

From: [Erik Innes](#)
To: [Pini, Hayden](#)
Cc: [Randall, Wesley](#); [Williams, Ken](#); [Conrad Moore](#)
Subject: Fw: Icon Water Application Decision. Application - 174720. Turner - 9/46 (Email 3 of 7)
Date: Tuesday, 5 February 2019 10:01:55 AM
Attachments: [Outlook-4qfvtttes.jpg](#)
[LOCALITY-201834426-01.pdf](#)
[LSCAPE-201834426-01.pdf](#)
[LSCAPE-201834426-DETAILS-01.pdf](#)
[LSCAPE-201834426-INDEX-01.pdf](#)
[LSCAPE-201834426-PLANTING-01.pdf](#)

Regards

ERIK INNES FRAIA
DIRECTOR



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From: developmentapplications@iconwater.com.au
<developmentapplications@iconwater.com.au>
Sent: Wednesday, 30 January 2019 3:31 PM
To: Erik Innes
Subject: Icon Water Application Decision. Application - 174720. Turner - 9/46 (Email 3 of 7)

Icon Water

Approval ID : 174720, Turner 9 /46

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

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

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

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

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

Future applications

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

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

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

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

Regards

Ian McDonell

[Building Approvals and Network Protection](#)
[Icon Water](#)

Telephone 02 6248 3111

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UNIT DEVELOPMENT BLOCK 9 SECTION 46 TURNER



LOCALITY PLAN
BLOCK 9 SECTION 46 TURNER

Signed Ian McDonell

Date 30 Jan 2018

Contact phone: 6248 3111

GENERAL NOTES

- Contractor must verify of dimensions and existing levels including the location and depth of underground services on site prior to commencing works. Any discrepancies shall be reported to the Managing Contractor prior to commencing site establishment. Failure to verify such information prior to establishing site shall not be grounds for an extension of time or delay claim.
- All topsoil is to be stripped from the area of the works. All topsoil shall be disposed off-site unless directed otherwise.
- The Contractor shall obtain a copy of the geotechnical report from the managing contractor. The contractor's methodology for earthworks must be consistent with the recommendations of the Geotechnical Report and relevant Work Health and Safety requirements. It is the Contractor's responsibility to develop a methodology that allows all works to be carried out in a safe and controlled manner. Any guidance provided on the TTW Call drawings regarding methodology or staging is for information only and it remains to contractor's responsibility.
- For recommendations of all temporary barriers refer to the Geotechnical report or as directed onsite by the geotechnical engineer.
- Compact subgrade under buildings and pavements to a minimum of 95% MDD. Compaction of the subgrade shall be extended a minimum of 2m past the building footprint or edge of pavement U.N.O.
- Contractor shall make smooth connections between all new and old works ensuring that no lip heights are created or ponding of stormwater. Levels given at tie-in points are for information only and have been taken from the supplied survey. It is the contractor's responsibility to construct the tie in to suit existing levels at the site at the time of construction. If significant discrepancies exist between the survey and the levels encountered on site request direction from the managing contractor.
- All work within unleased territory land and any work that is to come under the control of or maintained by ToMS is to be carried out in accordance with the relevant ToMS Design Standards, Specifications and Reference Documents. The contractor shall obtain copies of these documents at their own cost. Where the relevant ToMS requirements differ to those shown on the call drawings or specifications the contractor shall comply with the more stringent requirement.
- Unless agreed otherwise in writing at the time of tender TTW is not responsible for the preparation of the deliverables for the ToMS Operational Acceptance Submissions including but not limited to: BOD, Asset Data Sheets, Asset Registers, Landscape Works, Summary Drawings Work As Executed Surveys, Stormwater CCTV Inspections/Reporting and Verification, Submission Fees and Printing of Handcopies. TTW has allowed to review the Contractor's deliverables and completion of the OAS submission for ToMS only. If the contractor's submission is rejected by ToMS due to incomplete or inadequate information then the costs for all subsequent TTW reviews and submissions to ToMS shall be at the Contractor's cost.

STORMWATER DRAINAGE NOTES

- Stormwater Design Criteria:
 - Average recurrence interval - 1:100 years for roof drainage to first external pit 1:50 years for paved and landscaped areas
 - Rainfall intensities - Time of concentration: 6 minutes 1:100 years = 180 mm/hr 1:50 years = 132 mm/hr
 - Runoff coefficients - Roof areas C_{ra} = 0.9 Roads and paved areas C_{ra} = 0.9 Landscaped areas C_{ra} = 0.72
- Pipes 300 dia and larger to be reinforced concrete Class "2" approved spigot and socket with rubber ring joints U.N.O.
- Pipes up to 300 dia shall be sewer grade UPVC with solvent welded joints.
- Equivalent strength VCF or FIP pipes may be used subject to approval.
- Precast pits may be used external to the building subject to approval by SUPERINTENDENT.
- Enlargers, connections and junctions to be manufactured fittings where pipes are less than 300 dia.
- Where subsoil drains pass under floor slabs and vehicular pavements, unskirted UPVC sewer grade pipe is to be used. Grates and covers shall conform with AS 3996-2006 and AS 142E.1 for access requirements.
- Pipes are to be installed in accordance with AS 3723. All bedding to be type H2 U.N.O.
- Care is to be taken with levels of stormwater lines. Grades shown are not to be reduced without approval.
- All stormwater pipes to be 150 dia at 1.0% min fall U.N.O.
- Subsoil drains to be 100 dia at 1.0% min fall U.N.O.
- Access covers to be 600 dia at 1.0% min fall (grades shown are only nominal).

SITING NOTES

- All basecourse material to comply with ToMS Design Standard for Urban Infrastructure and compacted to minimum 98% modified maximum dry density in accordance with AS 1289 5.2.1.
- All trench backfill material shall be compacted to the same density as the adjacent material.
- All service trenches under vehicular pavements shall be backfilled with an approved select material and compacted to a minimum 98% modified maximum dry density in accordance with AS 1289 5.1.1.

CONCRETE FINISHING NOTES

- All exposed concrete pavements are to be broomed finished.
- All edges of the concrete pavement including keyed and dowelled joints are to be finished with an edging tool.
- Concrete pavements with grades greater than 10 % shall be heavily broomed finished.
- Carborundum to be added to all stair treads and ramped crossings U.N.O.

CONCRETE NOTES EXPOSURE CLASSIFICATION

- Place concrete of the following characteristic compressive strength f_c as defined in AS 1379:

Location	AS 1379 f _c MPa at 28 days	Specified Slump	Nominal Agg. Size
Pits, kerbs, footpaths	S(25)	80	20
Vehicular pavements	S(32)	80	20

- Use Type 'OP' cement, unless otherwise specified.
- All concrete shall be subject to project assessment and testing to AS 1379.
- Consider by mechanical vibration. Cure all concrete surfaces as directed in the Specification.
- For all falls in slab, drip grooves, 'spigots, chamfers etc. refer to Architects drawings and specifications.
- Unless shown on the drawings, the location of all construction joints shall be submitted to Engineer for review.
- No holes or chases shall be made in the slab without the approval of the Engineer.
- Couplers and pins are to be fixed to the underside of the top reinforcement layer.
- Slurry used to lubricate concrete pump lines is not to be used in any structural members.
- (170) indicates Slab or Band thickness variation.

SURVEY AND SERVICES INFORMATION

SURVEY
 Origin of levels : CONTACT SURVEYOR
 Datum of levels : AHD
 Coordinate system : STROMLO
 Survey prepared by : CAPITAL SURVEYS
 Setout Points : CONTRACT SURVEYOR

Taylor Thomson Whitting does not guarantee that the survey information shown on these drawings is accurate and will accept no liability for any inaccuracies in the survey information provided to us from any cause whatsoever.

UNDERGROUND SERVICES - WARNING

The locations of underground services shown on Taylor Thomson Whittings drawings have been plotted from diagrams provided by service authorities. This information has been prepared solely for the authorities own use and may not necessarily be updated or accurate.

The position of services as recorded by the authority at the time of installation may not reflect changes in the physical environment subsequent to installation.

Taylor Thomson Whitting does not guarantee that the services information shown on these drawings shows more than the presence or absence of services, and will accept no liability for inaccuracies in the services information shown from any cause whatsoever.

The Contractor must confirm the exact location and extent of services prior to construction and notify any conflict with the drawings immediately to the Engineer/Superintendent.

The contractor is to get approval from the relevant state's survey department, to remove any survey mark. This includes but is not limited to: Stake Survey Marks (SSM), Permanent Marks (PM), cadastral reference marks or any other survey mark which is to be removed or adjusted in any way.

Taylor Thomson Whitting plans do not indicate the presence of any survey mark. The contractor is to undertake their own search.

The property boundary and easement locations shown on Taylor Thomson Whitting drawings have been based from information received from CAPITAL SURVEYS

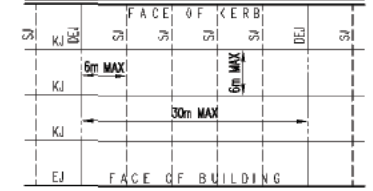
Taylor Thomson Whitting makes no guarantee that the boundary or easement information shown is correct.

Taylor Thomson Whitting will accept no liabilities for boundary inaccuracies. The contractor/builder is advised to check/confirm all boundaries in relation to all proposed work prior to the commencement of construction. Boundary inaccuracies found are to be reported to the superintendent prior to construction starting.

JOINING NOTES

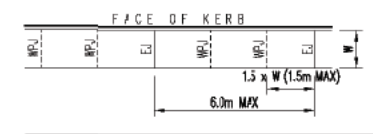
VEHICULAR PAVEMENT JOINING

- All vehicular pavements to be jointed as shown on drawings.
- Keyed construction joints should generally be located at a maximum of 6m centres.
- Sawn joints should generally be located at a maximum of 6m centres or 1.5 x the spacing of keyed joints, where key joint spacing is less than 4m, with dowelled expansion joints at maximum of 30m centres.
- Provide 10mm wide full depth expansion joints between buildings and all concrete or urit pavers.
- Vehicular pavement jointing as follows.
- The timing of the saw cut is to be confirmed by the contractor on site. Site conditions will determine how many hours after the concrete pour before the saw cuts are commenced. Refer to the specification for weather conditions and temperatures require.



PEDESTRIAN FOOTPATH JOINING

- Expansion joints are to be located where possible at tangent points of curves and elsewhere at max 6.0m centres.
- Weakened plane joints are to be located at a max 1.5 x width of the pavement.
- Where possible joints should be located to match kerbing on / or adjacent pavement joints.
- All pedestrian footpath jointings as follows (uno).



DRAWING SCHEDULE

DWG No.	DWG TITLE
C001	COWER SHEET, NOTES AND LEGENDS
C002	SITE WORKS PLAN
C003	BASEMENT CAR PARKING PLAN
C004	DRIVEWAY PLAN
C005	EROSION AND SEDIMENT CONTROL PLAN
C006	VERGE MANAGEMENT PLAN
C007	TEMPORARY TRAFFIC MANAGEMENT PLAN
C008	ACCESS PLAN
C010	BASEMENT CAR PARK TURNING CIRCLE DEMONSTRATION SHEET 1
C011	BASEMENT CAR PARK TURNING CIRCLE DEMONSTRATION SHEET 2
C100	EXTERNAL SERVICES PLAN
YCD-01	YCD PLAN

Delivered: C001.dwg - USER: imcdonell - Plot File Created: Aug 20, 2018 - 10:27am

A1 1 2 3 4 5 6 7 8 9 10

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
C	ISSUED FOR DA	CP	NL	20.08.18					
B	ISSUE FOR DA REVIEW	CP	BM	10.08.17					
A	ISSUE FOR DA	CP	RC	18.03.17					

MUNNS SLY MOORE architects



Project
UNIT DEVELOPMENT
BLOCK 9 SECTION 46
TURNER, ACT

Sheet Subject
COVER SHEET, NOTES AND
LEGENDS

Scale	Drawn	Authorised
1:100	NL	
Job No	Drawing No	Revision
179013	C001	C
Plot File Created: Aug 20, 2018 - 10:22am		

PRELIMINARY

SHRUBS AND GRASSES TO ELECTRICAL AND SEWER EASEMENT TO ALLOW EASY ACCESS FOR MAINTENANCE, WHILST GREENING COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE PAVED SEATING AREA WITH CLIMBING VINE ON PERGOLA FOR PRIVACY; ALL PERMEABLE PAVEMENT TO FALL TOWARDS GARDEN BEDS TO WSUD PRINCIPLES

COMPACTED GRANITE PATH TO ALLOW DEEP PLANTING ALONG BOUNDARY AND STREET ACCESS TO ELECTRICAL AND SEWER EASEMENT

PERMEABLE PAVEMENT PATH FOR WSUD, TO ALLOW ACCESS TO REAR GARDEN

DECIDUOUS TREES ALONG BOUNDARIES TO PROVIDE BUFFER BETWEEN EXISTING NEIGHBOURS

1.5m CONCRETE PATH AS FIRE STAIR ACCESS

SHRUB PLANTING IN NARROW BED ALONG BOUNDARY TO PROVIDE PRIVACY FOR NEIGHBOURS AND DIMINISH IMPACT OF EXTENSIVE HARDSCAPE WHILST MAINTAINING 2.2m EASEMENT ACCESS

LOW PLANTING BETWEEN BUILDING AND CONCRETE ACCESS TO SEPARATE PEDESTRIANS FROM UNIT 1 WINDOWS

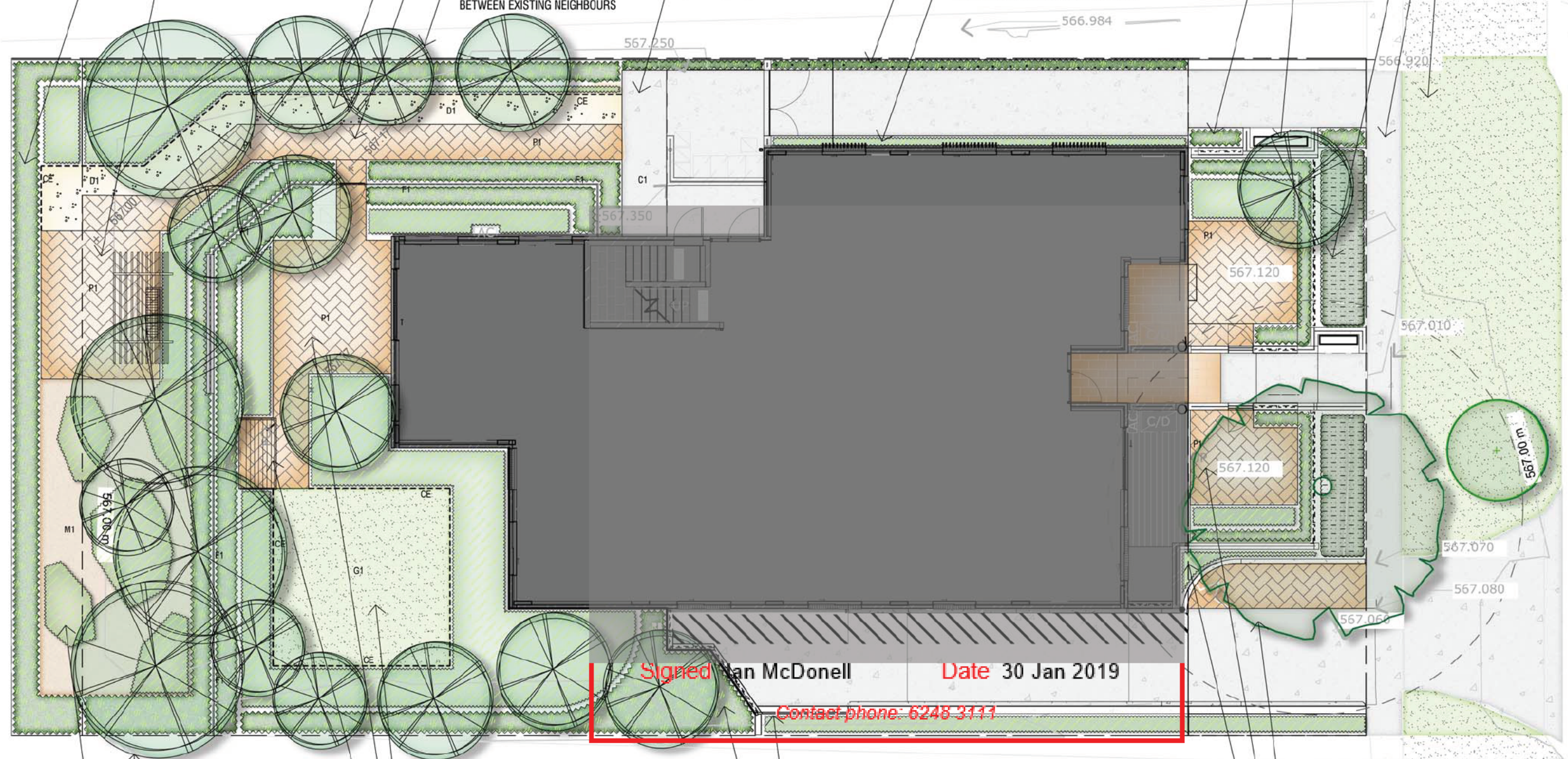
SHRUB PLANTING TO EASEMENT ACCESS-WAY TO PROVIDE PRIVACY FOR PRIVATE COURTYARD

SMALL DECIDUOUS TREE TO FRONT COURTYARD TO PROVIDE PRIVACY FROM STREET

RETAIN AND PROTECT EXISTING HEDGING ALONG FRONT BOUNDARY

EXISTING CONCRETE PATH TO BE RETAINED AND PROTECTED DURING CONSTRUCTION

DRYLAND GRASSING TO BE REINSTATED TO FRONT VERGE ON COMPLETION OF WORKS



Signed Ian McDonell Date 30 Jan 2019

Contact phone: 6248 3111

DRYLAND GRASSING TO PRIVATE OPEN SPACE FOR THE ENJOYMENT OF TENANTS

LARGE PAVED AREA TO PRIVATE OPEN SPACE TO EXTEND USABLE DINING SPACE FOR TENANTS

PERMEABLE PAVED PAD UNDER UNIT 3 PRIVATE WASHING LINE

LARGE TREE PLANTINGS TO REAR GARDEN

SMALL PLANTING BEDS IN MULCH WITH 'SOFT' EDGES TO COMMUNAL OPEN SPACE TO ALLOW RECREATION SPACE FOR TENANTS WHILST MAINTAINING EASY ACCESS TO EASEMENT

LOW PLANTING ALONG RAMPED DRIVEWAY

LARGE SHRUB PLANTING TO GARDEN BOUNDARY; TO PROVIDE BUFFER BETWEEN DRIVEWAY AND PRIVATE OPEN SPACE

RETAIN AND PROTECT EXISTING LIQUID AMBAR AS PER TMPP

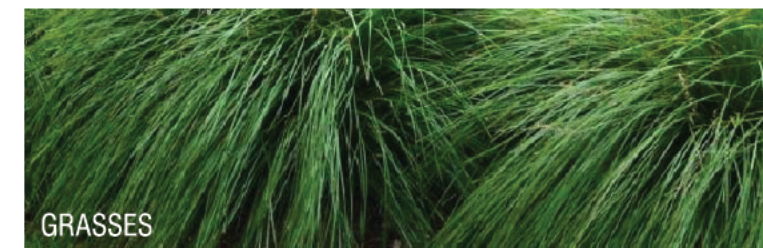
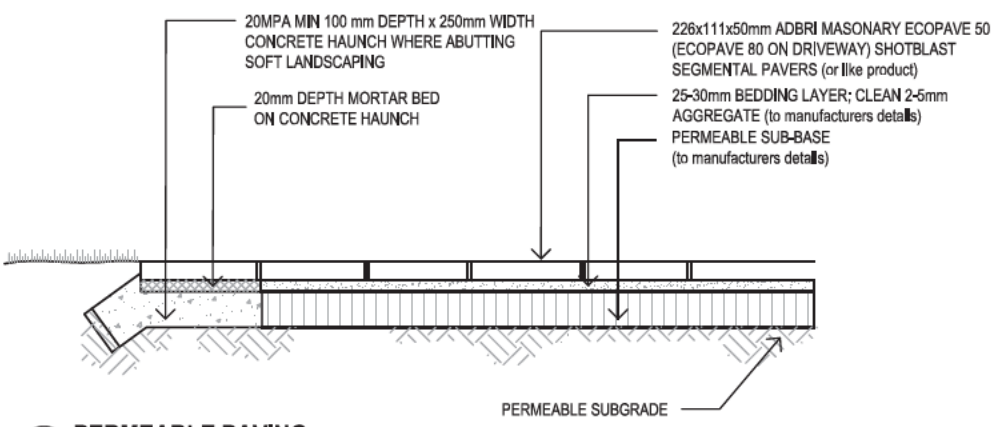
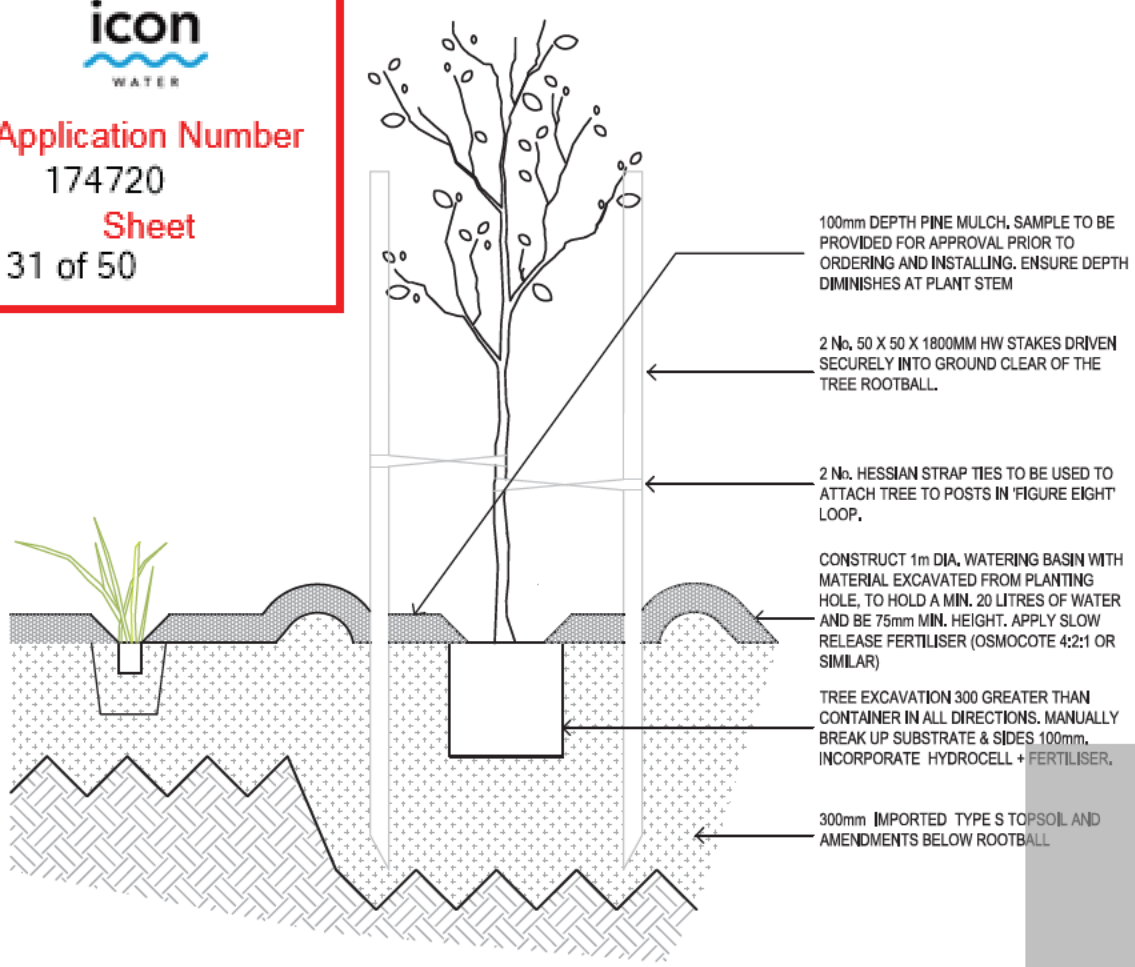
PAVED AREA TO PRIVATE OPEN SPACE WITH BUFFER PLANTING BETWEEN ENTRY PATH TO CREATE PRIVATE USABLE DINING SPACE FOR TENANTS

LOW PLANTING IN FRONT OF LETTER BOXES TO ALLOW ACCESS AND SOFTEN THE HARDSCAPE SPACE

LEGEND

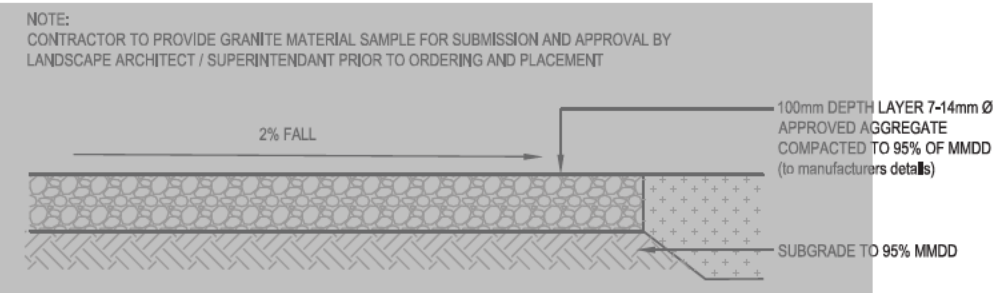
- EXISTING TREE to be retained
- EXISTING VEGETATION to be retained
- C1: CONCRETE PAVING Plain grey, broom finished concrete paving
- P1: PAVING Permeable Brick or Concrete Pavement
- D1: COMPACTED DECOMPOSED GRANITE. Colour shall be 'cream'
- CE: CONCRETE EDGE 150mm width concrete edge
- F1: FENCE TYPE 1 1800mm timber paling fence by architects
- W1: WALL TYPE 1 1800mm high rendered wall by architects
- NEW DECIDUOUS/EXOTIC TREE Refer Planting Schedule
- NEW SHRUB PLANTING Refer Planting Schedule
- NEW LOW PLANTING BED Refer Planting Schedule
- M1: MULCH BED. Forest mulch
- G1: PROPOSED GRASSING DRYLAND GRASSING
- BENCH SEAT

<p>NOTES</p> <ul style="list-style-type: none"> - COPYRIGHT AND PROPERTY OF ENVIRO LINKS DESIGN PTY LTD. MAY BE USED ONLY FOR THE STATED PROJECT AND ISSUE STATUS, AND IN ACCORDANCE WITH TERMS OF ENGAGEMENT FOR WHICH IT WAS COMMISSIONED. - TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS AND DEVELOPMENT APPROVAL CONDITIONS. OBTAIN ANY OUTSTANDING STATUTORY APPROVALS PRIOR TO COMMENCEMENT OF WORKS. - FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS. DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE. <p>WHEN ISSUED FOR CONSTRUCTION:</p> <ul style="list-style-type: none"> - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICES AND OBTAINING NECESSARY CLEARANCES AND APPROVALS. CONTRACTOR TO VERIFY DIMENSIONS, LEVELS & DETAILS TO SITE CONDITIONS AND PRIOR WORKS, AND REPORT ALL DISCREPANCIES TO THE SUPERINTENDENT FOR RESOLUTION BEFORE COMMENCING WORK. - PRESENT SAMPLES AND OBTAIN APPROVAL FROM SUPERINTENDENT FOR ANY NOMINATED MATERIALS OR FINISHES. - ADOPT AND IMPLEMENT APPROVED TREE MANAGEMENT PLAN, LANDSCAPE MANAGEMENT & PROTECTION PLAN & ENVIRONMENTAL AUTHORISATIONS. ALL WORKS TO BE IN ACCORDANCE WITH CURRENT TIME (DUS) STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS UNLESS OTHERWISE PRESCRIBED. ALL RESTORANCE BY WORKS MUST BE REINSTATED TO EXISTING CONDITION. 		<p>PROJECT TEAM</p> <p>MUNNS SLY MOORE architects</p>	<p>CLIENT</p> <p>enviro links design</p>	<p>LANDSCAPE ARCHITECT</p> <p>enviro links design</p>	<p>PROJECT</p> <p>9 FORBES ST, TURNER HOUSING UNIT DEVELOPMENT</p>	<p>TITLE</p> <p>LANDSCAPE PLAN</p>									
<p>ISSUE</p> <table border="1"> <tr> <th>ISSUE</th> <th>DESCRIPTION</th> <th>DWN</th> <th>APPD</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>FOR DEVELOPMENT ASSESSMENT</td> <td>FS</td> <td>JK</td> <td>17/08/2018</td> </tr> </table>		ISSUE	DESCRIPTION	DWN	APPD	DATE	A	FOR DEVELOPMENT ASSESSMENT	FS	JK	17/08/2018	<p>SCALE</p> <p>1:150@A3</p>	<p>JOB NO.</p> <p>1704</p>	<p>DWG NO.</p> <p>L01</p>	<p>ISSUE</p> <p>A</p>
ISSUE	DESCRIPTION	DWN	APPD	DATE											
A	FOR DEVELOPMENT ASSESSMENT	FS	JK	17/08/2018											



TREE PLANTING IN GARDEN BED
SCALE 1:20

PERMEABLE PAVING
1:20



DECOMPOSED GRANITE GRAVEL PATH
1:20

ADDITIVES TO BE ADDED TO AMEYS TYPE S TOPSOIL

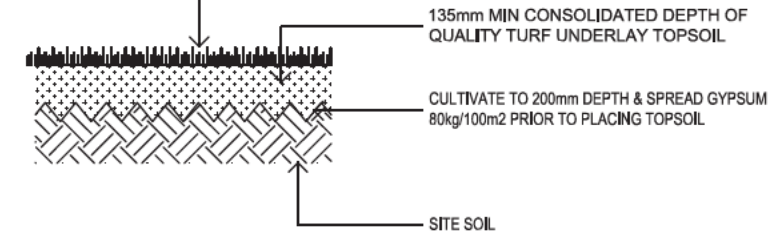
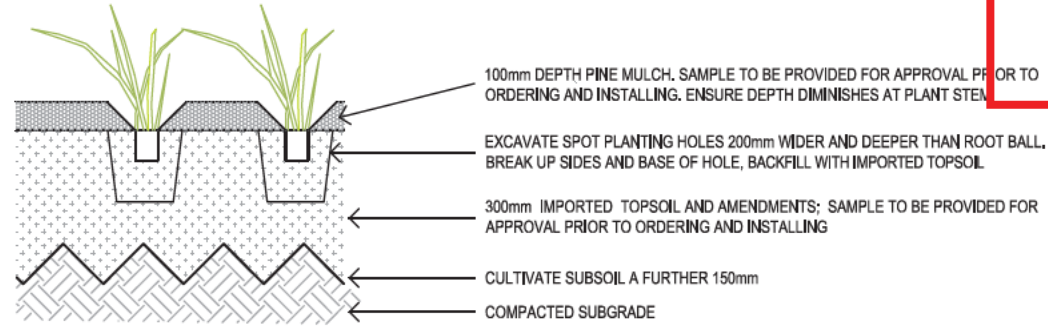
STEP 1: APPLY GYPSUM TO EXPOSED SUBGRADE AT 80kg/100m²

STEP 2: APPLY AMENDMENTS TO THE PLACED TOPSOIL AND WELL MIX THROUGH.

1. PROCESSED POULTRY MANURE EQUAL TO DYNAMIC LIFTER ORGANIC LAWN FOOD AT 40kg/100m²
2. AGRICULTURAL LIMESTONE (CaCO₃) AT 20kg/100m²
3. POTASSIUM SULPHATE AT 15kg/100m²

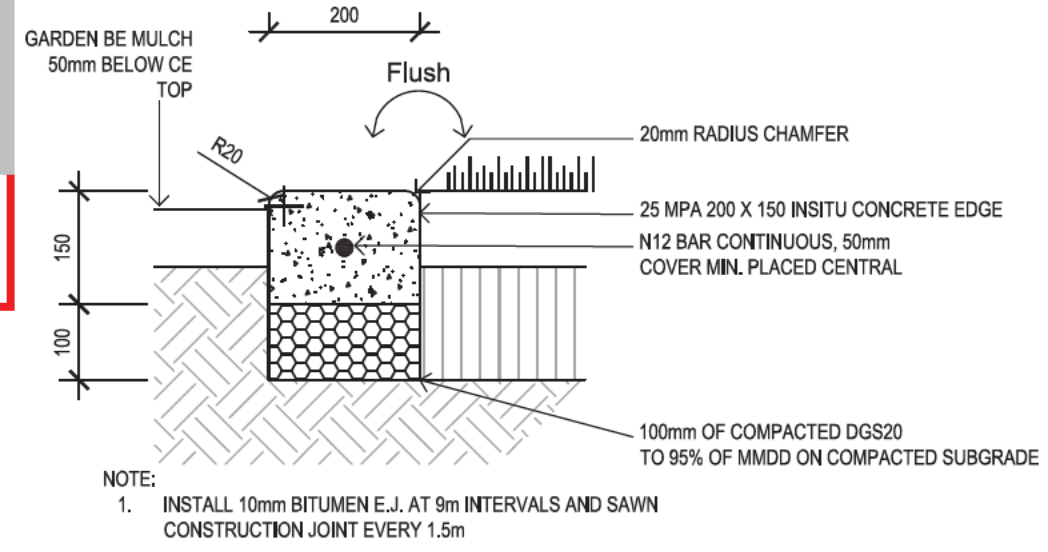
Signed Ian McDonell **Date 30 Jan 2019**

Contact phone: 6248 3111



MASS PLANTING BED
SCALE 1:20

TURF
SCALE 1:20



CONCRETE EDGE
1:10

<p>NOTES:</p> <ul style="list-style-type: none"> • COPYRIGHT AND PROPERTY OF ENVIRO LINKS DESIGN PTY LTD. MAY BE USED ONLY FOR THE STATED PROJECT AND ISSUE STATUS, AND IN ACCORDANCE WITH TERMS OF ENGAGEMENT FOR WHICH IT WAS COMMISSIONED. • TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS AND DEVELOPMENT APPROVAL CONDITIONS. OBTAIN ANY OUTSTANDING STATUTORY APPROVALS PRIOR TO COMMENCEMENT OF WORKS. • REQUIRED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS, DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE, WHERE REQUIRED FOR CONSTRUCTION. • CONTRACTOR BE RESPONSIBLE FOR LOCATING ALL SERVICES AND OBTAINING NECESSARY CLEARANCES AND APPROVALS. CONTRACTOR TO VERIFY DIMENSIONS, LEVELS & OFFSETS TO SITE CONDITIONS AND PRIOR WORKS, AND REPORT ALL DISCREPANCIES TO THE SUPERINTENDENT FOR RESOLUTION BEFORE COMMENCING WORK. • PRESENT SAMPLES AND OBTAIN APPROVAL FROM SUPERINTENDENT FOR ANY NON-COMMERCIAL MATERIALS OR FINISHES. • ADOPT AND IMPLEMENT APPROVED TREE MANAGEMENT PLAN, LANDSCAPE MANAGEMENT & PROTECTION PLAN & ENVIRONMENTAL AUTHORIZATIONS. ALL WORKS TO BE IN ACCORDANCE WITH CURRENT TAMS (OAS) STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS UNLESS OTHERWISE PRESCRIBED. ALL DISTURBANCE BY WORKS MUST BE REINSTATED TO EXISTING CONDITIONS. 				<p>PROJECT TEAM</p>	<p>CLIENT</p> <p>MUNNS SLY MOORE architects</p>	<p>LANDSCAPE ARCHITECT</p> <p>enviro links design</p> <p>5/61 Dundas Court PHILLIP ACT 2606 Ph:(02) 6281 6266 www.envirolinks.com.au</p>	<p>PROJECT</p> <p>9 FORBES ST, TURNER HOUSING UNIT DEVELOPMENT</p>	<p>TITLE</p> <p>DETAILS & INDICATIVE IMAGES</p>
<p>ISSUE</p> <p>A FOR DEVELOPMENT ASSESSMENT</p>		<p>DWN</p> <p>RS JK</p>	<p>APPD</p> <p>17/08/2018</p>	<p>DATE</p>	<p>SCALE</p> <p>1:704</p>	<p>ISSUE</p> <p>A</p>		

TURNER HOUSING UNIT DEVELOPMENT

9 FORBES STREET, TURNER

FOR DEVELOPMENT APPLICATION LANDSCAPE WORKS PACKAGE

PREPARED FOR: MUNNS SLY MOORE ARCHITECTS

DRAWING LIST

DWG NO.	DRAWING TITLE	REVISION
L00	COVER PAGE	A
L01	LANDSCAPE PLAN	A
L02	LANDSCAPE PLANTING PLAN	A
LD01	LANDSCAPE DETAILS	A

Signed Ian McDonell Date 30 Jan 2019

Contact phone: 6248 3111

				<p>NOTES</p> <ul style="list-style-type: none"> COPYRIGHT AND PROPERTY OF ENVIRO LINKS DESIGN PTY LTD. MAY BE USED ONLY FOR THE STATED PROJECT AND ISSUE STATUS, AND IN ACCORDANCE WITH TERMS OF ENGAGEMENT FOR WHICH IT WAS COMMISSIONED. TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS AND DEVELOPMENT APPROVAL CONDITIONS. OBTAIN ANY OUTSTANDING STATUTORY APPROVALS PRIOR TO COMMENCEMENT OF WORKS. MEASURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS, DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE, WHERE REQUIRED FOR CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICES AND OBTAINING NECESSARY CLEARANCES AND APPROVALS. CONTRACTOR TO VERIFY DIMENSIONS, LEVELS & DETAILS TO SITE CONDITIONS AND PRIOR WORKS, AND REPORT ALL DISCREPANCIES TO THE SUPERINTENDENT FOR RESOLUTION BEFORE COMMENCING WORK. PRESENT SAMPLES AND OBTAIN APPROVAL FROM SUPERINTENDENT FOR ANY NON-SPECIFIED MATERIALS OR FINISHES. ADOPT AND IMPLEMENT APPROVED TREE MANAGEMENT PLAN, LANDSCAPE MANAGEMENT & PROTECTION PLAN & ENVIRONMENTAL AUTHORIZATIONS. ALL WORKS TO BE IN ACCORDANCE WITH CURRENT TAMS (OAS) STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS UNLESS OTHERWISE PRESCRIBED. ALL DISTURBANCE BY WORKS MUST BE RESTORED TO EXISTING CONDITIONS. 		<p>PROJECT TEAM</p> <p>MUNNS SLY MOORE architects</p>		<p>CLIENT</p> <p>MUNNS SLY MOORE architects</p>		<p>LANDSCAPE ARCHITECT</p> <p>enviro links design</p> <p>5/61 Dundas Court PHILLIP ACT 2806 Ph: (02) 6281 6066 www.envirolinks.com.au</p>		<p>PROJECT</p> <p>9 FORBES ST, TURNER HOUSING UNIT DEVELOPMENT</p>		<p>TITLE</p> <p>COVER PAGE</p>	
<p>ISSUE</p> <p>A FOR DEVELOPMENT ASSESSMENT</p>				<p>DATE</p> <p>17/08/2018</p>		<p>SCALE</p> <p>1:100</p>		<p>ISSUE</p> <p>A</p>		<p>JOB NO.</p> <p>1704</p>		<p>DWG NO.</p> <p>L00</p>			

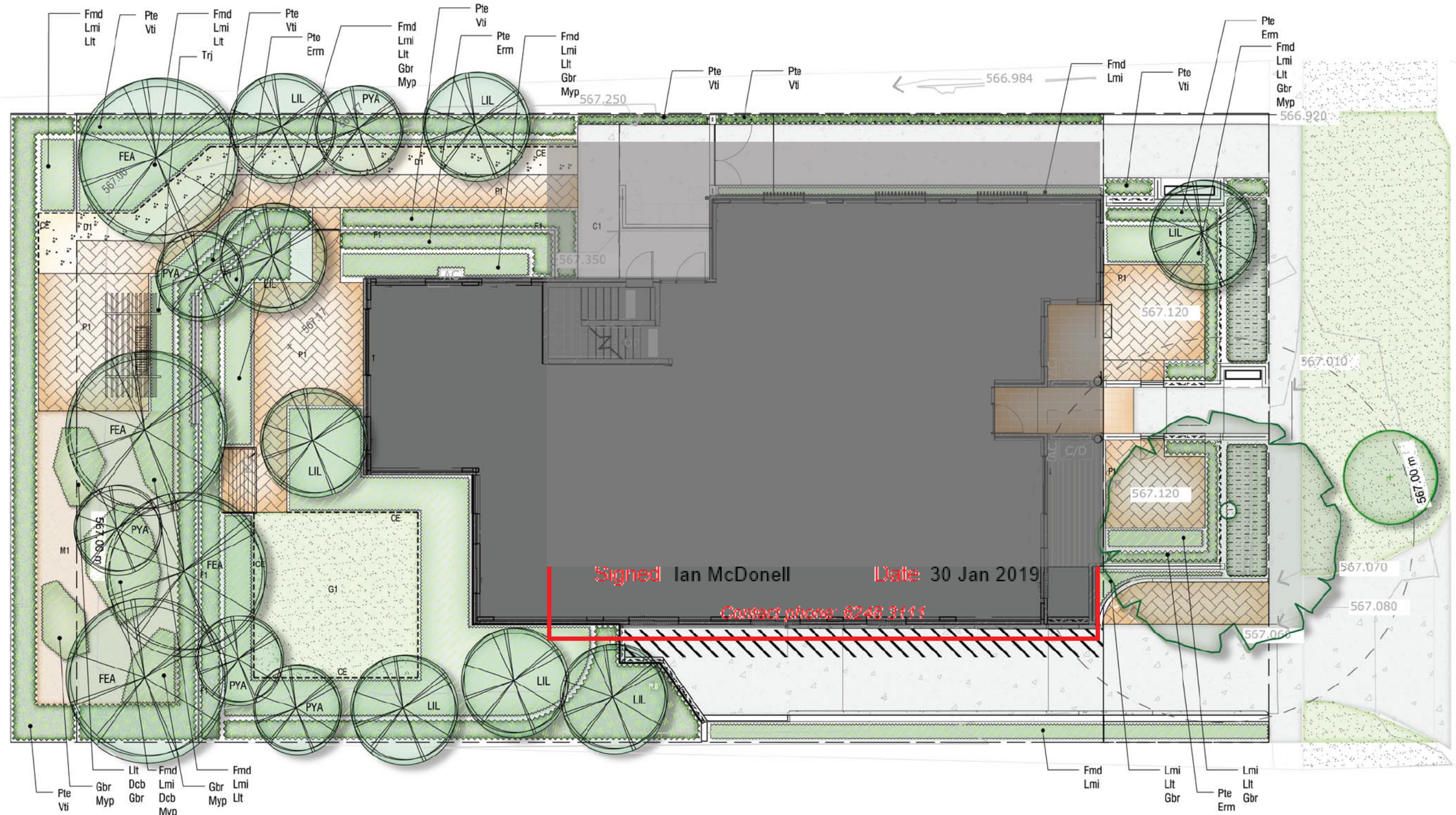
Application Number
174720
Sheet
33 of 50

TREES (100 or 140mm Pots @ 1.2m min)	SPACING	MATURE SIZE (m)
FEA Fraxinus excelsior 'Aurea'	AS SHOWN	7x7
PYA Lagerstroemia indica 'Lipan'	AS SHOWN	4x3
PYA Pyrus calleryana 'Aristocrat'	AS SHOWN	11x7

LARGE SHRUBS (200mm)	SPACING	MATURE SIZE (m)
Pte Pittosporum tenuifolium 'James Stirling'	1/m ²	3x2
Vti Viburnum tinus	1/m ²	2x2

SHRUBS (140mm)	SPACING	MATURE SIZE (m)
Erm Erisotemon myoporoides	1/m ²	2x2
Wgb Westringia 'Grey Box'	1/m ²	0.5x0.45
Cal Correa alba	2/m ²	1x1

CODE	SPECIES	SPACING	MATURE SIZE (m)
STRAPPY PLANTS (140mm)			
Fmd	Ficinia nodosa	5/m ²	0.5 x .05
Lmi	Liriope muscari	4/m ²	0.5x0.5
Lit	Lomandra longilolia 'Tanika'	4/m ²	0.6x0.5
Dcb	Dianella 'Casa Blue'	4/m ²	0.4x0.4
GROUNDCOVERS (140mm)			
Gbr	Grevillea 'Bronze Rambler'	5/m ²	0.3x1.5
Myp	Myoporum parvifolium 'purpurea'	2/m ²	0.5x1
Trj	Trachelospermum jaminoides	2/m ²	climbing



LEGEND

- EXISTING TREE to be retained
- EXISTING VEGETATION to be retained
- C1: CONCRETE PAVING Plain grey, broom finished concrete paving
- P1: PAVING Permeable Brick or Concrete Pavement
- D1: COMPACTED DECOMPOSED GRANITE. Colour shall be 'cream'
- CE: CONCRETE EDGE 150mm width concrete edge
- F1: FENCE TYPE 1 1800mm timber paling fence by architects
- W1: WALL TYPE 1 1800mm high rendered wall by architects
- NEW DECIDUOUS/EXOTIC TREE Refer Planting Schedule
- NEW SHRUB PLANTING Refer Planting Schedule
- NEW LOW PLANTING BED Refer Planting Schedule
- M1: MULCH BED. Forest mulch
- G1: PROPOSED GRASSING DRYLAND GRASSING
- BENCH SEAT

From: [Erik Innes](#)
To: [Pini, Hayden](#)
Cc: [Randall, Wesley](#); [Williams, Ken](#); [Conrad Moore](#)
Subject: Fw: Icon Water Application Decision. Application - 174720. Turner - 9/46 (Email 4 of 7)
Date: Tuesday, 5 February 2019 10:02:25 AM
Attachments: [Outlook-tixqdnbd.jpg](#)
[PLAN-201834426-SITE WORKS-01.pdf](#)
[PLAN-201834426-STRUCTURAL BASEMENT-01.pdf](#)
[PLAN-201834426-STRUCTURAL GROUND-01.pdf](#)
[PLAN-201834426-STRUCTURAL LEVEL1-01.pdf](#)
[PLAN-201834426-STRUCTURAL LEVEL2 -01.pdf](#)

Regards

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DIRECTOR



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From: developmentapplications@iconwater.com.au
<developmentapplications@iconwater.com.au>
Sent: Wednesday, 30 January 2019 3:31 PM
To: Erik Innes
Subject: Icon Water Application Decision. Application - 174720. Turner - 9/46 (Email 4 of 7)

Icon Water

Approval ID : 174720, Turner 9 /46

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.

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

Regards

Ian McDonell

[Building Approvals and Network Protection](#)
[Icon Water](#)

Telephone 02 6248 3111

Facsimile 02 6242 1459

Email developmentapplications@iconwater.com.au

GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

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PAVEMENT LEGEND

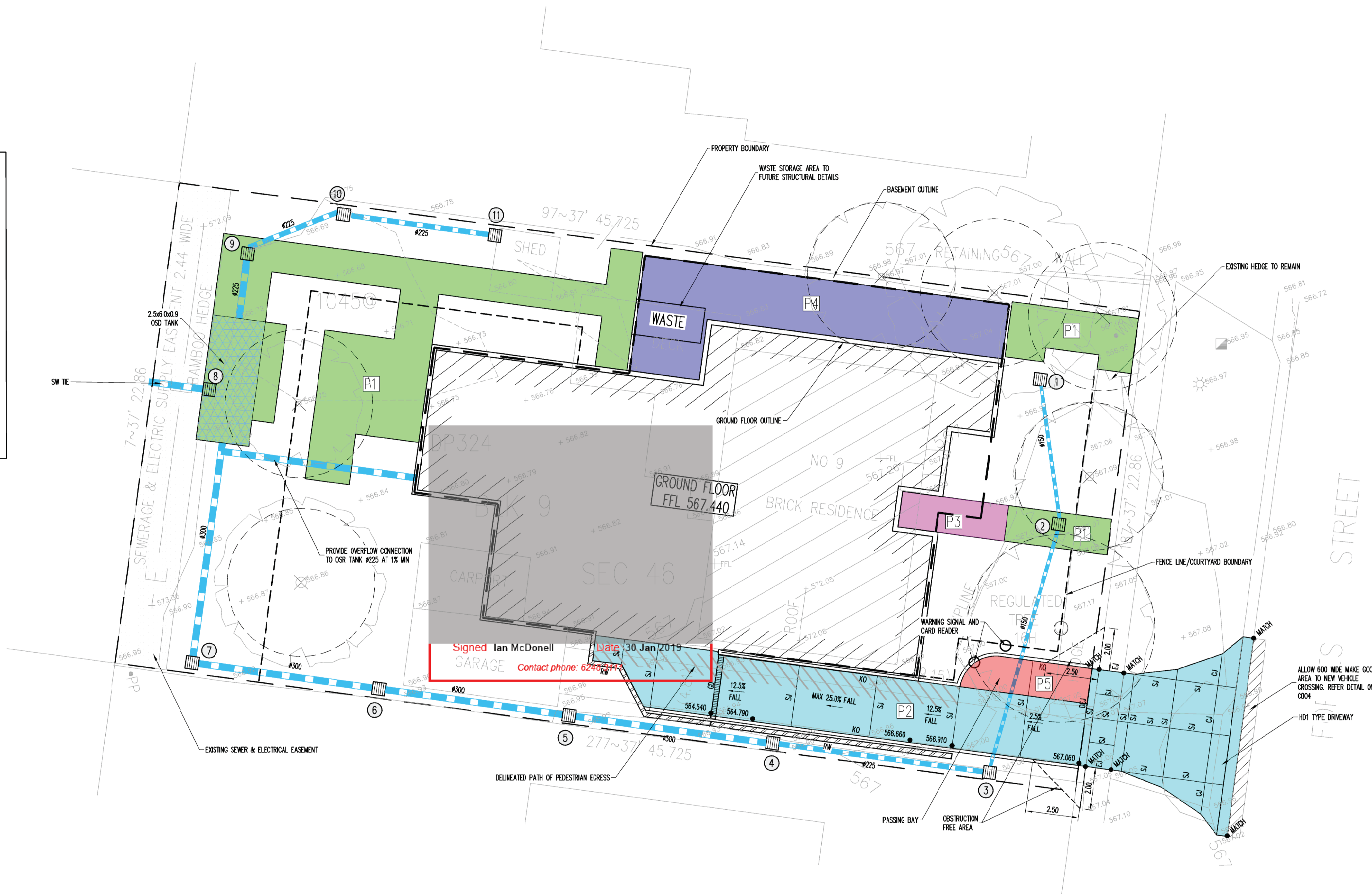
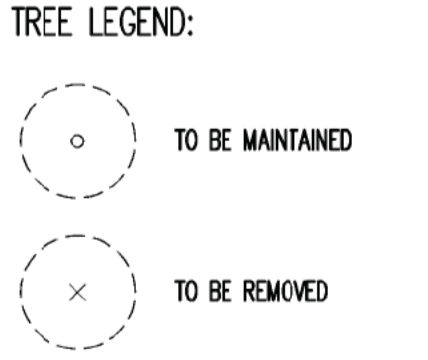
P1	Finished to architect's specifications. 120mm Thickness concrete (f _c =32MPa) with S1.82 central on 100mm Compacted thickness fine crushed rock (D0820) compacted to 98%mmdd Subgrade compacted to 95% mmdd
P2	150mm Thickness concrete (f _c =32MPa) with S1.92 30mm top cover on 120mm Compacted thickness fine crushed rock (D0820) compacted to 98%mmdd Min subgrade CBR = 3% compacted to 95% mmdd
P3	Tile finish to architect's specifications. 120mm Thickness concrete (f _c =32MPa) with S1.82 central on 100mm Compacted thickness fine crushed rock (D0820) compacted to 98%mmdd Subgrade compacted to 95%mmdd
P4	Suspended concrete over basement to future structural engineer's detail
P5	Finished to architect's specifications. 150mm Thickness concrete (f _c =32MPa) with S1.92 30mm top cover on 120mm Compacted thickness fine crushed rock (D0820) compacted to 98%mmdd Min subgrade CBR = 3% compacted to 95% mmdd

PIT SCHEDULE
Note: Final internal pit dimensions are to comply with AS3500

Type	Description	Cover (Clear Opening)	Number
A	Surface inlet pit:	603 x 600 Grated inlet pit	1,2,3,4,14,16,11
	Surface inlet pit:	603 x 900 Grated inlet pit	5,6,7,9
B	Stormwater lie		8
C	Grated drain	ACD Drain KS 200	15
D	Pump out pit	With gatic lid	13

* All pits to be class C

- NOTES:**
- REFER TO LANDSCAPE PLANS FOR DETAILS ON NEW TREES, EXISTING TREES TO BE MAINTAINED, AND TREES TO BE REMOVED.
 - PROVIDE SMOOTH CONNECTION TO EXISTING PAVEMENTS ENSURING NO TRIP HAZARDS OR AREAS WHERE STORMWATER WILL POND ARE CREATED.



SITE WORKS PLAN
SCALE 1:100

PRELIMINARY

A1 0 1 2 3 4 5 6 7 8 9 10

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
C	ISSUED FOR DA	OP	NL	20.08.18					
B	ISSUE FOR DA REVIEW	OP	EM	10.08.17					
A	ISSUE FOR DA	OP	RC	18.03.17					



Project
UNIT DEVELOPMENT
BLOCK 9 SECTION 46
TURNER, ACT

Sheet Subject
SITE WORKS PLAN
GROUND FLOOR

Scale	Drawn	Authorised
1:100	NL	
Job No	Drawing No	Revision
179013	C002	C
Plot File Created: Aug 20, 2018 - 9:12am		

Filename: C002.dwg - USER: miker - Plot File Created: Aug 20, 2018 - 9:12am

WATERPROOF PERIMETER RETAINING WALLS BY BUILDER

TEMPORARY SHORING AS REQUIRED BY BUILDER

ALL IN GROUND FOOTINGS TO FUTURE DESIGN

ALL CORE WALLS TO FUTURE DESIGN

OFF FORM 200 X 1000 BLADE WALL COLUMNS TO FUTURE DESIGN

SMALL CAR SPACE

WATER TANK

Signed Ian McDonnell Date 30 Jan 2019

Contact phone: 6248 3111

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RETAINING WALL TO FUTURE DETAIL
POSSIBLE SHORING REQUIRED TO CONSTRUCT DRIVEWAY

NOT FOR CONSTRUCTION

VERIFIER: Verifier
JOB MANAGER: Job Manager
DESIGNED: Designed
DRAWN: Drawn

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
1	PRELIMINARY CONCEPT	SB		SB	04.08.2017
2	REVISED PRELIMINARY DA CONCEPT	SB		SB	15.08.18
3	DA ISSUE	SB		SB	23.08.18

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**ACT GOVERNMENT
COMMUNITY SERVICES**

ARCHITECT
MUNNS SLY MOORE architects

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Canberra
Unit 2, 2-6 Shea Street, Ph: ACT 2606
Ph (02) 6285 1822 Fax (02) 6285 1863
Email: canberra@northrop.com.au ABN 81 094 433 100

PROJECT
**9 FORBES STREET,
TURNER ACT**

DRAWING TITLE
BASEMENT PLAN

JOB NUMBER
CR170279

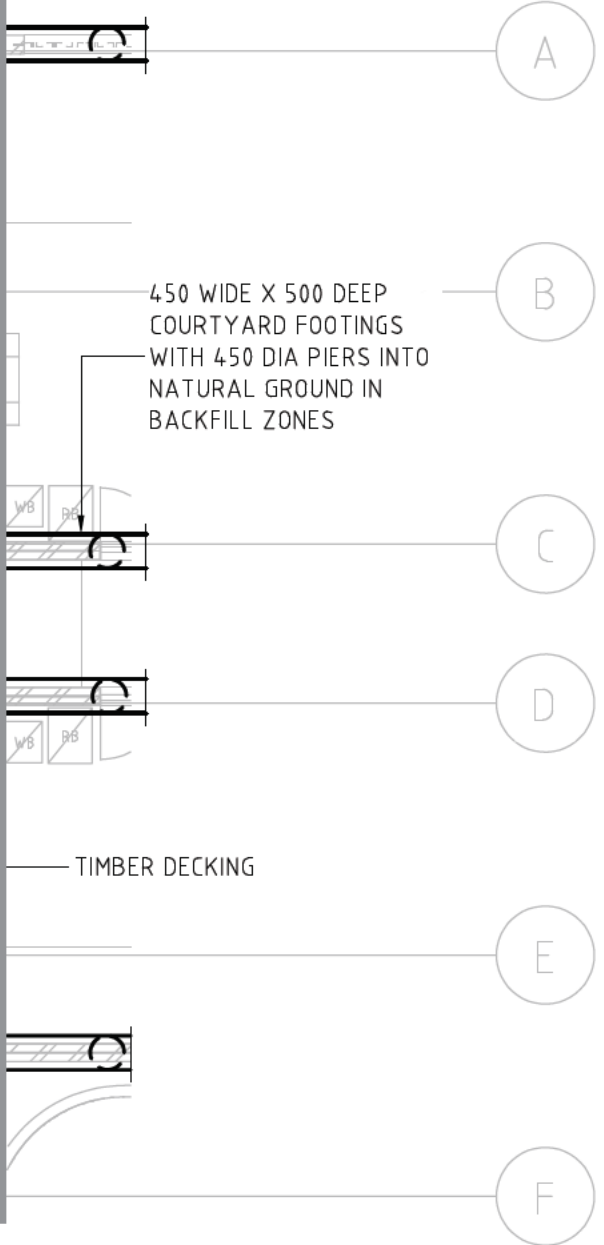
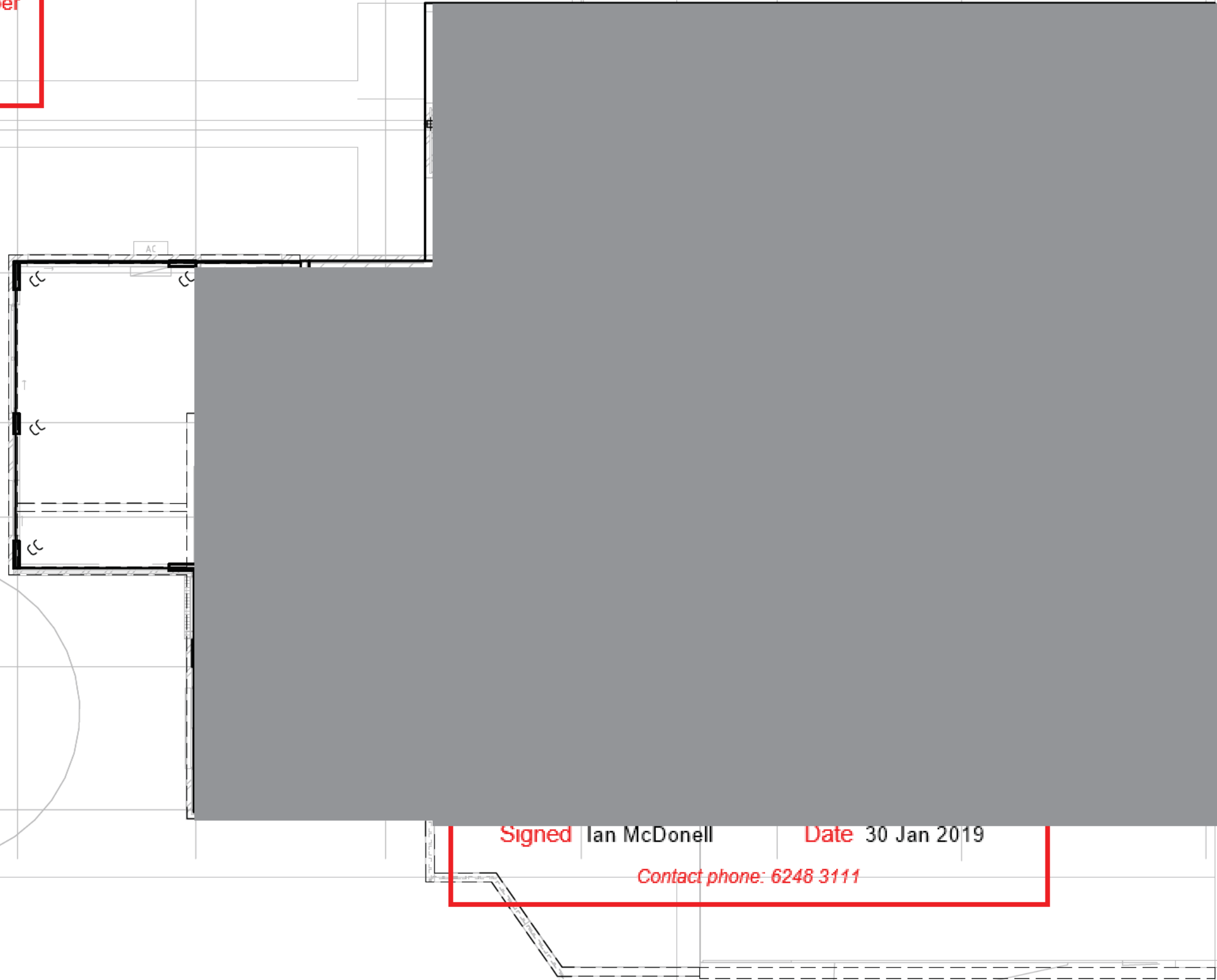
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SK1	3

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DESIGNED: Designed
DRAWN: Drawn



450 WIDE X 500 DEEP
COURTYARD FOOTINGS
WITH 450 DIA PIERS INTO
NATURAL GROUND IN
BACKFILL ZONES

TIMBER DECKING

Signed Ian McDonell Date 30 Jan 2019

Contact phone: 6248 3111

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3	DA ISSUE	SB		SB	22.08.18
4	REVISED DA ISSUE	SB		SB	23.08.18

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Ph (02) 6285 1822 Fax (02) 6285 1863
Email: canberra@northrop.com.au ABN 81 094 433 100

PROJECT
**9 FORBES STREET,
TURNER ACT**

DRAWING TITLE
**GROUND FLOOR
PLAN**

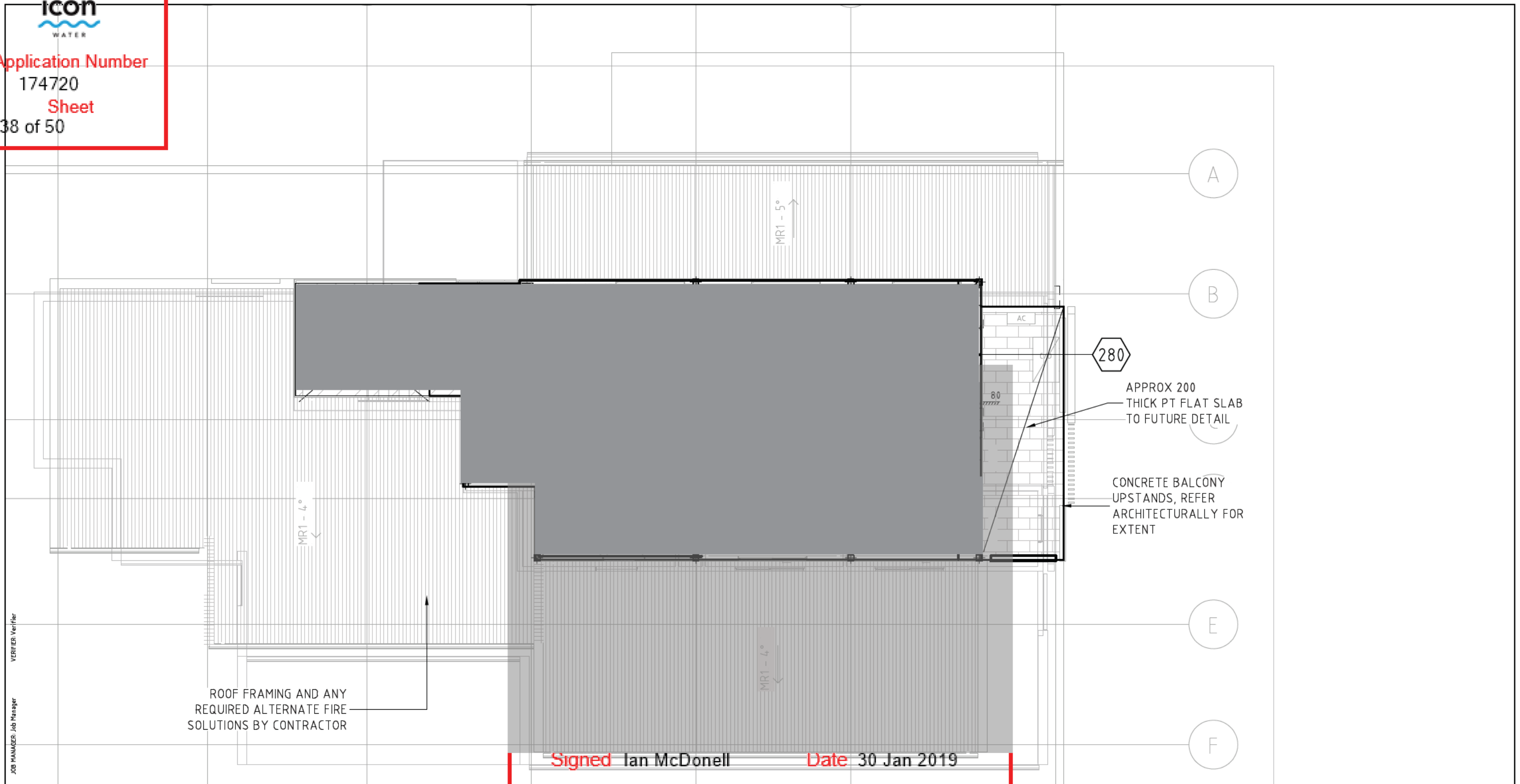
JOB NUMBER
CR170279

DRAWING NUMBER	REVISION
SK2	4

DRAWING SHEET SIZE = A3

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 JOB MANAGER: Job Manager
 DESIGNED: Designed
 DRAWN: Drawn

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1	PRELIMINARY CONCEPT	SB		SB	04.08.2017	ACT GOVERNMENT COMMUNITY SERVICES		 Canberra Unit 2, 2-6 Shea Street, Ph (02) 6285 1866 Ph (02) 6285 1822 Fax (02) 6285 1863 Email canberra@northrop.com.au ABN 81 094 433 100	9 FORBES STREET, TURNER ACT	LEVEL 2 FLOOR PLAN	CR170279
2	REVISED PRELIMINARY DA CONCEPT	SB		SB	15.08.18						
3	DA ISSUE	SB		SB	23.08.18						
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DRAWING SHEET SIZE = A3											

ALLOW TO REBATE SLAB EDGE
30MM AND FLASH EXTERNAL
BRICKWORK THROUGH WEEP
HOES AT EACH LEVEL (TYP)

CONCRETE BALCONY
UPSTANDS, REFER
ARCHITECTURALLY FOR
EXTENT

CONCRETE BALCONY
UPSTANDS, REFER
ARCHITECTURALLY FOR
EXTENT

Signed **Ian McDonell** Date **30 Jan 2019**
ROOF FRAMING SYSTEM BY BUILDER

Contact phone: 6248 3111

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VERIFIER: Verifier
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DESIGNED: Designed
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Email: canberra@northrop.com.au ABN 81 094 433 100

PROJECT
**9 FORBES STREET,
TURNER ACT**

DRAWING TITLE
**LEVEL 1 FLOOR
PLAN**

JOB NUMBER
CR170279

DRAWING NUMBER	REVISION
SK3	4

DRAWING SHEET SIZE = A3

From: [Erik Innes](#)
To: [Pini, Hayden](#)
Cc: [Randall, Wesley](#); [Williams, Ken](#); [Conrad Moore](#)
Subject: Fw: Icon Water Application Decision. Application - 174720. Turner - 9/46 (Email 6 of 7)
Date: Tuesday, 5 February 2019 10:03:06 AM
Attachments: [Outlook-thqmhnnx.jpg](#)
[SECTION-201834426-3-01.pdf](#)
[SECTION-201834426-4-01.pdf](#)
[SECTION-201834426-5-01.pdf](#)
[SITE-201834426-01.pdf](#)
[SITEANALYSIS-201834426-02.pdf](#)

Regards

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DIRECTOR



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From: developmentapplications@iconwater.com.au
<developmentapplications@iconwater.com.au>
Sent: Wednesday, 30 January 2019 3:31 PM
To: Erik Innes
Subject: Icon Water Application Decision. Application - 174720. Turner - 9/46 (Email 6 of 7)

Icon Water

Approval ID : 174720, Turner 9 /46

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[Building Approvals and Network Protection](#)
[Icon Water](#)

Telephone 02 6248 3111

Facsimile 02 6242 1459

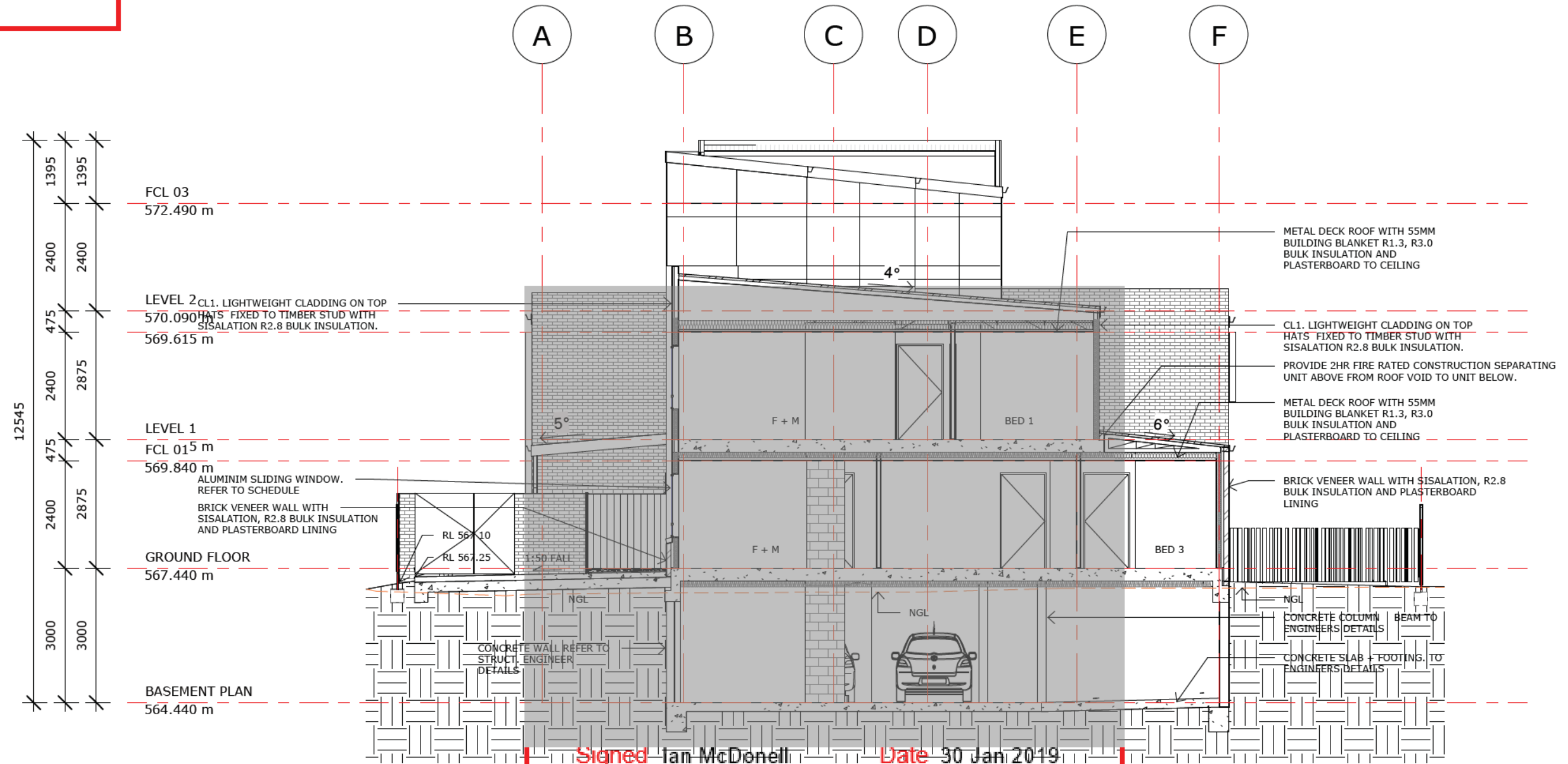
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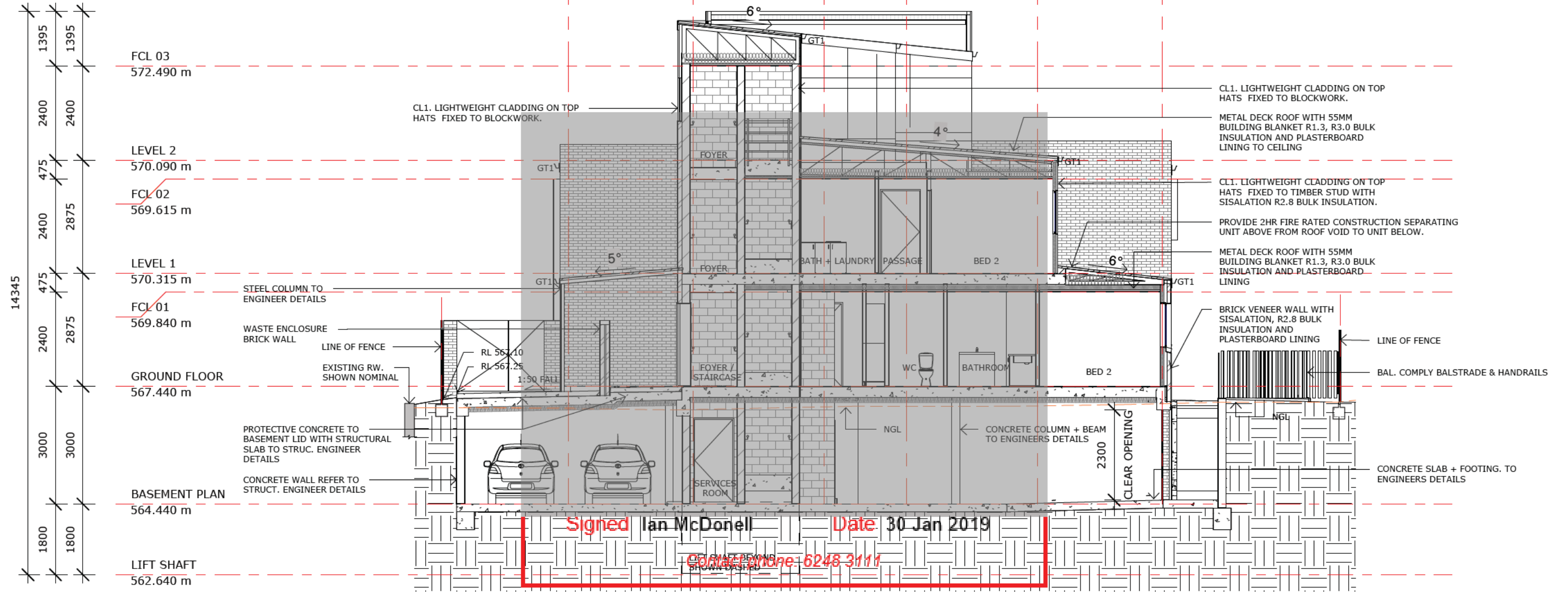
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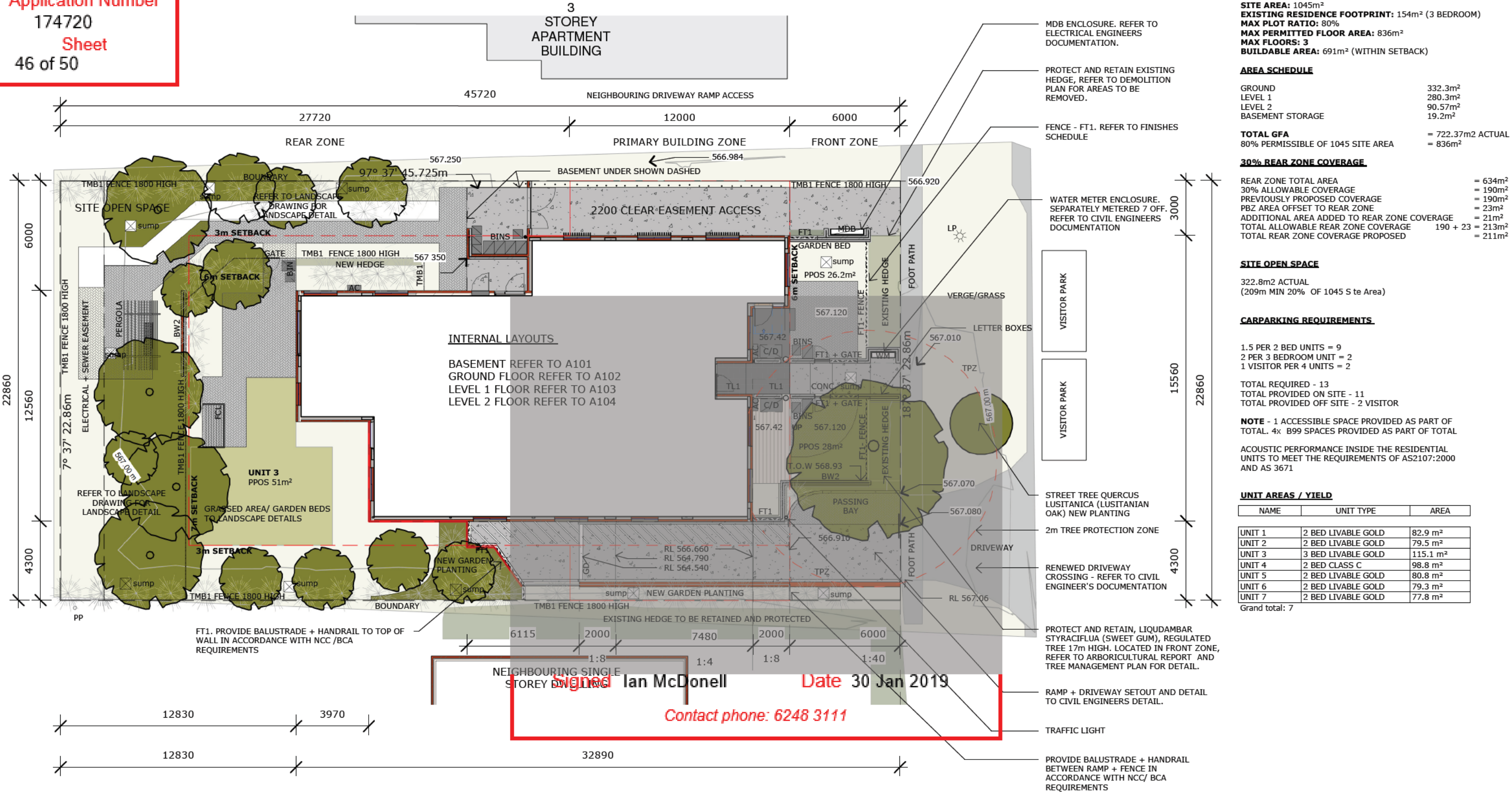
1 SECTION 03
1 : 100

Signed Ian McDonnell Date 30 Jan 2019
Contact phone: 6248 3111

A B C D E F



1 SECTION 04
1 : 100



PROJECT DETAILS
TURNER: Block 9, Section 46 Urban REGISTERED
ADDRESS 9 FORBES STREET
TERRITORY PLAN - Land Use Zone:
 RZ4: MEDIUM DENSITY RESIDENTIAL
SITE AREA: 1045m²
EXISTING RESIDENCE FOOTPRINT: 154m² (3 BEDROOM)
MAX PLOT RATIO: 80%
MAX PERMITTED FLOOR AREA: 836m²
MAX FLOORS: 3
BUILDABLE AREA: 691m² (WITHIN SETBACK)

AREA SCHEDULE

GROUND	332.3m ²
LEVEL 1	280.3m ²
LEVEL 2	90.57m ²
BASEMENT STORAGE	19.2m ²
TOTAL GFA	= 722.37m² ACTUAL
80% PERMISSIBLE OF 1045 SITE AREA	= 836m²

30% REAR ZONE COVERAGE

REAR ZONE TOTAL AREA	= 634m ²
30% ALLOWABLE COVERAGE	= 190m ²
PREVIOUSLY PROPOSED COVERAGE	= 190m ²
PBZ AREA OFFSET TO REAR ZONE	= 23m ²
ADDITIONAL AREA ADDED TO REAR ZONE COVERAGE	= 21m ²
TOTAL ALLOWABLE REAR ZONE COVERAGE	190 + 23 = 213m ²
TOTAL REAR ZONE COVERAGE PROPOSED	= 211m ²

SITE OPEN SPACE
 322.8m² ACTUAL
 (209m MIN 20% OF 1045 Site Area)

CARPARKING REQUIREMENTS

1.5 PER 2 BED UNITS = 9
 2 PER 3 BEDROOM UNIT = 2
 1 VISITOR PER 4 UNITS = 2

TOTAL REQUIRED - 13
 TOTAL PROVIDED ON SITE - 11
 TOTAL PROVIDED OFF SITE - 2 VISITOR

NOTE - 1 ACCESSIBLE SPACE PROVIDED AS PART OF TOTAL. 4x B99 SPACES PROVIDED AS PART OF TOTAL

ACOUSTIC PERFORMANCE INSIDE THE RESIDENTIAL UNITS TO MEET THE REQUIREMENTS OF AS2107:2000 AND AS 3671

UNIT AREAS / YIELD

NAME	UNIT TYPE	AREA
UNIT 1	2 BED LIVABLE GOLD	82.9 m ²
UNIT 2	2 BED LIVABLE GOLD	79.5 m ²
UNIT 3	3 BED LIVABLE GOLD	115.1 m ²
UNIT 4	2 BED CLASS C	98.8 m ²
UNIT 5	2 BED LIVABLE GOLD	80.8 m ²
UNIT 6	2 BED LIVABLE GOLD	79.3 m ²
UNIT 7	2 BED LIVABLE GOLD	77.8 m ²
Grand total:		7

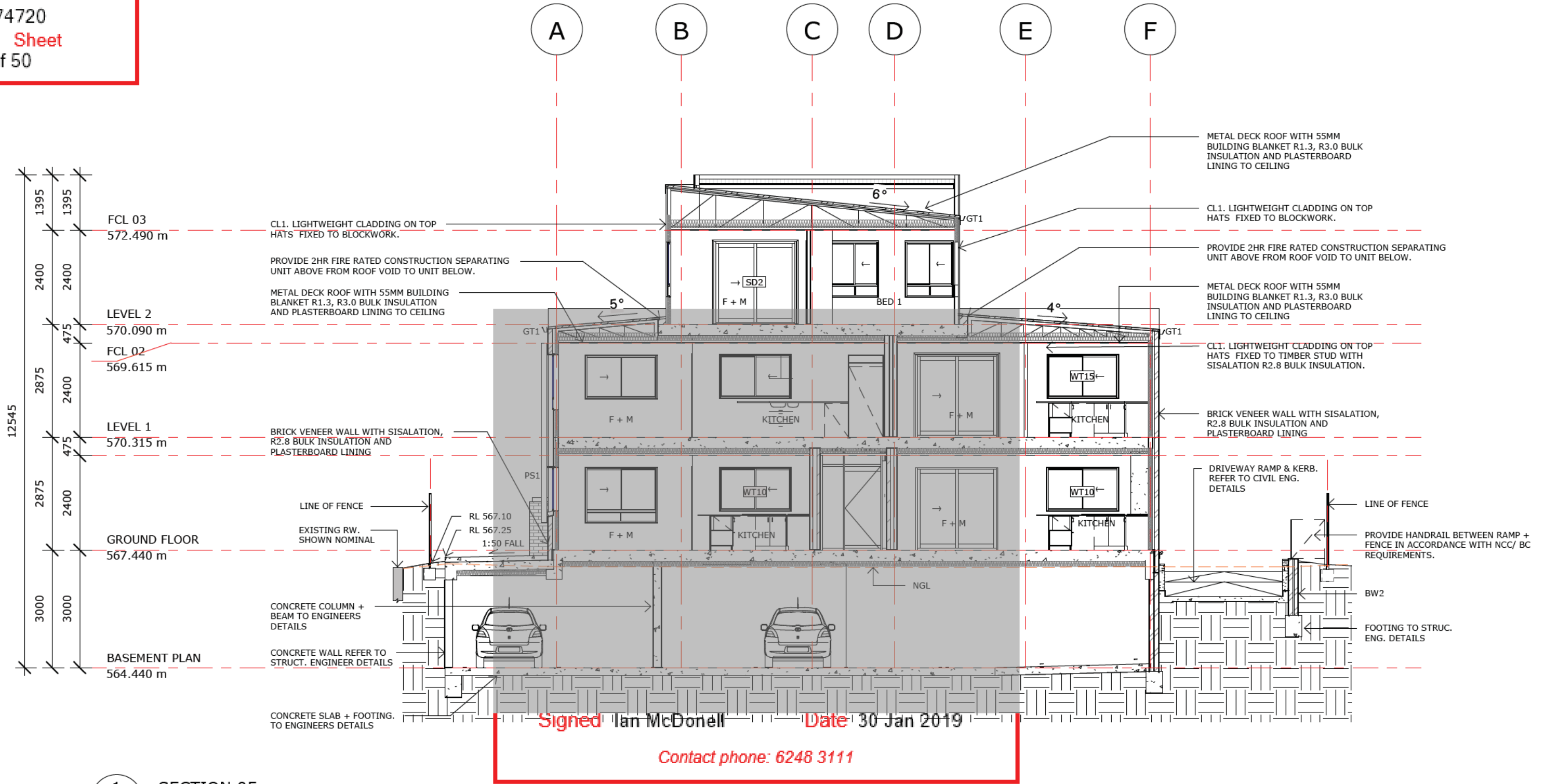
Signed **Ian McDonnell** Date **30 Jan 2019**
 Contact phone: **6248 3111**



PROJECT STATUS:
Issue For Approval

SITE PLAN
 HOUSING ACT - MULTI UNIT DEVELOPMENT
 9 FORBES STREET, TURNER ACT
 BK:9 SEC:46 TURNER
 SCALE: 1 : 200 @A3





1 SECTION 05
1 : 100

From: [Erik Innes](#)
To: [Pini, Hayden](#)
Cc: [Randall, Wesley](#); [Williams, Ken](#); [Conrad Moore](#)
Subject: Fw: Icon Water Application Decision. Application - 174720. Turner - 9/46 (Email 7 of 7)
Date: Tuesday, 5 February 2019 10:03:20 AM
Attachments: [Outlook-1bnqcdqk.jpg](#)
[VERGE-201834426-01.pdf](#)
[Demolition checklist.pdf](#)

Regards

ERIK INNES FRAIA
DIRECTOR



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From: developmentapplications@iconwater.com.au
<developmentapplications@iconwater.com.au>
Sent: Wednesday, 30 January 2019 3:31 PM
To: Erik Innes
Subject: Icon Water Application Decision. Application - 174720. Turner - 9/46 (Email 7 of 7)

Icon Water

Approval ID : 174720, Turner 9 /46

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

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

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

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

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

Future applications

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

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

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

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

Regards

Ian McDonell

Building Approvals and Network Protection
Icon Water

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