

**From:** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** Icon Water Application Decision. Application - 196324. Kingston - 13/22 (Email 1 of 4)  
**Date:** 19 October 2021 14:50:08  
**Attachments:** [Not Accepted196324.pdf](#)  
[APP-202139248-02.pdf](#)  
[DEMO-202139248-01.pdf](#)  
[DEMO-202139248-02.pdf](#)  
[ELEV-202139248-01.pdf](#)  
[ELEV-202139248-02.pdf](#)

---

**CAUTION:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

## Icon Water

### Approval ID : 196324, Kingston 13 /22 , Kingston 22 /22

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

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

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

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

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

### Future applications

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

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

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

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

Regards

***Bibek Ligal***

[Building Approvals and Network Protection](#)

[Icon Water](#)

**Telephone** 02 6248 3111

**Facsimile** 02 6242 1459

**Email** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)

GPO Box 366 Canberra ACT 2601

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

Please consider our environment before printing this email.

\*\*\*\*\*

\*PLEASE NOTE\* This email and any attachments may be confidential. If received in error, please delete all copies and advise

the sender. The reproduction or dissemination of this email or its attachments is prohibited without the consent of the sender.

WARNING RE VIRUSES: Our computer systems sweep outgoing email to guard against viruses, but no warranty is given that this email or its attachments are virus free. Before opening or using attachments, please check for viruses. Our liability is limited to the re-supply of any affected attachments.

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

\*\*\*\*\*



Planning and Development Act 2007

# Development Application

Application Number: 202139248

Application Number

196324

Sheet

1 of 33

Before Starting

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

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

I confirm I have provided all documentation in accordance with the [minimum documentation requirements for lodgement of a development application](#)

Confirm

Please note that fees apply for incomplete submissions.



## Type of Application

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

Are you applying for a:

Development Application

**WATER AND SEWERAGE NETWORK**

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

No

**FAILS TO COMPLY**

**The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.**

## Lease/Site Details

**Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.**

Site Number: 1

**Signed Bibek Ligal**

**Date 19 Oct 2021**

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

**Contact phone: 6248 3111**

Urban

Suburb

KINGSTON

Section

22

Block Number

13

Unit Number

Street Address

86 GILES STREET, KINGSTON

Site Number: 2

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



Urban

Application Number

Suburb

Section

Block Number

Unit Number

KINGSTON

22

22

Street Address

84 GILES STREET, KINGSTON

Sheet 2 of 33

### Applicant Details

What type of applicant are you:

Business

ACN or ABN

53653124442

Company Name

Purdon Planning Pty Ltd

Position held / Title

office administrator

Salutation

None

First Name

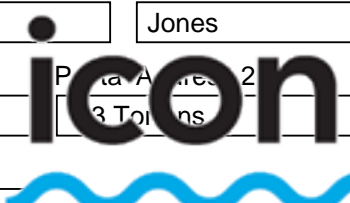
Jenny

Surname

Jones

Postal Address

Unit 4



Postal Address 3

Suburb

BRADDON

State/Territory

ACT

Postcode

2612

Country

Australia

Phone Number

62571511

**WATER AND SEWERAGE NETWORK**

Email

purdons@purdon.com.au

**FAILS TO COMPLY**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Lessee (Property Owners) Details

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Lessee Number: 1

Signed Bibek Ligal

Date 19 Oct 2021

Is the Lessee a:

Registered company

Contact phone: 6248 3111



Australian Company Number (ACN)

81632075588

Application Number  
198324  
Sheet

Company Name

NG Giles Pty Ltd

Position held / Title

Director

Salutation

Mr

First Name

George

Surname

Danassis

Postal Address 1

PO Box 5425

Postal Address 2

Postal Address 3

Suburb

Kingston

State/Territory

ACT

Postcode

2604

Country

Australia

Phone Number

0262550430

ber

Email

### Notice of Decision and Plans



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

Email

Are you applying for an **Estimate to Develop and Construct a Business**

No

**FAILS TO COMPLY**

### Zone

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

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

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed **Bibek Ligal**

Date **19 Oct 2021**

Contact phone: 6248 3111

CZ2 Business zone

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

### Development/Precinct Code

Please specify which development code applies to this application.

Commercial Zones Development Code

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



Kingston Precinct Map and Code

Application Number

196324

Fully Describe Your Proposal

Sheet

4 of 33

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

The proposed development includes the demolition of all onsite buildings, pavement and structures, and the construction of a new four-storey commercial building with basement carparking and End of Trip facilities, landscaping and 5 surface car parking spaces. The proposal includes the removal of one verge crossing from Giles Street and modified vehicle access to the Laneway to the south of Block 22.

Proposed Use of the Land

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

Office

Is the proposed use consistent with the current Crown lease?

Yes



Assessment Track

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

Merit

WATER AND SEWERAGE NETWORK FAILS TO COMPLY

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

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

Signed Bibek Ligal

Date 19 Oct 2021

Type of Development

Contact phone: 6248 3111

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

Non-Residential (including Commercial and Industrial)

Non-Residential

Please select a Non-Residential sub type:

New building



### National Capital Design Review Panel (NCDRP)

#### Application Number

Does the proposal include building/s that are five (5) or more storeys?

No  Yes

5 of 33

Have you consulted with the National Capital Design Review Panel (NCDRP)?

No

From 1 October 2019, a proponent must consult with the NCDRP about a development proposal that is 5 or more storeys. Application will not progress, please contact [designreview@act.gov.au](mailto:designreview@act.gov.au)

### Gross Floor Area (GFA) and Cost of Works

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

#### Gross Floor Area Calculation

A - Gross Floor Area (existing) (m<sup>2</sup>)

1108.00

B - Gross Floor Area to be demolished (m<sup>2</sup>)

1108.00

C - Gross Floor Area to be added (m<sup>2</sup>)

5295.00

D - Total Gross Floor Area of development (A-B+C) (m<sup>2</sup>)

5295

E - COST OF WORKS (\$)

17592338.00

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA Class 10 structures included in this application

(e.g. metal carport, pergola, deck, verandah) (m<sup>2</sup>)

00.00

G - Parking areas – undercover

00.00

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

0.00



**WATER AND SEWERAGE NETWORK**

**FAILS TO COMPLY**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed Bibek Ligal

Date 19 Oct 2021

Contact phone: 6248 3111



**Cost of Associated Works**

Application Number

196324  
0.00

Sheet

6 of 33

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

0.00

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

17592338

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

Demolition, Trees



**Demolition**

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

Yes

**WATER AND SEWERAGE NETWORK**

Have you provided Entity Endorsement?

No

**FAILS TO COMPLY**

Have you provided required documentation for [referral](#) to Entity?

Yes

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

**Trees**

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to prevent the work or works to remove non-compliant services or structures.

Is the Trees item relevant to your proposal?

No

Signed **Bibek Ligal**

Date **19 Oct 2021**

Heritage

Contact phone: 6248 3111

**Heritage**

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

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?



Yes  No

**Application Number**

196324

**Hazardous Materials, Contamination, Erosion and Sediment Control**

Sheet

7 of 33

**Hazardous Material**

Is the Hazardous Materials item relevant to your proposal?

Yes  No

Have you provided Entity Endorsement?

No

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

Yes

**Contamination**

Is the Contamination item relevant to your proposal?

No

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

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

No

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

**FAILS TO COMPLY**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

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

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

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

Yes  No

Signed Bibek Ligal

Date 19 Oct 2021

Have you provided Entity Endorsement?

No

Contact phone: 6248 3111

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

Yes

**Waste Management, Noise**

**Waste Management for waste facilities and management**



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

Yes

Application Number

Have you provided Entity Endorsement?

No

196324  
Sheet  
8 of 33

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

Yes

### Waste Management for liquid trade waste

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

No

### Noise

Is the Noise Management item relevant to your proposal?

No

Servicing & Site Management, Utilities



### Servicing and Site Management

Is the Servicing and Site Management item relevant to your proposal?

Yes

Have you provided Entity Endorsement? **WATER AND SEWERAGE NETWORK**

No

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

Yes

**FAILS TO COMPLY**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

### Utilities

Is the *Utilities* item relevant to your proposal?

Yes

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Please tick the relevant entities:

Signed Dibek Ligal

Date 19 Oct 2021

Water

Electricity

Sewerage

Gas

Stormwater

Contact phone: 6248 3111

Have you provided Entity Endorsement?

No

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

Yes

icon

Are you relocating or constructing any new services?(If unsure please contact relevant service providers before submitting this application).

Application Number

Yes  
196324

Are easements required?(If unsure please contact relevant service providers).

Sheet  
9 of 33  
Yes

Have supporting plans been provided?

Yes

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

National Capital Plan

Is the National Capital Plan item relevant to your proposal?

No

Crime Prevention through Environmental Design

Is the Crime Prevention item relevant to your proposal?

Yes

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

Yes

Access and Mobility

Is the Access and Mobility item relevant to your proposal?

Yes

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

Yes

Traffic Generation

Is the Traffic Generation item relevant to your proposal? Date 19 Oct 2021

Yes

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

Yes

Site Access, Parking, Landscape, Lighting

Site Access

Is the Site Access item relevant to your proposal?

**WATER AND SEWERAGE NETWORK**

**FAILS TO COMPLY**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed **Bibek Ligal** Date 19 Oct 2021

Contact phone: 6248 3111



Yes

**Application Number**

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

Yes

196324  
Sheet  
10 of 33

**Landscape**

Is the *Landscape* item relevant to your proposal?

Yes

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

Yes

**Lighting**

Is the *Lighting* item relevant to your proposal?

Yes

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

Yes



WATER

Signs, Neighbourhood Plans, Water Sensitive Urban Design

**Signs**

**WATER AND SEWERAGE NETWORK**

Is the *Signs* item relevant to your proposal?

No

**FAILS TO COMPLY**

**Neighbourhood Plans**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

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

No

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

**Water Sensitive Urban Design (Mains Water Consumption)**

Signed Bibek Ligal Date 19 Oct 2021

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

Yes

Contact phone: 6248 3111

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

Yes

**Water Sensitive Urban Design (Stormwater Quality)**

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

Yes

Have you provided documentation that demonstrates how your proposal complies with the



requirements of the Territory Plan?

Yes

Application Number

196324

Sheet  
11 of 33  
Driveways (For works on verge only)

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

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

Yes

Please indicate the works to be undertaken

Other

Please specify

Removal of one verge crossing on Giles Street to provide access from block 33.



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

WATER

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the [Planning and Development Regulations 2003](#)

**WATER AND SEWERAGE NETWORK  
FAILS TO COMPLY**

Do you have a survey certificate with this application?

Yes

**The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.**

**Please note: Construction of unapproved works may result in connection to lean water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.**

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

Is this application for development undertaken without approval?

No

Signed Bibek Limal Date 19 Oct 2021

Contact phone: 6248 3111

If YES - Under Section 139(2)(m) of the Planning and Development Act 2007, plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments

icon

undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)

Application Number

196324

Exclusion from Public Inspection

Sheet

12 of 33

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

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

Are you requesting an exclusion from [Public Inspection](#)?

No

Conflict of Interest Declaration

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

No



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

WATER AND SEWERAGE NETWORK

Applicant/Lessee Declaration

**FAILS TO COMPLY**

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

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

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

Please note: Construction of unapproved works may result in connection to Icon Waters water and sewerage networks being denied and/or action being taken to prevent the property owner from a complete service connection.

Signed Bibek Ligal

Date 19 Oct 2021

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

Contact phone: 6248 3711

I/we have provided all relevant documentation in accordance with the [minimum documentation requirements for lodgement of a Development Application \(DA\)](#). Please note, a fee may be charged if your application does not contain all the required documentation;

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

icon

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

Application Number  
196324

Sheet  
13 of 33

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for *public inspection* including via the Internet unless exclusion has been approved;

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

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

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



I/we (lessee) appoint the applicant whose signature appears in the attached *letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment, Planning and Sustainable Development Directorate provide further information as necessary and receive any communications relating to this Development Application;

**FAILS TO COMPLY**

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

The design depicted in this document is not accepted because it fails to comply with requirements listed on the accompanying statement.

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

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed Bibek Ligal

Date 19 Oct 2021

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

Contact phone: 6246 3111

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

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

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

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

icon

organisation or Government agency;

Application Number

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

I accept the above declarations

Accept

Acceptance date

28 Sep 2021

### Before Submitting

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

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

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

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded **WATER AND SEWERAGE NETWORK**

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

**FAILS TO COMPLY**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Please note that property of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can call the Land, Planning and Building Services Shopfront on 6207 1923 and ask to speak with a Technical Officer.

Signed Officer: Legal

Date 19 Oct 2021

### Privacy Notice

Contact phone: 6248 3111

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate

icon

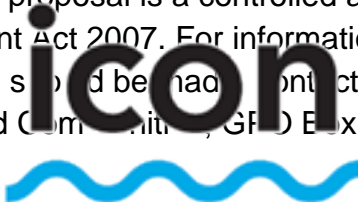
and other Government agencies with a direct interest in the development assessment process.

The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at [www.environment.act.gov.au](http://www.environment.act.gov.au)

Application Number  
196324  
Sheet  
15 of 33

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

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



**Contact Details:** Environment, Planning and Sustainable Development Directorate, Land, Planning and Building Services Shopfront, GPO Box 158, Canberra City 2601, 8 Darling Street, Mitchell ACT 2911 Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays) Phone: (02) 6207 1923 Email: [icon@environment.act.gov.au](mailto:icon@environment.act.gov.au) Website: [www.environment.act.gov.au](http://www.environment.act.gov.au)

**FAILS TO COMPLY**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed Bibek Ligal

Date 19 Oct 2021

Contact phone: 6248 3111



## **FAILED TO COMPLY**

**Application No:** 196324    **Suburb:** Kingston    **Block/Section** 13 / 22  
**Appcn Type:** Mixed Use/New Construction with Demolition Inclusions : Basement,  
Car Park/driveway, Landscape, Substation

**Addtnl Block/Sect**    Kingston 22/22

### **Attached Plans**

APP-202139248-02.pdf  
DEMO-202139248-01.pdf  
DEMO-202139248-02.pdf  
ELEV-202139248-01.pdf  
ELEV-202139248-02.pdf  
ELEV-202139248-03.pdf  
ELEV-202139248-04.pdf  
FILLPLAN-202139248-01.pdf  
FILLPLAN-202139248-02.pdf  
FLOORREG-202139248-GROUND FLOOR-01.pdf  
FLOORREG-202139248-LEVEL 1-01.pdf  
FLOORREG-202139248-LEVEL 2-01.pdf  
FLOORREG-202139248-LEVEL 3-01.pdf  
FLOORREG-202139248-LOWER BASEMENT-01.pdf  
FLOORREG-202139248-UPPER BASEMENT-01.pdf  
SITE-202139248-01.pdf

The design depicted in this application has been assessed by Icon Water and fails to comply with their water and sewerage network protection.

### **Reasons for Failure to Comply**

Engineering design for proposed soil nails or rock anchors in close proximity to Icon Water assets are to be approved in writing by Icon Water

Other: See comments

Building siting is acceptable however detailed basement construction methodology and structural documentation including shoring and soil anchor details are required.

**Resubmission of this application must be made to both Water and Energy Networks in order to ensure that subsequent changes to the plans meet the compliance requirements of both areas. You may also need to resubmit the application to other referral entities to ensure the changes comply with their requirements.**

**WARNING**

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

**Comments:****Signed**

Bibek Ligal

**Date**

19 Oct 2021

*For further information please phone Icon Water 6248 3111.*

WATER SUPPLY DEMOLITION WORKS ACTEWAGL REQUIREMENTS FOR DEMOLITION WORK WHICH HAS THE POTENTIAL TO DAMAGE ACTEW ASSETS OR RESULT IN DISCHARGE OF STORMWATER OR OTHER UNAPPROVED WASTES (OTHER THAN DOMESTIC SEWAGE) TO THE ACTEW SEWERAGE NETWORK. THE PROPERTY OWNER (OR THEIR DESIGN OR CONSTRUCTION AGENT) IS RESPONSIBLE TO:

1. WHERE AN ACTEW WATER MAIN TRAVERSES A PROPERTY (AND WHERE AN ACTEW WATER MAIN IS OUTSIDE THE PROPERTY BOUNDARY BUT PROPOSED DEMOLITION WORKS MAY IMPACT ON THE WATER MAINS PIPE-PROTECTION-ENVELOPE), OBTAIN ACCURATE WATER NETWORK SURVEY FROM ACTEWAGL OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR. SHOW WATER ASSET LOCATIONS (INCLUDING MAINS, VALVES AND HYDRANTS) ON RELEVANT DEMOLITION PLANS (WITH OFF-SET DIMENSIONS TO SITE BOUNDARIES).
2. IDENTIFY THE LOCATION OF THE ACTEW ISOLATION VALVE AND WATER METER ON THE SITE PLAN WITH OFF-SET DIMENSIONS FROM SITE BOUNDARIES.
3. RECORD THE CONDITION OF THE WATER CONNECTION PIPE, ISOLATION VALVE, WATER METER, VERGE HYDRANTS, VERGE NETWORK VALVES, ETC. CALL ACTEWAGL TO REPAIR DAMAGED COMPONENTS. PHONE 131 193. A FAILURE TO IDENTIFY ANY FAULTS BEFORE DEMOLITION WORKS COMMENCE MAY RESULT IN THE PROPERTY OWNER (OR THEIR CONTRACTORS) BEING HELD RESPONSIBLE TO PAY FOR THE REPAIR OF DAMAGE CAUSED BY A FAILURE TO ADEQUATELY PROTECT THOSE ASSETS DURING THE DEMOLITION OR BUILDING CONSTRUCTION WORKS.

4. ENGAGE A LICENSED PLUMBER TO DISCONNECT THE INTERNAL PLUMBING SERVICE AT THE WATER METER BEFORE ANY DEMOLITION WORKS COMMENCE.
5. WHERE FURTHER CONSTRUCTION WORKS IS PLANNED, INSTALL A TEMPORARY HOSE COCK ADJACENT TO THE METER. RETAIN THE METER, METER BOX AND HOSE COCK FOR THE DURATION OF ANY BUILDING WORKS. IDENTIFY, FLAG, BARRICADE AND PROTECT THE METER ASSEMBLY FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE. TO AVOID ACCIDENTAL WASTAGE, TURN OFF THE ISOLATION VALVE UNTIL REQUIRED.

6. WHERE FURTHER CONSTRUCTION WORKS IS NOT PROPOSED TO COMMENCE WITHIN 12 MONTHS FROM THE DATE DEMOLITION WORKS COMMENCE, PERMANENT DISCONNECTION AND REMOVAL OF THE METER MAY BE REQUIRED. PLEASE CONSULT WITH ACTEWAGL.
7. FLAG AND PROTECT NETWORK ISOLATION VALVES AND HYDRANTS (ON THE VERGE) FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE.
8. ADVISE ACTEWAGL THAT THE DEMOLITION IS COMPLETE. (ACTEWAGL MAY TAKE THE OPPORTUNITY TO INSTALL A NEW ISOLATION VALVE AND METER ASSEMBLY TO THE CURRENT ACTEW STANDARD).

CONTACTS:  
ALL WATER NETWORK ENQUIRIES SHOULD BE MADE TO THE WATER ENQUIRIES LINE: 6248 3555 (PRESS 2 FOR WATER) OR BY VISITING THE CUSTOMER SERVICE COUNTER AT 12 HOSKINS STREET MITCHELL DURING BUSINESS HOURS.

SEWER CONNECTIONS  
DEMOLITION WORKS  
ACTEWAGL REQUIREMENTS FOR DEMOLITION WORK WHICH HAS THE POTENTIAL TO DAMAGE ACTEW ASSETS OR RESULT IN DISCHARGE OF STORMWATER OR OTHER UNAPPROVED WASTES (OTHER THAN DOMESTIC SEWAGE) TO THE ACTEW SEWERAGE NETWORK. THE PROPERTY OWNER (OR THEIR DESIGN OR CONSTRUCTION AGENT) IS RESPONSIBLE TO:

1. WHERE AN ACTEW SEWER MAIN TRAVERSES A PROPERTY OR AN ACTEW SEWER MAIN IS OUTSIDE THE PROPERTY BOUNDARY (AND PROPOSED DEMOLITION WORKS MAY IMPACT ON THE SEWER MAINS PIPE-PROTECTION-ENVELOPE), OBTAIN ACCURATE SEWER NETWORK SURVEY FROM ACTEWAGL OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR. SHOW SEWER ASSET LOCATIONS (INCLUDING MANHOLE, BOUNDARY RISER AND TIE LOCATION) ON RELEVANT DEMOLITION PLANS (WITH OFF-SET DIMENSIONS FROM SITE BOUNDARIES).
2. RECORD THE CONDITION OF MANHOLE COVERS, ETC. CALL ACTEWAGL TO REPAIR DAMAGED COMPONENTS. PHONE 131 193. A FAILURE TO IDENTIFY ANY FAULTS BEFORE DEMOLITION WORKS COMMENCE MAY RESULT IN THE PROPERTY OWNER (OR THEIR CONTRACTORS) BEING HELD RESPONSIBLE TO PAY FOR THE REPAIR OF DAMAGE CAUSED BY A FAILURE TO ADEQUATELY PROTECT THOSE ASSETS DURING THE DEMOLITION OR BUILDING CONSTRUCTION WORKS.

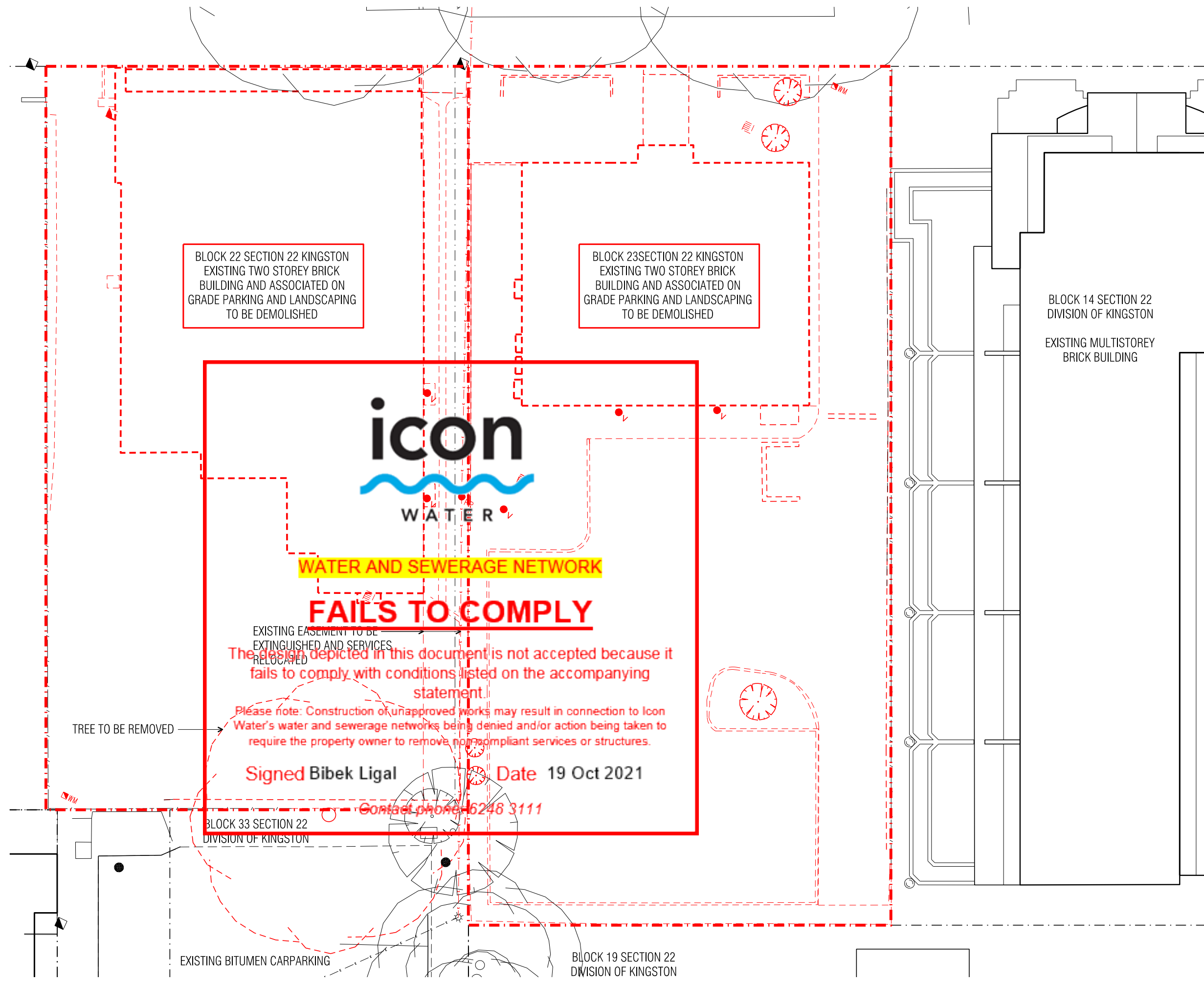
3. ENGAGE A LICENSED DRAINER TO DISCONNECT THE INTERNAL SANITARY DRAINS BEFORE ANY DEMOLITION WORKS COMMENCE. THE DISCHARGE OF DEBRIS, STORMWATER OR OTHER UNAPPROVED LIQUID WASTES (OTHER THAN DOMESTIC SEWAGE) IS AN OFFENCE UNDER THE UTILITIES ACT 2000.
4. IDENTIFY, FLAG, BARRICADE AND PROTECT THE SANITARY DRAINAGE RISER (INSTALLED) AND MANHOLES FROM DEMOLITION OPERATIONS.
5. WHERE FURTHER CONSTRUCTION WORKS IS PLANNED, SANITARY DRAINS ARE TO BE TEMPORARILY SEALED OFF BY CAPPING NO CLOSER THAN 3 METRES FROM THE ACTEW TIE. EXCAVATION AND CAPPING IS TO BE UNDERTAKEN BY LICENSED DRAINERS AT THE CUSTOMER EXPENSE. THE CAPPING POINT IS TO BE STAKED BEHIND THE CAP AND IDENTIFIED AT GROUND LEVEL.

NOTE: THE SUBSEQUENT BUILDING CONTRACTOR WILL BE REQUIRED TO MAKE A NEW SANITARY DRAINAGE CONNECTION AT THE DESIGNATED TIE (NOT AT THE TEMPORARY CAP). THIS MAY REQUIRE THE REMOVAL OF OLD JUMP-UPS IN THE CUSTOMER SANITARY DRAINS. WHEN THE TIE IS EXPOSED IT IS DESIRABLE TO ASK ACTEWAGL TO INSPECT THE BRANCH-LINE TO ENSURE IT IS IN GOOD CONDITION.

6. WHERE FURTHER CONSTRUCTION WORKS IS NOT PROPOSED TO COMMENCE WITHIN 12 MONTHS FROM THE DATE DEMOLITION WORKS COMMENCE, PERMANENT DISCONNECTION MAY BE REQUIRED. PLEASE CONSULT WITH ACTEWAGL.
7. ADVISE ACTEWAGL THAT THE DEMOLITION IS COMPLETE.

CONTACTS:  
ALL WATER NETWORK ENQUIRIES SHOULD BE MADE TO THE WATER ENQUIRIES LINE: 6248 3555 (PRESS 2 FOR WATER) OR BY VISITING THE CUSTOMER SERVICE COUNTER AT 12 HOSKINS STREET MITCHELL DURING BUSINESS HOURS.

- GENERAL NOTES:
1. OWNER TO ENGAGE LICENCED CONTRACTOR TO ASSESS EXISTING STRUCTURES AND DETERMINE HAZARDOUS MATERIALS AND ASBESTOS PRIOR TO DEMOLITION.
  2. ANY HAZARDOUS MATERIALS AND ASBESTOS LOCATED ON THE EXISTING BUILDING TO BE DISPOSED OF BY A LICENSED CONTRACTOR.
  3. SERVICES DISCONNECTIONS IN ACCORDANCE WITH UTILITY REQUIREMENTS.
  4. ELECTRICITY TO BE DISCONNECTED IN ACCORDANCE WITH ACTEW REQUIREMENTS. MAINTAIN TEMPORARY SUPPLY FOR CONSTRUCTION.
  5. ALSO REFER CIVIL ENGINEERS DOCUMENTATION



BLOCK 22 SECTION 22 KINGSTON  
EXISTING TWO STOREY BRICK  
BUILDING AND ASSOCIATED ON  
GRADE PARKING AND LANDSCAPING  
TO BE DEMOLISHED

BLOCK 23 SECTION 22 KINGSTON  
EXISTING TWO STOREY BRICK  
BUILDING AND ASSOCIATED ON  
GRADE PARKING AND LANDSCAPING  
TO BE DEMOLISHED

BLOCK 14 SECTION 22  
DIVISION OF KINGSTON

EXISTING MULTISTOREY  
BRICK BUILDING



WATER AND SEWERAGE NETWORK

**FAILS TO COMPLY**

EXISTING EASEMENT TO BE  
EXTINGUISHED AND SERVICES  
RELOCATED  
The design depicted in this document is not accepted because it  
fails to comply with conditions listed on the accompanying  
statement.

Please note: Construction of unapproved works may result in connection to Icon  
Water's water and sewerage networks being denied and/or action being taken to  
require the property owner to remove non-compliant services or structures.

Signed Bibek Ligal Date 19 Oct 2021

Contact phone 6248 3111

BLOCK 33 SECTION 22  
DIVISION OF KINGSTON

TREE TO BE REMOVED

EXISTING BITUMEN CARPARKING

BLOCK 19 SECTION 22  
DIVISION OF KINGSTON



WATER SUPPLY NETWORKS ACTEWAGL REQUIREMENTS FOR DEMOLITION WORK WHICH HAS THE POTENTIAL TO DAMAGE ACTEW ASSETS OR RESULT IN DISCHARGE OF STORMWATER OR OTHER UNAPPROVED WASTES (OTHER THAN DOMESTIC SEWAGE) TO THE ACTEW SEWERAGE NETWORK. THE PROPERTY OWNER (OR THEIR DESIGN OR CONSTRUCTION AGENT) IS RESPONSIBLE TO:

1. WHERE AN ACTEW WATER MAIN TRAVERSES A PROPERTY (AND WHERE AN ACTEW WATER MAIN IS OUTSIDE THE PROPERTY BOUNDARY BUT PROPOSED DEMOLITION WORKS MAY IMPACT ON THE WATER MAINS PIPE-PROTECTION-ENVELOPE), OBTAIN ACCURATE WATER NETWORK SURVEY FROM ACTEWAGL OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR. SHOW WATER ASSET LOCATIONS (INCLUDING MAINS, VALVES AND HYDRANTS) ON RELEVANT DEMOLITION PLANS (WITH OFF-SET DIMENSIONS TO SITE BOUNDARIES).
2. IDENTIFY THE LOCATION OF THE ACTEW ISOLATION VALVE AND WATER METER ON THE SITE PLAN WITH OFF-SET DIMENSIONS FROM SITE BOUNDARIES.
3. RECORD THE CONDITION OF THE WATER CONNECTION PIPE, ISOLATION VALVE, WATER METER, VERGE HYDRANTS, VERGE NETWORK VALVES, ETC. CALL ACTEWAGL TO REPAIR DAMAGED COMPONENTS. PHONE 131 193. A FAILURE TO IDENTIFY ANY FAULTS BEFORE DEMOLITION WORKS COMMENCE MAY RESULT IN THE PROPERTY OWNER (OR THEIR CONTRACTORS) BEING HELD RESPONSIBLE TO PAY FOR THE REPAIR OF DAMAGE CAUSED BY A FAILURE TO ADEQUATELY PROTECT THOSE ASSETS DURING THE DEMOLITION OR BUILDING CONSTRUCTION WORKS.
4. ENGAGE A LICENSED PLUMBER TO DISCONNECT THE INTERNAL PLUMBING SERVICE AT THE WATER METER BEFORE ANY DEMOLITION WORKS COMMENCE.
5. WHERE FURTHER CONSTRUCTION WORKS IS PLANNED, INSTALL A TEMPORARY HOSE COCK ADJACENT TO THE METER. RETAIN THE METER, METER BOX AND HOSE COCK FOR THE DURATION OF ANY BUILDING WORKS. IDENTIFY, FLAG, BARRICADE AND PROTECT THE METER ASSEMBLY FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE. TO AVOID ACCIDENTAL WASTAGE, TURN OFF THE ISOLATION VALVE UNTIL REQUIRED.
6. WHERE FURTHER CONSTRUCTION WORKS IS NOT PROPOSED TO COMMENCE WITHIN 12 MONTHS FROM THE DATE DEMOLITION WORKS COMMENCE, PERMANENT DISCONNECTION AND REMOVAL OF THE METER MAY BE REQUIRED. PLEASE CONSULT WITH ACTEWAGL.
7. FLAG AND PROTECT NETWORK ISOLATION VALVES AND HYDRANTS (ON THE VERGE) FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE.
8. ADVISE ACTEWAGL THAT THE DEMOLITION IS COMPLETE. (ACTEWAGL MAY TAKE THE OPPORTUNITY TO INSTALL A NEW ISOLATION VALVE AND METER SSEMBLY TO THE CURRENT ACTEW STANDARD).

CONTACTS:  
ALL WATER NETWORK ENQUIRIES SHOULD BE MADE TO THE WATER ENQUIRIES LINE: 6248 3555 (PRESS 2 FOR WATER) OR BY VISITING THE CUSTOMER SERVICE COUNTER AT 12 HOSKINS STREET MITCHELL DURING BUSINESS HOURS.

SEWER CONNECTIONS  
DEMOLITION WORKS  
ACTEWAGL REQUIREMENTS FOR DEMOLITION WORK WHICH HAS THE POTENTIAL TO DAMAGE ACTEW ASSETS OR RESULT IN DISCHARGE OF STORMWATER OR OTHER UNAPPROVED WASTES (OTHER THAN DOMESTIC SEWAGE) TO THE ACTEW SEWERAGE NETWORK. THE PROPERTY OWNER (OR THEIR DESIGN OR CONSTRUCTION AGENT) IS RESPONSIBLE TO:

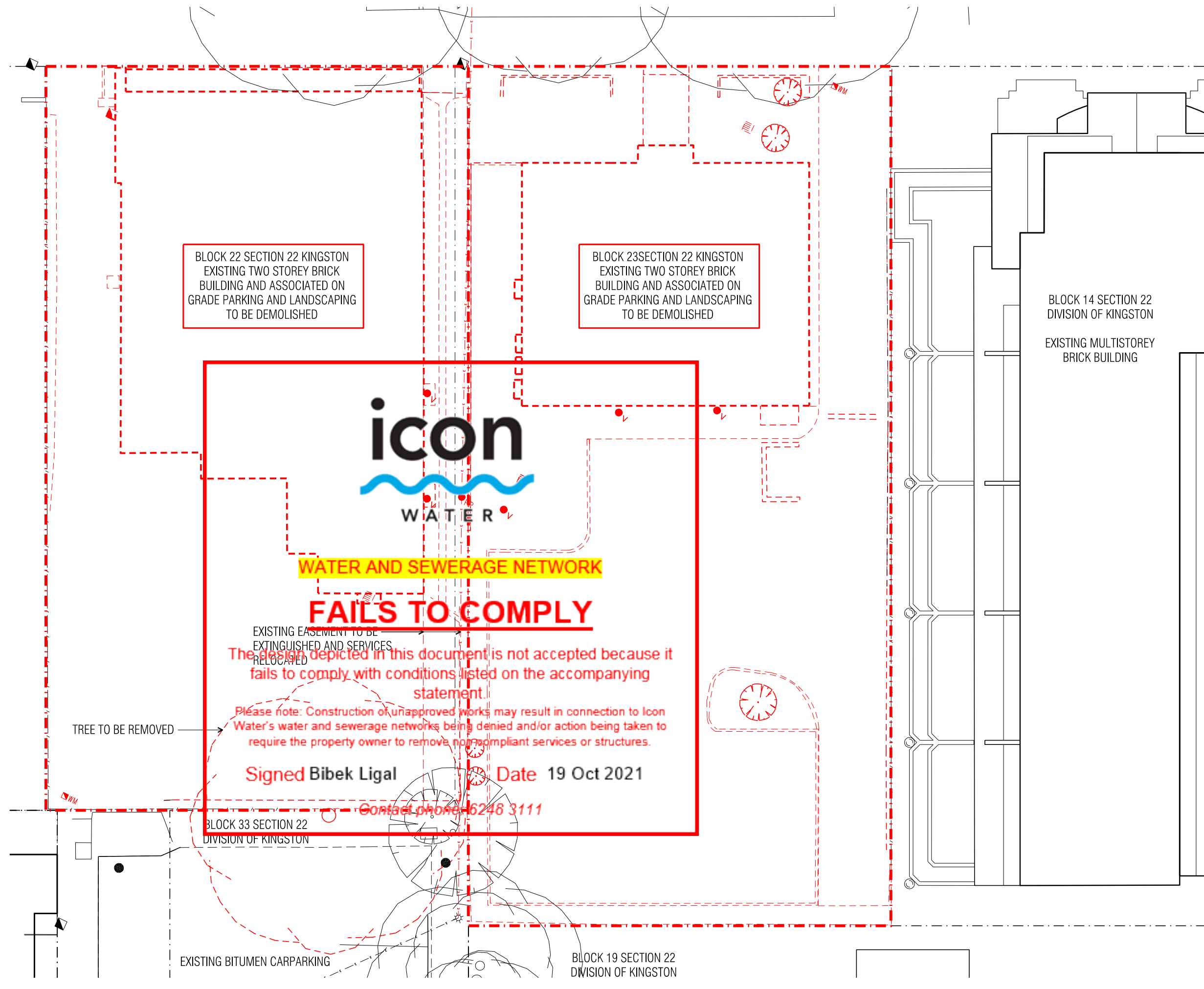
1. WHERE AN ACTEW SEWER MAIN TRAVERSES A PROPERTY OR AN ACTEW SEWER MAIN IS OUTSIDE THE PROPERTY BOUNDARY (AND PROPOSED DEMOLITION WORKS MAY IMPACT ON THE SEWER MAINS PIPE-PROTECTION-ENVELOPE), OBTAIN ACCURATE SEWER NETWORK SURVEY FROM ACTEWAGL OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR. SHOW SEWER ASSET LOCATIONS (INCLUDING MANHOLE, BOUNDARY RISER AND TIE LOCATION) ON RELEVANT DEMOLITION PLANS (WITH OFF-SET DIMENSIONS FROM SITE BOUNDARIES).
2. RECORD THE CONDITION OF MANHOLE COVERS, ETC. CALL ACTEWAGL TO REPAIR DAMAGED COMPONENTS. PHONE 131 193. A FAILURE TO IDENTIFY ANY FAULTS BEFORE DEMOLITION WORKS COMMENCE MAY RESULT IN THE PROPERTY OWNER (OR THEIR CONTRACTORS) BEING HELD RESPONSIBLE TO PAY FOR THE REPAIR OF DAMAGE CAUSED BY A FAILURE TO ADEQUATELY PROTECT THOSE ASSETS DURING THE DEMOLITION OR BUILDING CONSTRUCTION WORKS.
3. ENGAGE A LICENSED DRAINER TO DISCONNECT THE INTERNAL SANITARY DRAINS BEFORE ANY DEMOLITION WORKS COMMENCE. THE DISCHARGE OF DEBRIS, STORMWATER OR OTHER UNAPPROVED LIQUID WASTES (OTHER THAN DOMESTIC SEWAGE) IS AN OFFENCE UNDER THE UTILITIES ACT 2000.
4. IDENTIFY, FLAG, BARRICADE AND PROTECT THE SANITARY DRAINAGE RISER (INSTALLED) AND MANHOLES FROM DEMOLITION OPERATIONS.
5. WHERE FURTHER CONSTRUCTION WORKS IS PLANNED, SANITARY DRAINS ARE TO BE TEMPORARILY SEALED OFF BY CAPPING NO CLOSER THAN 3 METRES FROM THE ACTEW TIE. EXCAVATION AND CAPPING IS TO BE UNDERTAKEN BY LICENSED DRAINERS AT THE CUSTOMER EXPENSE. THE CAPPING POINT IS TO BE STAKED BEHIND THE CAP AND IDENTIFIED AT GROUND LEVEL.

NOTE: THE SUBSEQUENT BUILDING CONTRACTOR WILL BE REQUIRED TO MAKE A NEW SANITARY DRAINAGE CONNECTION AT THE DESIGNATED TIE (NOT AT THE TEMPORARY CAP). THIS MAY REQUIRE THE REMOVAL OF OLD JUMP-UPS IN THE CUSTOMER SANITARY DRAINS. WHEN THE TIE IS EXPOSED IT IS DESIRABLE TO ASK ACTEWAGL TO INSPECT THE BRANCH-LINE TO ENSURE IT IS IN GOOD CONDITION.

6. WHERE FURTHER CONSTRUCTION WORKS IS NOT PROPOSED TO COMMENCE WITHIN 12 MONTHS FROM THE DATE DEMOLITION WORKS COMMENCE, PERMANENT DISCONNECTION MAY BE REQUIRED. PLEASE CONSULT WITH ACTEWAGL.
7. ADVISE ACTEWAGL THAT THE DEMOLITION IS COMPLETE.

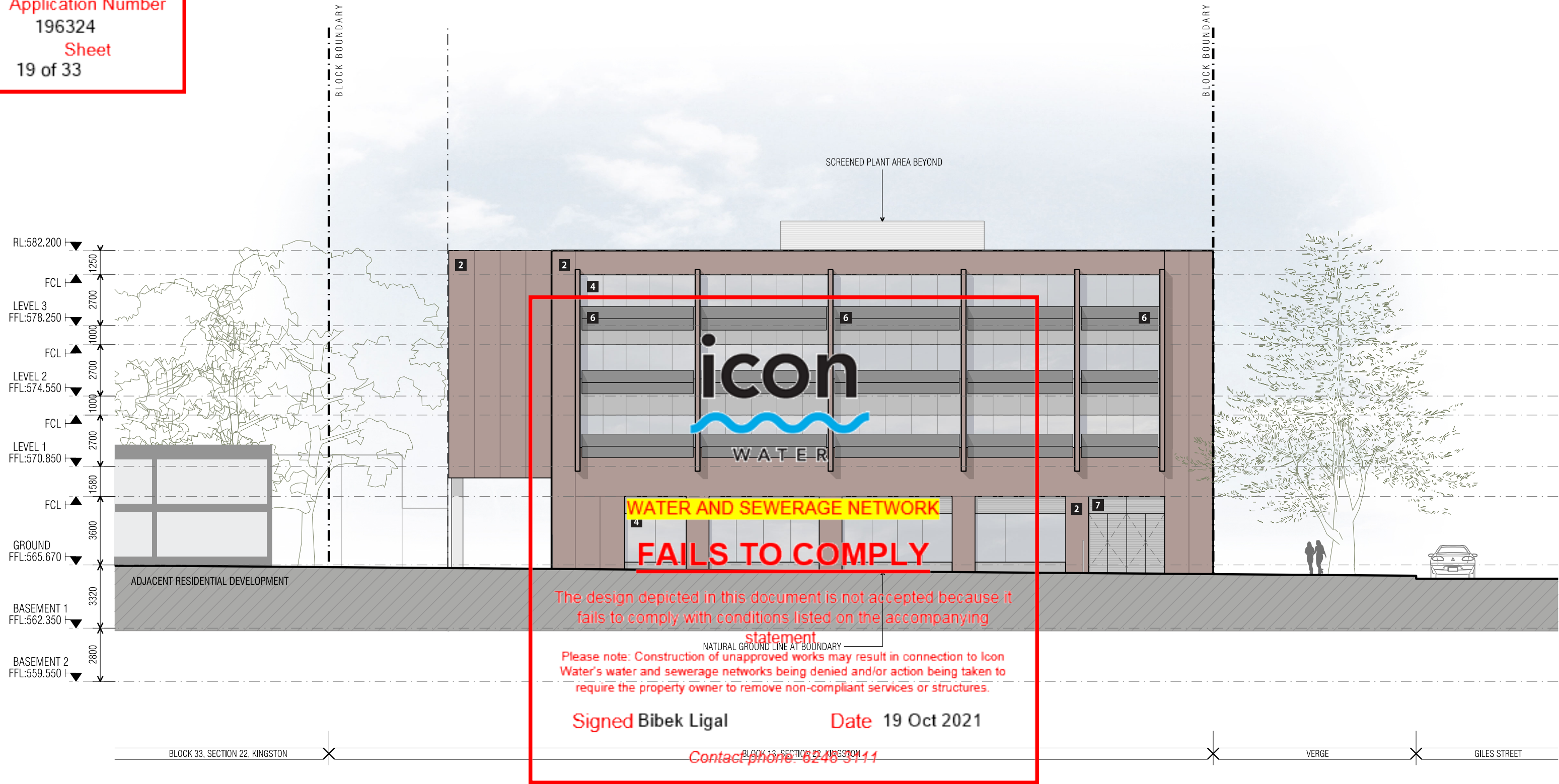
CONTACTS:  
ALL WATER NETWORK ENQUIRIES SHOULD BE MADE TO THE WATER ENQUIRIES LINE: 6248 3555 (PRESS 2 FOR WATER) OR BY VISITING THE CUSTOMER SERVICE COUNTER AT 12 HOSKINS STREET MITCHELL DURING BUSINESS HOURS.

GENERAL NOTES:  
1. OWNER TO ENGAGE LICENCED CONTRACTOR TO ASSESS EXISTING STRUCTURES AND DETERMINE HAZARDOUS MATERIALS AND ASBESTOS PRIOR TO DEMOLITION.  
2. ANY HAZARDOUS MATERIALS AND ASBESTOS LOCATED ON THE EXISTING BUILDING TO BE DISPOSED OF BY A LICENSED CONTRACTOR.  
3. SERVICES DISCONNECTIONS IN ACCORDANCE WITH UTILITY REQUIREMENTS.  
4. ELECTRICITY TO BE DISCONNECTED IN ACCORDANCE WITH ACTEW REQUIREMENTS. MAINTAIN TEMPORARY SUPPLY FOR CONSTRUCTION.  
5. ALSO REFER CIVIL ENGINEERS DOCUMENTATION





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



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

**From:** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** Icon Water Application Decision. Application - 201082. Kingston - 13/22 (Email 3 of 5)  
**Date:** 5 May 2022 15:59:48  
**Attachments:** [SHADOW-202139248-S144C-02.pdf](#)  
[SHADOW-202139248-S144C-03.pdf](#)  
[SHADOW-202139248-S144C-04.pdf](#)  
[SITE-202139248-S144C-01.pdf](#)  
[SUPP-202139248-S144C-01.pdf](#)

---

**Caution:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

[Learn why this is important](#)

## Icon Water

### Approval ID : 201082, Kingston 13 /22

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

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

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

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

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

### Future applications

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

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

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

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

Regards

***Bibek Ligal***

[Building Approvals and Network Protection](#)

[Icon Water](#)

**Telephone** 02 6248 3111

**Facsimile** 02 6242 1459

**Email** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)

GPO Box 366 Canberra ACT 2601

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

Please consider our environment before printing this email.

\*\*\*\*\*

\*PLEASE NOTE\* This email and any attachments may be confidential. If received in error, please delete all copies and advise the sender. The reproduction or dissemination of this email or its attachments is prohibited without the consent of the

sender.

WARNING RE VIRUSES: Our computer systems sweep outgoing email to guard against viruses, but no warranty is given that this email or its attachments are virus free. Before opening or using attachments, please check for viruses. Our liability is limited to the re-supply of any affected attachments.

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

\*\*\*\*\*

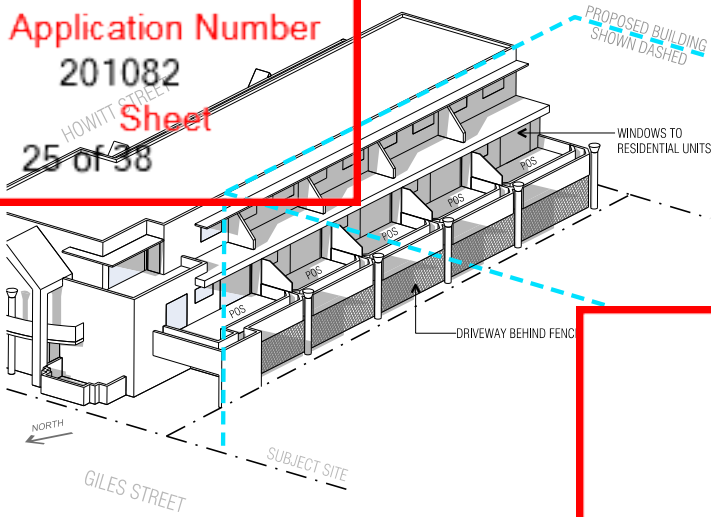


Application Number

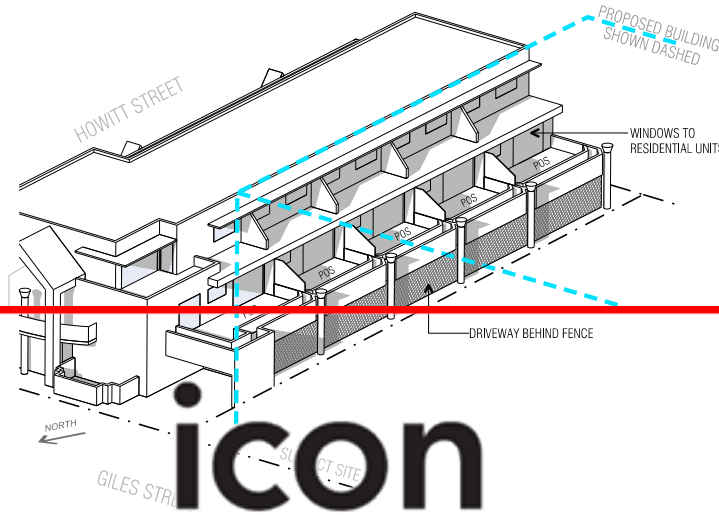
201082

Sheet

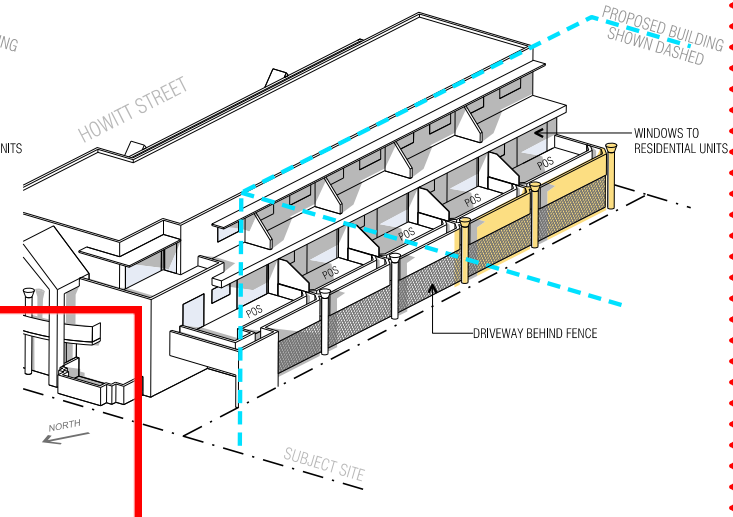
25 of 38



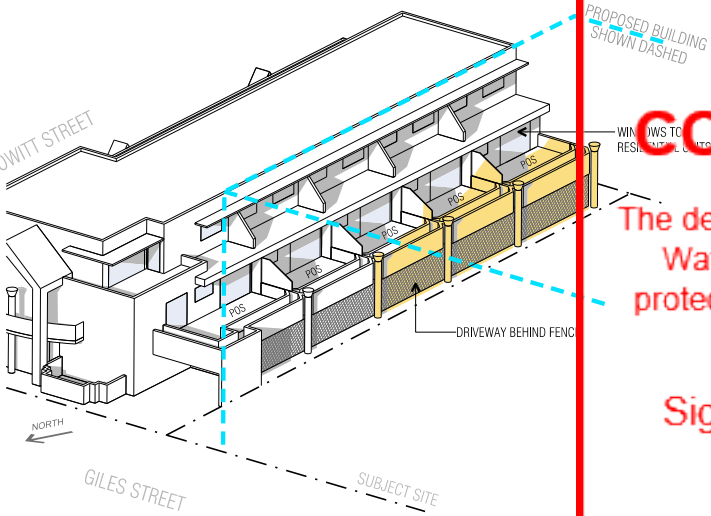
THE HOLFORD - JUNE 21 - 2:00pm



THE HOLFORD - JUNE 21 - 2:30pm



THE HOLFORD - JUNE 21 - 2:45pm



THE HOLFORD - JUNE 21 - 3:00pm



THE HOLFORD - JUNE 21 - 3:00pm



**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

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

Signed **Bibek Ligal**

Date **05 May 2022**

Contact phone: **6248 3111**

- S144 AMENDMENTS TO DA 202139248
- 01. GROUND FLOOR USES FURTHER CLARIFIED
  - 02. LEVEL 01 TENANCY USE AMENDED
  - 03. ADDITIONAL PLANTING ADDED TO REAR HARSTAND SPACES, ARCHITECTURAL DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN
  - 04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING WITHIN THE BUILDING
  - 05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER DRIVEWAY AREA, ADDITIONAL TIMES SHOWN
  - 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22

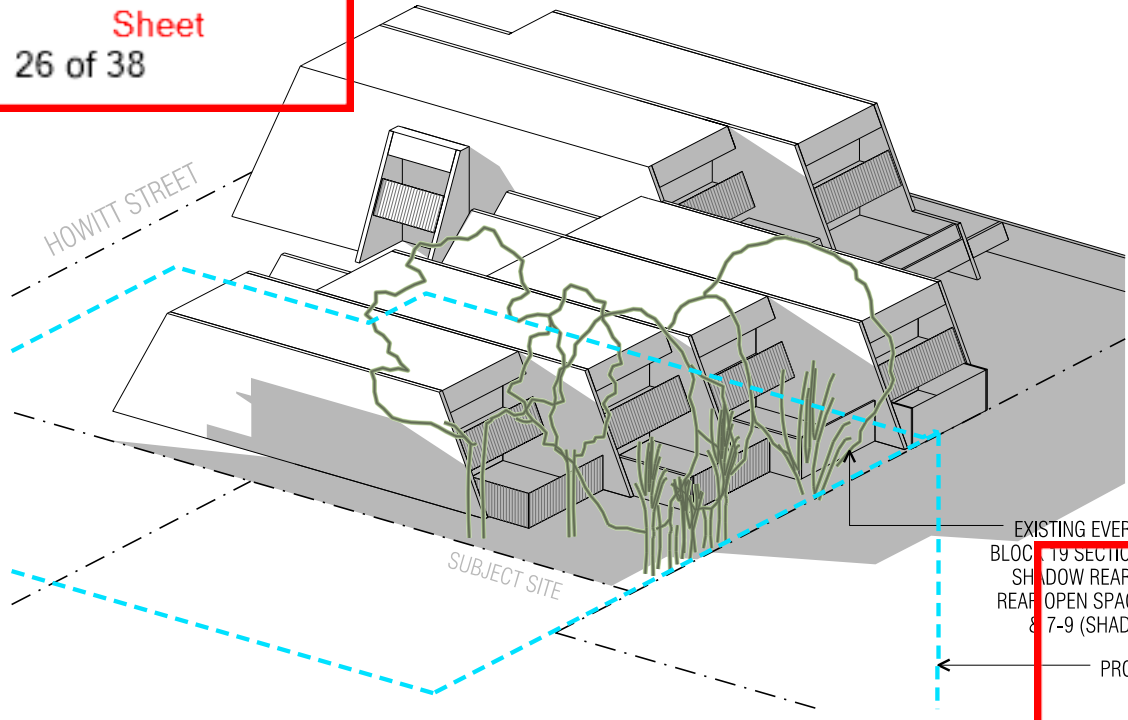
THE PROPOSED DEVELOPMENT DOES NOT CAST SHADOWS ON THE EXISTING DEVELOPMENT ON BLOCK 14 SECTION 22 KINGSTON UNTIL AFTER 2:30pm ON JUNE 21

**LEGEND**

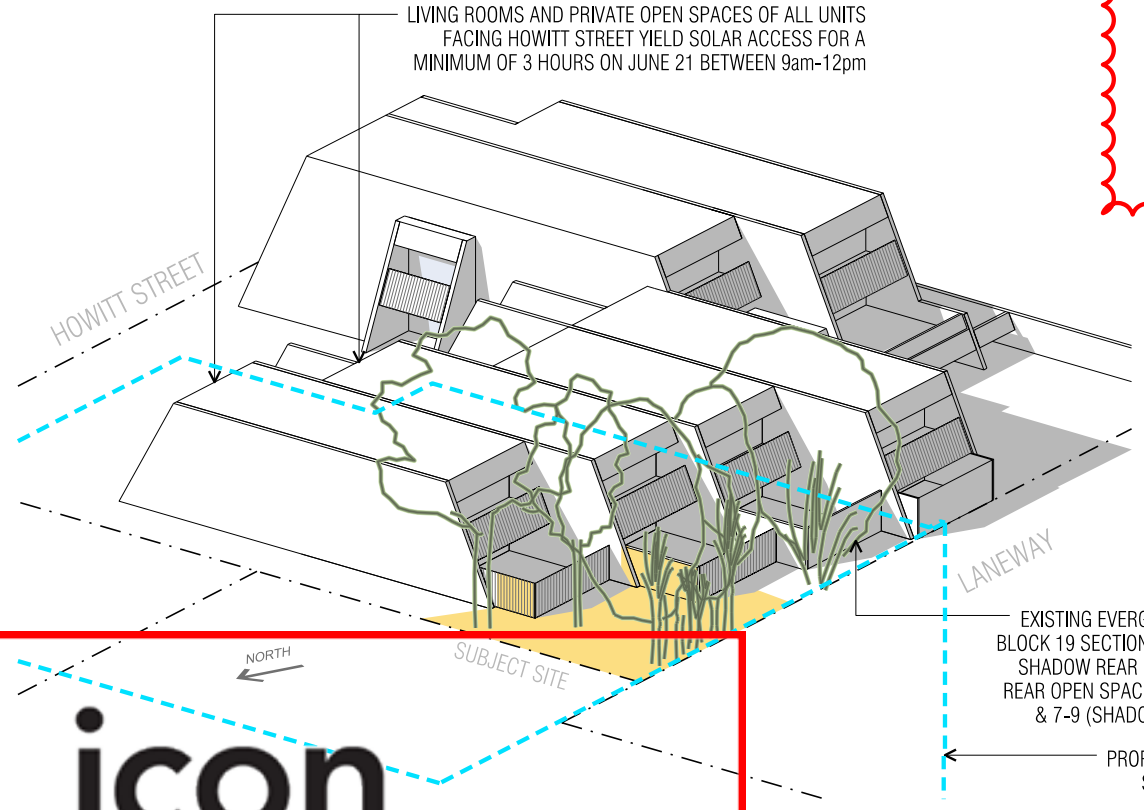
- EXISTING SHADOWS CAST
- ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

\* EXISTING SHADOWS CAST ARE ESTIMATES BASED ON CURRENT INFORMATION AVAILABLE

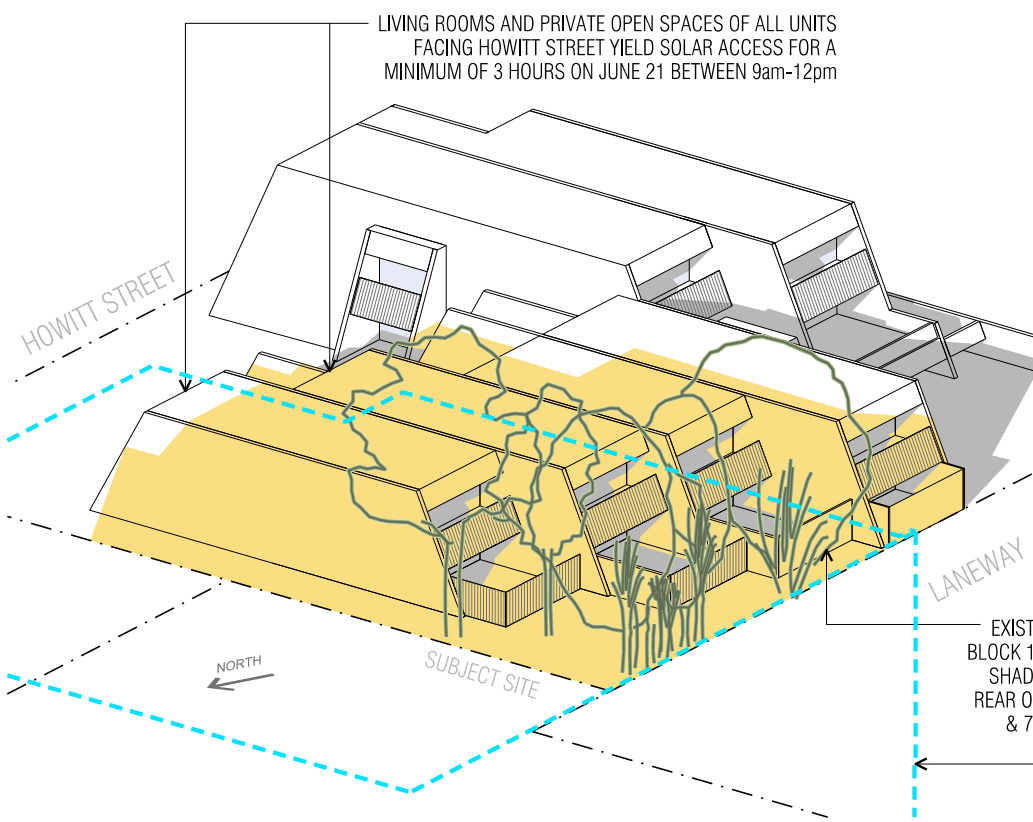
- S144 AMENDMENTS TO DA 202139248
- 01. GROUND FLOOR USES FURTHER CLARIFIED
  - 02. LEVEL 01 TENANCY USE AMENDED
  - 03. ADDITIONAL PLANTING ADDED TO REAR HARDSTAND SPACES, ARCHITECTURAL DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN
  - 04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING WITHIN THE BUILDING
  - 05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER DRIVEWAY AREA, ADDITIONAL TIMES SHOWN
  - 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22



**OAKLEAVES - JUNE 21 - 9:00am**



**OAKLEAVES - JUNE 21 - 12:00pm**



**OAKLEAVES - JUNE 21 - 3:00pm**

**icon**  
WATER

**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

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

FOR A DETAILED HOURLY ASSESSMENT BETWEEN 12pm AND 3pm REFER TO DRAWING A404

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

Contact phone: **6248 3111**

**LEGEND**

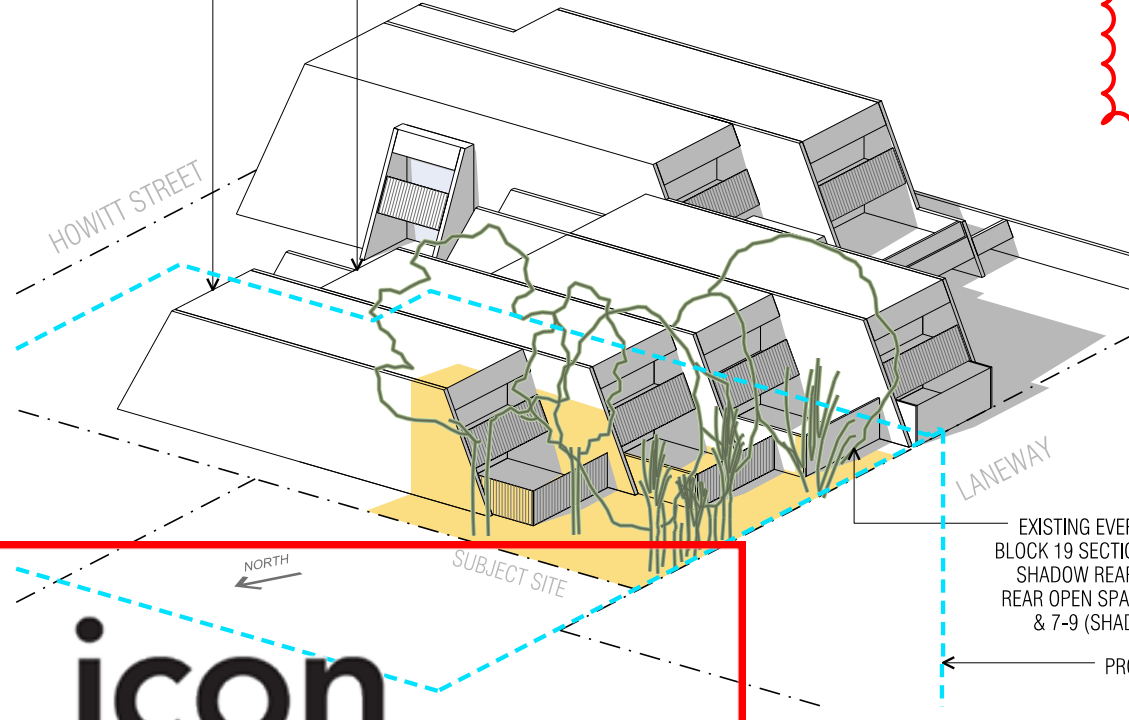
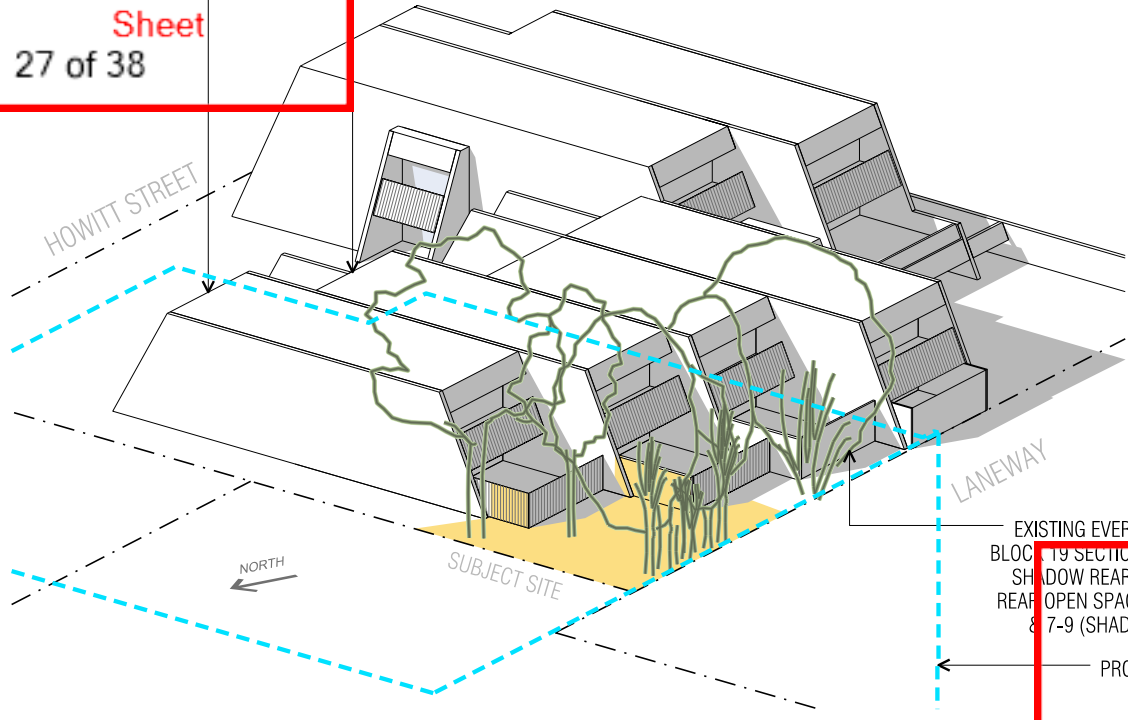
	EXISTING SHADOWS CAST
	ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

\* EXISTING SHADOWS CAST ARE ESTIMATES BASED ON CURRENT INFORMATION AVAILABLE

- S144 AMENDMENTS TO DA 202139248
- 01. GROUND FLOOR USES FURTHER CLARIFIED
  - 02. LEVEL 01 TENANCY USE AMENDED
  - 03. ADDITIONAL PLANTING ADDED TO REAR HARDSTAND SPACES, ARCHITECTURAL DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN
  - 04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING WITHIN THE BUILDING
  - 05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER DRIVEWAY AREA, ADDITIONAL TIMES SHOWN
  - 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22

LIVING ROOMS AND PRIVATE OPEN SPACES OF ALL UNITS FACING HOWITT STREET YIELD SOLAR ACCESS FOR A MINIMUM OF 3 HOURS ON JUNE 21 BETWEEN 9am-12pm

LIVING ROOMS AND PRIVATE OPEN SPACES OF ALL UNITS FACING HOWITT STREET YIELD SOLAR ACCESS FOR A MINIMUM OF 3 HOURS ON JUNE 21 BETWEEN 9am-12pm

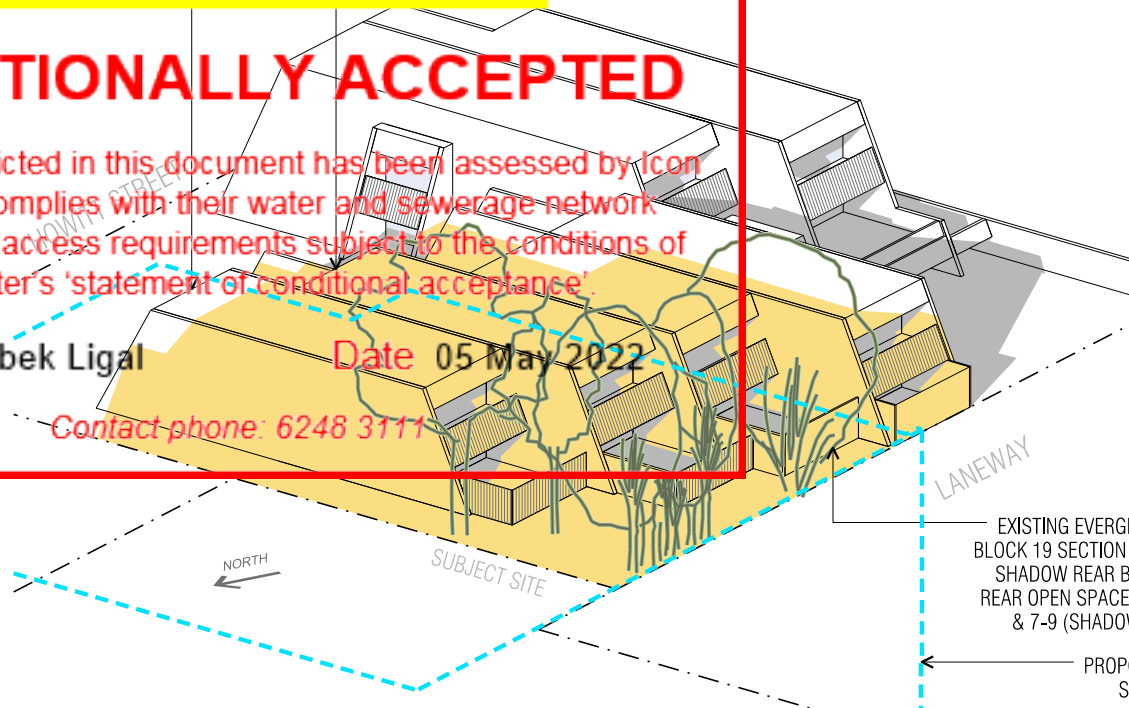
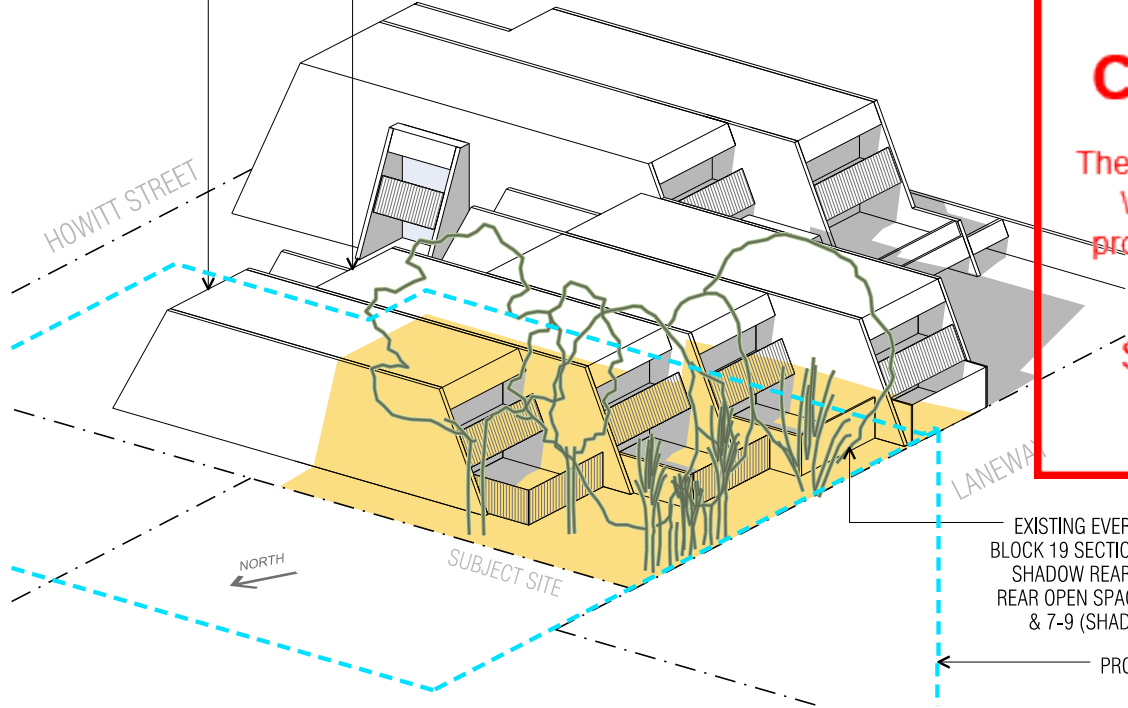


**OAKLEAVES - JUNE 21 - 12:00pm**

**OAKLEAVES - JUNE 21 - 1:00pm**

LIVING ROOMS AND PRIVATE OPEN SPACES OF ALL UNITS FACING HOWITT STREET YIELD SOLAR ACCESS FOR A MINIMUM OF 3 HOURS ON JUNE 21 BETWEEN 9am-12pm

LIVING ROOMS AND PRIVATE OPEN SPACES OF ALL UNITS FACING HOWITT STREET YIELD SOLAR ACCESS FOR A MINIMUM OF 3 HOURS ON JUNE 21 BETWEEN 9am-12pm



**OAKLEAVES - JUNE 21 - 2:00pm**

**OAKLEAVES - JUNE 21 - 3:00pm**

**icon**  
WATER

**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

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

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

Contact phone: 6248 3111

**LEGEND**

- EXISTING SHADOWS CAST
- ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

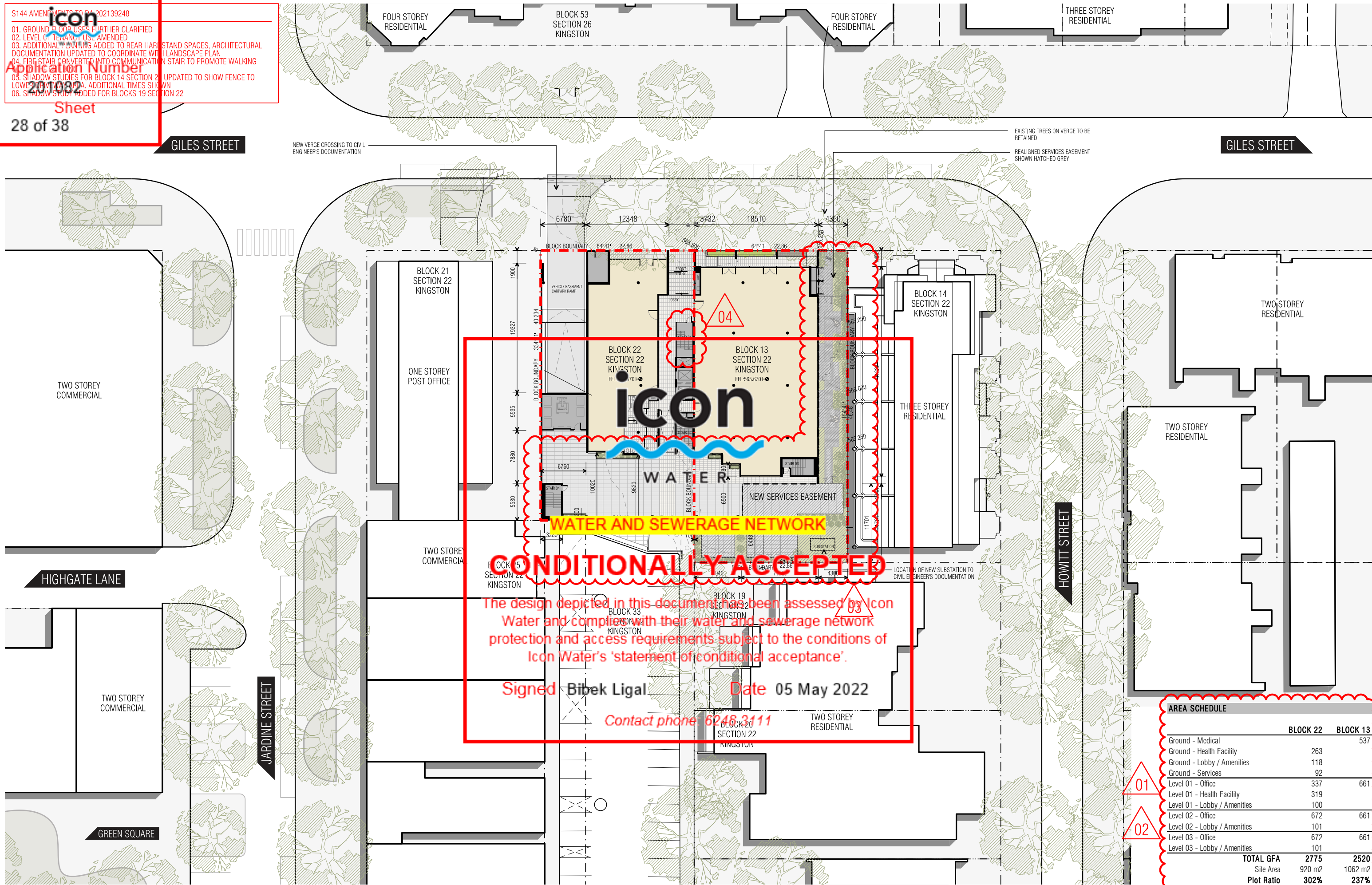
\* EXISTING SHADOWS CAST ARE ESTIMATES BASED ON CURRENT INFORMATION AVAILABLE

S144 AMENDMENTS TO DA 202139248

- 01. GROUND FLOOR USES FURTHER CLARIFIED
- 02. LEVEL OF TENANCY USE AMENDED
- 03. ADDITIONAL PLANNING ADDED TO REAR HARD STAND SPACES, ARCHITECTURAL DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN
- 04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING
- 05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER LEVELS. ADDITIONAL TIMES SHOWN
- 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22

Application Number  
2011092

Sheet  
28 of 38



**WATER AND SEWERAGE NETWORK**

CONDITIONALLY ACCEPTED

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

Signed Bibek Ligal      Date 05 May 2022

Contact phone 6248 3111

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



icon

A GRADE OFFICE ACCOMMODATION FLOOR TO FLOOR HEIGHT ANALYSIS

Illustrated below is a mixture of recently approved A-Grade office accommodation within the Territory.

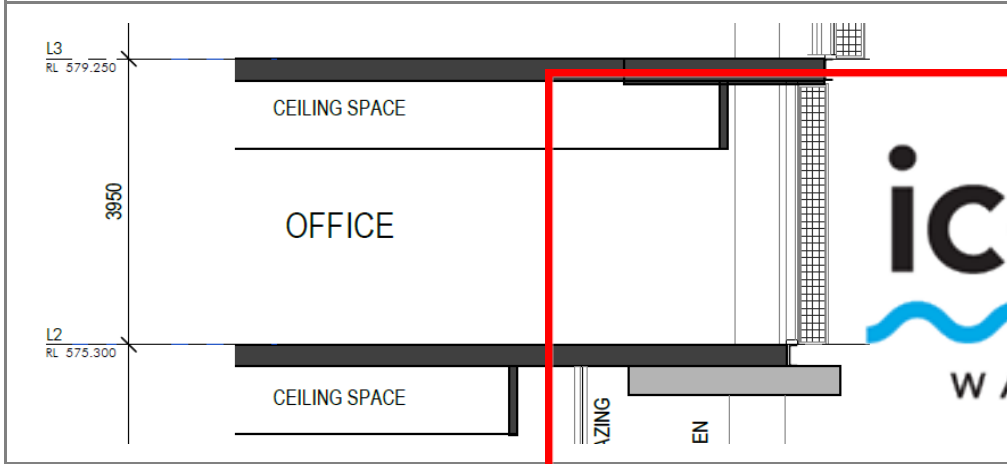
Floor to floor levels shown allow for a minimum of 2.7m ceilings along with the required mechanical, hydraulic, fire and electrical services required

Application Number  
201082

Sheet

29 of 38  
Block 5 Section 22 Barton  
19 National Circuit

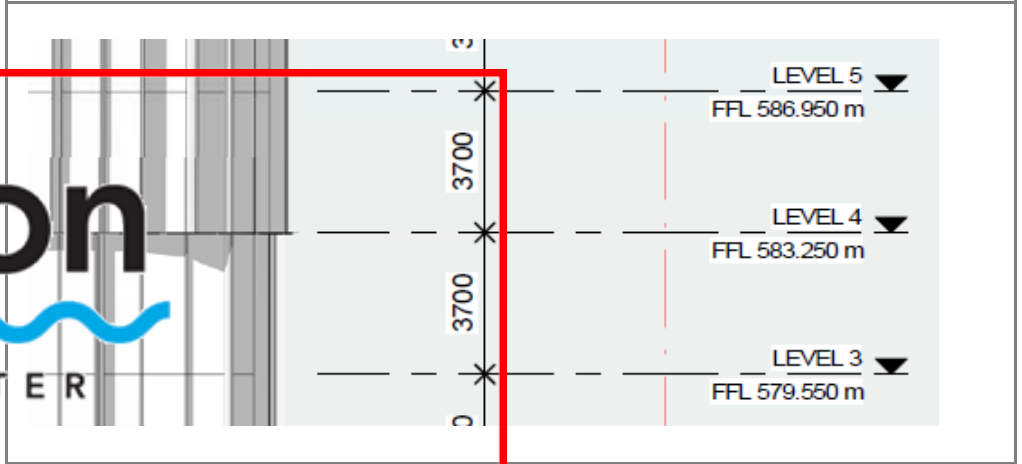
Floor to floor level: 3950mm



Block 6 Section 12 Barton

40 Brisbane Avenue

Floor to floor level: 3700mm



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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

Signed Bibek Ligal

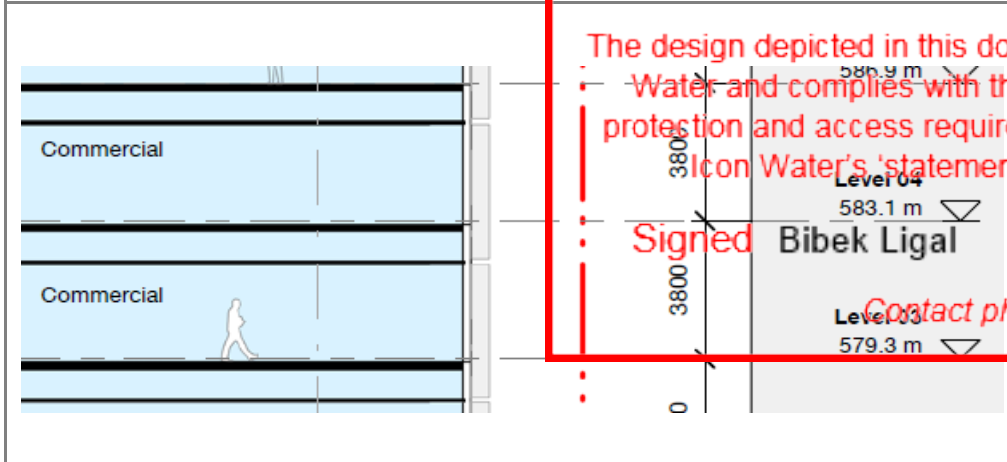
Date 05 May 2022

Contact phone: 6248 3118

Block 14 Section 22 Barton

2 Darling Street

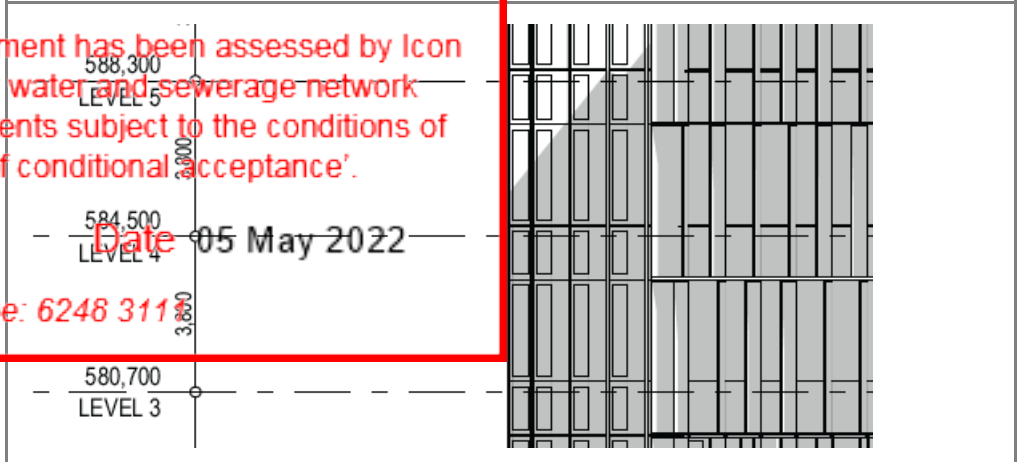
Floor to floor level: 3800mm



Block 32 Section 63 City

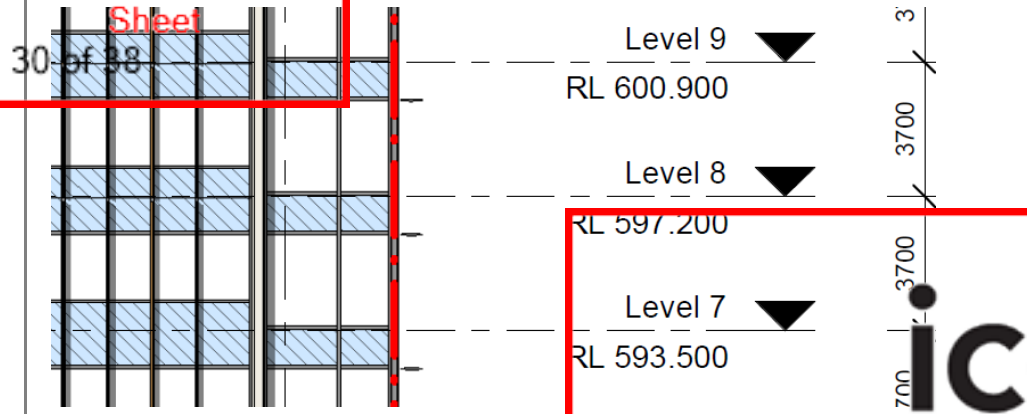
One City Hill

Floor to floor level: 3800mm

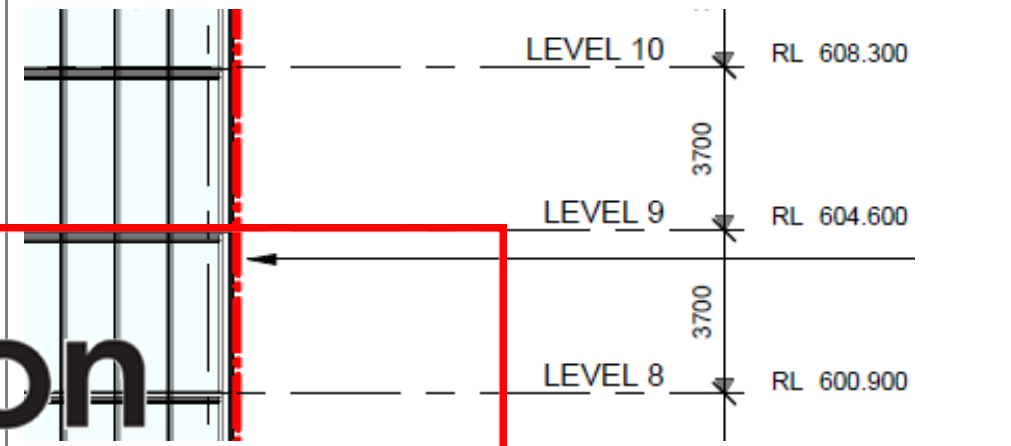


icon

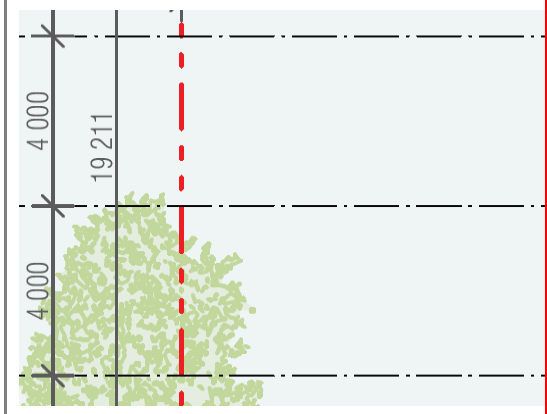
Block 24 Section 36 City  
70 Northbourne Avenue  
Application Number  
201062  
Floor to floor level: 3700mm



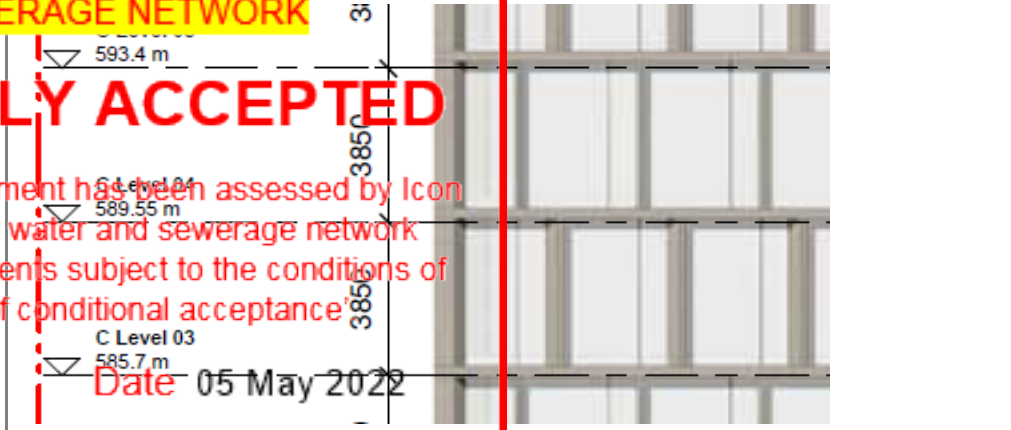
Block 26 Section 36 City  
68 Northbourne Avenue  
Floor to floor level: 3700mm



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



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



icon

WATER

WATER AND SEWERAGE NETWORK

**CONDITIONALLY ACCEPTED**

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

Signed: *[Signature]*

Date: 05 May 2022

Contact phone: 6248 3111

**From:** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** Icon Water Application Decision. Application - 201082. Kingston - 13/22 (Email 2 of 5)  
**Date:** 5 May 2022 16:00:09  
**Attachments:** [FLOORREG-202139248-S144C-03.pdf](#)  
[FLOORREG-202139248-S144C-04.pdf](#)  
[LIGHTING-202139248-S144C-01.pdf](#)  
[LSCAPE-202139248-S144C-01.pdf](#)  
[PLAN-202139248-S144C-01.pdf](#)  
[SECTION-202139248-S144C-01.pdf](#)  
[SECTION-202139248-S144C-02.pdf](#)  
[SECTION-202139248-S144C-03.pdf](#)  
[SHADOW-202139248-S144C-01.pdf](#)

---

**Caution:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

[Learn why this is important](#)

## Icon Water

### Approval ID : 201082, Kingston 13 /22

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

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

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

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

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

### Future applications

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

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

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

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

Regards

***Bibek Ligal***

[Building Approvals and Network Protection](#)

[Icon Water](#)

**Telephone** 02 6248 3111

**Facsimile** 02 6242 1459

**Email** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)

GPO Box 366 Canberra ACT 2601

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

Please consider our environment before printing this email.

\*\*\*\*\*

\*PLEASE NOTE\* This email and any attachments may be confidential. If received in error, please delete all copies and advise the sender. The reproduction or dissemination of this email or its attachments is prohibited without the consent of the sender.

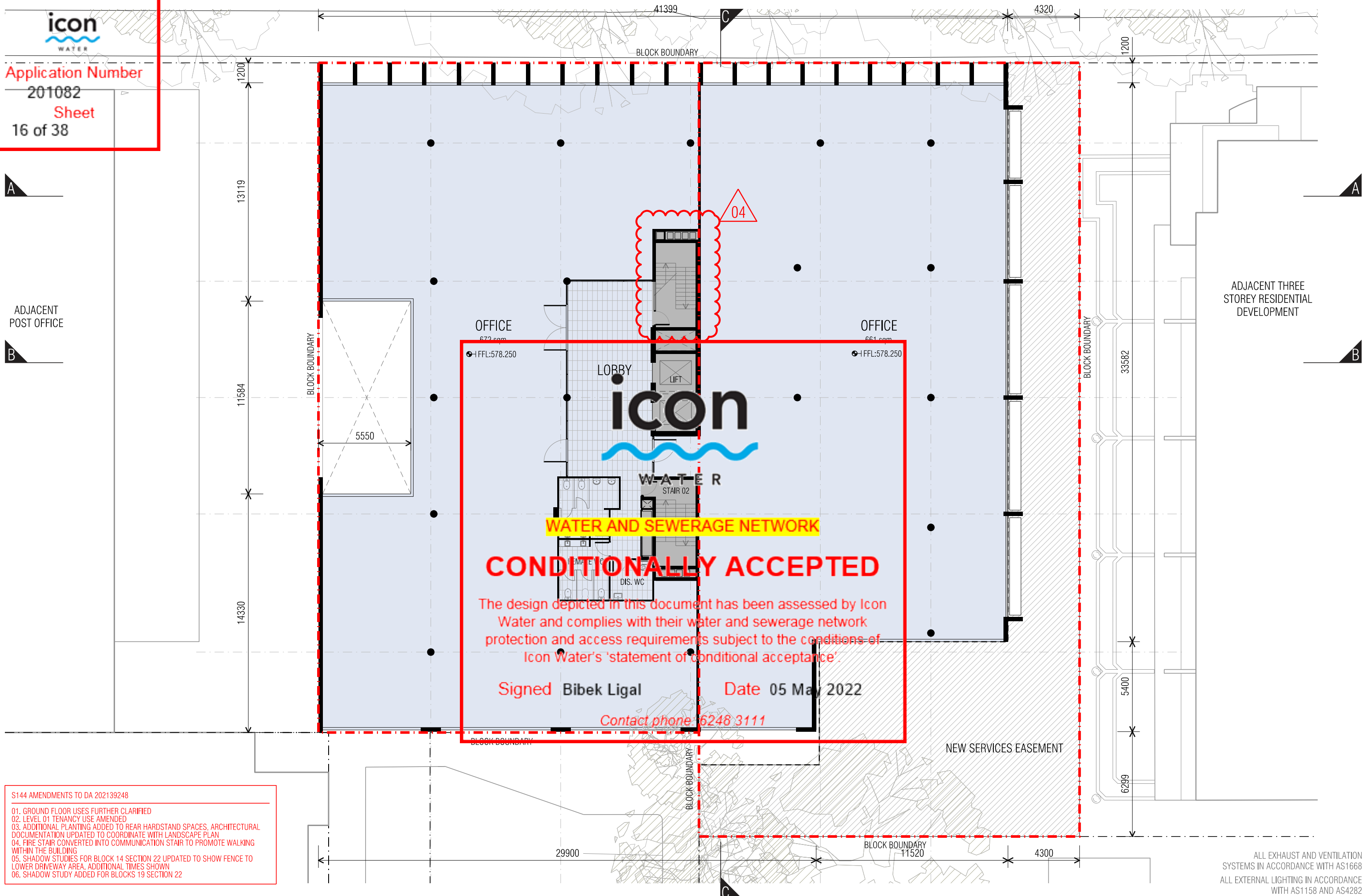
WARNING RE VIRUSES: Our computer systems sweep outgoing email to guard against viruses, but no warranty is given that this email or its attachments are virus free. Before opening or using attachments, please check for viruses. Our liability is limited to the re-supply of any affected attachments.

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

\*\*\*\*\*

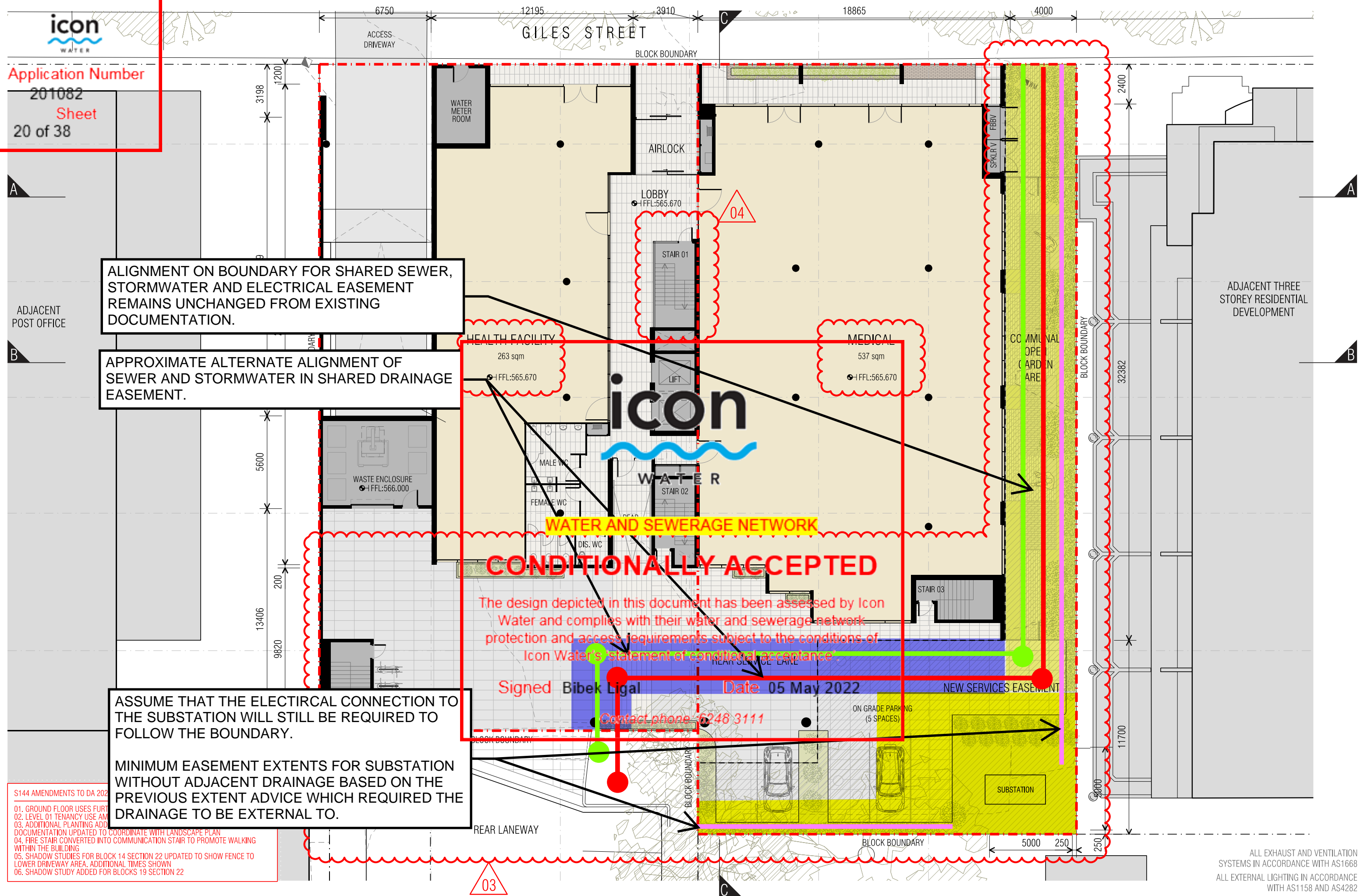


ADJACENT  
POST OFFICE



- S144 AMENDMENTS TO DA 202139248
- 01. GROUND FLOOR USES FURTHER CLARIFIED
  - 02. LEVEL 01 TENANCY USE AMENDED
  - 03. ADDITIONAL PLANTING ADDED TO REAR HARDSTAND SPACES, ARCHITECTURAL DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN
  - 04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING WITHIN THE BUILDING
  - 05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER DRIVEWAY AREA, ADDITIONAL TIMES SHOWN
  - 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22

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



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

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

**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

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

Signed Bibek Ligal Date 05 May 2022

Contact phone 6248 3111

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

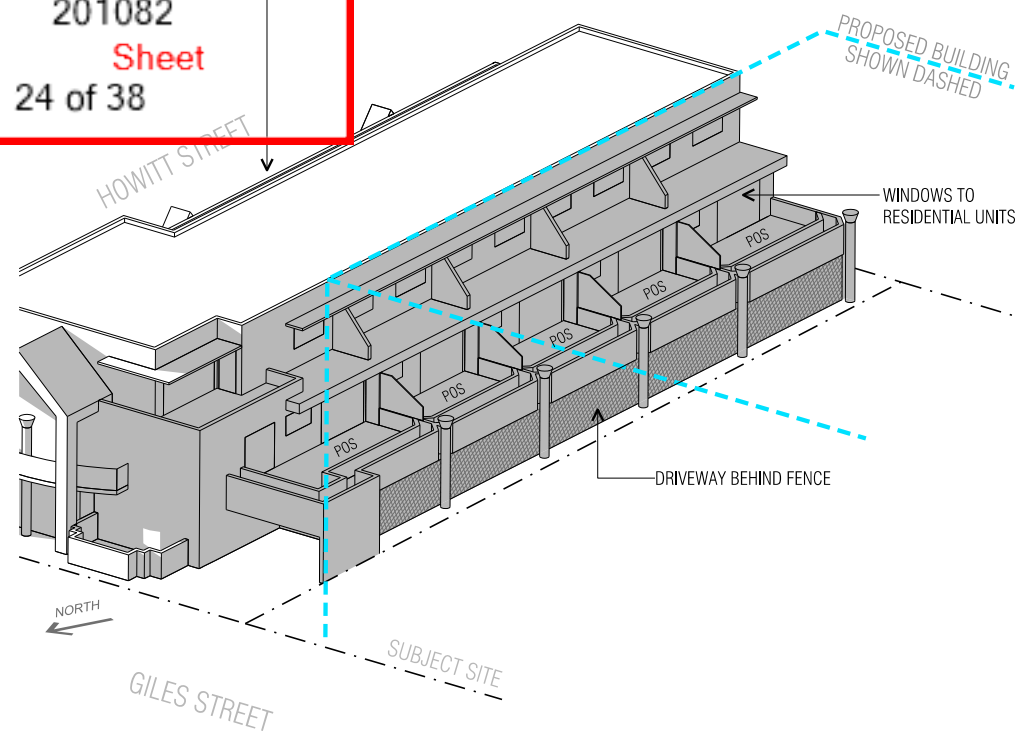
MINIMUM EASEMENT EXTENTS FOR SUBSTATION WITHOUT ADJACENT DRAINAGE BASED ON THE PREVIOUS EXTENT ADVICE WHICH REQUIRED THE DRAINAGE TO BE EXTERNAL TO.

- S144 AMENDMENTS TO DA 202
- 01. GROUND FLOOR USES FURTHER
  - 02. LEVEL 01 TENANCY USE AMENDMENT
  - 03. ADDITIONAL PLANTING AND DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN
  - 04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING WITHIN THE BUILDING
  - 05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER DRIVEWAY AREA. ADDITIONAL TIMES SHOWN
  - 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22

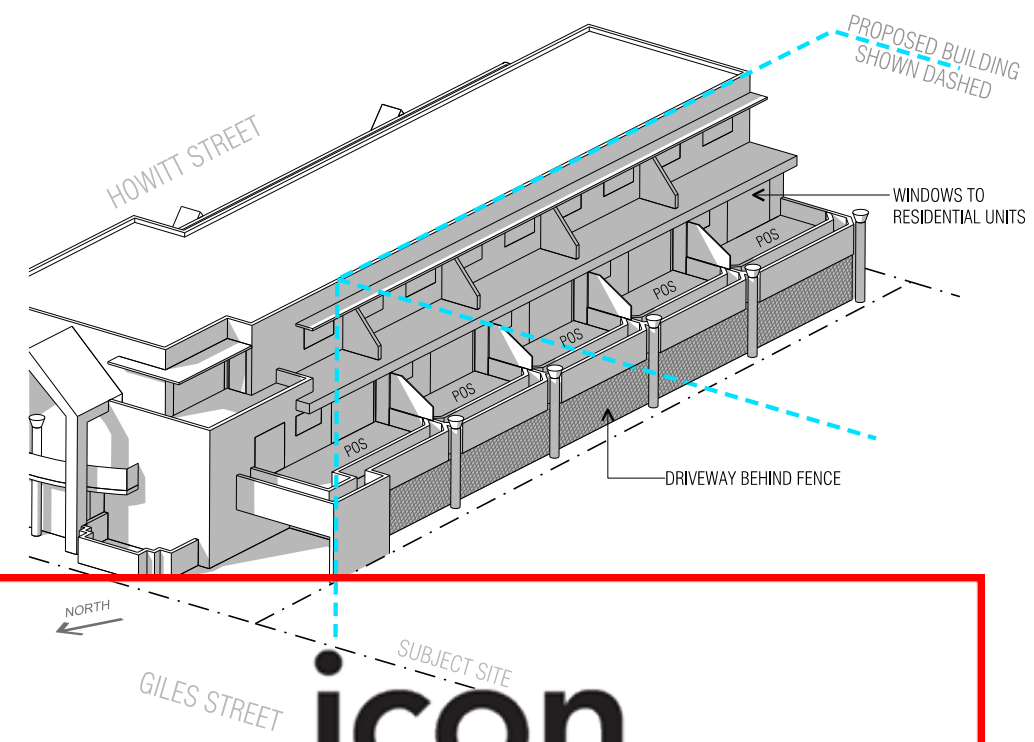
ALL EXHAUST AND VENTILATION SYSTEMS IN ACCORDANCE WITH AS1668  
ALL EXTERNAL LIGHTING IN ACCORDANCE WITH AS1158 AND AS4282



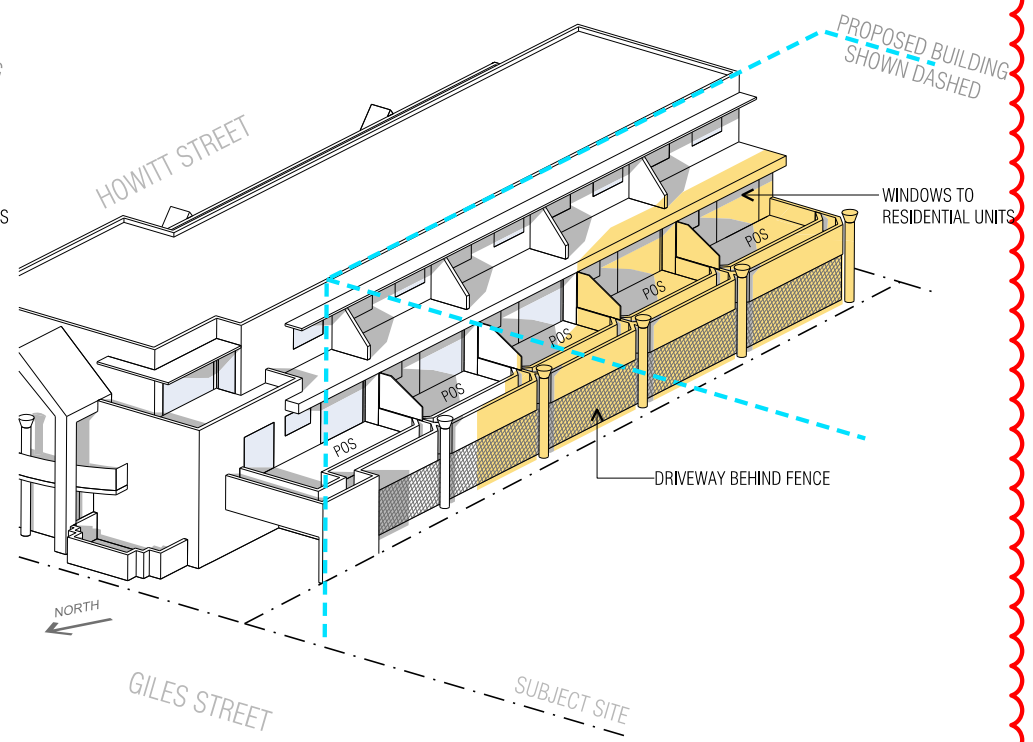
PRIVATE OPEN SPACES OFF LIVING ROOMS FACING HOWITT STREET YIELD SOLAR ACCESS FOR A MINIMUM OF THREE HOURS ON JUNE 21 FROM 9AM



**THE HOLFORD - JUNE 21 - 9:00am**



**THE HOLFORD - JUNE 21 - 12:00pm**



**THE HOLFORD - JUNE 21 - 3:00pm**

**icon**  
WATER

**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

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

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



Contact phone: 6248 3111

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

- S144 AMENDMENTS TO DA 202139248
01. GROUND FLOOR USES FURTHER CLARIFIED
  02. LEVEL 01 TENANCY USE AMENDED
  03. ADDITIONAL PLANTING ADDED TO REAR HARDSTAND SPACES, ARCHITECTURAL DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN
  04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING WITHIN THE BUILDING
  05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER DRIVEWAY AREA, ADDITIONAL TIMES SHOWN
  06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22

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

**LEGEND**

-  EXISTING SHADOWS CAST
-  ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

\* EXISTING SHADOWS CAST ARE ESTIMATES BASED ON CURRENT INFORMATION AVAILABLE

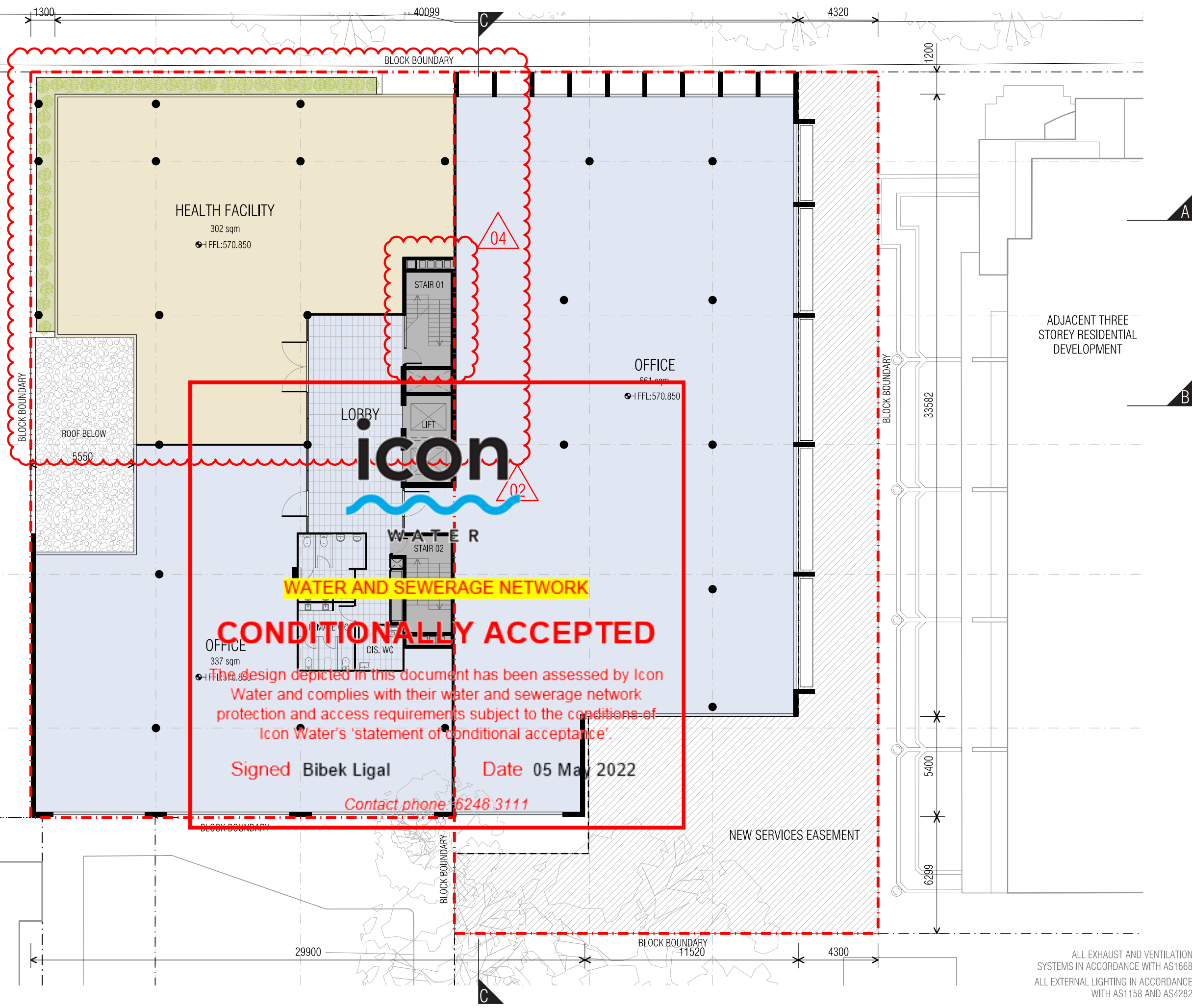
05



ADJACENT  
POST OFFICE



- S144 AMENDMENTS TO DA 202139248
- 01. GROUND FLOOR USES FURTHER CLARIFIED
  - 02. LEVEL 01 TENANCY USE AMENDED
  - 03. ADDITIONAL PLANTING ADDED TO REAR HARDSTAND SPACES, ARCHITECTURAL DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN
  - 04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING WITHIN THE BUILDING
  - 05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER DRIVEWAY AREA, ADDITIONAL TIMES SHOWN
  - 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22



ADJACENT THREE  
STOREY RESIDENTIAL  
DEVELOPMENT



**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

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

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

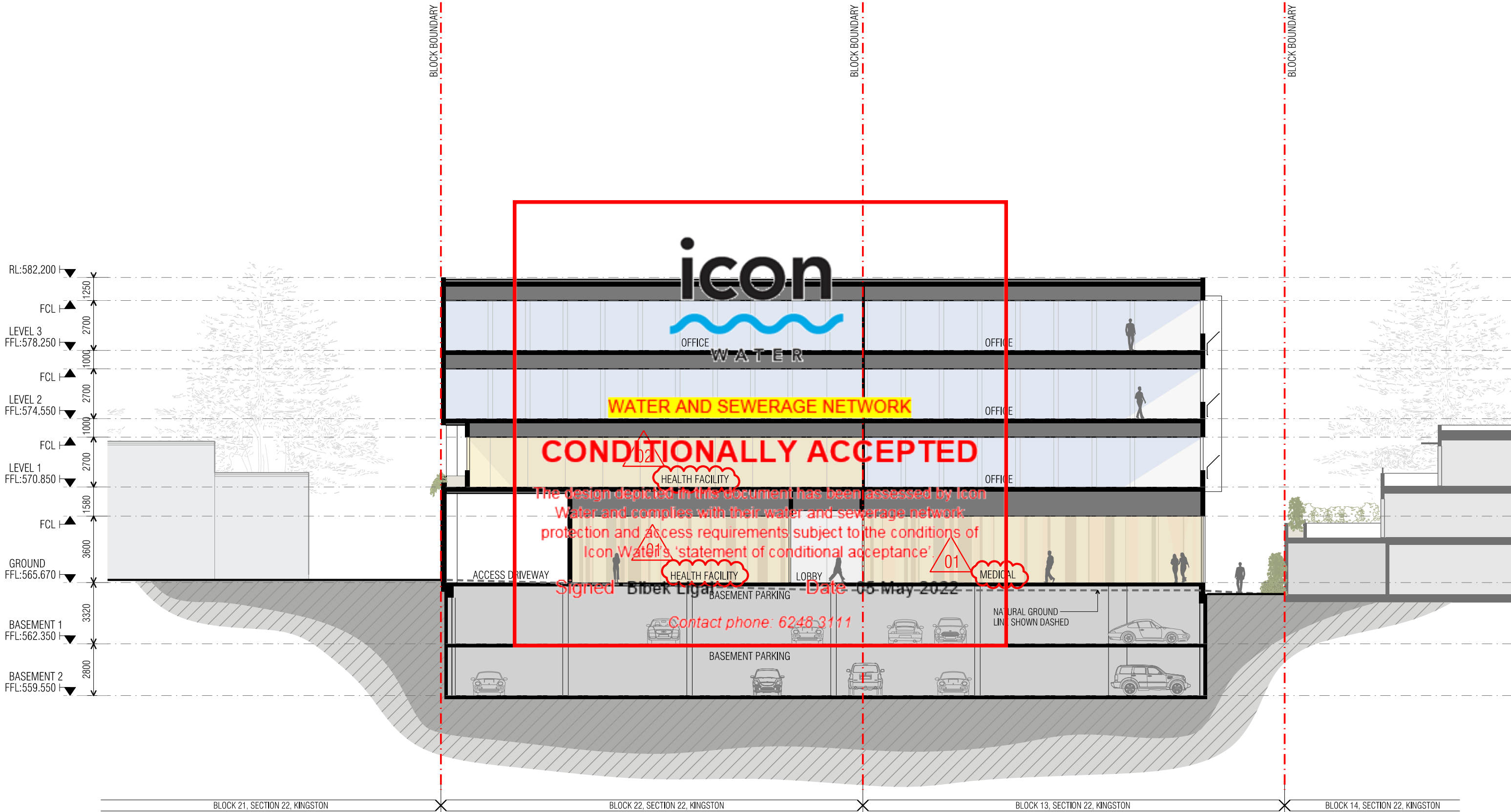
Contact phone **+6248 3111**

NEW SERVICES EASEMENT

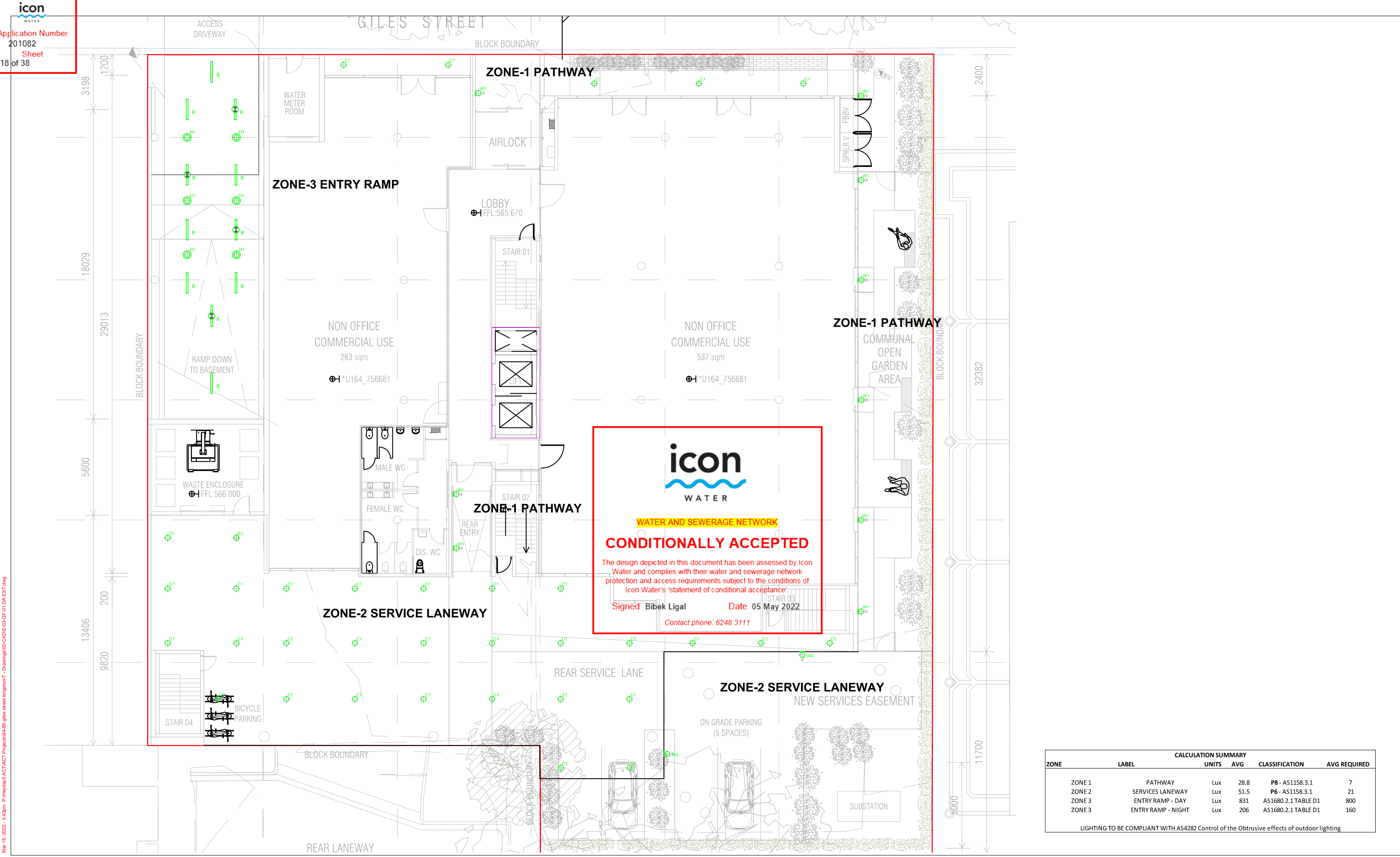
ALL EXHAUST AND VENTILATION SYSTEMS IN ACCORDANCE WITH AS1668  
ALL EXTERNAL LIGHTING IN ACCORDANCE WITH AS1158 AND AS4282



- 01. GROUND FLOOR USES FURTHER CLARIFIED
- 02. LEVEL 01 TENANCY USE AMENDED
- 03. ADDITIONAL PLANTING ADDED TO REAR HARDSTAND SPACES, ARCHITECTURAL DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN
- 04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING WITHIN THE BUILDING
- 05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER DRIVEWAY AREA. ADDITIONAL TIMES SHOWN
- 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22



Mar 15, 2022 - 3:43pm P:\heyday\5 ACT\ACT Project\84-86 giles street kingston\1 - Drawings\00-CAD\E-03-GF-01 DA EXT.dwg



**icon**  
WATER

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

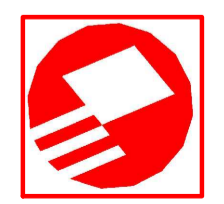
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

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

CALCULATION SUMMARY					
ZONE	LABEL	UNITS	AVG	CLASSIFICATION	AVG REQUIRED
ZONE 1	PATHWAY	Lux	28.8	P8 - AS1158.3.1	7
ZONE 2	SERVICES LANEWAY	Lux	51.5	P6 - AS1158.3.1	21
ZONE 3	ENTRY RAMP - DAY	Lux	831	AS1680.2.1 TABLE D1	800
ZONE 3	ENTRY RAMP - NIGHT	Lux	206	AS1680.2.1 TABLE D1	160

LIGHTING TO BE COMPLIANT WITH AS4282 Control of the Obtrusive effects of outdoor lighting

**ELECTRICAL CONTRACTOR**



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

This drawing is subject to copyright, and may not be used, transferred or stored in or on any media, in whole or part, without the express written permission of Heyday Group.

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


Issue	Date	By	Chkd	Appd

**ARCHITECT**



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

**MANAGING CONTRACTOR**

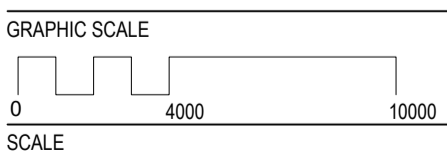


**GEOCON**  
Level 4,  
16-18 Mort Street,  
Canberra, ACT 2601  
Telephone +61 2 6255 0430  
www.geocon.com.au

**PROJECT**  
84 - 86 GILES STREET  
KINGSTON

KINGSTON  
HEYDAY PROJECT NUMBER  
CEC-000XX

TRUE NORTH      PROJECT NORTH



0      4000      10000  
SCALE

1:100 @ A1 DO NOT SCALE

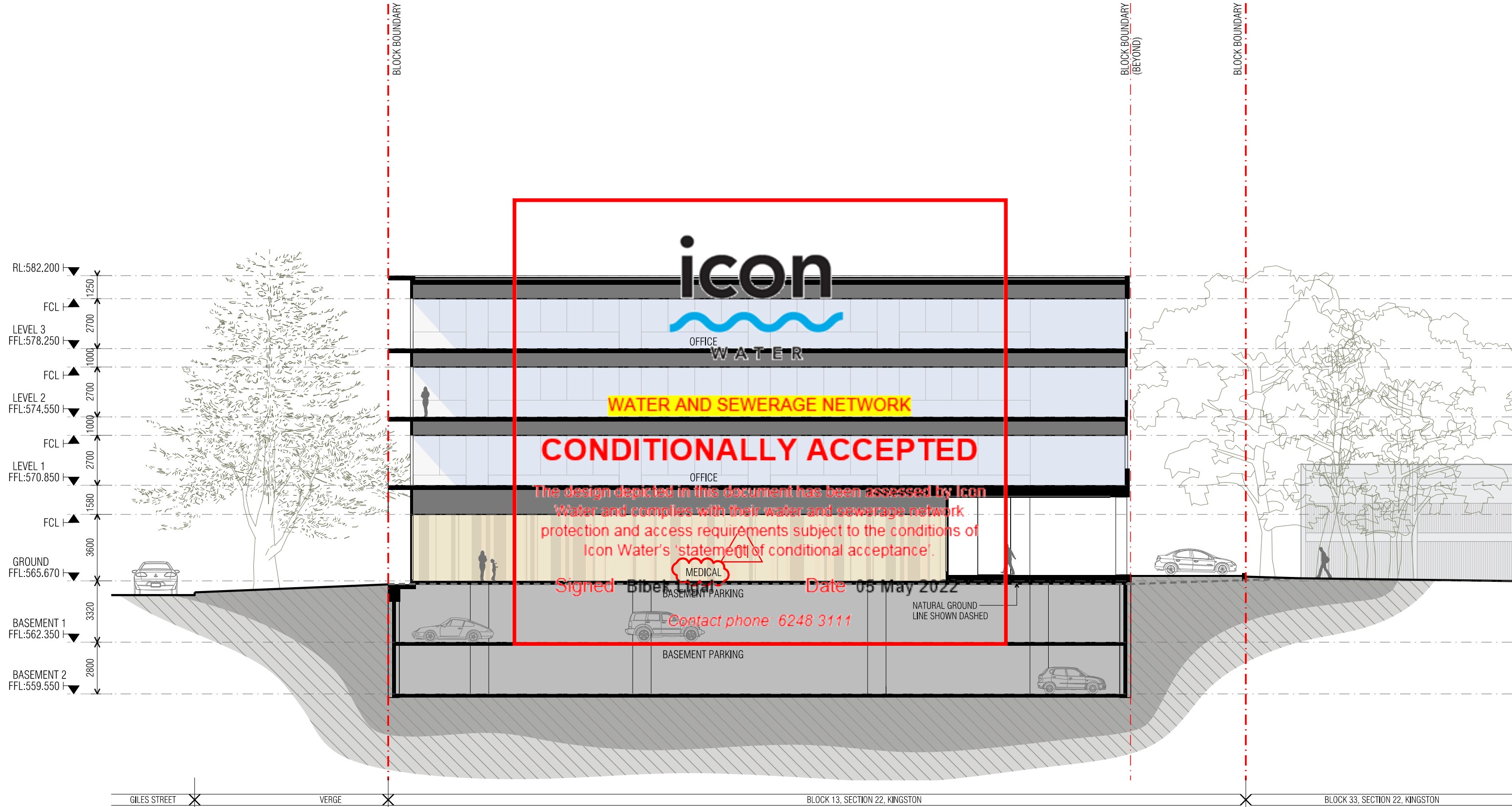
**FOR APPROVAL**

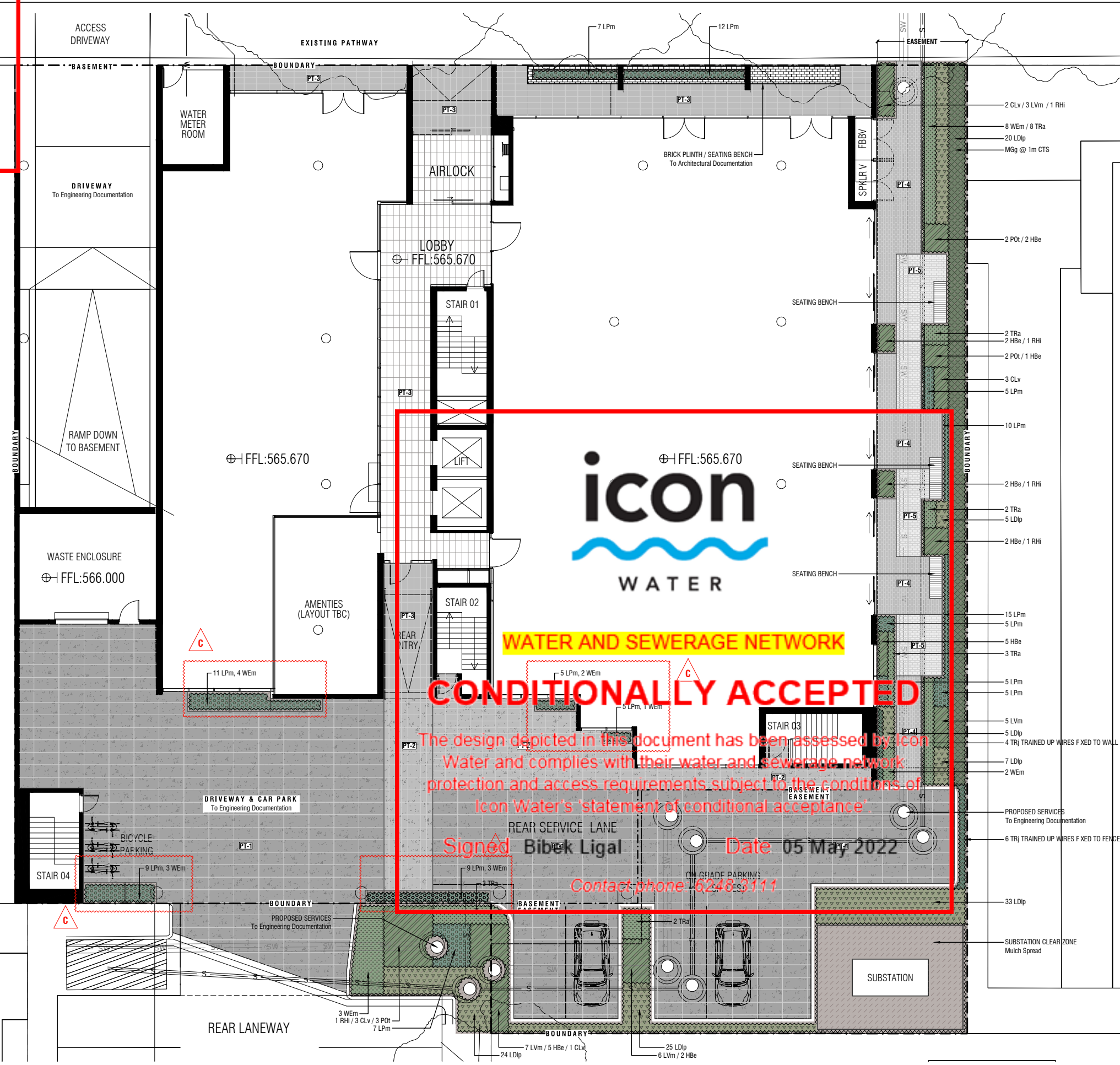
**DRAWING**  
ELECTRICAL SERVICES  
EXTERNAL LIGHTING  
LAYOUT

DA SUBMISSION

DRAWING NUMBER E-03-GF-01	ISSUE <b>02</b>
------------------------------	--------------------

- 01. GROUND FLOOR USES FURTHER CLARIFIED
- 02. LEVEL 01 TENANCY USE AMENDED
- 03. ADDITIONAL PLANTING ADDED TO REAR HARDSTAND SPACES, ARCHITECTURAL DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN
- 04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING WITHIN THE BUILDING
- 05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER DRIVEWAY AREA. ADDITIONAL TIMES SHOWN
- 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22





**LEGEND**

**SITE BOUNDARY**  
Refer Project Survey Drawing

**EXISTING TREE LOCATIONS**  
To Be Retained & Protected

**FINISHES - SOFTSCAPE**

PLANTING BED  
Organic Mulch

**FINISHES - HARDSCAPE**

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

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

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

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

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

**FURNITURE**

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

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

**PLANTING LEGEND**

SHRUB SPECIES  
Large (>1.0m)  
Planted @ 1.5 x Plants Per m<sup>2</sup>

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

GRASS / STRAPPY SPECIES  
Large (>0.7m)  
Planted @ 3 x Plants Per m<sup>2</sup>

GRASS / STRAPPY SPECIES  
Small / Medium (<0.7m)  
Planted @ 4 x Plants Per m<sup>2</sup>

GROUND COVER SPECIES  
Mix Native & Exotic  
Planted @ 2 x Plants Per m<sup>2</sup>

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

**SPECIES LIST**

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

**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

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

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

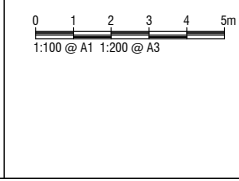
Contact phone **62483111**

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

**NOTES**

© COPYRIGHT

- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- USE F GUAID DIMENSIONS - DO NOT SCALE FROM DRAWING.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND X-SECTION LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE SUPERINTENDENT.
- PROVIDE SAMPLES OF ANY SPECIFIED OR PREFERRED MATERIALS OR FINISHES (AS PER CASE) FOR SUPERINTENDENT'S APPROVAL PRIOR TO PLACE ORDERS.



**dsb**  
Landscape Architects

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

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

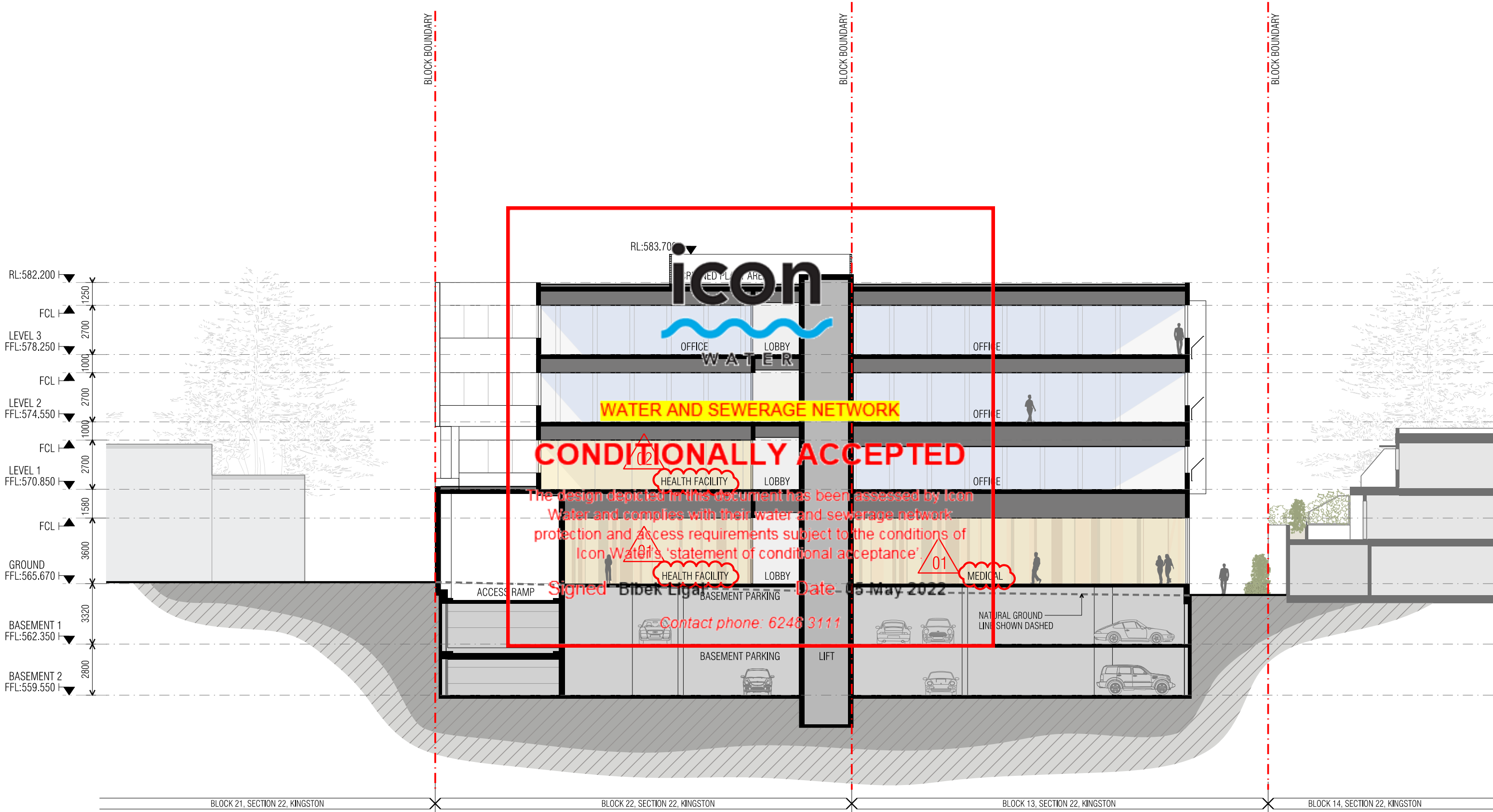
**Client**  
GEOCON

**Drawing Title**  
LANDSCAPE PLAN

Scale \_\_\_\_\_ Plot Date: \_\_\_\_\_ Sheet No. \_\_\_\_\_

Drg. No. **3772-F101 C**

- 01. GROUND FLOOR USES FURTHER CLARIFIED
- 02. LEVEL 01 TENANCY USE AMENDED
- 03. ADDITIONAL PLANTING ADDED TO REAR HARDSTAND SPACES, ARCHITECTURAL DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN
- 04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING WITHIN THE BUILDING
- 05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER DRIVEWAY AREA. ADDITIONAL TIMES SHOWN
- 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22



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

---

**Caution:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

[Learn why this is important](#)

## Icon Water

### Approval ID : 201082, Kingston 13 /22

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

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

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

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

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

### Future applications

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

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

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

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

Regards

***Bibek Ligal***

[Building Approvals and Network Protection](#)

[Icon Water](#)

**Telephone** 02 6248 3111

**Facsimile** 02 6242 1459

**Email** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)

GPO Box 366 Canberra ACT 2601

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

Please consider our environment before printing this email.

\*\*\*\*\*

\*PLEASE NOTE\* This email and any attachments may be confidential. If received in error, please delete all copies and advise the sender. The reproduction or dissemination of this email or its attachments is prohibited without the consent of the sender.

WARNING RE VIRUSES: Our computer systems sweep outgoing email to guard against viruses, but no warranty is given that

this email or its attachments are virus free. Before opening or using attachments, please check for viruses. Our liability is limited to the re-supply of any affected attachments.

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

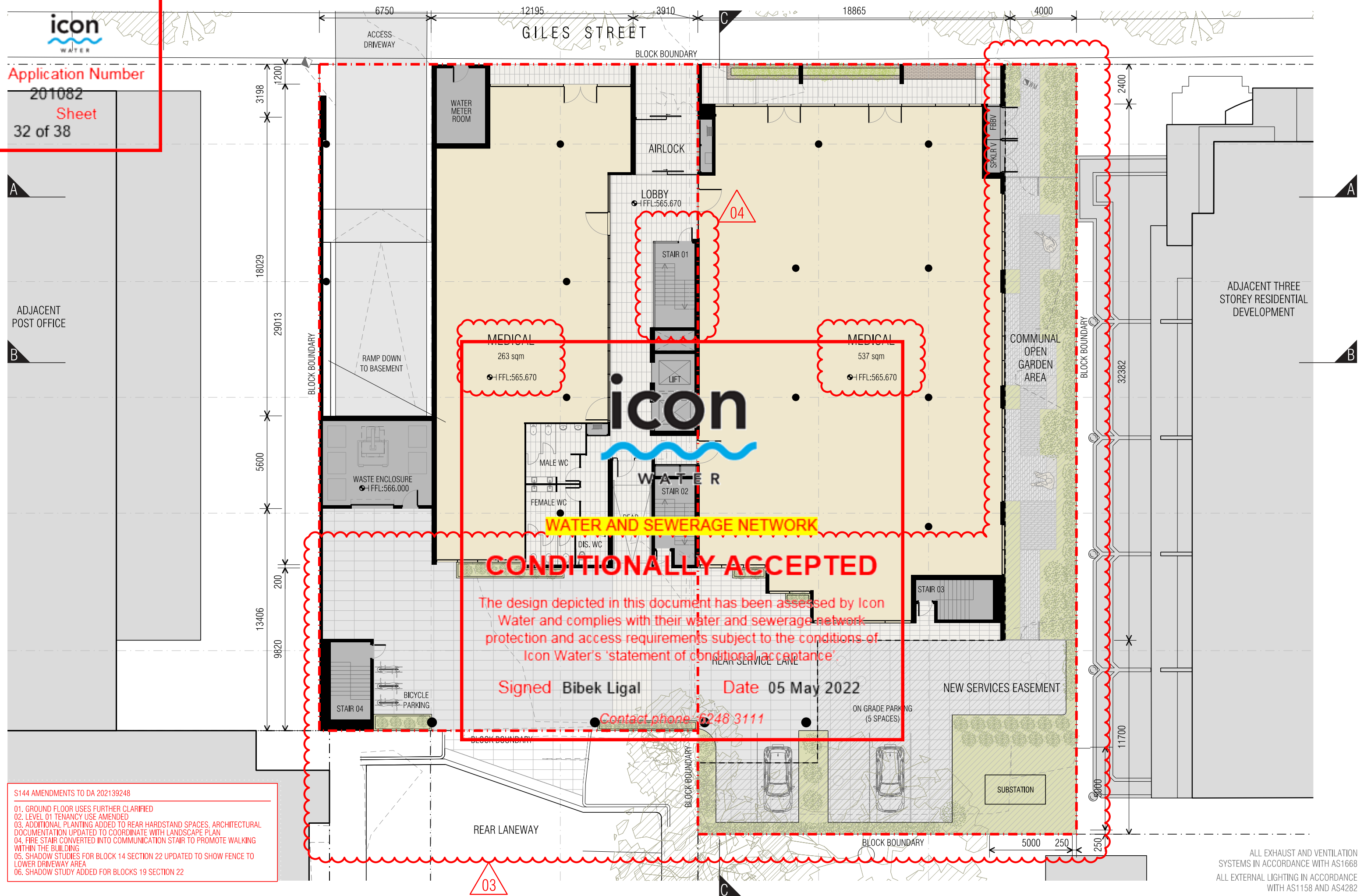
\*\*\*\*\*



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

ADJACENT  
POST OFFICE

ADJACENT THREE  
STOREY RESIDENTIAL  
DEVELOPMENT



**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

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

Signed **Bibek Ligal**

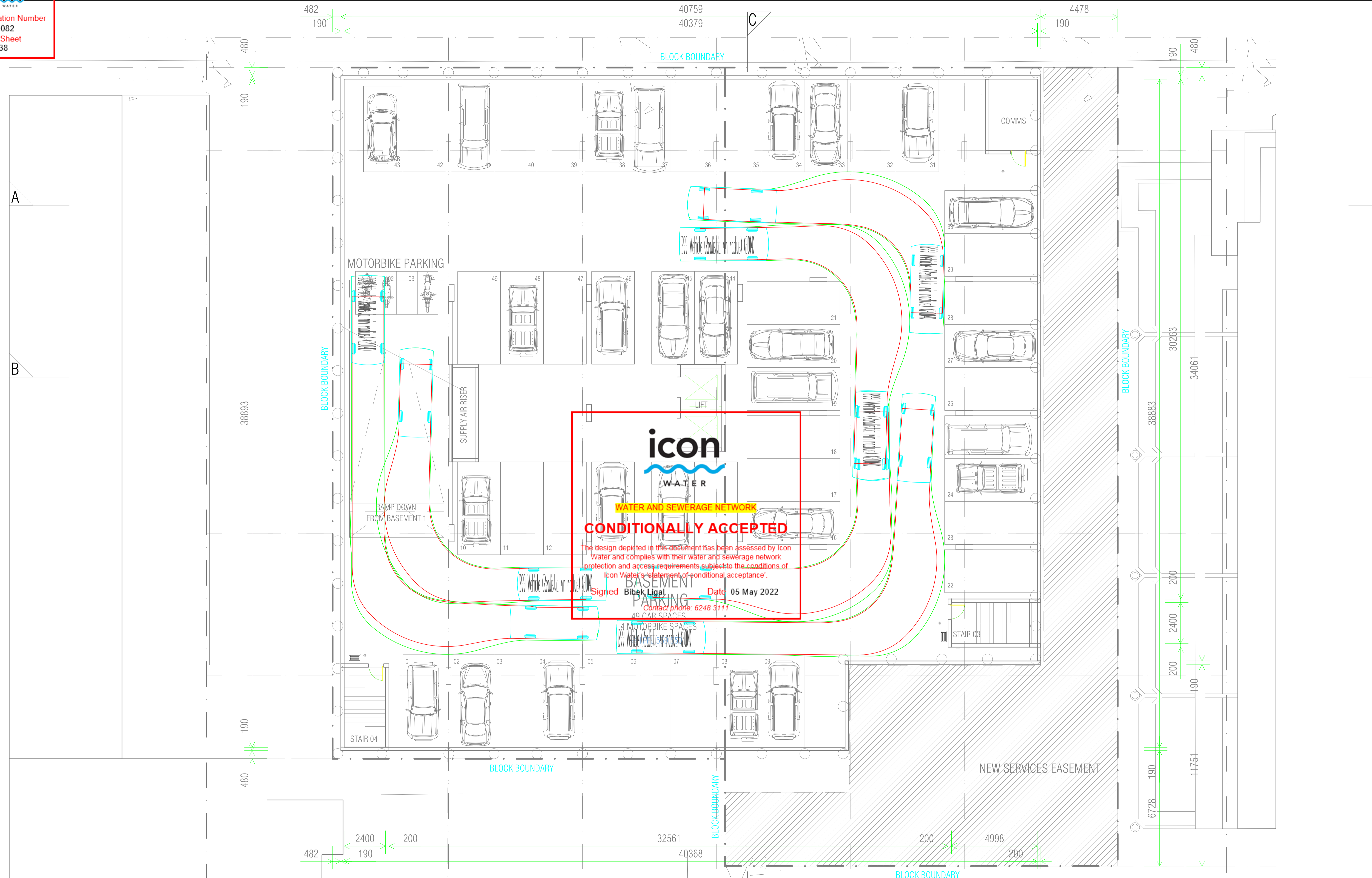
Date **05 May 2022**

Contact phone **6248 3111**

- S144 AMENDMENTS TO DA 202139248
- 01. GROUND FLOOR USES FURTHER CLARIFIED
  - 02. LEVEL 01 TENANCY USE AMENDED
  - 03. ADDITIONAL PLANTING ADDED TO REAR HARDSTAND SPACES, ARCHITECTURAL DOCUMENTATION UPDATED TO COORDINATE WITH LANDSCAPE PLAN
  - 04. FIRE STAIR CONVERTED INTO COMMUNICATION STAIR TO PROMOTE WALKING WITHIN THE BUILDING
  - 05. SHADOW STUDIES FOR BLOCK 14 SECTION 22 UPDATED TO SHOW FENCE TO LOWER DRIVEWAY AREA
  - 06. SHADOW STUDY ADDED FOR BLOCKS 19 SECTION 22

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





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



KEY PLAN
----------

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

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

**From:** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** Icon Water Application Decision. Application - 201082. Kingston - 13/22 (Email 5 of 5)  
**Date:** 5 May 2022 16:00:15  
**Attachments:** [TURNTEMPLATE-202139248-S144C-02.pdf](#)  
[TURNTEMPLATE-202139248-S144C-03.pdf](#)  
[Meter-Installation A4-fact-sheet\\_Sept\\_2018.pdf](#)  
[Demolition checklist.pdf](#)

---

**Caution:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

[Learn why this is important](#)

## Icon Water

### Approval ID : 201082, Kingston 13 /22

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

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

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

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

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

### Future applications

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

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

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

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

Regards

***Bibek Ligal***

[Building Approvals and Network Protection](#)

[Icon Water](#)

**Telephone** 02 6248 3111

**Facsimile** 02 6242 1459

**Email** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)

GPO Box 366 Canberra ACT 2601

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

Please consider our environment before printing this email.

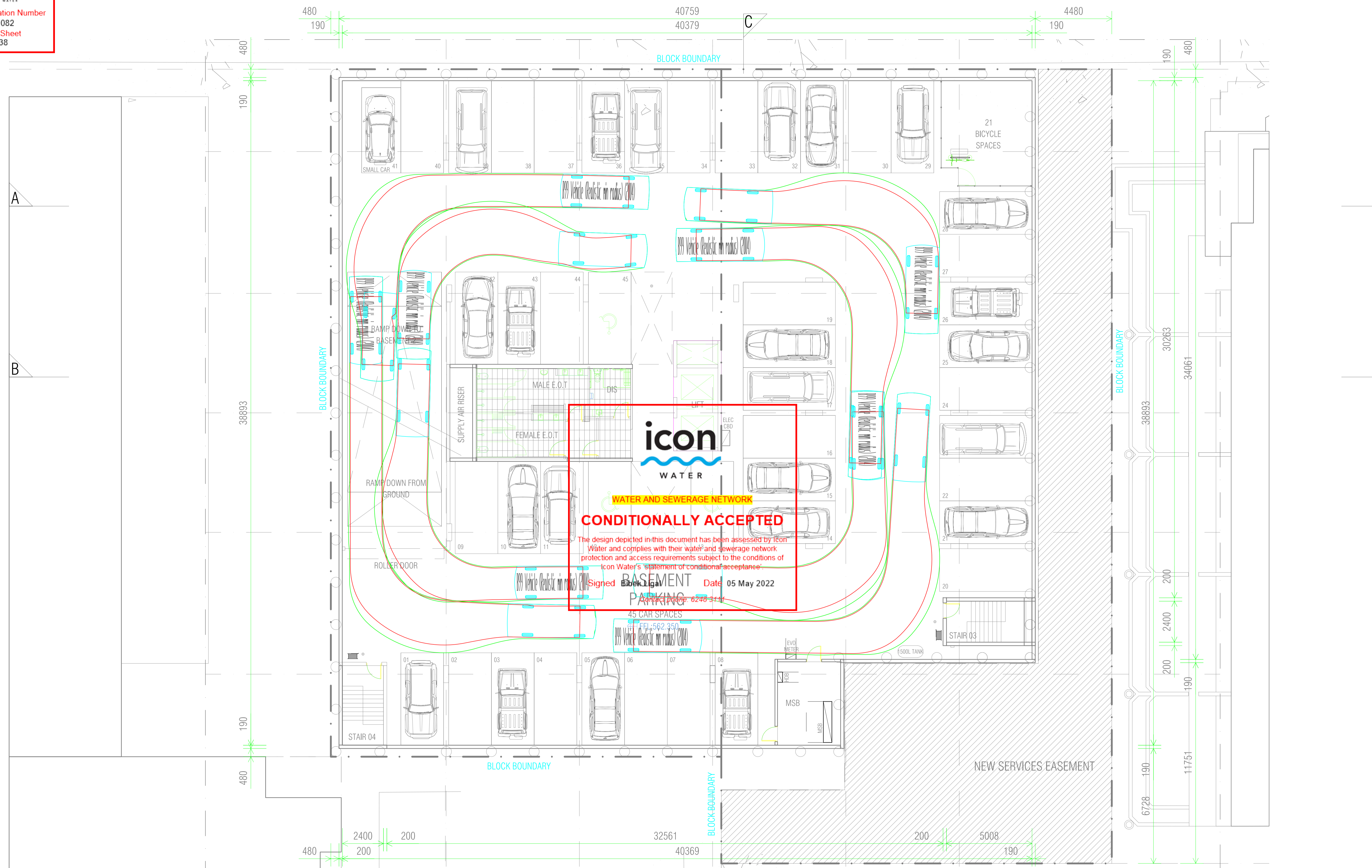
\*\*\*\*\*

\*PLEASE NOTE\* This email and any attachments may be confidential. If received in error, please delete all copies and advise the sender. The reproduction or dissemination of this email or its attachments is prohibited without the consent of the sender.

WARNING RE VIRUSES: Our computer systems sweep outgoing email to guard against viruses, but no warranty is given that this email or its attachments are virus free. Before opening or using attachments, please check for viruses. Our liability is limited to the re-supply of any affected attachments.

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

\*\*\*\*\*



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

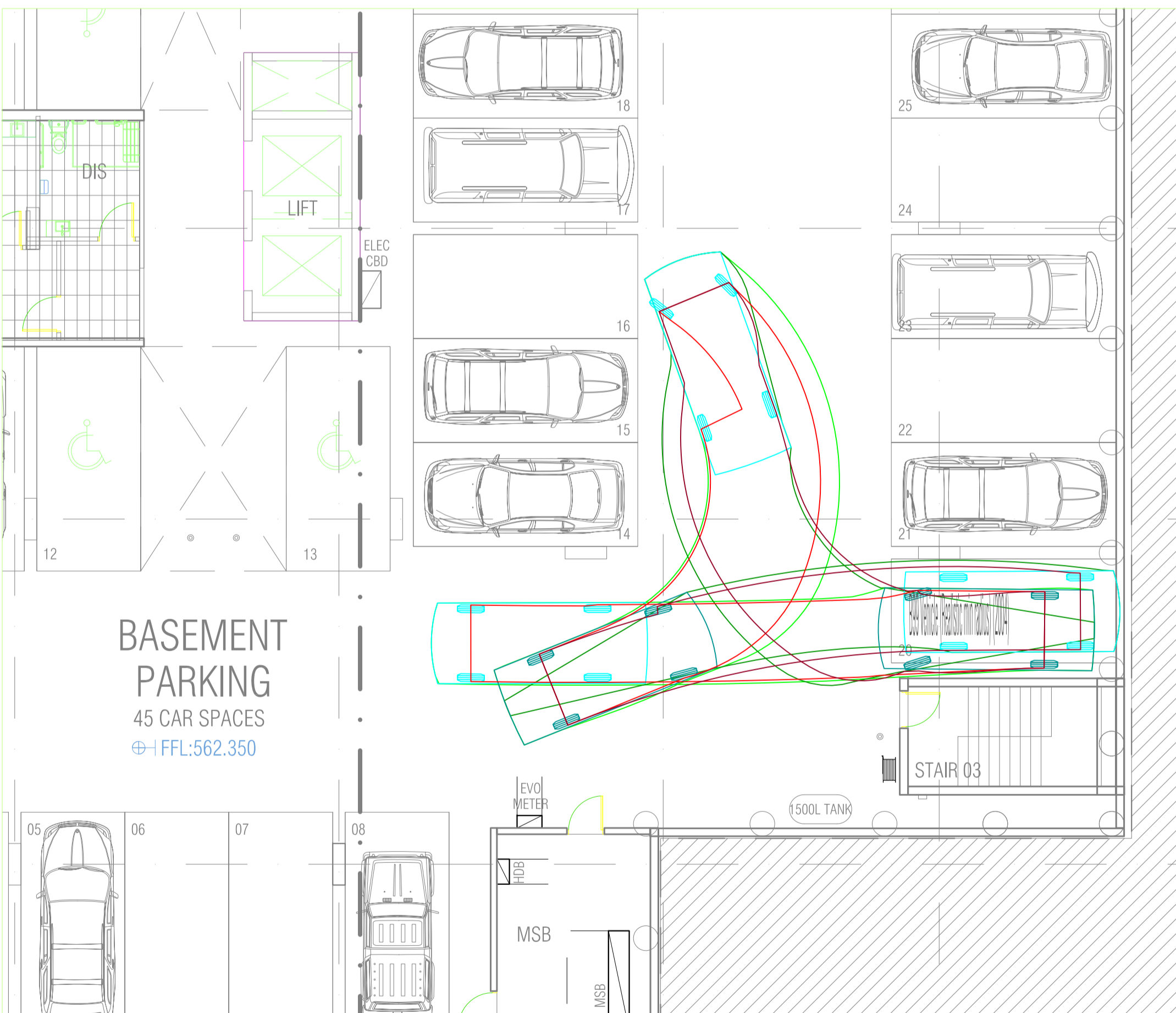
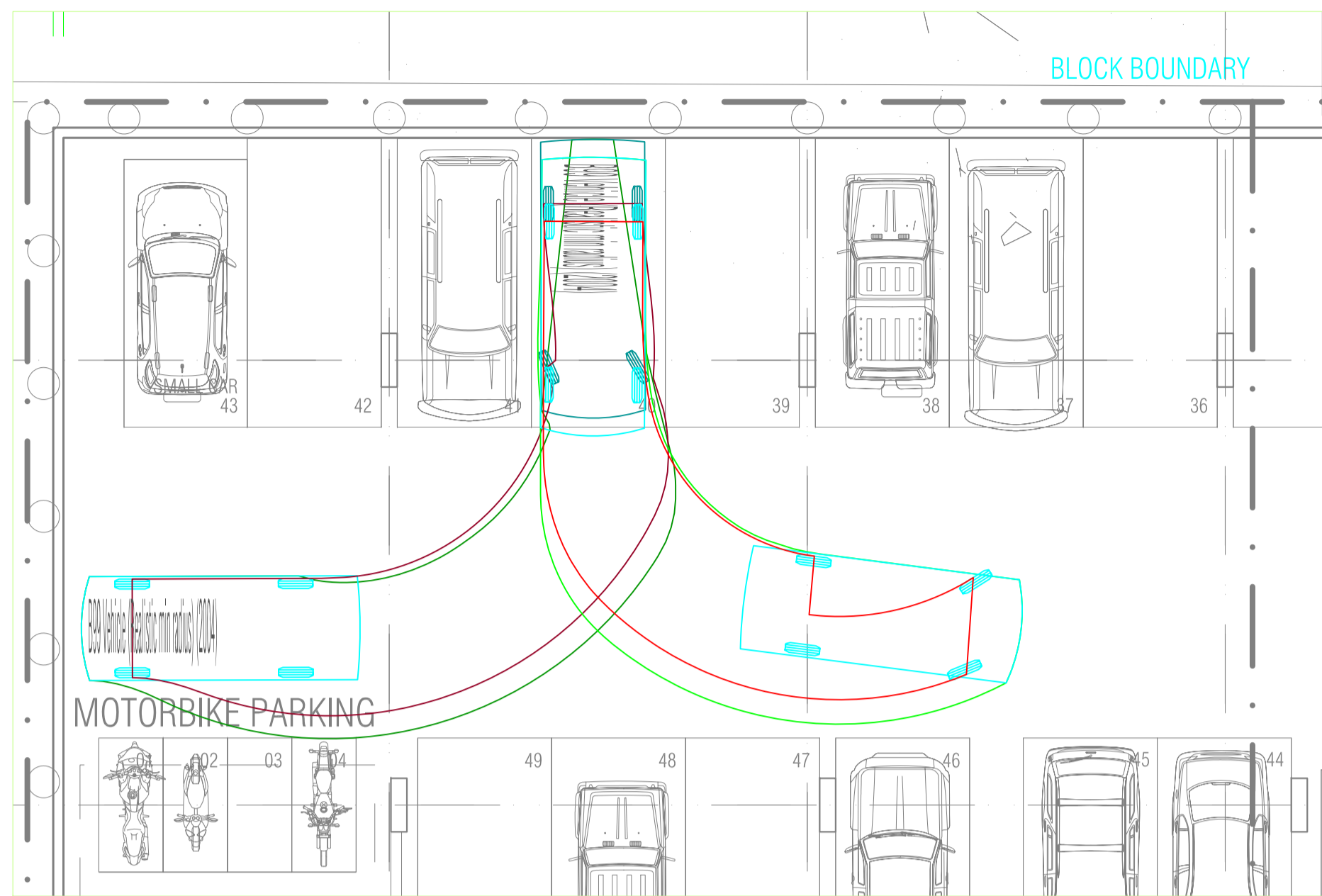
STRUCTURAL CONSULTANT	ELECTRICAL CONSULTANT	REV	DESCRIPTION	DATE
CIVIL CONSULTANT	FIRE ENGINEER	1	FOR INFORMATION	24.03.2022
MECHANICAL CONSULTANT	LANDSCAPE CONSULTANT			
HYDRAULIC CONSULTANT	ACCESS CONSULTANT			
FIRE SERVICES CONSULTANT	CERTIFIER			



KEY PLAN
----------

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

DRAWING TITLE				
BASEMENT 1 VEHICLE RADIUS				
SCALE: 1:100 @A1	DRAWN: RG	PROJECT No	DRAWING No	REVISION
DATE: 24.03.2022	APPROVED: AC	2102	SK-002	1



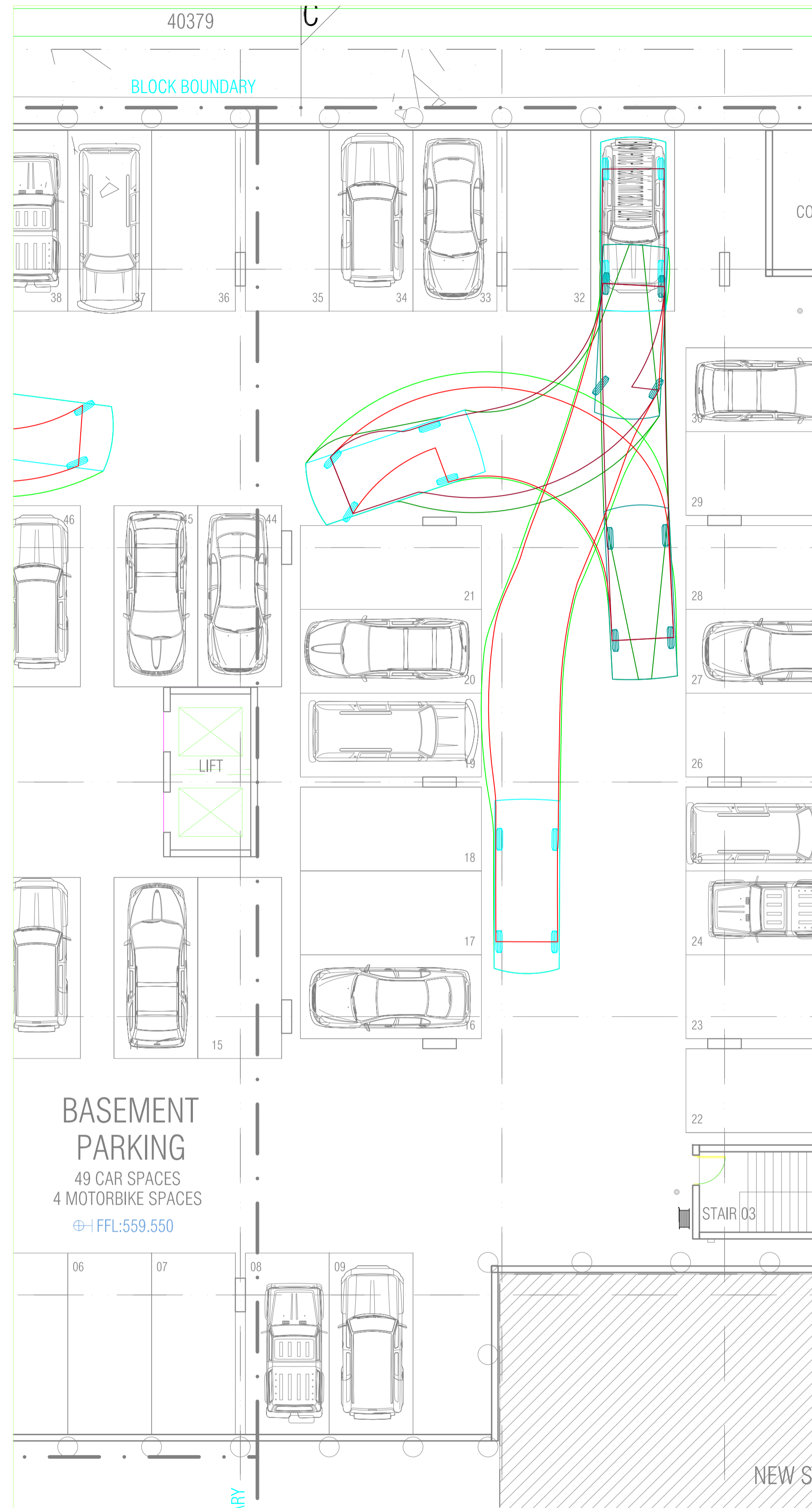
**icon**  
WATER

**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

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

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



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



KEY PLAN

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

DRAWING TITLE  
**CAR PARK SWEEP PATH**

ISSUE  
**SKETCH**  
NOT FOR CONSTRUCTION

NOTE  
PRINT ALL DRAWINGS IN COLOUR.  
FIGURED DIMENSIONS TAKE  
PRECEDENCE OVER SCALE.  
DRAWING COPYRIGHT GEOCON

SCALE: 1:100 @A1	DRAWN: RG	PROJECT No	DRAWING No	REVISION
DATE: 24.03.2022	APPROVED: AC	2102	SK-0003	1