

From: [Schwartzkoff, Brent](#)
To: [EPD, Customer Services](#)
Cc: [Diehm, Mark](#); [Dojic, Rosie](#)
Subject: COMM-TREE PROTECTION-21/30 DICKSON-01
Date: Tuesday, 29 January 2019 10:59:26 AM

DA No 201835109


BLOCK:	SECTION:	DIVISION:
21	30	Dickson

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

No regulated trees on the site	
Supported provided there are conditions of approval	
Advice for the applicant	
Not Supported	X
Further Information/amendments required	

Conditions/Comments/Advice:

Tree **58** and Tree **72** *Platinus x acerfolia* are both street trees located on un-leased land. Tree **98, 99, 100, 101, 102, 111** are all regulated trees of **Medium Quality that do not meet criteria for removal**. The rest of the trees are non-regulated *Platinus x acerfolia* as they are undersized.

Brent Schwartzkoff | A/g Tree Protection Officer-Urban Trees
Phone 026207 6203 |  | Email brent.schwartzkoff@act.gov.au
City Presentation | Roads and Infrastructure | Transport Canberra & City Services Directorate
| ACT Government
Level 2, Wotso House, 490 Northbourne Avenue, Dickson ACT 2602 | gpo Box 158 Canberra 2601 | www.act.gov.au

From: [Peters, Mel](#) on behalf of [EmergencyManagement](#)
To: [EPD_Customer_Services](#)
Cc: [ACTF&R Risk & Planning](#); [Thompson, Rob](#)
Subject: ACTESA Response (Revised) Development Application 201835109 - Dickson Block 21 Section 30 [SEC=UNCLASSIFIED]
Date: Monday, 29 April 2019 8:25 56 AM
Attachments: [ACTESA Response - Revised.pdf](#)
[image001.png](#)

Good Morning,

Please find attached ACTESA Response (Revised) to **Development Application 201835109 - Dickson Block 21 Section 30**.

Kind regards

Mel Peters

P: (02) 620 52770 – [REDACTED]

Email: Mel.Peters@act.gov.au

Address: 9 Amberley Avenue, Fairbairn

cid:image007.png@01D4C2F2.C0ECB700





ACT
Government



ACT Emergency Services Agency Development Application Review

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

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

DEVELOPMENT APPLICATION NO: 201835109
ESA REFERENCE: 2019024

DATE RECEIVED: 23 January 2019
DATE DUE: 29 April 2019

DESCRIPTION OF THE PROPOSAL: MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT - Proposed demolition of existing structures, removal of regulated trees, construction of a mixed-use development up to seven storeys, including 140 residential units; a supermarket and other retail/commercial tenancies on the ground floor; podium level car park; two levels of basement car parking; ancillary rooftop structures; landscaping and associated on-site and off-site works.

BLOCK: 21	SECTION: 30	DIVISION: Dickson
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The ACT Emergency Service Agency has assessed the proposal and provided the following advice:

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

RECOMMENDATION:

That you NOTE the ESA Review of this Development Application.

Advice provided No Advice Provided Further information required

Comments:

ACT Fire & Rescue Chief Officer.

Date 29-4-2019



ACT FIRE & RESCUE

DEVELOPMENT APPLICATION REVIEW

ACTF&R Community Safety | 9 Amberley Avenue | Fairbairn Business Park | Majura ACT 2609

DEVELOPMENT APPLICATION NO: 201835109

DATE: 29 April 2019

BLOCK: 21	SECTION: 30	DIVISION: Dickson
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DESCRIPTION OF THE PROPOSAL: MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT - Proposed demolition of existing structures, removal of regulated trees, construction of a mixed-use development up to seven storeys, including 140 residential units; a supermarket and other retail/commercial tenancies on the ground floor; podium level car park; two levels of basement car parking; ancillary rooftop structures; landscaping and associated on-site and off-site works.

ACT Fire & Rescue (ACTF&R) has assessed the proposal in regards to the following:

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

ACT Fire & Rescue's position is:	
That the proposal is supported	X
That the proposal is supported with conditions	
That the proposal is not supported	
That further information is required for assessment	

ACTF&R advice

Fire Station Response Area:

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

Water Supplies:

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

Rear lanes and unit complexes

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

The location of feed hydrants in rear lanes and unit complexes must comply with Australian Standard 2419.1-2005 section 3.2.2.2.

Fire Brigade Access:

Pumper:

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

ACTF&R pumpers require a minimum turning circle of 18 metres and weigh 14 tonne. The dimensions of an ACTF&R urban pumper is 2.5m wide, 8.1m long and 3.2m high.

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

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

It is recommended that driveway access and rear lanes be constructed to provide vehicular access for emergency services in all developments where direct access to is not available from the street front. This is particularly important where garaging and rubbish services etc. are intended to be provided within a complex or at the rear of properties.

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

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

- Maximum longitudinal gradient of 12.5%; and
- On street parking is prohibited.

ACTF&R Access requirements for building greater than 3 storeys

Where buildings are greater than 3 stories high, the “Bronto Skylift” aerial appliance may be required to access the upper levels in an emergency. The Bronto Skylift has the following dimensions:

- Length: 11.2m
- Minimum height clearance: 3.9m
- Width: 2.9m (with mirrors)
- Weight: 30t, with point loads up to 11 Bars @ 21t on each outrigger (no ground plate) and 3 bars @21 tonnes (with ground plate)
- Minimum turning radius: 21m
- Working footprint: 12 x 6.5m

Appropriate access and a working footprint is required to at least one corner of all buildings to give the Bronto Skylift access to two sides of a building. When set up, the Bronto Skylift requires a working footprint of 12m x 6.5m with a maximum gradient of 6 degrees and should not be further than 15m from the building wall. Potential point loads up to 21 tonnes (within surface area of 0.7 m²) may be applied by the ground pads, and must be taken into account for pavement loadings and particular care taken when in close proximity to basement or podium surfaces.

Hazardous Materials:

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

Removal of asbestos or asbestos containing materials is to be conducted by appropriately licensed asbestos removalist.

Information about demolition and asbestos management is available from the Access Canberra website or phoning 13 22 81. ACTF&R request notification on commencement and completion of all significant asbestos removal. Notification can be made to the ACTF&R Communication centre on 62004111.

Street Furniture, Landscaping and Tree Planting:

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

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

ACTF&R Fire Safety Section:

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

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

Further Information:

Further information regarding development applications or bushfire principles can be obtained by emailing actf&risk&planning@act.gov.au



MARK BROWN AFSM
Chief Officer,
ACT Fire & Rescue
29 April 2019

From: [Sargent, Narelle](#)
To: [Varlow, Trent](#)
Cc: [Cilliers, George](#); [EPAPlanningLiaison](#)
Subject: EPA FINAL ADVICE - Dickson Shops DA
Date: Tuesday, 28 May 2019 12:46:00 PM
Attachments: [image001.png](#)

Dear Environment Planning & Sustainable Development Directorate,

DA 201835109

BLOCK: 21	SECTION: 30	DIVISION: Dickson
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No comments	
Recommend Conditions of Approval	X
Advice for the applicant	X
Recommend Lease Conditions	
Recommend Not Supported	
Information/amendments Required	
Advice for planning	

Conditions:

- The Environment Protection Authority endorses the Noise Management Plan (NMP), prepared by Renzo Tonin & Associates, dated 5 April 2019, on the condition that the development is constructed in accordance with the recommendations made in the NMP. Before the commencement of construction, the submitted plans must be amended to incorporate the building design and construction elements recommended in the NMP.
- All works must be carried out in accordance with *Environment Protection Guidelines for Construction & Land Development in the ACT, March 2011*, available at www.environment.act.gov.au or by calling the EPA on 6207 5642.
- This is a Class B activity under Schedule 1 of the *Environment Protection Act 1997 as the site is greater than 0.3 hectares*. The contractor/builder developing the site must hold an Environmental Authorisation or enter into an Environmental Protection Agreement with the Environment Protection Authority for the activity prior to works commencing.
- An erosion and sediment control plan must be submitted to and be endorsed by the EPA prior to works commencing.
- A site specific unexpected finds protocol (UFP) must be prepared by a suitably qualified environmental consultant to manage potentially contaminated material identified during development of the site. The UFP must be implemented during development works at the site.
- No soil is to be disposed from site without EPA approval.

Advice:

- To achieve compliance with the *Environment Protection Regulation 2005* Noise Standards, all business at the premises should operate in accordance with the recommendations made in the Noise Management Plan (NMP), prepared by Renzo Tonin & Associates, dated 5 April 2019.
- Noise from equipment which may be installed or used at the site, including air conditioning units and pool pumps etc, must comply with the noise standard at the block boundary at all times as per the Environment Protection Regulation 2005. Please consider the type and location of noise generating equipment prior to installation. Written assurance should be sought from the supplier/installer of the equipment that it complies with the Noise Zone Standard as per the Environment Protection Regulation, 2005. Should the equipment not comply with the noise zone standard as per the regulation, the equipment may not be permitted to be used.
- All rain water that enters the site and pools in excavations during a rain storm event would be considered as a sediment control pond, and must meet the following condition:
No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.

For further information please contact the Jessica Perkins Acting/Environment Protection Authority Planning Liaison on 02 6207 5642.

Yours sincerely

Narelle Sargent
Environment Protection Authority

**Narelle Sargent | the Environment Protection Authority
Office of the Environment Protection Authority (EPA)**

Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT

Phone: 02 6207 5782 |  | Email: narelle.sargent@act.gov.au

470 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au/accessCBR

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From: Varlow, Trent

Sent: Friday, 24 May 2019 10:21 AM

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

Cc: Sargent, Narelle <Narelle.Sargent@act.gov.au>; Perkins, Jessica <Jessica.Perkins@act.gov.au>; Cilliers, George <George.Cilliers@act.gov.au>

Subject: Dickson Shops DA - EPA Comments [SEC=UNCLASSIFIED]

Good morning Jessica & Narelle,

Attached is previous advice received from EPA and the proponent's response to the further information request.

As we have now largely completed the assessment, we are likely to make a decision on this soon. To this end I'd appreciate if you could provide EPA's final advice on this development application.

Should EPA still require further resolution, I'd be grateful if you will provide EPA's preferred conditions – in the event that we decide to make a decision.

Kind regards

Trent

From: basubmission_electricity@Evoenergy.com.au
To: [EPD, Customer Services](#)
Subject: Evoenergy Application Decision. Application - 175876. Dickson - 21/30
Date: Friday, 5 April 2019 11:29:28 AM
Attachments: [Conditional Approval Electricity175876.pdf](#)
[3811_004_Minimum_Clearances_overhead.pdf](#)
[3832_018_Separation_requirements.pdf](#)
[S4B18006500-E-001-\[P1\].pdf](#)
[S4B18006500-E-002-\[P2\].pdf](#)
[S4B18006500-E-003-\[P1\].pdf](#)

Evoenergy

Approval ID : 175876, Dickson 21 /30

Please note that your application has been assessed for compliance with Evoenergy's Electricity Network and conditionally complies with our Electricity Networks requirements.

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

Separate compliance statements may be required from other entities.

Regards


[Evoenergy](#)

Telephone 02 6293 5770
Facsimile 02 6293 5762
Email devapp@evoenergy.com.au
GPO Box 366 Canberra ACT 2601
www.evoenergy.com.au

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Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 175876 **Suburb:** Dickson

Block/Section 21 / 30

Appcn Type: Mixed Use/New Construction with Demolition

Attached Plans

S4B18006500-E-001-[P1].pdf

S4B18006500-E-002-[P2].pdf

S4B18006500-E-003-[P1].pdf

This application is approved subject to compliance with the following conditions:

Conditions

An area for a Substation needs to be allowed for on the block/s. This area will be determined by Evoenergy when the proponent submits the electrical load of the development. The area will be 7.0m x 5.0m for loads within 1MVA. If the load exceeds 1MVA a Chamber Substation will be required. Evoenergy may determine that twin padmount substations with an area of 9.0m x 7.0m will be installed if the load does not exceed 2MVA.

Development is to comply with minimum 1.5m machinery access clear of obstacles and vegetation to assets within the block.

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

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

Installation of electrical conduits (on or off block) will be the responsibility of the proponent.

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

The proponent is responsible for ensuring that ActewAGL's Design and Siting requirements for substations are met. This includes but not limited to meeting all the requirements of Evoenergy Drawing 3832-018, in particular that no underground uninsulated metal work, metal pipes, metal fencing or metal clad buildings are within 7 meters of any part of a padmount substation. Unhindered direct access to the substation will be required 24/7.

Subject to project 20006847 offer acceptance. Subject to scope of works and terms and conditions specified under the project 20006847 Dickson B21 S30 HV and LV relocation. No work shall be commenced on or near existing overhead assets are relocated underground under project 20006847. Development must comply with requirements of Evoenergy Electrical Safety rules.

Please Note

- WARNING Evoenergy underground assets may be in or adjacent to this block. It is your responsibility to ascertain the location of such assets.
- Development and Building Applications will need to include any proposed Evoenergy works
- If Evoenergy approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy 's electricity network.
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity.
- A failure of this application to show accurately located electricity assets may result in damage and costs for which the proponent will be liable. Damage to network assets must be reported to Evoenergy.

Comments:

Signed Kedar Vedanti

Date 05 Apr 2019

For further information please phone Evoenergy Electricity Networks: 6293 5770

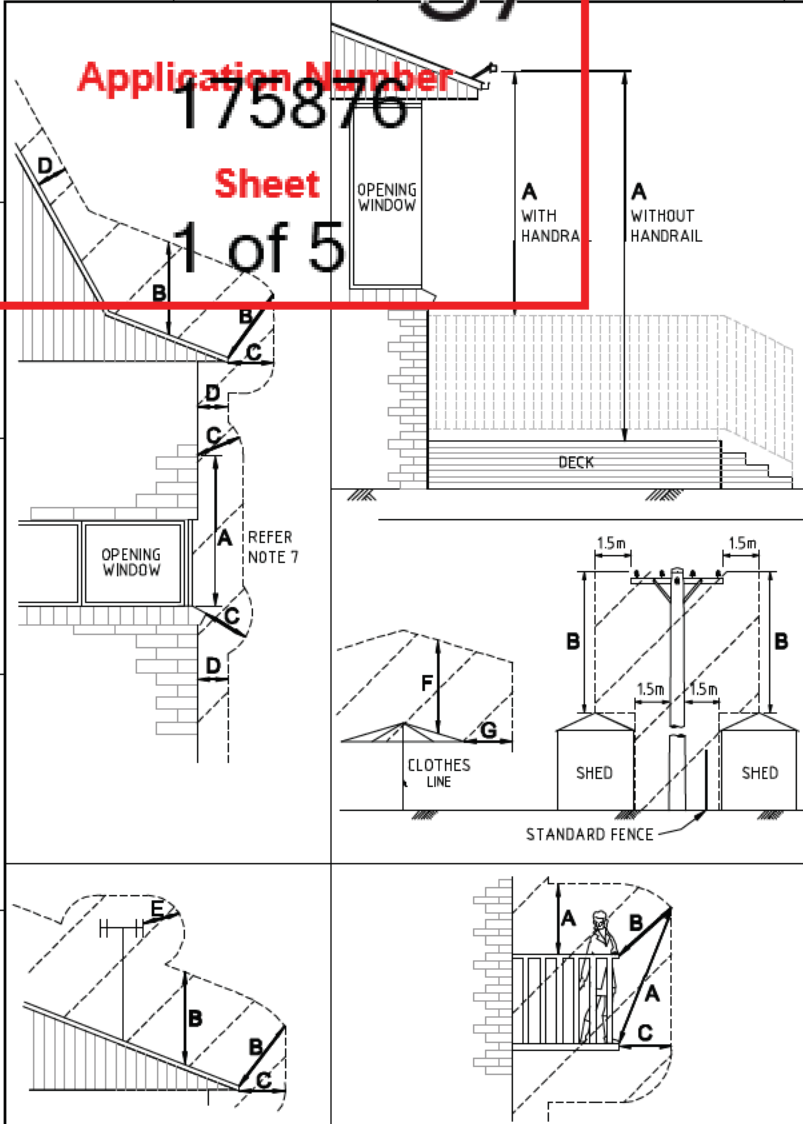
Evoenergy Gas Networks: 6203 0640

Application Number

175876

Sheet

1 of 5



OVERHEAD CONDUCTORS MUST NOT COME WITHIN THE SHADED AREA

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

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

TABLE 2 - GROUND CLEARANCE (INSULATED SERVICE CONDUCTORS)

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

TABLE 3 - CLEARANCE FROM STRUCTURES

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

GENERAL NOTES:

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

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

Drawn:	Designed: A-NNR
Checked:	
Approved: G ASTBURY	
Project No:	

evoenergy

MINIMUM CLEARANCES
INSULATED & BARE
OVERHEAD CONDUCTORS

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

MINIMUM SEPARATION REQUIREMENTS

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

Application Number
FROM ANY PART OF: **175876** TO NEAREST PART OF:

Sheet
2 of 5

		SEPARATION (m) SEPARATE EARTHING	SEPARATION (m) CMEN & COMBINED EARTHING SITUATIONS			
PADMOUNT SUBSTATION	-BUILDING	1.5 (NOTE 3)	1.5 (NOTE 3)			
	-PROPERTY BOUNDARY	1.5	1.5			
	-ABOVE GROUND OBJECTS	1.5	1.5			
	-DRIVEWAYS & ROADS	1.5	1.5			
	-COMMS CABLES, GAS & WATER PIPES, SEWER LINES DESIGNATED HAZARDS	1.5 (NOTE 12) NOTE 5	1.5 (NOTE 12) NOTE 5			
MINI PILLAR	-NON FIRE RATED PARTS OF BUILDINGS	3 (NOTE 3)	3 (NOTE 3)			
	-BUILDINGS & STRUCTURES	1.2 (NOTE 8)	1.2 (NOTE 8)			
	-PROPERTY BOUNDARY	1.2 (NOTE 8)	1.2 (NOTE 8)			
	-ROADS	1.2	1.2			
	-DRIVEWAYS	1.5	1.5			
HV CABLES (1kV <U ≤ 22kV)	-SHRUBS AND SMALL TREES	1.2 (NOTES 8 & 10)	1.2 (NOTES 8 & 10)			
	-WATER PIPES	0.5 (H) (NOTE 12)	0.5 (H)(NOTE 12)			
	-SEWER PIPE LINES & STORMWATER PIPE LINES	0.6 (H), (NOTES 1 & 12)	0.6 (H), (NOTES 1 & 12)			
	-COMMUNICATIONS CABLES	0.3	0.3			
	-GAS PIPES	0.3	0.3			
	-HV CABLES (22kV <U ≤ 132kV)	0.75 (NOTE 11)	0.75 (NOTE 11)			
	-EDGE OF INGROUND SWIMMING POOLS OR SPAS	3.5 (NOTE 9)	3.5 (NOTE 9)			
	-HV CABLES (1kV <U ≤ 22kV)	0.2 (MIN)	0.2 (MIN)			
	LV CABLES (≤ 1kV) SERVICE MAINS CABLE PITS	-WATER PIPES	0.5 (H)	0.5 (H)		
		-SEWER PIPE LINES & STORMWATER PIPE LINES	0.6 (H), (NOTES 1 & 12)	0.6 (H), (NOTES 1 & 12)		
-COMMUNICATIONS CABLES		0.15	0.15			
-GAS PIPES		0.15	0.15			
-EDGE OF INGROUND SWIMMING POOLS OR SPAS		3.5 (NOTE 9)	3.5 (NOTE 9)			
HV EARTHING ELECTRODE(S) HV EARTH CONDUCTORS (NOTE 6)	-HV CABLES (1kV <U ≤ 22kV)	0.09	0.09			
		HV EARTH RESISTANCE (NOTE 14)				
		30Ω	10Ω	5Ω	3Ω	NOTE 14
	- IN GROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT (NOTE 4)	30	20	15	12	4 (NOTE 4)
	- TELECOMMUNICATIONS PITS, PILLARS, JOINTS, EXCHANGES & PABX EQUIPMENT	15	10	8	6	4
BARE UG LV EARTH CONDUCTORS (INCL. STEEL & CONCRETE POLES) BARE UG LV EARTH CONDUCTORS (NOTE 7)	-UG UNINSULATED METALWORK AND METAL PIPES	4	3	2	2	2
	-METAL FENCING OR METAL CLAD BUILDINGS	4	3	2	2	2
	-LV EARTHING ELECTRODE(S)	4	3	2	2	0
	-BARE UG LV EARTH CONDUCTORS	4	3	2	2	0
	-UG UNINSULATED METALWORK AND METAL PIPES	2				2
	SEE HV ELECTRODE				N/A	
	- INGROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT				4	
	-COMMUNICATIONS EARTH STAKE				0.5	4

TYPE OF UNDERGROUND LINE	DIRECT BURIED WITH NO ADDITIONAL MECHANICAL PROTECTION (NOTE 5) NOMINAL (MINIMUM) (mm)	DIRECT BURIED AND COVERED WITH A MECHANICAL COVER NOMINAL (MINIMUM) (mm)	ENCLOSED IN A HEAVY DUTY PIPE OR CONDUIT (NOTE 4) NOMINAL (MINIMUM) (mm)
LV SERVICE LINE	750 (600)	600 (450)	550 (450)
LV MAINS	750 (600)	750 (600)	750 (600)
1kV <U ≤ 22kV	850 (750)	850 (600)	750 (600)
22kV <U ≤ 132kV	NOT PERMITTED	1000 (1000)	1000 (1000)


BURIAL NOTES:

- FIGURES IN BRACKETS INDICATE MINIMUM REQUIREMENT
- ALL CABLES INSTALLED UNDER ROADWAYS SHALL HAVE A MINIMUM BURIAL DEPTH OF 750mm
- MAXIMUM TRENCH DEPTH FOR INSTALLATION OF CABLES IS 1.5 METRES
- HEAVY DUTY CONDUITS TO AS2053.2 AND CLASS 12 PRESSURE PIPES TO AS1477 MAY BE CONSIDERED SUITABLE FOR THE HEAVY DUTY CATEGORY. (CORFLO TYPES ARE NOT ACCEPTABLE)
- THIS CATEGORY ALSO INCLUDES CABLES INSTALLED IN CONDUITS THAT ARE NOT RATED AS HEAVY DUTY (FOR EXAMPLE CONDUITS INSTALLED BY UNDERGROUND BORING)

SEPARATION NOTES:

- CROSSOVER CLEARANCES: SEWER & STORMWATER PIPE LINES - LV CABLES 150mm
SEWER & STORMWATER PIPE LINES - HV CABLES 300mm
- (H) - HORIZONTAL CLEARANCE REQUIRED.
- ANY PART OF A BUILDING WITHIN 3 METRES OF THE SUBSTATION SHALL HAVE A ONE HOUR FIRE RATING.
- SUBSTATIONS WITH SEPARATE EARTHING SYSTEMS ARE NOT PERMITTED IN SPECIAL LOCATIONS UNLESS DESIGN HAS BEEN ASSESSED FOR EARTH POTENTIAL RISE (EPR). LOCATIONS WITHIN 100m OF SCHOOL GROUNDS, CHILDREN'S PLAYGROUND, SWIMMING POOL OR IN A PUBLIC THOROUGHFARE ARE GENERALLY CLASSIFIED AS SPECIAL LOCATIONS.
- SUBSTATIONS ARE NOT PERMITTED IN HAZARDOUS AREAS. REFER AS2381 OR HB13.
- INCLUDES GRADING RINGS AND EXCLUDES DEEP ELECTRODES.
- BARE UG LV EARTH CONDUCTORS ALSO INCLUDES EARTHS ASSOCIATED WITH MINIPILLARS AND ANY OTHER LV EQUIPMENT THAT IS EARTHED.
- THIS FIGURE CAN BE REDUCED ON ONE SIDE ONLY (NOT THE FRONT) TO 300mm.
- THIS FIGURE CAN BE REDUCED TO 500mm PROVIDED THE CABLE IS INSTALLED IN A HEAVY DUTY PLASTIC NON CONDUCTIVE PIPE AND ANY JOINS IN THE PIPE ARE MADE WATERPROOF WITH A NON CONDUCTIVE ADHESIVE.
- THIS FIGURE SHOULD BE INCREASED FOR TREES THAT WILL GROW TO A HEIGHT IN EXCESS OF THREE METRES AT MATURITY.
- NO STRUCTURES OR SERVICES ARE PERMITTED WITHIN 750mm OF THE VERTICAL PROJECTION OF ANY 132KV CABLES.
- REFER TO THE PROXIMITY GUIDELINES (DM#468024) AS THERE ARE ADDITIONAL REQUIREMENTS FOR WATER, SEWER AND ELECTRICITY ASSETS WITHIN LEASED LAND.
- SUBSTATION EARTHING DESIGN SHALL COMPLY WITH THE EVOENERGY EARTHING DESIGN AND CONSTRUCTION MANUAL SM1138.
- THESE SEPARATION DISTANCES ARE INDICATIVE ONLY. ACCURATE SEPARATION DISTANCES BETWEEN AN EARTH ELECTRODE AND SURROUNDING CONDUCTIVE OBJECTS SHALL BE CALCULATED BY USING THE EARTH POTENTIAL RISE (EPR) TABLE PROVIDED IN APPENDIX 1 OF THE EARTHING DESIGN AND CONSTRUCTION MANUAL SM1138. FOR DETAILS REFER TO THE SECTION ON "EPR AT DISTANCE FROM EARTH ELECTRODE".

0	LOGO AND REFERENCES UPDATED TO EVOENERGY	8/01/2018	C. Desai	W. Ibrahim	Drawn: G. Adamaitys	Designed: G. Smith
N	NOTES 4 & 13 AMENDED & NOTE 14 ADDED	1/04/2015	JP	WJC	Checked:	
M	NOTE 4 AMENDED	6/02/2014	CD	BS	Approved: G. Astbury	
L	HV-HV & HV-LV SEPARATIONS ADDED. NOTES AMENDED	11/04/2013	EA	BS	Project No:	
No	Revision	Date	Checked	Approved		



**SEPARATION AND COVER
REQUIREMENTS FOR
CABLES AND PLANT**

Scale: Date: Sheet No:

Work Pack No: File:

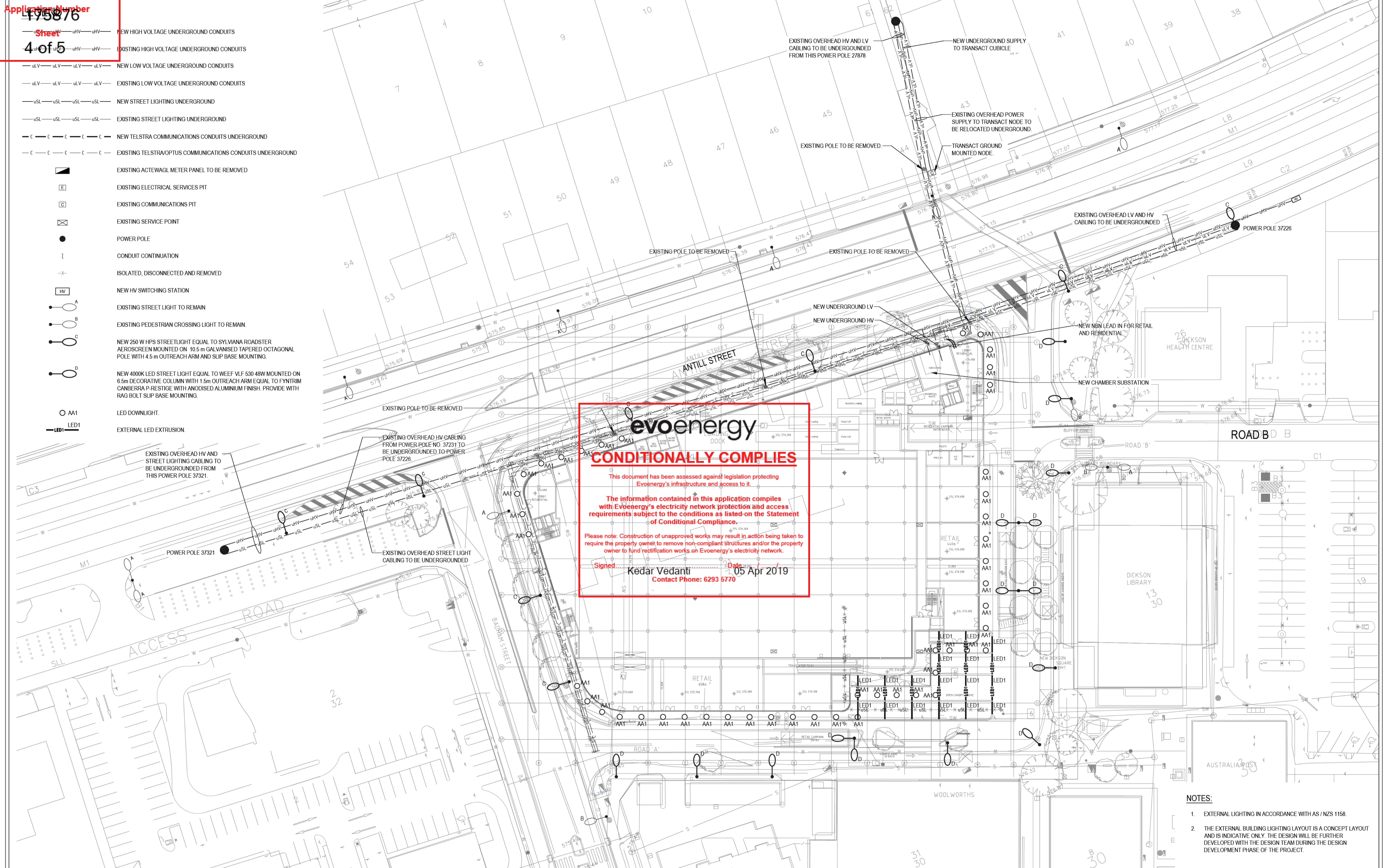
Status: **Current**

A3

3832-018

Rev 0

- uHV — uHV — uHV — NEW HIGH VOLTAGE UNDERGROUND CONDUITS
- uHV — uHV — uHV — EXISTING HIGH VOLTAGE UNDERGROUND CONDUITS
- uLV — uLV — uLV — uLV — NEW LOW VOLTAGE UNDERGROUND CONDUITS
- uLV — uLV — uLV — uLV — EXISTING LOW VOLTAGE UNDERGROUND CONDUITS
- uSL — uSL — uSL — uSL — NEW STREET LIGHTING UNDERGROUND
- uSL — uSL — uSL — uSL — EXISTING STREET LIGHTING UNDERGROUND
- C — C — C — C — C — NEW TELSTRA COMMUNICATIONS CONDUITS UNDERGROUND
- C — C — C — C — C — EXISTING TELSTRA OPTUS COMMUNICATIONS CONDUITS UNDERGROUND
- EXISTING ACTEWAGL METER PANEL TO BE REMOVED
- EXISTING ELECTRICAL SERVICES PIT
- EXISTING COMMUNICATIONS PIT
- ⊠ EXISTING SERVICE POINT
- POWER POLE
- ⋯ CONDUIT CONTINUATION
- X- ISOLATED, DISCONNECTED AND REMOVED
- HW NEW HV SWITCHING STATION
- A EXISTING STREET LIGHT TO REMAIN
- B EXISTING PEDESTRIAN CROSSING LIGHT TO REMAIN
- C NEW 250 W HPS STREETLIGHT EQUAL TO SYLVIANA ROADSTER AEROSCREEN MOUNTED ON 10.5 m GALVANISED TAPERED OCTAGONAL POLE WITH 4.5 m OUTREACH ARM AND SLIP BASE MOUNTING.
- D NEW 4000K LED STREET LIGHT EQUAL TO WEEF VLF 530 48W MOUNTED ON 6.5m DECORATIVE COLUMN WITH 1.5m OUTREACH ARM EQUAL TO FYNTRIM CANBERRA P-RESTIGE WITH ANODISED ALUMINIUM FINISH. PROVIDE WITH RAG BOLT SLIP BASE MOUNTING.
- AA1 LED DOWNLIGHT.
- LED1 — EXTERNAL LED EXTRUSION



evoenergy

CONDITIONALLY COMPLIES

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

The information contained in this application complies with Evoenergy's electricity network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

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

Signed: **Kedar Vedanti** Date: **05 Apr 2019**
Contact Phone: **6293 5770**

- NOTES:**
1. EXTERNAL LIGHTING IN ACCORDANCE WITH AS / NZS 1158.
 2. THE EXTERNAL BUILDING LIGHTING LAYOUT IS A CONCEPT LAYOUT AND IS INDICATIVE ONLY. THE DESIGN WILL BE FURTHER DEVELOPED WITH THE DESIGN TEAM DURING THE DESIGN DEVELOPMENT PHASE OF THE PROJECT.

E-002

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ABN 95 144 688 945

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rev	description	date
P1	PRELIMINARY ISSUE	16.11.2018
P2	PRELIMINARY ISSUE	07.12.2018

rev	description	date

client	title	rev

client	title	rev

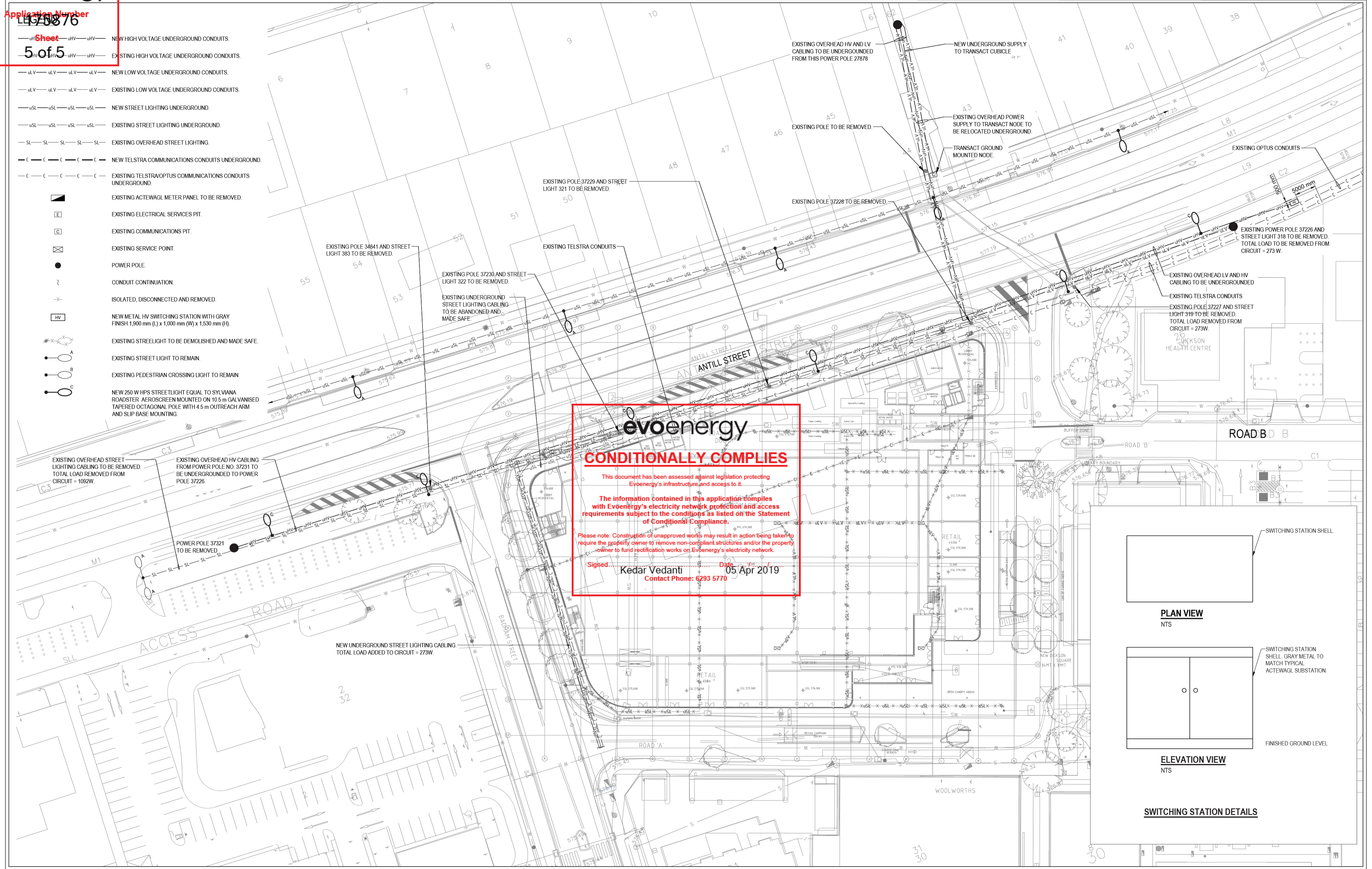
DOMAGROUP
coles

Services 4 Buildings Pty Ltd
L5/ 309 George Street
Sydney NSW 2000
ABN 95 144 688 942
S4Bstudio.com.au

S4B

drawn	ZG	service	ELECTRICAL SERVICES
date	16.11.18	title	NEW SITE SERVICES PLAN
designer	SG	scale	1:400@A1
date	16.11.18	project no	S4B18006500
scale	1:400@A1	drawing no	E-002
			rev P2

- Sheet
5 of 5
- uHV — uHV — uHV — NEW HIGH VOLTAGE UNDERGROUND CONDUITS.
 - uHV — uHV — uHV — EXISTING HIGH VOLTAGE UNDERGROUND CONDUITS.
 - uLV — uLV — uLV — uLV — NEW LOW VOLTAGE UNDERGROUND CONDUITS.
 - uLV — uLV — uLV — uLV — EXISTING LOW VOLTAGE UNDERGROUND CONDUITS.
 - uSL — uSL — uSL — uSL — NEW STREET LIGHTING UNDERGROUND.
 - uSL — uSL — uSL — uSL — EXISTING STREET LIGHTING UNDERGROUND.
 - SL — SL — SL — SL — EXISTING OVERHEAD STREET LIGHTING.
 - C — C — C — C — NEW TELSTRA COMMUNICATIONS CONDUITS UNDERGROUND.
 - C — C — C — C — EXISTING TELSTRA/OPTUS COMMUNICATIONS CONDUITS UNDERGROUND.
 - EXISTING ACTEWAGL METER PANEL TO BE REMOVED.
 - EXISTING ELECTRICAL SERVICES PIT.
 - EXISTING COMMUNICATIONS PIT.
 - ⊠ EXISTING SERVICE POINT.
 - POWER POLE.
 - ~ CONDUIT CONTINUATION.
 - x- ISOLATED, DISCONNECTED AND REMOVED.
 - [HV] NEW METAL HV SWITCHING STATION WITH GRAY FINISH 1,900 mm (L) x 1,000 mm (W) x 1,530 mm (H).
 - ⊗ EXISTING STREETLIGHT TO BE DEMOLISHED AND MADE SAFE.
 - EXISTING STREET LIGHT TO REMAIN
 - EXISTING PEDESTRIAN CROSSING LIGHT TO REMAIN
 - NEW 250 W HPS STREETLIGHT EQUAL TO SYLVIANA ROADSTER AEROSCREEN MOUNTED ON 10.5 m GALVANISED TAPERED OCTAGONAL POLE WITH 4.5 m OUTREACH ARM AND SLIP BASE MOUNTING.



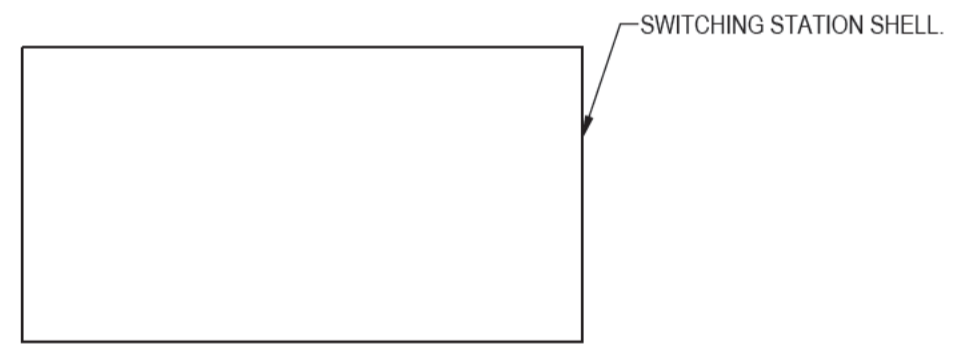
evenergy
CONDITIONALLY COMPLIES

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

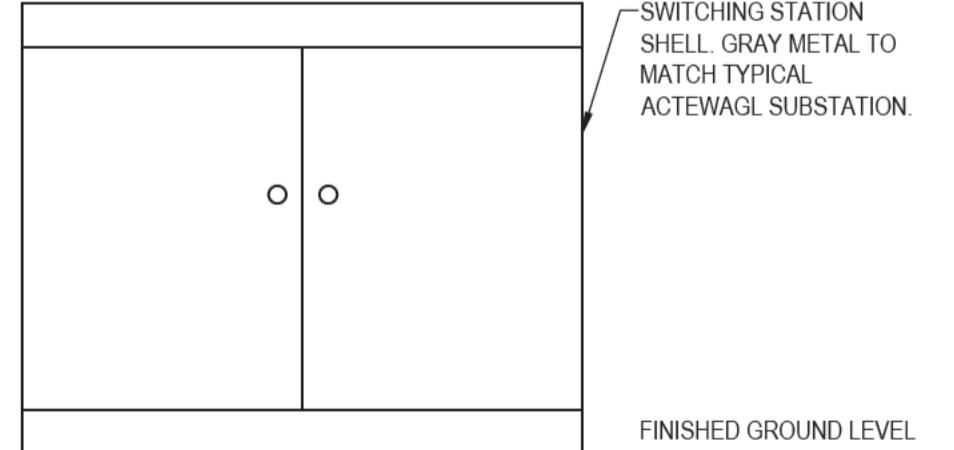
The information contained in this application complies with Evenergy's electricity network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

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

Signed: Kedar Vedanti Date: 05 Apr 2019
Contact Phone: 6293 5770



PLAN VIEW
NTS



ELEVATION VIEW
NTS

SWITCHING STATION DETAILS

E-003

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rev	description	date	rev	description	date
P1	PRELIMINARY ISSUE	16.11.2018			

client	title	rev

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+61 2 9002 4200

Services 4 Buildings Pty Ltd
L5/ 309 George Street
Sydney NSW 2000
ABN 95 144 688 942
s4bstudio.com.au

project
DICKSON MIXED USE
BLOCK 21, SECTION 30
DICKSON

drawn	service	date	title
ZG	ELECTRICAL SERVICES	16.11.18	UNDERGROUNDING WORKS SITE PLAN
designer	SG	16.11.18	
scale	1:400@A1		
project no	S4B19006500	drawing no	E-003
rev	P1		

From: [HeritageReferrals](#)
To: [EPD, Customer Services](#)
Subject: 20190410 - ACT Heritage Council advice - DA201835109 - B21 S30 Dickson - DFsign.pdf [SEC=UNCLASSIFIED]
Date: Wednesday, 10 April 2019 4:40:04 PM
Attachments: [20190410 - ACT Heritage Council advice - DA201835109 - B21 S30 Dickson - DFsign.pdf](#)
[image001.png](#)

Please find attached a letter of advice from the ACT Heritage Council in respect of this development application.

regards

Gabrielle Caddy | Conservation Officer (Approvals and Advice)
Phone 02 6207 1799

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

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

cid:image001.png@01D4615B.1E81D390





ACT Heritage Council

HERITAGE ADVICE

Under Section 60 of the *Heritage Act 2004*

ACTPLA Reference: DA201835109
Heritage Reference: Dickson-S30-B21
Contact Officer: GC

TO: ACT planning and land authority
Environment, Planning and Sustainable Development Directorate
[EPDCustomer Services@act.gov.au](mailto:EPDCustomerServices@act.gov.au)

Block:	Section:	Division / District:	Heritage Place:
21	30	Dickson	Nil
13	30	Dickson	Dickson Library

Status of Place: Registered Heritage Place
Description of Works: Mixed Use Commercial and Residential Development
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 the Dickson Library, subject to the below conditions.

Background:

On 22 January 2019, the ACT planning and land authority referred a development application to the ACT Heritage Council (the Council) for entity advice; for the proposed mixed use commercial and residential development of Block 21 Section 30 Dickson (DA201835109).

Block 21 Section 30 Dickson does not contain any registered or recorded heritage places or objects, however the proposed development also proposed works within the boundary of Block 13 Section 30 Dickson, which contains the 'Dickson Library' (the Library) a place registered on the ACT Heritage Register.

In advice provided on 11 February 2019, the Council set out that the proposed development was unlikely to diminish the heritage significance of the Library, subject to conditions relating to a new water main within Block 13 and new plantings adjacent to Block 13.

On 3 April 2019, the ACT planning and land authority sought further Council comment on the proposed development, and specifically on proposed repaving of the road verge between Blocks 21 and 13 and part of Block 13, as illustrated on the project's 'Ground Level Paving Plan'.

Advice and Conditions:

Following review, the Council considers that the proposed repaving of part of Block 13 would affect the setting of the Library, by introducing a mix of inconsistent pavement treatments within the heritage place.

In particular, this would be evident with new granite paving laid adjacent to the western façade of the Library, whereas, the existing clay-brick paving would remain in the western courtyards and to the south of the Library building.

The proposed new paving (as shown on the 'Ground Level Paving Plan' L-DA-15) terminates at a splayed alignment from the north-east corner of the Woolworths building to the south-west corner of the library. The Council considers this junction line between new and old to be inappropriately located also because it does not relate to existing features of the Library.

As the setting of the Library is identified in the ACT Heritage Register entry as a significant feature of the place, the Council identifies the following heritage condition in response to the paving proposal:

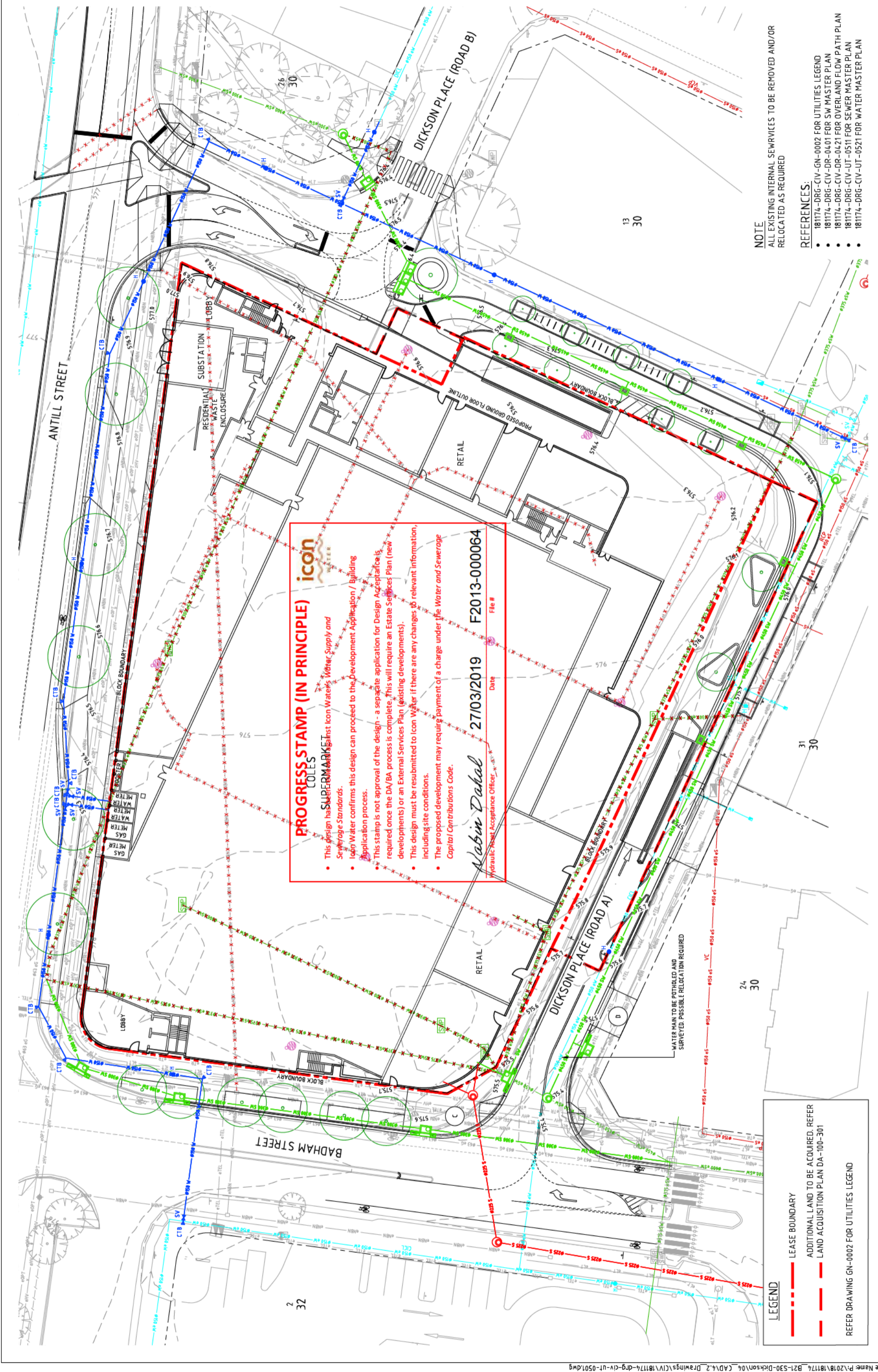
- There should be a consistent approach to paving within Block 13, particularly to the west and south of the Library; and the paving used within Block 13 should complement the heritage significance of the Library.

The Council considers that this could be achieved by excluding Block 13 from the repaving proposal; or by extending the repaving proposal to include the entirety of Block 13.



David Flannery FRAIA MPIA
**Chair (as delegate for),
ACT Heritage Council**

10 April 2019



PROGRESS STAMP (IN PRINCIPLE)

icon
COLES WATER

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

Icon Water confirms this design can proceed to the Development Application / Building Application process.

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 Contributions Code.

Nabin Dabal
Hydraulic Resilience Acceptance Officer

27/03/2019 Date File # F2013-000064

LEGEND

--- LEASE BOUNDARY

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

--- LAND ACQUISITION PLAN DA-100-301

REFER DRAWING GN-0002 FOR UTILITIES LEGEND

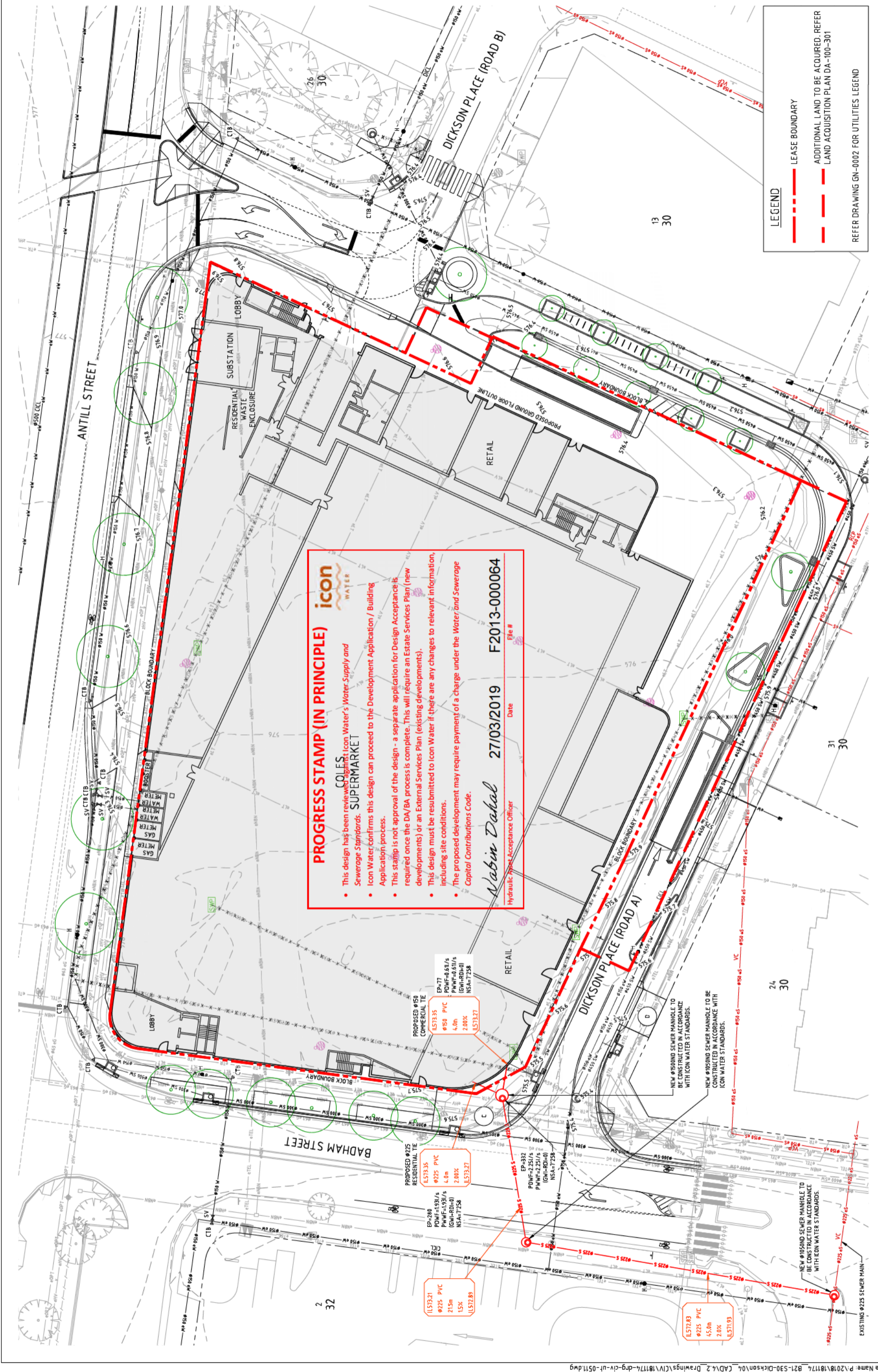
NOTE

ALL EXISTING INTERNAL SEWERLINES TO BE REMOVED AND/OR RELOCATED AS REQUIRED

REFERENCES:

- 181174-DRG-CIV-GN-0002 FOR UTILITIES LEGEND
- 181174-DRG-CIV-DR-0401 FOR SW MASTER PLAN
- 181174-DRG-CIV-DR-0421 FOR OVERLAND FLOW PATH PLAN
- 181174-DRG-CIV-UT-0511 FOR SEWER MASTER PLAN
- 181174-DRG-CIV-UT-0521 FOR WATER MASTER PLAN

Rev	A	ESTATE DEVELOPMENT PLANS	9.11.2018	DA	Drawn By	DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK. COPYRIGHT: The contents and information contained in this document are copyright of Sellick Consultants. Use or copy of this document in whole or part without written permission constitutes an infringement of copyright.			
	B	EDP UPDATE	12.11.2018	DA	Drawn By				
C	EDP UPDATE	14.11.2018	DA	Drawn By					
D	DEVELOPMENT APPLICATION	14.12.2018	DA	Drawn By					
E	NEW TREES REVISED ON ANTILL STREET	17.12.2018	DA	Drawn By					
F	REVISED DEVELOPMENT APPLICATION	20.12.2018	DA	Drawn By					
Status		NOT FOR CONSTRUCTION		Client Logo					
Original Size	A1	Drawn By	DA	GROUP PROPERTY DEVELOPMENTS					
Date Plotted	20-Dec-18	Designed By	AE	sellick consultants					
Coordinate System	STROMLO GRID	Approved	BC	www.sellickconsultants.com.au					
Height Datum	AHD	Approved Signature	AHD	North					
Approved Date	9.11.2018	Approved Date	9.11.2018	Scales					
Approved Date	9.11.2018	Approved Date	9.11.2018	0 5 7.5 10 12.5m					
Approved Date	9.11.2018	Approved Date	9.11.2018	1:250 @ A1					
Approved Date	9.11.2018	Approved Date	9.11.2018	DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK. COPYRIGHT: The contents and information contained in this document are copyright of Sellick Consultants. Use or copy of this document in whole or part without written permission constitutes an infringement of copyright.					
Approved Date	9.11.2018	Approved Date	9.11.2018	DA					
Approved Date	9.11.2018	Approved Date	9.11.2018	Date					
Approved Date	9.11.2018	Approved Date	9.11.2018	Description					
Project Number	181174	Type	DRG	Discipline	CIV	Sub-Discipline	UT	Draw No.	0501
Project Name and Location	DICKSON MIXED USE PROJECT BLOCK 21 SECTION 30 DICKSON ACT UTILITIES INFRASTRUCTURE PLAN								



PROGRESS STAMP (IN PRINCIPLE)

icon WATER

COLES SUPERMARKET

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

- Icon Water confirms this design can proceed to the Development Application / Building Application process.
- 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 Contributions Code.

Nabin Dabal 27/03/2019 Date
Hydraulic Asset Acceptance Officer File # F2013-000064

PROPOSED #150 COMMERCIAL TIE

EP-77
PDIWF-0.611/s
PDIWF-0.611/s
IGW-RD0-01
NSA=17258

1573.35
#225 PVC
4.0m
2.00%

1573.27

PROPOSED #225 RESIDENTIAL TIE

EP-286
PDIWF-1.931/s
PDIWF-1.931/s
IGW-RD0-01
NSA=17258

1573.35
#225 PVC
4.0m
2.00%

1573.27

1572.83
#225 PVC
45.0m
2.00%

1571.93

NEW #100ND SEWER MANHOLE TO BE CONSTRUCTED IN ACCORDANCE WITH ICON WATER STANDARDS.

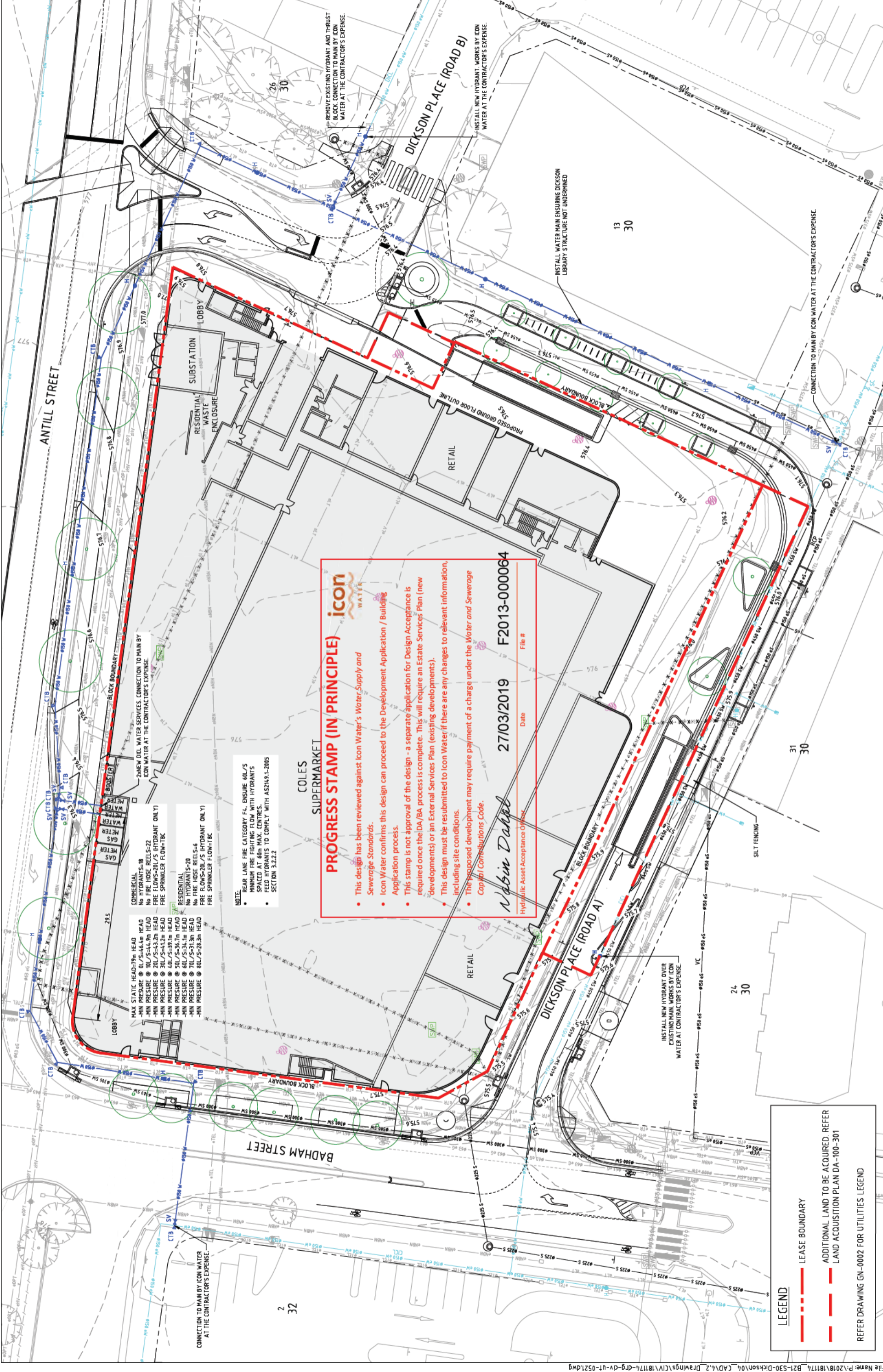
NEW #100ND SEWER MANHOLE TO BE CONSTRUCTED IN ACCORDANCE WITH ICON WATER STANDARDS.

LEGEND

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

REFER DRAWING GN-0002 FOR UTILITIES LEGEND

Project Name and Location	DICKSON MIXED USE PROJECT				
Block	BLOCK 21 SECTION 30 DICKSON ACT				
Drawing Title	SEWER MASTER PLAN				
Project Number	181174	Type	DRG	Discipline	CIV
Drng No.	0511	Rev	H		
Status	NOT FOR CONSTRUCTION				
Original Size	A1	Drawn By	DA	Drafting Check	DCA
Date Plotted	25-Mar-19	Designed By	AE	Design Check	BC
System	STROMLO GRID	Approved	BC	Approved Date	9.11.2018
Height Datum	AHD	Approved Signature			
Client Logo					
North					
Scales	25.03.2019	DA	20.12.2018	DA	17.12.2018
	17.12.2018	DA	14.12.2018	DA	14.11.2018
	12.11.2018	DA			
Drawn By	Date				
DA	25.03.2019	DA	20.12.2018	DA	17.12.2018
DA	17.12.2018	DA	14.12.2018	DA	14.11.2018
DA	12.11.2018	DA			
Rev	Description				
H	REVISED DEVELOPMENT APPLICATION				
G	REVISED DEVELOPMENT APPLICATION				
F	NEW TREES REVISED ON ANTILL STREET				
E	REVISED DEVELOPMENT APPLICATION				
D	DEVELOPMENT APPLICATION				
C	EDP UPDATE				
B	EDP UPDATE				



COMMERCIAL
 No HYDRANTS=18
 No FIRE HOSE REEL=22
 FIRE FLOW=20L/S HYDRANT ONLY
 FIRE SPRINKLER FLOW=18C

RESIDENTIAL
 No FIRE HOSE REEL=6
 FIRE FLOW=20L/S HYDRANT ONLY
 FIRE SPRINKLER FLOW=18C

NOTE:
 REAR LANE FIRE CATEGORY F4. ENSURE 60L/S MINIMUM FIRE FIGHTING FLOW WITH HYDRANTS SPACED AT 60m MAX. CENTRES.
 FEED HYDRANTS TO COMPLY WITH AS2193.1-2005 SECTION 3.2.2.2

icon WATER

PROGRESS STAMP (IN PRINCIPLE)

- This design has been reviewed against Icon Water's Water Supply and Sewerage Standards.
- Icon Water confirms this design can proceed to the Development Application / Building Application process.
- 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 Contributions Code.

Nabin Dalal 27/03/2019 F2013-000064
 Hydraulic Asset Acceptance Officer Date File #

LEGEND

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

REFER DRAWING GN-0002 FOR UTILITIES LEGEND

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

Project Name and Location	DICKSON MIXED USE PROJECT BLOCK 21 SECTION 30 DICKSON ACT
Drawing Title	WATER MASTER PLAN
Original Size	A1
Date Plotted	20-Dec-18
Coordinate System	STROMLO GRID
Height Datum	AHD
Drawn By	DA
Designed By	AE
Approved	BC
Approved Date	9.11.2018
Drafting Check	DCA
Design Check	BC
Type	DRG
Discipline	CIV
Sub-Discipline	UT
Project Number	181174
Dry No.	0521
Rev	F

NOT FOR CONSTRUCTION

Client Logo: **COLES SUPERMARKET**, **sellick consultants**

Group Property Developments: **COLES**

Scale: 1:250 @ A1

North Arrow

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 WWW.sellickconsultants.com.au

From: [Aster-Stater, Alek](#)
To: [Varlow, Trent](#)
Cc: [Cilliers, George](#); [Joseph, Gabriel](#)
Subject: RE: COMM-TCCS-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]
Date: Wednesday, 5 June 2019 5:40:54 PM
Attachments: [image006.png](#)
[image002.png](#)

UNCLASSIFIED

Hi Trent,

Updated conditions below. I've included a condition below (Item 8) that has been used in the past in Part A of the NOD.

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201835109

Project Description:

PROPOSAL FOR MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT - Proposed demolition of existing structures, removal of regulated trees, construction of a mixed-use development up to seven storeys, including 140 residential units; a supermarket and other retail/commercial tenancies on the ground floor; podium level car park; two levels of basement car parking; ancillary rooftop structures; landscaping and associated on-site and off-site works.

BLOCK: 21	SECTION: 30	SUBURB: DICKSON
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This DA has been assessed in regards to the following:

Traffic	X	Driveways	X
On Street / Public Parking Facility	X	LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management	X	Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	
Lease Variation		Capital Works	

X = Areas Assessed.

And TCCS' position is:

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

Conditions

TRANSPORT

1. **A Road Safety Audit (RSA) report must be submitted at Design Review, specifically for the Road A/Road B intersection, to confirm this intersection design can be operated**

smoothly for all users. The Road Safety Audit Report must be prepared by a qualified Road Safety Auditor in accordance with the Austroads Guidelines.

2. Any changes to the Traffic Control Devices (TCD) must comply with the applicable standards. This will be checked in detail during Design Review.
3. Any changes to the public transport operation must be consulted with Transport Canberra Buses.
4. The integration of pedestrians, cyclists and public transport users is an important aspect of this development. The Public Transport Network Plan (Rev F) must be updated to indicate if any potential deficiencies exist in the surrounding connections. The applicant must contact TCCS to discuss extent of offsite works by the developer to improve any of the identified deficiencies.

WASTE

5. The proposal along Dickson Place (Road A) must accommodate the waste collection requirements of the existing McDonald's establishment. The Letter of Agreement (dated 28/02/19) is noted as part of the S141A submission. Additionally, plan C030 (Rev 12) appears to indicate revised parking arrangements on the McDonalds site that subsequently impacts the driveway to the east of the site. The documentation must be updated as required to indicate the design intent.
6. The driveway off Antill Street must be widened where the vehicle turning demonstration (as shown in SK114/2) encroaches the kerb on the property boundary.
7. The waste collection arrangement must be updated to accommodate the following:
 - a. Storage rooms that are readily accessible and conveniently located for all residents, such as adjacent to where residents enter and exit the building or a waste room on each floor, as per Control C9 of the 2016 Waste Code.
 - b. Double-handling of bins/hoppers is not supported thus the waste enclosure must be adequately sized to avoid moving bins/hoppers to get to other bins/hoppers on alternate collection days. The waste enclosure, as per section 1.2 of the 2016 Waste Code, is to provide storage and collection systems that are "...accessible; safe in all aspects and adequately sized...". Additionally, Control C7, Design Parameter (C) states "The waste and recycling storage facilities must be sized to comfortably accommodate separate waste and recycling bins provided by the Territory" and to accommodate the required 0.6m between hoppers.
 - c. The hopper pad is currently shown as 2.4 metres x 1.5 metres (as the 'specialty loading' bay infringes on the hopper pad) and must be updated as per Appendix 7-3 which states "the size of the hopper pad must be a minimum of 2.4 metres by 2.4 metres".

BUILDING WORKS

8. No building works in relation to this development approval is to commence until the lessee/applicant has obtained written approval from TCCS and submits such approval to EPSDD as satisfying this condition under s165 of the Planning and Development ACT 2007. The lessee/applicant must comply with any additional conditions imposed by TCCS and any changes required to submitted drawings must be reflected on those submitted for endorsement by EPSDD.

Standard Conditions

Following general conditions will apply as appropriate for Works on and Use of Territory Land in addition to the above:

In accordance with the Public Unleased Land Act 2013 no work is to be undertaken on road verges and other unleased Territory Land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Place Coordination and Planning, TCCS by the ways of:

- 1. A Letter of Design Review prior to the commencement of any work; and*
- 2. A certificate of Operational Acceptance on completion of all works to be handed over to TCCS.*

Design Review and Operational Acceptance

A Letter of Design Review is required for all off-site works from the Senior Manager, Place Coordination and Planning, TCCS, prior to the construction.

In order to obtain the Letter of Design Review, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, storm water, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with Ref No 06: "Requirements for Design Review Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the Senior Manager, Place Coordination and Planning, TCCS.

A Certificate of Operational Acceptance on completion of the works is required from the Senior Manager, Place Coordination and Planning, TCCS, prior to the issue of a Certificate of Occupancy.

Similarly a Chartered Engineer/Landscape Architect should certify compliance with TCCS Ref No 08: "Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance is made to the Senior Manager, Place Coordination and Planning, TCCS on completion of all off-site works

A Waste Management Plan in accordance with the Development Control Code for Best Practice Waste Management in the ACT must also be included if not approved at the Development Application stage.

Temporary Traffic Management (TTM)

A TTM plan approval from the Manager, Traffic Management & Safety, Roads ACT, TCCS. All times during construction the site and surrounds shall be managed in accordance with a Temporary Traffic Management Plan, prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices.

Landscape Management & Protection Plan (LMPP)

LMPP approval from the Senior Manager, Place Coordination and Planning, TCCS. During

construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with the Landscape Management Protection Plan (LMPP) approved by the Senior Manager, Place Coordination and Planning, TCCS. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.

Use of Verges or other Unleased Territory land

In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land must not be used for carrying out of works, including storage of materials or waste, without prior approval of the Territory. Such approval can be obtained from Licensing and Compliance, City Services, Parks and Territory Services, TCCS.

Repair of Damage to Public Assets

The applicant/lessee is held responsible for all damages to ACT Government assets (including footpaths) caused by the development and they must properly repair any damages to those assets. Before work commences, they should notify TCCS of any existing damage to public facilities.

Notice of Commencement of Construction

Notice of Commencement for the Works in Unleased Territory Land shall be submitted to the Senior Manager, Place Coordination and Planning, TCCS one week prior to the commencement of works. The Notice shall also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.

Additional Comments/Advice (as advice to EPSDD only, and not to be included in the Notice of Decision)

-

- a. **Nil.**

Regards,
Alek

Alek Aster-Stater | Senior Project Coordinator | BEng (Civil and Environmental) MIEAust

Phone: 02 6207 4554 | Email: alek.aster-stater@act.gov.au

Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government

490 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601

www.act.gov.au | www.tccs.act.gov.au | [@tccs_act](https://twitter.com/tccs_act)



From: Aster-Stater, Alek
Sent: Monday, 3 June 2019 4:14 PM
To: Joseph, Gabriel <Gabriel.Joseph@act.gov.au>
Cc: Cilliers, George <George.Cilliers@act.gov.au>
Subject: RE: COMM-TCCS-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Gabriel,

Please hold off on sending to George for the moment. Mike has some additional comments regarding the waste service that he'll send me tomorrow morning for inclusion.

Regards,
Alek

From: Aster-Stater, Alek
Sent: Friday, 31 May 2019 6:03 PM
To: Joseph, Gabriel <Gabriel.Joseph@act.gov.au>
Subject: RE: COMM-TCCS-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]

UNCLASSIFIED

Gabriel,

Updated conditional comments for your review.

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201835109

Project Description:

PROPOSAL FOR MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT - Proposed demolition of existing structures, removal of regulated trees, construction of a mixed-use development up to seven storeys, including 140 residential units; a supermarket and other retail/commercial tenancies on the ground floor; podium level car park; two levels of basement car parking; ancillary rooftop structures; landscaping and associated on-site and off-site works.

BLOCK: 21	SECTION: 30	SUBURB: DICKSON
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This DA has been assessed in regards to the following:

Traffic	X	Driveways	X
On Street / Public Parking Facility	X	LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management	X	Pedestrian Footpath	X

Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	
Lease Variation		Capital Works	

X = Areas Assessed.

And TCCS' position is:

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

-
Conditions

-
TRANSPORT

1. A Road Safety Audit (RSA) report must be submitted at Design Review, specifically for the Road A/Road B intersection, to confirm this intersection design can be operated smoothly for all users. The Road Safety Audit Report must be prepared by a qualified Road Safety Auditor in accordance with the Austroads Guidelines.
2. Any changes to the Traffic Control Devices (TCD) must comply with the applicable standards. This will be checked in detail during Design Review.
3. Any changes to the public transport operation must be consulted with Transport Canberra Buses.
4. The integration of pedestrians, cyclists and public transport users is an important aspect of this development. The Public Transport Network Plan (Rev F) must be updated to indicate if any potential deficiencies exist in the surrounding connections. The applicant must contact TCCS to discuss extent of offsite works by the developer to improve any of the identified deficiencies.

WASTE

5. The proposal along Dickson Place (Road A) must accommodate the waste collection requirements of the existing McDonald's establishment. The Letter of Agreement (dated 28/02/19) is noted as part of the S141A submission. Additionally, plan C030 (Rev 12) appears to indicate revised parking arrangements on the McDonalds site which subsequently impacts the driveway to the east of the site. The documentation must be updated as required to indicate the design intention.
6. The developer will be held responsible for the correctness of the design and construction of waste enclosure to accommodate all the hoppers / bins required for the development in accordance with the Waste and Recycle Management Code for the ACT (Waste Code) 2016. The civil consultant must provide a certification of compliance with supporting documents to Place Coordination and Planning section of TCCS at the Design Review stage.

Regards,
Alek

From: Cilliers, George <George.Cilliers@act.gov.au>

Sent: Friday, 24 May 2019 10:05 AM

To: Joseph, Gabriel <Gabriel.Joseph@act.gov.au>

Cc: Aster-Stater, Alek <Alek.Aster-Stater@act.gov.au>

Subject: FW: COMM-TCCS-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]

Good morning Gabriel,

Attached is previous advice received from TCCS and the proponent's response to the further information request.

As we have now largely completed the assessment, we are likely to make a decision on this soon. To this end I'd appreciate if you could provide TCCS's final advice on this development application.

Should TCCS still require further resolution, I'd be grateful if you will provide TCCS's preferred conditions – in the event that we decide to make a decision.

Kind regards

George

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: Aster-Stater, Alek

Sent: Tuesday, 5 March 2019 5:46 PM

To: EPD, Customer Services <EPDCustomerServices@act.gov.au>

Cc: TCCS_PC DACOORD <TCCS.DACOORD@act.gov.au>

Subject: COMM-TCCS-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201835109

Project Description:

PROPOSAL FOR MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT - Proposed demolition of existing structures, removal of regulated trees, construction of a mixed-use development up to seven storeys, including 140 residential units; a supermarket and other retail/commercial tenancies on the ground floor; podium level car park; two levels of basement car parking; ancillary rooftop structures; landscaping and associated on-site and off-site works.

BLOCK: 21	SECTION: 30	SUBURB: DICKSON
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This DA has been assessed in regards to the following:

Traffic	X	Driveways	X
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management	X	Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	
Lease Variation		Capital Works	

X = Areas Assessed.

And TCCS' position is:

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

-

Comments

-

DDR

1. Typical section reflecting on-street parking at the southern part of Road A must be provided.
2. Right-turn movement egressing from the western side of McDonald's driveway must be addressed.
3. It is noted that the island nose has been extended beyond the basement entry wall however all turning templates are still based on the previous Island layout.

-

WASTE

4. The submission must include supporting documentation that is either fully compliant with the 2016 Waste Code or the Development Control Code for Best Practice Waste Management in the Act 2019.

-

TPAP

5. The proposal still does not adequately address and discuss matters raised through the previous EDP comments, including the safety of crossing points for pedestrians and cyclists (particularly at the Antill/ Badham Street surrounding connections).
6. Transport Planning previously indicated in the EDP submission that integration with the surrounding area for pedestrians, cyclists and public transport users must be clearly depicted on a plan, and where any potential deficiencies in the surrounding connections exist, that this plan identify the potential remedial measures needed. The extent of this plan should include the entire Antill St / Badham St, Antill Street / Road A/B junction and the Badham Street / Woolley Street junction.
7. Cycling provisions along Road A do not appear to have been considered. These must be considered separately to pedestrian movements as high volumes of each mode are expected.

Additional Comments/Advice (as advice to EPSDD only, and not to be included in the Notice of Decision)

-

1. Associated correspondence attached for reference.

Regards,
Alek

Alek Aster-Stater | Senior Project Coordinator | BEng (Civil and Environmental) MIEAust

Phone: 02 6207 4554 | Email: alek.aster-stater@act.gov.au

Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government

490 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601

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Connected services for the people of Canberra

From: EPD, Customer Services
Sent: Monday, 21 January 2019 11:23 AM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]

DEVELOPMENT APPLICATION NO: 201835109
BLOCK: 21 **SECTION:** 30 **DIVISION:** DICKSON

Description - **PROPOSAL FOR MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT - Proposed demolition of existing structures, removal of regulated trees, construction of a mixed-use development up to seven storeys, including 140 residential units; a supermarket and other retail/commercial tenancies on the ground floor; podium level car park; two levels of basement car parking; ancillary rooftop structures; landscaping and associated on-site and off-site 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 **(12/02/2019)**.

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 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

Maria

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

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