

From: [Strudwicke, Kym](#)
To: [AC, EPD Customer Services](#)
Cc: [Russell, Meaghan](#)
Subject: FW: REFERRAL-HERITAGE-202139248-13/22 KINGSTON-01
Date: 27 October 2021 17:27:03
Attachments: [image002.png](#)
[20211027 - Advice - DA202139248 - B13 & B22 S22 Kingston - Commercial Redevelopment.pdf](#)

OFFICIAL

Good Afternoon Customer Services

DA202139248 – Blocks 13 and 22 Section 22 Kingston.

Please see attached advice from ACT Heritage with regard to the subject site and DA202139248.

Kind Regards

Kym | Conservation Officer (Approvals and Advice)

ACT Heritage

Environment, Planning and Sustainable Development Directorate | **ACT Government**

Dame Pattie Menzies House 16 Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

Phone: 02 6205 2654

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

Sent: Wednesday, 6 October 2021 3:10 PM

To: HeritageReferrals <Heritagereferrals@act.gov.au>

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

DEVELOPMENT APPLICATION NO: 202139248

BLOCK: 13 SECTION: 22 DIVISION: KINGSTON

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

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

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

Please forward any written advice via email to Customer Services

EPDcustomerservices@act.gov.au

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

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

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

Kind Regards

Katherine

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



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ACT Heritage Council

HERITAGE ADVICE

Under Section 60 of the *Heritage Act 2004*

ACTPLA Reference: DA202139248
Heritage Reference: Kingston-S22-B13 &22
Contact Officer: KS
Received by Council: 6 October 2021
Due date: 27 October 2021

TO: ACT planning and land authority
Environment, Planning and Sustainable Development Directorate
ACEPDCustomerServices@act.gov.au

Block:	Section:	Division / District:	Heritage Place:
13	22	Kingston	Kingston Chambers
22	22	Kingston	Nil

Status of Place: Nominated Heritage Place
Description of Works: Commercial Redevelopment
Council Advice provided by: Chair / Heritage Council

Pursuant to Sections 148 and 149 of the *Planning and Development Act 2007* and Section 60 of the *Heritage Act 2004*, the ACT Heritage Council advises that:

The proposed development is **unlikely to diminish the heritage significance** of a place or object, **subject to the below conditions**.

Background:

On 6 October 2021, the ACT Heritage Council (the Council) received a development approval referral for DA202139248. The DA is for proposed commercial redevelopment of Blocks 13 and 22 Section 22 Kingston, consisting of the demolition of the existing buildings, pavements and structures and the construction of a new four-storey commercial building with two level basement carparking, surface carparking spaces, landscaping, removal of one verge crossing from Giles Street and modification to the vehicle access to the laneway.

Block 13 Section 22 Kingston is nominated for provisional registration on the ACT Heritage Register (the Register) as the 'Kingston Chambers'. The proposed development is also adjacent to Block 21 Section 22 Kingston, which is also nominated for provisional registration to the Register as the 'Kingston Post Office'. Furthermore, the proposed development is within proximity of two additional places nominated for provisional registration on the Register, being the 'Kingston Shops' and the 'Jardine Street Banking Row'.

In relation to heritage, the application is informed by the '*Heritage Report for Proposed Development at 94-86 Giles Street Kingston*' (Eric Martin and Associates, September 2021), which sets out the following:

- Resolution of the heritage status of the Kingston Chambers is required to make a decision on the development proposal, however, the place is not likely to meet *Heritage Act 2004* significance thresholds;
- The Kingston Post Office, which is likely to meet *Heritage Act 2004* significance thresholds, will not be directly impacted by the development proposal. The design of the new building also pays respect to the Kingston Post Office, and the simple form of the building suits the local setting. The laneway between the buildings provides some separation between the two buildings, and while the building is four stories in height, this is not considered to overpower the Kingston Post Office; and
- The Kingston Shops and Jardine Banking Row are likely to meet *Heritage Act 2004* significance thresholds, and the development will not directly impact these nominated areas. While the new commercial building will be visible from the south side of Jardine Street, behind the nominated Banking Row, this will have a minor impact only, and is not unlike recent approved developments in Kennedy Street, Giles Street and Eyre Street, where new development is visible behind heritage nominated buildings.

Assessment:

Review of the proposed development was undertaken by the Council's Registration and Development Taskforces, with reference to the Council's understanding of the potential heritage significance values of the relevant nominations; as discussed below.

The Kingston Chambers nomination asserts that the existing 1987 building within the block is of heritage significance, in that it is in proportion to the surrounding buildings with siting and landscaping that compliments the aesthetic of the area, and that the building has housed various professionals and organisations, including the Lone Fathers Association, for the last 15 years.

While the Council has not yet made a formal decision on whether or not to provisionally register the Kingston Chambers on the Register, the nomination has been assessed by the Council's Registration Taskforce, who consider that the place is unlikely to meet heritage significance criteria set out in Section 10 of the *Heritage Act 2004*.

In forming this view, the Registration Taskforce consider that: there is no evidence that it has played an important part in the ACT's cultural history; and that it is not uncommon, rare or endangered; and that its aesthetic characteristics are not valued by the ACT community; and that it does not have a special association with the life or work or persons important to the history of the ACT.

For these reasons, the Council considers that the Kingston Chambers is unlikely to be of heritage significance, and therefore its proposed demolition is unlikely to have detrimental heritage impacts.

The Kingston Post Office nomination asserts that the 1947 building is significant for its strong associations with the post-World War II development of Canberra, and for its Inter War Stripped Classical style with Art Deco details. The nomination also notes that the building is believed to be the oldest surviving suburban post office building in Canberra, and that it was the most important post office outlet for business and for residents of south Canberra during the urban development of the capital.

While the Council has not yet made a formal decision on whether or not to provisionally register the Kingston Post Office on the Register, the nomination has been assessed by the Council's Registration Taskforce, who consider that the place is likely to meet heritage significance criteria set out in Section 10 of the *Heritage Act 2004*.

In forming this view, the Registration Taskforce consider that the building is likely to be of heritage significance as the oldest surviving suburban post office building in Canberra, and that its form and architectural style is representative of the period and the government service it provided. Despite a later sympathetic addition, the Registration Taskforce also consider that the original building has integrity and is in good condition.

In this context, the potential effects of the proposed development to the Kingston Post Office have been considered. While the laneway between the proposed new building and the Kingston Post Office offers some separation, a two-storey basement is proposed within Blocks 13 and 22 Section 22 Kingston, approximately seven metres from the Kingston Post Office. These works, if appropriate engineering controls were not applied, could affect the structural integrity of the Kingston Post Office. These potential effects have not been assessed in the development application, and the application does not set out the engineering controls to be adopted.


While the architectural form of the new building within Blocks 13 and 22 Section 22 Kingston is not subject to *Heritage Act 2004* provisions, the Council notes that its design and materiality appear considerate of its relationship to the Kingston Post Office, with the adoption of a matching brick façade finish and architectural relief that interfaces at the side of the development adjacent to the building. The setback between the Kingston Post Office and the new development also provides for separation and visual relief between the two buildings.

The Council also notes that the new development is spatially separate from, and will not affect, the Jardine Banking Row and the Kingston Shops nominations, which the Council considers are also likely to be of heritage significance.

Advice and Conditions:

In light of the above, the Council advises that the proposed development is unlikely to diminish the potential heritage significance of the Kingston Post Office subject to the following conditions:

1. An engineering assessment of proposed excavation works within Blocks 13 and 22 Section 22 Kingston, and their potential effects on the Kingston Post Office, is to be submitted to the Council. This assessment must also set out:
 - a. Engineering controls to be adopted during excavation works to ensure the structural stability of the Kingston Post Office; and
 - b. The appropriate vibration monitoring regime to be implemented during excavation and construction works.
2. The above report is to be endorsed by the Council prior to the commencement of any works Blocks 13 and 22 Section 22 Kingston.



**Dr Kenneth Heffernan
Chair (as delegate for),
ACT Heritage Council**

27 October 2021

From: developmentapplications@iconwater.com.au
To: [AC, EPD Customer Services](#)
Subject: Icon Water Application Decision. Application - 201082. Kingston - 13/22 (Email 1 of 5)
Date: 5 May 2022 15:59:32
Attachments: [Conditional Acceptance201082.pdf](#)
[2021.09.17 VS19068 Giles Street - ICON Water ESP APIP.pdf](#)
[APP-202139248-S144C-01.pdf](#)
[AREA-202139248-S144C-01.pdf](#)
[AUTHORISATION-202139248-S144C-01.pdf](#)
[DACORRESPONDENCE-202139248-S144C-01.pdf](#)
[FLOORREG-202139248-S144C-01.pdf](#)
[FLOORREG-202139248-S144C-02.pdf](#)

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[Learn why this is important](#)

Icon Water

Approval ID : 201082, Kingston 13 /22

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

Bibek Ligal

[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: 201082 **Suburb:** Kingston **Block/Section** 13 / 22

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

Attached Plans

APP-202139248-S144C-01.pdf
AREA-202139248-S144C-01.pdf
AUTHORISATION-202139248-S144C-01.pdf
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
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
SUPP-202139248-S144C-01.pdf
SUPP-202139248-S144C-04.pdf
TURNTEMPLATE-202139248-S144C-01.pdf
TURNTEMPLATE-202139248-S144C-02.pdf
TURNTEMPLATE-202139248-S144C-03.pdf

Conditions of Acceptance

A sewer maintenance structure is located on this block. Unobstructed 24 hour - 7 day a week access a minimum 1.5m wide is to be maintained across the land to the asset.

All Icon Water Valves, Hydrants, Meters and Maintenance Holes/Pits must have 24/7 access by Icon Water and Emergency Services. The developer must provide Icon Water 24/7 access to the construction site. The developer is to obtain Icon Water padlocks which must be installed in a daisy chain fashion at each entry and exit point of the construction site. No stockpiles, Temporary structures or equipment is to be located within the pipe protection envelope.

As per Criterion 1 - Easement and other access Clearances of the Planning and Development Regulation 2008. No structures are to be built over Icon Water easements, pipe protection envelopes or access passages without Icon Water's written approval. In accordance with this provision, access is to be maintained across land in these areas

Icon Water accepts only standard concrete with expansion joints, and maximum 100mm thickness within sewer easement or 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 Water's assets including sewer structures, manholes, hydrants and valves is to be maintained for the duration of the construction works.

Lessee must install private sewer riser at the sewer tie to ground level as part of this approval

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.

Non domestic liquid waste agreements are to be entered into with Icon Water where non-domestic liquid waste or increased load is planned to be discharged to the sewer network. To apply for a liquid trade waste agreement please visit www.iconwater.com.au/Developers-and-Renovators/LiquidTradeWaste.aspx

Please be advised that during the detailed design phase of the project an AS/NZS4853 assessment with approval by Icon Water will be required for any proposed new electrical infrastructure which has earthing (e.g. a sub-station)

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.

This acceptance is only in relation to the Development Application. Excavation methodology and soil anchor details are to be submitted to and be accepted by Icon Water prior to any works commencing.



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

Bibek Ligal

Date

05 May 2022

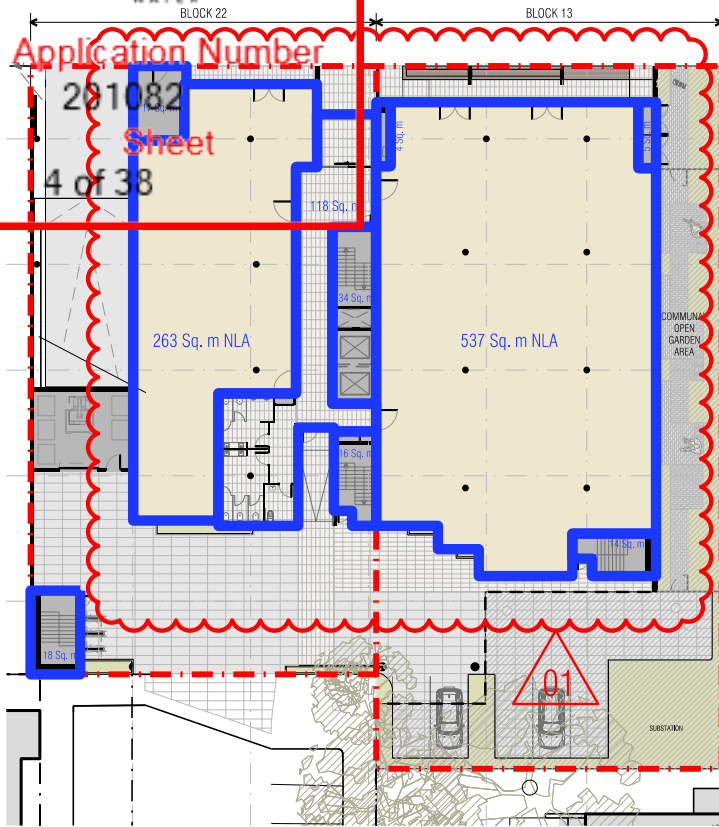
For further information please phone Icon Water 6248 3111.

Application Number

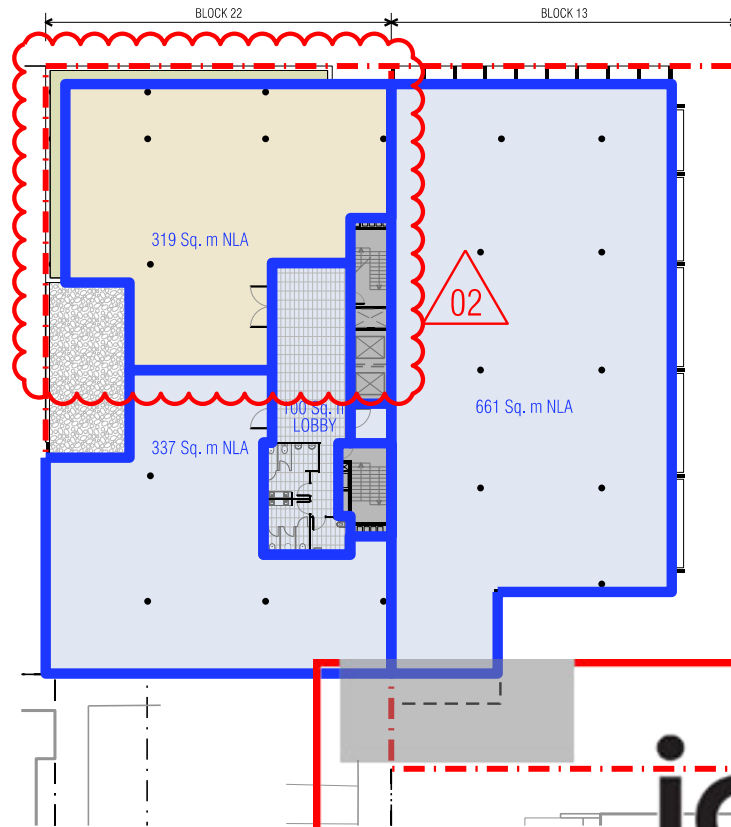
281082

Sheet

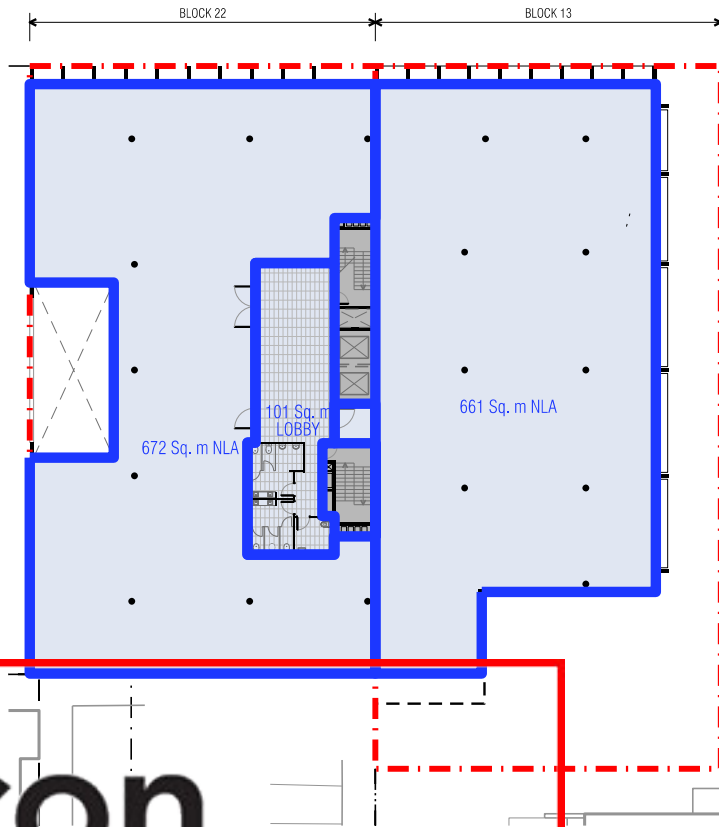
4 of 38



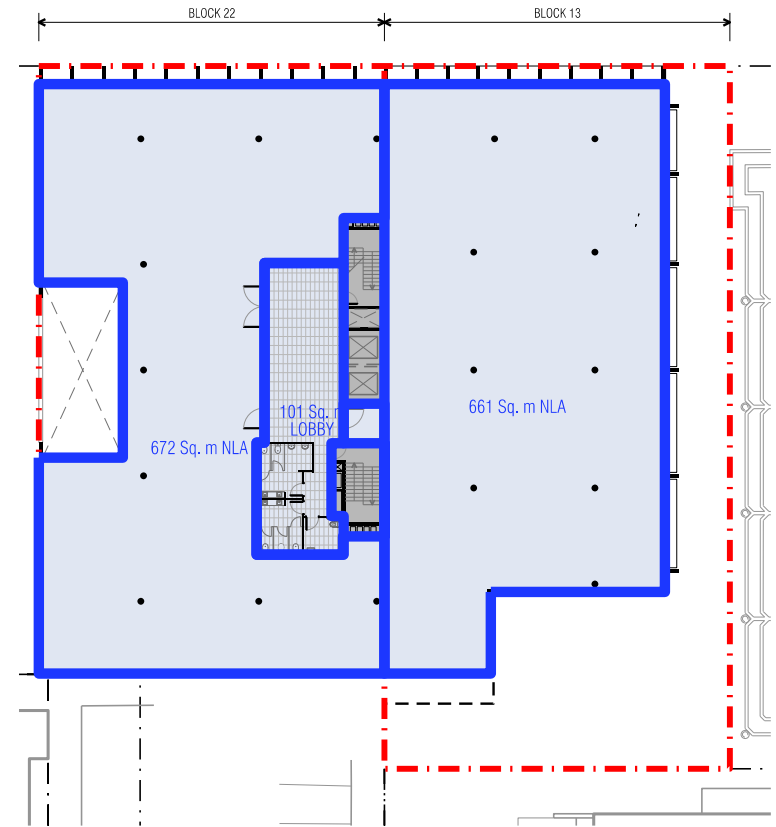
00 GROUND FLOOR PLAN



01 LEVEL 01 FLOOR PLAN



02 LEVEL 02 FLOOR PLAN



03 LEVEL 03 FLOOR PLAN



GFA

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon 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 Bibek Ligal

Date 05 May 2022

Contact phone: 6248 3111

AREA SCHEDULE

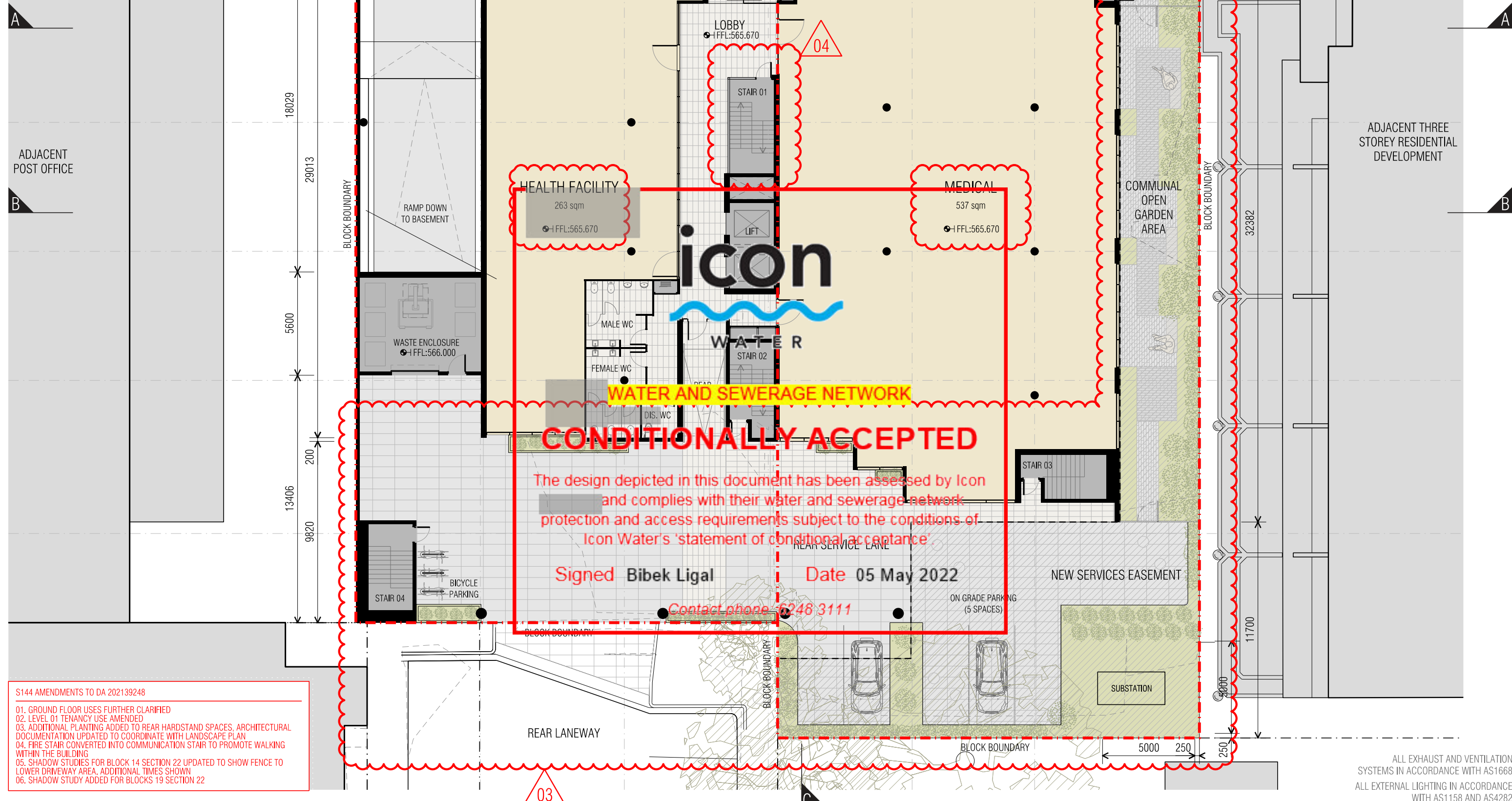
	BLOCK 22	BLOCK 13
Ground - Medical		537
Ground - Health Facility	263	
Ground - Lobby / Amenities	118	
Ground - Services	92	
Level 01 - Office	337	661
Level 01 - Health Facility	319	
Level 01 - Lobby / Amenities	100	
Level 02 - Office	672	661
Level 02 - Lobby / Amenities	101	
Level 03 - Office	672	661
Level 03 - Lobby / Amenities	101	
TOTAL GFA	2775	2520
Site Area	920 m2	1062 m2
Plot Ratio	302%	237%



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





WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon 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 Bibek Ligal

Date 05 May 2022

Contact phone 6248 3111

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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

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 THE BOOK MUST BE SUBMITTED BEFORE CONNECTION.
- ANY NON-METALLIC WATER SERVICE IS TO BE INSTALLED WITH TRACER WIRE AND

- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DUMPED AT AN APPROVED SPOIL AREA.
- THE CONTRACTOR SHALL REINSTATE ALL DISTURBED SURFACES TO MATCH EXISTING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY TEMPORARY TRAFFIC MANAGEMENT PLANS AND THEIR APPROVAL.
- CONTRACTOR TO CONFIRM DEPTH OF SEWER AND STORMWATER TIE POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ADVISE THE DESIGN ENGINEER IF NOT IN ACCORDANCE WITH THE PLAN.

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 SERVICE 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.

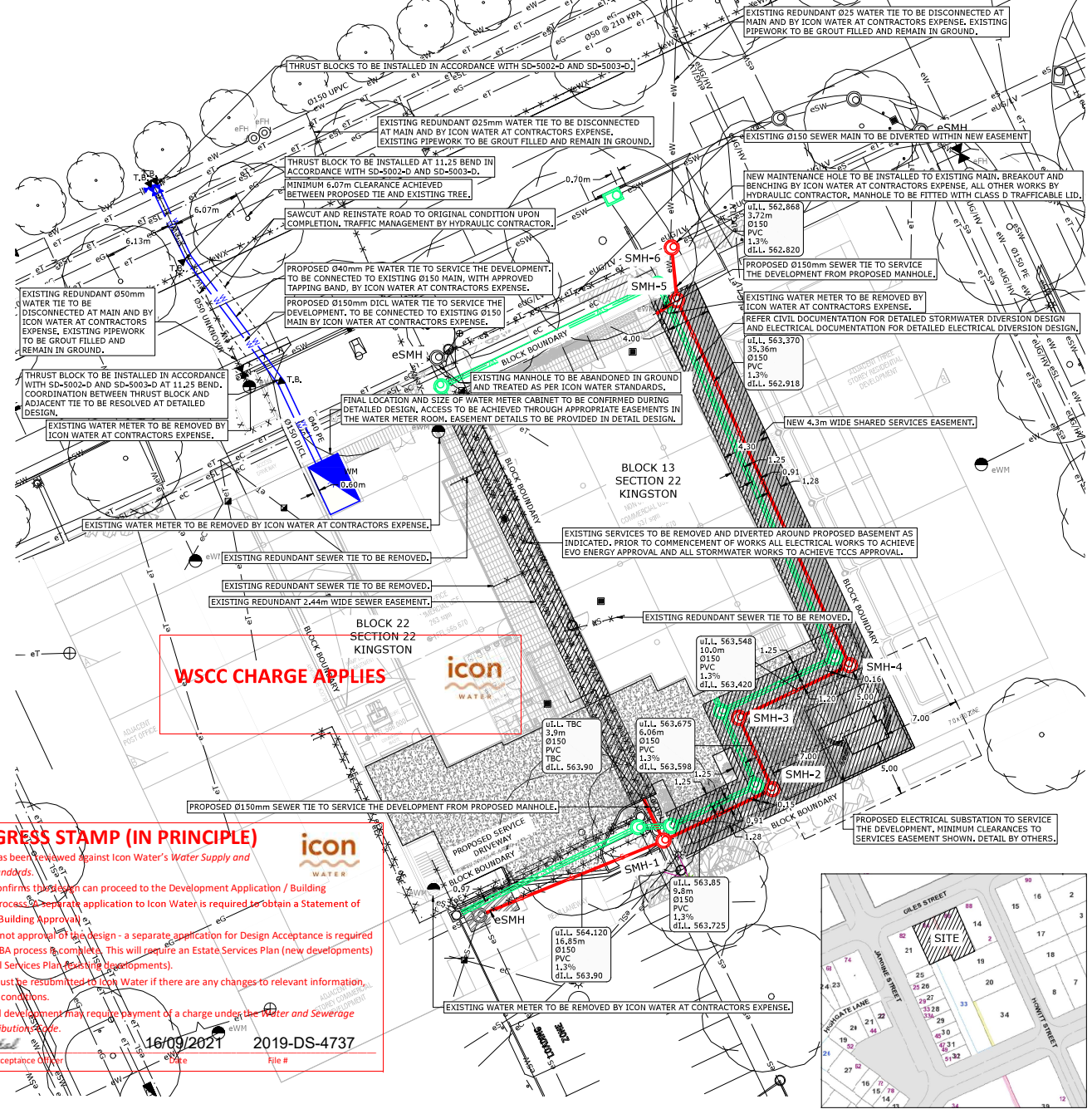
NOTE:
SEWER MAIN WITHIN GILES STREET HAS BEEN SURVEYED TO BE 1.08%, NOT 0.37% AS PER ICON WAE INFORMATION

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	600159.501	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



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.	16/08/20
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

LEGEND

SERVICE	EXISTING	PROPOSED
COLD WATER	eCW	cCW
WATER MAIN	eW	W
SANITARY DRAINAGE	eSD	sSD
SEWER	eS	S
STORMWATER	eSW	sSW
ELECTRICITY	eE	E
STREET LIGHT	eSL	SL
COMMUNICATIONS	eC	C
HYDRANT	eFH	FH
MANHOLE	eSMH	SMH
STOP VALVE	eSV	SV
WATER METER & PIT	eWM	WM
STREET LIGHT	eSL	SL
STORMWATER STRUCTURE	eSS	SS
ELECTRICAL PIT	eEP	EP
CONTINUATION	eC	C
END CAP	eEC	EC
ABANDONED / EXHUMED SERVICE	eX	X

SITE STATISTICS

DEVELOPER: GECON

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, 25 Spadina Street, Beard ACT 2620
Melbourne - Level 12, 515 Bourke Street, Melbourne VIC 3000
Tel: 02 9289 5116 Email: info@vitaldesign.com.au
Fax: 02 9289 5116 Web: vds.com.au

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 DESIGN SOLUTIONS PTY LTD.

JOB REFERENCE
VS19068

DRAWING NUMBER
ES.10

DESIGNED *S.G.WYNNE* DRAFTED *S.SCHUPPER*

SCALE 1:200 SIZE A1

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

PROGRESS STAMP (IN PRINCIPLE)

• This design has been reviewed against Icon Water's Water Supply and Sewerage Standards.

• Icon Water confirms that you can proceed to the Development Application / Building Application process. A separate application to Icon Water is required to obtain a Statement of Acceptance (Building Approval).

• This stamp is not approval of the design - a separate application for Design Acceptance is required once the DA/BA process is complete. This will require an Estate Services Plan (new developments) or an External Services Plan (existing developments).

• This design must be resubmitted to Icon Water if there are any changes to relevant information, including site conditions.

• The proposed development may require payment of a charge under the Water and Sewerage Capital Contribution Act 2004.

WSSC CHARGE APPLIES

16/09/2021
2019-DS-4737

Hydraulic Asset Acceptance Officer
Date
File #

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
7 - 3.0 m deep		
225 to 450	2.5	3.5
525 to 675	3.6	3.5
3.0 - 6.0 m deep		
225 to 450	3.5	4.5
525 to 675	4.6	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



Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS DEVELOPMENT APPLICATION
APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

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

Block 13 Section 22 Suburb Kingston

Unit No. Street Address 86 Giles Street

Block 22 Section 22 Suburb Kingston

Unit No. Street Address 84 Giles Street

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



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

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

LESSEE AUTHORISATION WATER AND SEWERAGE NETWORK

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

- Pre-application meeting Development Application Application for Reconsideration

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

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

CONDITIONALLY ACCEPTED
The design depicted in this document has been assessed by Icon 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 Bibek Ligal Date 05 May 2022

APPLICANT DETAILS (Please Print)

Applicant Name Email address Contact phone: 6248 3111

OR

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

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

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



Application Number

201082

Sheet

6 of 38

If more than two lessees please provide details of each additional lessee on a separate sheet

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

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

APPLICANT DECLARATION

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

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

LAND CUSTODIAN AUTHORITY

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

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

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

Signed Bibek Ligal Date 05 May 2022

Privacy Notice

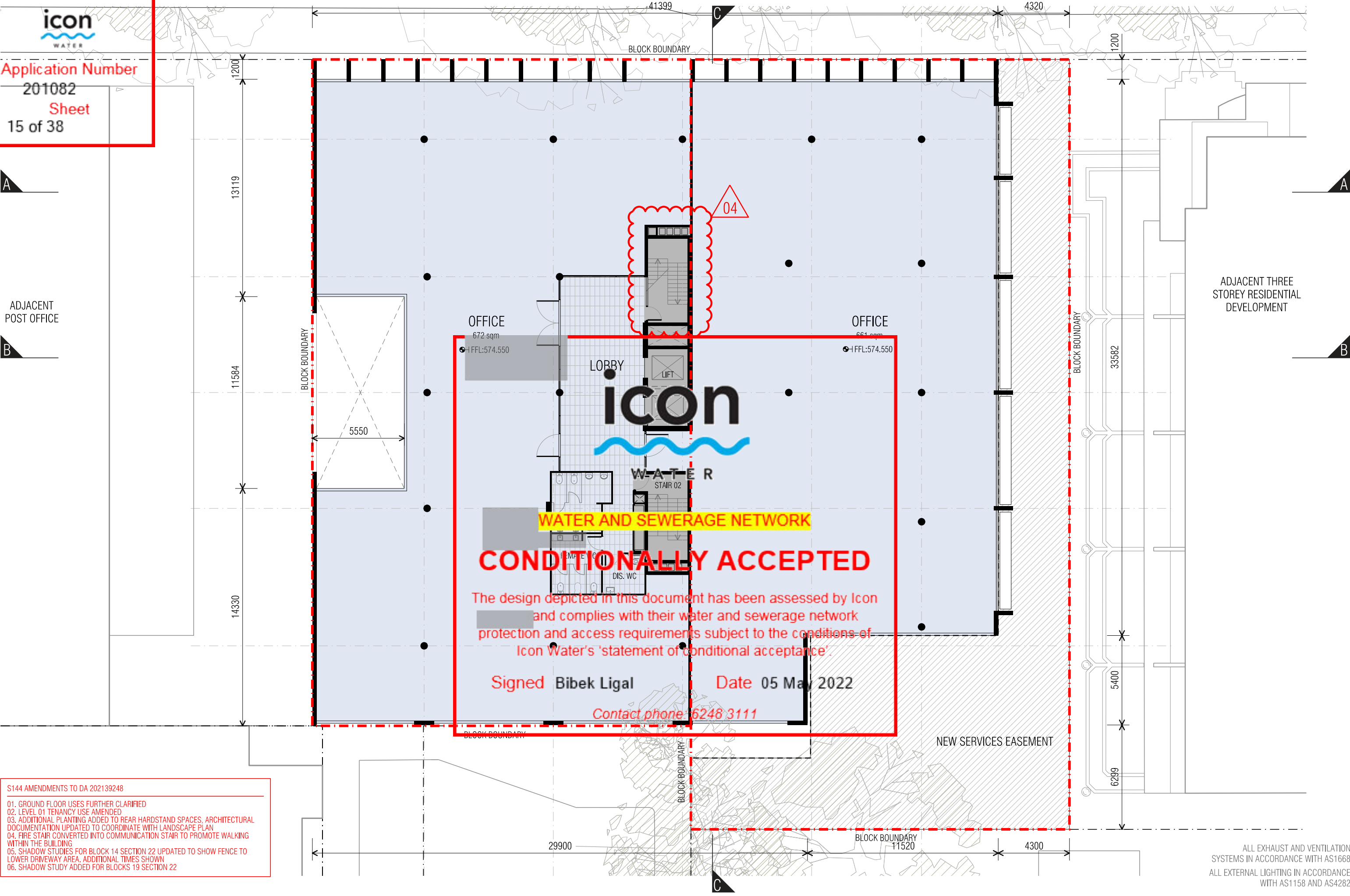
The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPD) to enable the processing of your application. The collection of personal information is used in accordance with the *Environment Planning and Sustainable Development Act 2007*. If all or some of the personal information is not collected EPD 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. EPD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPD Information Privacy Policy can be found at www.environment.act.gov.au

Contact Details:

Environment, Planning and Sustainable Development Directorate Customer Service Centres GPO Box 158, Canberra City 2601 16 Challis Street Dickson ACT 2602	Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays) Phone: (02) 6207 1923 Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au
--	--



ADJACENT
POST OFFICE



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon 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 **Bibek Ligal** Date **05 May 2022**

Contact phone **6248 3111**

- 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



Planning and Development Act 2007

Development Application

Application Number: **202139248S144C**

Application Number

201082

Sheet

1 of 38

Type of Application

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

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
KINGSTON	22	13	

Street Address
86 GILES STREET, KINGSTON

Site Number: 2

Suburb	Section	Block Number	Unit Number
KINGSTON	22	22	

Street Address
84 GILES STREET, KINGSTON

WATER AND SEWERAGE NETWORK

Applicant Details

CONDITIONALLY ACCEPTED

ACN or ABN
53653124442

Company Name
Purdon Planning Pty Ltd

Position held / Title
Staff member

Salutation
None

First Name
Bibek

Surname
Yates

Signed
Bibek Ligal

Date
05 May 2022

Postal Address
PO Box 5358

Postal Address 2
Contact phone: 6248 3111

Postal Address 3

Suburb	State/Territory	Postcode	Country
Braddon	ACT	2612	Australia

Phone Number	Fax Number	Mobile Number
62571511		

Email
purdons@purdon.com.au



Lessee (Property Owners) Details

Application Number

201082
Lessee Number: 1

Sheet

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Is the Lessee a

Company

Australian Company Number (ACN)

81632075588

Company Name

NG Giles Pty Ltd

Position held / Title

Director

Salutation

None

First Name

Sean

Surname

Smith

Postal Address 1

PO Box 5425

Postal Address 2

Postal Address 3

Suburb

Kingston

State/Territory

ACT

Postcode

76

Country

Australia

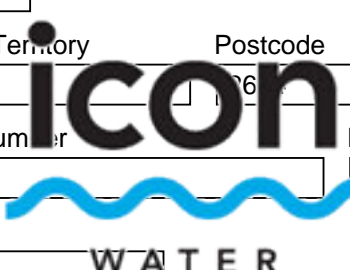
Phone Number

0262550430

Fax Number

Mobile Number

Email



Type of Application

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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

Yes

No

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

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

Yes

No

Signed Bibek Ligal Date 05 May 2022

Contact phone: 6248 3111

Please check the status of your development approval with the Authority

List Amendments Being Satisfied

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

Entity and/or Referral Requirements



Do the amendments to your proposal impact on entity requirements?

Yes
 No
Application Number
201082
Sheet

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Applicant Declaration

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

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

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

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

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

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

I accept the above declaration **WATER AND SEWERAGE NETWORK**

Accept

Acceptance Date

4/13/2022

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon 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 **Bibek Ligal**

Date **05 May 2022**

Contact phone: 6248 3111



Application Number
201082

Sheet
7 of 38

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



29 March 2022

Via eDevelopment submission.

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

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

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

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

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

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

CONDITIONALLY ACCEPTED

Regards

Purdon Planning

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 Bibek Ligal

Date 05 May 2022

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

Kingston Precinct Map and Code

R5 – It is noted that the response to this rule states that “Shop is allowed for at ground level on both blocks”. Further stating that these tenancies can be modified to accommodate the size of shop permitted (300m2). Noting that one of the leases (for block 13) doesn’t appear to currently permit shop. Further clarification and discussion is required noting that the application form only applies for office and the ground floor notes non-office commercial use. One space is 263m2 (Block 2) and the other 537m2 (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 (i.e. no lease 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 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

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 Bibek Ligal

Date 05 May 2022

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.

Please refer to the overshadowing response at C20 response below.

Contact phone: 6246 3111

Application Number

201081 Issue

Sheet

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

WATER AND SEWERAGE NETWORK
CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon 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 Bibek Ligal

Date 05 May 2022

Contact phone: 6248 3111

Issue	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.

Commercial Zones Development Code

<p>C3 - Further justification is required to demonstrate how floor plans encourage walking within the building and how physically open or visually permeable stairwells have been provided facilitate natural surveillance. It is noted that the response states fire stairs prohibit surveillance and their location next to lifts does not appear to make them anymore desirable for use within the building.</p>	<p>Alterations have been made to the floor plans, to encourage walking via the use of the internal stairs. These have been altered from having strictly fire stair capabilities, and to instead provide for communication stair which will allow a more visually permeable stairwell, that will encourage walking throughout the building.</p>
<p>C14 - It is noted site plans and other associated documentation notes trees/shrubs not shown on the landscape plan. Plans to be updated where required noting the inclusion of small trees and taller shrubs where appropriate, should be considered. In particular to the hardstand areas to the south of the building.</p>	<p>Please refer to updated plans which detail landscaping accurately.</p>
<p>R16 & R17 - Lighting plan to be updated to provide additional lighting provided in accordance with AS1158.3.1, AS4282 and AS1680.0 as nominated in the Access and Mobility Code.</p>	<p>Please refer to the updated lighting plans submitted with this letter, for compliance with this issue.</p>
<p>R30 – The Conservator has stated that: The development application is not supported as the proposal stipulates the removal of a Regulated Tree (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</p>	<p>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.</p>



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon 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: Bibek Regal Date: 05 May 2022

Contact phone: 6248 3111

Application Number

201081 Issue

Sheet

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

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

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

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 architectural and servicing changes that would be required.

When designed most possible, involves the removal of a significant portion of the Giles Street façade due to the need to retain street tree (which restricts available verge crossing locations) and safety of pedestrians using the Giles Street pathway. It would also involve relocation of stormwater and sewer mains, in addition to restricting substation location and access requirements (as requested by EVO Energy).

It was not considered that any possible change would result in a Giles Street frontage that both respected the prominence of its location or the original intent of the design, nor would it result in a street frontage that provided for pedestrian activity and visual interest, similar to the originally applied for design.



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon 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 Bibek Ligal

Date 05 May 2022

Contact phone 6248 3111

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.

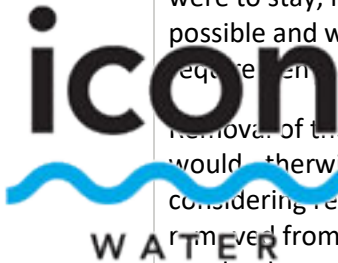
Removal of the tree permits a larger and more efficient basement than would otherwise be provided had the proposal retained the tree. When considering removal, at least 14 underground spaces would need to be removed from the proposal, and the above ground spaces would also need to be removed to achieve possible compliance for EvoEnergy access.

The applicant seeks removal of the tree as it allows for a better design, traffic and public realm outcome.

Please refer to the updated floor plans which indicate different uses on Level 1 of the proposal, and updated plans which indicate accurate GFA calculations. These show that with the proposed changes, the development proposed on Block 22 now meets the rule. Block 13 retains compliance with the rule.

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.

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



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon 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: Eben Legal
Date: 05 May 2022
Contact phone: 6248 3111

Application Number

201081 Issue

Sheet

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

As detailed previously, a reduction in floor to-floor heights is not considered possible, and updated shadow studies have been provided to assess the shadowing impacts to the residents rear POS (not PPOS) on Blocks 19/20 to the southeast of the subject site.

As detailed in the originally submitted Statement Against Criteria, the proponent believes the height of the building is appropriate for the location proposal as it meets the desired character specified in the Precinct Code, is of a reasonable scale for the locality and has minimal adverse impacts to existing residents such as overshadowing and overlooking.

Parking and Vehicular Access General Code

WATER AND SEWERAGE NETWORK

Turning template supplied with this

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

submission.

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon 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 Bibek Ligal

Date 05 May 2022

Contact phone: 6248 3111

From: developmentapplications@iconwater.com.au
To: [AC, EPD Customer Services](#)
Subject: Icon Water Application Decision. Application - 201082. Kingston - 13/22 (Email 2 of 5)
Date: 5 May 2022 16:00:09
Attachments: [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](#)

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[Learn why this is important](#)

Icon Water

Approval ID : 201082, Kingston 13 /22

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

Bibek Ligal

[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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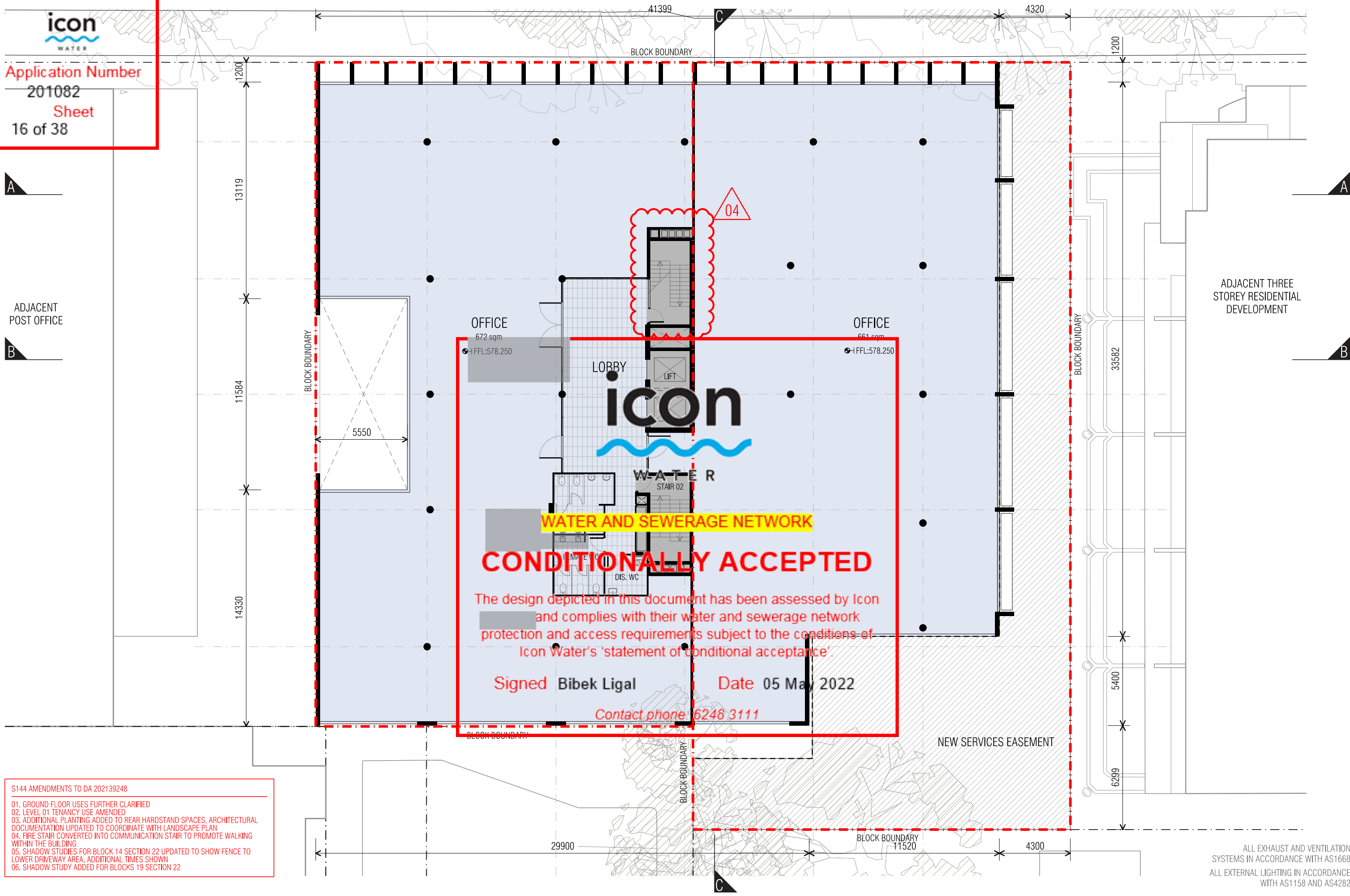
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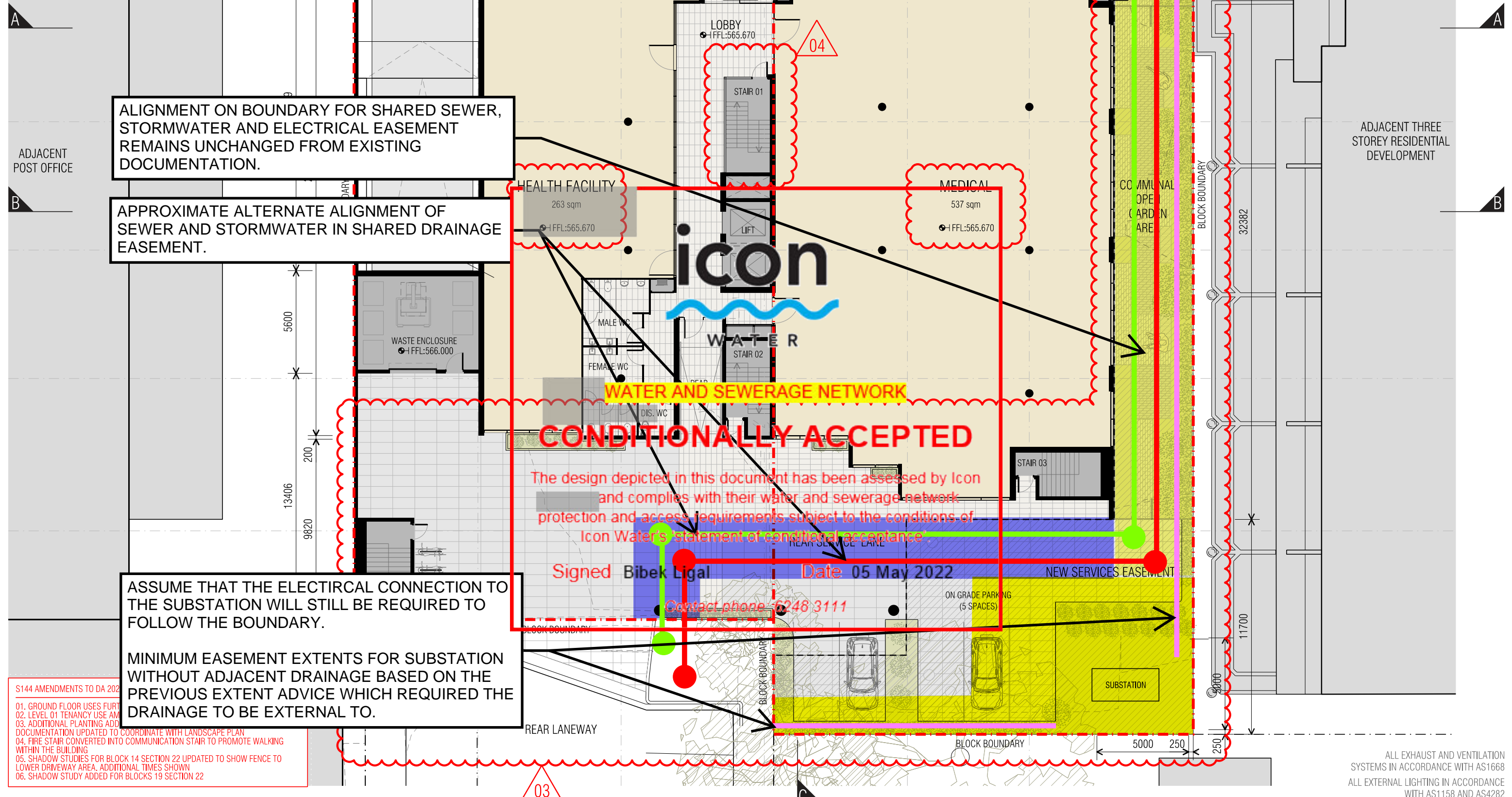
ADJACENT
POST OFFICE



- 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



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.

HEALTH FACILITY
263 sqm
FFL:565.670

MEDICAL
537 sqm
FFL:565.670

WATER AND SEWERAGE NETWORK
CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon 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 Bibek Ligal Date 05 May 2022

Contact phone 6248 3111

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

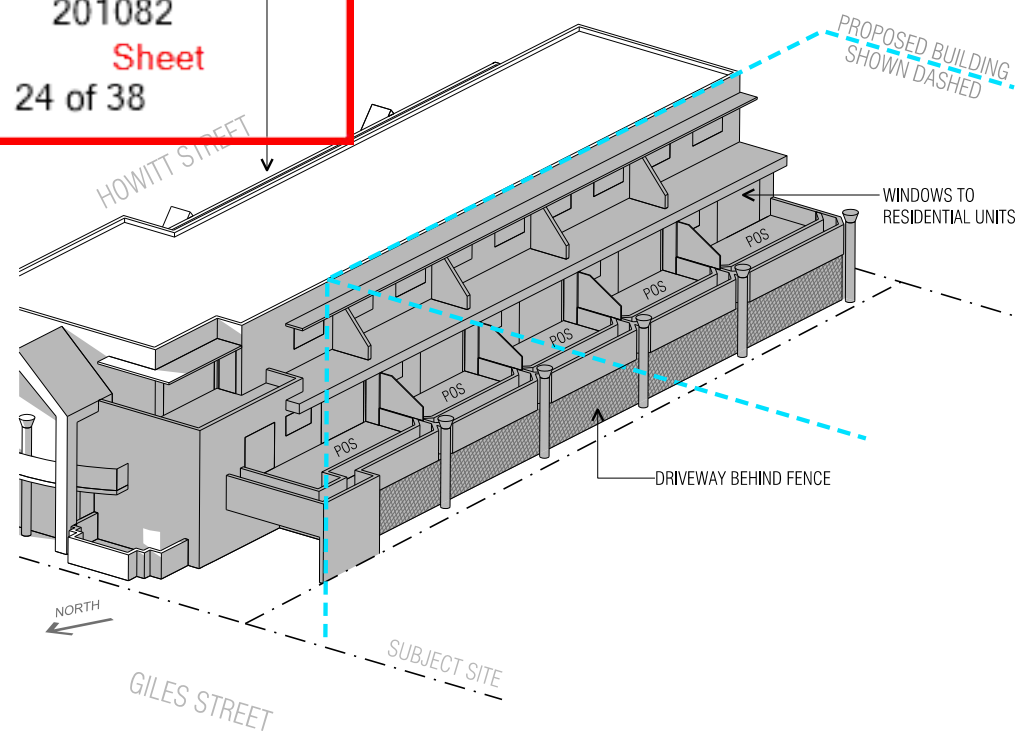
MINIMUM EASEMENT EXTENTS FOR SUBSTATION WITHOUT ADJACENT DRAINAGE BASED ON THE PREVIOUS EXTENT ADVICE WHICH REQUIRED THE DRAINAGE TO BE EXTERNAL TO.

- S144 AMENDMENTS TO DA 2021
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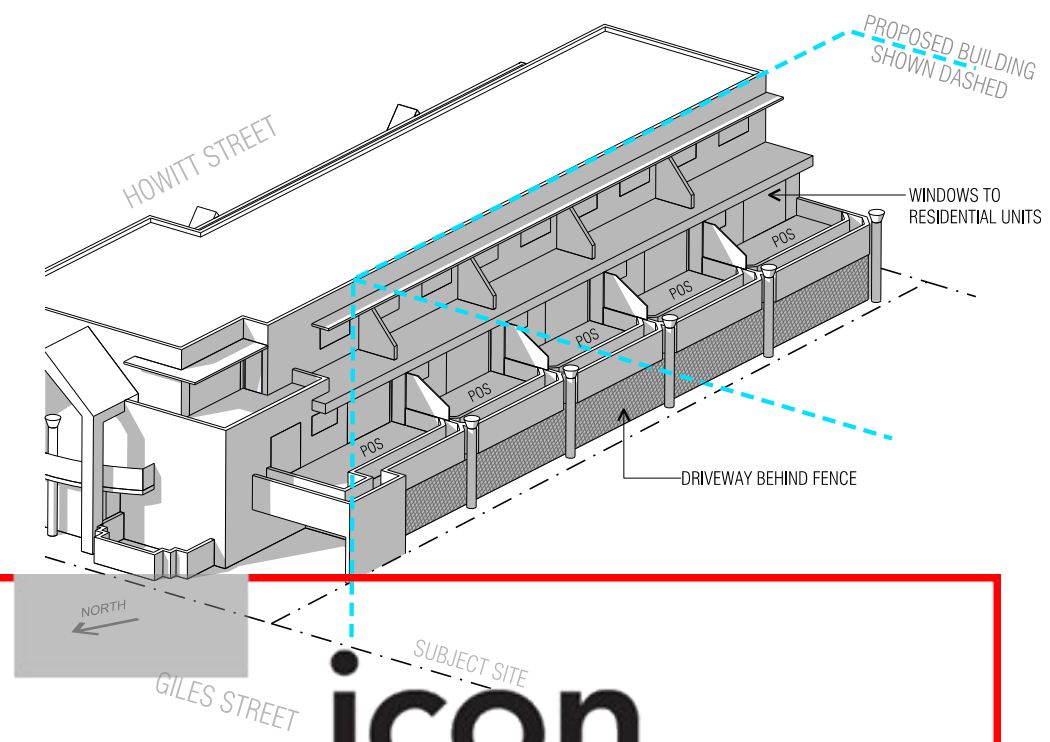
ALL EXHAUST AND VENTILATION SYSTEMS IN ACCORDANCE WITH AS1668
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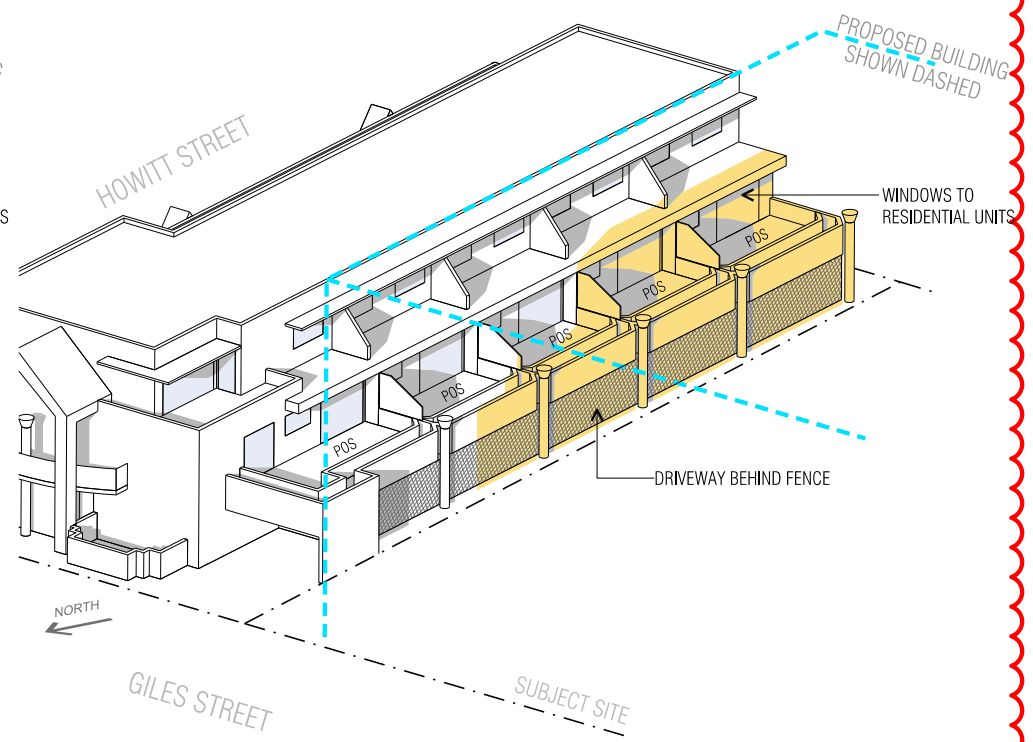
PRIVATE OPEN SPACES OFF LIVING ROOMS FACING HOWITT STREET YIELD SOLAR ACCESS FOR A MINIMUM OF THREE HOURS ON JUNE 21 FROM 9AM



THE HOLFORD - JUNE 21 - 9:00am



THE HOLFORD - JUNE 21 - 12:00pm



THE HOLFORD - JUNE 21 - 3:00pm

icon
WATER

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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Signed **Bibek Ligal** Date **05 May 2022**

Contact phone: 6248 3111

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

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

LEGEND

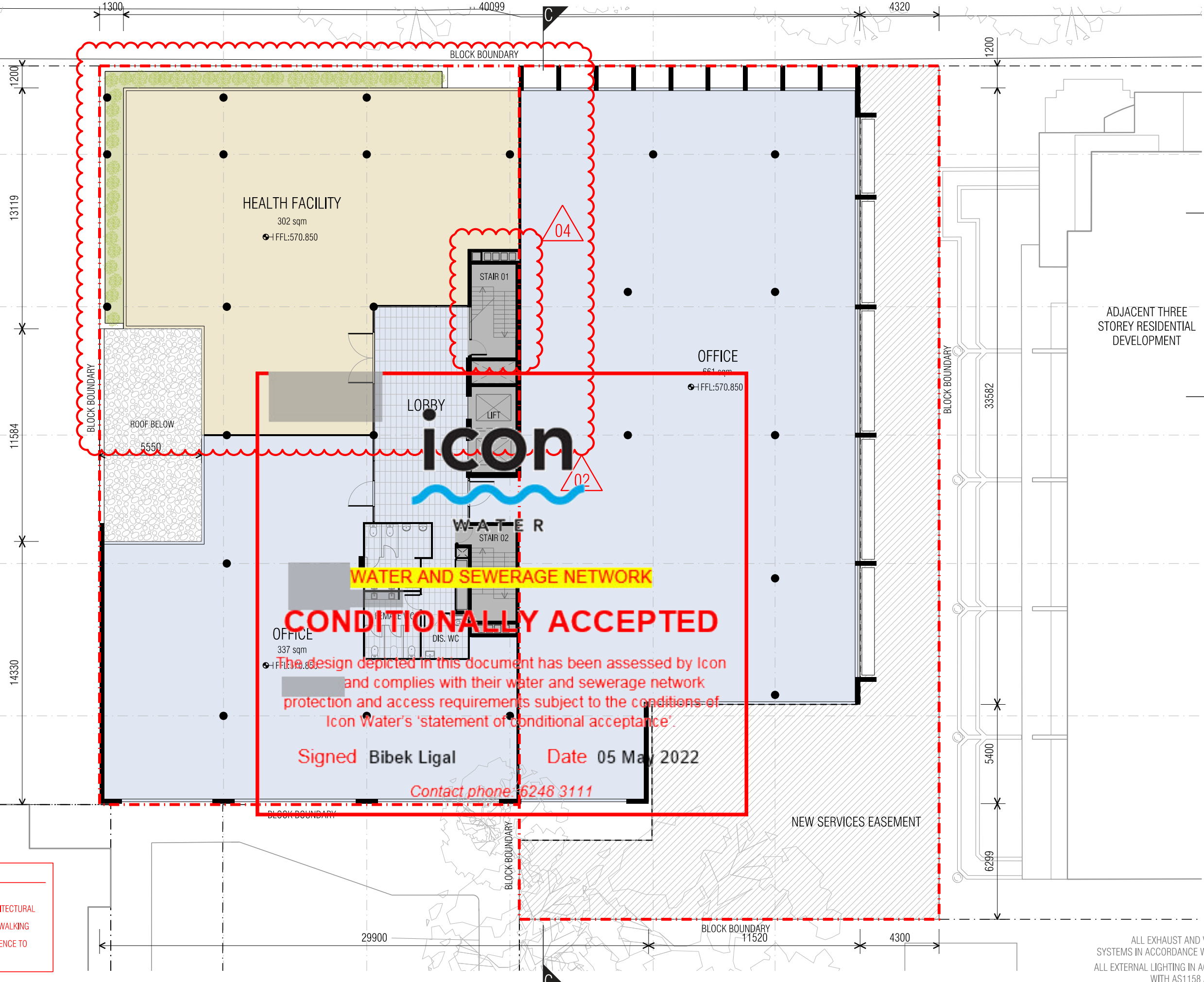
- EXISTING SHADOWS CAST
- ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

* EXISTING SHADOWS CAST ARE ESTIMATES BASED ON CURRENT INFORMATION AVAILABLE

05



ADJACENT
POST OFFICE



ADJACENT THREE
STOREY RESIDENTIAL
DEVELOPMENT



CONDITIONALLY ACCEPTED

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Date **05 May 2022**

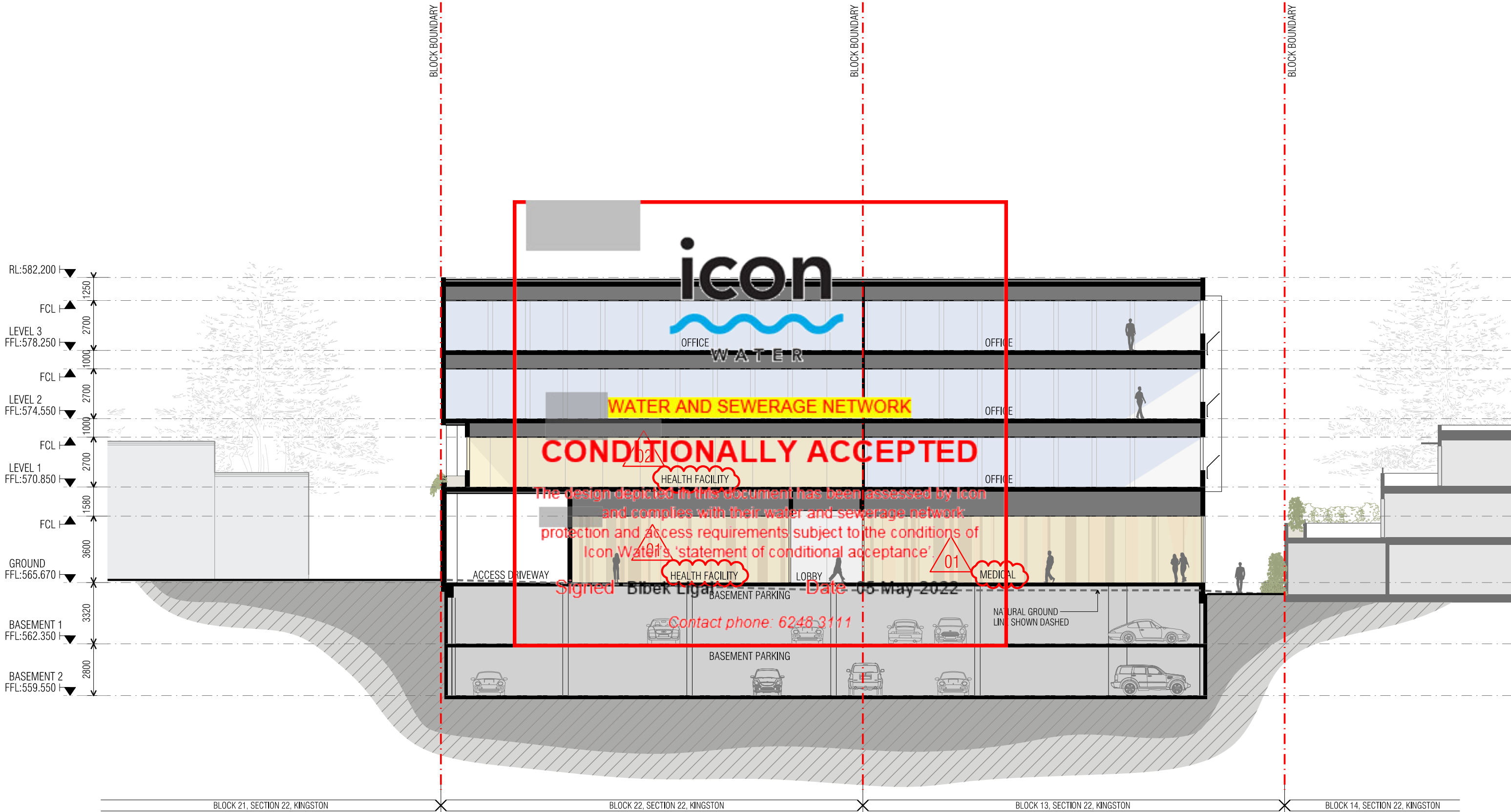
Contact phone **6248 3111**

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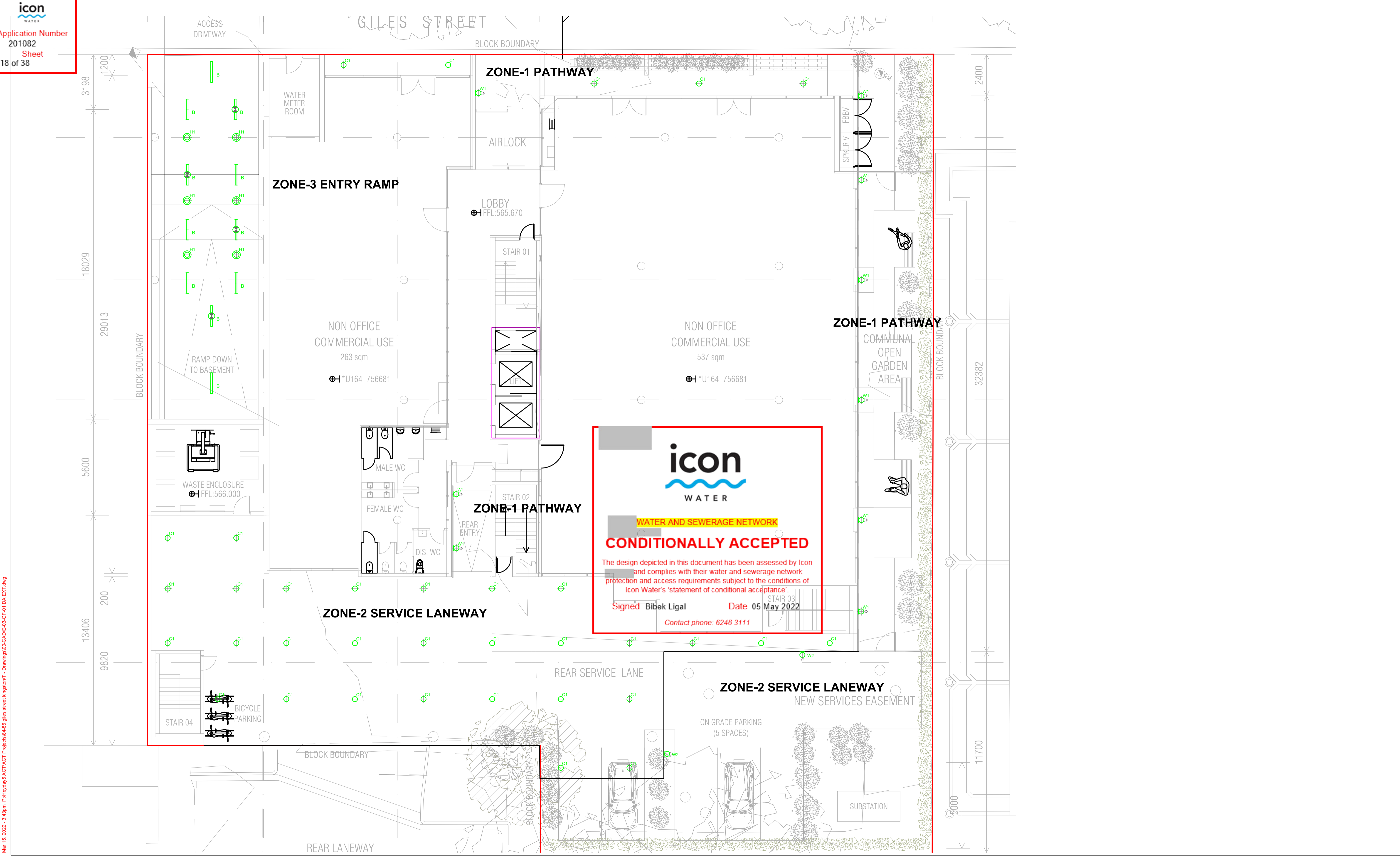
ALL EXHAUST AND VENTILATION SYSTEMS IN ACCORDANCE WITH AS1668
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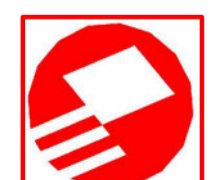


Mar 15, 2022 - 3:43pm P:\heyday5\ACT\ACT\Projects\84-86 giles street kingston\1 - Drawings\00-CAD\E-03-GF-01 DA EXT.rwg



icon
WATER
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Signed Bibek Ligal Date 05 May 2022
Contact phone: 6248 3111

ELECTRICAL CONTRACTOR



Heyday Group
192 Gladstone Street
Fyshwick ACT 2609
Australia
Telephone (02) 6280 0400
Facsimile (02) 6280 0411
http://www.heyday5.com.au

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Issue	Date	By	Chkd	Appd
01	09.09.2021	DL		
DA SUBMISSION				
02	15.03.2022	DL	IB	IB
FOR APPROVAL - DA SUBMISSION				


Issue	Date	By	Chkd	Appd

ARCHITECT



TURCOANDASSOCIATES
27 / 2 King Street,
Deakin, ACT, 2600
Telephone +02 61620735
www.turcoandassociates.com.au

MANAGING CONTRACTOR

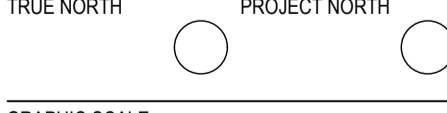


GEOCON
Level 4,
16-18 Mort Street,
Canberra, ACT 2601
Telephone +61 2 6255 0430
www.geocon.com.au

PROJECT
84 - 86 GILES STREET
KINGSTON

KINGSTON
HEYDAY PROJECT NUMBER
CEC-000XX

TRUE NORTH **PROJECT NORTH**



GRAPHIC SCALE
0 4000 10000
SCALE

1:100 @ A1 DO NOT SCALE

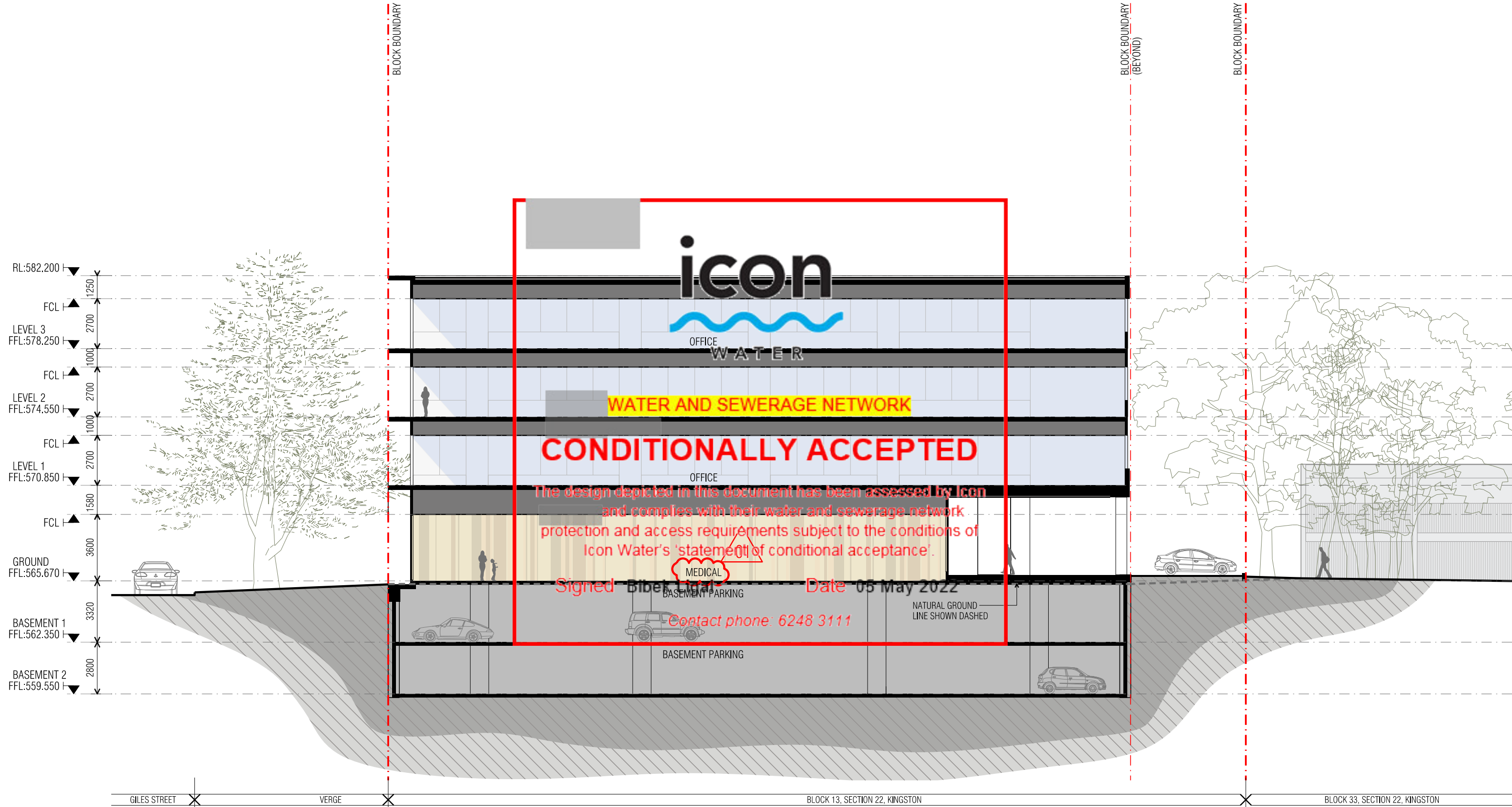
FOR APPROVAL

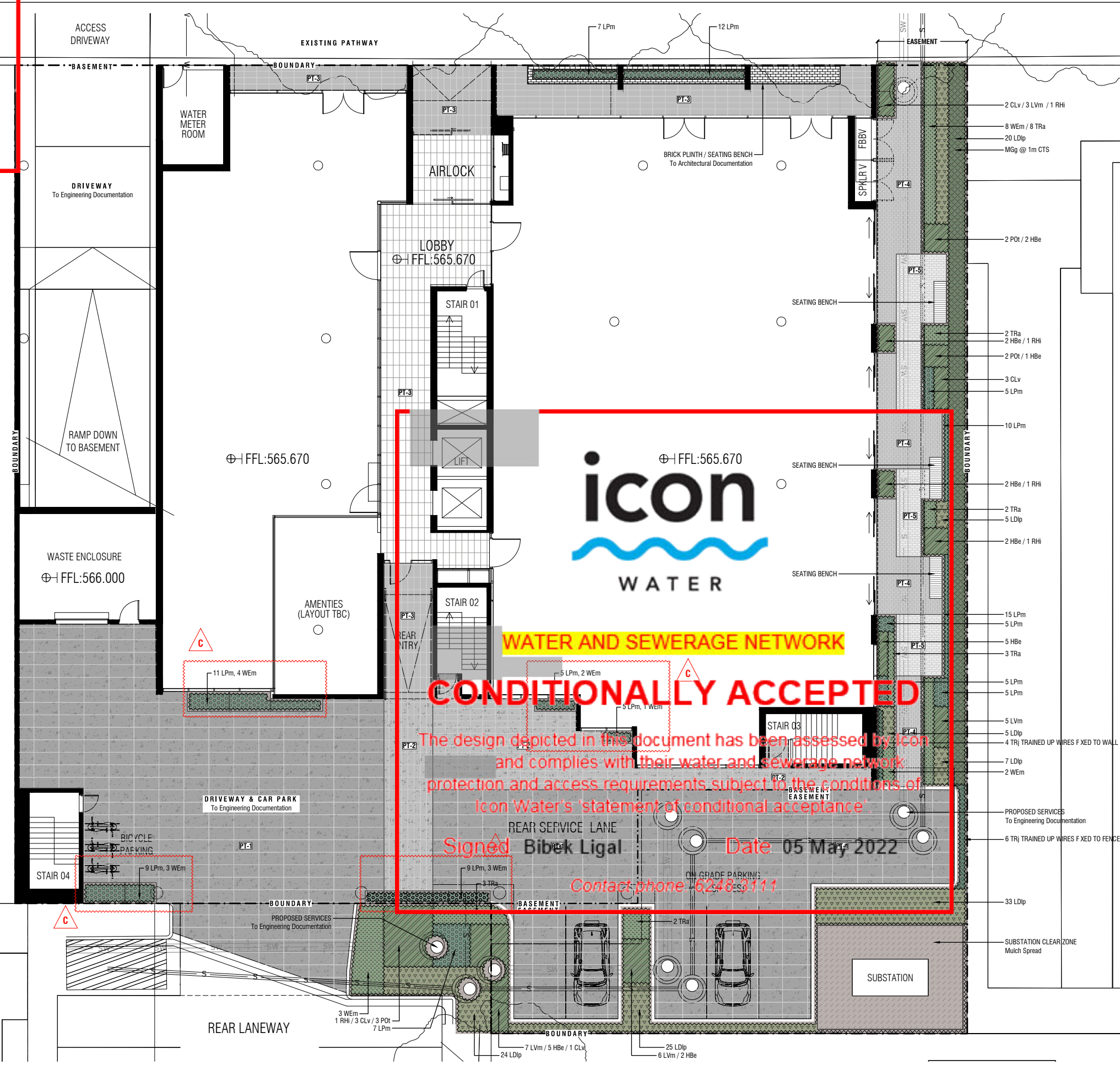
DRAWING
ELECTRICAL SERVICES
EXTERNAL LIGHTING
LAYOUT

DA SUBMISSION

DRAWING NUMBER E-03-GF-01	ISSUE 02
-------------------------------------	--------------------

- 01. GROUND FLOOR USES FURTHER CLARIFIED
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LEGEND

SITE BOUNDARY
Refer Project Survey Drawing

EXISTING TREE LOCATIONS
To Be Retained & Protected

FINISHES - SOFTSCAPE

PLANTING BED
Organic Mulch

FINISHES - HARDSCAPE

CONCRETE PAVEMENT - 1
Finish: 5% Black Oxide Broom Finish
Pattern: 1200x600 Saw Cuts

CONCRETE PAVEMENT - 1
Finish: Broom Finish / Colour Match PT1
Pattern: 600x300 Saw Cuts

UNIT PAVEMENT - 1
Finish: To Match Interior Tile
Pattern: 600x300 Stacked Bond

PERMEABLE PAVING - 1
Equal To Adfri Ecotrihex 60mm
Mixed Pattern: 80% Charcoal 20% Natu al

PERMEABLE PAVING - 1
Equal To Adfri Ecotrihex 60mm
Mixed Pattern: 80% Natu al 20% Charcoal

FURNITURE

SEATING BENCH
Equal To Quatro Design
'Flinders' Long Bench - White

RAISED PLANTER
Equal To Quatro Design Trough Planter
500 High x L/W Varies

PLANTING LEGEND

SHRUB SPECIES
Large (>1.0m)
Planted @ 1.5 x Plants Per m²

SHRUB SPECIES
Small / Medium (<1.0m)
Planted @ 2 x Plants Per m²

GRASS / STRAPPY SPECIES
Large (>0.7m)
Planted @ 3 x Plants Per m²

GRASS / STRAPPY SPECIES
Small / Medium (<0.7m)
Planted @ 4 x Plants Per m²

GROUND COVER SPECIES
Mix Native & Exotic
Planted @ 2 x Plants Per m²

CLIMBER SPECIES
Mix Native & Exotic
Planted @ 2 x Plants Per 1/m

SPECIES LIST

CODE	BOTANICAL NAME	COMMON NAME	MIN. SIZE	MATURE SIZE
Height / Width				
SHRUB SPECIES - LARGE (>1.0m) - Mix Native & Exotic				
MGg	<i>Magnolia grandiflora</i> 'Teddy Bear'	Southern Magnolia	200mm	5.0m / 2.0m
SHRUB SPECIES - SMALL / MEDIUM (<1.0m) - Mix Native & Exotic				
CLv	<i>Callistemon viminalis</i> 'Better Johr'	Bottlebrush Callistemon	140mm	0.8m / 0.9m
HBe	<i>Hebe Lemon & Lime</i>	Lemon & Lime Hebe	140mm	0.5m / 0.5m
LVm	<i>Lavandula 'Munstead'</i>	Dwa 1 Lavender	140mm	0.6m / 0.7m
POt	<i>Pittosporum tobira</i> 'Miss Muffet'	Dwa 1 Pittosporum	140mm	1.0m / 1.0m
RHi	<i>Raphiolepis indica</i> 'Cosmic Pink'	Indian Hawthorn	140mm	0.7m / 0.7m
GRASS / STRAPPY SPECIES - LARGE (>0.7m) - Mix Native & Exotic				
LDip	<i>Lomandra 'Little Pal'</i>	Lomandra 'Little Pal'	Super tube	0.8m / 0.5m
GRASS / STRAPPY SPECIES - SMALL/MEDIUM (<0.7m) - Mix Native & Exotic				
LPm	<i>Liriope muscari</i> 'Evergreen Giant'	Liriope 'Evergreen Giant'	140mm	0.6m / 0.6m
GROUND COVER SPECIES - Mix Native & Exotic				
TRa	<i>Trachelospermum asiaticum</i> 'Shooting Star'	Asiatic Jasmine	140mm	0.3m / 1.5m
WEm	<i>Westringia fruticosa</i> 'Mund'	Coastal Rosemary	140mm	0.5m / 1.5m
CLIMBER SPECIES				
TRj	<i>Trachelospermum jasminoides</i>	Star Jasmine	140mm	0.5m / 3.0m

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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Signed **Bibek Ligal** Date **05 May 2022**

Contact phone **62483111**

NO.	DESIGN	DRAWN	CHECKED	VERD	DATE	AMENDMENT / ISSUE
C	AB	AB	MR	MR	24/03/2022	ISSUE FOR DEVELOPMENT APPLICATION - RAISED PLANTERS
B	AB	AB	MR	MR	02/09/2021	ISSUE FOR DEVELOPMENT APPLICATION
A	AB	AB	MR	MR	30/08/2021	ISSUE FOR DEVELOPMENT APPLICATION

NOTES

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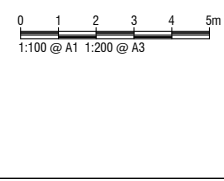
- DIMENSIONS TO BE IN ACCORDANCE WITH THE SPECIFICATION.

- DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.

- USE F GUAID DIMENSIONS - DO NOT SCALE FROM DRAWING.

- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND X-SECTION LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE SUPERINTENDENT.

- PROVIDE SAMPLES OF ANY SPECIFIED OR PREFERRED MATERIALS OR FINISHES (AS PER CASE) FOR SUPERINTENDENT'S APPROVAL PRIOR TO PLACE ORDERS.



dsb
Landscape Architects

Deakin Chambers
14 Hannah Place
Deakin ACT 2600
Tel 02 6285 1955
dsb@dsbla.com.au

Project
COMMERCIAL DEVELOPMENT
84-86 GILES STREET (B13 & 22, S22)
KINGSTON, ACT

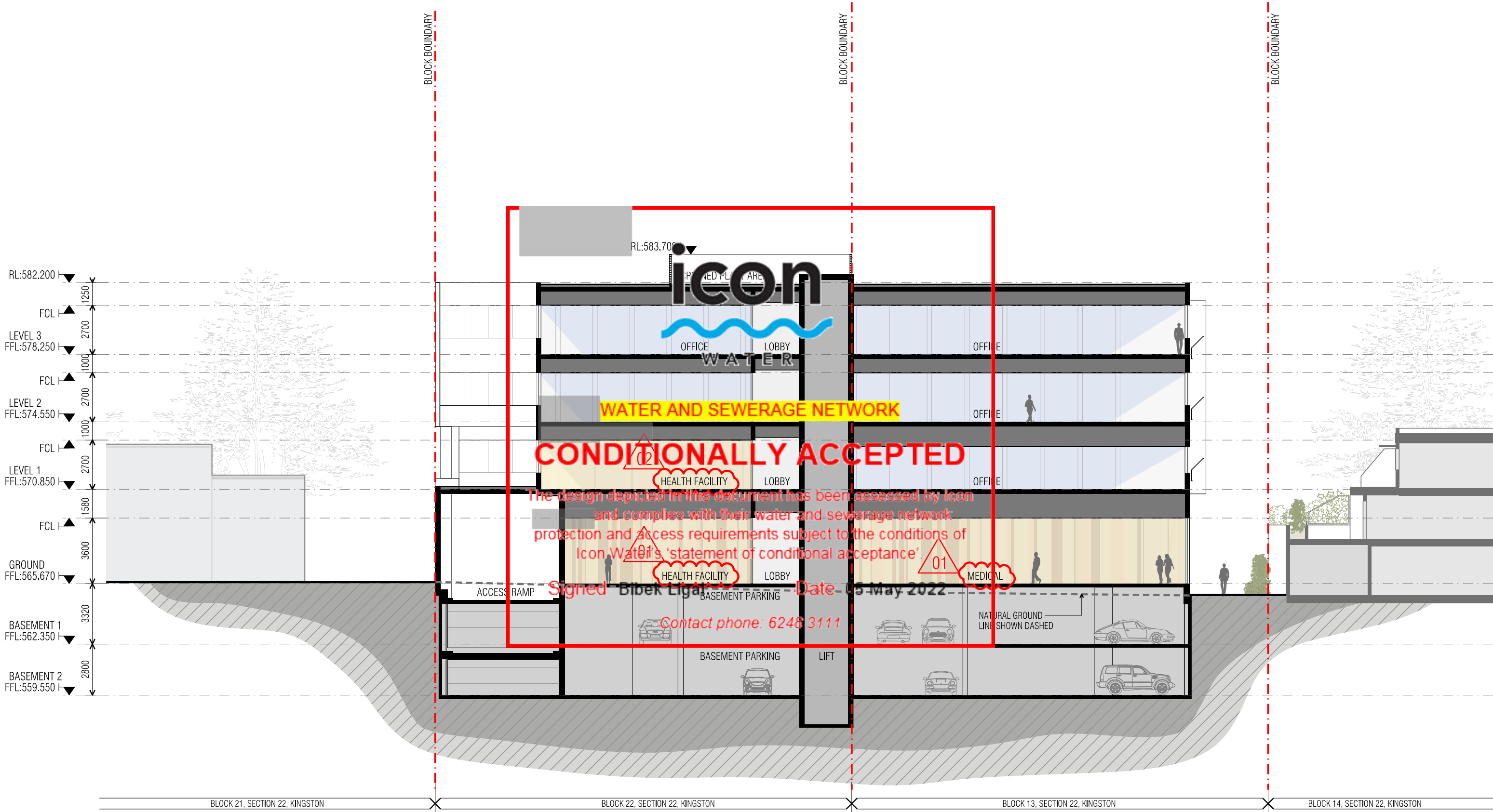
Client
GEOCON

Drawing Title
LANDSCAPE PLAN

Scale _____ Plot Date: _____ Sheet No. _____

Drp. No. **3772-F101 C**

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From: developmentapplications@iconwater.com.au
To: [AC, EPD Customer Services](#)
Subject: Icon Water Application Decision. Application - 201082. Kingston - 13/22 (Email 4 of 5)
Date: 5 May 2022 16:00:12
Attachments: [SUPP-202139248-S144C-04.pdf](#)
[TURNTEMPLATE-202139248-S144C-01.pdf](#)

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Icon Water

Approval ID : 201082, Kingston 13 /22

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

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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

Bibek Ligal

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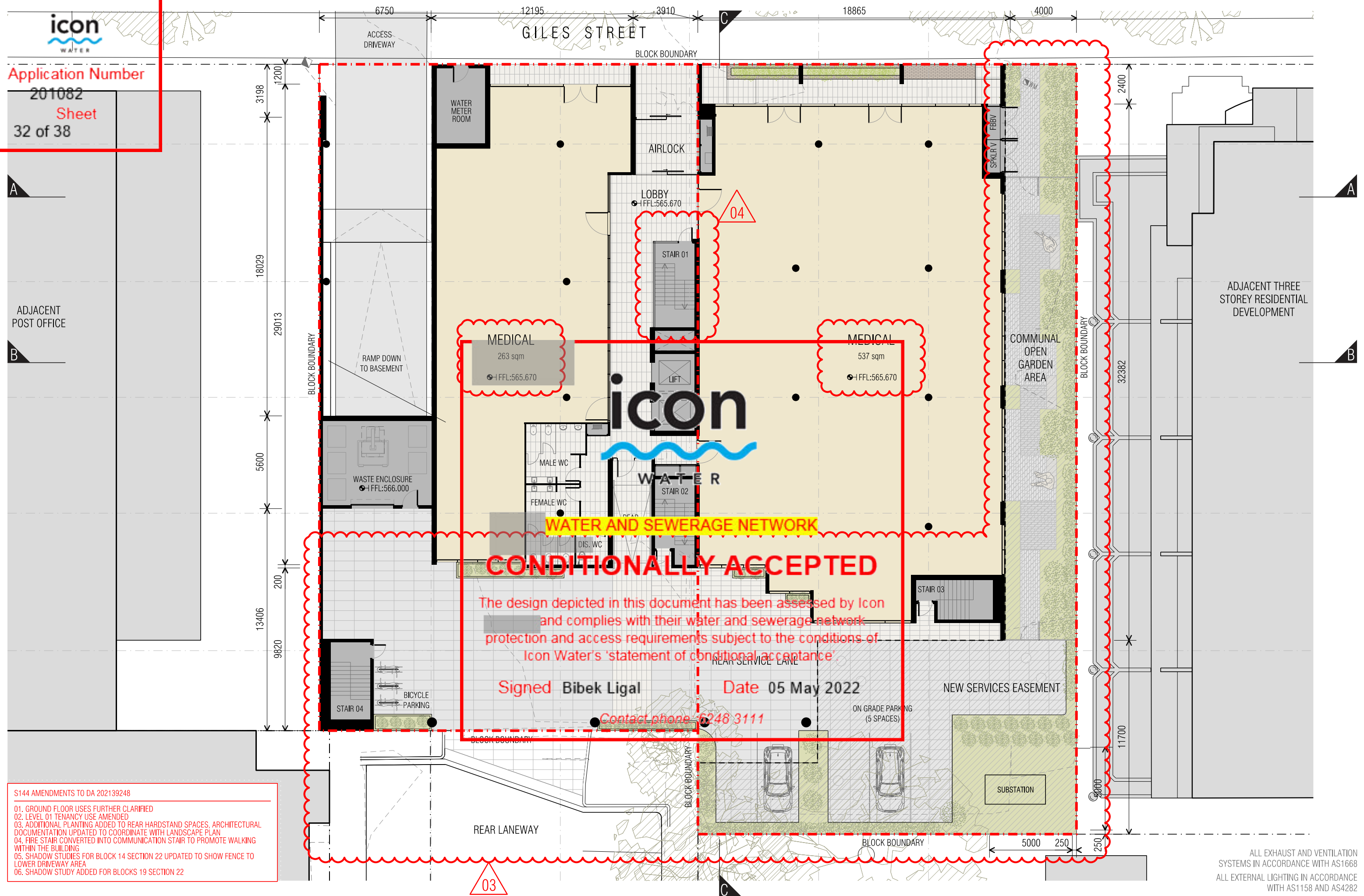
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- MATERIALS**
- 1 Brickwork to ground level to match existing buildings and post office
 - 2 Coloured precast concrete in earthy red tones
 - 3 Dark tint glass with dark grey frame and spandrel
 - 4 Dark tint glass with dark grey frame and spandrel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

ADJACENT
POST OFFICE

ADJACENT THREE
STOREY RESIDENTIAL
DEVELOPMENT



WATER AND SEWERAGE NETWORK

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Signed **Bibek Ligal**

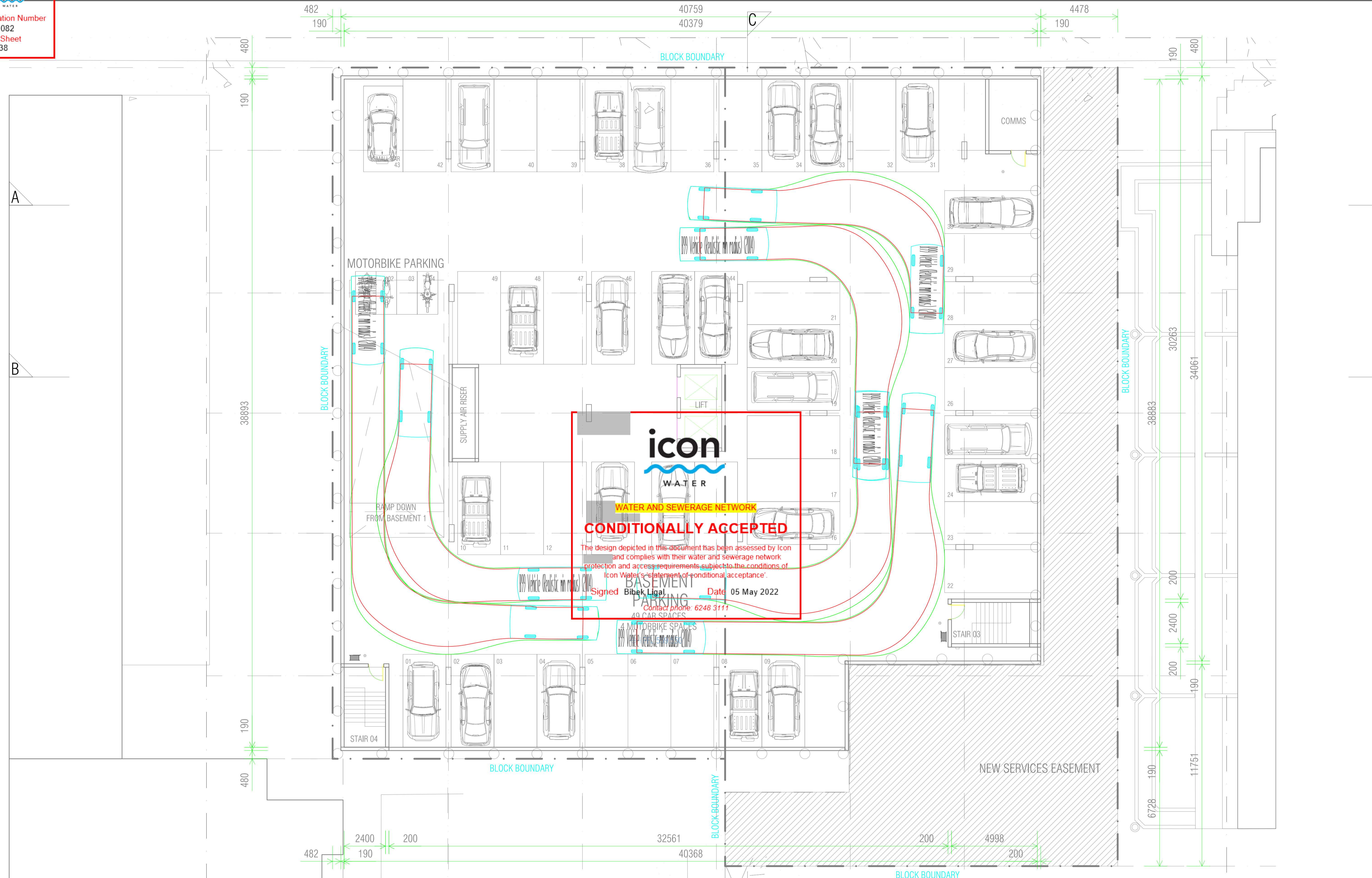
Date **05 May 2022**

Contact phone **6248 3111**

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ALL EXTERNAL LIGHTING IN ACCORDANCE WITH AS1158 AND AS4282





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



KEY PLAN

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

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

From: developmentapplications@iconwater.com.au
To: [AC, EPD Customer Services](#)
Subject: Icon Water Application Decision. Application - 201082. Kingston - 13/22 (Email 5 of 5)
Date: 5 May 2022 16:00:15
Attachments: [TURNTEMPLATE-202139248-S144C-02.pdf](#)
[TURNTEMPLATE-202139248-S144C-03.pdf](#)
[Meter-Installation A4-fact-sheet_Sept_2018.pdf](#)
[Demolition checklist.pdf](#)

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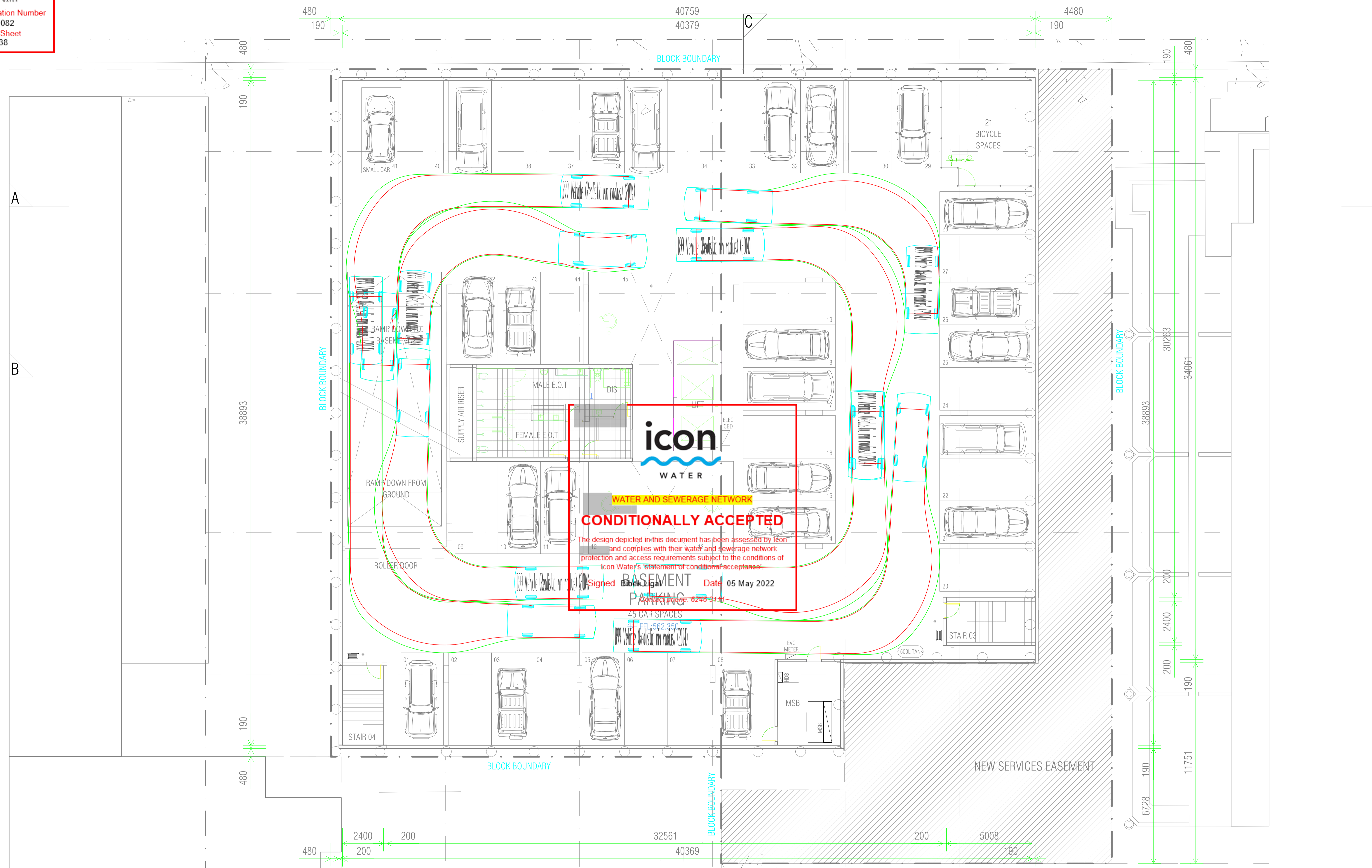
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WATER AND SEWERAGE NETWORK
CONDITIONALLY ACCEPTED
 The design depicted in this document has been assessed by icon and complies with their water and sewerage network protection and access requirements subject to the conditions of icon Water's 'statement of conditional acceptance'.
 Signed: Bibek Ligga Date: 05 May 2022
 Contact phone: 6248 3111

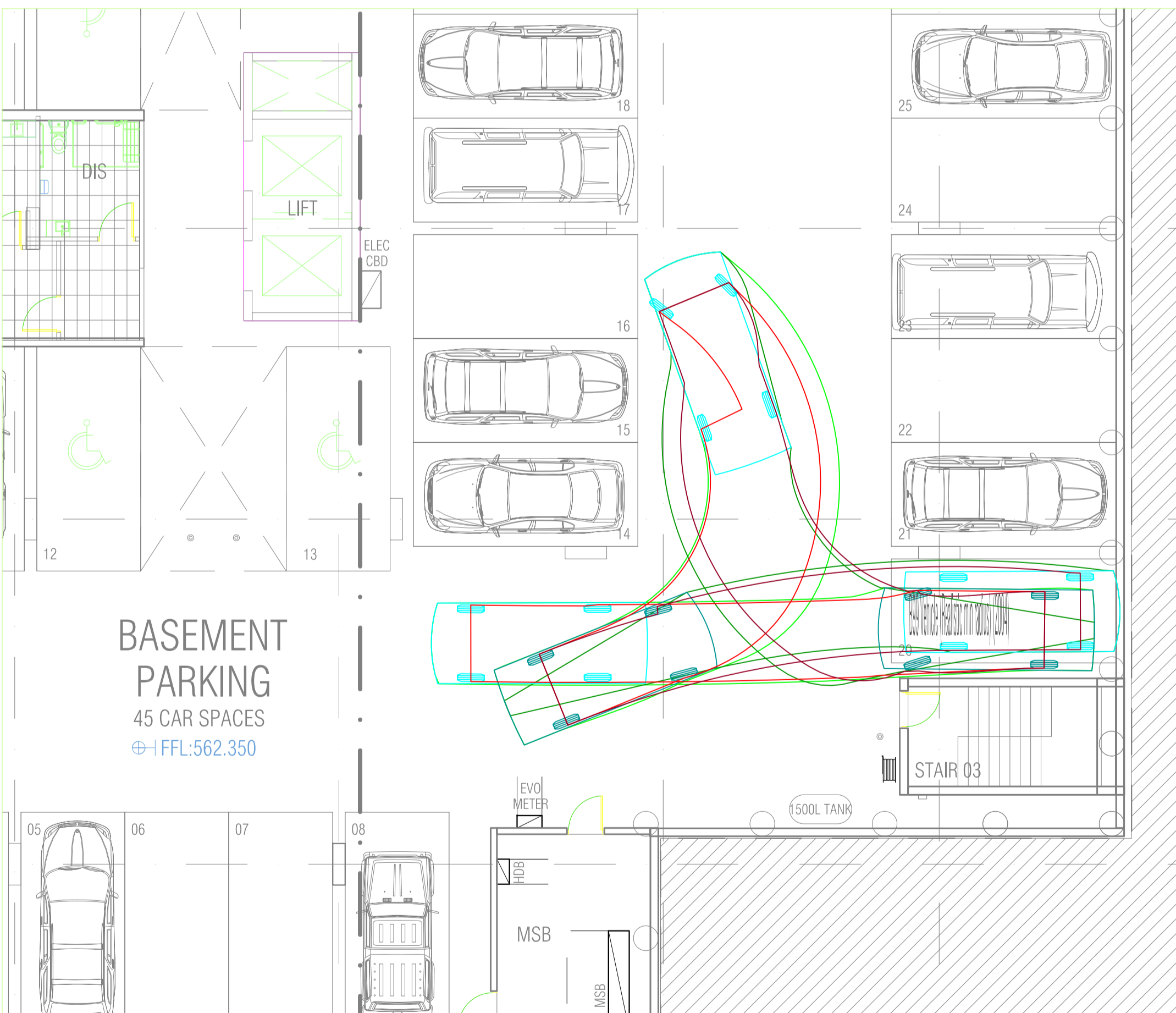
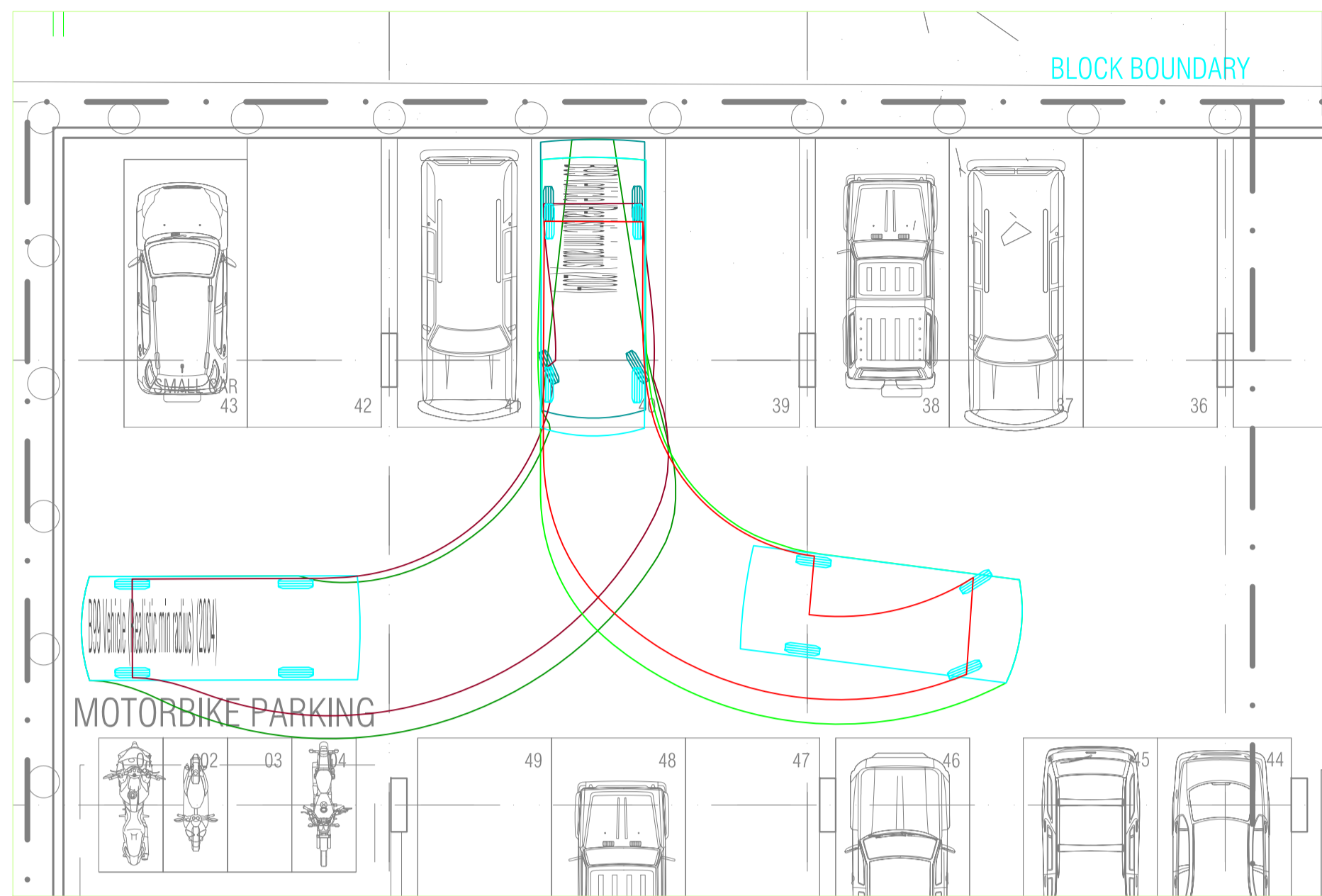
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CIVIL CONSULTANT	FIRE ENGINEER	1	FOR INFORMATION	24.03.2022
MECHANICAL CONSULTANT	LANDSCAPE CONSULTANT			
HYDRAULIC CONSULTANT	ACCESS CONSULTANT			
FIRE SERVICES CONSULTANT	CERTIFIER			



KEY PLAN

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

DRAWING TITLE				
BASEMENT 1 VEHICLE RADIUS				
SCALE: 1:100 @A1	DRAWN: RG	PROJECT No	DRAWING No	REVISION
DATE: 24.03.2022	APPROVED: AC	2102	SK-0002	1



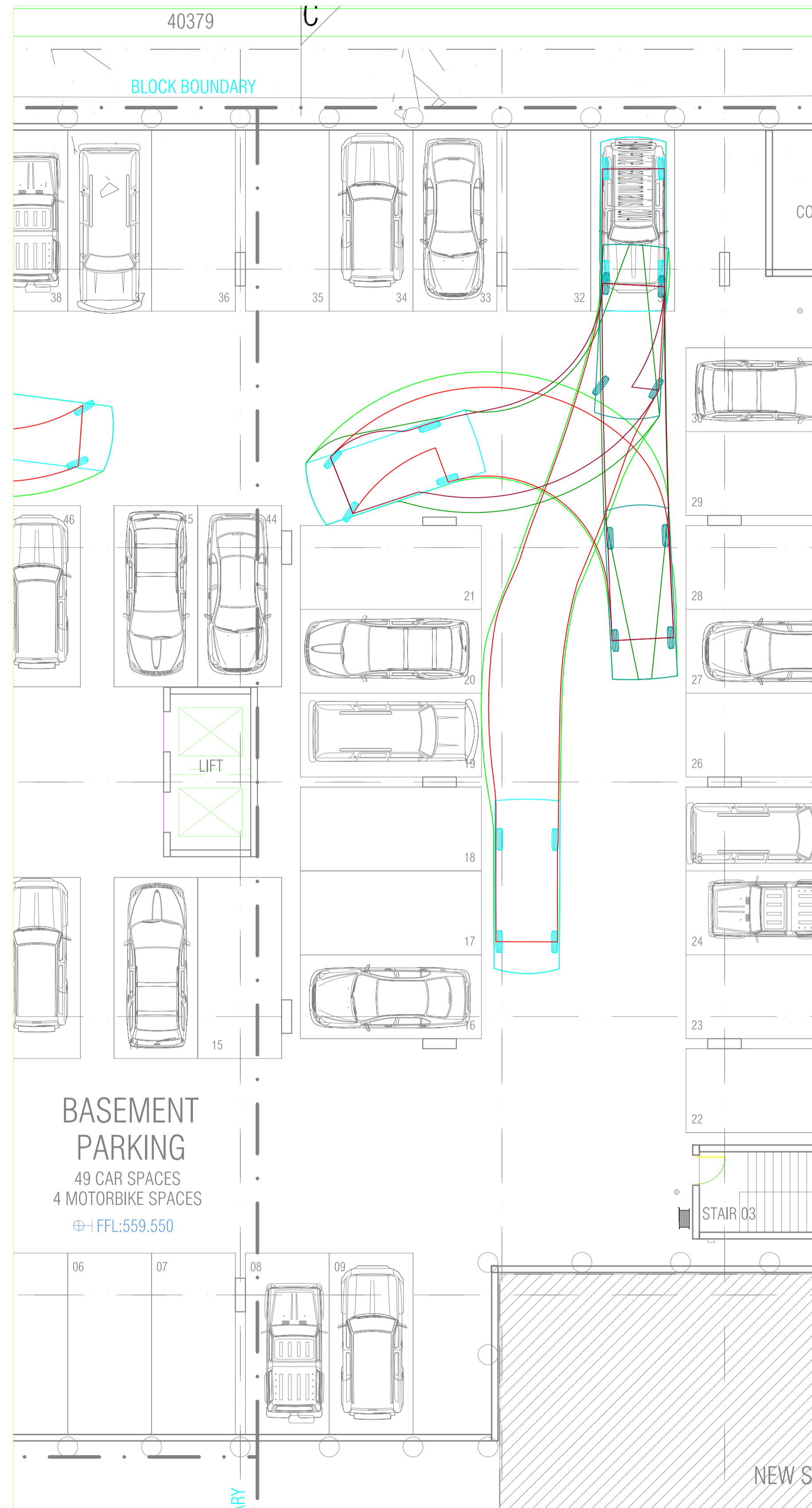
icon
WATER

WATER AND SEWERAGE NETWORK

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Signed **Bibek Ligal** Date **05 May 2022**
Contact phone: 6248 3111



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



KEY PLAN

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

DRAWING TITLE
CAR PARK SWEEP PATH

ISSUE
SKETCH
NOT FOR CONSTRUCTION

NOTE
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DATE: 24.03.2022	APPROVED: AC			

Small water meter installation guide

Application Number
201082

Sheet

36 of 38

Introduction

This guide sets out the minimum requirements that apply for new 20mm meter installations in the ACT.

These minimum requirements include:

- Ensure meter is on correct block and section.
- The water meter must be installed within 14 days of collection from Icon Water.
- Meters and services must not be installed in drive ways, retaining walls or footpaths (unless approval has been obtained from Icon Water - Development Services).
- Pressure reducing valves (PRV) must not be installed in the meter box.
- Risers installed upstream and downstream of the meter must be copper.
- Clearance requirements for the meter and meter box are provided in the diagram below.

Please refer to Icon Water standards for further details:

iconwater.com.au/Developers-and-Renovators/Water-and-Sewerage-Service-Standards-and-Guidelines

Failed installations

Make sure the following does not occur when installing the meter.

All newly installed meters will be inspected by Icon Water.



Incorrect box level



Incorrect meter height



No copper risers



PRV in box



In driveway (unapproved)



No clearance for Ball valve

DN20 meter installation

This diagram shows the minimum required clearances for new meter installations.

Please check the following installation requirements.

Clearance between ball valve handle (in fully open or closed position) and meter box – 25mm minimum

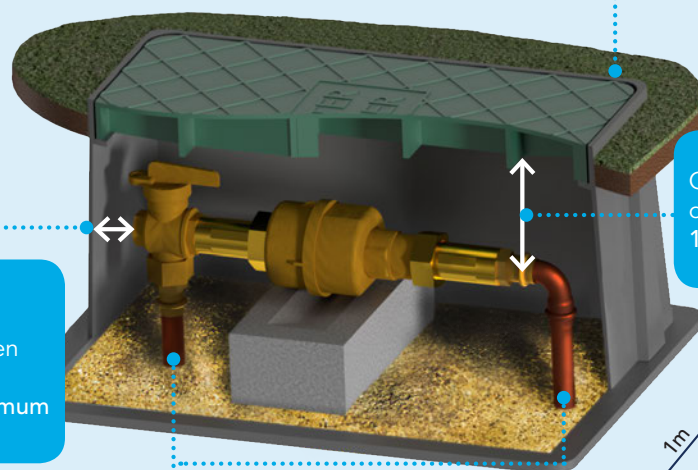
No PRV in the box

Copper risers up and down stream (min 300 mm)

Top of meter box to be: flush with grass or paved area, or 50-100mm above garden beds.

Clearance from centre of pipe to bottom of lid – 170 min – 240mm max

Provide 1m clearance around the meter box to enable Icon Water access for reading and maintenance



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.

Demolition Checklist

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.