

**From:** [basubmission\\_electricity@Evoenergy.com.au](mailto:basubmission_electricity@Evoenergy.com.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** Evoenergy Application Decision. Application - 195967. Kingston - 13/22 (Email 2 of 4)  
**Date:** 27 October 2021 07:44:35  
**Attachments:** [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](#)

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## 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](mailto:devapp@evoenergy.com.au)

GPO Box 366 Canberra ACT 2601

[www.evoenergy.com.au](http://www.evoenergy.com.au)

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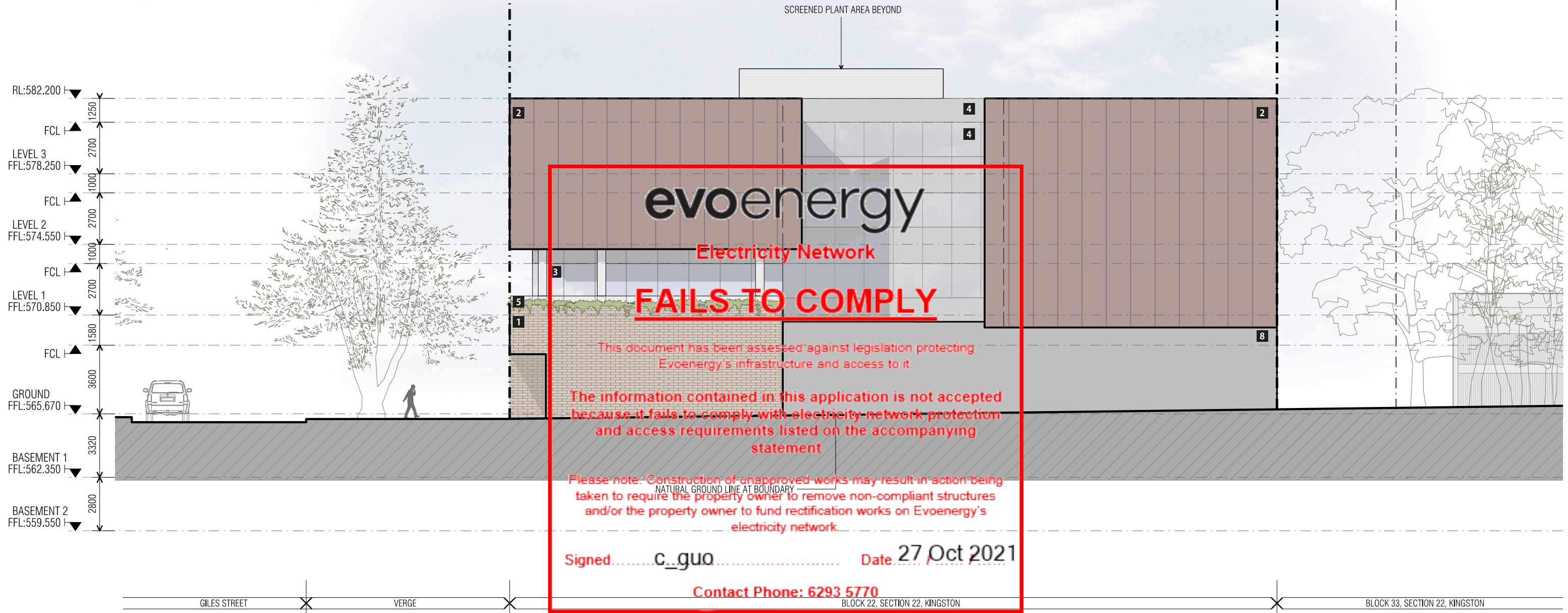
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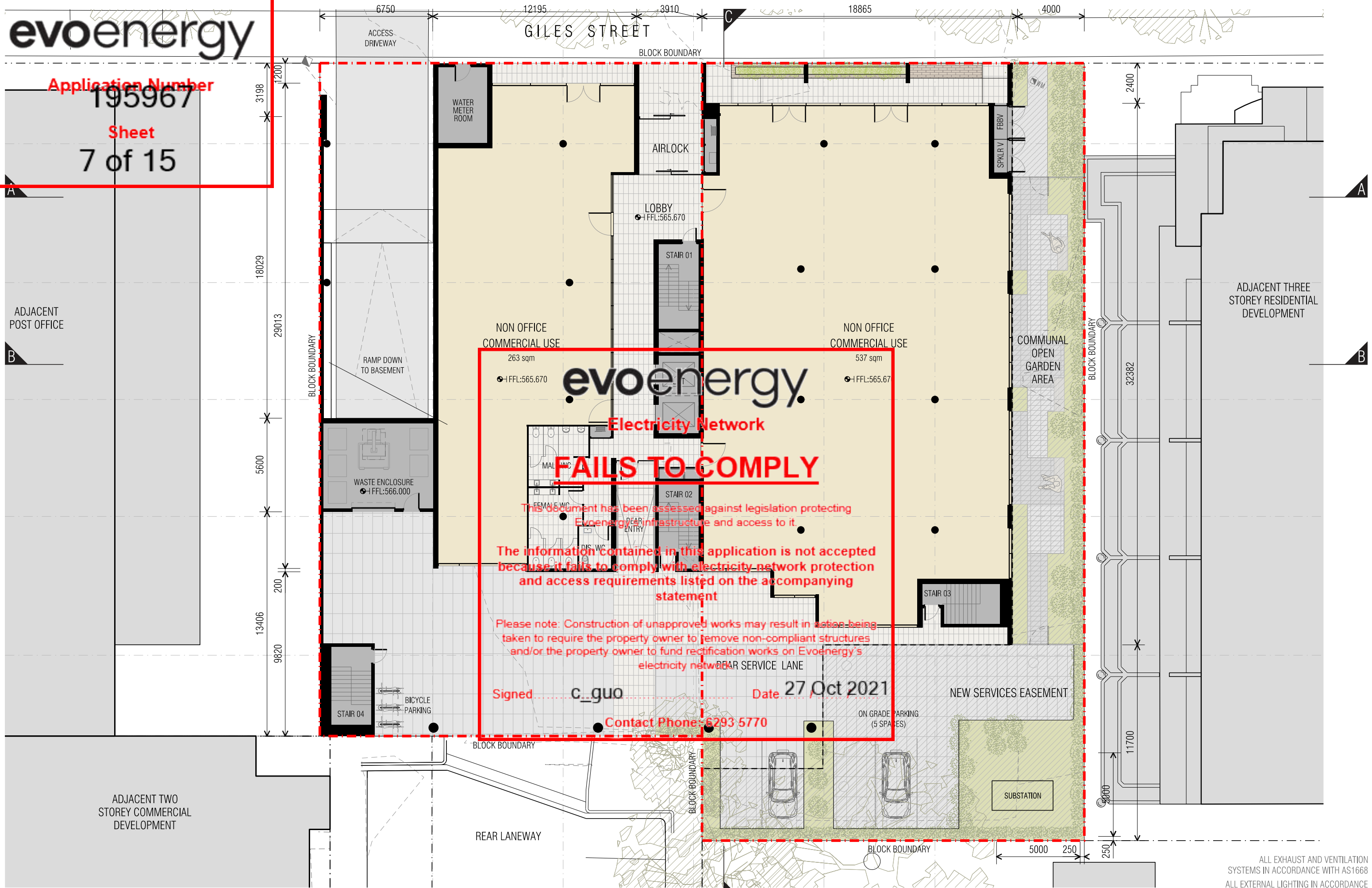
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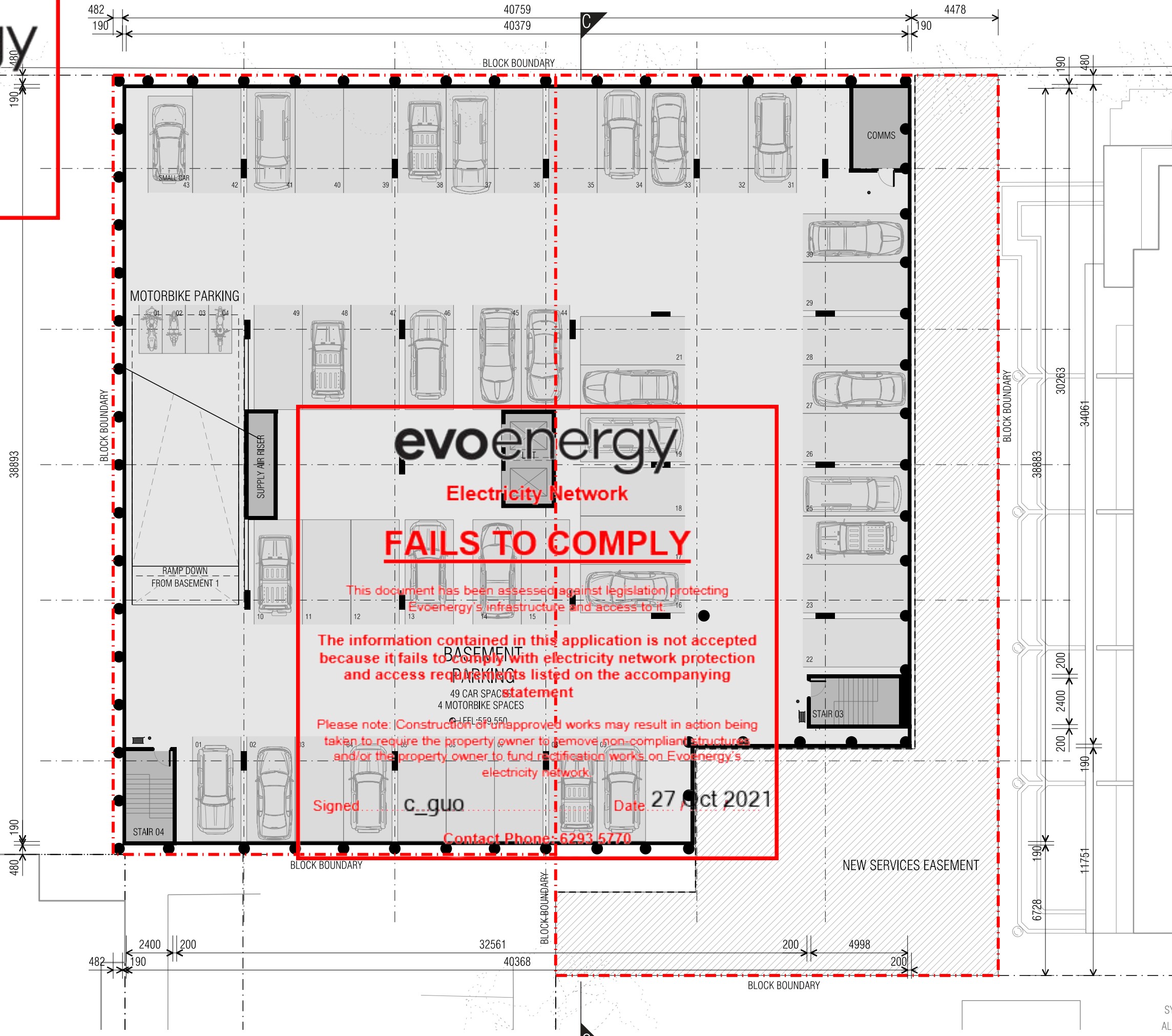
**MATERIALS**

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



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





# 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

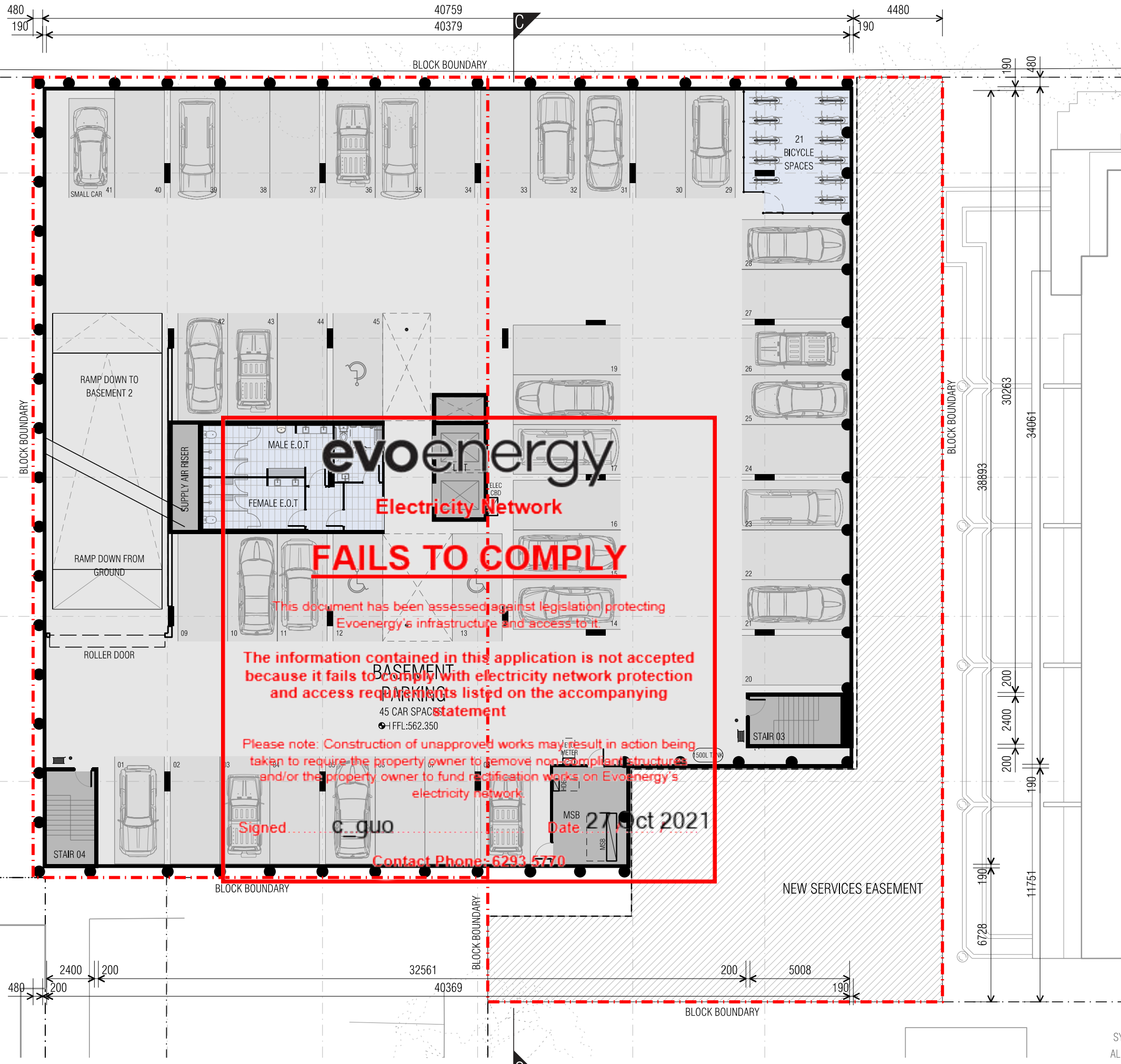
Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's electricity network.

Signed: **c\_guo** Date: **27 Oct 2021**

Contact Phone: 6293 5770

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





**evoenergy**  
Electricity Network  
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Signed: *C. Guo* Date: 27 Oct 2021  
Contact Phone: 6293 5770

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



# GILES ST

## BLOCKS 13 & 22

### SECTION 22

### KINGSTON ACT

### EXTERNAL SERVICES

**NOTE:** SEWER MAIN WITHIN GILES STREET HAS BEEN SURVEYED TO BE 1.08%, NOT 0.37% AS PER ICON WAE INFORMATION

**NOTE:** ALL EXISTING MAINTENANCE HOLES NOMINATED 'eSMH' HAVE BEEN SURVEYED. OUTLET INVERT LEVELS FOR THESE STRUCTURES HAS BEEN BASED OFF SURVEY INFORMATION AND DOES NOT ALIGN WITH ICON WAE INFORMATION.

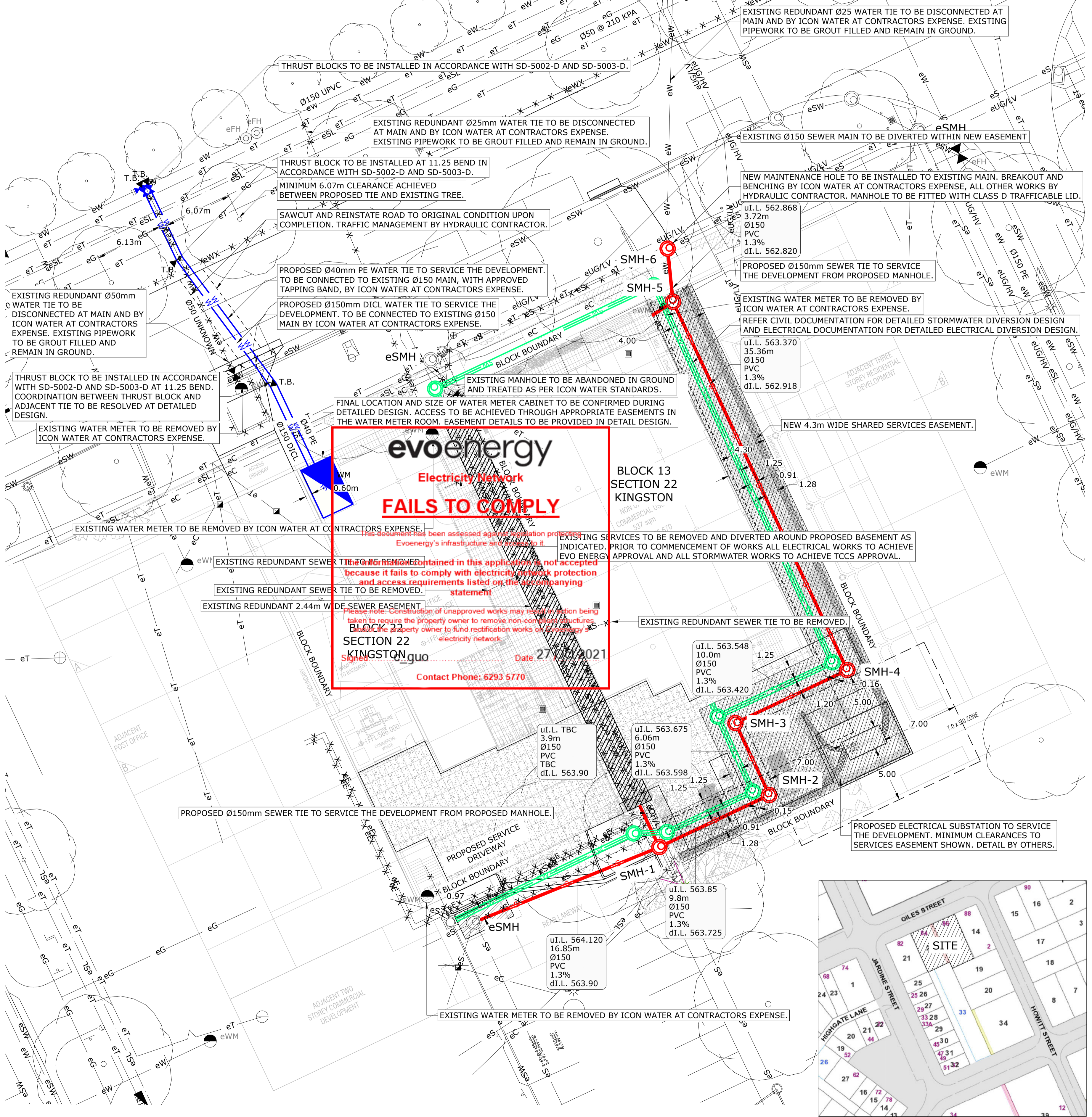
**NOTE:** STRUCTURAL GROUND ANCHOR DESIGN IS YET TO BE FINALISED. ANCHORS TO BE DESIGNED TO MAINTAIN MIN 1.0m CLEARANCE FROM ALL IN GROUND EXISTING SERVICES.

**NOTE:** \* INDICATES INVERT LEVEL SOURCED FROM SURVEY. # INDICATES INVERT LEVEL SOURCED FROM ICON WAE.

PIT SCHEDULE						
PIT NUMBER	SMH-1	SMH-2	SMH-3	SMH-4	SMH-5	SMH-6
EASTING	211999.251	212009.064	212006.044	212016.044	212000.465	211999.985
NORTHING	600120.778	600125.419	600131.859	600136.590	600169.501	600174.248
COVER LEVEL	TBC	TBC	TBC	TBC	TBC	TBC
OUTLET LEVEL	563.850	563.675	563.548	563.370	562.868	562.770
APPROX DEPTH	TBC	TBC	TBC	TBC	TBC	TBC
COVER	CLASS D	CLASS D	CLASS D	CLASS D	CLASS D	CLASS D
SIZE	1050	1050	1050	1050	1050	1050

- GENERAL**
- GENERAL NOTES**
- ALL WORK ON ICON WATER'S WATER SUPPLY AND SEWER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT ICON WATER SUPPLY AND SEWERAGE STANDARDS, RELEASED JULY 2018. ALL WORK ON STORMWATER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH DESIGN STANDARDS FOR URBAN INFRASTRUCTURE WORKS.
  - CONNECTIONS AND OR DISCONNECTIONS OF SEWER AND WATER AT THE MAIN TO BE MADE BY ICON WATER AT THE CONTRACTORS EXPENSE. THE CONTRACTOR IS TO EXPOSE THE MAIN AT THE LOCATION OF THE CONNECTION/DISCONNECTION IN PREPARATION FOR THE WORK BY ICON WATER. ALL EXCAVATION IN THE VICINITY OF MAINS IS TO BE CARRIED OUT BY HAND.
  - THE CONTRACTOR MUST VISIT THE SITE OF WORKS BEFORE TENDERING AND MAKE ALLOWANCES ON HIS TENDER FOR ALL TOPOGRAPHIC CONSTRAINTS AFFECTING THE EXECUTION OF THE WORKS AND THE RESTORATION OF THE SITE.
  - ALTHOUGH THE POSITION OF EXISTING UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR SHALL CONFIRM THE DEPTH AND LOCATION OF ALL SERVICES ON SITE BEFORE COMMENCING EXCAVATIONS.
  - ALL LEVELS TO AUSTRALIAN HEIGHT DATUM (AHD). ALL COORDINATES ARE BASED ON THE CANBERRA LOCAL GRID SYSTEM.
  - THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT PRIOR TO THE COMMENCEMENT OF WORK.
  - WORK AS EXECUTED DRAWINGS AND TIE BOOK MUST BE SUBMITTED BEFORE CONNECTION.
  - ANY NON-METALLIC WATER SERVICE IS TO BE INSTALLED WITH TRACER WIRE AND TESTED.

- SEWER SERVICES**
- WORKS IN ACCORDANCE WITH THE FOLLOWING:
- ICON WATER
  - AS1657
- WATER SERVICES**
- WORKS IN ACCORDANCE WITH THE FOLLOWING:
- ICON WATER
  - AS1657
- WORK AS EXECUTED**
- THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING A FULL SIZE SET OF WORK AS EXECUTED (WAE) DRAWINGS, A TIE BOOK PLAN AND A REGISTERED DEPOSITED PLAN PRIOR TO A REGISTERED CONNECTION.
  - THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE PRODUCTION AND LODGMENT OF SUCH DOCUMENTS.
  - ALL CHANGES MADE TO THE ORIGINAL DOCUMENTATION SHALL BE REFLECTED ON THE WORK AS EXECUTED DRAWINGS.



**evoenergy**  
 Electricity Network  
**FAILS TO COMPLY**

This document has been assessed against protection provisions of the Electricity Network Act 2011. Evoenergy's infrastructure and services do not comply with the requirements of the Electricity Network Act 2011.

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 a fine being taken to recover the property owner to remove non-compliant structures.

**BLOCK 22**  
**SECTION 22**  
**KINGSTON ACT**

Signed: \_\_\_\_\_ Date: 27/07/2021  
 Contact Phone: 6293 5770

REV	ISSUE	CHK'D	APP'D	DATE
1	FOR APPROVAL IN PRINCIPLE	T.K.	S.G.	22/10/19
2	FOR APPROVAL IN PRINCIPLE	S.G.	S.G.	16/06/20
3	FOR APPROVAL IN PRINCIPLE	S.G.	S.G.	09/07/20
4	FOR APPROVAL IN PRINCIPLE	S.G.	S.G.	06/07/21
5	FOR APPROVAL IN PRINCIPLE	S.G.	S.G.	29/07/21
6	FOR APPROVAL IN PRINCIPLE	S.S.	S.G.	30/08/21
7	FOR APPROVAL IN PRINCIPLE	S.S.	S.G.	31/08/21

**LEGEND**

SERVICE	EXISTING	PROPOSED
COLD WATER	eCW	CW
WATER MAIN	eW	W
SANITARY DRAINAGE	eSD	SD
SEWER	eS	S
STORMWATER	eSW	SW
ELECTRICITY	eE	E
STREET LIGHT	eSL	
COMMUNICATIONS	eC	
HYDRANT	eFH	FH
MANHOLE	eSMH	SMH
STOP VALVE	eSV	SV
WATER METER & PIT	eWM	WM
STREET LIGHT	eSL	
STORMWATER STRUCTURE	eSS	EXISTING TREE
ELECTRICAL PIT		STREETLIGHT
CONTINUATION		
END CAP		
ABANDONED / EXHUMED SERVICE	-x-aw-x-	

**SITE STATISTICS**

DEVELOPER: GEOCON

DOMESTIC FLOW: -- L/s No FIRE HOSE REELS: -

MECHANICAL FLOW: -- L/s No FIRE HYDRANTS: -

IRRIGATION FLOW: -- L/s PUMPED SEWER FLOW: -- L/s

EQUIVALENT POPULATION: DWELLINGS: 106

VITAL DESIGN SOLUTIONS CERTIFY THAT THESE WORK AS EXECUTED DRAWINGS ARE CORRECT AND THE HYDRAULIC WORKS SHOWN HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT CONDITIONS, APPROVED DRAWINGS STANDARDS AND SPECIFICATIONS.

SIGNATURE:  
 DATE:

Canberra - Ground floor, 20 Spongolite Street, Beard ACT 2620  
 Melbourne - Level 22, 535 Bourke Street, Melbourne Vic 3000  
 Tel 02 6297 2765 Email admin@vsl.com.au  
 Fax 02 6299 2316 Web vsl.com.au  
 ABN 45 151 340 788  
 ACN 151 340 788

**PROJECT**

**GILES ST**  
**BLOCKS 13 AND 22**  
**SECTION 22**  
**KINGSTON ACT**

**DRAWING TITLE**

**EXTERNAL SERVICES**  
**SITE PLAN**

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS, ORDERING MATERIAL OR PRODUCING SHOP DRAWINGS.

THE COPYRIGHT OF THIS DRAWING REMAINS WITH VITAL DESIGN SOLUTIONS PTY LTD.

**JOB REFERENCE**  
**VS19068**

**DRAWING NUMBER**  
**ES.10**

DESIGNED: S.GWYNNE DRAFTED: S.SCHUPFER

SCALE: 0 2.0 4.0 6.0m

SCALE: 1:200 SIZE: A1

ISSUE: **NOT FOR CONSTRUCTION**

REVISION: **7**

Minimum drainage easement widths shall be in accordance with Table 1.19.

Table 1.19 Minimum Drainage Easement Widths

Diameter (mm)	Easement Width (m)	
	Single Easement	Common Easement
0 - 3.0 m deep	225 to 450	3.5
	525 to 675	3.5
3.0 - 6.0 m deep	225 to 450	4.5
	525 to 675	5.0

Note: Where electrical services are laid on the same side of the lease boundary, the required easement width shall be increased by 500 mm.

EXTRACT FROM URBAN SERVICES DESIGN STANDARDS FOR URBAN INFRASTRUCTURE 1 - STORMWATER (DS01) EDITION 1 REVISION 0 - TABLE 1.19, SECTION 1.4.3 DRAINAGE EASEMENTS

**TCCS EASEMENT WIDTHS**  
 NTS

**LOCALITY**  
 NTS

**From:** [basubmission\\_electricity@Evoenergy.com.au](mailto:basubmission_electricity@Evoenergy.com.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** Evoenergy Application Decision. Application - 195967. Kingston - 13/22 (Email 3 of 4)  
**Date:** 27 October 2021 07:44:36  
**Attachments:** [PLAN-202139248-GENERAL ARRANGEMENT-01.pdf](#)  
[PLAN-202139248-PROPOSED EASEMENTS-01.pdf](#)  
[PLAN-202139248-PROPOSED EASEMENTS-02.pdf](#)

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## **Evoenergy**

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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](mailto:devapp@evoenergy.com.au)

GPO Box 366 Canberra ACT 2601

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REV	ISSUE	CHK'D	APP'D	DATE
1	PRELIMINARY	S.G.	S.G.	22/10/19
2	PRELIMINARY	S.G.	S.G.	09/07/20
3	PRELIMINARY	S.G.	S.G.	28/06/21
4	PRELIMINARY	S.G.	S.G.	29/07/21
5	PRELIMINARY	S.S.	S.G.	30/08/21
6	PRELIMINARY	S.S.	S.G.	31/08/21

**LEGEND:**

	EXISTING	PROPOSED
WATER MAIN	eW	W
SEWER MAIN	eS	S
STORMWATER MAIN	eSW	SW
GAS MAIN	eG	
ELECTRICITY	eE	
ELEC UG/LV	eUG/LV	UG/LV
COMMUNICATIONS	eC	
STREETLIGHT	eSL	
BLOCK BOUNDARY	- - - - -	
EXHUMED / ABANDONED SERVICE	x · x · x · x · x ·	
STOP COCK	⊗	⊗
SEWER MANHOLE	⊙	⊙
STORMWATER MANHOLE	⊙	⊙
STORMWATER SUMP	⊙	⊙
STREETLIGHT	☀	☀
PROPOSED SERVICES EASEMENT		▨

**Vital Design Solutions**  
 HYDRAULIC CIVIL FIRE  
 Canberra - Ground floor, 20 Spongillite Street, Beard ACT 2620  
 Melbourne - Level 22, 535 Bourke Street, Melbourne Vic 3000  
 Tel 02 6297 2265 Email admin@vital.com.au ABN 45 151 340 788  
 Fax 02 6299 2316 Web vsol.com.au ACN 151 340 788

CLIENT / DEVELOPER  
**GEOCON**  
**BUILDING CANBERRA**  
 ARCHITECT

PROJECT  
**BLOCKS 13 & 22 SECTION 22**  
**86 GILES STREET**  
**KINGSTON ACT**  
 DRAWING TITLE  
**CIVIL SERVICES**  
**SITE SERVICES - PROPOSED**  
**EASEMENTS PLAN - BASEMENT**  
**1**

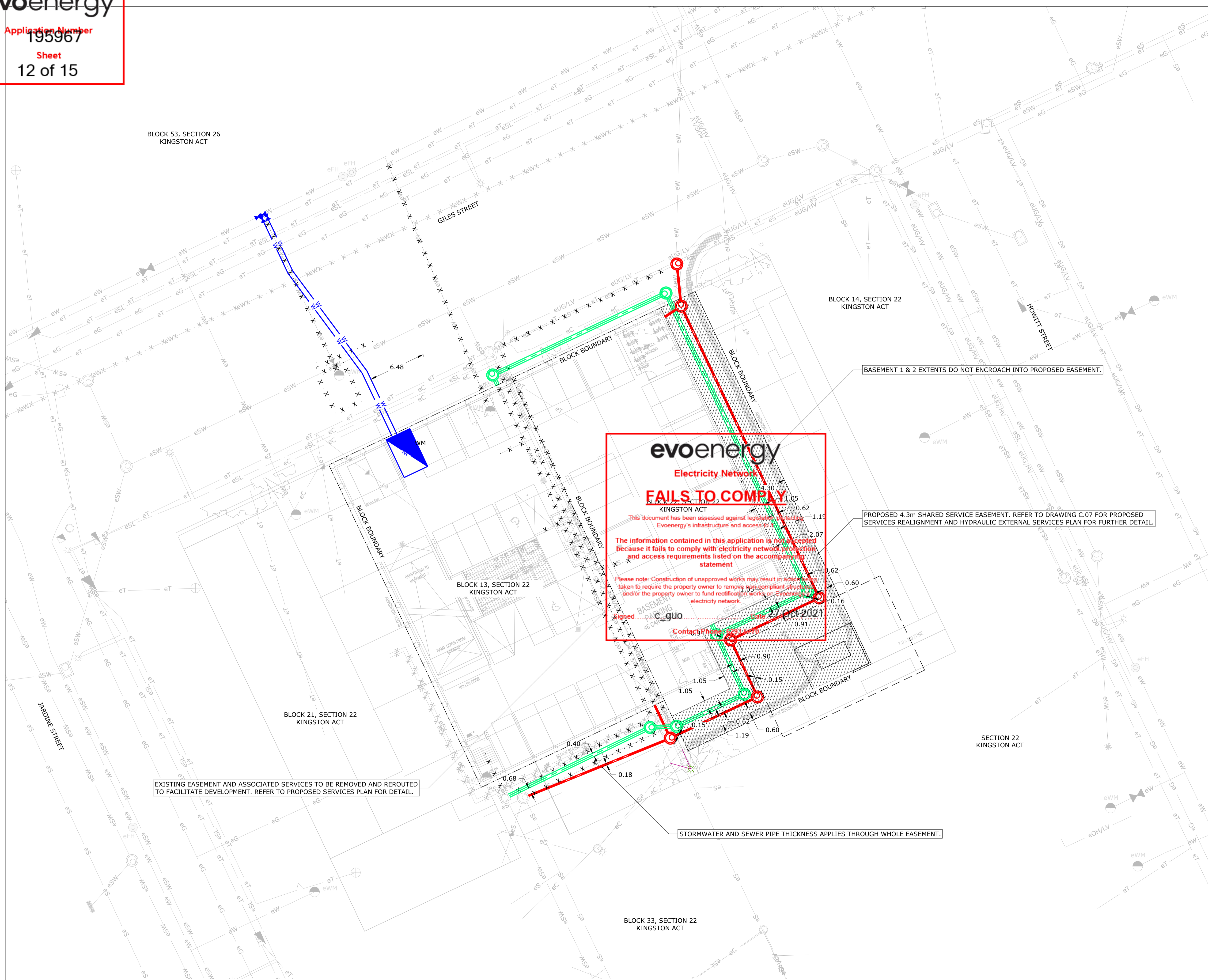
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JOB REFERENCE: **VS19068**  
 DRAWING NUMBER: **C.06a**

DESIGNED: S.GWYNNE  
 DRAFTED: E.PEARSON

SCALE: **NTS**  
 SCALE NTS SIZE A1

ISSUE: **NOT FOR CONSTRUCTION**  
 REVISION: **6**



**evoenergy**  
 Electricity Network  
**FAILS TO COMPLY**  
 This document has been assessed against legislative protection of Evoenergy's infrastructure and access to it.  
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 Please note: Construction of unapproved works may result in actions being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on the electricity network.  
 Signed: C. Guo Date: 27 OCT 2021  
 Contact phone: 8293 5500

EXISTING EASEMENT AND ASSOCIATED SERVICES TO BE REMOVED AND REROUTED TO FACILITATE DEVELOPMENT. REFER TO PROPOSED SERVICES PLAN FOR DETAIL.

BASEMENT 1 & 2 EXTENTS DO NOT ENCROACH INTO PROPOSED EASEMENT.

PROPOSED 4.3m SHARED SERVICE EASEMENT. REFER TO DRAWING C.07 FOR PROPOSED SERVICES REALIGNMENT AND HYDRAULIC EXTERNAL SERVICES PLAN FOR FURTHER DETAIL.

STORMWATER AND SEWER PIPE THICKNESS APPLIES THROUGH WHOLE EASEMENT.

**NOTES:**  
 1. DRAWING TO BE READ IN CONJUNCTION WITH C.01.

**PROPOSED EASEMENTS PLAN - BASEMENTS**  
 1:200 @ A1



**From:** [basubmission\\_electricity@Evoenergy.com.au](mailto:basubmission_electricity@Evoenergy.com.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** Evoenergy Application Decision. Application - 195967. Kingston - 13/22 (Email 4 of 4)  
**Date:** 27 October 2021 07:44:42  
**Attachments:** [SITE-202139248-01.pdf](#)  
[SURVEYCERT-202139248-01.PDF](#)

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

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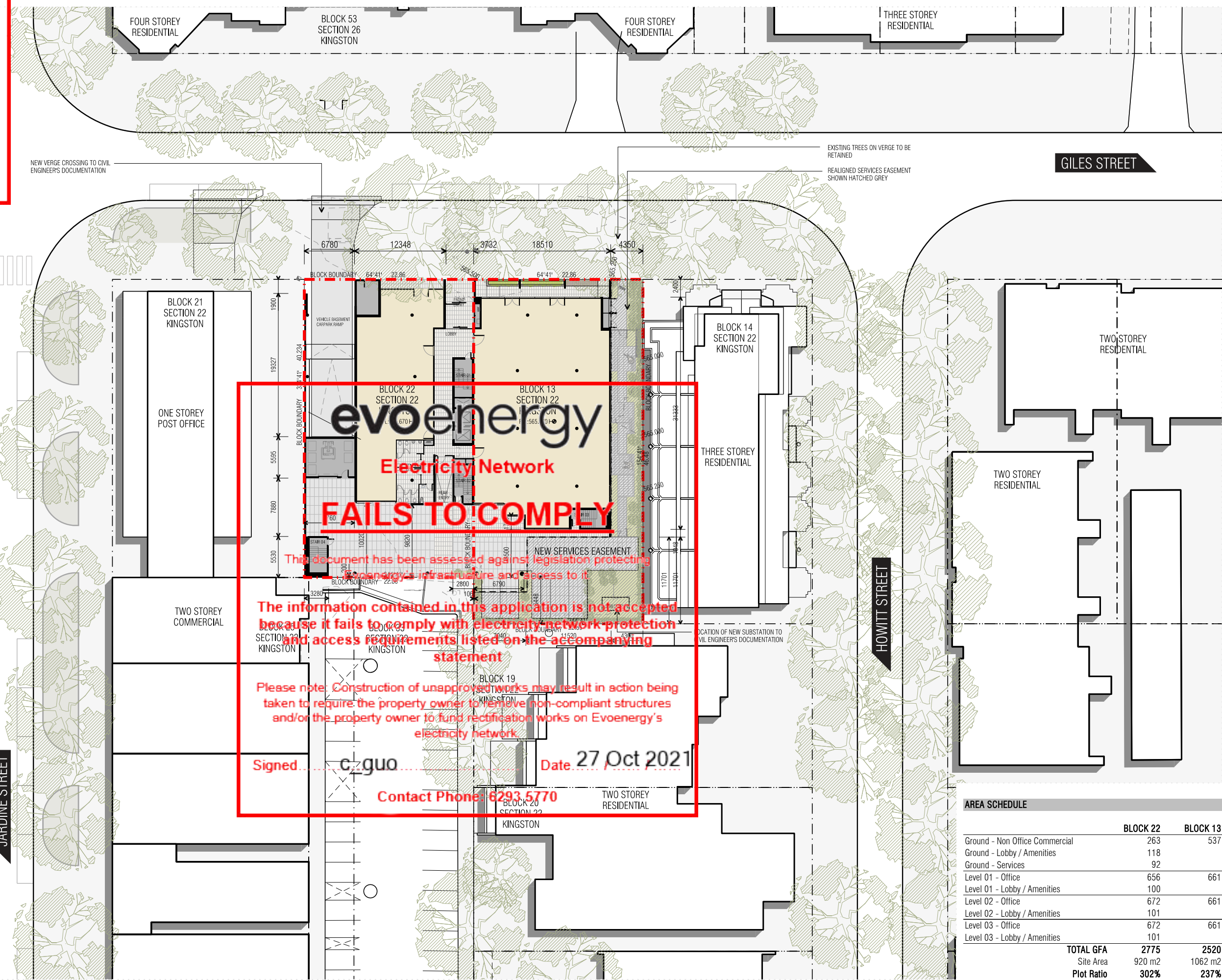
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Signed: *c. guo* Date: 27 Oct 2021

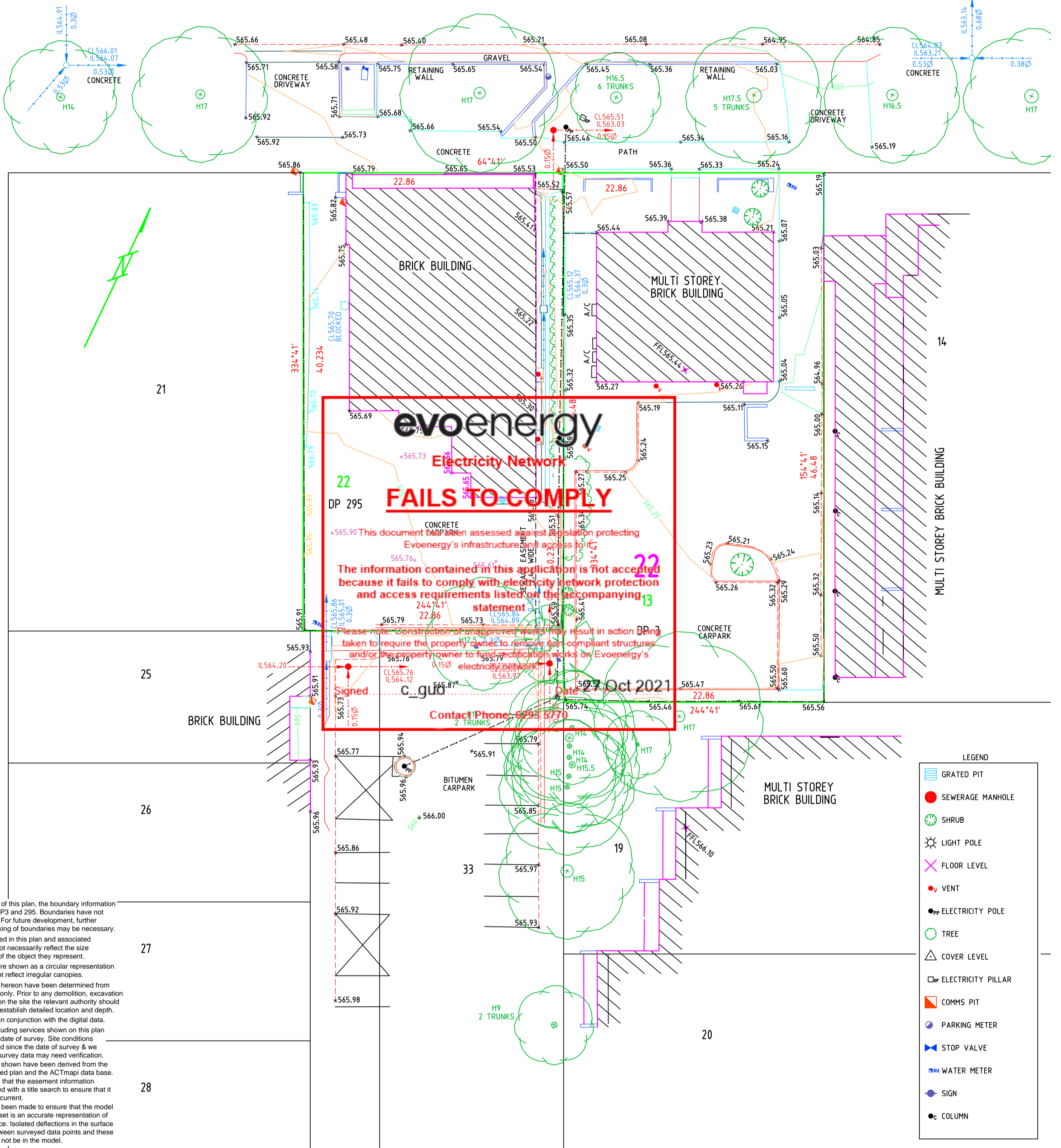
Contact Phone: 6293 5770

AREA SCHEDULE		
	BLOCK 22	BLOCK 13
Ground - Non Office Commercial	263	537
Ground - Lobby / Amenities	118	
Ground - Services	92	
Level 01 - Office	656	661
Level 01 - Lobby / Amenities	100	
Level 02 - Office	672	661
Level 02 - Lobby / Amenities	101	
Level 03 - Office	672	661
Level 03 - Lobby / Amenities	101	
<b>TOTAL GFA</b>	<b>2775</b>	<b>2520</b>
Site Area	920 m <sup>2</sup>	1062 m <sup>2</sup>
<b>Plot Ratio</b>	<b>302%</b>	<b>237%</b>



## GILES STREET

## JARDINE STREET



For the purpose of this plan, the boundary information shown is from DP3 and 295. Boundaries have not been remarked. For future development, further survey and marking of boundaries may be necessary. The symbols used in this plan and associated digital data do not necessarily reflect the size and orientation of the object they represent. Tree canopies are shown as a circular representation only and may not reflect irregular canopies. Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth. Plan to be read in conjunction with the digital data. Survey data including services shown on this plan is correct at the date of survey. Site conditions may have altered since the date of survey & we advise that the survey data may need verification. The easements shown have been derived from the relevant deposited plan and the ACTmapi data base. We recommend that the easement information shown be verified with a title search to ensure that it is accurate and current. Every effort has been made to ensure that the model within this data set is an accurate representation of the actual surface. Isolated deflections in the surface could occur between surveyed data points and these deflections may not be in the model.

NOTE: LEVELS HIGHLIGHTED IN DIFFERENT COLOURS HAVE BEEN ADJUSTED

CLIENT  
**Geocon Development Holdings Pty Ltd**

DISCLAIMER:  
This plan of survey and its associated digital data was prepared under instruction to meet specification as agreed. This information should not be used or relied upon by any other party.

REVISION	DATE	ZONE
C	06/08/21	
B	11/06/20	
A	30/07/19	

Contour Interval 0.25 BM SR1194  
Datum A.H.D RL 564.589

Scale 1:250 0 5 10

Surveyed J.Smith 23/07/2019  
Drawn S.Wade 24/07/2019  
Checked B. Skeers 06/08/2021  
Approved B. Richardson 06/08/2021



CANBERRA  
11-13 Lawry Place,  
Macquarie, ACT, 2614  
Phone 02 6202 7600

**Detail Survey**  
Blocks 13 and 22 Section 22  
Kingston

Proj No. 19108

Sheet No. 1 of 1

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Rev C

19108\_DT\_001

A2

**From:** [basubmission\\_electricity@Evoenergy.com.au](mailto:basubmission_electricity@Evoenergy.com.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** Evoenergy Application Decision. Application - 201201. Kingston - 13/22 (Email 1 of 2)  
**Date:** 9 May 2022 11:05:27  
**Attachments:** [Not Approved Electricity201201.pdf](#)  
[DACORRESPONDENCE-202139248-S144C-01.pdf](#)  
[FLOORREG-202139248-S144C-01.pdf](#)  
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[FLOORREG-202139248-S144C-04.pdf](#)  
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**Evoenergy**

**Approval ID : 201201, 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.

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***Denise Thurtell***

[Evoenergy](#)

**Telephone** 02 6293 5770

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Electricity Networks

## FAILS TO COMPLY

**Application No:** 201201 **Suburb:** Kingston

**Block/Section** 13 / 22

**Appcn Type:** Mixed Use/New Construction with Demolition Inclusions : Basement

**Addnl Block/Sect** Kingston 22/22

### Attached Plans

DACORRESPONDENCE-202139248-S144C-01.pdf  
FLOORREG-202139248-S144C-01.pdf  
FLOORREG-202139248-S144C-02.pdf  
FLOORREG-202139248-S144C-03.pdf  
FLOORREG-202139248-S144C-04.pdf  
Microsoft Outlook - Memo Style.pdf  
PLAN-202139248-S144C-01.pdf  
SECTION-202139248-S144C-01.pdf  
SECTION-202139248-S144C-02.pdf  
SECTION-202139248-S144C-03.pdf  
SITE-202139248-S144C-01.pdf  
SUPP-202139248-S144C-01.pdf

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

### Reasons for Failure to Comply

Development is to comply with minimum clearances to overhead conductors and poles. Ref Evoenergy Drawing 3811-004

Development is to comply with minimum separation requirements to underground assets. Ref Evoenergy Drawing 3832-018

Proponent is required to submit an "Application for Electricity Network Connection or Alteration form" to [network.connectionapplication@evoenergy.com.au](mailto: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:

Ellen Goff

Date

09 May 2022

ADJACENT  
POST OFFICE

ADJACENT THREE  
STOREY RESIDENTIAL  
DEVELOPMENT

OFFICE  
672 sqm  
FFL:578.250

OFFICE  
661 sqm  
FFL:578.250

# 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: Ellen Goff Date: 09 May 2022

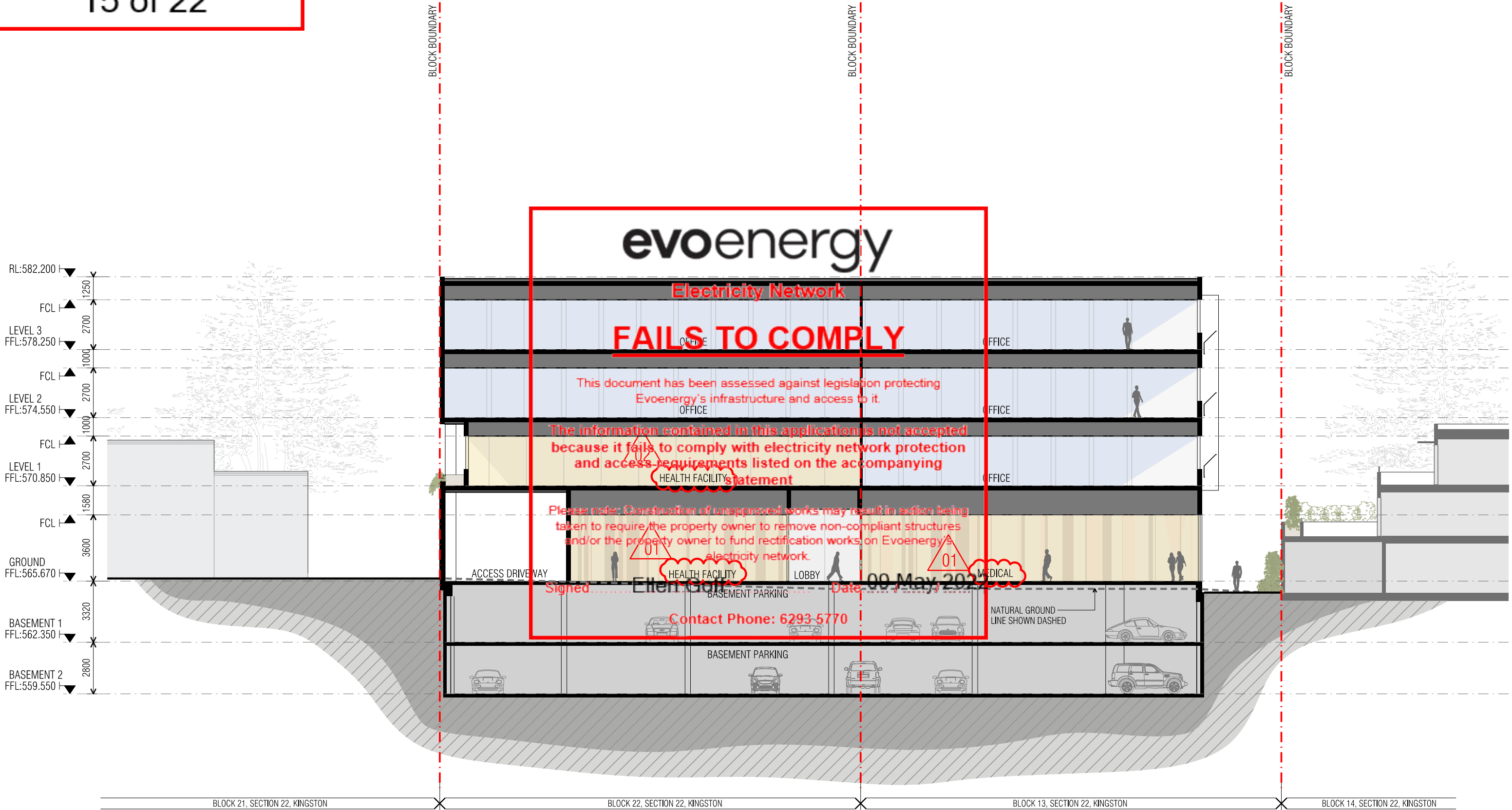
Contact Phone: 6293 5770

### 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

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

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Application Number

201201

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 ESD on 17 February 2022, this request sought the proponent to address:

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

The following table explains the reports provided by the proponent 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.

**Evoenergy's infrastructure and access to it.**

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

**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**

Regards

Purdon Planning **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 **Ellen Goff**

Date **09 May 2022**

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Application Number  
Issue

201201

Response

EPSDD Comments

Sheet

Kingston Precinct Map and Code

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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 (300m<sup>2</sup>). Noting that one of the leases (for block 13) does not 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 263m<sup>2</sup> (Block 22) and the other 537m<sup>2</sup> (Block 13) Further information/clarification required.

Please refer to altered floor plans which detail the uses sought for the ground floor area:

Block 13 - medical/dental practices

Block 22 - Health Facility

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 (excluding the variation component).

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.

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.

**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.**

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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.

As a result, no reductions in the floor-to-floor heights are considered appropriate.

Signed..... Ellen Goff

Date..... 09 May 2022

Contact Phone: 6293 5770

Please refer to the overshadowing response at C20 response below.

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Sheet

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Also see comments regarding CZDC GFA limits for office at R43.

**Response**

Please refer to the response provided at R43 below.

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 plane may need to be considered to reduce the overshadowing impacts to residential PPOS.

It is noted the buildings on Blocks 19 and 20 are located to the South-East of the proposal, not the South.

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).

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.

The shadow studies provided for Block 14 have also been updated following community commentary about accuracy of what is shown in the diagram.

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 significant detail to allow for a thorough assessment of the proposal's response to the criteria.

Design changes were considered in response to the wider RFI, such as the removal of office floor plates from Block 12 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.

**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 stated on the accompanying statements.**

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

Signed Ellen Goff

Date 09 May 2022

Contact Phone: 6293 5770

**Application Number**  
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Commercial Zones Development Code

**Response**

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.

C3 - Further justification is required to demonstrate how floor plans encourage walking within the building and how physically permeable, visually permeable stairwells have been provided facilities for security 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.

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 stairs capabilities, and to instead provide for communication stairs which will allow a more visually permeable stairwell, that will encourage walking throughout the building.

**FAILS TO COMPLY**

C14 - It is noted site plans and other associated documents which 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.

Please refer to updated plans which detail landscaping accurately.

**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**

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.

Please refer to the updated lighting plans submitted with this letter, for compliance with this issue.

R30 – The Conservator has stated that 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

Block 33 is considered regulated according to the relevant authority. 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.

Signed: Ellen Giff

Date: 09 May 2022

Contact Phone: 6293 5770

## Application Number

Issue

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developmental grounds. Tree Protection preference would be basement reconfiguration to allow for the retention 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.

Response to this criterion has stated that there are no regulated trees proposed for removal. Applicant to clarify status of the trees proposed for removal provide design options and reasonable alternatives considered to retain this tree.

## Response

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.

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.

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 legislative planning servicing changes that would be required.

The design option that seemed most possible, involves the removal of a significant portion of the Giles Street facade due to the need to retain trees (which cross the average 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).

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 original application for design.

**evoenergy**  
**Electricity Network**  
**FAILS TO COMPLY**

This document has been assessed against the legislative planning and access requirements for 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..... Ellen Goff

Date: 06 May 2022

Contact Phone: 0299 5770

Application Number  
ISSUE 201201

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## Response

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:

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.

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

# evoenergy

Electricity Network

## FAILS TO COMPLY

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Signed: Ellen Goff

Date: 09 May 2022

Contact Phone: 6293 5770

For these reasons, the proponent seeks removal of the tree as it allows for a better design and a better overall outcome.

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

Please refer to the updated 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.

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.

**Application Number**

Issue

201201

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reducing the floor plates along the southern boundary of this proposal should be considered.

**Response**

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.

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. A reduction in overall floor to ceiling heights for upper levels as well as a reduction in the depth of slabs may help to achieve this.

# evoenergy

**Electricity Network**

**FAILS TO COMPLY**

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 10/20 to the southeast of the subject site.

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 as a reasonable scale for the locality and has minimal adverse impacts to existing residents such as overshadowing and overlooking.

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

Parking and Vehicular Access General Code

Please refer to additional turning templates supplied with this submission.

Turning templates should be provided for tight turning movements into and out of parking spaces within the basement to demonstrate compliance with turning requirements.

**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**

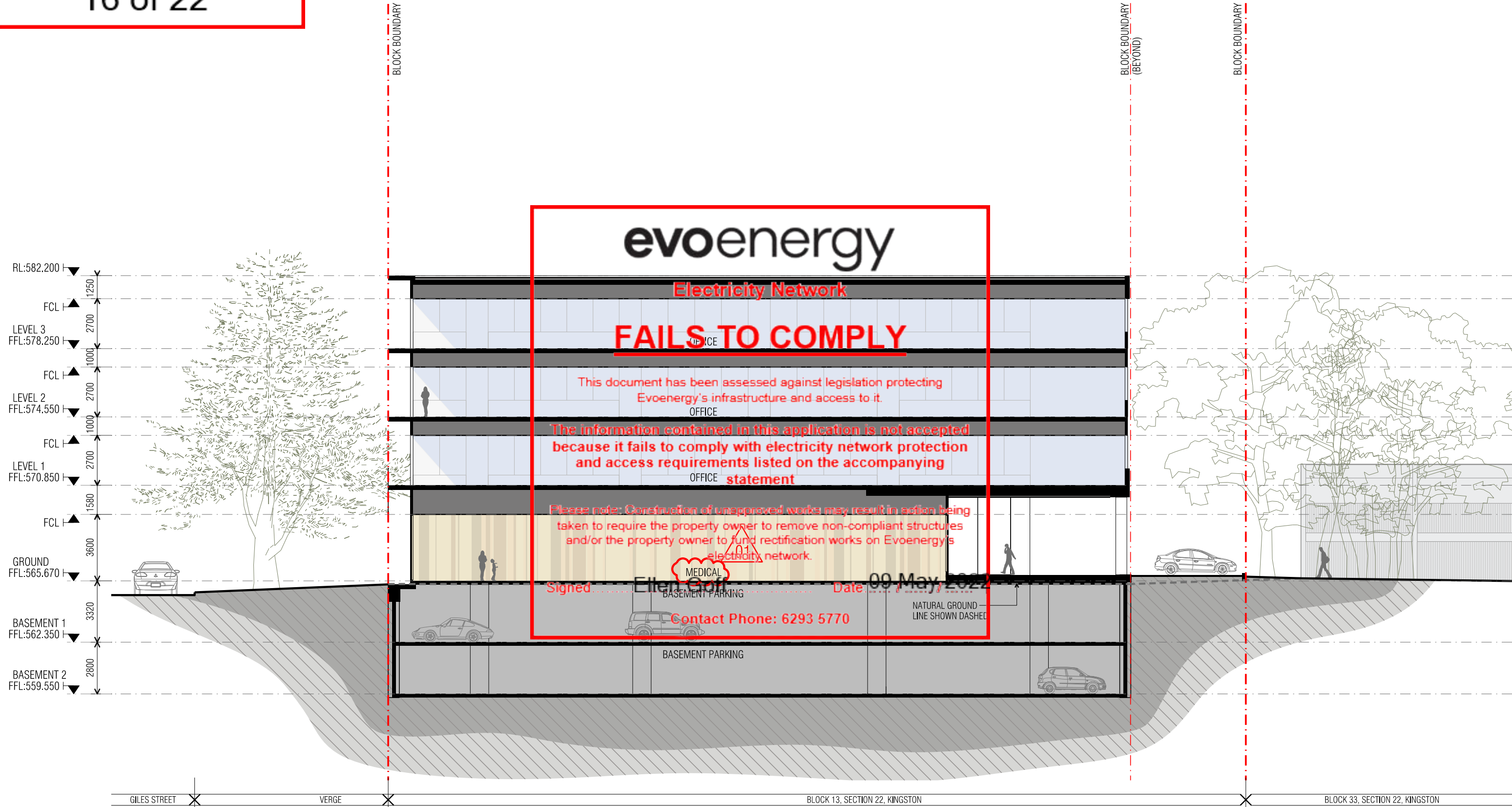
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Signed..... Ellen Goff..... Date..... 09 May, 2022.....

Contact Phone: 6293 5770

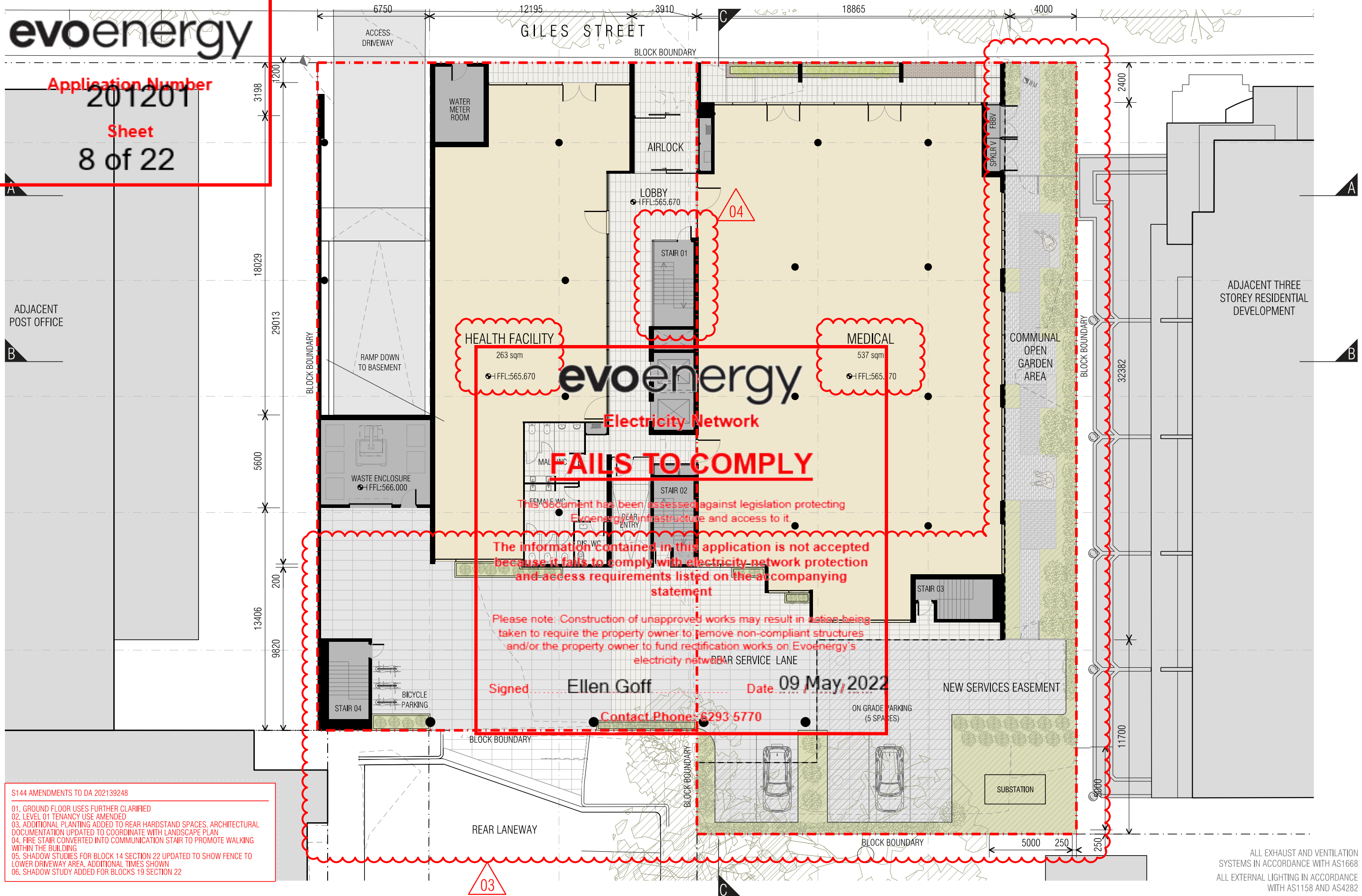


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ADJACENT POST OFFICE

ADJACENT THREE STOREY RESIDENTIAL DEVELOPMENT



**FAILS TO COMPLY**

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Signed: **Ellen Goff** Date: **09 May 2022**

Contact Phone: **6293 5770**

- S144 AMENDMENTS TO DA 202139248
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ALL EXHAUST AND VENTILATION SYSTEMS IN ACCORDANCE WITH AS1668  
 ALL EXTERNAL LIGHTING IN ACCORDANCE WITH AS1158 AND AS4282



Denise Thurtell

**Application Number**  
**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Thursday, 21 April 2022 9:50 AM  
**To:** 'devapp@actewagl.com.au'  
**Subject:** REFERRAL-ACTEWAGL UTILITIES-202139248-S144C-13/22 KINGSTON-01  
**Attachments:** AREA-202139248-S144C-01.pdf; FLOORREG-202139248-S144C-01.pdf; FLOORREG-202139248-S144C-02.pdf; FLOORREG-202139248-S144C-03.pdf; FLOORREG-202139248-S144C-04.pdf; LIGHTING-202139248-S144C-01.pdf; LSCAPE-202139248-S144C-01.pdf; PLAN-202139248-S144C-01.pdf; SECTION-202139248-S144C-01.pdf; SECTION-202139248-S144C-02.pdf; SECTION-202139248-S144C-03.pdf; SHADOW-202139248-S144C-01.pdf; SHADOW-202139248-S144C-02.pdf; SHADOW-202139248-S144C-03.pdf; SHADOW-202139248-S144C-04.pdf; SITE-202139248-S144C-01.pdf; TURNTEMPLATE-202139248-S144C-01.pdf; TURNTEMPLATE-202139248-S144C-02.pdf; TURNTEMPLATE-202139248-S144C-03.pdf; APP-202139248-S144C-01.pdf; AUTHORISATION-202139248-S144C-01.pdf; DACORRESPONDENCE-202139248-S144C-01.pdf; SUPP-202139248-S144C-01.pdf; SUPP-202139248-S144C-04.pdf

201201  
 Sheet  
 12 of 22



OFFICIAL

## Electricity Network

DEVELOPMENT APPLICATION NO: 202139248-S144C

BLOCK: 13 SECTION: 22 DIVISION: KINGSTON

# FAILS TO COMPLY

**S144 Amendment - Proposed amendment prior to decision** - AMENDMENT TO DA2021 - (INSERT ORIGINAL DESCRIPTION HEADING). Amendment to development application for (insert original amendment description) which is still under consideration - If you are a third party:

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.**

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice (13/05/2022).  
 Please note: Construction of unapproved works may result in action being taken to require you to demolish or remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's electricity network.

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.

Signed: Ellen Guir Date: 08 May, 2022

Please forward any written advice via email to Customer Services **Contact Phone: 6283 5770**

[EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

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

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Best Regards,

Hannah Bui | DA Notification | Phone: (02) 620 71923

[EPDCustomerService@act.gov.au](mailto:EPDCustomerService@act.gov.au)

[www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)



I acknowledge and pay my respects to Elders and Traditional Custodians of this land, the Ngunnawal people - past and present, and acknowledge their continuing culture and connection to country and community.

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# evoenergy

**Electricity Network**

## **FAILS TO COMPLY**

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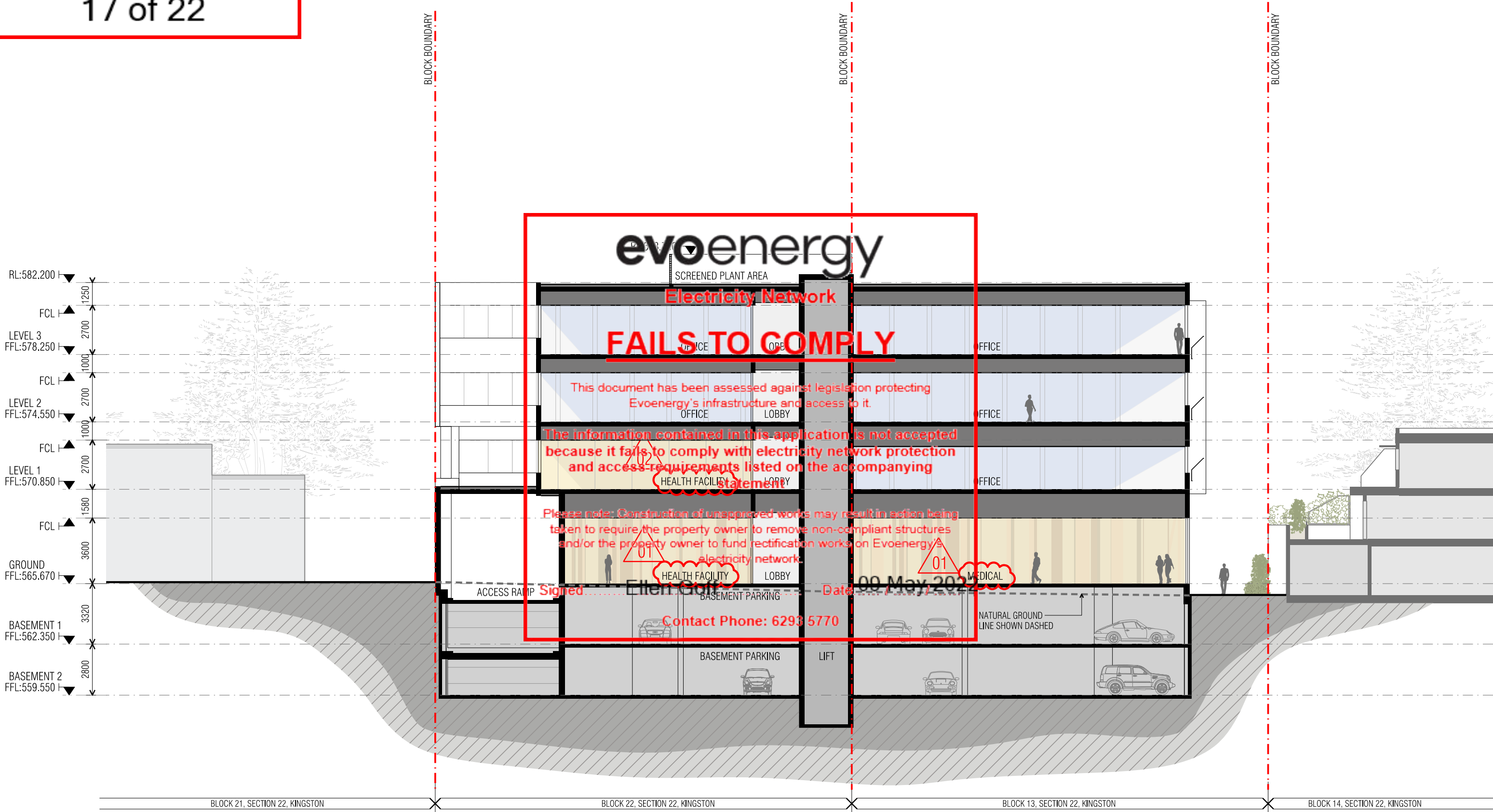
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Signed.....**Ellen Goff**..... Date.....**09 May, 2022**.....

**Contact Phone: 6293 5770**

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ADJACENT  
POST OFFICE

ADJACENT THREE  
STOREY RESIDENTIAL  
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OFFICE  
672 sqm  
FFL:574.550

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# evoenergy.

Electricity Network

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Signed: Ellen Goff Date: 09 May 2022

Contact Phone: 6293 5770

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- 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

ALIGNMENT ON BOUNDARY FOR SHARED SEWER, STORMWATER AND ELECTRICAL EASEMENT REMAINS UNCHANGED FROM EXISTING DOCUMENTATION.

APPROXIMATE ALTERNATE ALIGNMENT OF SEWER AND STORMWATER IN SHARED DRAINAGE EASEMENT.

ASSUME THAT THE ELECTRICAL CONNECTION TO THE SUBSTATION WILL STILL BE REQUIRED TO FOLLOW THE BOUNDARY.

MINIMUM EASEMENT EXTENTS FOR SUBSTATION WITHOUT ADJACENT DRAINAGE BASED ON THE PREVIOUS EXTENT ADVICE WHICH REQUIRED THE DRAINAGE TO BE EXTERNAL TO.

- S144 AMENDMENTS TO DA 202
- 01. GROUND FLOOR USES FURTHER
- 02. LEVEL 01 TENANCY USE AMENDMENT
- 03. ADDITIONAL PLANTING AND 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

HEALTH FACILITY  
263 sqm  
• IFFL:565.670

# evoenergy

Electricity Network

## FAILS TO COMPLY

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Signed: **Ellen Goff** Date: **09 May 2022**

Contact Phone: **6293 5770**

ADJACENT THREE STOREY RESIDENTIAL DEVELOPMENT

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

**From:** [basubmission\\_electricity@Evoenergy.com.au](mailto:basubmission_electricity@Evoenergy.com.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** Evoenergy Application Decision. Application - 201201. Kingston - 13/22 (Email 2 of 2)  
**Date:** 9 May 2022 11:05:00  
**Attachments:** [SITE-202139248-S144C-01.pdf](#)  
[SUPP-202139248-S144C-01.pdf](#)  
[3811\\_004 \(plt\).pdf](#)  
[3832\\_018 Separation and Cover Requirements.pdf](#)

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## **Evoenergy**

**Approval ID : 201201, 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](mailto:devapp@evoenergy.com.au)

GPO Box 366 Canberra ACT 2601

[www.evoenergy.com.au](http://www.evoenergy.com.au)

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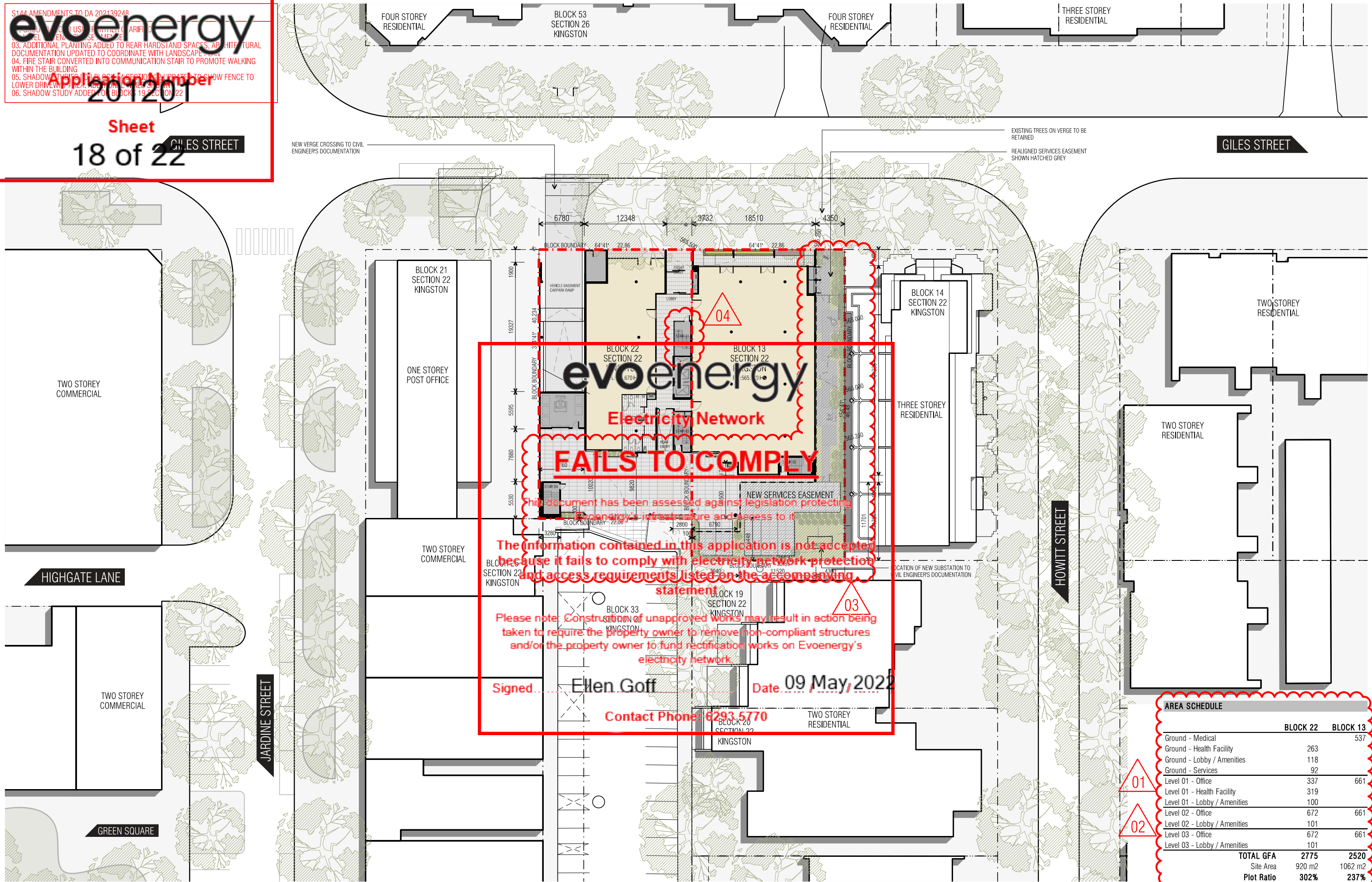
Any views expressed in this message are those of the individual sender, except where the sender expressly, and with authority, states them to be the views of the organisation.

\*\*\*\*\*

S144 AMENDMENTS TO DA 202139248  
 03. ADDITIONAL PLANTING ADDED TO REAR HARDSTAND SPACES; APPLICANTURAL DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN  
 04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING WITHIN THE BUILDING  
 05. SHADOW STUDY ADDED TO SECTION 19 SUBJECT TO SNOW FENCE TO LOWER DRIVEWAY AREA OF BLOCK 19 SECTION 22  
 06. SHADOW STUDY ADDED TO BLOCK 19 SECTION 22

Application Number  
**201201**

Sheet  
**18 of 22**



**evoenergy**  
 Electricity Network  
**FAILS TO COMPLY**

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Signed: **Ellen Goff** Date: **09 May 2022**  
 Contact Phone: **6293 5770**

AREA SCHEDULE		
	BLOCK 22	BLOCK 13
Ground - Medical		537
Ground - Health Facility	263	
Ground - Lobby / Amenities	118	
Ground - Services	92	
Level 01 - Office	337	661
Level 01 - Health Facility	319	
Level 01 - Lobby / Amenities	100	
Level 02 - Office	672	661
Level 02 - Lobby / Amenities	101	
Level 03 - Office	672	661
Level 03 - Lobby / Amenities	101	
<b>TOTAL GFA</b>	<b>2775</b>	<b>2520</b>
Site Area	920 m <sup>2</sup>	1062 m <sup>2</sup>
Plot Ratio	302%	237%



TABLE 1 - MINIMUM SEPARATION REQUIREMENTS

SEPARATION (m) SEPARATE EARTHING	SEPARATION (m) CMEN & COMBINED EARTHING SITUATIONS	TO NEAREST PART OF:	
		SEPARATION (m)	SEPARATION (m)
7.5 (NOTE 3)	7.5 (NOTE 3)	-BUILDING	
1.5	1.5	-PROPERTY BOUNDARY	
1.5	1.5	-ABOVE GROUND OBJECTS	
1.5	1.5	-DRIVEWAYS & ROADS	
1.5 (NOTE 12)	1.5 (NOTE 12)	-CUMMINGS CABLES, GAS & WATER PIPES, SEWER LINES	
NOTE 5	NOTE 5	-DESIGNATED HAZARDS	
3 (NOTE 3)	3 (NOTE 3)	-NON FIRE RATED PARTS OF BUILDINGS	
1.2 (NOTE 8)	1.2 (NOTE 8)	-BUILDINGS & STRUCTURES	
1.2 (NOTE 8)	1.2 (NOTE 8)	-PROPERTY BOUNDARY	
1.2	1.2	-ROADS	
1.5	1.5	-DRIVEWAYS	
1.2 (NOTES 8 & 10)	1.2 (NOTES 8 & 10)	-SHRUBS AND SMALL TREES	
0.5 (H) (NOTE 12)	0.5 (H) (NOTE 12)	-WATER PIPES	
0.6 (H), (NOTES 1 & 12)	0.6 (H), (NOTES 1 & 12)	-SEWER PIPE LINES & STORMWATER PIPE LINES	
0.3	0.3	-COMMUNICATIONS CABLES	
0.3	0.3	-GAS PIPES	
0.75 (NOTE 11)	0.75 (NOTE 11)	-HV CABLES (22kV <U ≤ 132kV)	
3.5 (NOTE 9)	3.5 (NOTE 9)	-EDGE OF INGROUND SWIMMING POOLS OR SPAS	
0.2 (MIN)	0.2 (MIN)	-HV CABLES (1kV <U ≤ 22kV)	
0.5 (H)	0.5 (H)	-WATER PIPES	
0.6 (H), (NOTES 1 & 12)	0.6 (H), (NOTES 1 & 12)	-SEWER PIPE LINES & STORMWATER PIPE LINES	
0.15	0.15	-COMMUNICATIONS CABLES	
0.15	0.15	-GAS PIPES	
3.5 (NOTE 9)	3.5 (NOTE 9)	-EDGE OF INGROUND SWIMMING POOLS OR SPAS	
0.09	0.09	-HV CABLES (1kV <U ≤ 22kV)	
HV EARTH RESISTANCE (NOTE 14)			
30Ω 10Ω 5Ω 3Ω		NOTE 14	
30	20	15	12
4 (NOTE 4)			
15	10	8	6
4			
4	3	2	2
- IN GROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT (NOTE 4)			
4	3	2	2
- CONCRETE REINFORCING BONDED TO HV EARTH			
4	3	2	2
- METAL FENCING OR METAL CLAD BUILDINGS			
4	3	2	2
- LV EARTHING ELECTRODE(S)			
4	3	2	2
- BARE UG LV EARTH CONDUCTORS			
2			
SEE HV ELECTRODE		N/A	
- UG UNINSULATED METALWORK AND METAL PIPES			
4			
- CONCRETE REINFORCING BONDED TO HV EARTH			
4			
- INGROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT			
0.5			
- COMMUNICATIONS EARTH STAKE			
0.3			
PROPERTY BOUNDARY			

TABLE 2 - RECOMMENDED BURIAL DEPTHS FOR UNDERGROUND LINES (FROM SURFACE TO THE TOP OF THE CABLE)

TYPE OF UNDERGROUND LINE	DIRECT BURIED AND COVERED WITH A MECHANICAL COVER (NOTE 2) NOMINAL (MINIMUM) (mm)	ENCLOSED IN A HEAVY DUTY PIPE OR CONDUIT (NOTE 2, 4) NOMINAL (MINIMUM) (mm)
LV SERVICE LINE	600 (450)	550 (450)
LV MAINS	750 (600)	750 (600)
1kV <U ≤ 22kV	850 (750)	750 (600)
22kV <U ≤ 132kV	1000 (1000)	1000 (1000)

**BURIAL NOTES (TABLE 2):**

- FIGURES IN BRACKETS INDICATE MINIMUM REQUIREMENT
- REFER TO DRAWING 390-002 FOR CABLES INSTALLED UNDER ROADWAYS
- MAXIMUM TRENCH DEPTH FOR INSTALLATION OF CABLES IS 1.5 METRES
- HEAVY DUTY CONDUITS TO AS2053.2 AND CLASS 12 PRESSURE PIPES TO AS1477 MAY BE CONSIDERED SUITABLE FOR THE HEAVY DUTY CATEGORY. (CORFLO TYPES ARE NOT ACCEPTABLE)
- THIS CATEGORY ALSO INCLUDES CABLES INSTALLED IN CONDUITS THAT ARE NOT RATED AS HEAVY DUTY (FOR EXAMPLE CONDUITS INSTALLED BY UNDERGROUND BORING)

**SEPARATION NOTES (TABLE 1):**

- CROSSOVER CLEARANCES: SEWER & STORMWATER PIPE LINES - LV CABLES 150mm  
SEWER & STORMWATER PIPE LINES - HV CABLES 300mm
- (H) - HORIZONTAL CLEARANCE REQUIRED.
- APPLIES TO COMBUSTIBLE BUILDING SURFACES. THIS DISTANCE CAN BE REDUCED TO 3m FOR NONCOMBUSTIBLE SURFACES (PER NCC DEFINITION) AND FURTHER DOWN TO 1.5m FOR 2HR FIRE RESISTANT SURFACES.
- SUBSTATIONS WITH SEPARATE EARTHING SYSTEMS ARE NOT PERMITTED IN SPECIAL LOCATIONS UNLESS DESIGN HAS BEEN ASSESSED FOR EARTH POTENTIAL RISE (EPR). LOCATIONS WITHIN 100m OF SCHOOL GROUNDS, CHILDREN'S PLAYGROUND, SWIMMING POOL OR IN A PUBLIC THOROUGHFARE ARE GENERALLY CLASSIFIED AS SPECIAL LOCATIONS.
- SUBSTATIONS ARE NOT PERMITTED IN HAZARDOUS AREAS. REFER AS2067.
- INCLUDES GRADING RINGS AND EXCLUDES DEEP ELECTRODES.
- BARE UG LV EARTH CONDUCTORS ALSO INCLUDES EARTHS ASSOCIATED WITH MINIPILLARS AND ANY OTHER LV EQUIPMENT THAT IS EARTHED.
- THIS FIGURE CAN BE REDUCED ON ONE SIDE ONLY (NOT THE FRONT) TO 300mm.
- THIS FIGURE CAN BE REDUCED TO 500mm PROVIDED THE CABLE IS INSTALLED IN A HEAVY DUTY PLASTIC NON CONDUCTIVE PIPE AND ANY JOINS IN THE PIPE ARE MADE WATERPROOF WITH A NON CONDUCTIVE ADHESIVE.
- THIS FIGURE SHOULD BE INCREASED FOR TREES THAT WILL GROW TO A HEIGHT IN EXCESS OF THREE METRES AT MATURITY.
- NO STRUCTURES OR SERVICES ARE PERMITTED WITHIN 750mm OF THE VERTICAL PROJECTION OF ANY 132KV CABLES.
- THERE MAY BE ADDITIONAL REQUIREMENTS FOR SEPARATION DISTANCES FROM HYDRAULIC AND SEWER SERVICES TO SUIT INSTALLATION CONDITIONS AND ASSET CLASSIFICATION. CHECK WITH ICON WATER.
- SUBSTATION EARTHING DESIGN SHALL COMPLY WITH THE EVOENERGY EARTHING DESIGN AND CONSTRUCTION MANUAL SM1138.
- THESE SEPARATION DISTANCES ARE INDICATIVE ONLY. ACCURATE SEPARATION DISTANCES BETWEEN AN EARTH ELECTRODE AND SURROUNDING CONDUCTIVE OBJECTS SHALL BE CALCULATED BY USING THE EARTH POTENTIAL RISE (EPR) TABLE PROVIDED IN APPENDIX 1 OF THE EARTHING DESIGN AND CONSTRUCTION MANUAL SM1138. FOR DETAILS REFER TO THE SECTION ON "EPR AT DISTANCE FROM EARTH ELECTRODE".

N	NOTES 4 & 13 AMENDED & NOTE 14 ADDED	1/04/2015	JP	WJC	Drawn: G. Adamaitys	Designed: G. Smith
D	LOGO AND REFERENCES UPDATED TO EVOENERGY	8/01/2018	C. Desai	W. Ibrahim	Checked:	
P	DRAWING REVIEWED AND UPDATED	19/04/2018	B. Suthar	W. Ibrahim	Approved: G. Astbury	
Q	SEPARATION BETWEEN PROPERTY BOUNDARY & TRENCH ADDED	21/09/2018	B. Suthar	W. Ibrahim	Project No:	
No	Revision	Date	Checked	Approved		

		Scale:	Date:	Sheet No:
		SEPARATION AND COVER REQUIREMENTS FOR CABLES AND PLANT		Work Pack No:
		Status:	Current	
		A3	3832-018	Rev Q

## 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 level: 3950mm minimum of 2.7m ceilings along with the required mechanical, hydraulic, fire and electrical services required

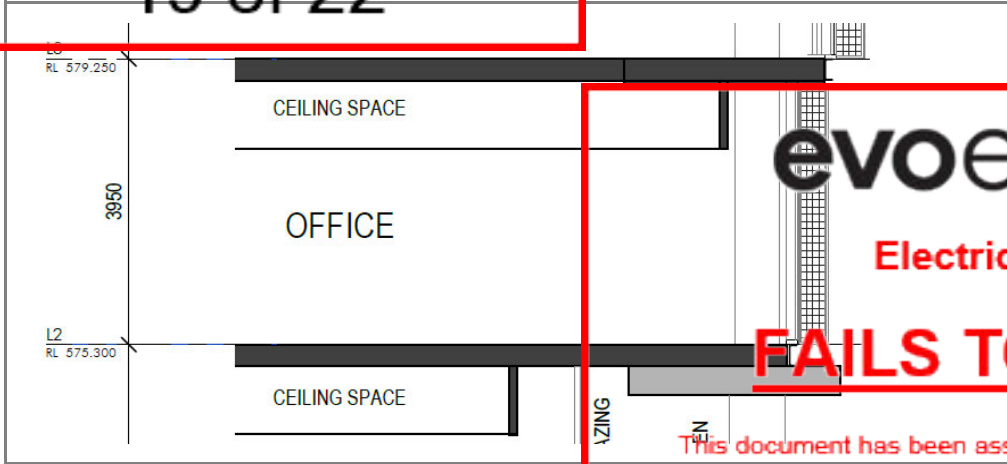
Application Number

201201

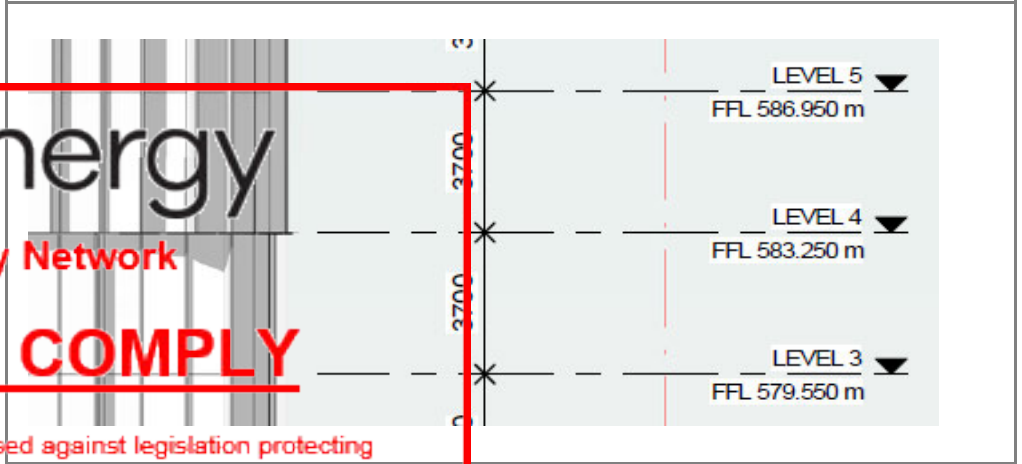
Sheet

19 of 22

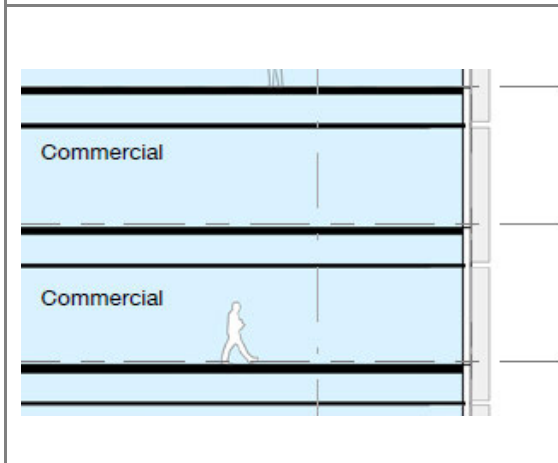
Block 5 Section 22 Barton  
19 National Circuit  
Floor to floor level: 3950mm



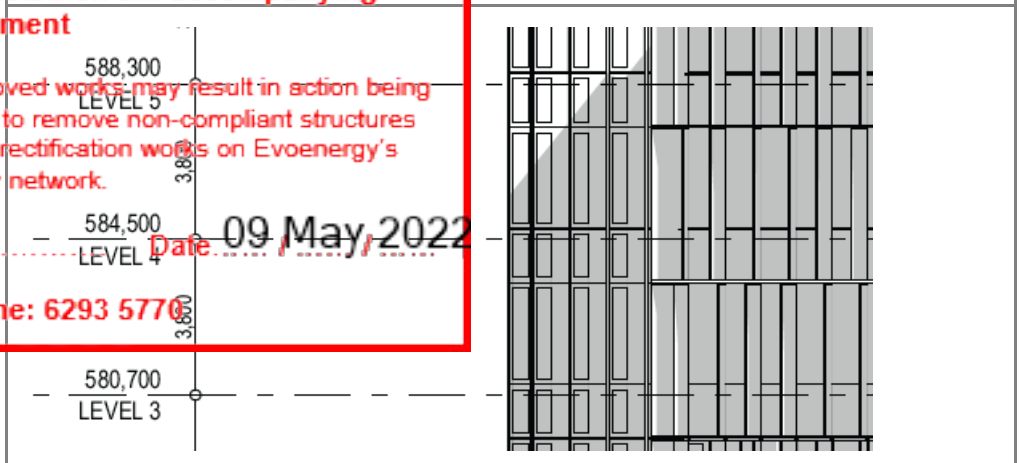
Block 6 Section 12 Barton  
40 Brisbane Avenue  
Floor to floor level: 3700mm



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



# evoenergy

Electricity Network

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Signed: Ellen Goff

Date: 09 May, 2022

Contact Phone: 6293 5770

# evoenergy

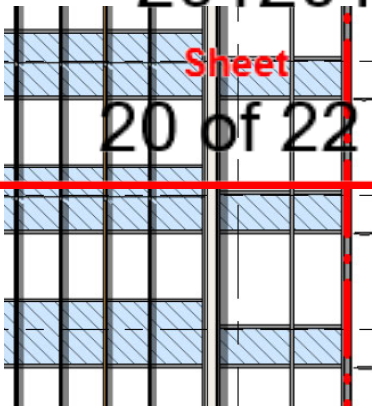
Block 24 Section 30 City  
70 Northbourne Avenue  
Floor to floor level: 3700mm

Application Number

201201

Sheet

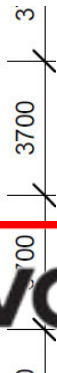
20 of 22



Level 9 ▼  
RL 600.900

Level 8 ▼  
RL 597.200

Level 7 ▼  
RL 593.500



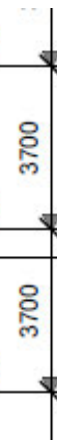
Block 26 Section 36 City  
68 Northbourne Avenue  
Floor to floor level: 3700mm



LEVEL 10 RL 608.300

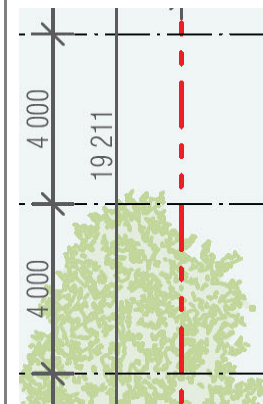
LEVEL 9 RL 604.600

LEVEL 8 RL 600.900



## FAILS TO COMPLY

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



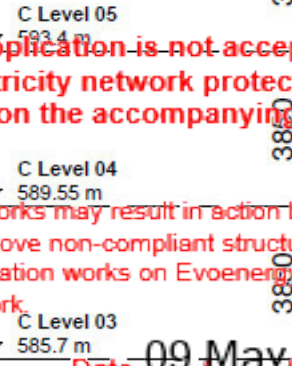
Block 21 Section 33 Dickson  
480 Northbourne Avenue  
Floor to floor level: 3850mm

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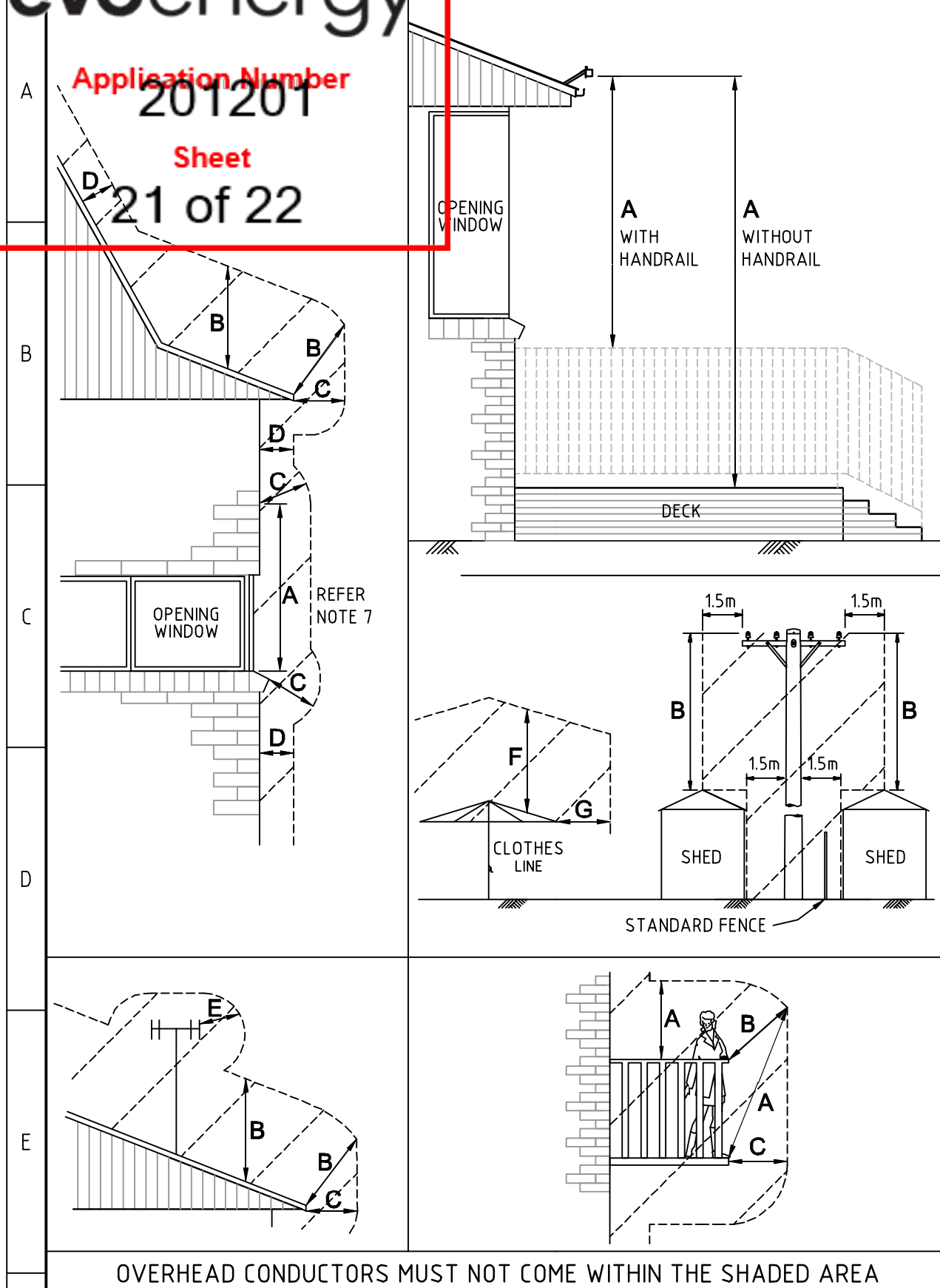
Signed: Ellen Goff



Date: 09 May 2022

Contact Phone: 6293-5770

Application Number  
**201201**  
Sheet  
**21 of 22**



**TABLE 1 - GROUND CLEARANCE (OTHER THAN INSULATED SERVICE CONDUCTORS)**

LOCATION	DISTANCE TO GROUND IN ANY DIRECTION		
	U<1kV	1kV<U<33kV	33kV<U<132kV
OVER LAND WHICH DUE TO ITS STEEPNESS OR SWAMPINESS IS NOT ABLE TO BE TRAVERSED BY VEHICLES.	4.5m	4.5m	5.5m
OVER LAND OTHER THAN THE CARRIAGEWAY OF ROADS.	5.5m (note 4)	5.5m	6.7m
OVER THE CARRIAGEWAY OF MINOR ROADS	6m	6.7m	8m
OVER THE CARRIAGEWAY OF MAJOR ROADS	6.7m (note 5)	6.7m	9m

**TABLE 2 - GROUND CLEARANCE (INSULATED SERVICE CONDUCTORS)**

LOCATION	DISTANCE TO GROUND IN ANY DIRECTION
OVER THE CENTRE OF A ROAD.	5.5m
OVER ANY OTHER PART OF A ROAD.	4.6m
OVER A FOOTWAY OR LAND THAT IS LIKELY TO BE USED BY HEAVY VEHICLES	4.6m
OVER A FOOTWAY OR LAND THAT IS NORMALLY USED ONLY BY MOTOR CARS OR VEHICLES OF SIMILAR HEIGHT	3.0m
ELSEWHERE.	2.7m

**TABLE 3 - CLEARANCE FROM STRUCTURES**

LOCATION	CONDUCTOR					
	U<1kV		U>1kV		1kV<U<33kV	33kV<U<132kV
	INSULATED	BARE	INSULATED WITH EARTHED SCREEN	INSULATED WITHOUT EARTHED SCREEN	BARE or COVERED	BARE
<b>A</b> VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NORMALLY ACCESSIBLE TO PEOPLE	2.7m	3.7m	2.7m	3.7m	4.6m	5.0m
<b>B</b> VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PEOPLE BUT ON WHICH A PERSON CAN STAND	1.2m	2.7m	2.7m	2.7m	3.7m	4.5m
<b>C</b> ANY DIRECTION (OTHER THAN VERTICALLY), FROM THOSE PARTS OF THE STRUCTURE NORMALLY ACCESSIBLE TO PERSONS, OR FROM ANY PART NOT NORMALLY ACCESSIBLE TO PERSONS BUT ON WHICH A PERSON COULD STAND.	1.5m (note 3)	2.0m	1.5m	1.5m	2.7m	3.0m
<b>D</b> ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PERSONS.	0.3m (note 3)	1.5m	0.3m	1.5m	2.7m	2.7m
<b>E</b> ANY DIRECTION, FROM AN OUTDOOR WIRELESS OR TELEVISION AERIAL OR PART OF A STAY WIRE FOR THE AERIAL	1.5m	1.5m	1.5m	1.5m	1.5m	2.7m
<b>F</b> VERTICALLY FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE	1.8m	3.7m	4.6m	4.6m	4.6m	5.5m
<b>G</b> ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE	1.8m	3.0m	3.0m	3.0m	3.0m	3.0m

**GENERAL NOTES:**

- THE MINIMUM DISTANCE FROM ANY PART OF AN AERIAL LINE IS TO BE MEASURED FROM THE NEAREST POINT TO WHICH THE LINE SAGS OR SWINGS. FOR SAG THIS IS AT THE MAXIMUM DESIGN OPERATING TEMPERATURE (NORMALLY 65°C FOR DISTRIBUTION LINES and 120°C FOR TRANSMISSION LINES). FOR SWING THIS IS AT THE MAXIMUM DESIGN WIND LOADING (500Pa WIND)**
- COVERED CONDUCTORS TO BE TREATED AS BARE CONDUCTORS
- THIS CLEARANCE CAN BE FURTHER REDUCED TO ALLOW FOR TERMINATION AT THE POINT OF ATTACHMENT
- LOW VOLTAGE CONDUCTORS CONSTRUCTED PRIOR TO 1998 REQUIRE ONLY 4.6m GROUND CLEARANCE OVER LAND OTHER THAN ROADS
- MAJOR ROADS ARE DEFINED AS ROADS WITH DUAL CARRIAGEWAYS OR 100kph (or GREATER) SPEED LIMIT. ALL OTHER ROADS SHALL BE CONSIDERED AS MINOR ROADS
- REFER TO DRAWING 3832-020, CLEARANCE REQUIREMENT FOR SWIMMING POOL FROM ELECTRICAL INFRASTRUCTURE.
- WHERE THERE IS A RISER BRACKET INSTALLED OVER AN EVES OVERHANG ABOVE WINDOW DIMENSION "A" IS NOT APPLICABLE
- ELECTRICAL POINT OF ATTACHMENT MUST BE ACCESSIBLE AND FREE OF OBSTRUCTION AT ALL TIMES.

**OVERHEAD CONDUCTORS MUST NOT COME WITHIN THE SHADED AREA**

K	HV CLEARANCE ABOVE MAJOR RD'S REVISED TABLE 1	26/07/2007	GA	GA
J	NOTE 1 AMENDED INCLUDE TRANS. LINE DESIGN TEMP.	13/08/2003	GA	SF
N	LOGO AND REFERENCES UPDATED TO EVOENERGY	8/01/2018	C. Desai	W. Ibrahim
M	DRG APPROVED AS CURRENT	24/04/2015	CD	WC
No	Revision	Date	Checked	Approved

Drawn: \_\_\_\_\_ Designed: A-NNR  
 Checked: \_\_\_\_\_  
 Approved: **G ASTBURY**  
 Project No: \_\_\_\_\_  
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**MINIMUM CLEARANCES**  
**INSULATED & BARE**  
**OVERHEAD CONDUCTORS**

Scale:	Date:	Sheet No:
Work Pack No:	File:	
Status:	<b>Current</b>	
<b>A3</b>	<b>3811-004</b>	Rev <b>N</b>