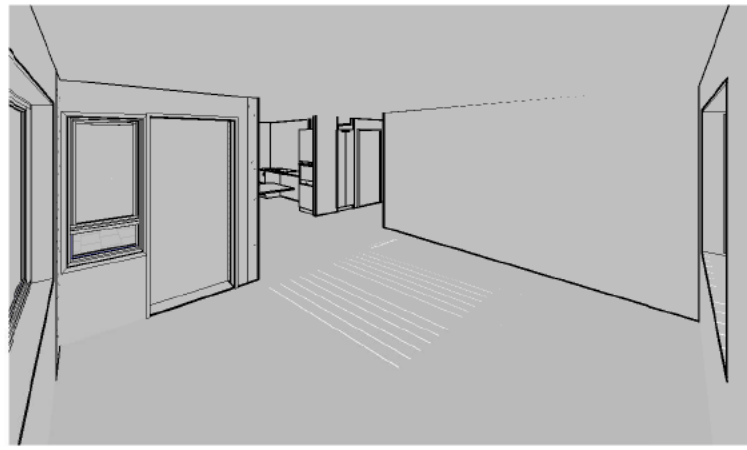
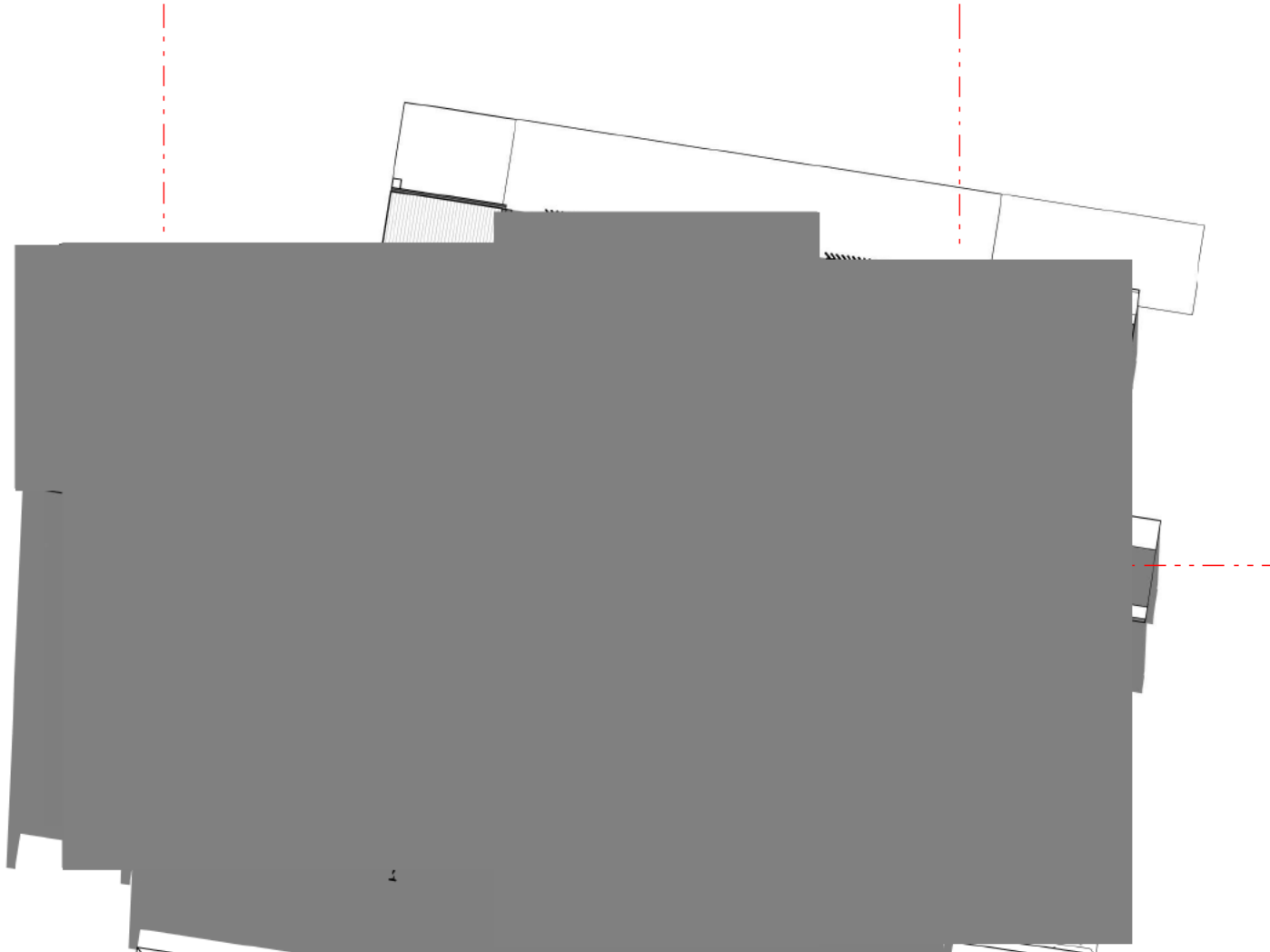


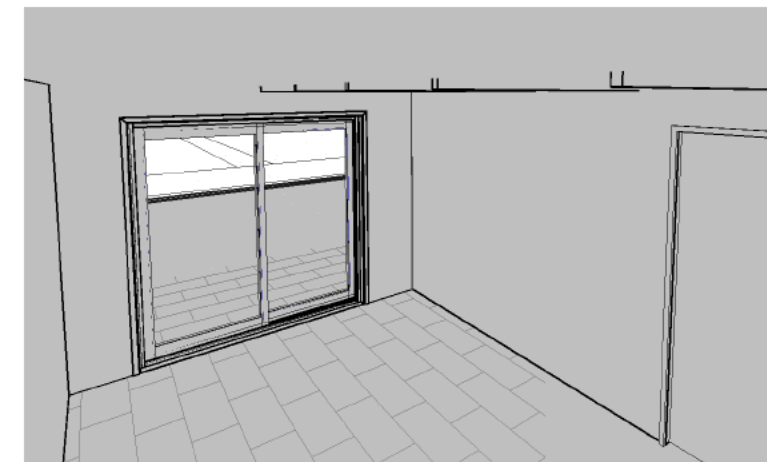
3 UNIT 6 - F+M - 21 JUNE - 12pm



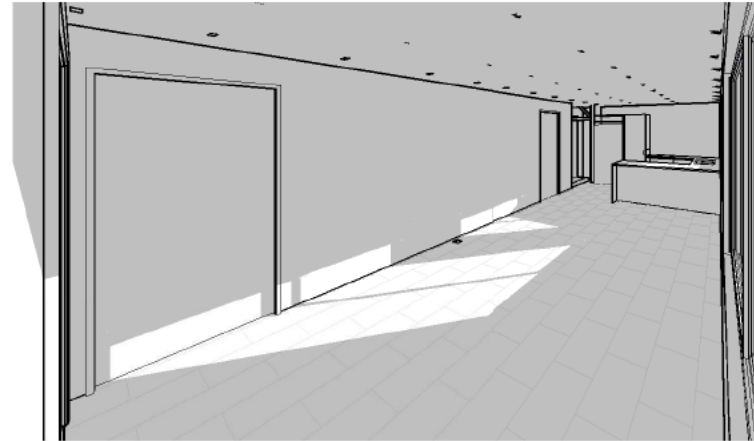
6 UNIT 4 - F+M - 21 JUNE - 12pm



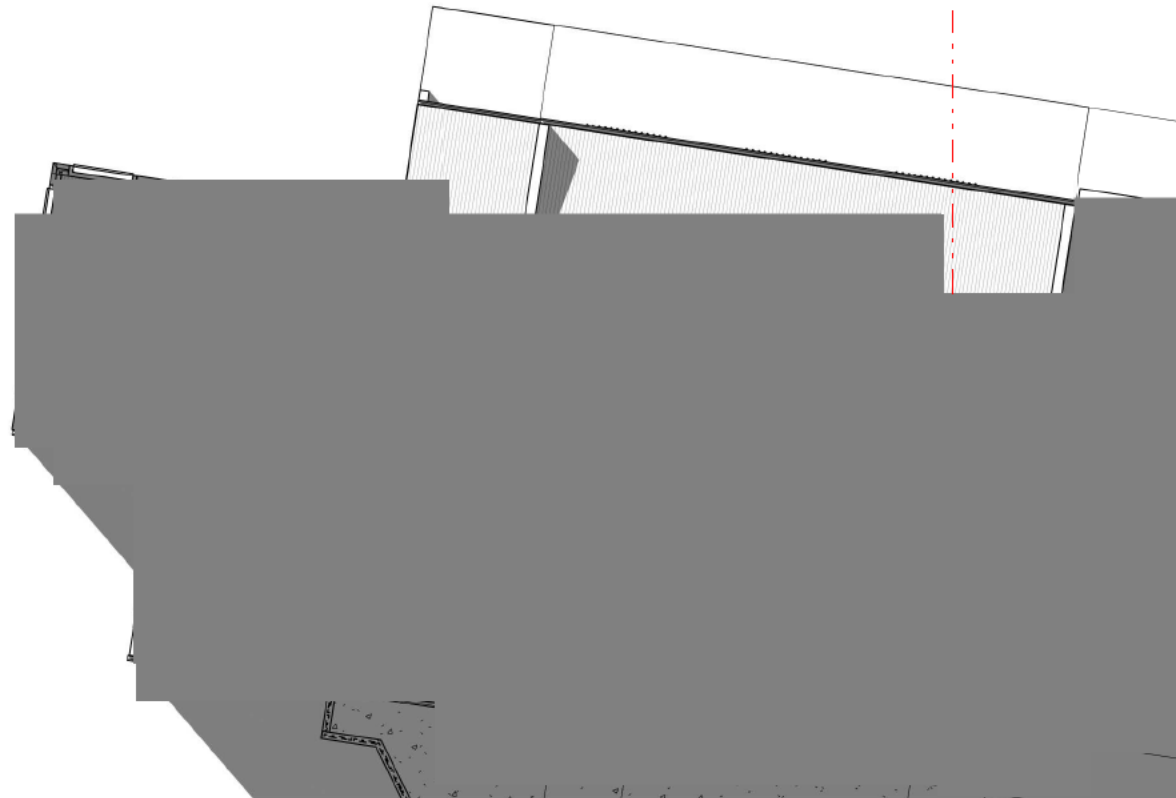
1 LEVEL 1 - SUN PENETRATION - 21 JUNE - 12pm



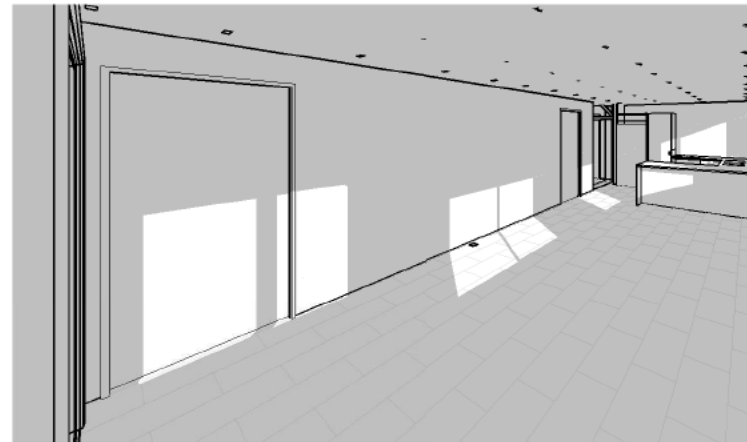
7 UNIT 5 - F+M - 21 JUNE - 12pm  
NO SOLAR PENETRATION



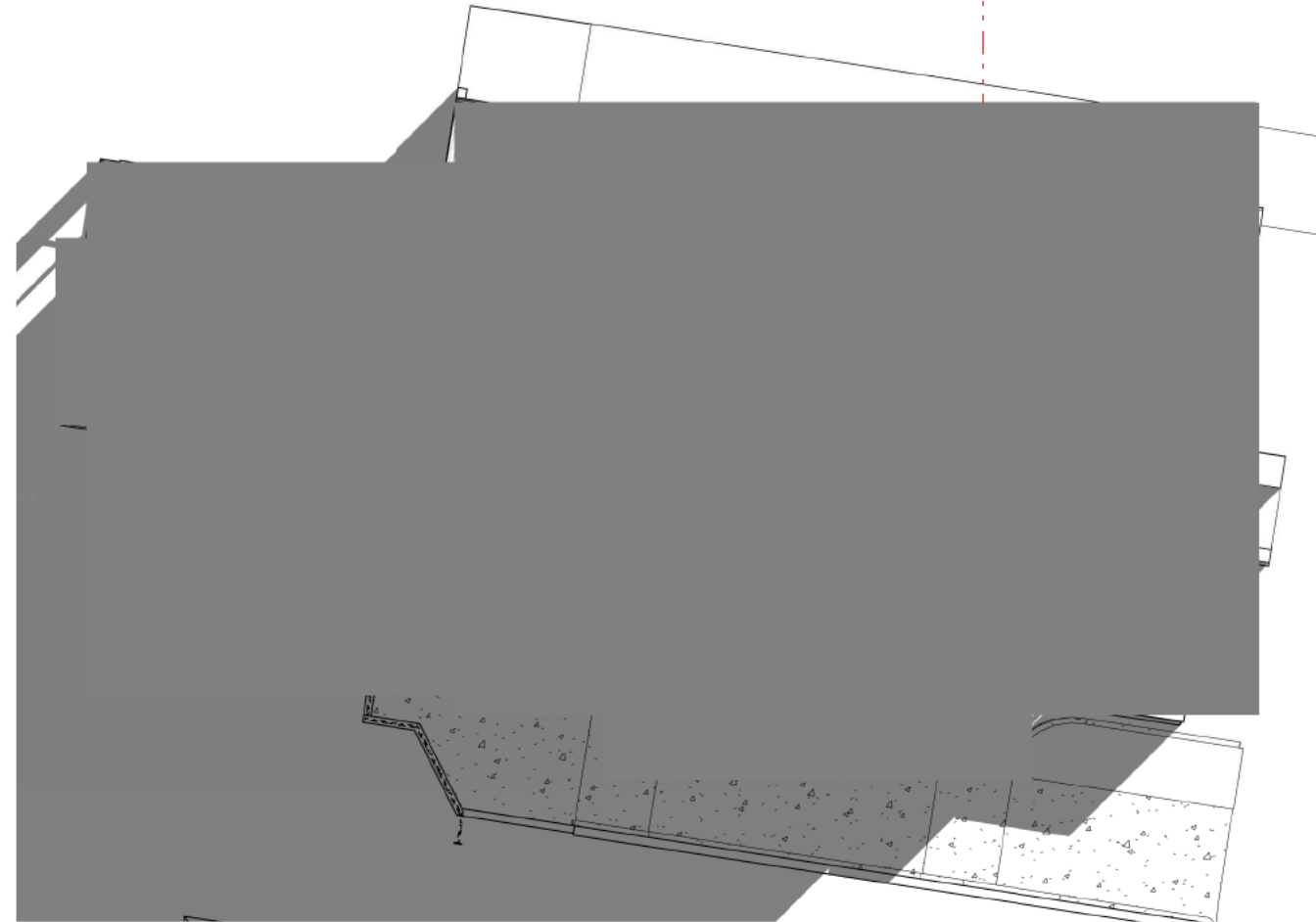
2 UNIT 7 - F+M - 21 JUNE - 3pm



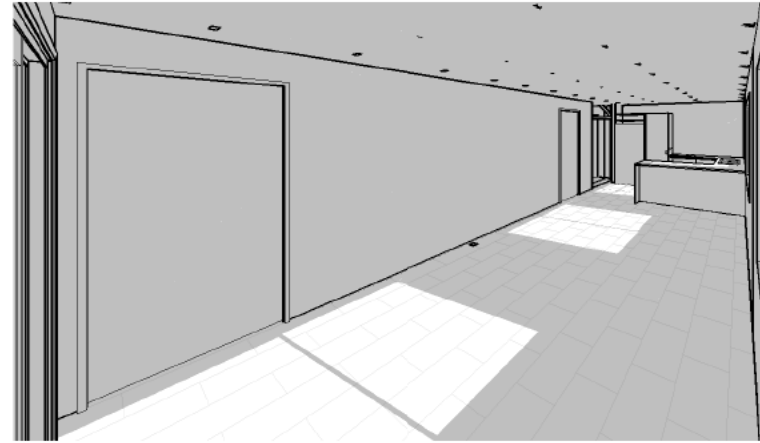
1 LEVEL 2 - SUN PENETRATION - 21 JUNE - 3pm



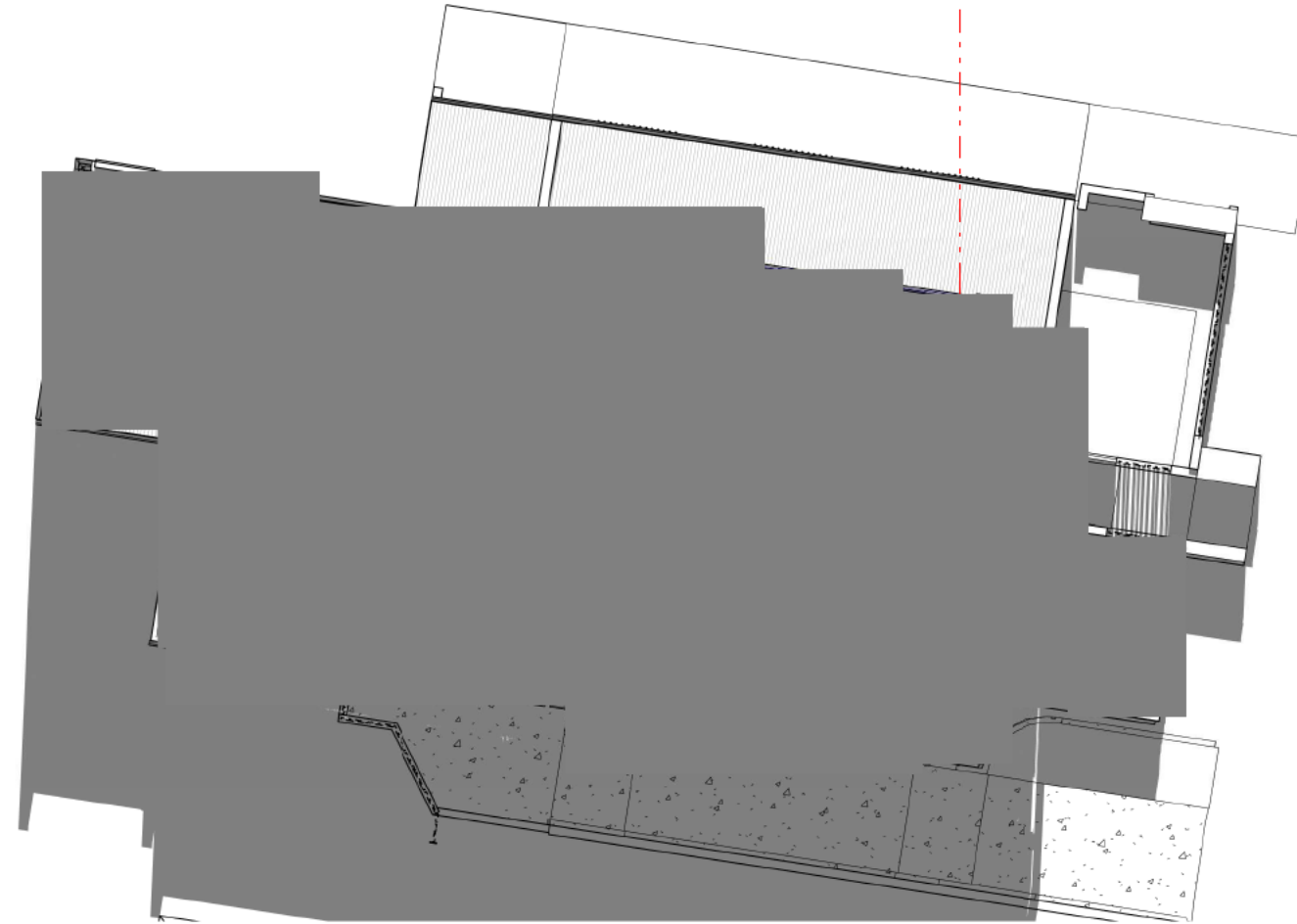
2 UNIT 7 - F+M - 21 JUNE - 9am



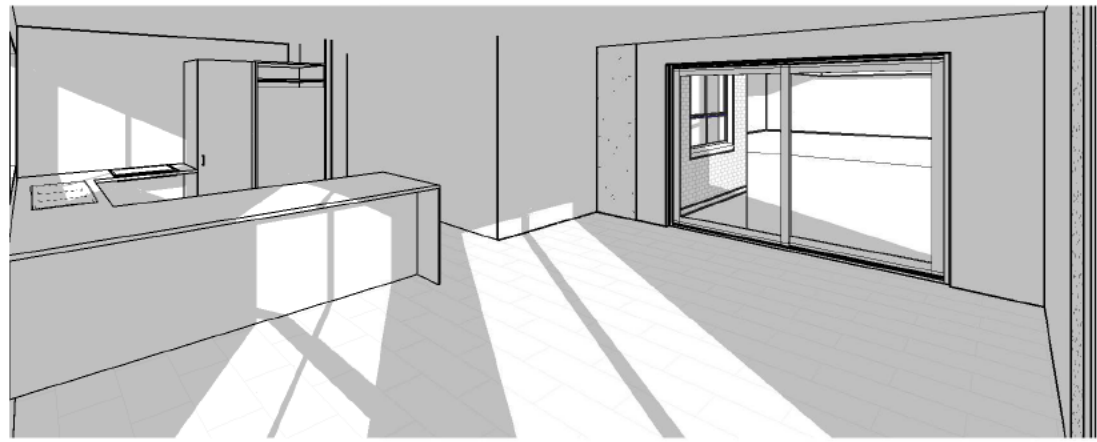
1 LEVEL 2 - SUN PENETRATION - 21 JUNE - 9am



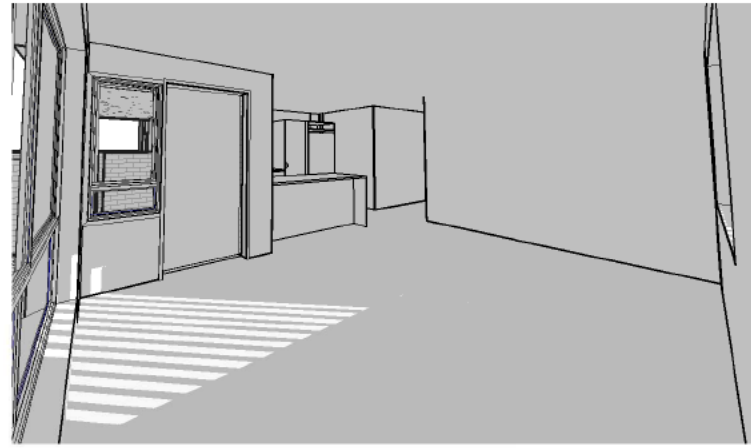
2 UNIT 7 - F+M - 21 JUNE - 12pm



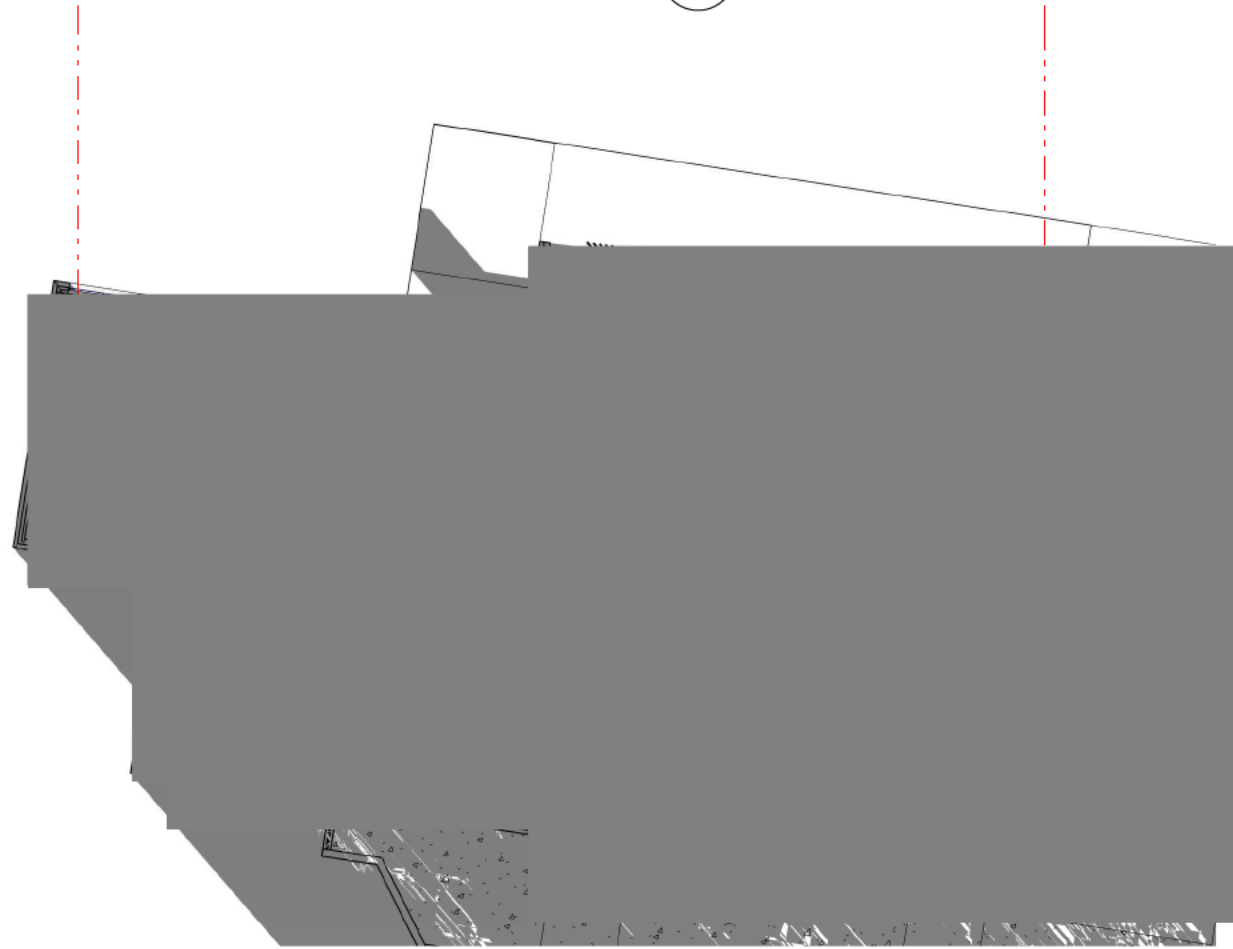
1 LEVEL 2 - SUN PENETRATION - 21 JUNE - 12pm



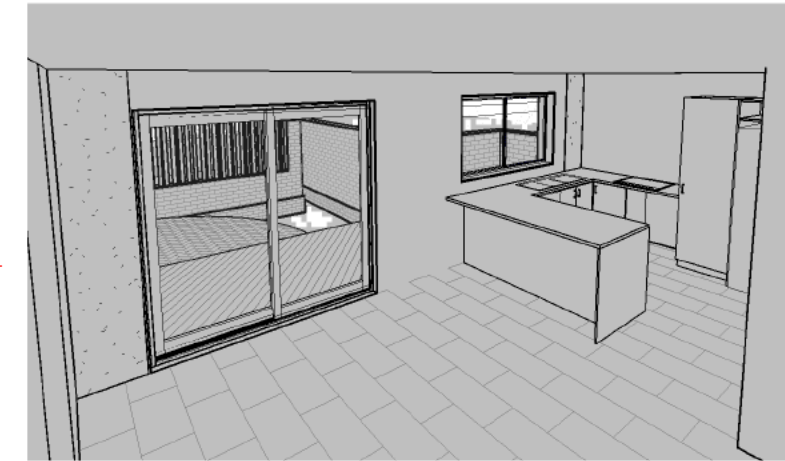
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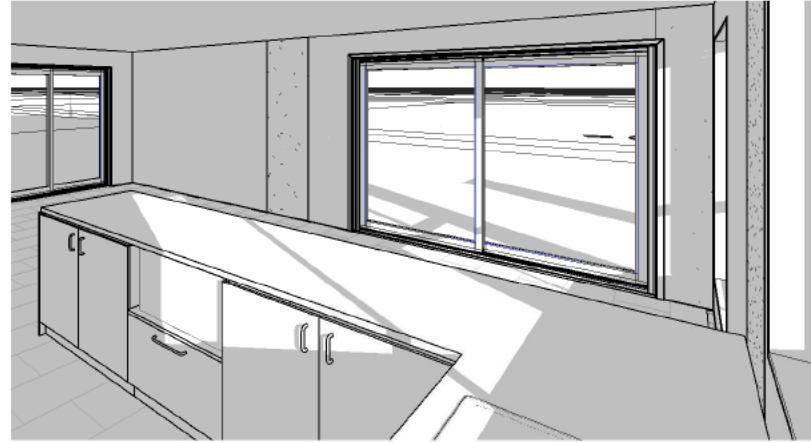
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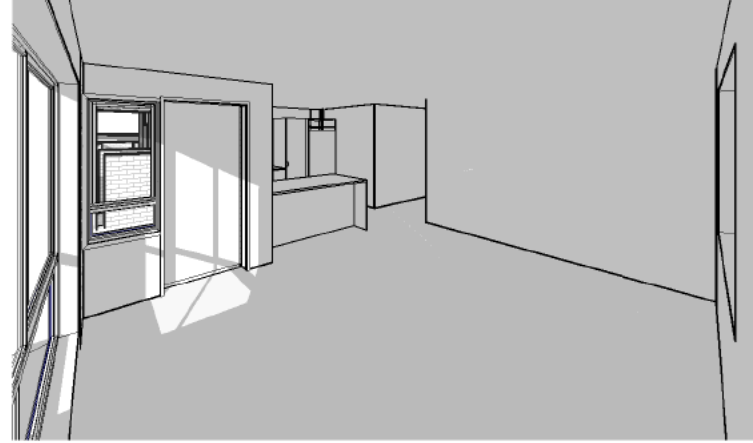
1 GROUND FLOOR - SUN PENETRATION - 21 JUNE - 3pm



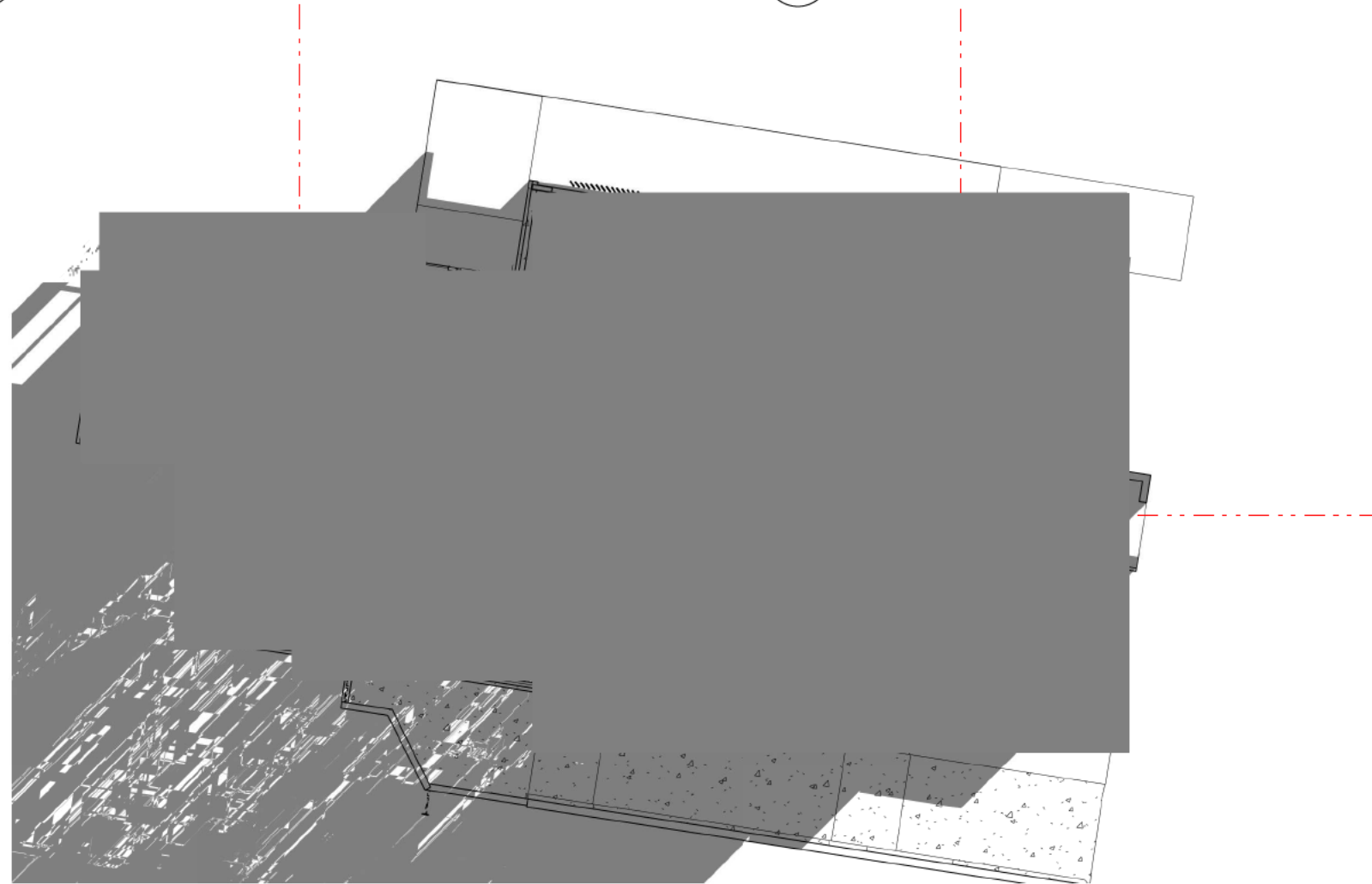
4 UNIT 2 - F+M - 21 JUNE - 3pm  
NO SOLAR PENETRATION



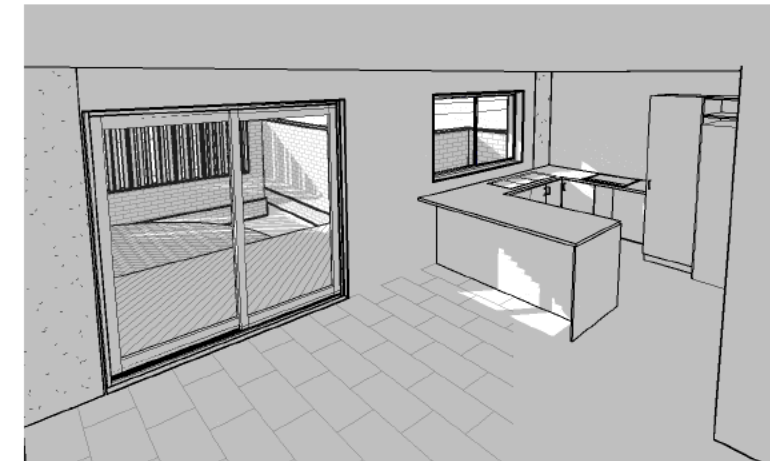
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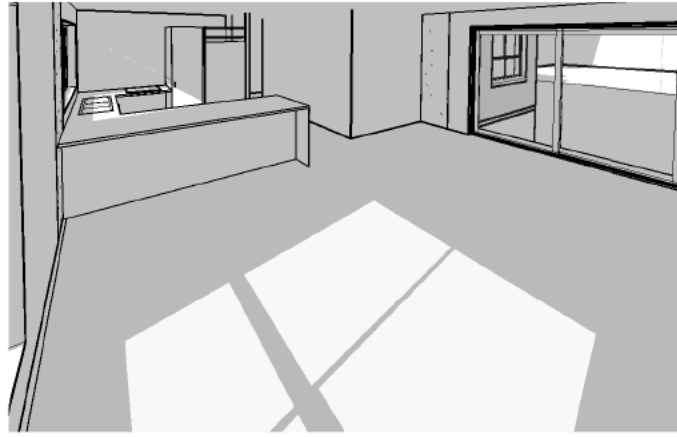
3 UNIT 1 - F+M - 21 JUNE - 9am



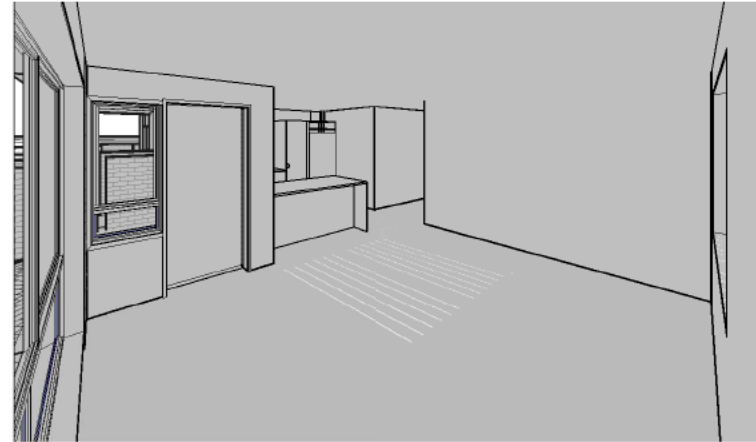
1 GROUND FLOOR - SUN PENETRATION - 21 JUNE - 9am



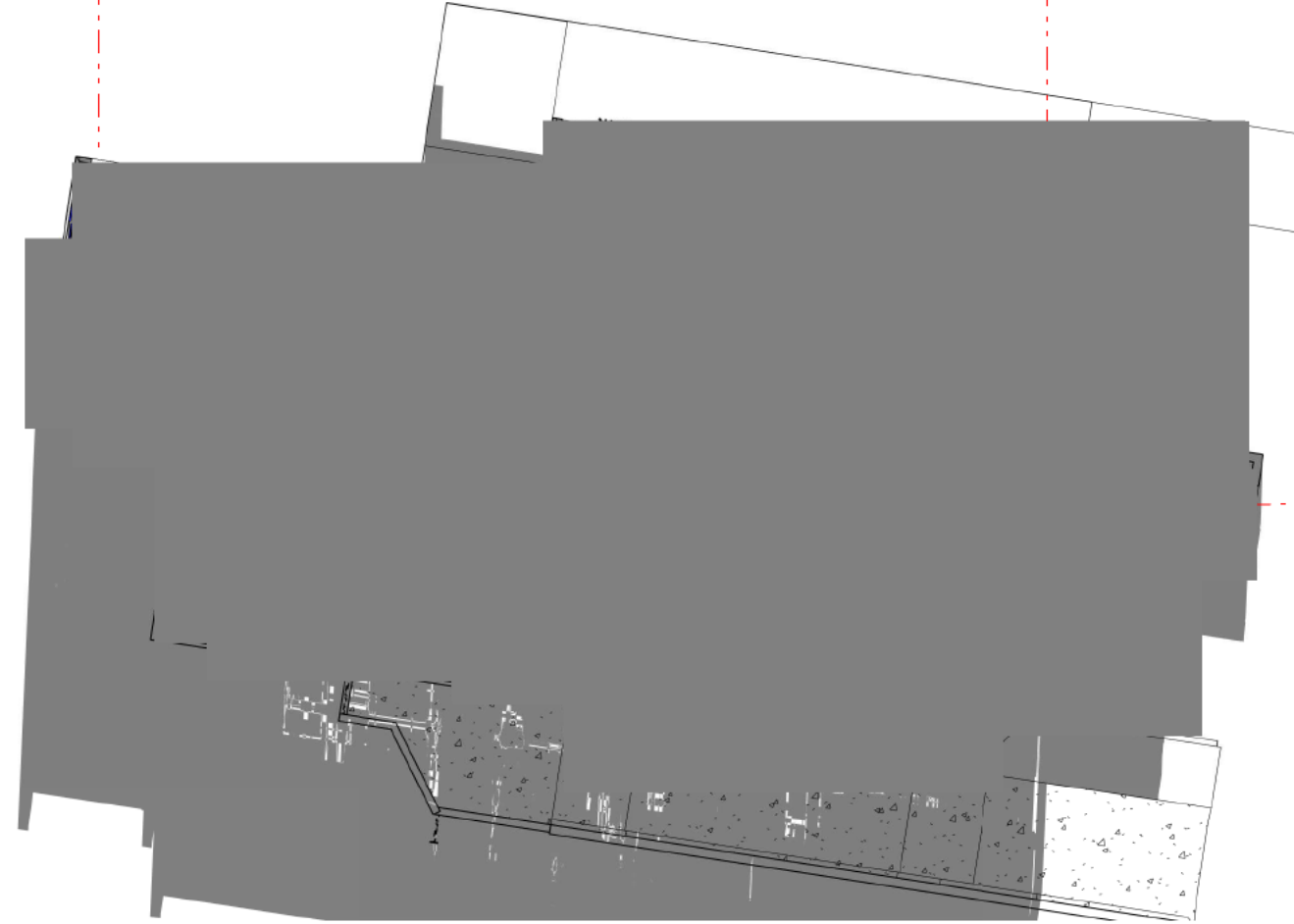
4 UNIT 2 - F+M - 21 JUNE - 9am



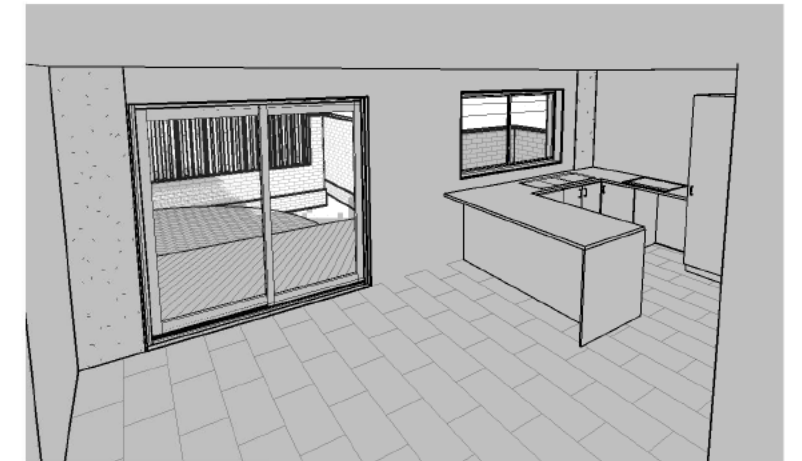
2 UNIT 3 - F+M - 21 JUNE - 12pm



3 UNIT 1 - F+M - 21 JUNE - 12pm



1 GROUND FLOOR - SUN PENETRATION - 21 JUNE - 12pm



4 UNIT 2 - F+M - 21 JUNE - 12pm  
NO SOLAR PENETRATION

File ref. 9060337

**28 September 2018**

The Manager  
Applications Secretariat  
Environment & Planning Directorate  
GPO Box 1908  
CANBERRA ACT 2601

Dear Sir/Madam,

**RE: DEVELOPMENT APPLICATION  
BLOCK 9 SECTION 46 DIVISION OF TURNER**

In accordance with provisions of the *Planning and Development Act 2007* set out below is a summary of the assessed  $V_1$  and  $V_2$  values determined for the abovementioned Development Application (DA), which can be placed on the public register.

$V_1$ – After Value	\$1,960,000
$V_2$ - Before Value	\$1,690,000

This letter is provided for use by the ACT Environment and Planning Directorate and their contract valuer for their use only in determining the above DA and for no other purposes. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this assessment.



Narelle Byrne

AAPI Certified Practising Valuer  
Manager Commercial Valuations  
API No: 67320 NSW RV No: VAL025785

**Opteon Property Group**

Opteon (ACT) Pty Ltd  
ABN 84 164 218 722  
2/113 Canberra Avenue, Griffith. ACT 2603  
P (02) 6248 7837 E [act.instructions@opg.net](mailto:act.instructions@opg.net)  
F (02) 6232 6233 W [www.opg.net](http://www.opg.net)

**VALUE MADE VISIBLE**

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**From:** [basubmission\\_electricity@Evoenergy.com.au](mailto:basubmission_electricity@Evoenergy.com.au)  
**To:** [EPD, Customer Services](#)  
**Subject:** Evoenergy Application Decision. Application - 172297. Turner - 9/46 (Email 1 of 2)  
**Date:** Monday, 15 October 2018 8:02:21 AM  
**Attachments:** [Conditional Approval Electricity172297.pdf](#)  
[%FLOORASSESS-201834426-BASEMENT PLAN-01#2.pdf](#)  
[%FLOORASSESS-201834426-GROUND-01#2.pdf](#)  
[%FLOORASSESS-201834426-LEVEL 1-01#2.pdf](#)  
[%FLOORASSESS-201834426-LEVEL 2-01#2.pdf](#)  
[DEMO-201834426-01#2.pdf](#)  
[ELEV-201834426-EAST AND WEST-02#2.pdf](#)  
[ELEV-201834426-NORTH-02#2.pdf](#)

---

**Evoenergy**

**Approval ID : 172297, Turner 9 /46**


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

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

Separate compliance statements may be required from other entities.

Regards

  
[Evoenergy](#)

  
**Facsimile** 02 6293 5762  
**Email** [devapp@evoenergy.com.au](mailto:devapp@evoenergy.com.au)  
GPO Box 366 Canberra ACT 2601  
[www.evoenergy.com.au](http://www.evoenergy.com.au)

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\*\*\*\*\*

**From:** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
**To:** [EPD, Customer Services](#)  
**Subject:** Icon Water Application Decision. Application - 172304. Turner - 9/46 (Email 3 of 10)  
**Date:** Friday, 28 September 2018 11:39:32 AM  
**Attachments:** [%FLOORASSESS-201834426-GROUND-01#2.pdf](#)  
[%FLOORASSESS-201834426-LEVEL 1-01#2.pdf](#)  
[%FLOORASSESS-201834426-LEVEL 2-01#2.pdf](#)  
[%LEASE-201834426-01.pdf](#)  
[%LIGHTING-201834426-01#2.pdf](#)  
[ACCESSREPORT-201834426-01#3.pdf](#)  
[APP-201834426-03#3.pdf](#)  
[AUTHORISATION-201834426-01#3.pdf](#)  
[CF12\\_0551.pdf](#)  
[DEMO-201834426-01#2.pdf](#)

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## Icon Water

### Approval ID : 172304, Turner 9 /46

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

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

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

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

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

### Future applications

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

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

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

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

Regards

**Matthew Bolton**  
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)

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\*\*\*\*\*

**From:** [EPSD DALeasingreferrals](#)  
**To:** [EPD, Customer Services](#)  
**Subject:** COMM-DA LEASING-2018.34426-9/46 TURNER-01 [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 25 September 2018 3:09:32 PM  
**Attachments:** [plans.obr](#)  
[supporting\\_docs.obr](#)  
[image001.png](#)

---

Hi Customer Service,

Thank you for referring this DA to DA Leasing for comment. The proposal is for the construction of 7 dwellings and the variation of the lease to remove the number specified.

The notification incorrectly describes the variation (a separate email has been sent to customer service regarding this) and the valuation report is insufficient as it values the incorrect proposal.

At this stage from a leasing perspective there is no reason not to support the proposal however in addition to standard leasing conditions any approval will need to include conditions that require a new valuation report to be submitted as further information.

Thanks,  
Karen.

Karen Walker | Leasing DA  
**Phone 02 6207 7257** | Fax 02 6207 1856  
Planning and Delivery Division | Environment, Planning and Sustainable Development | **ACT Government**  
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 | [www.planning.act.gov.au](http://www.planning.act.gov.au)  
Mon - Fri, 9:30 - 14:30

---

**From:** EPD, Customer Services  
**Sent:** Monday, 24 September 2018 2:27 PM  
**To:** EPSD DALeasingreferrals <DALeasingreferrals@act.gov.au>  
**Subject:** REFERRAL-DA LEASING-2018.34426-9/46 TURNER-01

**DEVELOPMENT APPLICATION NO:** 201834426  
**BLOCK:** 9 **SECTION:** 46 **DIVISION:** TURNER

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION - demolition of the existing dwelling and construction of a 3 storey dwelling comprising 7 units, basement car parking and associated works. LEASE VARIATION to specify seven (7) dwellings.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(16/10/2018)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services  
[EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

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

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

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

Kind Regards

Katherine

Phone 6207 1923

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

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

**Access Canberra | ACT Government**

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

cid:image004.png@01D3DE12.73C7D510



*Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.*

**From:** [basubmission\\_electricity@Evoenergy.com.au](mailto:basubmission_electricity@Evoenergy.com.au)  
**To:** [EPD, Customer Services](#)  
**Subject:** Evoenergy Application Decision. Application - 172297. Turner - 9/46 (Email 2 of 2)  
**Date:** Monday, 15 October 2018 8:02:32 AM  
**Attachments:** [ELEV-201834426-SOUTH-02.pdf](#)  
[SITE-201834426-01.pdf](#)  
[3811\\_004 Minimum Clearances overhead.pdf](#)  
[3832\\_018 Separation requirements.pdf](#)

---

## Evoenergy

### Approval ID : 172297, Turner 9 /46


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

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

Separate compliance statements may be required from other entities.

Regards

  
[Evoenergy](#)

  
**Facsimile** 02 6293 5762  
**Email** [devapp@evoenergy.com.au](mailto:devapp@evoenergy.com.au)  
GPO Box 366 Canberra ACT 2601  
[www.evoenergy.com.au](http://www.evoenergy.com.au)

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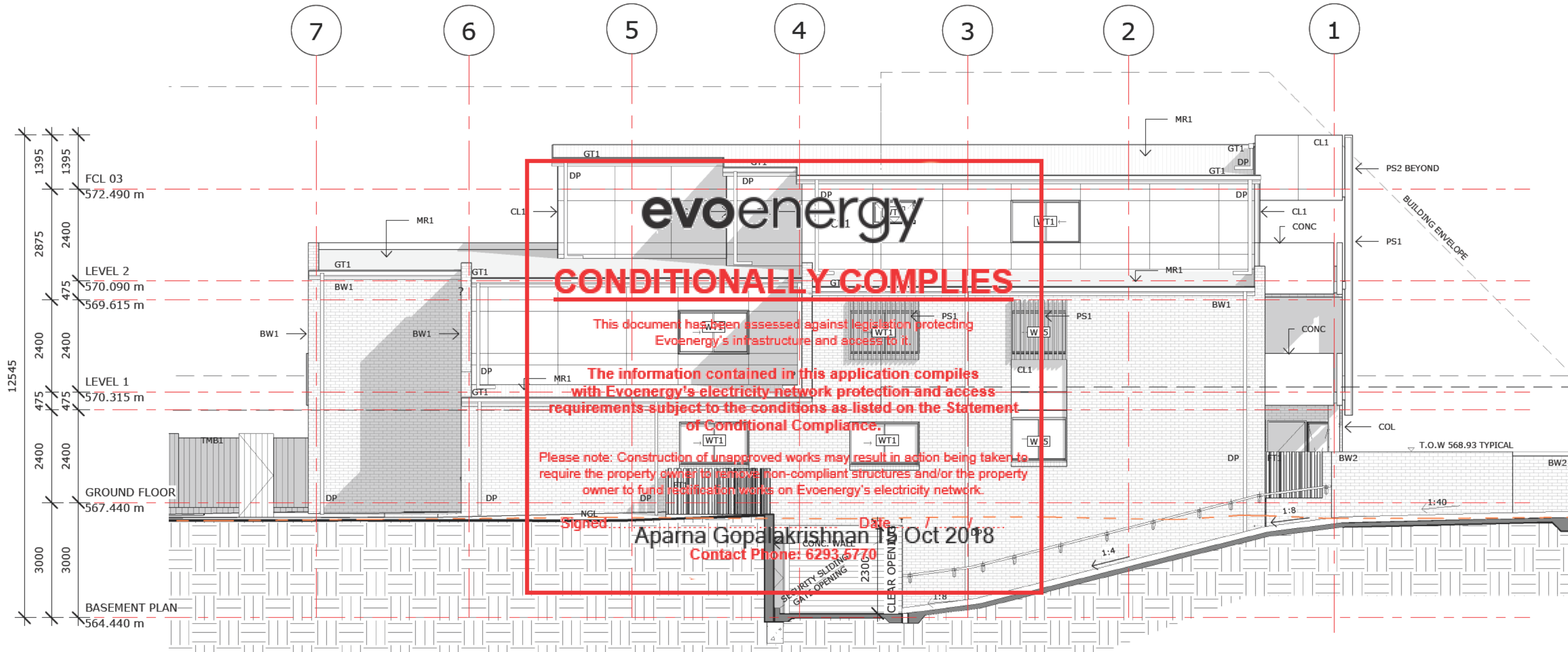
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\*\*\*\*\*

**LEGEND**

- MR1 - METAL ROOFING, RAINWATER GOODS + FLASHINGS- COLORBOND 'SHALE GREY'
- GT1- GUTTERS. COLORBOND 'MONUMENT'
- DP1- DOWNPIPE. COLORBOND 'MONUMENT'
- BW1 - FACE BRICKWORK 1- GENERAL WALL. AUSTRAL NUBRIK 'CHAPEL RED'. STRETCHER BOND
- BW2- FACE BRICKWORK 2- COURTYARD WALL. BOWRAL BRICKS 'MURRAY GREY' STRETCHER BOND
- CL1 - FACADE CLADDING 1. FAIRVIEW EQUITONE 'NATURA N154'
- GL1- GLAZED WINDOWS + DOORS. POWDERCOATED FINISH TO MATCH 'MONUMENT'
- AL1- ALUMINIUM FRAME WINDOW + DOOR. POWDERCOATED FINISH TO MATCH 'MONUMENT'
- PS1 - POWDERCOATED STEEL SCREENING. FINISH TO MATCH 'MONUMENT'
- PS2 - POWDERCOATED FEATURE FRAME. FINISH TO MATCH 'MONUMENT'
- PST1- EXTERNAL STEELWORK.S PAINT FINISH TO MATCH 'MONUMENT'
- CONC - BALCONY BALUSTRADES. CONCRETE FINISH
- FT1- FENCE TYPE 1. POWDERCOATED STEEL SCREEN. FINISH TO MATCH 'MONUMENT'
- TMB1- TIMBER FENCE1- HARDWOOD. LAPPED + CAPPED.
- TMB2- MODWOOD DECKING.
- GRILL- ALUMINUM FRAME LOURVES. POWDERCOATED TO MATCH 'MONUMENT'
- TMS- TRACK SLIDING - SECURITY GATE. HOT D. GALVANISED RHS.



**evoenergy**

**CONDITIONALLY COMPLIES**

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

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

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

Signed: **Aparna Gopalakrishnan** Date: **19 Oct 2018**  
 Contact Phone: **6293 5770**

01 SOUTH ELEVATION  
1 : 100



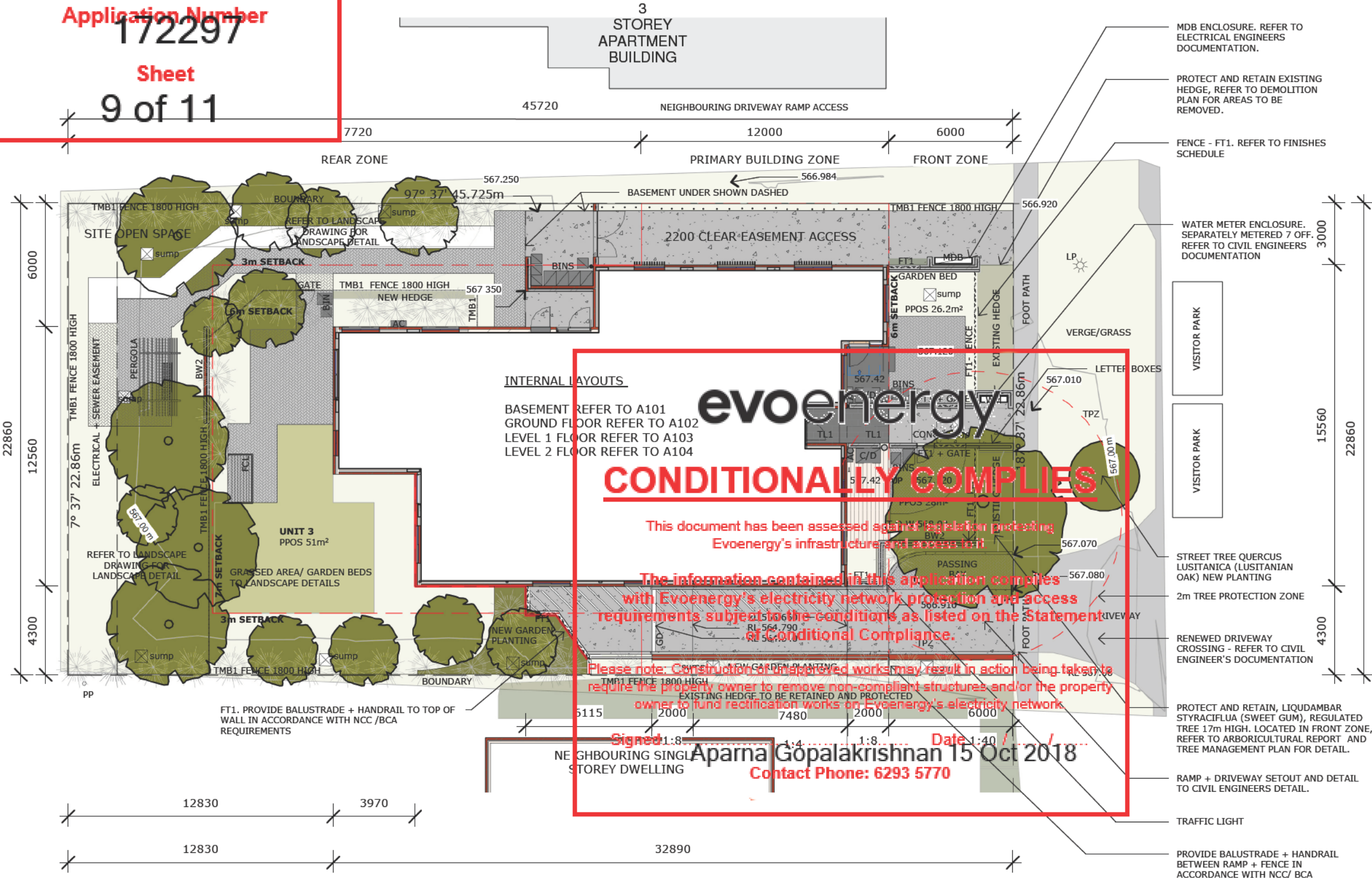
PROJECT STATUS:  
**Issue For Approval**

SOUTH ELEVATION  
HOUSING ACT - MULTI UNIT DEVELOPMENT  
9 FORBES STREET, TURNER ACT  
BK:9 SEC:46 TURNER  
SCALE: 1 : 100 @A3

**MUNNS SLY MOORE** architects

MUNNS SLY MOORE ARCHITECTS PTY LTD  
9 Hall Street | PO Box 5593 | Lyneham ACT 2402 Australia  
P +61 2 6248 8922 F +61 2 6248 8300  
www.munnslymoore.com.au





**CONDITIONALLY COMPLIES**

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

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

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

Signed: **Aparna Gopalakrishnan** Date: 15 Oct 2018  
Contact Phone: 6293 5770

**PROJECT DETAILS**

**TURNER:** Block 9, Section 46 Urban REGISTERED  
**ADDRESS** 9 FORBES STREET  
**TERRITORY PLAN** - Land Use Zone:  
 RZ4: MEDIUM DENSITY RESIDENTIAL  
**SITE AREA:** 1045m<sup>2</sup>  
**EXISTING RESIDENCE FOOTPRINT:** 154m<sup>2</sup> (3 BEDROOM)  
**MAX PLOT RATIO:** 80%  
**MAX PERMITTED FLOOR AREA:** 836m<sup>2</sup>  
**MAX FLOORS:** 3  
**BUILDABLE AREA:** 691m<sup>2</sup> (WITHIN SETBACK)

**AREA SCHEDULE**

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

**30% REAR ZONE COVERAGE**

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

**SITE OPEN SPACE**

322.8m<sup>2</sup> ACTUAL  
 (209m MIN 20% OF 1045 Site Area)

**CARPARKING REQUIREMENTS**

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

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

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

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

**UNIT AREAS / YIELD**

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



PROJECT STATUS:  
**Issue For Approval**

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

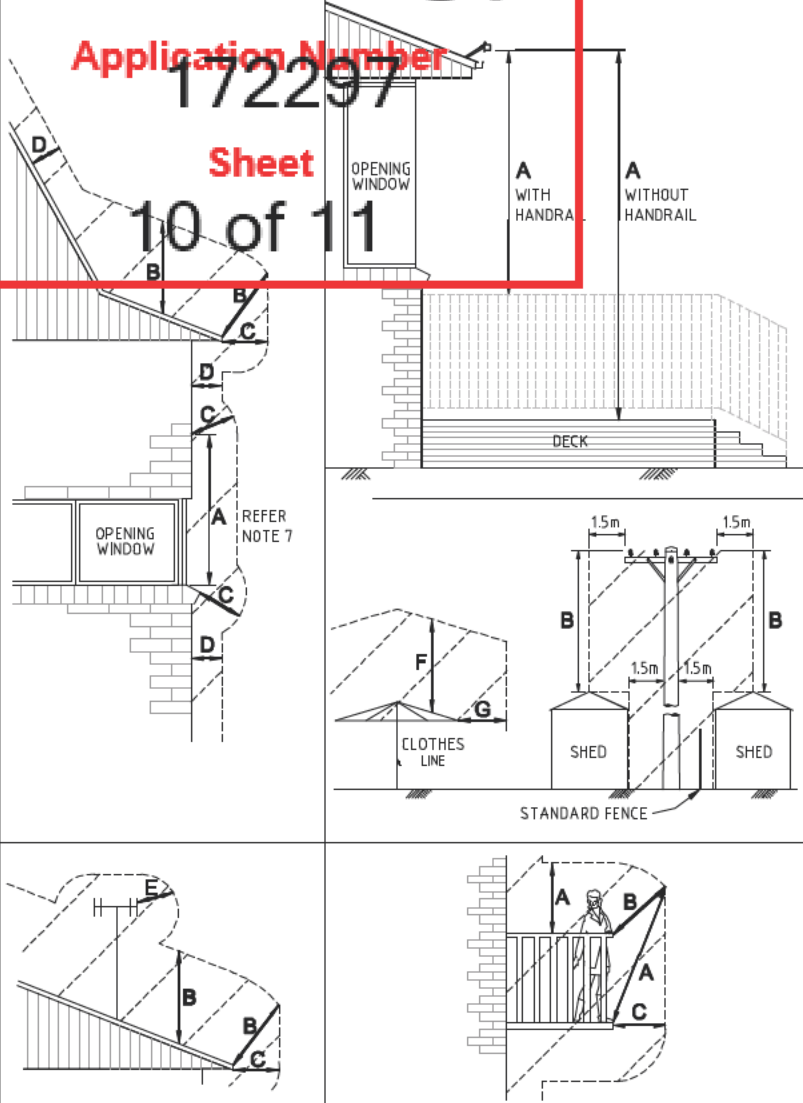


Application Number

172297

Sheet

10 of 11



OVERHEAD CONDUCTORS MUST NOT COME WITHIN THE SHADED AREA

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

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

TABLE 2 - GROUND CLEARANCE (INSULATED SERVICE CONDUCTORS)

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

TABLE 3 - CLEARANCE FROM STRUCTURES

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

GENERAL NOTES:

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

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

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

**evoenergy**

MINIMUM CLEARANCES  
INSULATED & BARE  
OVERHEAD CONDUCTORS

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

## MINIMUM SEPARATION REQUIREMENTS

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

**Application Number**  
FROM ANY PART OF: **172297** TO NEAREST PART OF:

**Sheet**

**11 of 11**

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

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

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

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

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

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

Scale:	Date:	Sheet No:
Work Pack No:	File:	
Status:		
Current		
A3	3832-018	Rev 0

**From:** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
**To:** [EPD, Customer Services](#)  
**Subject:** Icon Water Application Decision. Application - 172304. Turner - 9/46 (Email 4 of 10)  
**Date:** Friday, 28 September 2018 11:39:28 AM  
**Attachments:** [DRIVEWAYPLAN-201834426-01#2.pdf](#)  
[ELEV-201834426-EAST\\_AND\\_WEST-02#2.pdf](#)  
[ELEV-201834426-NORTH-02#2.pdf](#)  
[ELEV-201834426-SOUTH-02.pdf](#)

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## Icon Water

### Approval ID : 172304, Turner 9 /46

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

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

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

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

Regards

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

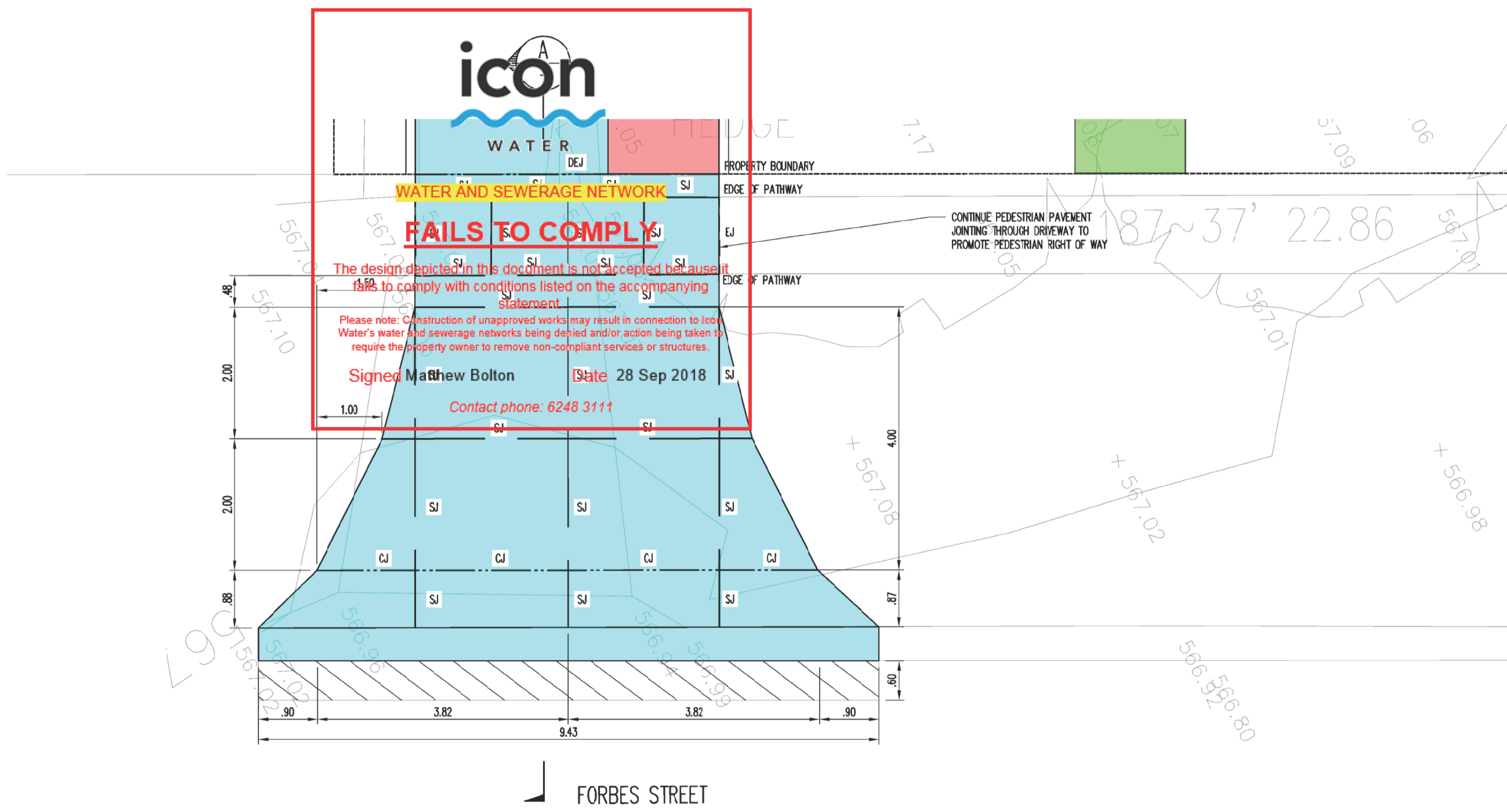
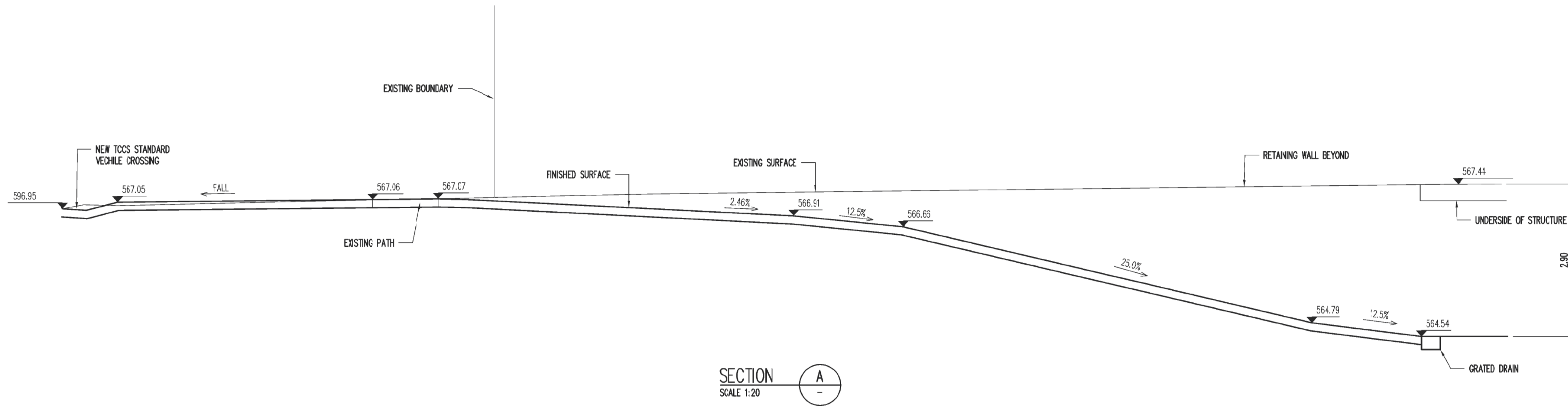
**Telephone** 02 6248 3111  
**Facsimile** 02 6242 1459  
**Email** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
GPO Box 366 Canberra ACT 2601  
[www.iconwater.com.au](http://www.iconwater.com.au)

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Filename: C004.dwg - User: miker - Plot File Created: Aug 28, 2018 - 9:11am

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

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
C	ISSUED FOR DA	OP	NL	20.08.18					
B	ISSUE FOR DA REVIEW	OP	EM	10.08.17					
A	ISSUE FOR DA	OP	RC	28.02.17					



Project  
UNIT DEVELOPMENT  
BLOCK 9 SECTION 46  
TURNER, ACT

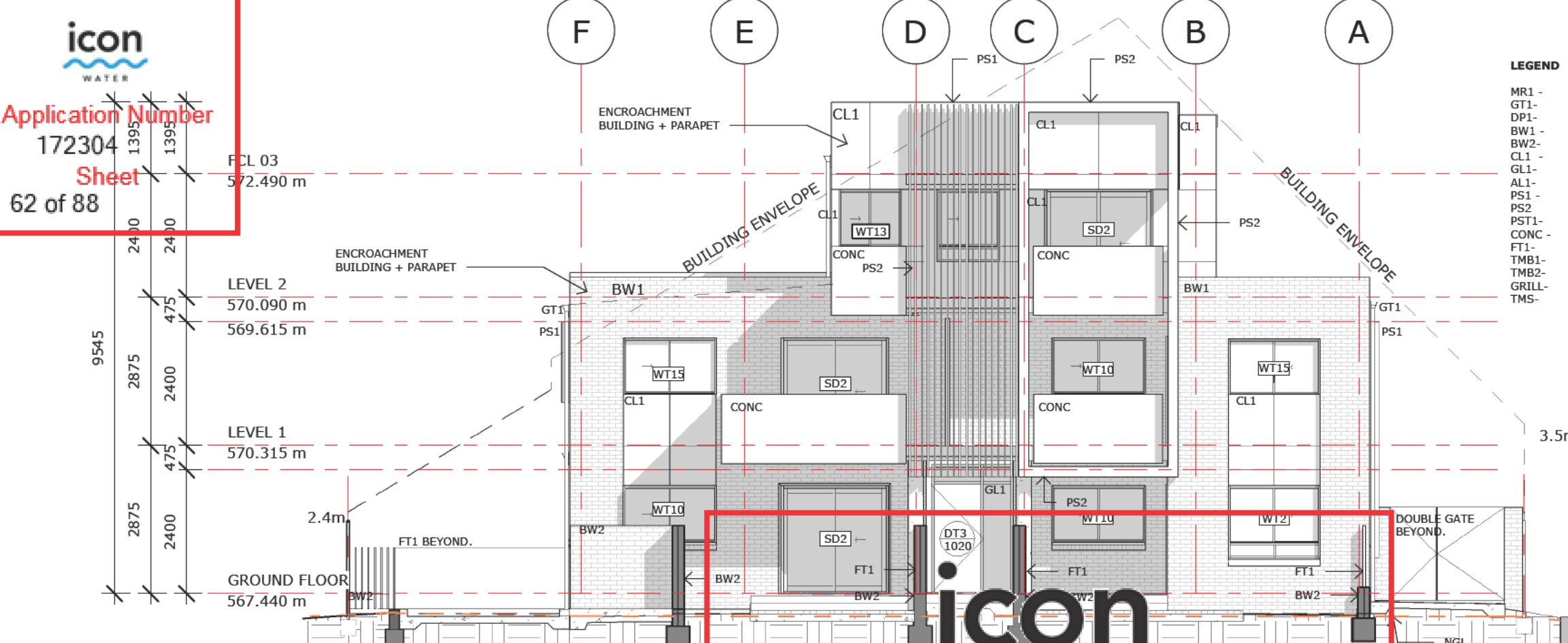
Sheet Subject  
DRIVEWAY DETAILS

**PRELIMINARY**

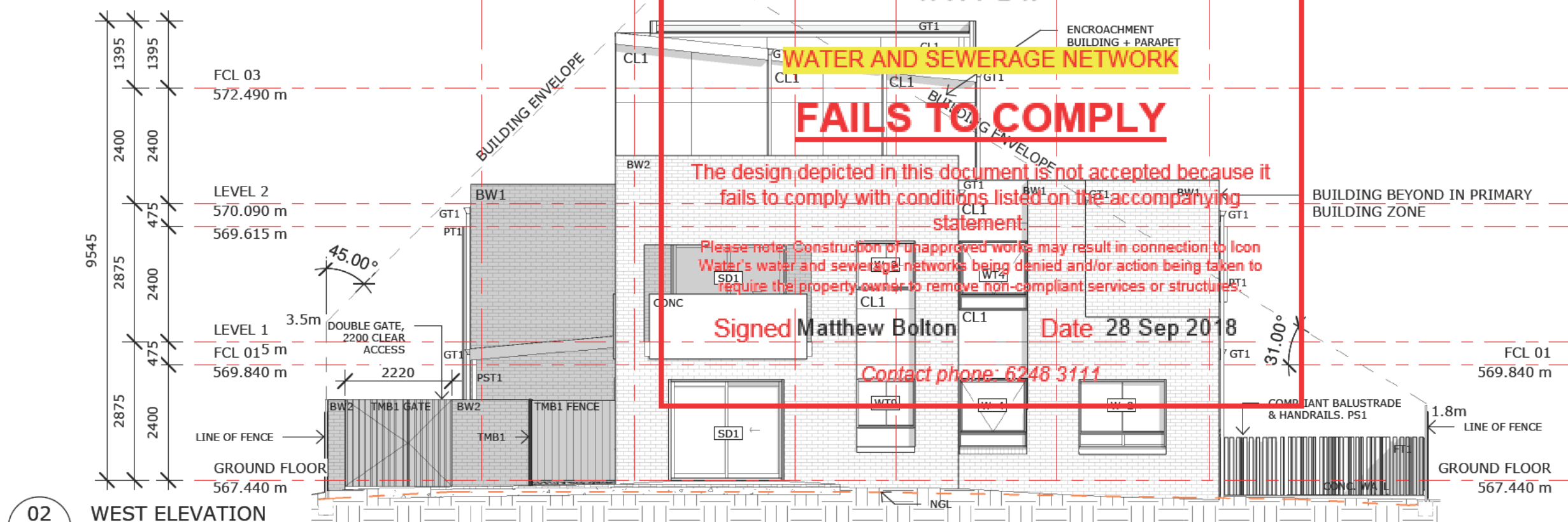
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Jcb No 179013	Drawing No C004	Revision C
Plot File Created: Aug 28, 2018 - 9:11am		

**LEGEND**

- MR1 - METAL ROOFING, RAINWATER GOODS + FLASHINGS- COLORBOND 'SHALE GREY'
- GT1- GUTTERS. COLORBOND 'MONUMENT'
- DP1- DOWNPIPE. COLORBOND 'MONUMENT'
- BW1 - FACE BRICKWORK 1- GENERAL WALL. AUSTRAL NUBRIK 'CHAPEL RED'. STRETCHER BOND
- BW2- FACE BRICKWORK 2- COURTYARD WALL. BOWRAL BRICKS 'MURRAY GREY' STRETCHER BOND
- CL1 - FACADE CLADDING 1. FAIRVIEW EQUITONE 'NATURA N154'
- GL1- GLAZED WINDOWS + DOORS. POWDERCOATED FINISH TO MATCH 'MONUMENT'
- AL1- ALUMINIUM FRAME WINDOW + DOOR. POWDERCOATED FINISH TO MATCH 'MONUMENT'
- PS1 - POWDERCOATED STEEL SCREENING. FINISH TO MATCH 'MONUMENT'
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- GRILL- ALUMINIUM FRAME LOURVES. POWDERCOATED TO MATCH 'MONUMENT'
- TMS- TRACK SLIDING - SECURITY GATE. HOT D. GALVANISED RHS.



**01 FRONT ELEVATION EAST ELEVATION**  
1 : 100



**02 WEST ELEVATION**  
1 : 100

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 Matthew Bolton Date 28 Sep 2018

Contact phone: 6248 3111



PROJECT STATUS:  
**Issue For Approval**

**EAST + WEST ELEVATIONS**  
HOUSING ACT - MULTI UNIT DEVELOPMENT  
9 FORBES STREET, TURNER ACT  
BK:9 SEC:46 TURNER  
SCALE: 1 : 100 @A3

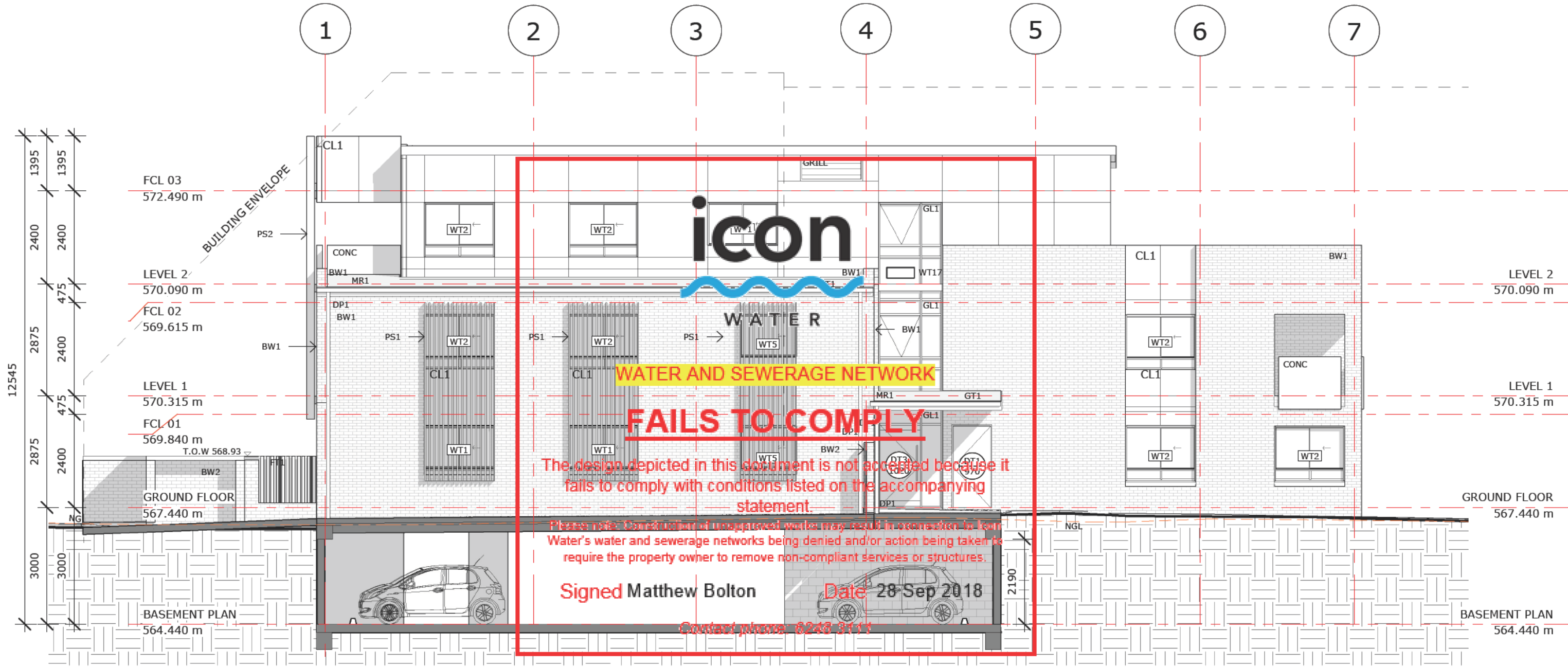
**MUNNS SLY MOORE architects**

MUNNS SLY MOORE ARCHITECTS PTY LTD  
9 HILL STREET | PO BOX 5093 | LYNEHAM ACT 2402 AUSTRALIA  
P +61 2 6248 8922 F +61 2 6248 8300  
www.munnslymoore.com.au



**LEGEND**

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01 NORTH ELEVATION  
1 : 100

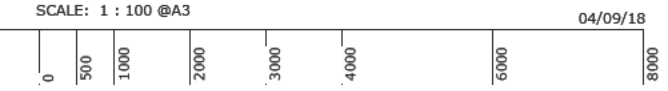


PROJECT STATUS:  
**Issue For Approval**

NORTH ELEVATION  
HOUSING ACT - MULTI UNIT DEVELOPMENT  
9 FORBES STREET, TURNER ACT  
BK:9 SEC:46 TURNER  
SCALE: 1 : 100 @A3

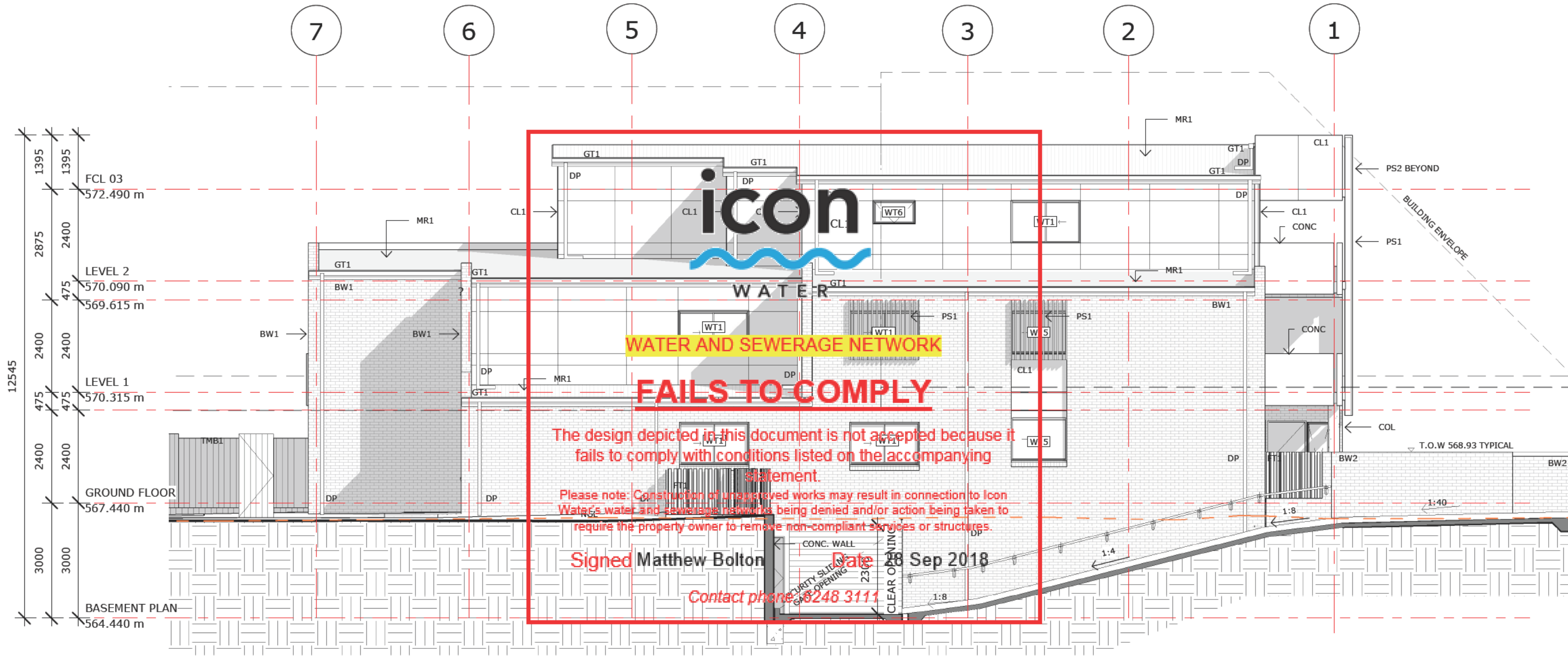
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MUNNS SLY MOORE ARCHITECTS PTY LTD  
9 Hall Street | PO Box 5593 | Lyneham ACT 2402 Australia  
P +61 2 6248 8922 F +61 2 6248 8300  
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**LEGEND**

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01 SOUTH ELEVATION  
1 : 100



PROJECT STATUS:  
**Issue For Approval**

**SOUTH ELEVATION**  
HOUSING ACT - MULTI UNIT DEVELOPMENT  
9 FORBES STREET, TURNER ACT  
BK:9 SEC:46 TURNER  
SCALE: 1 : 100 @A3

**MUNNS SLY MOORE** architects

MUNNS SLY MOORE ARCHITECTS PTY LTD  
9 Hall Street | PO Box 5593 | Lyneham ACT 2602 Australia  
P +61 2 6248 8922 F +61 2 6248 8300  
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**From:** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
**To:** [EPD, Customer Services](#)  
**Subject:** Icon Water Application Decision. Application - 172304. Turner - 9/46 (Email 5 of 10)  
**Date:** Friday, 28 September 2018 11:39:36 AM  
**Attachments:** [LOCALITY-201834426-01.pdf](#)  
[LSCAPE-201834426-01.pdf](#)  
[LSCAPE-201834426-DETAILS-01.pdf](#)  
[LSCAPE-201834426-INDEX-01.pdf](#)  
[LSCAPE-201834426-PLANTING-01.pdf](#)

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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

**Matthew Bolton**

[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)

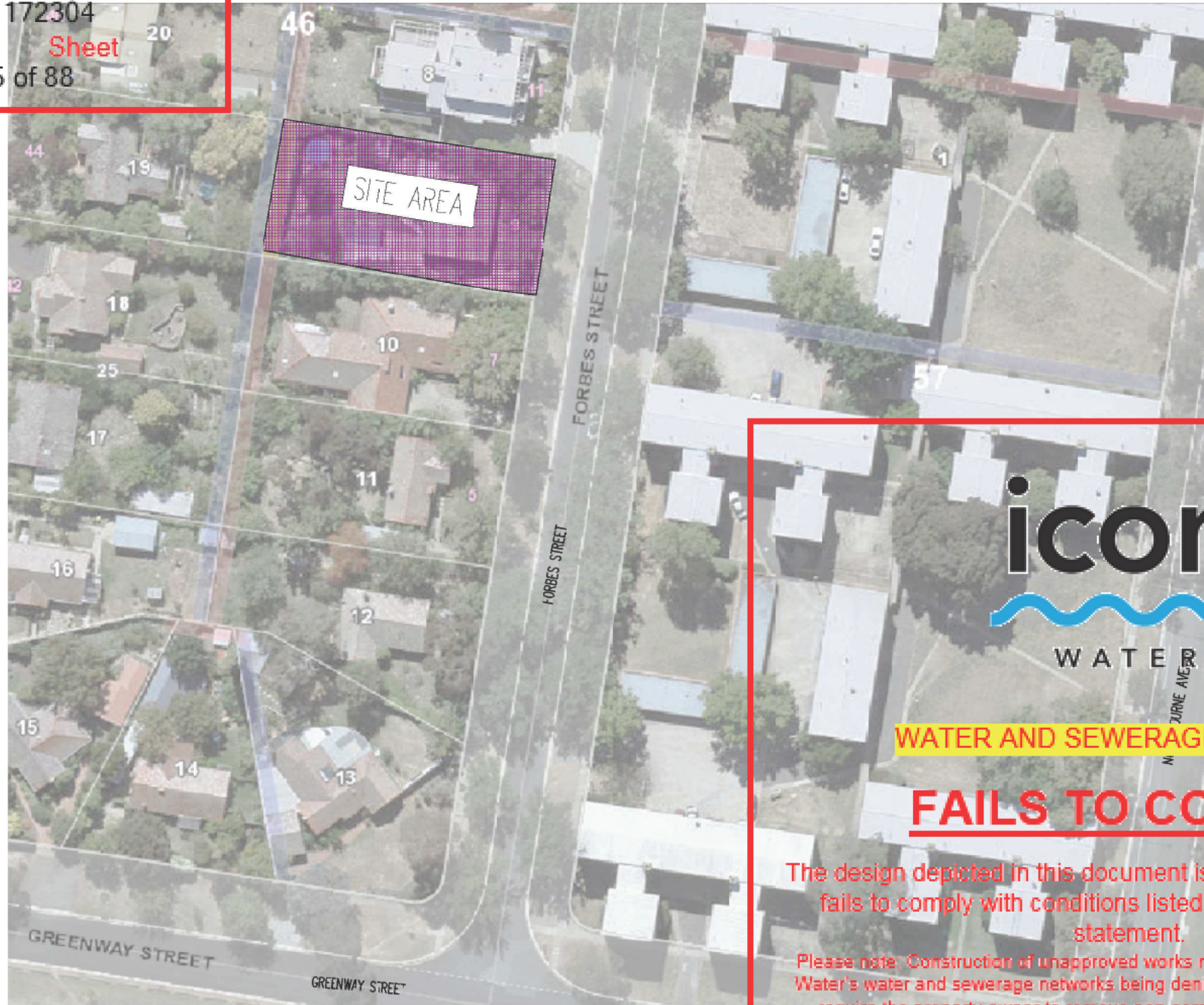
Please consider our environment before printing this email.

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**\*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.

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# UNIT DEVELOPMENT BLOCK 9 SECTION 46 TURNER



**icon**  
WATER

**WATER AND SEWERAGE NETWORK FAILS TO COMPLY**

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Signed Matthew Bolton Date 28 Sep 2018

Contact phone: 6248 3111

**GENERAL NOTES**

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

**STORMWATER DRAINAGE NOTES**

- Stormwater Design Criteria:
  - Average recurrence interval - 1:100 years for roof drainage to first external pit
  - Runoff coefficient - 0.7
  - Time of concentration - 6 minutes
  - Design flow - 180 mm<sup>3</sup>/hr
  - Design flow - 132 mm<sup>3</sup>/hr
  - Roof areas - Cas = 0.3
  - Driveway paved areas - Cas = 0.5
  - Landscaped areas - Cas = 0.2
- Pipes 300 dia and larger to be reinforced concrete Class '2' approved gasket and socket with rubber ring joints UNO.
- Pipes up to 300 dia shall be sewer grade UPVC with gasketed joints.
- For all other pipe sizes refer to the relevant T&MS Design Standards and Specifications.
- Precast pits may be used external to the building subject to approval of the Managing Contractor.
- Changes to dimensions of services to be manufactured fittings where pipes are less than 300 dia.
- Where subsoil drains pass under floor slabs and vehicular pavements, unslotted UPVC sewer grade pipe is to be used.
- Grates use cover shall conform with AS 3996-2006 and AS 3725.
- Pipes are to be installed in accordance with AS 3725. All bedding to be in accordance with AS 3725.
- Core is to be taken with levels of stormwater lines. Grades shown on drawings are to be used.
- All stormwater pipes to be 100 dia at 1.0% min fall UNO.
- Subsoil drains to be slotted UPVC UNO.
- Adopt invert levels for pipe installation (grades shown are only for information).

**SITING NOTES**

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

**CONCRETE FINISHING NOTES**

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

**CONCRETE NOTES  
EXPOSURE CLASSIFICATION**

**CONCRETE (A2)**  
1. Place concrete of the following characteristic compressive strength  $f_c$  as defined in AS 1379:

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

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

**SURVEY AND SERVICES INFORMATION**

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

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

**UNDERGROUND SERVICES - WARNING**

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

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

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

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

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

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

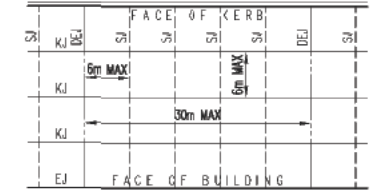
The property boundary and easement locations shown on Taylor Thomson Whitting drawing's have been based from information received from CAPITAL SURVEYS

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

**JOINING NOTES**

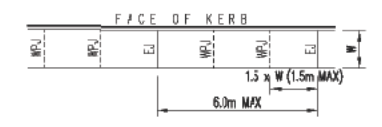
**VEHICULAR PAVEMENT JOINING**

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



**PEDESTRIAN FOOTPATH JOINING**

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



**DRAWING SCHEDULE**

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

LOCALITY PLAN  
BLOCK 9 SECTION 46 TURNER

Delivered: C001.dwg - USER: miker - Plot: P16 - Created: Aug 20, 2016 - 10:27am



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



Project  
**UNIT DEVELOPMENT  
BLOCK 9 SECTION 46  
TURNER, ACT**

Sheet Subject  
**COVER SHEET, NOTES AND  
LEGENDS**

Scale	1:100	Drawn	NL	Authorised	
Job No	179013	Drawing No	C001	Revision	C
Plot File Created: Aug 20, 2016 - 10:22am					

**PRELIMINARY**

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

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

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

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

DECIDUOUS TREES ALONG BOUNDARIES TO PROVIDE BUFFER BETWEEN EXISTING NEIGHBOURS

1.5m CONCRETE PATH AS FIRE STAIR ACCESS

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

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

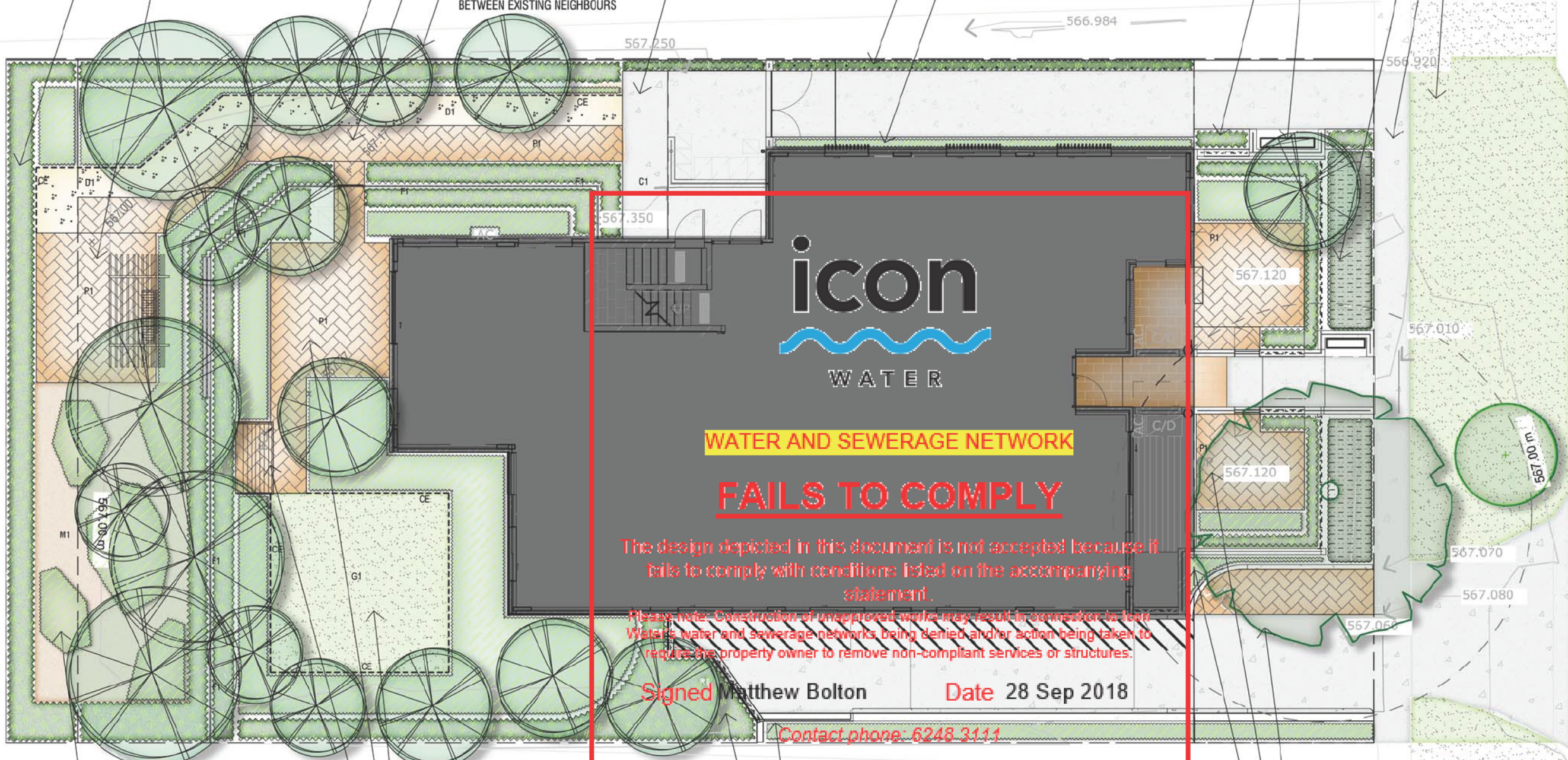
SHRUB PLANTING TO EASEMENT ACCESS-WAY TO PROVIDE PRIVACY FOR PRIVATE COURTYARD

SMALL DECIDUOUS TREE TO FRONT COURTYARD TO PROVIDE PRIVACY FROM STREET

RETAIN AND PROTECT EXISTING HEDGING ALONG FRONT BOUNDARY

EXISTING CONCRETE PATH TO BE RETAINED AND PROTECTED DURING CONSTRUCTION

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



**icon**  
WATER

**WATER AND SEWERAGE NETWORK FAILS TO COMPLY**

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Signed Matthew Bolton Date 28 Sep 2018  
Contact phone: 6248 3111

**LEGEND**

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

LARGE TREE PLANTINGS TO REAR GARDEN

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

DRYLAND GRASSING TO PRIVATE OPEN SPACE FOR THE ENJOYMENT OF TENANTS

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

PERMEABLE PAVED PAD UNDER UNIT 3 PRIVATE WASHING LINE

LOW PLANTING ALONG RAMPED DRIVEWAY

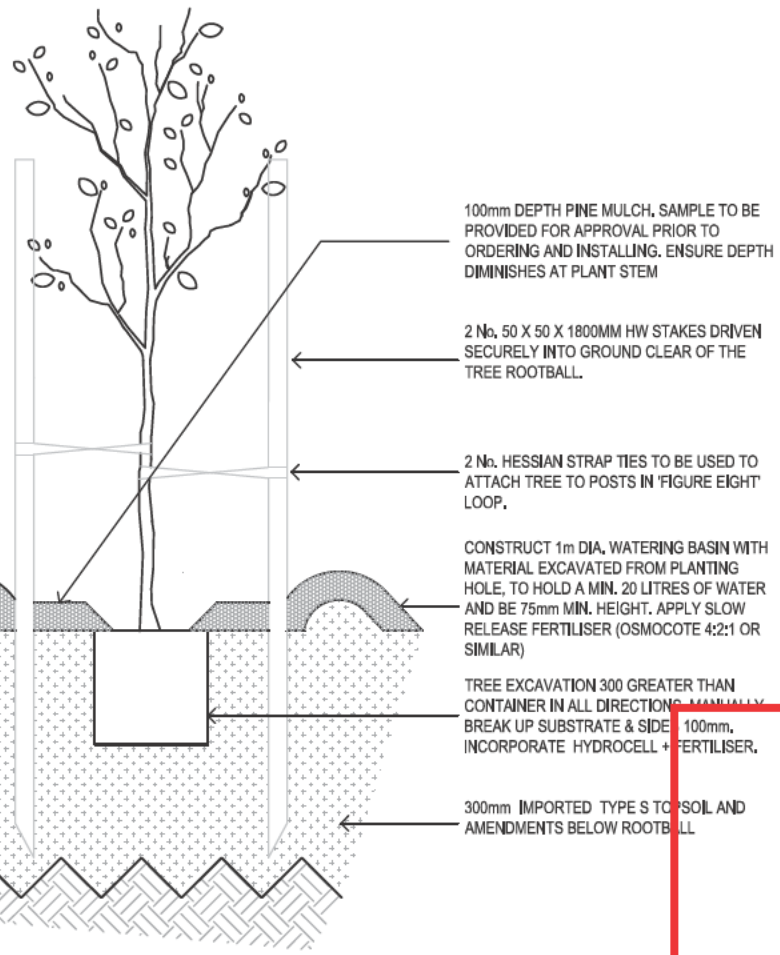
LARGE SHRUB PLANTING TO GARDEN BOUNDARY; TO PROVIDE BUFFER BETWEEN DRIVEWAY AND PRIVATE OPEN SPACE

RETAIN AND PROTECT EXISTING LIQUID AMBAR AS PER TMPP

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

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

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



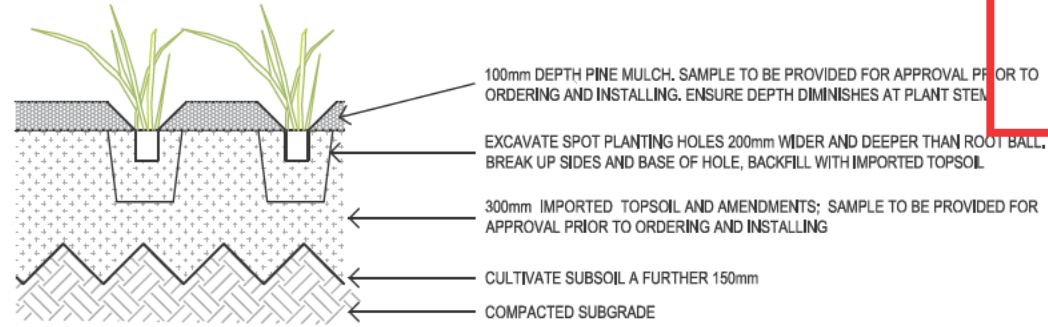
TREE PLANTING IN GARDEN BED  
SCALE 1:20

**ADDITIVES TO BE ADDED TO AMEYS TYPE S TOPSOIL**

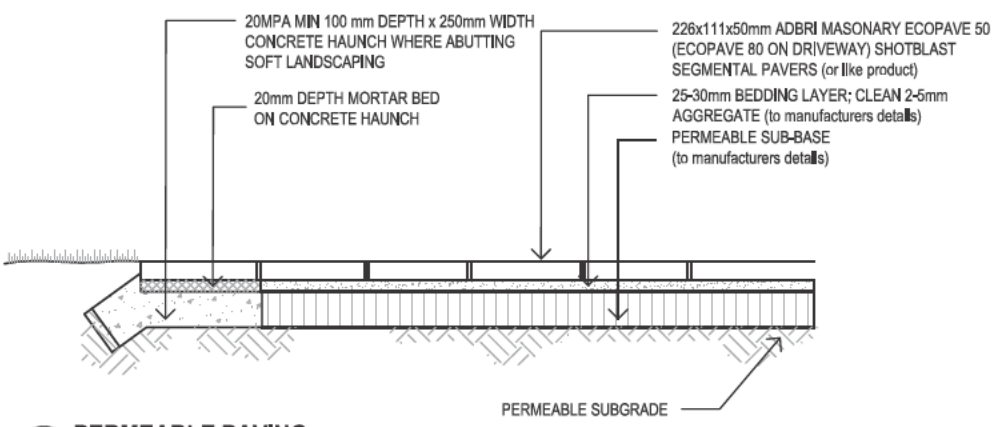
**STEP 1:** APPLY GYPSUM TO EXPOSED SUBGRADE AT 80kg/100m<sup>2</sup>

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

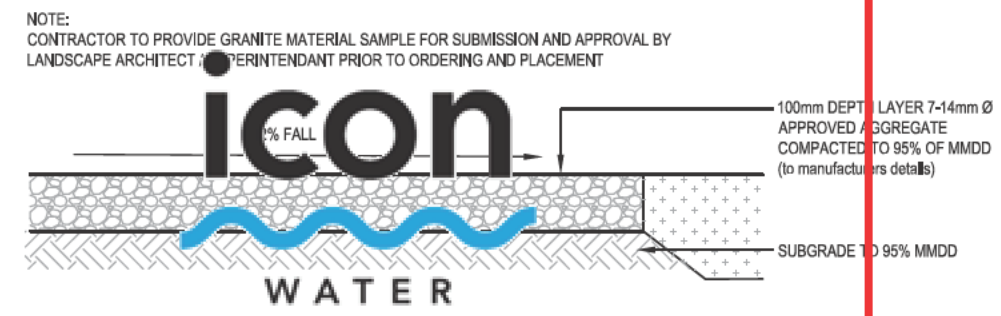
1. PROCESSED POULTRY MANURE EQUAL TO DYNAMIC LIFTER ORGANIC LAWN FOOD AT 40kg/100m<sup>2</sup>
2. AGRICULTURAL LIMESTONE (CaCO<sub>3</sub>) AT 20kg/100m<sup>2</sup>
3. POTASSIUM SULPHATE AT 15kg/100m<sup>2</sup>



MASS PLANTING BED  
SCALE 1:20



PERMEABLE PAVING  
SCALE 1:20



DECOMPOSED GRANITE GRAVEL PATH  
SCALE 1:20

**WATER AND SEWERAGE NETWORK**

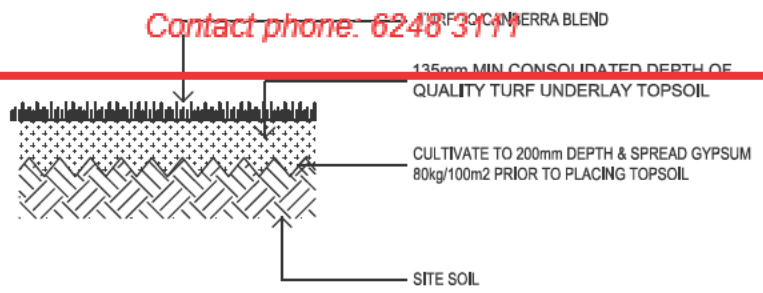
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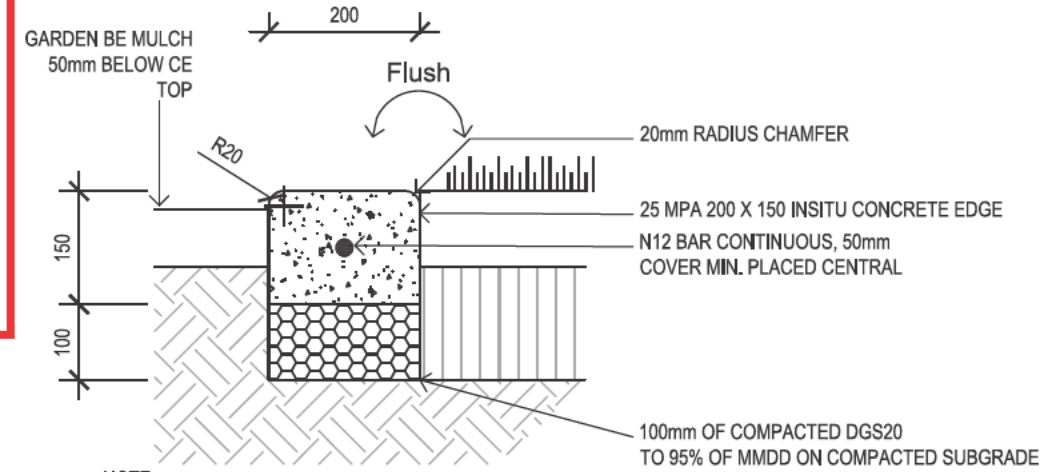
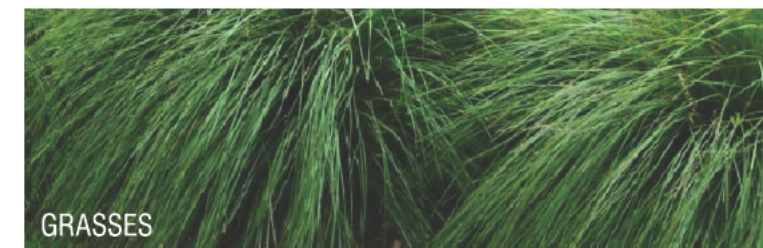
Signed Matthew Bolton Date 28 Sep 2018

Contact phone: 6248 3111



TURF  
SCALE 1:20

TEXTURES PALETTE



NOTE:  
1. INSTALL 10mm BITUMEN E.J. AT 9m INTERVALS AND SAWN CONSTRUCTION JOINT EVERY 1.5m

CONCRETE EDGE  
SCALE 1:10

<p>NOTES</p> <ul style="list-style-type: none"> <li>1. COPYRIGHT AND PROPERTY OF ENVIRO LINKS DESIGN PTY LTD. MAY BE USED ONLY FOR THE STATED PROJECT AND ISSUE STATUS, AND IN ACCORDANCE WITH TERMS OF ENGAGEMENT FOR WHICH IT WAS COMMISSIONED.</li> <li>2. TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS AND DEVELOPMENT APPROVAL CONDITIONS. OBTAIN ANY OUTSTANDING STATUTORY APPROVALS PRIOR TO COMMENCEMENT OF WORKS.</li> <li>3. RELATED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS, DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.</li> <li>4. WHERE REQUIRED FOR CONSTRUCTION.</li> <li>5. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICES AND OBTAINING NECESSARY CLEARANCES AND APPROVALS. CONTRACTOR TO VERIFY DIMENSIONS, LEVELS &amp; UTILITIES TO SITE CONDITIONS AND PRIOR WORKS, AND REPORT ALL DISCREPANCIES TO THE SUPERINTENDENT FOR RESOLUTION BEFORE COMMENCING WORK.</li> <li>6. PRESENT SAMPLES AND OBTAIN APPROVAL FROM SUPERINTENDENT FOR ANY NON-SPECIFIED MATERIALS OR FINISHES.</li> <li>7. ADOPT AND IMPLEMENT APPROVED TREE MANAGEMENT PLAN, LANDSCAPE MANAGEMENT &amp; PROTECTION PLAN &amp; ENVIRONMENTAL AUTHORIZATIONS. ALL WORKS TO BE IN ACCORDANCE WITH CURRENT TAMS (OAS) STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS UNLESS OTHERWISE PRESCRIBED. ALL DISTURBANCE BY WORKS MUST BE REINSTATED TO EXISTING CONDITIONS.</li> </ul>				<p>PROJECT TEAM</p> <p>MUNNS SLY MOORE architects</p>	<p>CLIENT</p> <p>enviro links design</p>	<p>LANDSCAPE ARCHITECT</p> <p>9 FORBES ST, TURNER HOUSING UNIT DEVELOPMENT</p>	<p>TITLE</p> <p>DETAILS &amp; INDICATIVE IMAGES</p>
<p>ISSUE</p> <p>A FOR DEVELOPMENT ASSESSMENT</p>	<p>DESCRIPTION</p>	<p>DWN</p> <p>RS JK</p>	<p>APPRO</p> <p>17/08/2018</p>	<p>SCALE</p> <p>JOB NO. 1704</p>	<p>ISSUE</p> <p>DWG NO. LD01</p>		

# TURNER HOUSING UNIT DEVELOPMENT

9 FORBES STREET, TURNER

## FOR DEVELOPMENT APPLICATION LANDSCAPE WORKS PACKAGE

PREPARED FOR: MUNNS SLY MOORE ARCHITECTS



**WATER AND SEWERAGE NETWORK**

### FAILS TO COMPLY

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Signed Matthew Bolton      Date 28 Sep 2018

Contact phone: 6248 3111

### DRAWING LIST

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

Application Number  
**172304**  
Sheet  
**69 of 84**

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

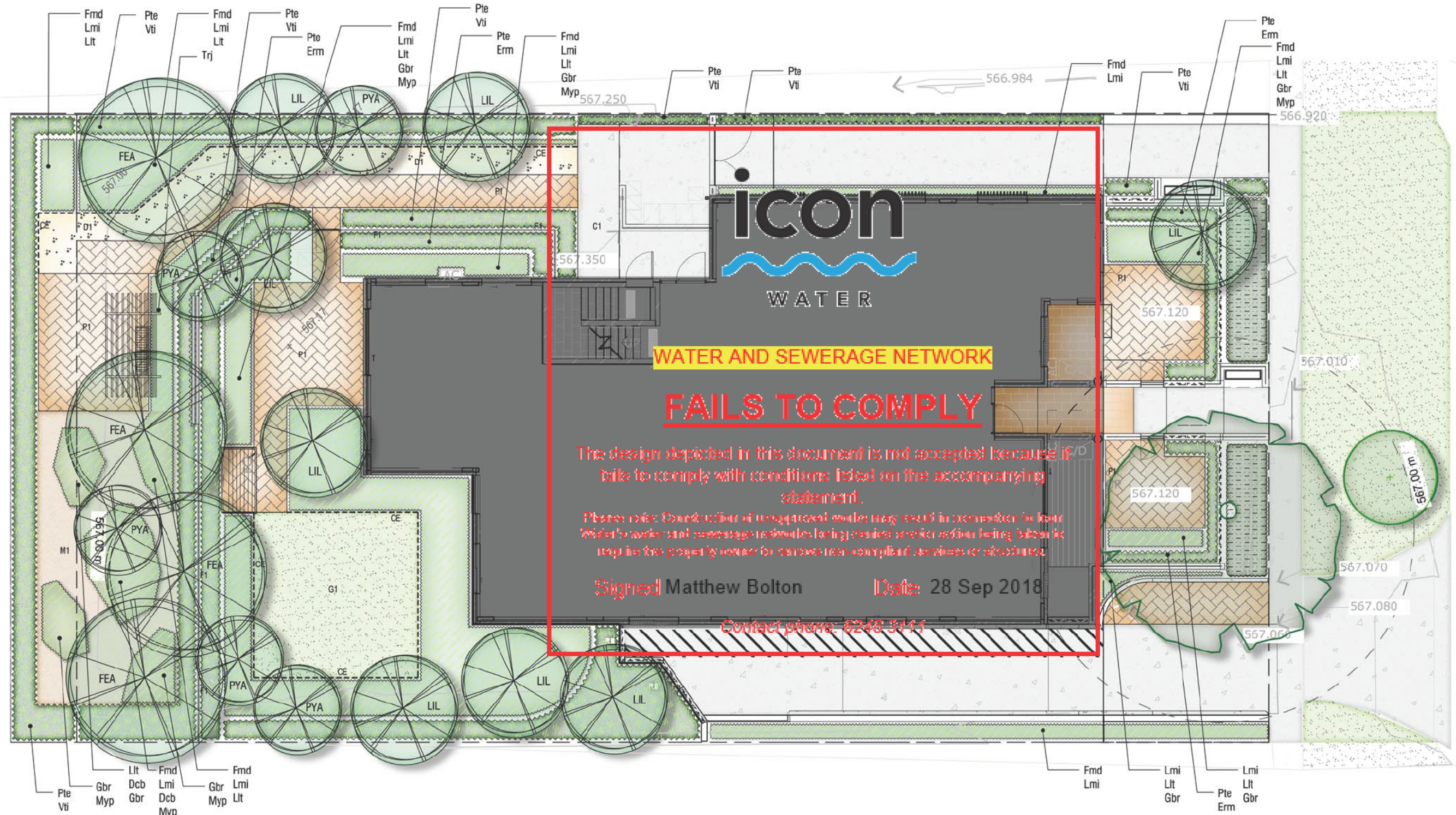
  

LARGE SHRUBS (200mm)	SPACING	MATURE SIZE (m)
Pt Pittosporum ternatum 'James Stirling'	1/m <sup>2</sup>	3x2
Vt Viburnum tinus	1/m <sup>2</sup>	2x2

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

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



**WATER AND SEWERAGE NETWORK FAILS TO COMPLY**

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Signed Matthew Bolton Date 28 Sep 2018

Contact phone: 6248 3111

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