FLOORASSESS-201835109-PLAN-FLOOR-LEVEL 2-01.pdf
%FLOORASSESS-201835109-PLAN-FLOOR-LEVEL 3-5 TYP-01.pdf
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%LEASE-201835109-01B.pdf
%LEASE-201835109-01C.pdf
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APP-201835109-02.pdf
AREA-201835109-BASEMENT 1-01.pdf
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AREA-201835109-GROUND-01.pdf
AREA-201835109-LEVEL 1-PODIUM-01.pdf
AREA-201835109-LEVEL 2-01.pdf
AREA-201835109-LEVEL 3-6-01.pdf
AUTHORISATION-201835109-02.pdf
BLOCKDETAIL-201835109-01.pdf
CROSSECT-201835109-01.pdf
CROSSECT-201835109-02.pdf
DEMO-201835109-01.pdf
DEVINTENTION-201835109-01.pdf
ELEV-201835109-EAST-01.pdf
ELEV-201835109-NORTH-01.pdf
ELEV-201835109-SOUTH-01.pdf
ELEV-201835109-WEST-01.pdf
ENTITYADVICE-201835109-DEEDMGT-01.pdf

ENTITYADVICE-201835109-DEEDMGT-02.pdf
ESTATEDEVPLAN-201835109-01.pdf
FILLPLAN-201835109-01.pdf
FLOORREG-201835109-BASEMENT L1-01.pdf
FLOORREG-201835109-BASEMENT L2-01.pdf
FLOORREG-201835109-LEVEL 1-01.pdf
FLOORREG-201835109-LEVEL 2-01.pdf
FLOORREG-201835109-LEVEL 3-5-01.pdf
FLOORREG-201835109-LEVEL 6-01.pdf
HYDRAULICS-201835109-01.pdf
HYDRAULICS-201835109-STORM-01.pdf
HYDRAULICS-201835109-STORM-02.pdf
LOCALITY-201835109-01.pdf
LSCAPE-201835109-GROUND-01.pdf
LSCAPE-201835109-PAVING-GND-01.pdf
LSCAPE-201835109-PLANT-GND-01.pdf
LSCAPE-201835109-PLANT-PODI-01.pdf
LSCAPE-201835109-PODIUM-01.pdf
OFFSITWORKS-201835109-01.pdf
ONSTREET-201835109-01.pdf
PERSP-201835109-ANTILL ST-EAST-3D-01.pdf
PERSP-201835109-ANTILL ST-ROAD A-3D-01.pdf
PERSP-201835109-ANTILL ST-WEST-3D-01.pdf
PERSP-201835109-NEW DICKSON SQ 3D-01.pdf
PLAN-201835109-GRADING-01.pdf
PLAN-201835109-LAND ACQUISITION-01.pdf
PLAN-201835109-PAVEMENT-01.pdf
PLAN-201835109-PUBLIC TRANSPORT NET-01.pdf
PLAN-201835109-SIGNAGE-01.pdf
PLAN-201835109-SITE ESTABLISHMENT-01.pdf
PREDACOMMCONSULT-201835109-01.pdf
ROADDETAILS-201835109-01.pdf
ROADHIERARCHY-201835109-01.pdf
SECTION-201835109-AA-01.pdf
SECTION-201835109-BB-01.pdf
SEWER-201835109-PLAN-SEWER MASTER-01.pdf
SITE-201835109-MASTER PLAN-01.pdf
SLOPEANALYSIS-201835109-01.pdf
SLOPEANALYSIS-201835109-02.pdf
SUPP-201835109-REPORT-DEV SCHEDULE-01.pdf
SUPP-201835109-REPORT-PLANNING-01.pdf
SURVEYCERT-201835109-01.PDF
SWMASTER-201835109-01.pdf
TREECLR-201835109-01.pdf

Conditions of Acceptance

All Icon Water Valves, Hydrants, Meters and Maintenance Holes/Pits must have 24/7 access, by Icon Water and Emergency Services. Clear access must be maintained from road to asset. No stockpiles, Temporary structures or equipment is to be located within the pipe protection envelope.

Icon Water assets shall be protected for the duration of the construction works from short term load shedding from construction machinery or vibration and groundwater ingress or infiltration. Any damage to Icon assets resulting from the construction works shall be repaired by Icon Water at the contractors expense. Access to Icon's assets including sewer structures, manholes, hydrants and valves is to be maintained for the duration of the construction works.

Location of the water meter is to be clear of driveways and footpaths with a 1m radius unhindered access maintained. If required, relocation of the water service is to be undertaken by Icon Water at the lessee's cost. Relocations further than 1.5m laterally require a Hydraulic plan to be approved by Icon prior to applying for the relocation. Evidence of this being performed and constructed is to be forwarded to Icon Water before the certificate of occupation is issued.

Protection of water and sewer networks to be in accordance with the attached checklist

Servicing of water and sewerage must be in accordance with Icon Water requirements. Design of External Services plans and Off Site Works must be approved by Icon Water Hydraulic Assets Acceptance section. Icon Water assets shall be protected for the duration of the construction works at all times from machinery, vibration and groundwater ingress or infiltration. All costs associated with repairing damage to Icon assets resulting from the construction works must be paid by the developer.

Please Note:

- ❖ Separate applications are required for ActewAGL electricity and gas networks.
- ❖ Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to Icon Water.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with Icon Water is advised if such structures and landscaping are planned.
- ❖ Icon Water recommends setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- ❖ Construction of works without the approval of Icon Water may result in connection to Icon Water's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

WARNING

Failure to comply with these conditions is likely to result in interference with an Icon Water sewer or water asset. Part 5 of the Utilities (Technical Regulation) Act 2014 applies, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is 200 penalty units, imprisonment for two years, or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:

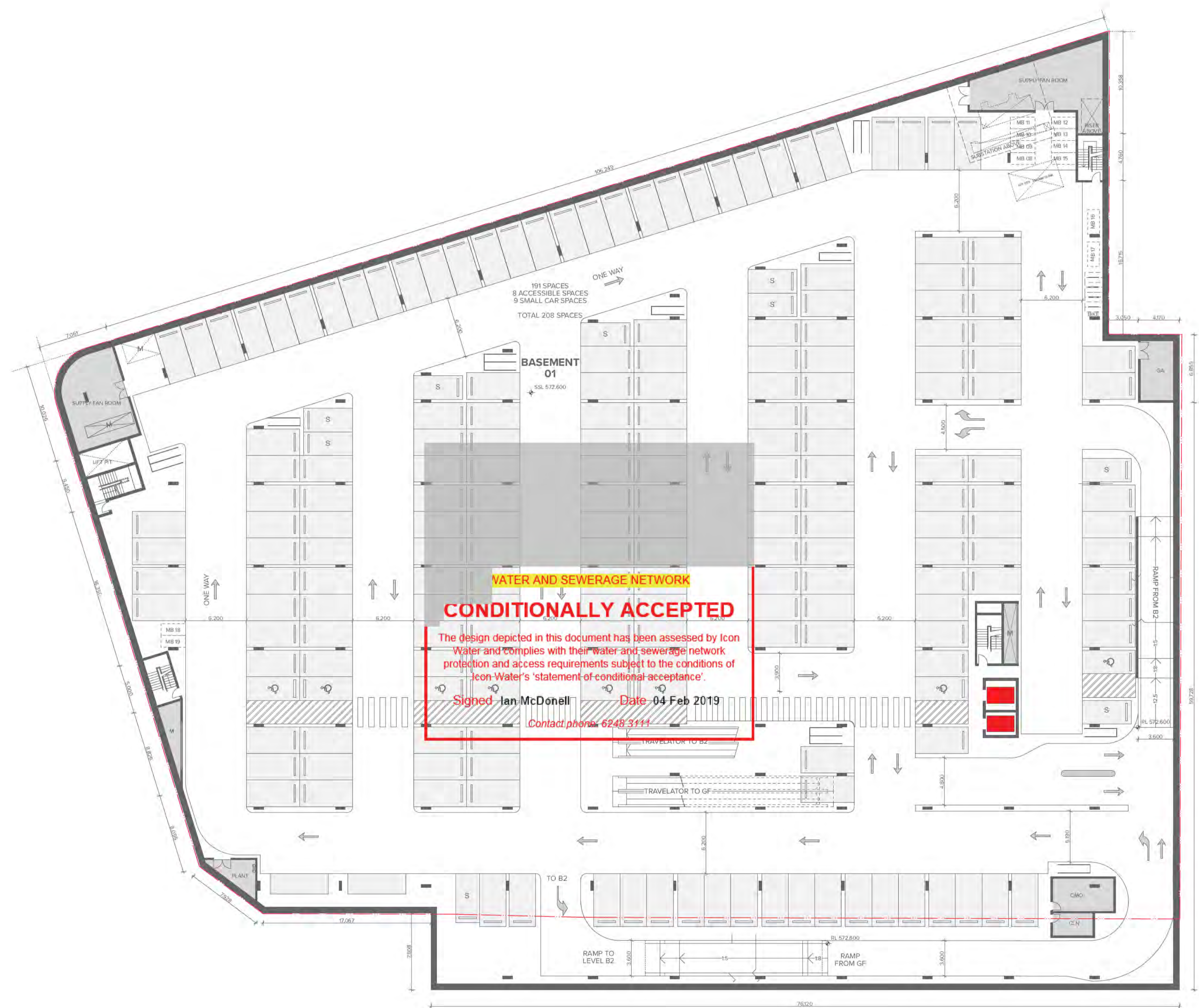
Signed

Ian McDonell

Date

04 Feb 2019

For further information please phone Icon Water 6248 3111.



WATER AND SEWERAGE NETWORK
CONDITIONALLY ACCEPTED
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.
Signed: Ian McDonnell Date: 04 Feb 2019
Contact phone: 6248 3111

Property Boundary

Car Parking Schedule B1	
Retail	191
Accessible	8
Small Car	9
Total	208

Parking Schedule B1	
Bicycle	8
Motorbike	12

NOTES
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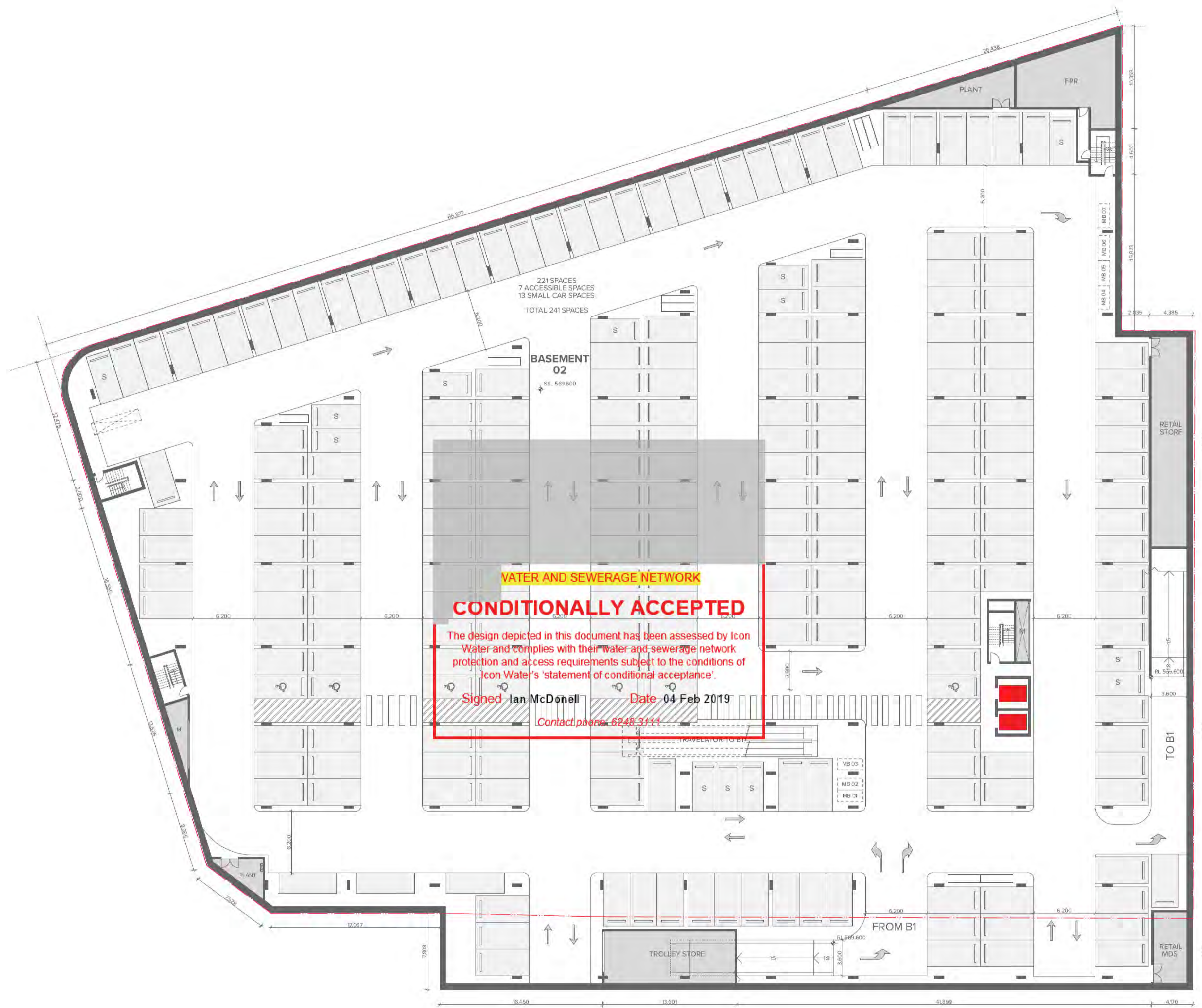
CLIENT
Coles Group Property Developments
6 Giffnock Avenue Macquarie Park NSW
2113

- Notes:**
1. This drawing is to be read in conjunction with relevant consultant drawings
 2. Entrances to all buildings along the accessible path of travel to be as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
 5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1 2009
 6. Mechanical ventilation systems to comply with AS1668.2 2012

Rev	Date	Approved by	Issue Name
01	14.12.18	MP	Development Application

Project Title
Dickson Mixed Use
Block Z1, Section 30, Dickson ACT 2602
Drawing Title
GA Plans
Basement 01

Scale	Project No.	Drawn by	North
1:250 @A1, 50% @A3	18047	ML/KP	↑
Status	DA-110-008	Rev	01



Property Boundary

Car Parking Schedule B2	
Retail	221
Accessible	7
Small Car	13
Total	241

Parking Schedule B2	
Motorbike	7

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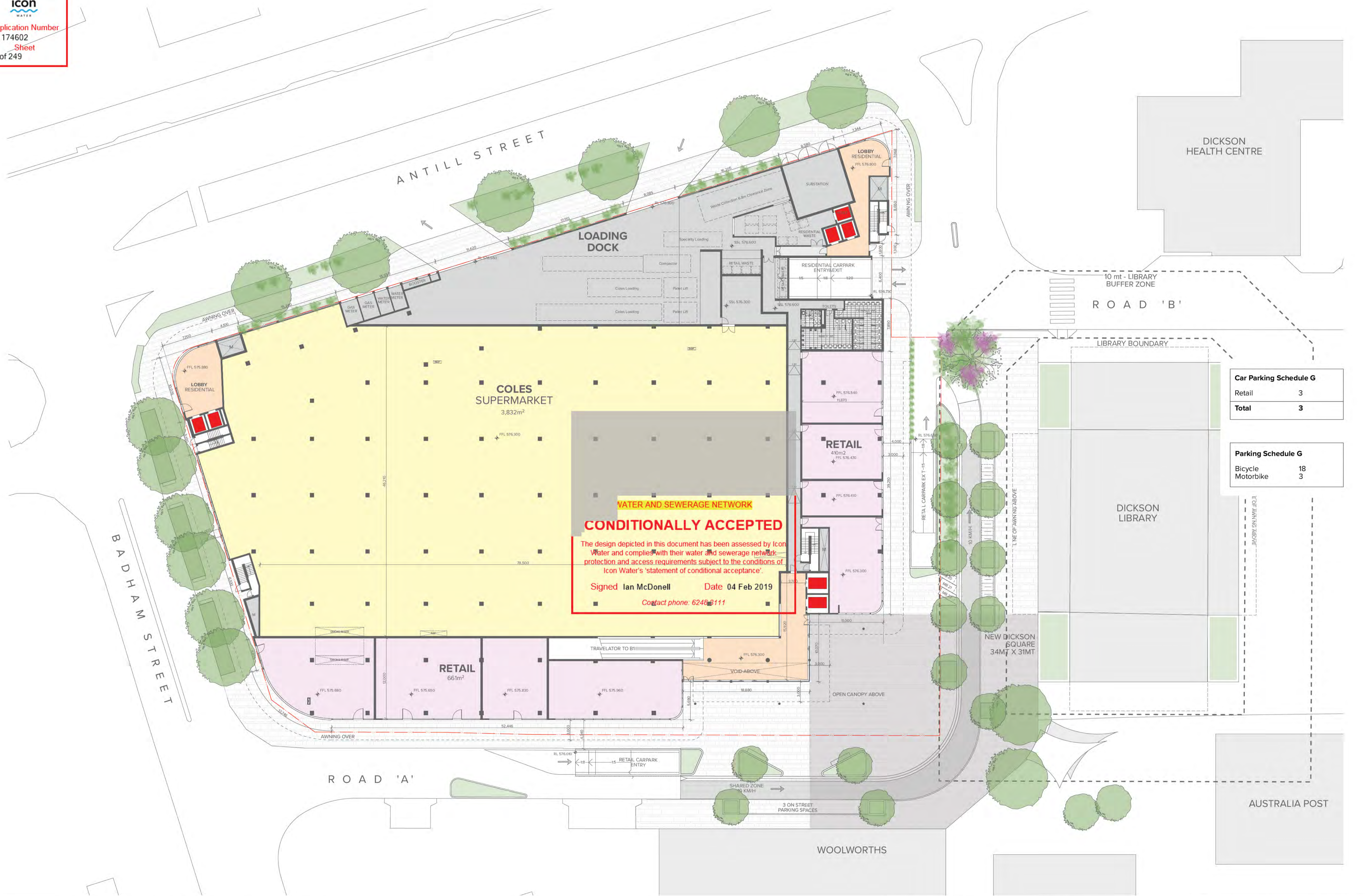
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Rev	Date	Approved by	Issue Name
01	14.12.18	IP	Development Application

Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602

Drawing Title
GA Plans
Basement 02

Scale	Project No.	Drawn by	North
1:250 @A1, 50% @A3	18047	ML/KP	↑
Status	DA-110-007	Rev	01



Car Parking Schedule G

Retail	3
Total	3

Parking Schedule G

Bicycle	18
Motorbike	3

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Property Boundary as per current Block boundary

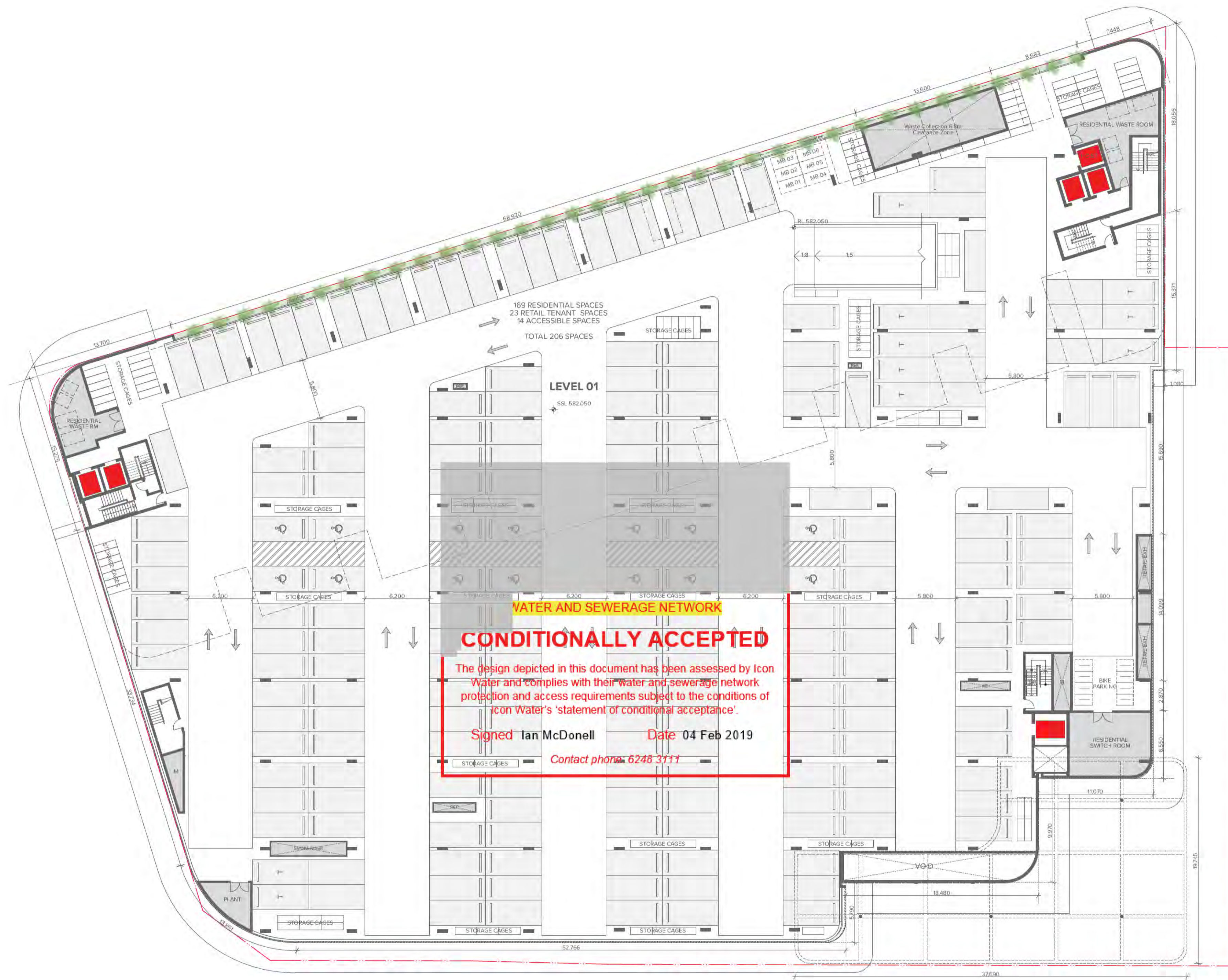
Rev 01 Date 14.12.18 Approved by [Signature] Issue Name Development Application

Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602

Drawing Title
GA Plans
Ground Level

Scale: 1:250 @A1, 50% @A3
Status: []

Project No. 18047
Drawn by ML/KP
Rev 01
Date No. DA-110-009



Parking Schedule Level 01	
Residential	169
Accessible	14
Retail Tenant	23
Total	206

Parking Schedule Level 01	
Bicycle	16
Motorbike	6

Storage Schedule Level 01	
Storage Units	140

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Rev	Date	Approved by	Issue Name
01	14.12.18	HP	Development Application

Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602

Drawing Title
GA Plans
Level 01

Scale	Project No.	Drawn by	North
1:250 @A1, 50% @A3	18047	ML/KP	North
Status	DA-110-010	Rev	01

From: developmentapplications@iconwater.com.au
To: [EPD, Customer Services](#)
Subject: Icon Water Application Decision. Application - 174602. Dickson - 21/30 (Email 2 of 15)
Date: Monday, 4 February 2019 10:02:54 AM
Attachments: [%FLOORASSESS-201835109-PLAN-FLOOR-LEVEL 2-01.pdf](#)
[%FLOORASSESS-201835109-PLAN-FLOOR-LEVEL 3-5 TYP-01.pdf](#)
[%FLOORASSESS-201835109-PLAN-FLOOR-LEVEL 6-01.pdf](#)

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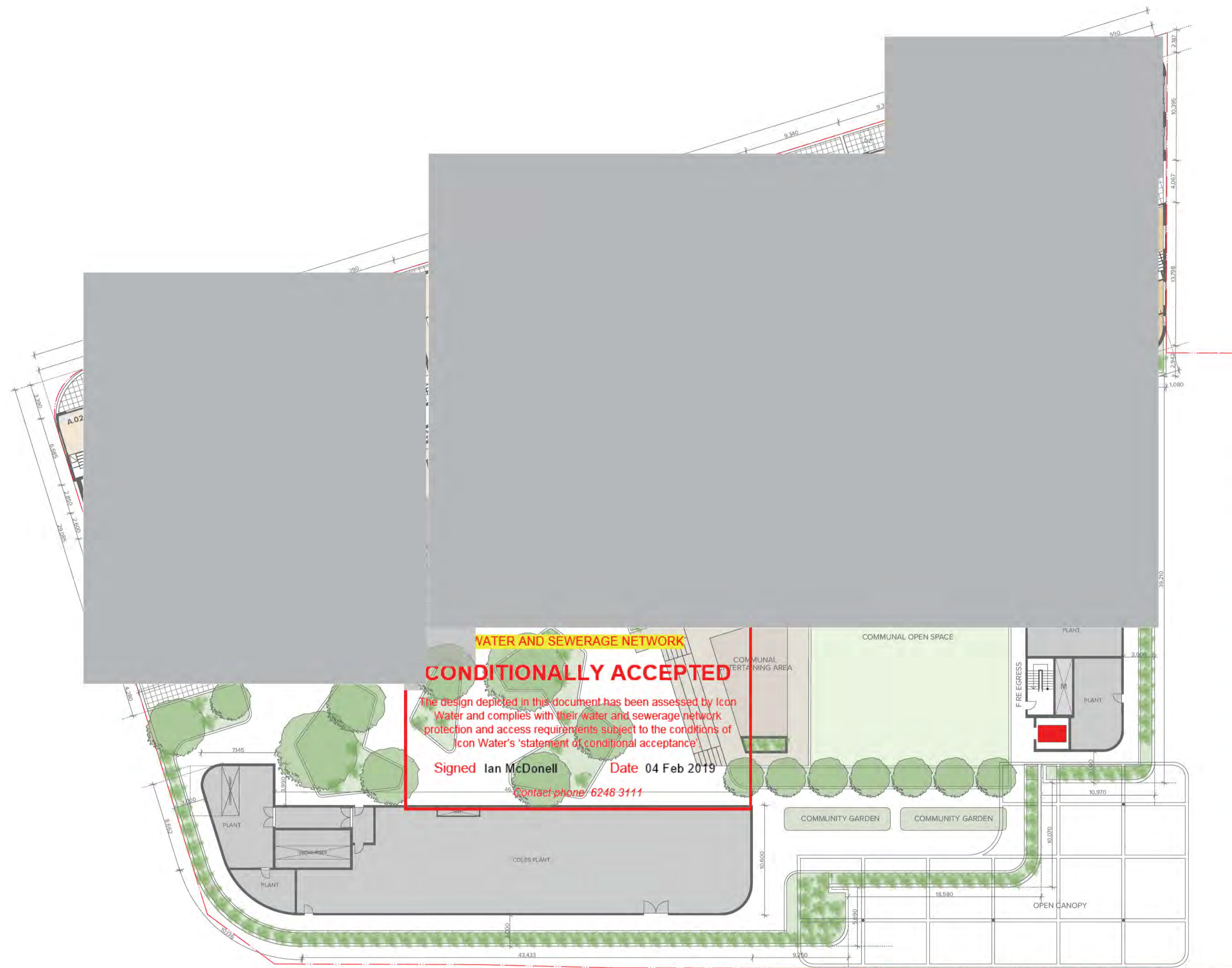
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[Icon Water](#)

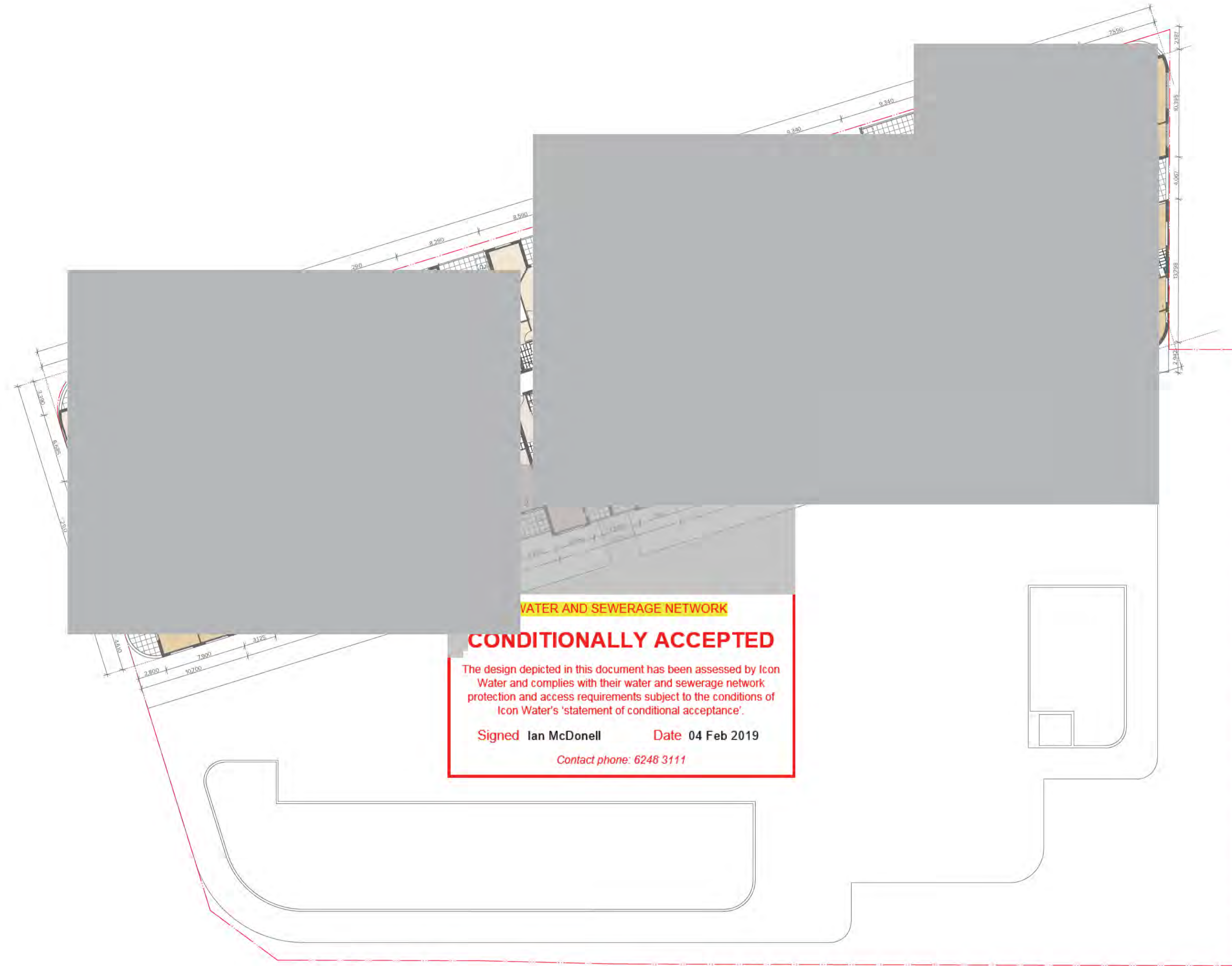
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Unit Schedule Level 02	
Studio	3
1 Bed	11
2 Bed	11
3 Bed	3
Total	28



WATER AND SEWERAGE NETWORK

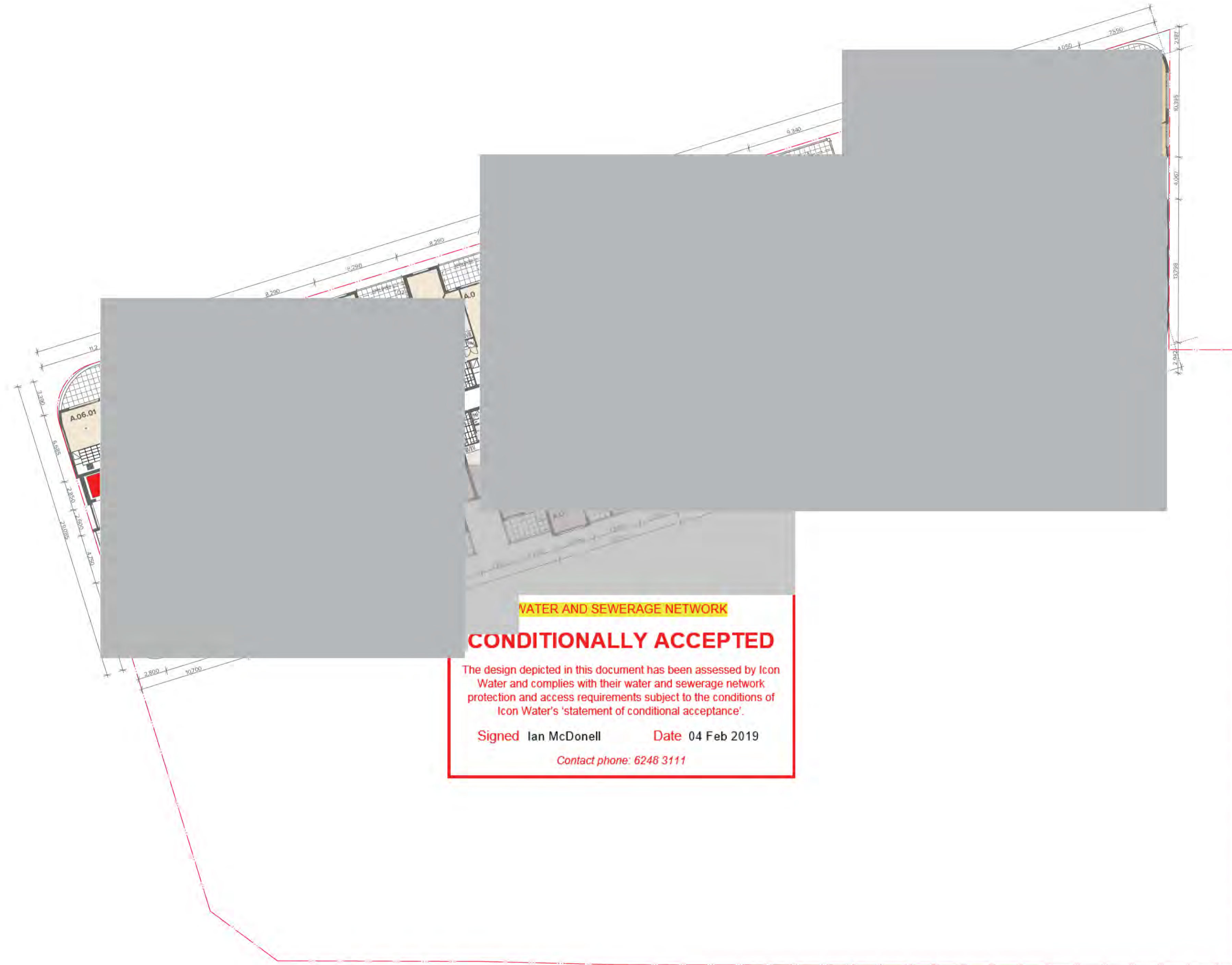
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Signed **Ian McDonell** Date **04 Feb 2019**

Contact phone: 6248 3111

Unit Schedule Level 03-05 (per level)	
Studio	1
1 Bed	13
2 Bed	11
3 Bed	3
Total	28



Unit Schedule Level 06	
Studio	1
1 Bed	13
2 Bed	11
3 Bed	3
Total	28

WATER AND SEWERAGE NETWORK

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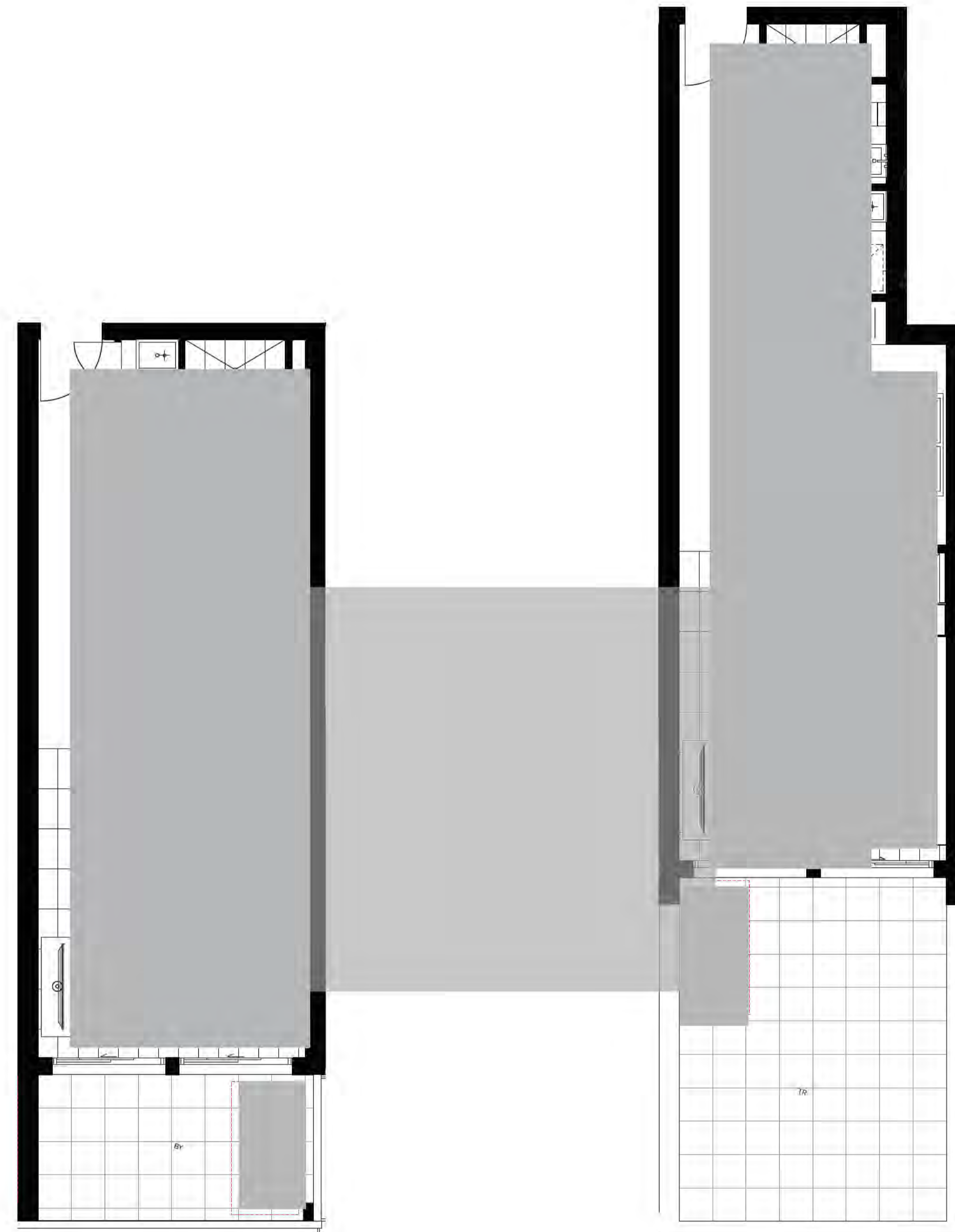
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Typical Studio Type 1
Minimum Outdoor Area - 9.0m²

Typical Studio Type 2
Minimum Outdoor Area - 20.5m²

Legend	
B1 ,2, 3	Bedroom
L	Living
D	Dining
K	Kitchen
BY	Balcony
TR	Terrace
BA	Bathroom
EN	Ensuite
LY	Laundry
ST	Study
WIR	Walk in robe

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CLIENT
Coles Group Property Developments
6 Giffnock Avenue Macquarie Park NSW
2113

Rev	Date	Approved by	Issue Name
01	14.12.18	MP	Development Application

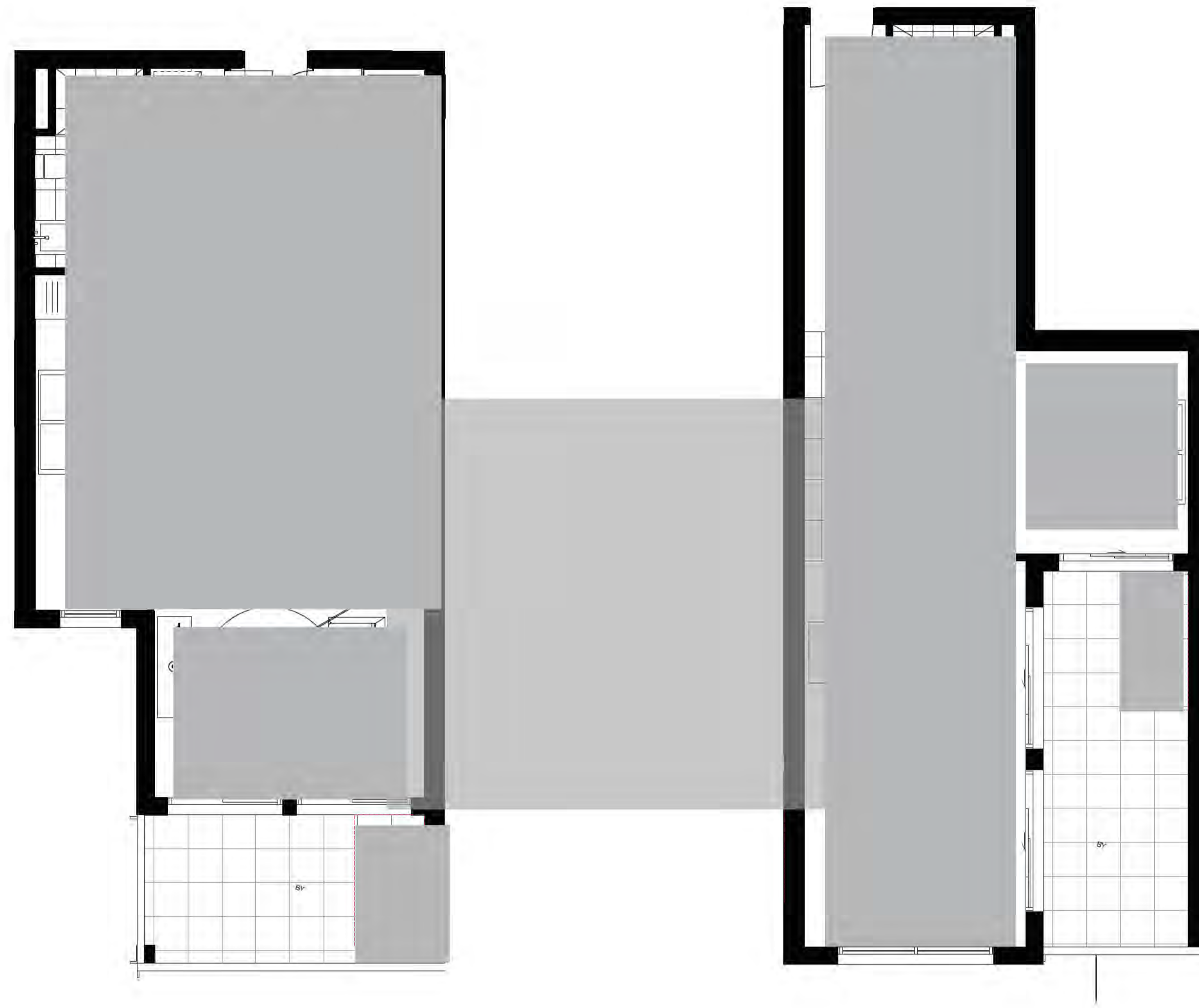
Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602

Scale	Project No.	Drawn by	North
1:50 @A1, 50% @A3	18047	ML/KP	
Status	Day No.	Rev	
	DA-840-001	01	

Drawing Title
Unit Layouts
Unit Type Plans Sheet 1

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Legend	
B1 ,2, 3	Bedroom
L	Living
D	Dining
K	Kitchen
BY	Balcony
TR	Terrace
BA	Bathroom
EN	Ensuite
LY	Laundry
ST	Study
WIR	Walk in robe

Typical 1 Bed Type 1
Minimum Outdoor Area - 9m²

Typical 1 Bed Type 2
Minimum Outdoor Area - 11,8m²

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Coles Group Property Developments
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2113

Rev	Date	Approved by	Issue Name
01	14.12.18	VP	Development Application

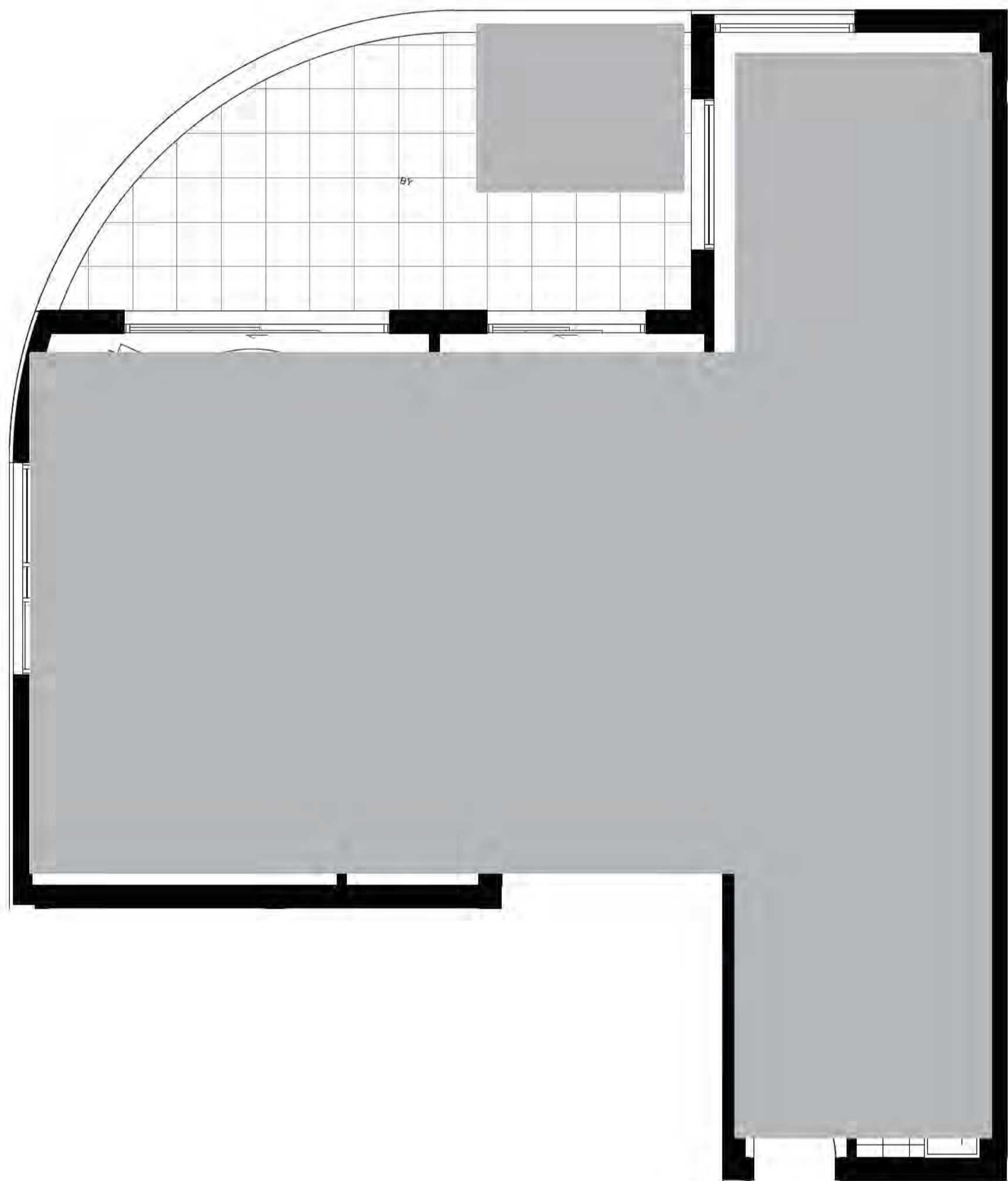
Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602

Scale	Project No.	Drawn by	North
1:50 @A1, 50% @A3	18047	ML/KP	
Status	Day No.	Rev	
	DA-840-002	01	

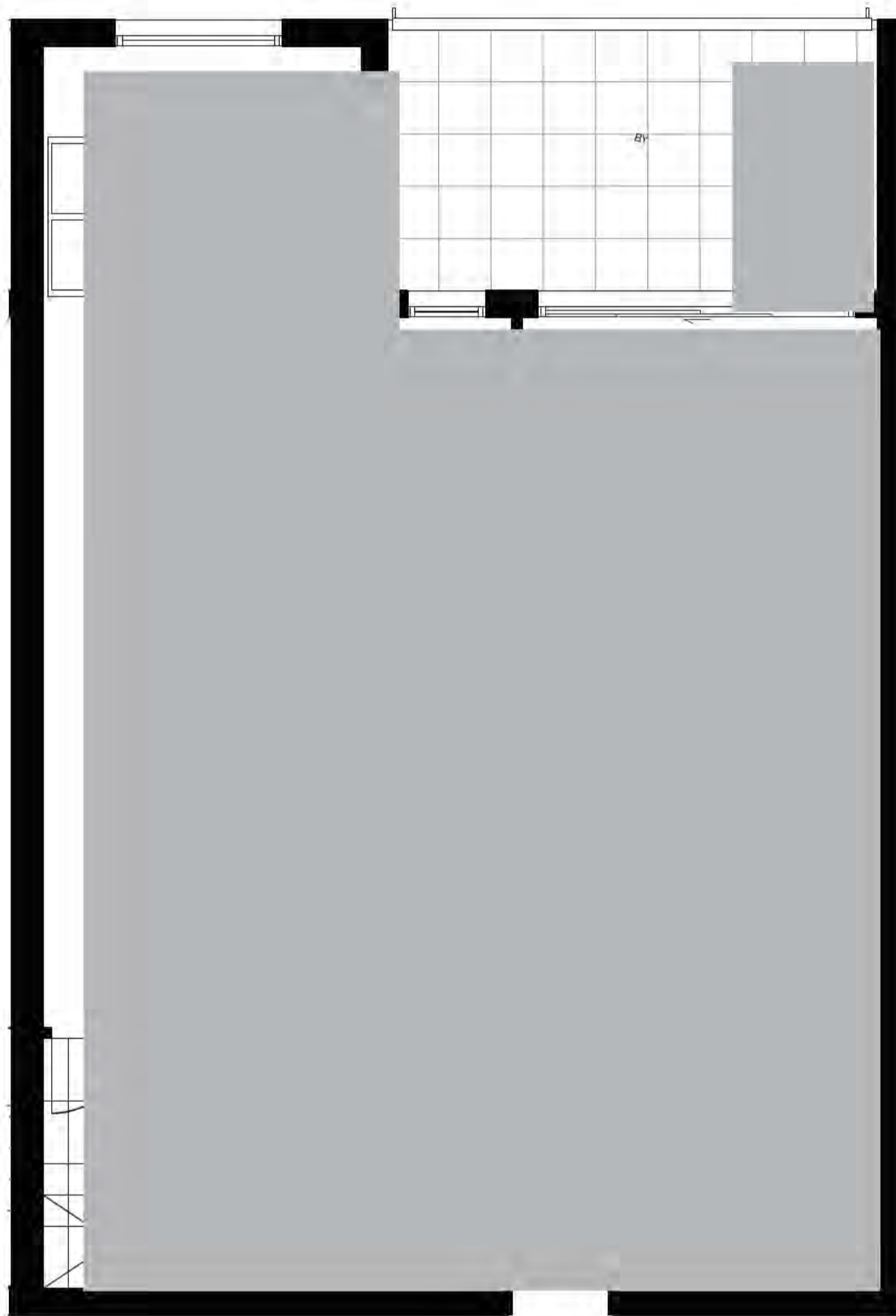
Unit Layouts
Unit Type Plans Sheet 2

TURNER

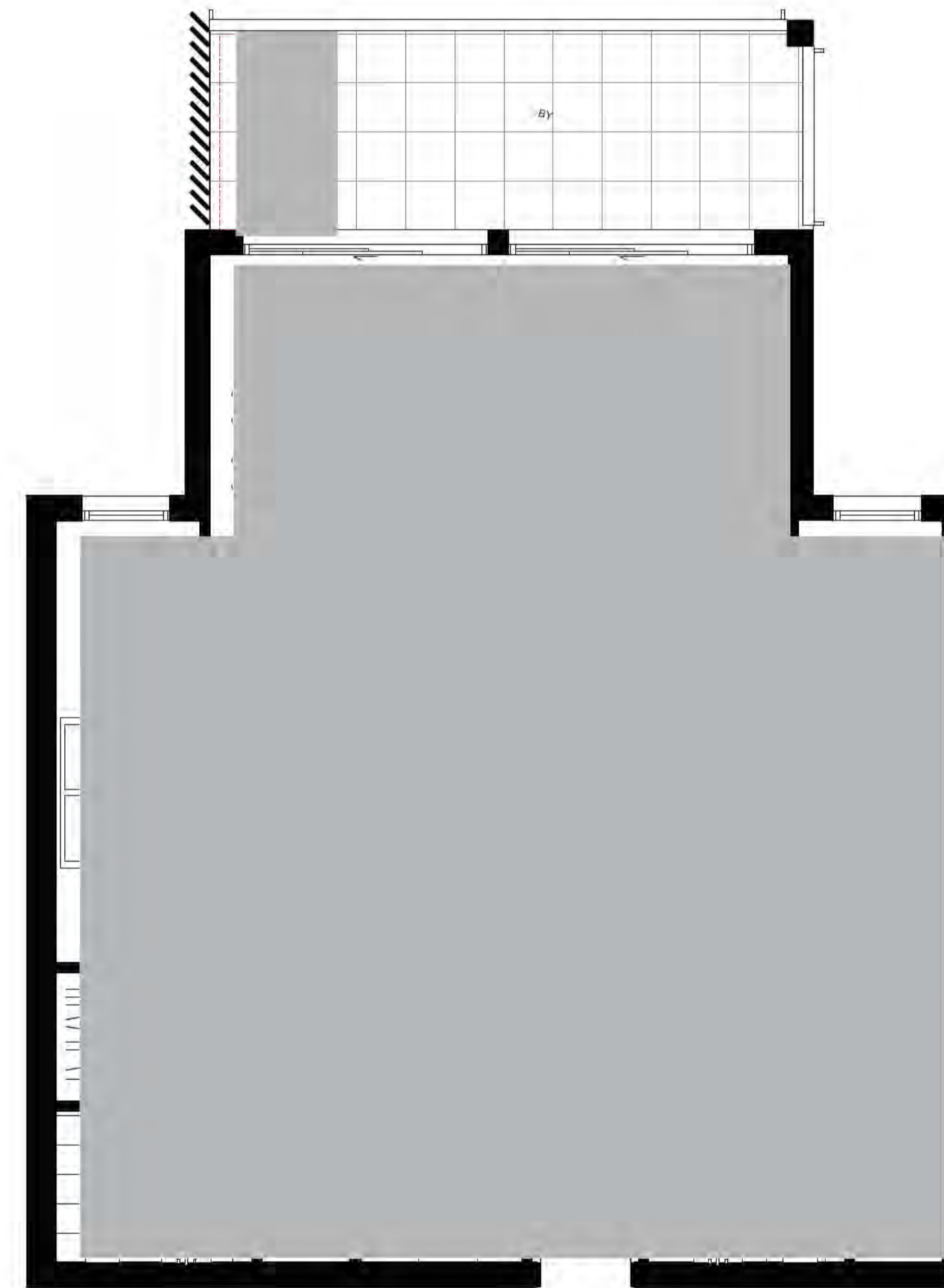
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Typical 2 Bed Type 1
Minimum Outdoor Area - 18.5m²



Typical 2 Bed Type 4
Minimum Outdoor Area - 12.1m²



Typical 2 Bed Type 3
Minimum Outdoor Area - 13.1m²

Legend	
B1, 2, 3	Bedroom
L	Living
D	Dining
K	Kitchen
BY	Balcony
TR	Terrace
BA	Bathroom
EN	Ensuite
LY	Laundry
ST	Study
WIR	Walk in robe

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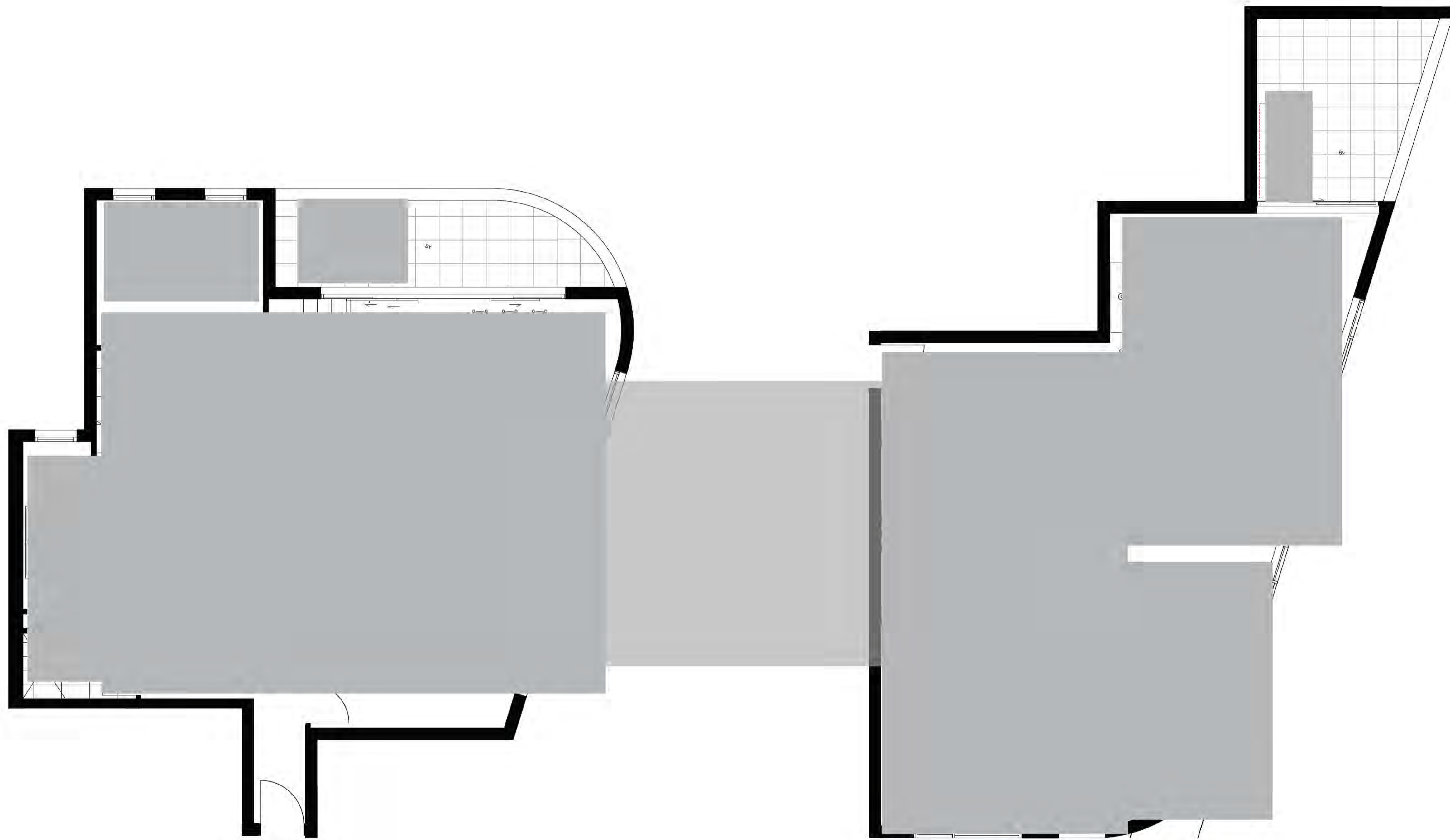
Rev	Date	Approved by	Issue Name
01	14.12.18	VP	Development Application

Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602

Scale	Project No.	Drawn by	Rev
1:50 @A1, 50% @A3	18047	ML/KP	01

Drawing Title
Unit Layouts
Unit Type Plans Sheet 3

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Legend

B1 ,2, 3	Bedroom
L	Living
D	Dining
K	Kitchen
BY	Balcony
TR	Terrace
BA	Bathroom
EN	Ensuite
LY	Laundry
ST	Study
WIR	Walk in robe

Typical 3 Bed Type 1
Minimum Outdoor Area - 11.9m²

Typical 3 Bed Type 2
Minimum Outdoor Area - 12.7m²

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Rev	Date	Approved by	Issue Name
01	14.12.18	VP	Development Application

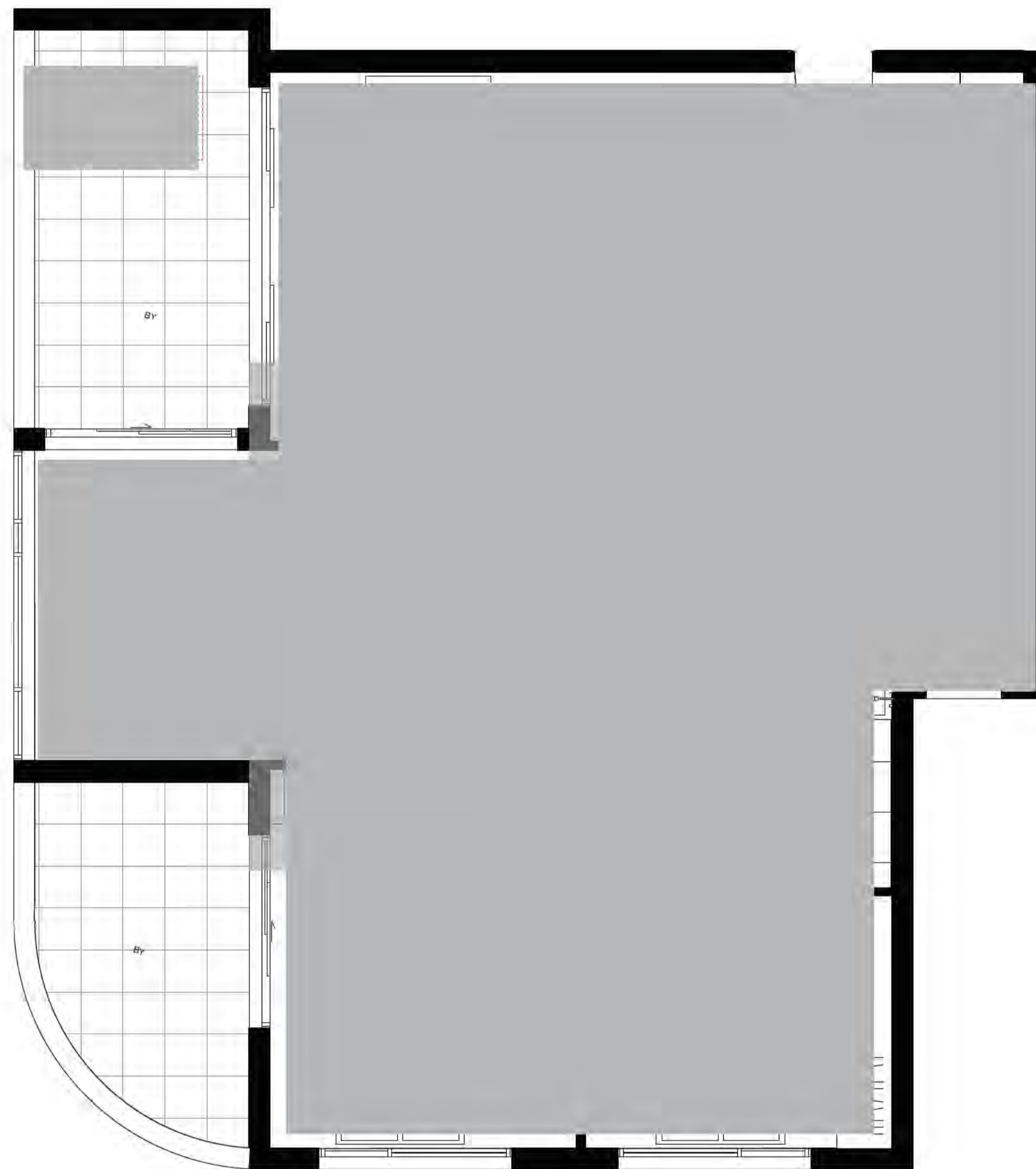
Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602

Drawing Title
Unit Layouts
Unit Type Plans Sheet 4

Scale	1:50 @A1, 50% @A3	Project No.	18047	Drawn by	ML/KP	(North)
Status		Day No.	DA-840-004	Rev	01	

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Legend	
B1 ,2, 3	Bedroom
L	Living
D	Dining
K	Kitchen
BY	Balcony
TR	Terrace
BA	Bathroom
EN	Ensuite
LY	Laundry
ST	Study
WIR	Walk in robe

Typical 3 Bed Type 3
Minimum Outdoor Area - 21.6m²

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6 Giffnock Avenue Macquarie Park NSW
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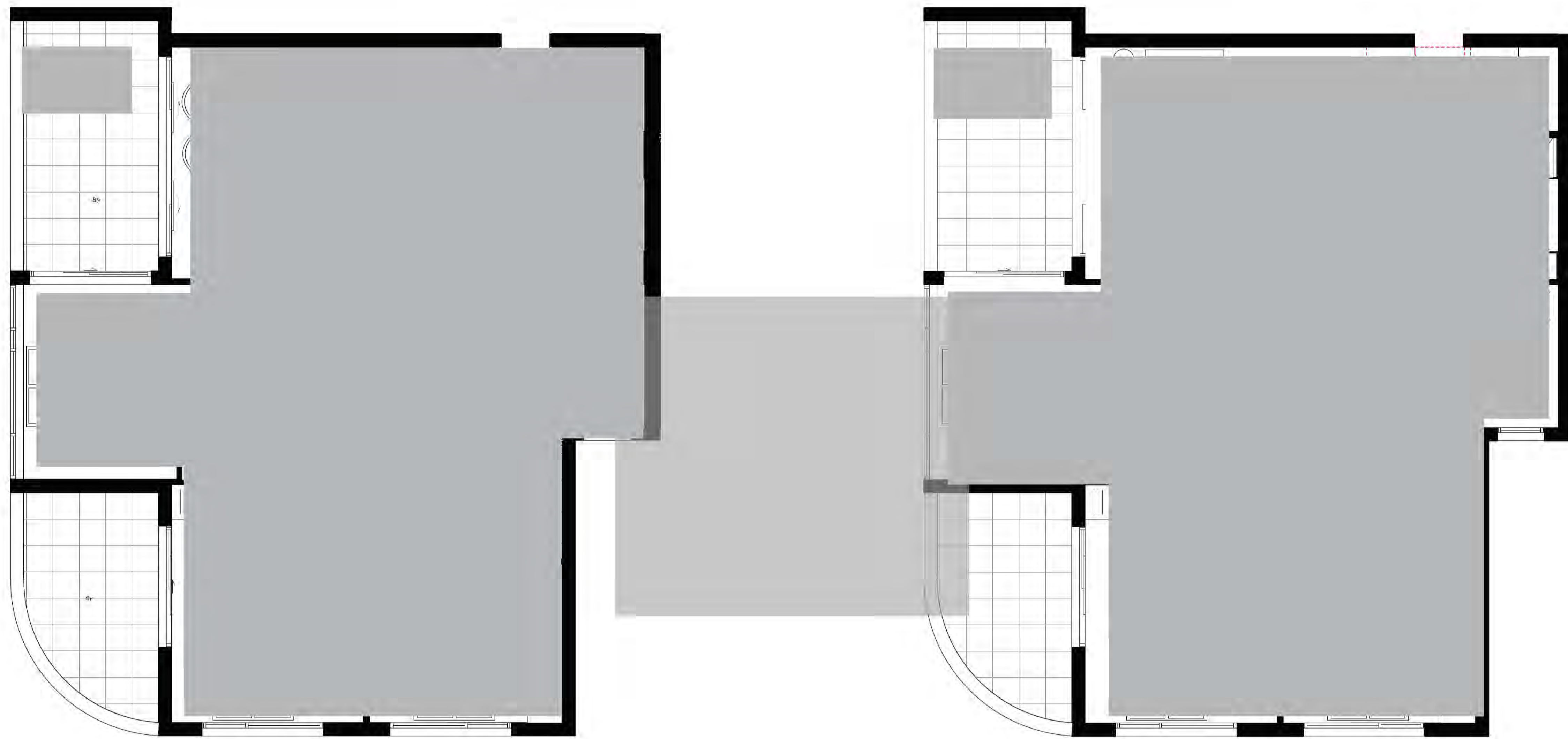
Rev	Date	Approved by	Issue Name
01	14.12.18	VP	Development Application

Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602
Drawing Title
Unit Layouts
Unit Type Plans Sheet 5

Scale	Project No.	Drawn by	(Rev)
1:50 @A1, 50% @A3	18047	ML/KP	
Status	Draw No.	Rev	
	DA-840-005	01	

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Legend

B1 ,2, 3	Bedroom
L	Living
D	Dining
K	Kitchen
BY	Balcony
TR	Terrace
BA	Bathroom
EN	Ensuite
LY	Laundry
ST	Study
WIR	Walk in robe

Typical 3 Bed Type 3 - Pre Adaptable
Minimum Outdoor Area - 21.6m²

Typical 3 Bed Type 3 - Post Adaptable
Minimum Outdoor Area - 21.6m²
Total 5 Units

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Coles Group Property Developments
6 Giffnock Avenue Macquarie Park NSW
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Rev	Date	Approved by	Issue Name
01	14.12.18	VP	Development Application

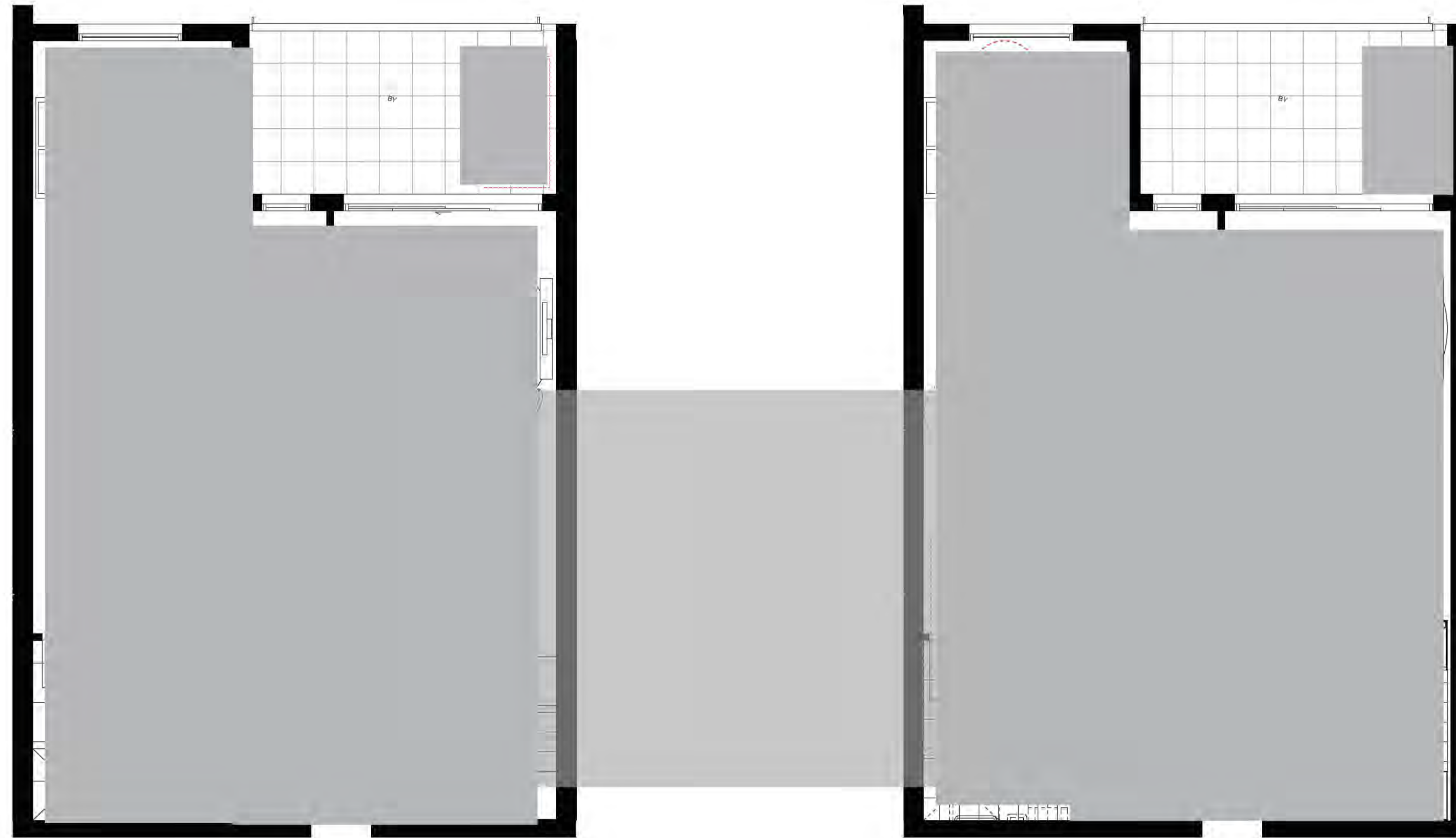
Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602

Scale	1:50 @A1, 50% @A3	Project No.	18047	Drawn by	ML/KP	(Rev)
Status		Draw No.	DA-840-006	Rev	01	

Drawing Title
Unit Layouts
Unit Type Plans Sheet 6

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Legend	
B1 ,2, 3	Bedroom
L	Living
D	Dining
K	Kitchen
BY	Balcony
TR	Terrace
BA	Bathroom
EN	Ensuite
LY	Laundry
ST	Study
WIR	Walk in robe

Typical 2 Bed Type 2 - Pre Adaptable
Minimum Outdoor Area - 12.1m²

Typical 2 Bed Type 2 - Post Adaptable
Minimum Outdoor Area - 12.1m²
Total 9 units

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CLIENT
Coles Group Property Developments
6 Giffnock Avenue Macquarie Park NSW
2113

Rev	Date	Approved by	Issue Name
01	14.12.18	VP	Development Application

Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602

Scale	Project No.	Drawn by	North
1:50 @A1, 50% @A3	18047	ML/KP	
Status	Day No.	Rev	
	DA-840-007	01	

Unit Layouts
Unit Type Plans Sheet 7

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Planning and Development Act 2007

Development Application

Application Number: 201835109

Application Number

174602

Sheet

117 of 249 Before Starting

PLEASE NOTE: This wizard will time out if left inactive for a period of more than two hours, after which time you will lose your application and be required to complete a new wizard. It is recommended you **save** this session if it is to be left inactive for an extended period of time.

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

Type of Application

The type of application you are applying for is a **New Application**

Are you applying for a:

Development Application

Has a pre-application meeting been held in relation to this proposal?

No

Lease/Site Details

Site Number

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb

DICKSON

Section

30

Block Number

21

Unit Number

Street Address

DICKSON

Applicant Details

What type of applicant are you:

Business



ACN or ABN

95159090294

Application Number
174602
Sheet

Company Name

Blak Plan Pty Ltd/Trading as Knight Frank Town Planning

Position held / Title

Town Planner

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Salutation

None

First Name

Halimah

Surname

Jobling

Postal Address 1

PO Box 248

Postal Address 2

Postal Address 3

Suburb

Civic Square

State/Territory

ACT

Postcode

2608

Country

Australia

Phone Number

62217891

Fax Number

Mobile Number

Email

planning.act@au.knightfrank.com

Lessee (Property Owners) Details

Lessee Name

Is the Lessee a:

Registered company

Australian Company Number (ACN)

72004428326

Company Name

Coles Group Property Developments Limited

Position held / Title

Legal Counsel, Property Legal

Salutation

None

First Name

Suzi

Surname

Starrick

Postal Address 1

Level 3

Postal Address 2

Module 5

Postal Address 3

800 Toorak Road

Suburb

Hawthorn East

State/Territory

VIC

Postcode

3123

Country

Phone Number

0299191428

Fax Number

Mobile Number

Email

rebecca.thomas@coles.com.au

Notice of Decision and Plans

icon

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

Application Number

Email
174602

Are you applying for an *Estate Development Plan* OR *Home Business*?

Sheet
119 of 249

Zone

Please specify which zone applies to this application (please select one zone only). Please click [here](#) to access ACTMAPi and locate the zone.

CZ1 Core zone

If more than one zone is applicable to your application, please specify them below:

Development/Precinct Code

Please specify which development code applies to this application:

Commercial Zones Development Code

Please specify all relevant precinct code/s applied to your proposal
Dickson Precinct Code

Fully Describe Your Proposal

Please provide a full description of your proposal (Note: This must accurately describe all aspects of your proposal and include any lease changes being applied for.)

This application seeks approval for the demolition and removal of all existing structures and trees onsite to facilitate the construction of a two to seven storey mixed use development with 140 residential units, a supermarket and other ground floor retail/commercial tenancies, podium car park, two levels of basement car parking and other associated onsite and offsite works

Proposed Use of the Land

Describe the use of the development. **Example:** Office, restaurant, and business agency limited to 300m2 gross floor area. (Note: Please refer to the Territory Plan definitions for land use definitions. Please also consider what is permitted under any Crown Lease for the site.)

Seven storey mixed use development with 140 residential units, a supermarket and other ground floor retail/commercial tenancies.

Is the proposed use consistent with the current Crown lease?



Application Number

174602

Assessment Track

Merit

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Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment, Planning and Sustainable Development Directorate on (02)62071923)

Merit

For more information about which track your development application will be assessed in, please click [here](#). Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).

Type of Development

Please indicate which type of development applies to this development application.

Mixed Use (combined non-residential and residential developments)

Mixed Use

Please select a Mixed Use sub type:

New building

Number of non-residential Units

0

Number of residential dwellings

140

Total number of Units

140

Gross Floor Area (GFA) and Cost of Works

Please ensure that all values contain a decimal point followed by two digits

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

0.00


B - Gross Floor Area to be demolished (m²)

Application Number

174602

C - Gross Floor Area to be added (m²)121 of 249
19851.00D - Total Gross Floor Area of development (A-B+C)(m²)

19851

E - COST OF WORKS (\$)

47809063.00

Other Area Calculation (not already included in the areas provided above)F - Area of other BCA Class 10 structures included in this application
(e.g. metal carport, pergola, deck, verandah) (m²)

G - Parking areas – undercover

20775437.00

H - COST OF WORKS (F & G) (\$)

20775437.00

Cost of Associated Works

I - Cost of all associated works such as landscaping (\$)

J - Cost of all public works and/or off site works (\$)

1145500.00

K - TOTAL COST OF WORKS (E+H+I+J)

69730000

*Cost of works **MUST** be calculated in accordance with the current version of [Building \(General\) \(Cost of Building Work\) Determination](#) OR a summary of costs from a bill of quantities prepared by a quantity surveyor supplied with application. A summary of costs from a bill of quantities MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of costs from a bill of quantities **MUST** be provided for proposals where cost of work is over \$10 million.



Demolition, Trees

Application Number

Demolition

Sheet

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Is the *Demolition* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Trees

Is the *Trees* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Heritage

Heritage

Is the *Heritage* item relevant to your proposal?

No

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

Is the *Hazardous Materials* item relevant to your proposal?

No

Contamination

Is the *Contamination* item relevant to your proposal?

No

Erosion and Sediment Control (for sites less than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?

No



For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required

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Sheet

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Erosion and Sediment Control (for sites greater than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites greater than 0.3 of a hectare) item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Waste Management Noise

Waste Management for waste facilities and management

Is the *Waste Management (for waste facilities)* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Waste Management for liquid trade waste

Is the *Waste Management (for liquid trade waste)* item relevant to your proposal?

No

Noise

Is the Noise Management item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Servicing & Site Management, Utilities



Servicing and Site Management

Application Number 174602
Is the *Servicing and Site Management* item relevant to your proposal?

Yes

Sheet

124 of 249 Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Utilities

Is the *Utilities* item relevant to your proposal?

Yes

Please tick the relevant entities

Water

Electricity

Sewerage

Gas

Stormwater

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation

National Capital Plan

Is the *National Capital Plan* item relevant to your proposal?

No

Crime Prevention through Environmental Design

Is the *Crime Prevention* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Access and Mobility

Is the Access and Mobility item relevant to your proposal?

Yes

icon

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Traffic Generation

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Is the Traffic Generation item relevant to your proposal?

Yes

Have you provided a Traffic and Parking Assessment Report/Statement prepared by a suitably qualified consultant?

Yes

Site Access, Parking, Landscape, Lighting

Site Access

Is the Site Access item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Landscape

Is the [Landscape](#) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Lighting

Is the [Lighting](#) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Is the [Signs](#) item relevant to your proposal?

No



Neighbourhood Plans

Application Number

174602

Sheet

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Is the *Neighbourhood Plans* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Water Sensitive Urban Design (Mains Water Consumption)

Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Water Sensitive Urban Design (Stormwater Quality)

Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Driveways (For works on verge only)

PLEASE NOTE: For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT PROPOSALS**. For more information on driveways, garages and carports, please [click here](#).

Does your proposal include construction or modification of driveway/s?

Yes

Please indicate the works to be undertaken:

- Construction of new driveway
- Construction of additional entrance
- Other

Please specify

- Construction of reinforced concrete driveway to Loading Dock.
- Widen Antill Street approximately 700mm into existing median.
- Modify concrete driveways from Road A to McDonalds (Block 24 Section 30 Dickson).



Survey Requirements - S.139(2)(l) - P & D Act 2007

Application Number

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the *Planning and Development Regulations 2008*

Do you have a *survey certificate* with this application?

Yes

Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

No

If YES - Under Section 139(2)(m) of the Planning and Development Act 2007, plans of the development signed by a registered surveyor confirming the location and dimensions of the development must be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please [click here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the Planning and Development Act 2007

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the *Planning and Development Act 2007*, the Environment, Planning and Sustainable Development Directorate must make the details and associated documents relevant to a development application available for public inspection.

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the Planning and Development Act 2007

Are you requesting an exclusion from *Public Inspection*?

No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the Environment, Planning and Sustainable Development Directorate staff?



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174692

Sheet

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NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Applicant/Lessee Declaration

I/we hereby apply for approval to carry out the development described on the land specified in this application;

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 the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Directorate;

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

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement 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;

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the Environment, Planning and Sustainable Development Directorate will not provide written advice of this decision.

I/we also understand that the Environment, Planning and Sustainable Development Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Environment, Planning and Sustainable Development Directorate its servants and agents to erect sign/s on the subject property(s) as required and authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal(including the inspection of driveways and trees);

I/we(lessee) appoint the applicant whose signature appears in the attached *letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment, Planning and



Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

Application Number

174602

Sheet

129 of 249

I/we declare that information relating to utility standards, access provisions and asset clearance zones has been sought from the relevant utility providers and this development application has been prepared in accordance with their requirements;

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

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

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

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

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

Accept

Acceptance date

21 Dec 2018

Before Submitting

You have almost completed the first stage of your Development Application/Pre-Application request. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING.** This will enable you to resume your session in the event of a system outage or other interruption.

When you click on Finish below, you will be navigated to a new page which will enable you to upload any associated plans/documents prior to submitting to EPSDD for review.

Development applications (DAs) can be delayed unnecessarily because EPSDD does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required



documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You MUST include a statement against the criteria for development applications that will be assessed in the Merit track;
4. If the application is for a single unit on a unit titled block body corporate authorisation is required if there is works on a common property

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the EPSDD Customer Service Centre, 16 Challis Street, Dickson, or call us on 6207 1923 and ask to speak with a technical officer.

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) 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

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601
Telephone: 62741111

Contact Details: Environment, Planning and Sustainable Development Directorate Customer Service Centre 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

icon

Email: epcustomerservices@act.gov.au Website: www.environment.act.gov.au

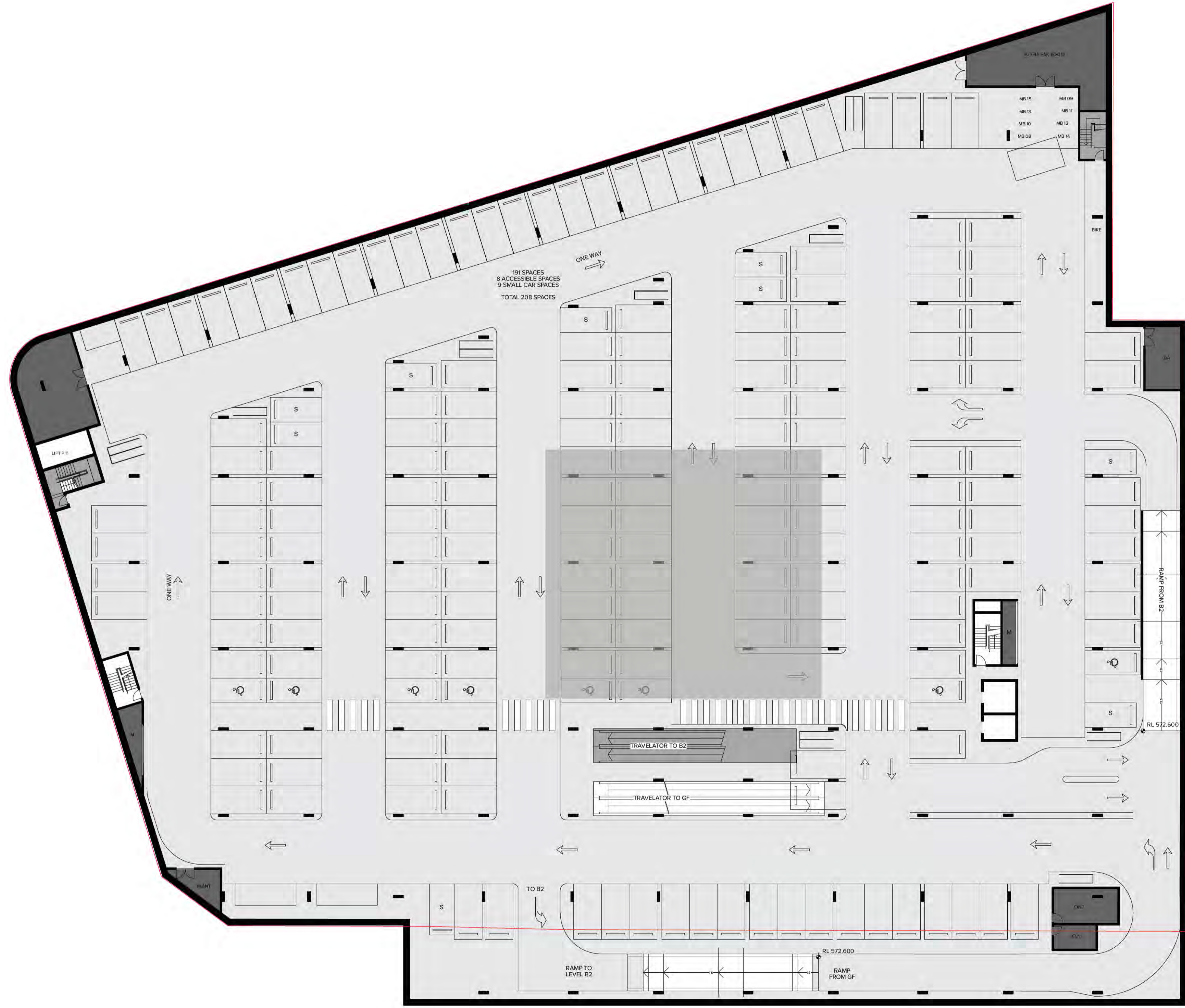
Application Number

174602

Sheet

131 of 249






Name	GFA
Basement Carpark	7743.10m ²
Services	262.96m ²
Circulation	98.95m ²
Total	8105.01m²

NOTES
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CLIENT
 Coles Group Property Developments
 6 Giffnock Avenue Macquarie Park NSW
 2113

- Notes:**
1. This drawing is to be read in conjunction with relevant consultant drawings
 2. Entrances to all buildings along the accessible path of travel to be as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
 5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1 2009
 6. Mechanical ventilation systems to comply with AS1668.2 2012

 Property Boundary as per current Block boundary

Rev	Date	Approved by	Issue Name
01	14.12.18	JP	Development Application

Project Title
 Dickson Mixed Use
 Block 21, Section 30, Dickson ACT 2602
Drawing Title
 GFA Diagrams
 Area Plan - Basement 1

Scale: 1:200 @A1, 50%@A3
 Project No: 18047
 Drawing No: DA-720-008
 Rev: 01
 Drawn by: ML/KP
 Rev: 01




Name	GFA
Basement Carpark	7944.66m ²
Services	372.49m ²
Total	8317.15m²

NOTES
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 Coles Group Property Developments
 6 Giffnock Avenue Macquarie Park NSW
 2113

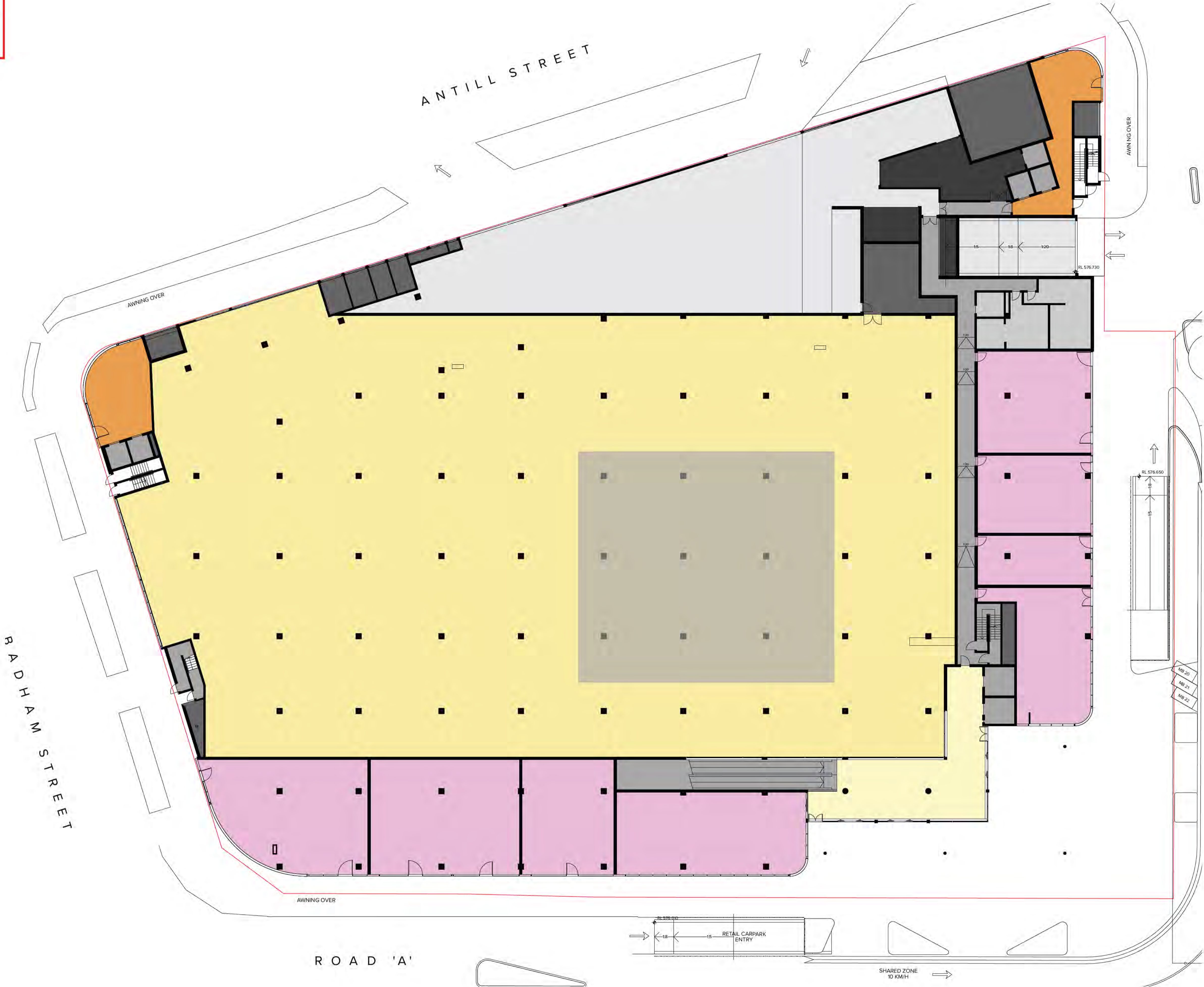
- Notes:**
1. This drawing is to be read in conjunction with relevant consultant drawings
 2. Entrances to all buildings along the accessible path of travel to be as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
 5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1 2009
 6. Mechanical ventilation systems to comply with AS1668.2 2012










 Property Boundary as per current Block boundary

Rev	Date	Approved by	Issue Name
01	14.12.18	JP	Development Application

Project Title
 Dickson Mixed Use
 Block 21, Section 30, Dickson ACT 2602
Drawing Title
 GFA Diagrams
 Area Plan - Basement 2

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @A3	18047	ML/KP	
Status	DA-720-007	Rev	01




Name	GFA
 Airlock	155.55m ²
 Residential	142.16m ²
 Specialty	1,113.69m ²
 Amenities	85.31m ²
 Waste	101.77m ²
 Coles	3,872.72m ²
 Circulation	296.35m ²
 Services	212.33m ²
 Loading zone	731.08m ²
Total	6710.96m²

NOTES
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 6 Giffnock Avenue Macquarie Park NSW
 2113

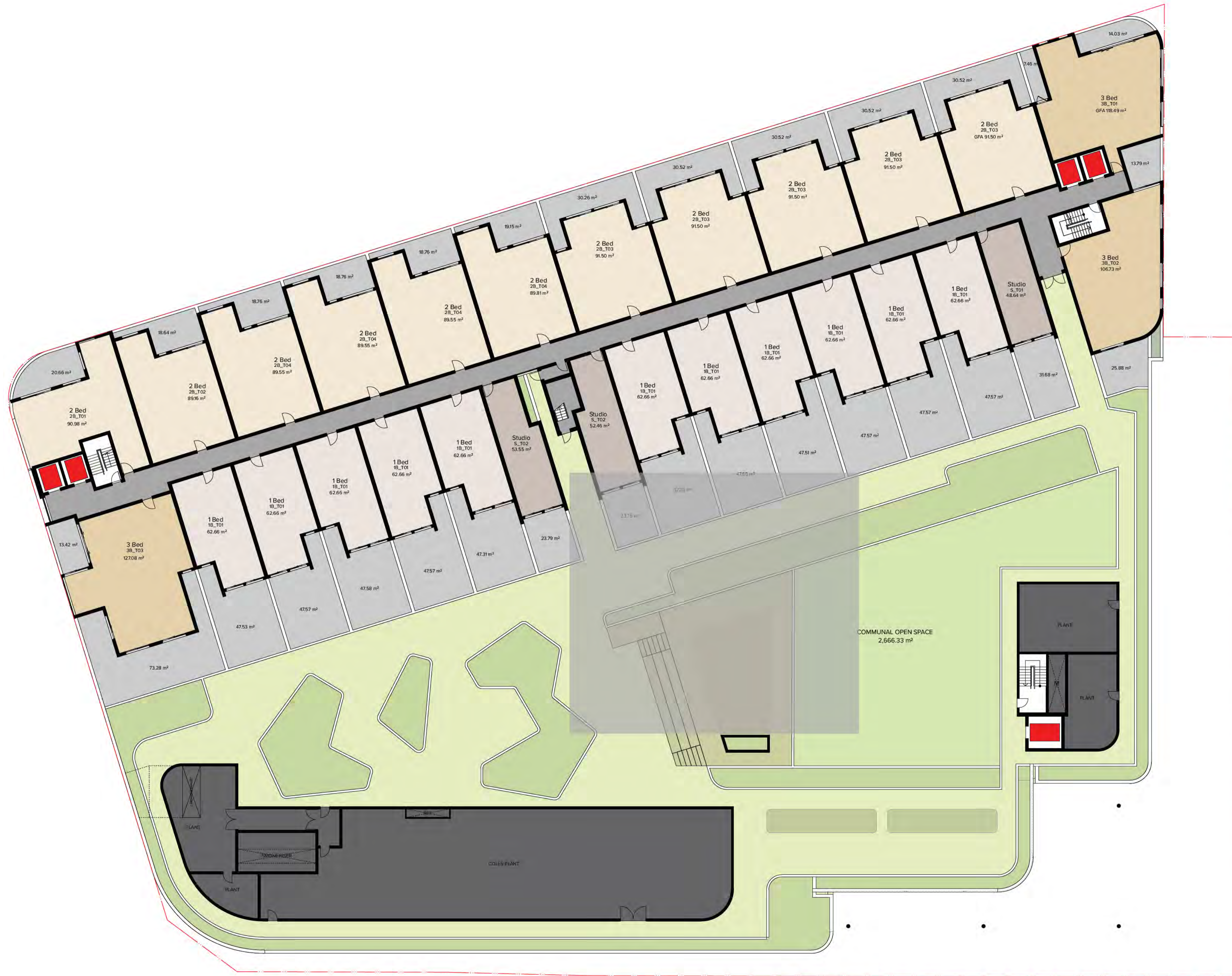
- Notes:**
1. This drawing is to be read in conjunction with relevant consultant drawings
 2. Entrances to all buildings along the accessible path of travel to be as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
 5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1 2009
 6. Mechanical ventilation systems to comply with AS1668.2 2012

 Property Boundary as per current Block boundary

Rev	Date	Approved by	Issue Name
01	14.12.18	MP	Development Application

Project Title
 Dickson Mixed Use
 Block 21, Section 30, Dickson ACT 2602
Drawing Title
 GFA Diagrams
 Area Plan - Ground Level

Scale: 1:200 @A1, 50% @A3
 Project No: 18047
 Drawing No: DA-720-009
 Drawn by: ML/KP
 Rev: 01



Name	GFA
Studio	154.60m ²
1 Bed	689.27m ²
2 Bed	995.52m ²
3 Bed	352.00m ²
Balcony	1016.88m ²
Podium Plant	677.48m ²
Circulation	260.42m ²
Total	4,146.17m²

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Coles Group Property Developments
6 Giffnock Avenue Macquarie Park NSW
2113

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 2. Entrances to all buildings along the accessible path of travel to be as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
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 6. Mechanical ventilation systems to comply with AS1668.2 2012

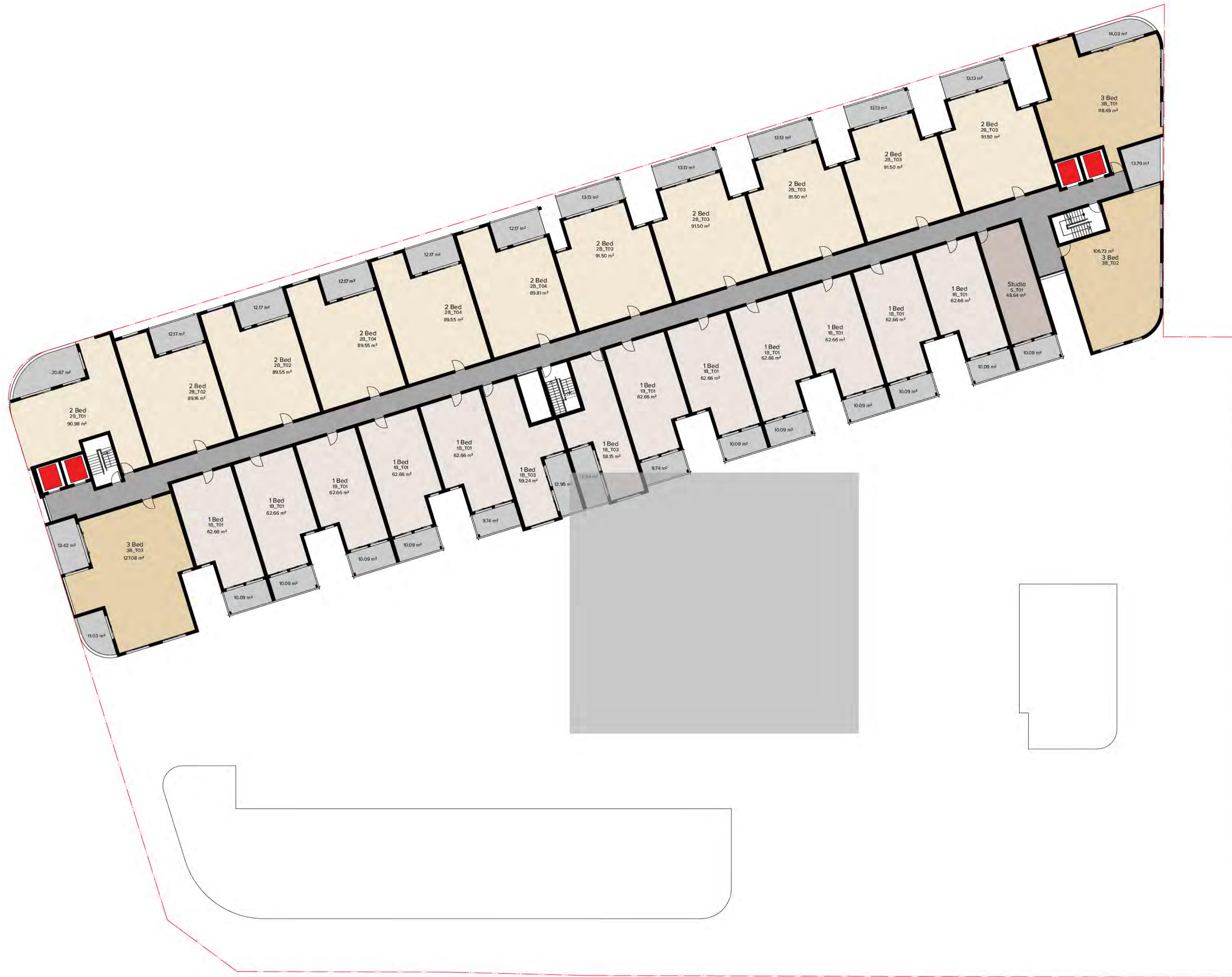
Property Boundary as per current Block boundary

Rev 01 Date 14.12.18 Approved by VP Issue Name Development Application

Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602
Drawing Title
GFA Diagrams
Area Plan - Level 02 - Podium

Scale
1:200 @A1, 50% @A3
Status

Project No. **18047** Drawn by **ML/KP** North
Dwg No. **DA-720-011** Rev **01**



Name	GFA
Studio	48.65m ²
1 Bed	806.66m ²
2 Bed	996.13m ²
3 Bed	352.25m ²
Balcony	357.88m ²
Circulation	242.37m ²
Total	2803.94m²

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Coles Group Property Developments
6 Giffnock Avenue Macquarie Park NSW
2113

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 6. Mechanical ventilation systems to comply with AS1668.2 2012

Property Boundary as per current Block boundary

Rev 01 Date 14.12.18 Approved by VP Issue Name Development Application

Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602
Drawing Title
GFA Diagrams
Area Plan - Level 03-06 - Typical

Scale
1:200 @A1, 50% @A3
Status
Project No.
18047
Drawn by
ML/KP
North
DA-720-012
Rev
01

From: developmentapplications@iconwater.com.au
To: [EPD, Customer Services](#)
Subject: Icon Water Application Decision. Application - 174602. Dickson - 21/30 (Email 5 of 15)
Date: Monday, 4 February 2019 10:03:30 AM
Attachments: [AUTHORISATION-201835109-02.pdf](#)
[BLOCKDETAIL-201835109-01.pdf](#)
[CROSSECT-201835109-01.pdf](#)
[CROSSECT-201835109-02.pdf](#)
[DEMO-201835109-01.pdf](#)
[Demolition checklist.pdf](#)
[DEVINTENTION-201835109-01.pdf](#)
[ELEV-201835109-EAST-01.pdf](#)
[ELEV-201835109-NORTH-01.pdf](#)

Icon Water

Approval ID : 174602, Dickson 21 /30

Your application has been assessed against Icon Water's water and sewerage network access and asset protection requirements.

Please find attached an Icon Water DECISION STATEMENT together with your stamped plans.

A failure to comply with decision statement conditions will invalidate the approval and will expose the land-holder to prosecution under the Utilities Act 2000.

Non-compliant submissions must be rectified and resubmitted to Icon Water for approval prior to construction commencing. A decision to proceed with construction using unapproved drawings will expose the land-holder to prosecution under the Utilities Act 2000.

Please note: Separate decision statements are required from other utilities (eg: electricity, gas, stormwater and communications)

Future applications

Icon Water has introduced an online planning application process for obtaining utility clearances prior to submitting a development application or seeking building approval.

This revised application process consists of an electronic form available [here](#). By using the online form applicants will no longer need to complete the respective Water/Sewerage and Electricity/Gas application forms.

When an application is submitted it will be assessed against the water, sewerage, electricity and gas networks.

Icon Water requests that organisations register their details if they regularly submit applications. Registration will reduce the time it takes to lodge an application. To register, send a return email including the organisation's name, a contact name, phone number and email address.

Regards

Ian McDonell

Building Approvals and Network Protection
Icon Water

Telephone 02 6248 3111

Facsimile 02 6242 1459

Email developmentapplications@iconwater.com.au

GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

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Application Number

1746824

138 of 249



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 Section Suburb

Unit No. Street Address

Block Section Suburb

Unit No. Street Address

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

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

1st Lessee Name 2nd Lessee Name

LESSEE AUTHORITY

WATER AND SEWERAGE NETWORK

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

- Pre-application meeting
- New/repower Application
- Application for reconsideration

CONDITIONALLY ACCEPTED
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's statement of conditional acceptance.

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 security (if applicable) and to indemnify and hold Icon Water harmless and provide further information as necessary and receive any communications relating to the DA or Application for Reconsideration.

APPLICANT DETAILS (Please Print)

Signed Date

Applicant Name OR Company Name Email address

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 Nominee 2 Nominee 3



Application Number

174602

Sheet

139 of 249

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.

DocuSigned by:

1st Lessee's Signature: Suzi Stanicic Date: 12-11-18

2nd 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: Aaron Oshyer Company Name: Knight Frank Town Planning

Signature: [Signature] Date: 21/12/2018

LAND CUSTODIAN AUTHORISATION

- I/we declare that I am/we are the land custodian(s) of the public land or unleased land(s) 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.

Delegated Name: [Signature] Agency Name: Icon Water

Signature: [Signature] Date: 21/12/18

Delegated Name: _____ Agency Name: _____

Signature: _____ Date: _____

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements as set out otherwise by the Land Custodian in relation to the proposed development.

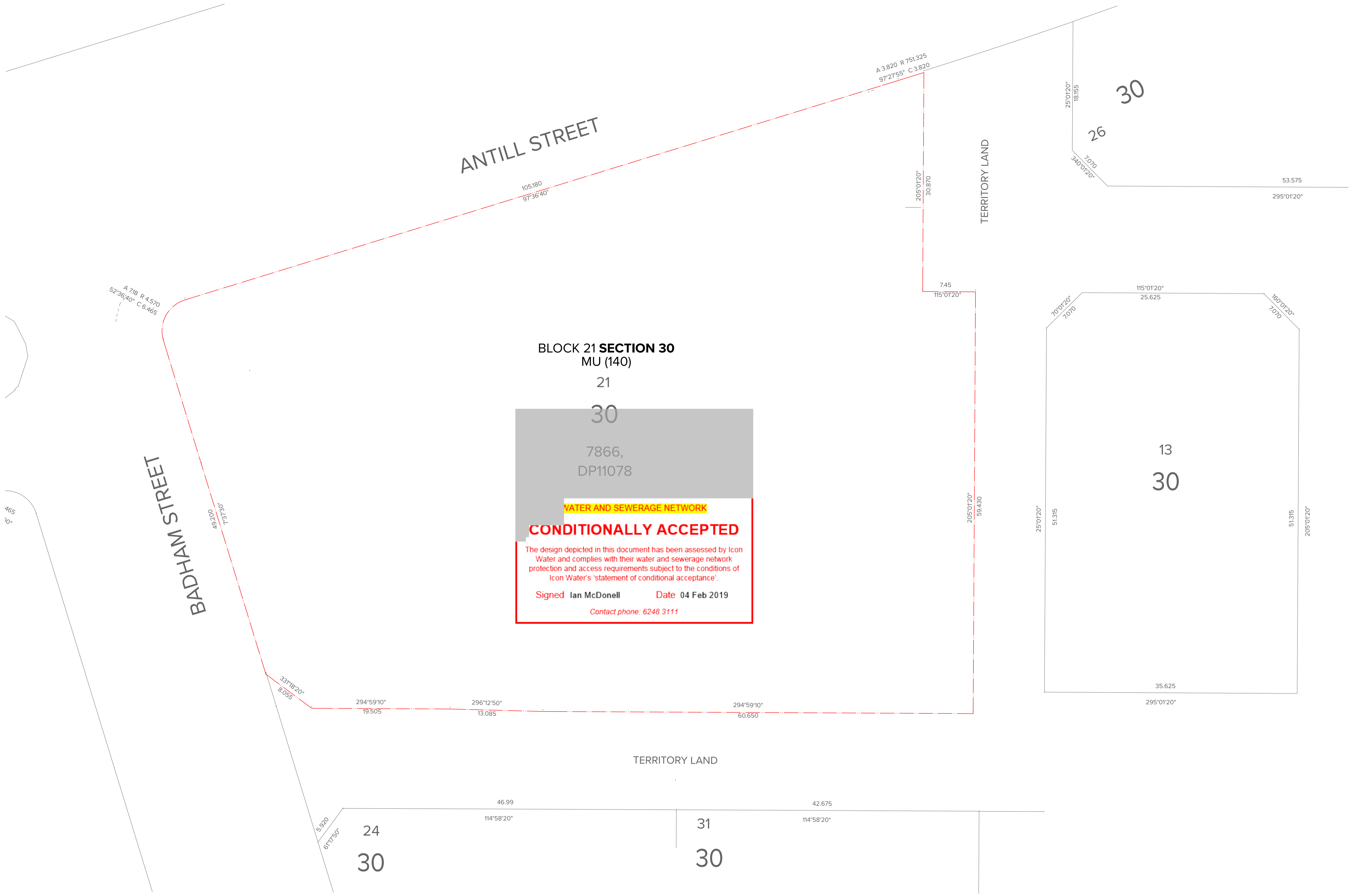
Icon Water's 'Statement of conditional acceptance'.

Privacy Notice

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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



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CLIENT
Coles Group Property Development
6 Giffnock Avenue Macquarie Park NSW
2113

Property Boundary as per current Block boundary

- Notes:**
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 4. All handrails within stairwells to AS1428.1
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 6. Mechanical ventilation systems to comply with AS1668.2 2012

Rev	Date	Approved by	Issue Name	Application
01	14.12.18	MP	Development	Application

Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602

Drawing Title
Siteworks
Block Details

Scale
1:250 @A1, 50% @A3

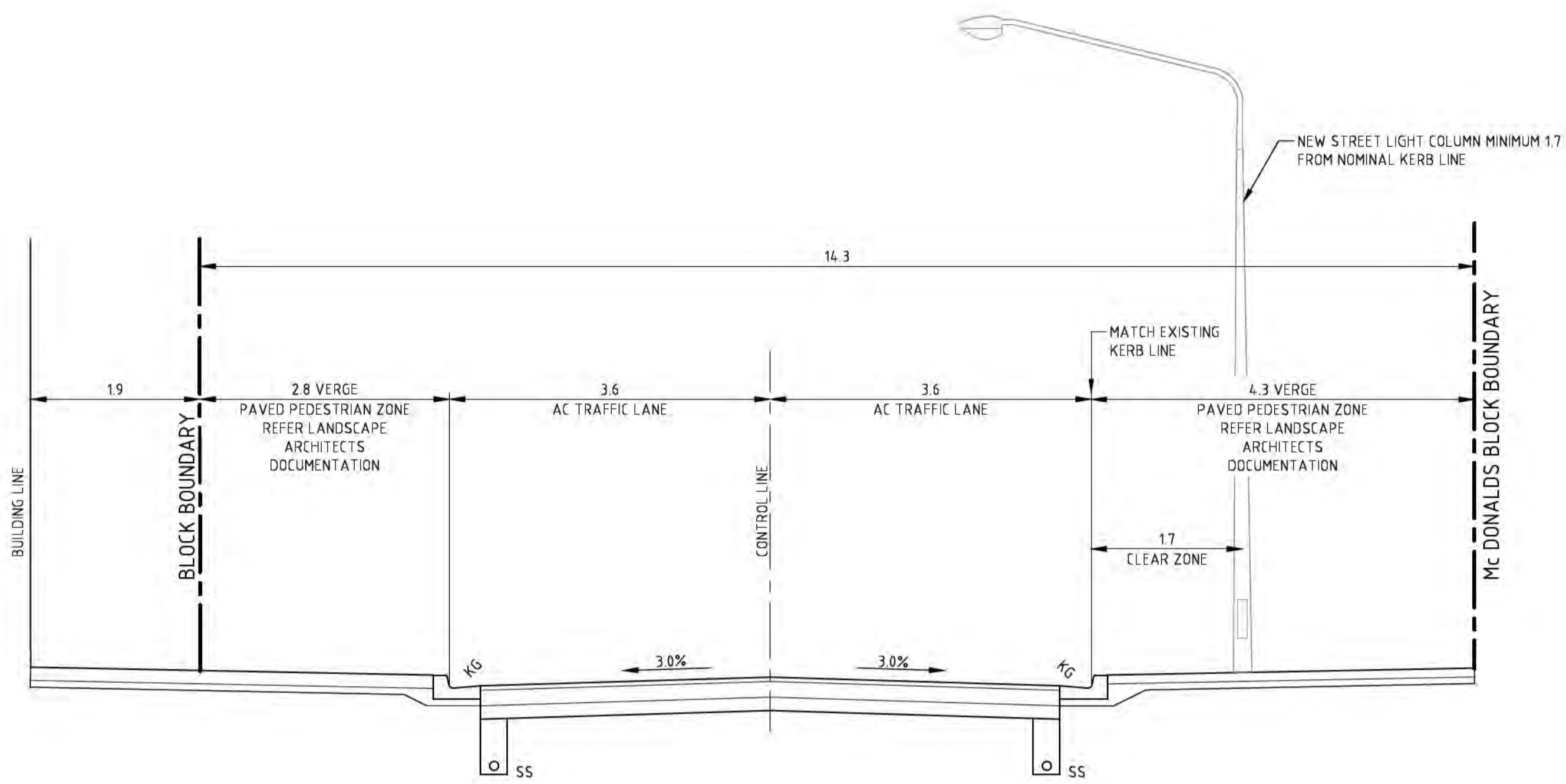
Project No. 18047
Drawn by ML/KP
Dwg No. DA-100-101
Rev 01



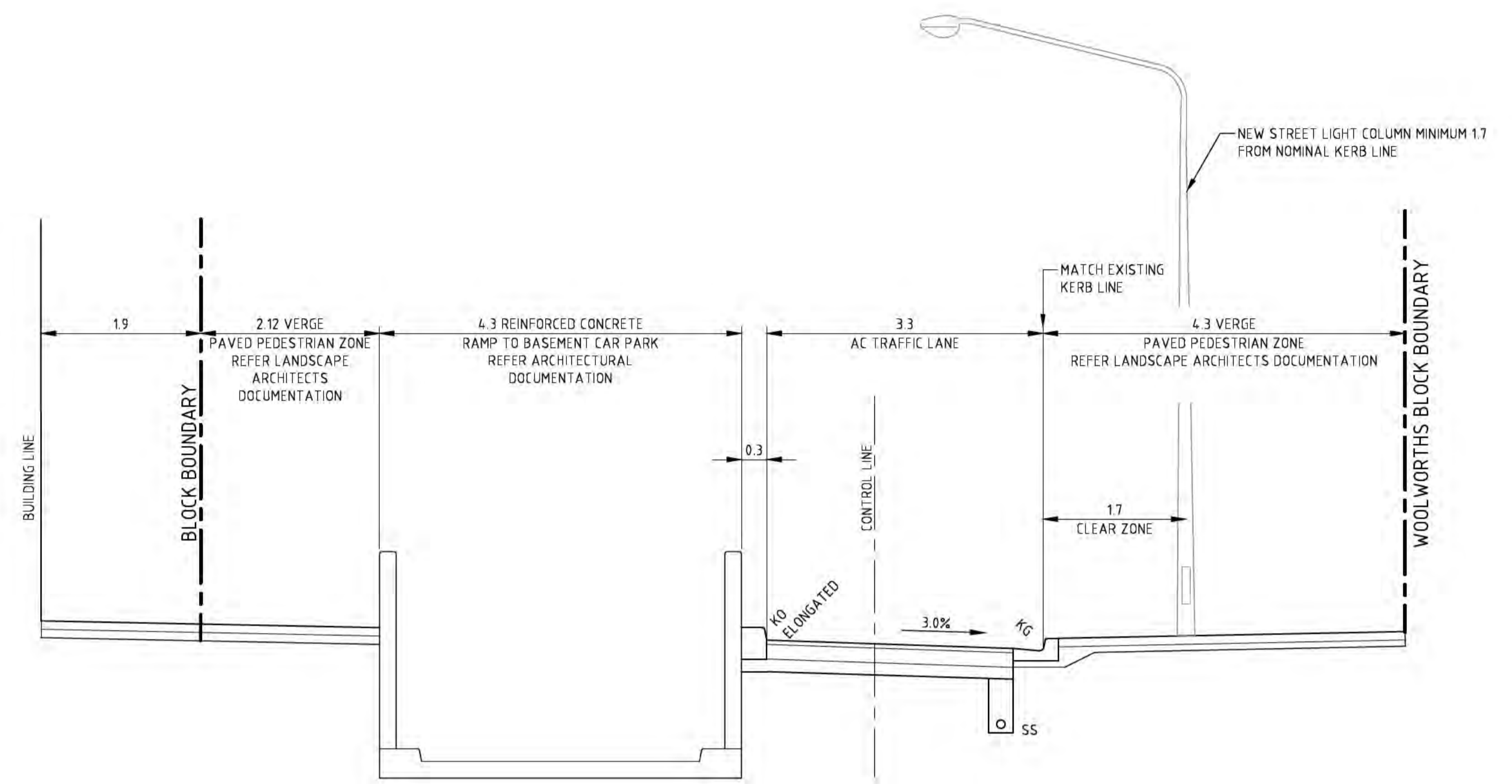
ANTILL STREET
WESTBOUND CARRIAGEWAY
SCALE 1:50

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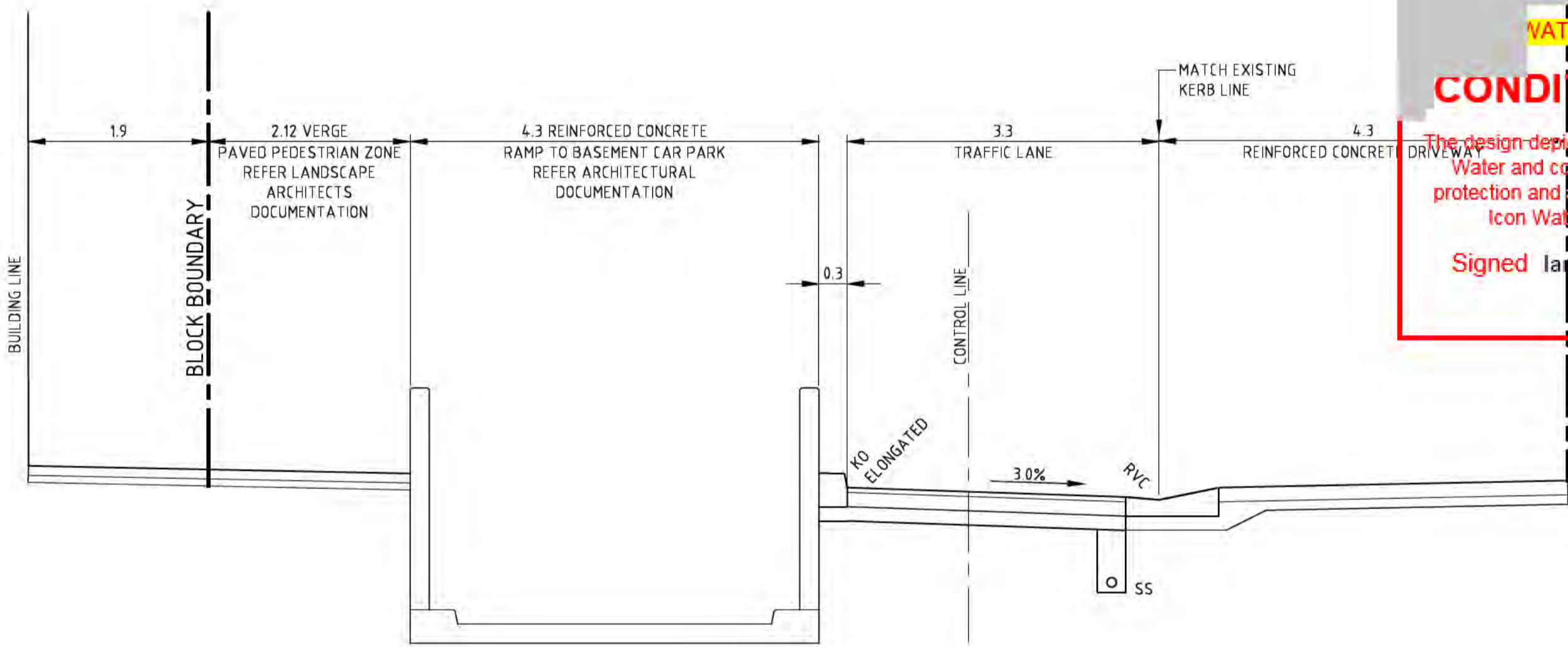
				Scales 0 1 1.5 2 2.5m 1:50 @ A1		North		Client Logo  www.sellickconsultants.com.au				Status NOT FOR CONSTRUCTION				Project Name and Location DICKSON MIXED USE PROJECT BLOCK 21 SECTION 30 DICKSON ACT									
D REVISED DEVELOPMENT APPLICATION				20.12.2018		DA		Original Size A1				Drawn By DA		Drafting Check DCA		Drawing Title TYPICAL CROSS SECTIONS SHEET 2									
C DEVELOPMENT APPLICATION				14.12.2018		DA		Date Plotted 20-Dec-18				Designed By AE		Design Check BC		Project Number 181174									
B EDP UPDATE				14.11.2018		DA		Coordinate System STROMLO GRID				Approved BC		Approved Date 9.11.2018		Type DRG		Discipline CIV		Sub-Discipline AL		Drg No. 0162		Rev D	
A EDP UPDATE				12.11.2018		DA		Height Datum AHD				Approved Signature													
Rev				Description		Date		Drawn By																	



SECTION 1
SCALE 1:50
AL-0151

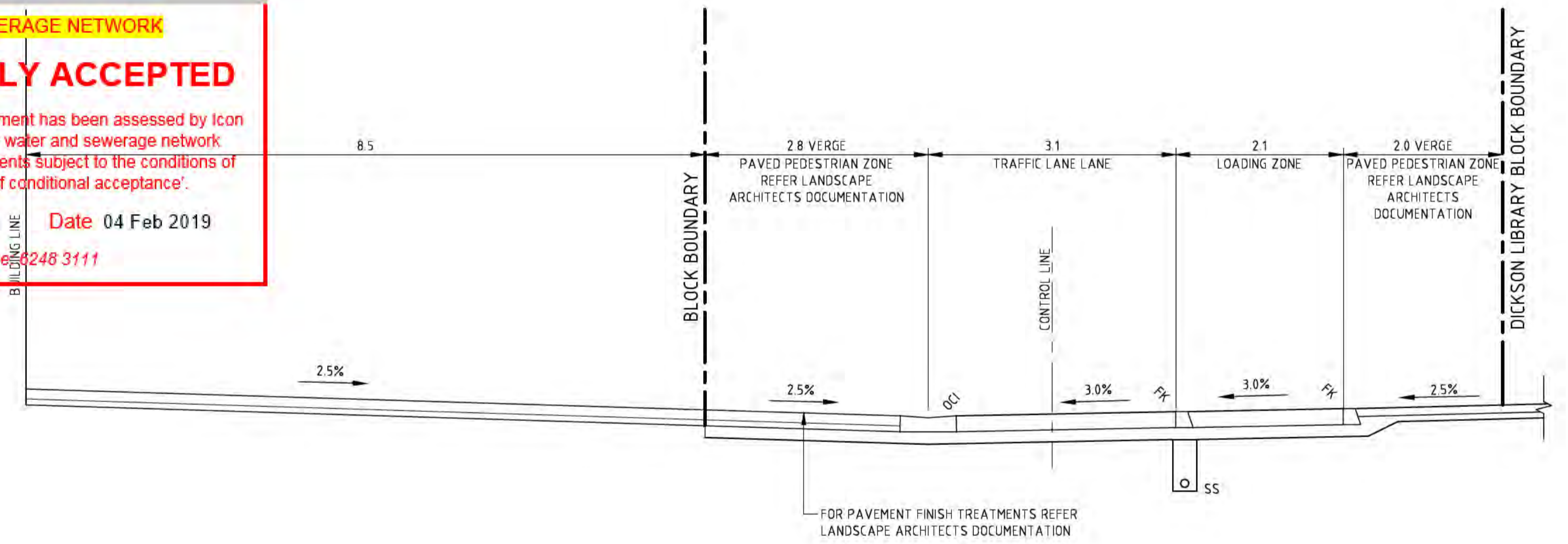


SECTION 3
SCALE 1:50
AL-0151



SECTION 2
SCALE 1:50
AL-0151

WATER AND SEWERAGE NETWORK
CONDITIONALLY ACCEPTED
The design depicted in this document has been assessed by Icon Water and Sewerage with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.
Signed Ian McDonnell Date 04 Feb 2019
Contact phone 0248 3111



SECTION 4
SCALE 1:50
AL-0151

Rev	Description	Date	Drawn By
F	DEVELOPMENT APPLICATION	20.12.2018	DA
E	REVISED DEVELOPMENT APPLICATION	20.12.2018	DA
D	DEVELOPMENT APPLICATION	14.12.2018	DA
C	EDP UPDATE	14.11.2018	DA
B	EDP UPDATE	12.11.2018	DA
A	ESTATE DEVELOPMENT PLANS	9.11.2018	DA

<p>Scales</p> <p>1:50 @ A1</p> <p>DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK. COPYRIGHT: The contents and information contained in this document are copyright of Sellick Consultants, Use or copy of this document in whole or part without written permission constitutes an infringement of copyright.</p>	<p>North</p>
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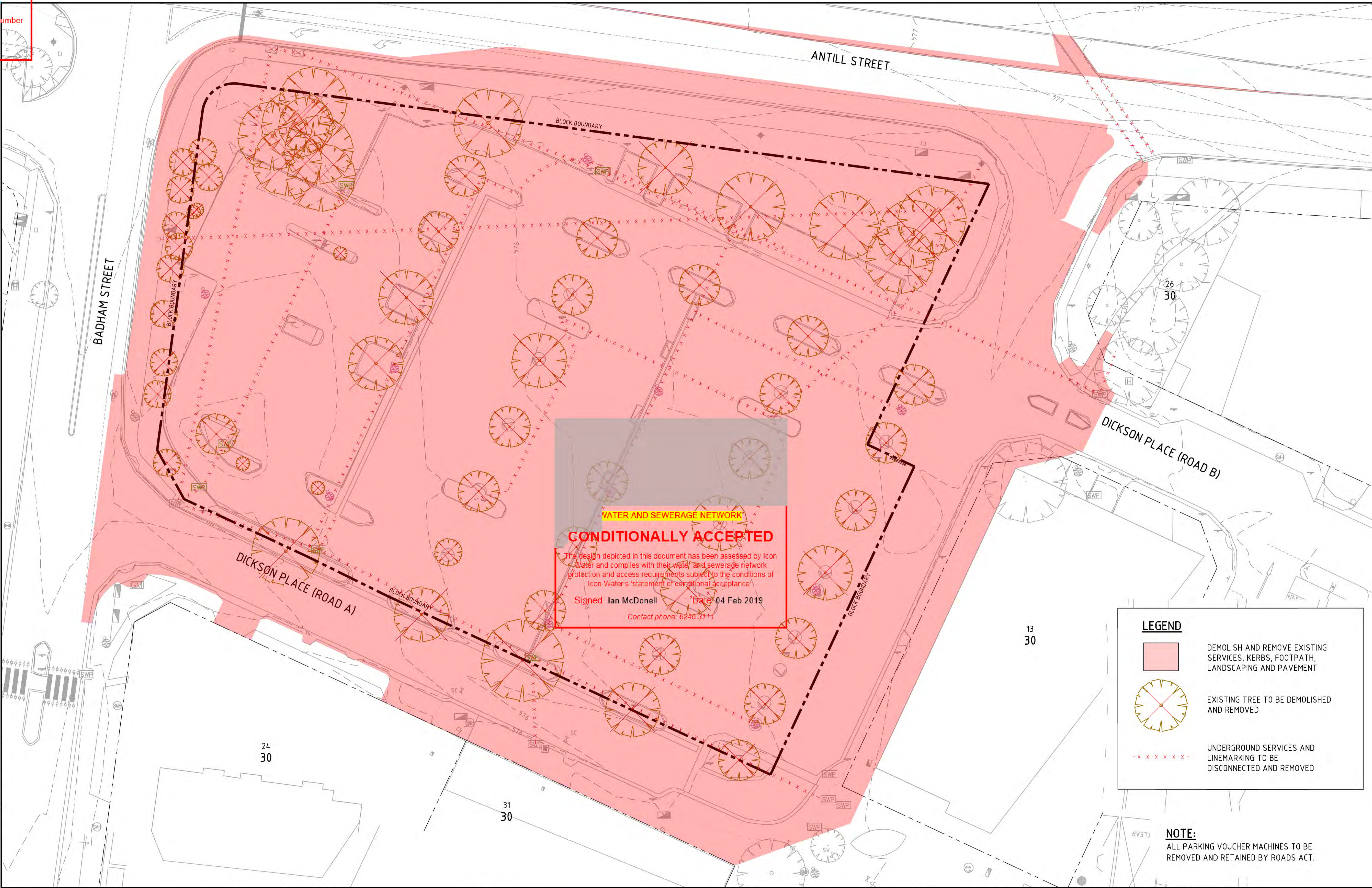


www.sellickconsultants.com.au

Client Logo


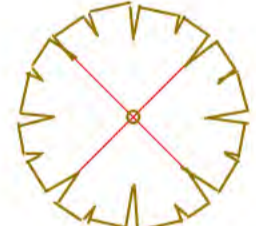

NOT FOR CONSTRUCTION			
Original Size	A1	Drawn By	DA
Date Plotted	20-Dec-18	Designed By	AE
Coordinate System	STROMLO GRID	Approved	BC
Height Datum	AHD	Approved Date	9.11.2018
		Approved Signature	

Project Name and Location					
DICKSON MIXED USE PROJECT					
BLOCK 21 SECTION 30 DICKSON ACT					
Drawing Title					
TYPICAL CROSS SECTIONS					
SHEET 1					
Project Number	Type	Discipline	Sub-Discipline	Drg No.	Rev
181174	DRG	CIV	AL	0161	F



WATER AND SEWERAGE NETWORK
CONDITIONALLY ACCEPTED
 The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.
 Signed Ian McDonell Date 04 Feb 2019
 Contact phone: 6248 3111


LEGEND

-  DEMOLISH AND REMOVE EXISTING SERVICES, KERBS, FOOTPATH, LANDSCAPING AND PAVEMENT
-  EXISTING TREE TO BE DEMOLISHED AND REMOVED
-  UNDERGROUND SERVICES AND LINEMARKING TO BE DISCONNECTED AND REMOVED

NOTE:
 ALL PARKING VOUCHER MACHINES TO BE REMOVED AND RETAINED BY ROADS ACT.

Rev	Description	Date	Drawn By
D	DEVELOPMENT APPLICATION	14.12.2018	DA
C	EDP UPDATE	14.11.2018	DA
B	EDP UPDATE	12.11.2018	DA
A	ESTATE DEVELOPMENT PLANS	9.11.2018	DA

Scales
 0 5 7.5 10 12.5m
 1:250 @ A1

North


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Client Logo


NOT FOR CONSTRUCTION			
Original Size	A1	Drawn By	DA
Date Plotted	14-Dec-18	Designed By	AE
Coordinate System	STROMLO GRID	Approved	BC
Height Datum	AHD	Approved Date	9.11.2018
		Approved Signature	

Project Name and Location					
DICKSON MIXED USE PROJECT					
BLOCK 21 SECTION 30 DICKSON ACT					
Drawing Title					
DEMOLITION PLAN					
Project Number	Type	Discipline	Sub-Discipline	Drg No.	Rev
181174	DRG	CIV	DM	0901	D

Demolition Checklist

Sewer connection

Icon Water's requirements for demolition work which could potentially damage Icon Water's assets or result in discharge of stormwater, or other unapproved wastes (other than domestic sewage) to the Icon Water sewerage network.

The property owner (or their design or construction agent) is responsible for the following:

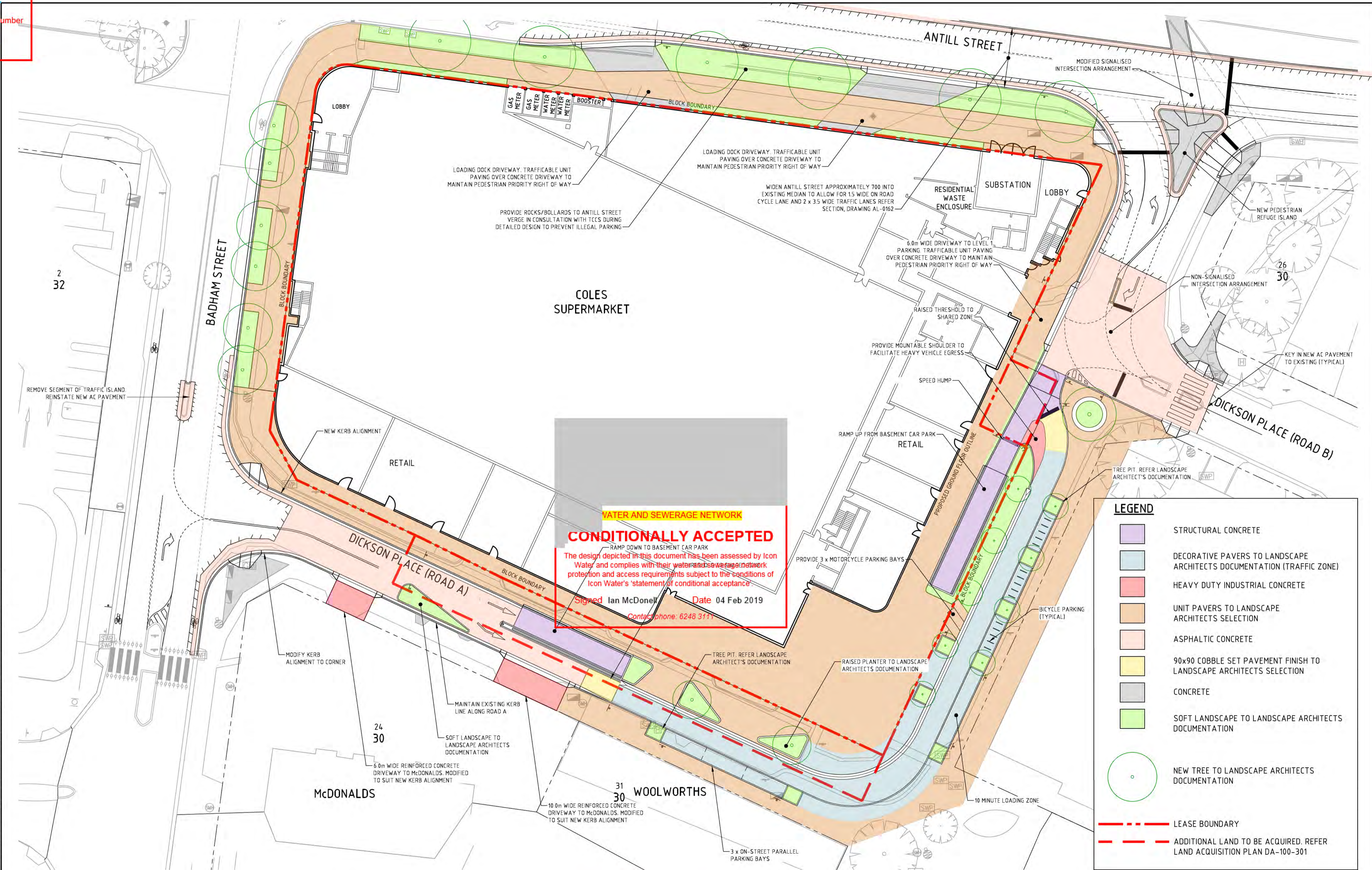
1. Where an Icon Water sewer main traverses a property or an Icon Water sewer main is outside the property boundary (and proposed demolition works may impact on the sewer main's pipe-protection-envelope), accurate sewer network survey plans must be obtained from Icon Water or from a registered surveyor. Sewer asset locations need to be shown on relevant demolition plans including manhole, boundary riser and tie location with off-set dimensions from site boundaries.
2. Recording the condition of manhole covers. Icon Water can be contacted on 6248 3111 to repair damaged components. A failure to identify any faults before demolition commences may result in the property owner (or their contractors) being held responsible to pay for the repair caused by a failure to adequately protect Icon Water's assets during the demolition or building construction works.
3. Engaging a licensed drainer to disconnect the internal sanitary drains before any demolition works commence. The discharge of debris, groundwater, stormwater or other unapproved liquid wastes (other than domestic sewage into the sewerage networks) is an offence under the *Utilities Act 2000*.
4. Identifying, flagging, barricading and protecting the sanitary drainage 'riser' (if installed) and manholes from demolition operations.
5. Where further construction works is planned, sanitary drains are to be temporarily sealed by capping no closer than three metres from the Icon Water tie. Excavation and capping is to be undertaken by licensed drainers at the customer's expense. The capping point is to be staked behind the cap and identified at ground level. Please 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's sanitary drains. When the tie is exposed it is recommended to ask Icon Water to inspect the branch-line to ensure it is in good condition.
6. Where further construction work is not proposed to commence within 12 months from the date demolition commences, permanent disconnection may be required. Please consult Icon Water at this time for a definitive answer.

Water supply

Icon Water's requirements for demolition works which could potentially damage Icon Water assets or result in contamination of the potable water supply.

The property owner (or their design or construction agent) is responsible for the following:

1. Where an Icon Water main traverses a property (and where an Icon Water main is outside the property boundary but proposed demolition works may impact on the water main's pipe-protection-envelope), accurate water network survey plans must be obtained from Icon Water or from a registered surveyor. Water asset locations need to be shown (including mains, valves and hydrants) on relevant demolition plans (with off-set dimensions to site boundaries).
2. Identifying the location of the Icon Water isolation valve and water meter on the site plan (with off-set dimensions from site boundaries).
3. Recording the condition of the water connection pipe, isolation valve, water meter, verge hydrants and verge network valves. Please contact Icon Water on 6248 3111 to repair damaged components. 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 caused by a failure to adequately protect those assets during the demolition or building construction.
4. Engaging a licensed plumber to disconnect the internal plumbing service at the water meter before any demolition commences.
5. Where further construction works are 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 commences, permanent disconnection and removal of the meter may be required. Please consult Icon Water at this time for a definitive answer.
7. Flagging and protecting network isolation valves and hydrants (on the verge) from demolition operations and accidental damage.
8. Advising Icon Water when demolition is complete. Icon Water may take the opportunity to install a new isolation valve and meter assembly to the current Icon Water standard.



G	DEVELOPMENT APPLICATION	20/12/2018	DA
F	REVISED DEVELOPMENT APPLICATION	20.12.2018	DA
E	NEW TREES REVISED ON ANTILL STREET	17.12.2018	DA
D	DEVELOPMENT APPLICATION	14.12.2018	DA
C	EDP UPDATE	14.11.2018	DA
B	EDP UPDATE	12.11.2018	DA
A	ESTATE DEVELOPMENT PLANS	9.11.2018	DA
Rev	Description	Date	Drawn By

Scales

0 5 7.5 10 12.5m

1:250 @ A1

North

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Client Logo

Status: **NOT FOR CONSTRUCTION**

Original Size	A1	Drawn By	DA	Drafting Check	DCA
Date Plotted	20-Dec-18	Designed By	AE	Design Check	BC
Coordinate System	STROMLO GRID	Approved	BC	Approved Date	9.11.2018
Height Datum	AHD	Approved Signature			

Project Name and Location

DICKSON MIXED USE PROJECT
BLOCK 21 SECTION 30 DICKSON ACT

Drawing Title

DEVELOPMENT PLAN

Project Number	Type	Discipline	Sub-Discipline	Drg No.	Rev
181174	DRG	CIV	GN	0003	G



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Ian McDowell Date 04 Feb 2019

Contact phone: 6248 3111



CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Ian McDonnell Date 04 Feb 2019

Contact phone: 6248 3111

From: developmentapplications@iconwater.com.au
To: [EPD, Customer Services](#)
Subject: Icon Water Application Decision. Application - 174602. Dickson - 21/30 (Email 6 of 15)
Date: Monday, 4 February 2019 10:03:11 AM
Attachments: [ELEV-201835109-SOUTH-01.pdf](#)
[ELEV-201835109-WEST-01.pdf](#)
[ENTITYADVICE-201835109-DEEDMGT-01.pdf](#)
[ENTITYADVICE-201835109-DEEDMGT-02.pdf](#)
[ESTATEDEVPLAN-201835109-01.pdf](#)
[FILLPLAN-201835109-01.pdf](#)
[FLOORREG-201835109-BASEMENT L1-01.pdf](#)
[FLOORREG-201835109-BASEMENT L2-01.pdf](#)

Icon Water

Approval ID : 174602, Dickson 21 /30

Your application has been assessed against Icon Water's water and sewerage network access and asset protection requirements.

Please find attached an Icon Water DECISION STATEMENT together with your stamped plans.

A failure to comply with decision statement conditions will invalidate the approval and will expose the land-holder to prosecution under the Utilities Act 2000.

Non-compliant submissions must be rectified and resubmitted to Icon Water for approval prior to construction commencing. A decision to proceed with construction using unapproved drawings will expose the land-holder to prosecution under the Utilities Act 2000.

Please note: Separate decision statements are required from other utilities (eg: electricity, gas, stormwater and communications)

Future applications

Icon Water has introduced an online planning application process for obtaining utility clearances prior to submitting a development application or seeking building approval.

This revised application process consists of an electronic form available [here](#). By using the online form applicants will no longer need to complete the respective Water/Sewerage and Electricity/Gas application forms.

When an application is submitted it will be assessed against the water, sewerage, electricity and gas networks.

Icon Water requests that organisations register their details if they regularly submit applications. Registration will reduce the time it takes to lodge an application. To register, send a return email including the organisation's name, a contact name, phone number and email address.

Regards

Ian McDonell

Building Approvals and Network Protection
Icon Water

Telephone 02 6248 3111

Facsimile 02 6242 1459

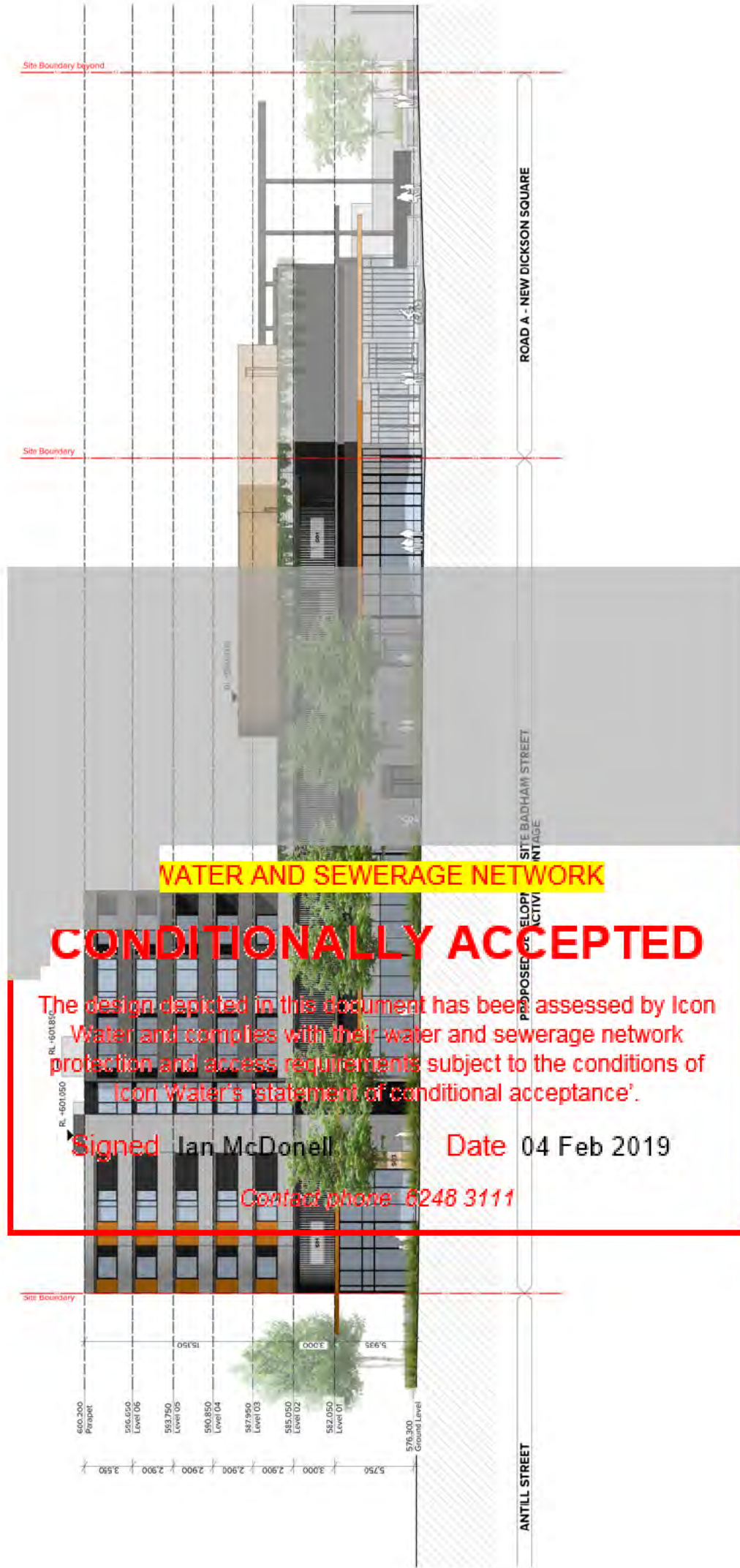
Email developmentapplications@iconwater.com.au

GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

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icon



ACT
Government

Environment and Planning

Application Number

17/002

Sheet

151 of 249

Mr Aaron Oshyer
Manager - ACT
Knight Frank
PO Box 248
Civic Square ACT 2608

Dear Aaron,

SUBJECT: Dickson Section 30 Block 21 - Development Plan – Lodgement of DA

I confirm that the Development Plan received responses from all relevant Government agencies included in the circulation of 15 November 2018, and the Planning Delivery Division advised that:

The Development Plan is acceptable for lodgement as a Development Application.

A copy of a Minute addressed to Mr Brett Phillips, Executive Director (Planning Delivery Division) from the Estate Manager is provided certifying that the Development Plan **WATER AND SEWERAGE NETWORK** Application. The purpose of this Minute is to accompany the Development Application to ensure that circulation to Government is not repeated.

CONDITIONALLY ACCEPTED

Kind Regards,
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Ian McDonell

Date 04 Feb 2019

Bob Taylor
Estate Manager

Contact phone: 6248 3111

Deed Management Unit
Environment, Planning and Sustainable Development Directorate

11 December 2018



Mr Brett Phillips
Planning Delivery Division

Dickson Section 30 Block 21

I refer to the above DA lodged on the above parcel of land.

I confirm that:

1. this development is subject to a Deed of Agreement and is subject to public notification.
2. it has been circulated to all relevant agencies within Government and a whole of government response has been received.

Details of the circulation and agency comments are available for perusal in our project files. Details of circulation times and response times are also available in the unit database. **WATER AND SEWERAGE NETWORK**

It is recommended that the Development Plan be accepted as a Development Application and the documents accompanying the original circulations to the agencies be retained as supporting information only.

CONDITIONALLY ACCEPTED
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network

protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.
Please ensure that one copy of the stamped approved plan is returned to Deed Management for their records and at least one copy is delivered to the Developer.

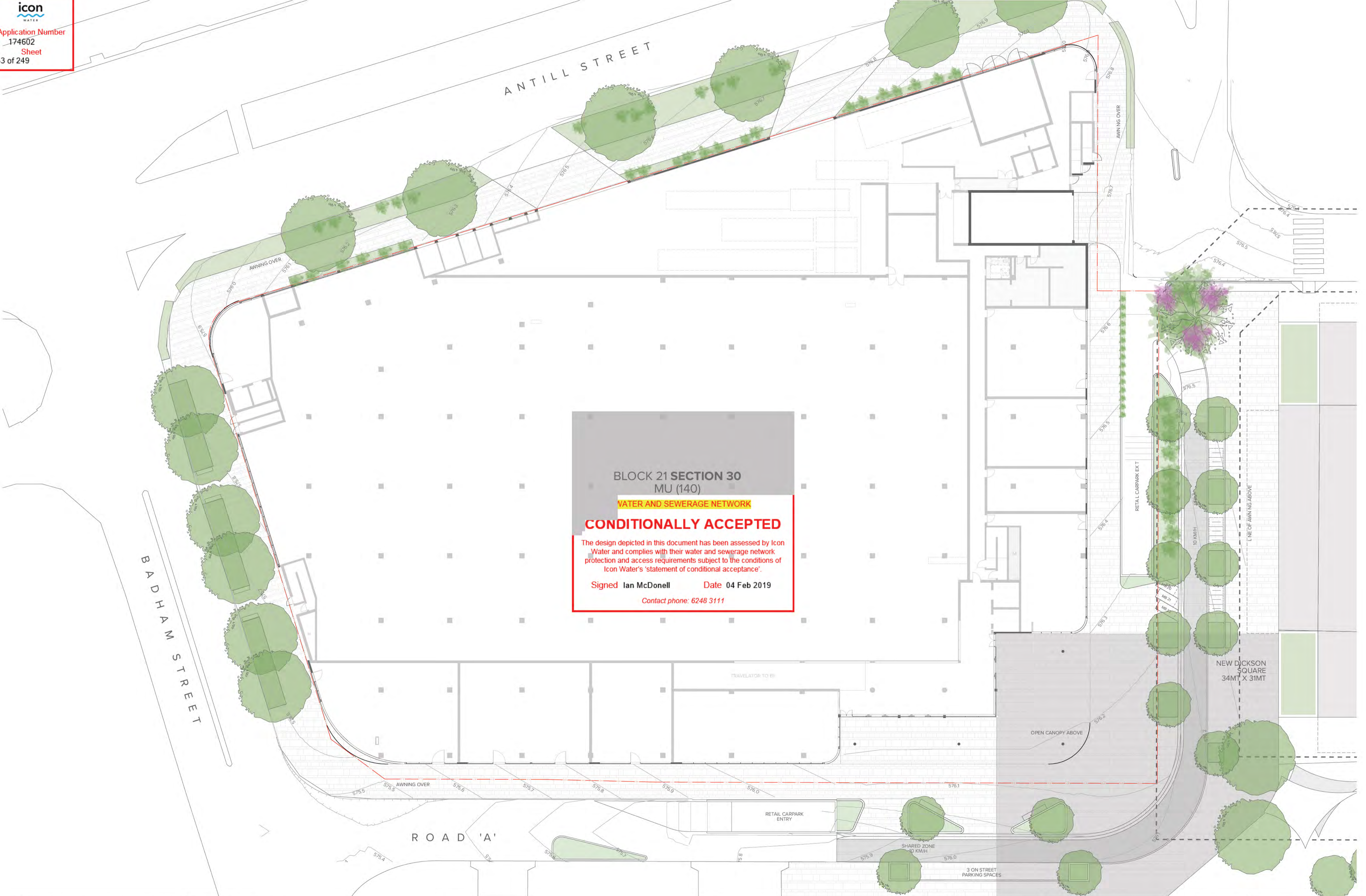
Signed Ian McDonell

Date 04 Feb 2019

Contact phone: 6248 3111

Bob Taylor
Estate Manager
Deed Management Unit
Planning Delivery Division
Environment, Planning and Sustainable Development Directorate

11 December 2018



**BLOCK 21 SECTION 30
MU (140)**
WATER AND SEWERAGE NETWORK
CONDITIONALLY ACCEPTED
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.
Signed **Ian McDonell** Date **04 Feb 2019**
Contact phone: 6248 3111

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CLIENT
Coles Group Property Developments
6 Giffnock Avenue Macquarie Park NSW
2113

Notes:
1. This drawing is to be read in conjunction with relevant consultant drawings.
2. Entrances to all buildings along the accessible path of travel to as AS1428.1
3. All lifts to comply with AS735.12 and BCA
4. All handrails within stairwells to AS428.1
5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1 2009
6. Mechanical ventilation systems to comply with AS1668.2 2012

Property Boundary as per current Block boundary

Rev	Date	Approved by	Issue Name
01	14.12.18	VP	Development Application

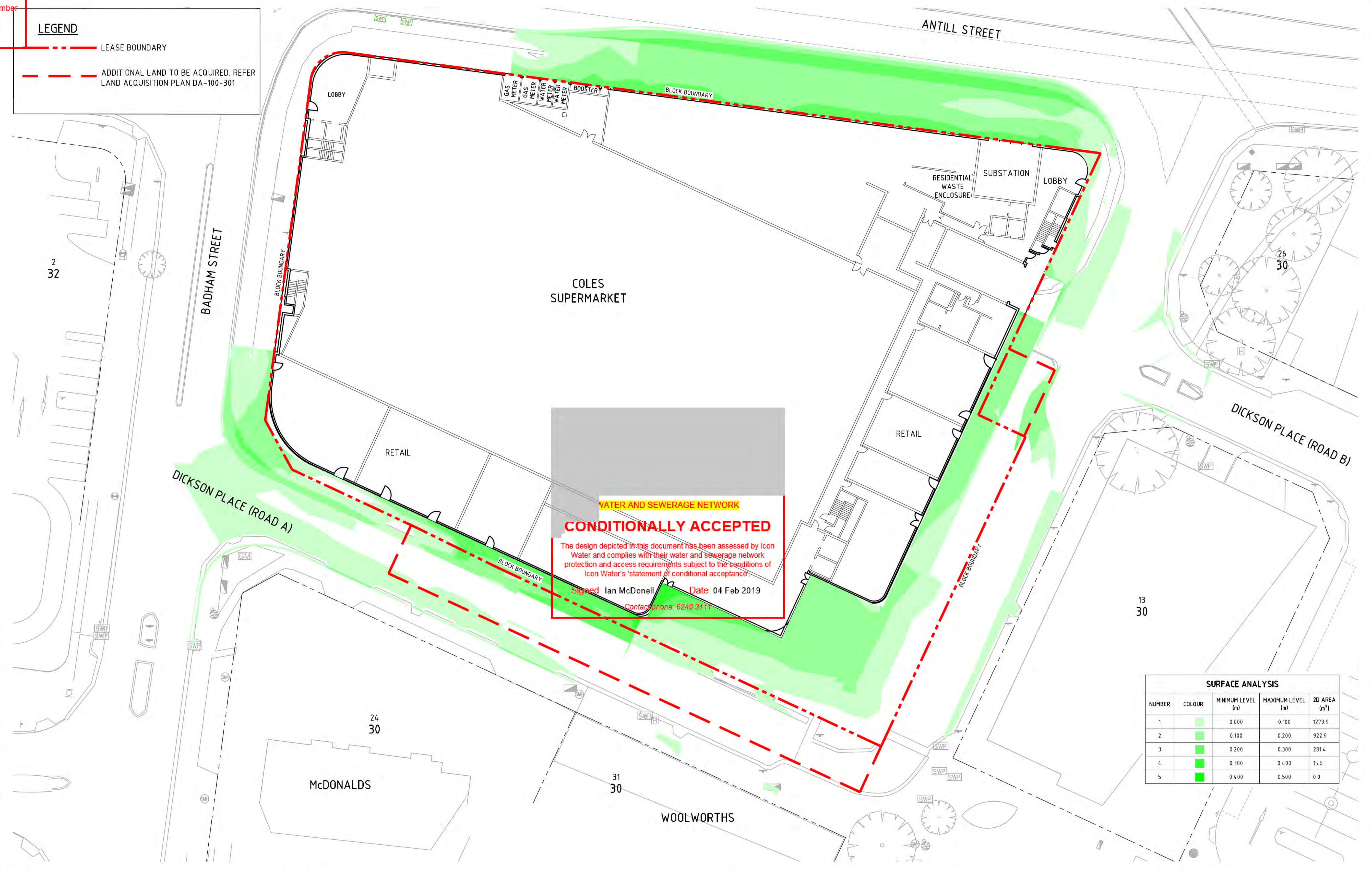
Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602
Drawing Title
Siteworks
Estate Development Plan

Scale
1:200 @A1, 50% @A3
Status
Project No. **18047**
Dwg No. **DA-100-001**
Rev **01**
Drawn by **ML/KP**
Rev **01**

LEGEND

--- LEASE BOUNDARY

--- ADDITIONAL LAND TO BE ACQUIRED. REFER LAND ACQUISITION PLAN DA-100-301



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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Signed Ian McDonnell Date 04 Feb 2019

Contact phone: 6248 3111

SURFACE ANALYSIS				
NUMBER	COLOUR	MINIMUM LEVEL (m)	MAXIMUM LEVEL (m)	2D AREA (m ²)
1		0.000	0.100	1279.9
2		0.100	0.200	922.9
3		0.200	0.300	281.4
4		0.300	0.400	15.6
5		0.400	0.500	0.0

File Name: P:\2018\181174_B21-S30-Dickson\04_CAD\4_2_Drawings\CIV\181174-drg-civ-ew-0201.dwg

Rev	Description	Date	Drawn By
E	REVISED DEVELOPMENT APPLICATION	20.12.2018	DA
D	DEVELOPMENT APPLICATION	14.12.2018	DA
C	EDP UPDATE	14.11.2018	DA
B	EDP UPDATE	12.11.2018	DA
A	ESTATE DEVELOPMENT PLANS	9.11.2018	DA

Scales

0 5 7.5 10 12.5m

1:250 @ A1

North

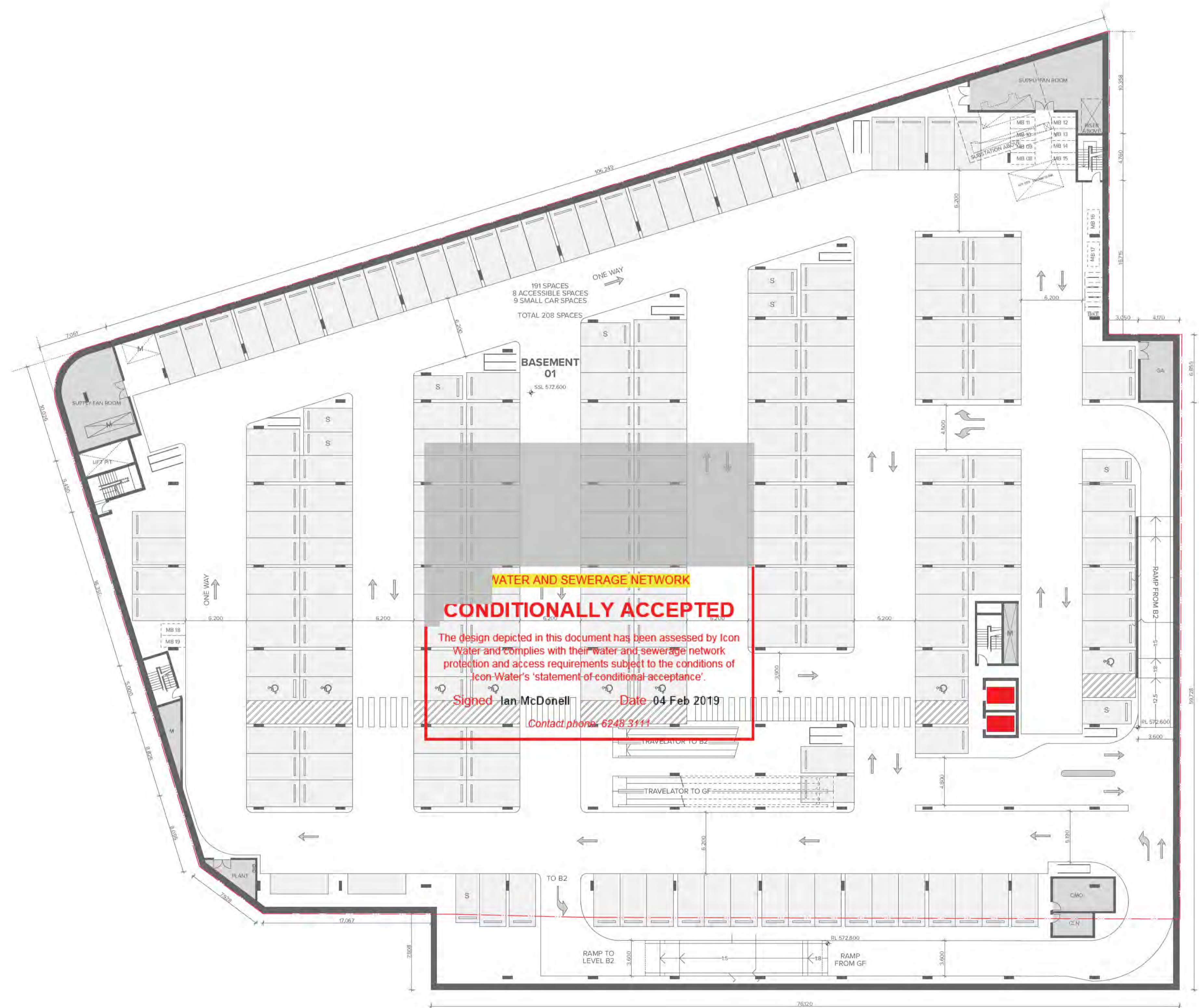
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Status NOT FOR CONSTRUCTION			
Original Size	A1	Drawn By	DA
Date Plotted	20-Dec-18	Designed By	AE
Coordinate System	STROMLO GRID	Approved	BC
Height Datum	AHD	Approved Date	9.11.2018
		Approved Signature	

Project Name and Location DICKSON MIXED USE PROJECT						
BLOCK 21 SECTION 30 DICKSON ACT						
Drawing Title FILL PLAN						
Project Number	Type	Discipline	Sub-Discipline	Drg No.	Rev	
181174	DRG	CIV	EW	0201	E	



WATER AND SEWERAGE NETWORK
CONDITIONALLY ACCEPTED
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Signed: Ian McDonnell Date: 04 Feb 2019
Contact phone: 6248 3111

Property Boundary

Car Parking Schedule B1	
Retail	191
Accessible	8
Small Car	9
Total	208

Parking Schedule B1	
Bicycle	8
Motorbike	12

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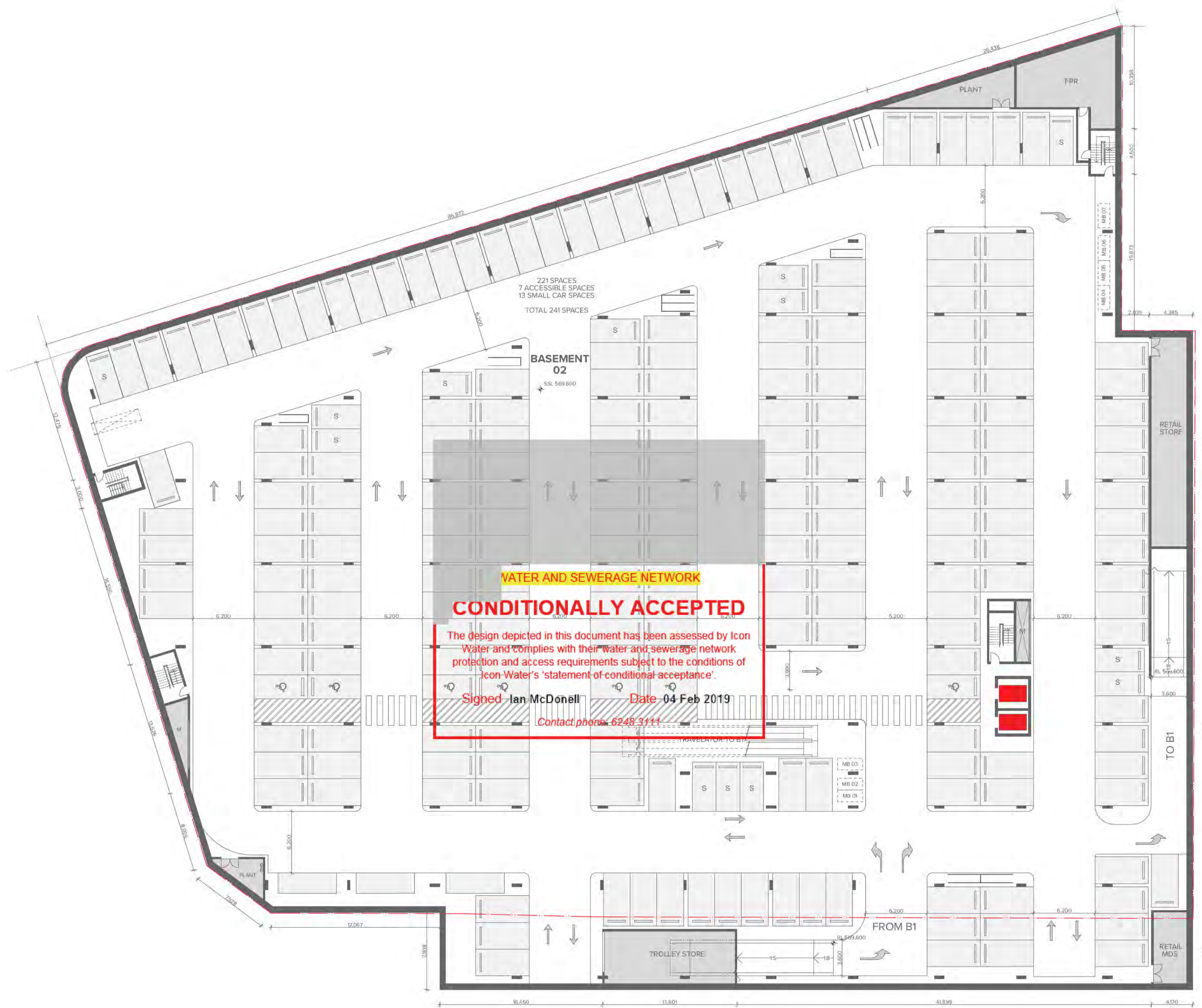
CLIENT
Coles Group Property Developments
6 Giffnock Avenue Macquarie Park NSW
2113

- Notes:**
1. This drawing is to be read in conjunction with relevant consultant drawings
 2. Entrances to all buildings along the accessible path of travel to be as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
 5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1 2009
 6. Mechanical ventilation systems to comply with AS1668.2 2012

Rev	Date	Approved by	Issue Name	Application
01	14.12.18	MP	Development	Application

Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602
Drawing Title
GA Plans
Basement 01

Scale: 1:250 @A1, 50% @A3
Project No: 18047
Drawing No: DA-110-008
Rev: 01
Drawn by: ML/KP
Rev: 01



Property Boundary

Car Parking Schedule B2

Retail	221
Accessible	7
Small Car	13
Total	241

Parking Schedule B2

Motorbike	7
-----------	---

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CLIENT
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6 Giffnock Avenue Macquarie Park NSW
2113

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 6. Mechanical ventilation systems to comply with AS1668.2 2012

Rev	Date	Approved by	Issue Name
01	14.12.18	IP	Development Application

Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602

Drawing Title
GA Plans
Basement 02

Scale 1:250 @A1, 50% @A3	Project No. 18047	Drawn by ML/KP	North ↑
Status	Day No. DA-110-007	Rev 01	