

From: 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](#)

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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

GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

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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.

icon
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 SURVEYS FROM ACTEWAGL OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR.

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.

6. TURN OFF THE ISOLATION VALVE UNTIL REQUIRED.

7. 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.

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 PLANS 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.

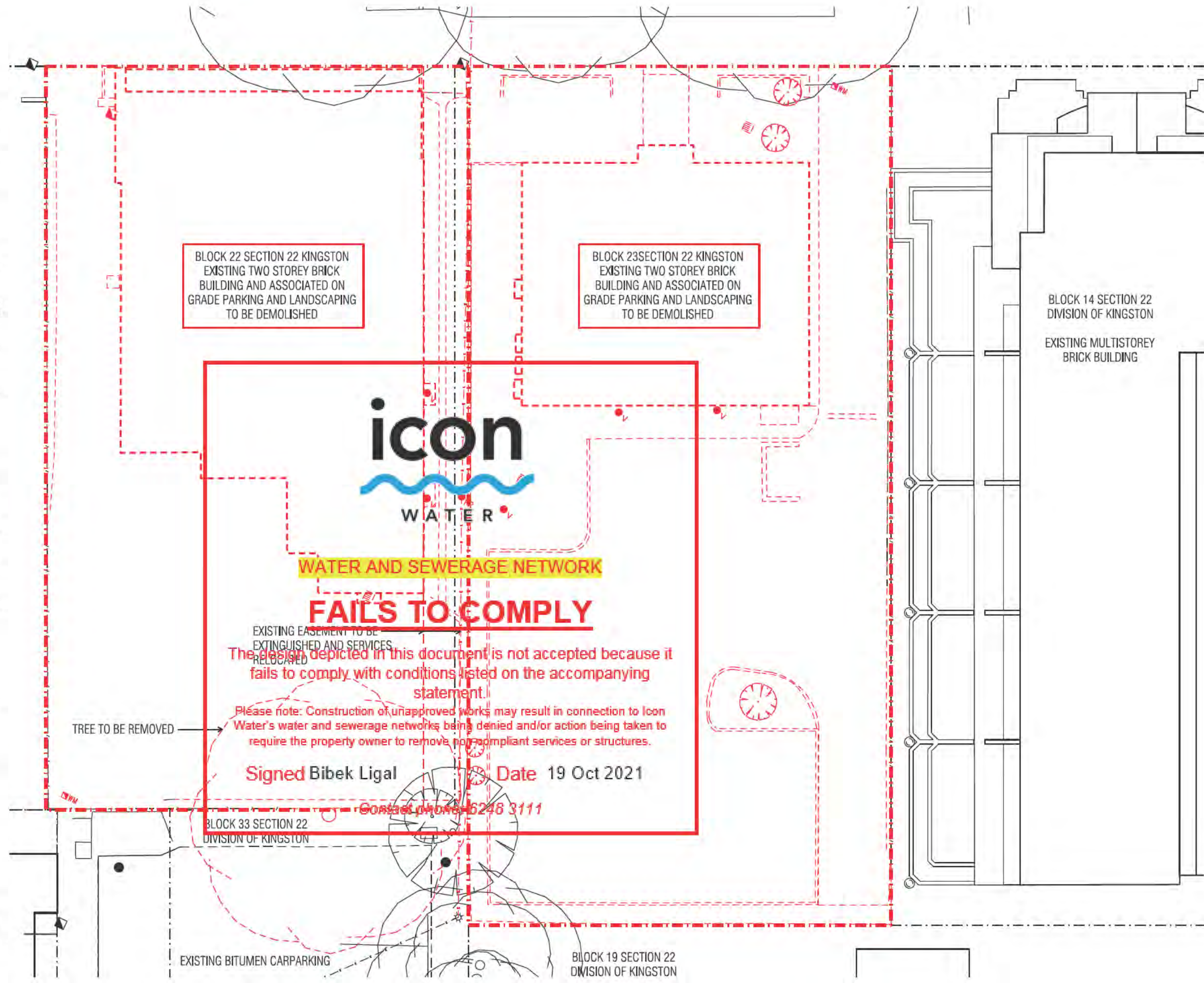
GENERAL NOTES:
1. OWNER TO ENGAGE LICENCED CONTRACTOR TO ASSESS EXISTING STRUCTURES AND DETERMINE HAZARDOUS MATERIALS AND ASBESTOS PRIOR TO DEMOLITION.

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 CML 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

BLOCK 33 SECTION 22
DIVISION OF KINGSTON

BLOCK 19 SECTION 22
DIVISION OF KINGSTON



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

TREE TO BE REMOVED

EXISTING BITUMEN CARPARKING





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 does not comply with conditions listed in the accompanying statement.

Lease/Site Details

Site Number: 1

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

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

KINGSTON
196324

Section

22

Block Number

22

Unit Number

Street Address

84 GILES STREET, KINGSTON

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 2

Suburb

BRADDON

State/Territory

ACT

Postcode

2612

Country

Australia

Phone Number

62571511

Email

purdons@purdon.com.au



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.

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

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 **WATER**.

Email

Are you applying for an *Estimate*

WATER AND SEWERAGE NETWORK

No

FAILS TO COMPLY

Zone

The design required 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 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

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

WATER AND SEWERAGE NETWORK

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 6207 1923)

Merit

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

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?

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

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) (m²)

1108.00

B - Gross Floor Area to be demolished (m²)

1108.00

C - Gross Floor Area to be added (m²)

5295.00

D - Total Gross Floor Area of development (A-B+C) (m²)

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) (m²)

00.00

G - Parking areas – undercover

00.00

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

0.00



WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

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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 require the owner to remove non-compliant services or structures.

Is the *Trees* item relevant to your proposal?

No

Signed Bibek Ligal

Date 19 Oct 2021

Heritage

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?



Application Number

196324

Hazardous Materials, Contamination, Erosion and Sediment Control

7 of 33

Hazardous Material

Is the Hazardous Materials item relevant to your proposal?

Yes

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

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

196324
Have you provided Entity Endorsement?

No

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, *Water*



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? **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.**

Yes

Please tick the relevant entities: **Signed** Bek 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).

Yes
196324

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

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

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.

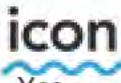
Signed: Date 19 Oct 2021

Contact phone: 6248 3111

Site Access, Parking, Landscape, Lighting

Site Access

Is the Site Access item relevant to your proposal?



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

No
Driveways (For works on verge only)
11 of 33

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 and 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 work 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 2008*.

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 Icon Water's water and sewerage networks being disconnected and/or damaged.

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

Is this application for development undertaken without approval?

No

Signed Bibek Ligal 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



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 issues and 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 require the property owner to rectify any compliance issues.

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: 0248 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

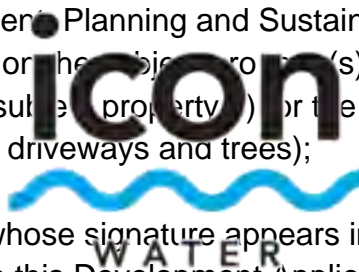
Sheet
13 of 33

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 (s) 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 correction 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,

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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 a common property.

FAILS TO COMPLY

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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

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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

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 site: www.environment.act.gov.au

FAILS TO COMPLY

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Signed Bibek Ligal

Date 19 Oct 2021

Contact phone: 6248 3111



- 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

icon
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 SURVEYS FROM ACTEWAGL OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR.

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 PLANS 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:
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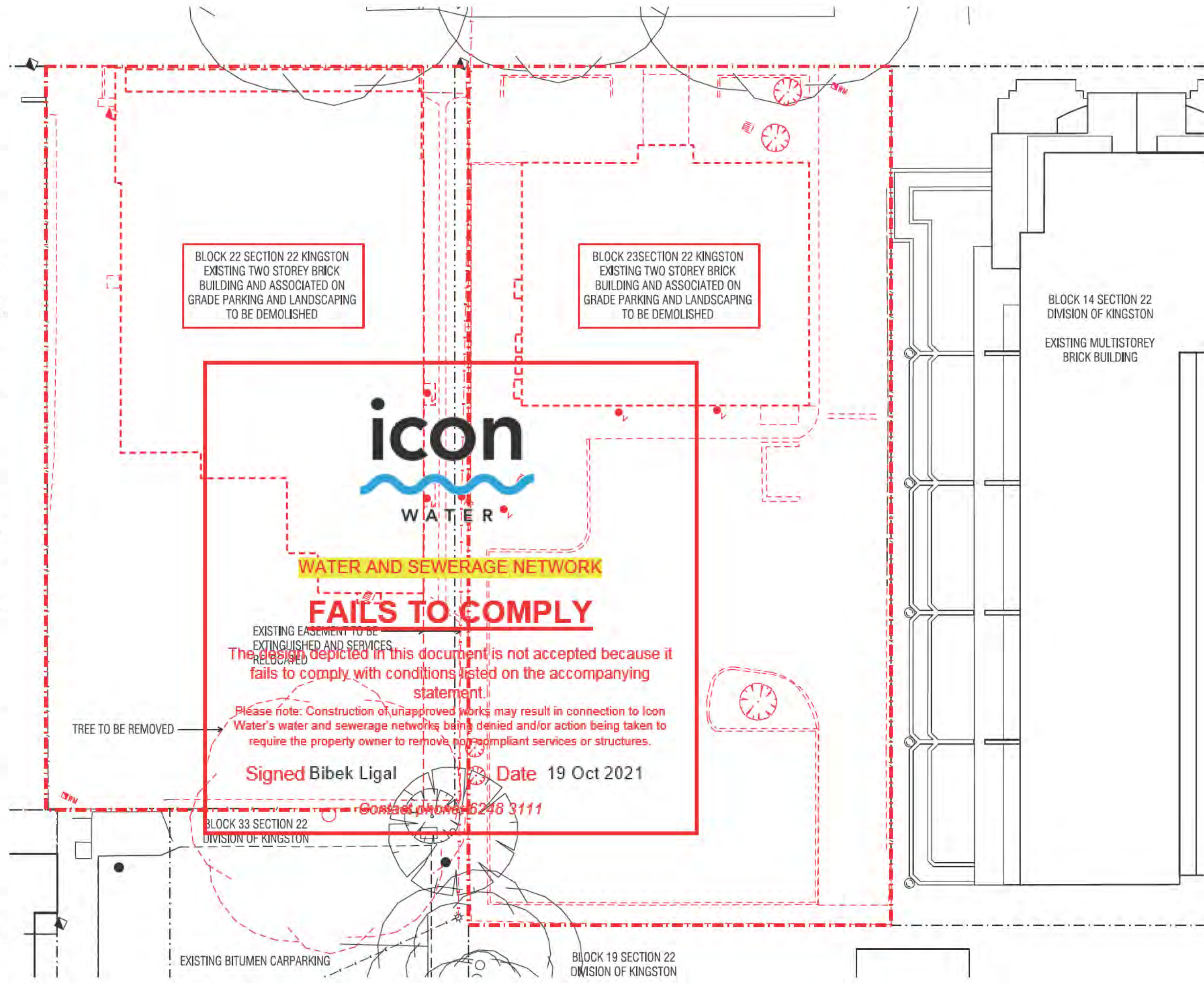
GENERAL NOTES:
1. OWNER TO ENGAGE LICENCED CONTRACTOR TO ASSESS EXISTING STRUCTURES AND DETERMINE HAZARDOUS MATERIALS AND ASBESTOS PRIOR TO DEMOLITION.

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 CML 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

BLOCK 33 SECTION 22
DIVISION OF KINGSTON

BLOCK 19 SECTION 22
DIVISION OF KINGSTON



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.

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Signed Bibek Ligal Date 19 Oct 2021

Contact phone: 6248 3111

TREE TO BE REMOVED

EXISTING BITUMEN CARPARKING





FAILS TO COMPLY

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Signed Bibek Ligal Date 19 Oct 2021

Contact phone: 6246 3111

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From: developmentapplications@iconwater.com.au
To: [AC, EPD Customer Services](#)
Subject: Icon Water Application Decision. Application - 196324. Kingston - 13/22 (Email 4 of 4)
Date: 19 October 2021 14:50:19
Attachments: [SITE-202139248-01.pdf](#)
[Rock anchors and soil nails.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

GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

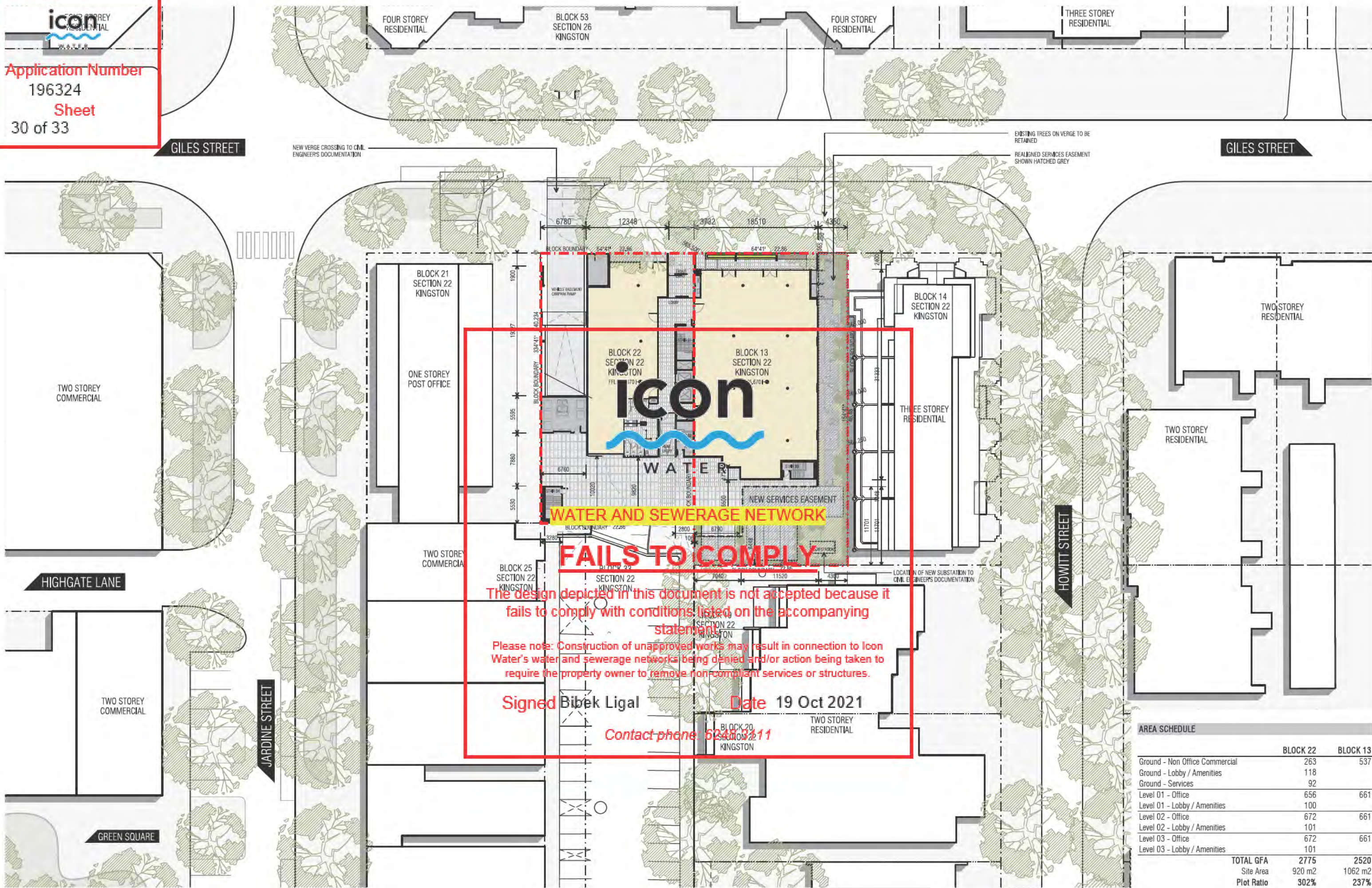
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AREA SCHEDULE

	BLOCK 22	BLOCK 13
Ground - Non Office Commercial	263	537
Ground - Lobby / Amenities	118	
Ground - Services	92	
Level 01 - Office	656	661
Level 01 - Lobby / Amenities	100	
Level 02 - Office	672	661
Level 02 - Lobby / Amenities	101	
Level 03 - Office	672	661
Level 03 - Lobby / Amenities	101	
TOTAL GFA	2775	2520
Site Area	920 m ²	1062 m ²
Plot Ratio	302%	237%



Rock anchors and soil nails

To be read in conjunction with General Requirements A guide to building on properties containing (or in close proximity to) Canberra's water and sewerage networks



Post tensioned rock anchors are commonly used to provide temporary support for basement perimeter walls. The anchors may become redundant when the internal building structure is installed. All rock anchors must be installed below the pipe protection envelope of a network water or sewer asset. A minimum of one metre clearance must be provided between the confirmed location of the utility network and the shaft of the rock anchor to ensure the utility assets are not damaged or disturbed.

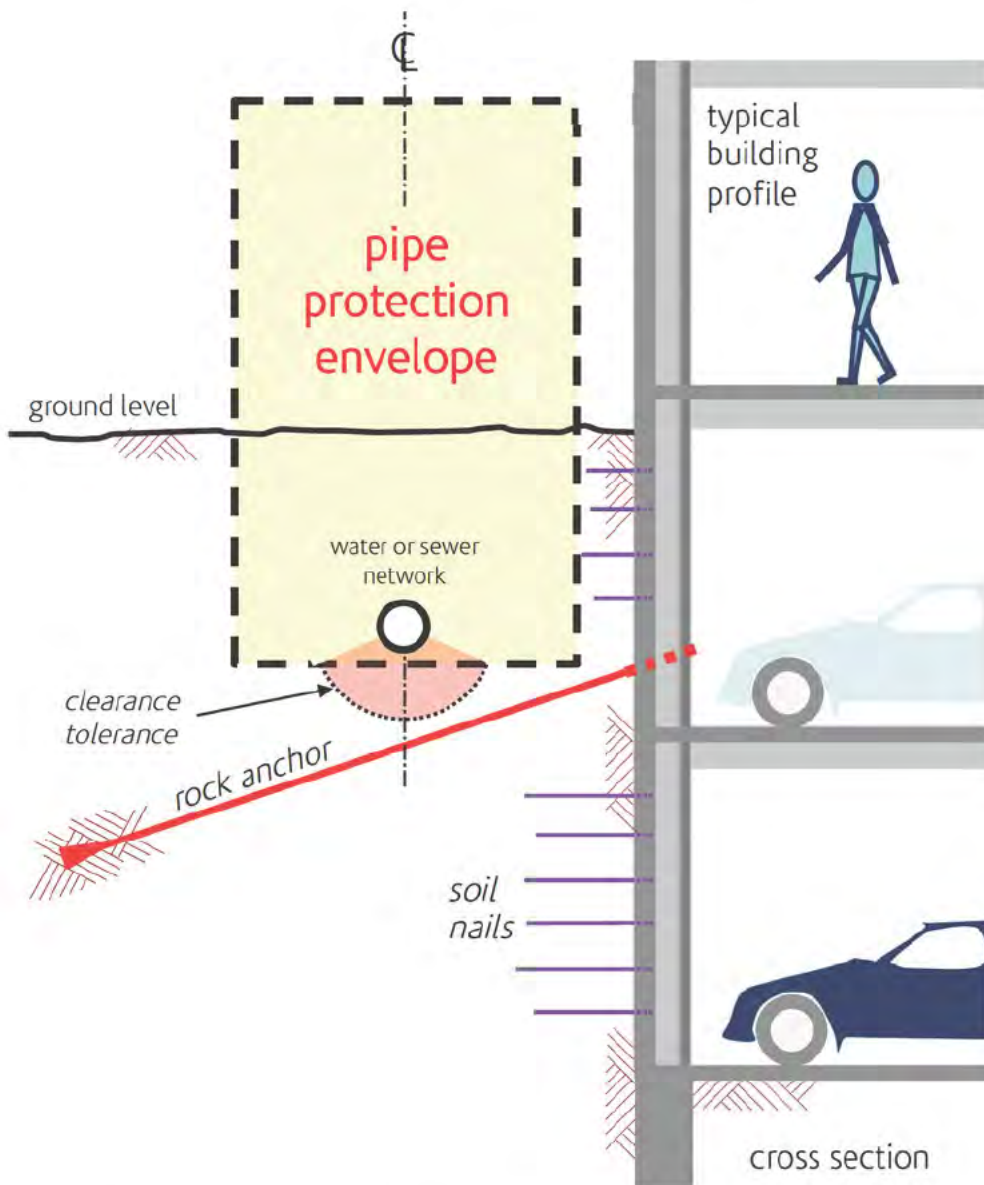


Figure 37 Rock anchors near utility assets



Soil nails

Application Number

196324

Sheet
33 of 33

Steel soil nails (reinforcement bars) are commonly driven into the exposed perimeter face of a basement excavation to provide temporary support for the reinforcement mesh in shot-crete walls. Soil nails must not enter the pipe protection envelope of a water or sewer network or within 1 m of a sewer maintenance hole (manhole).

From: developmentapplications@iconwater.com.au
To: [AC, EPD Customer Services](#)
Subject: Icon Water Application Decision. Application - 196324. Kingston - 13/22 (Email 2 of 4)
Date: 19 October 2021 14:50:33
Attachments: [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](#)

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Regards

Bibek Ligal

[Building Approvals and Network Protection](#)

[Icon Water](#)

Telephone 02 6248 3111

Facsimile 02 6242 1459

Email developmentapplications@iconwater.com.au

GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

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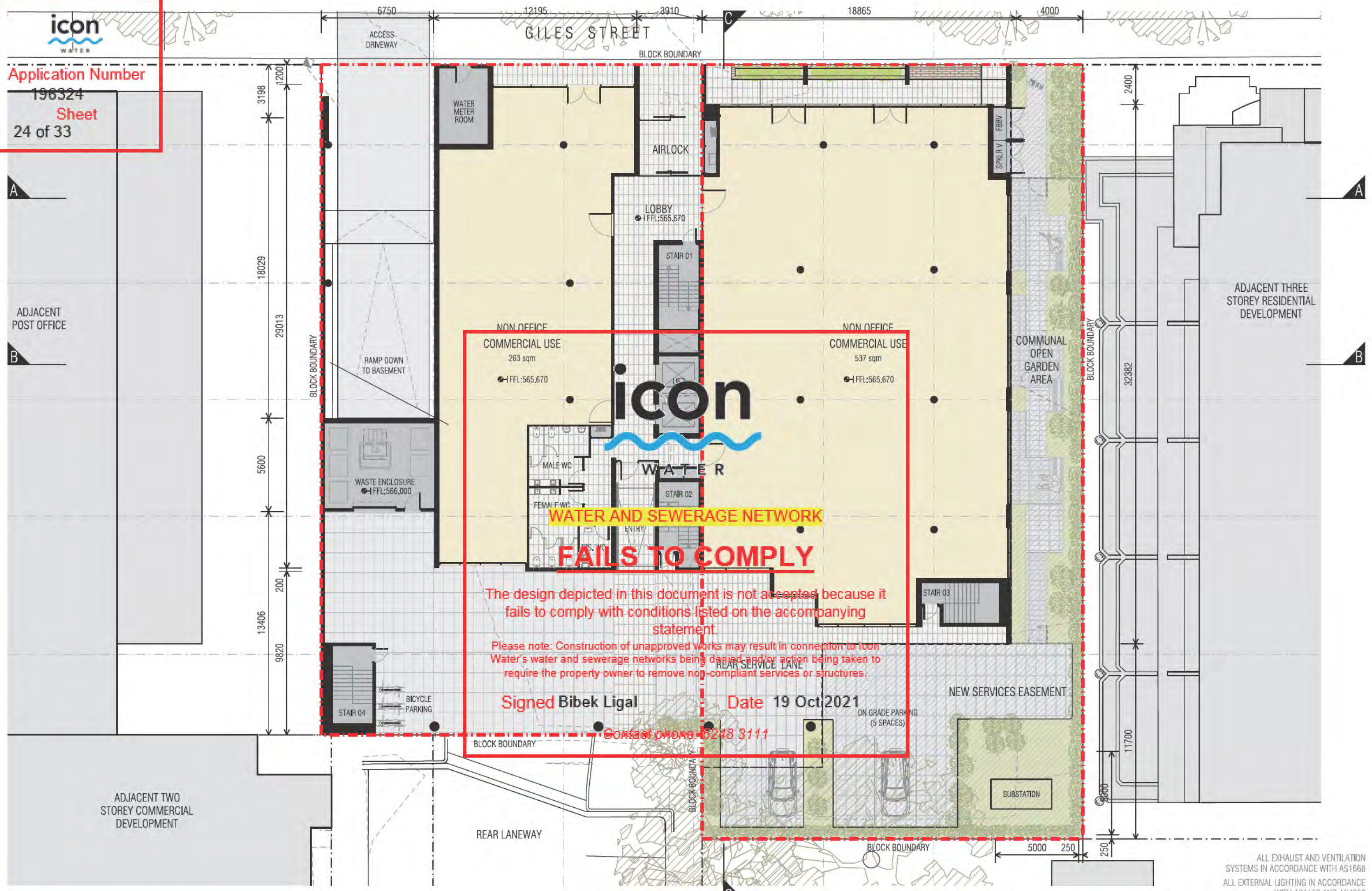
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icon

**WATER AND SEWERAGE NETWORK
FAILS TO COMPLY**

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Signed Bibek Ligal Date 19 Oct 2021
Contact phone 6248 3111

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

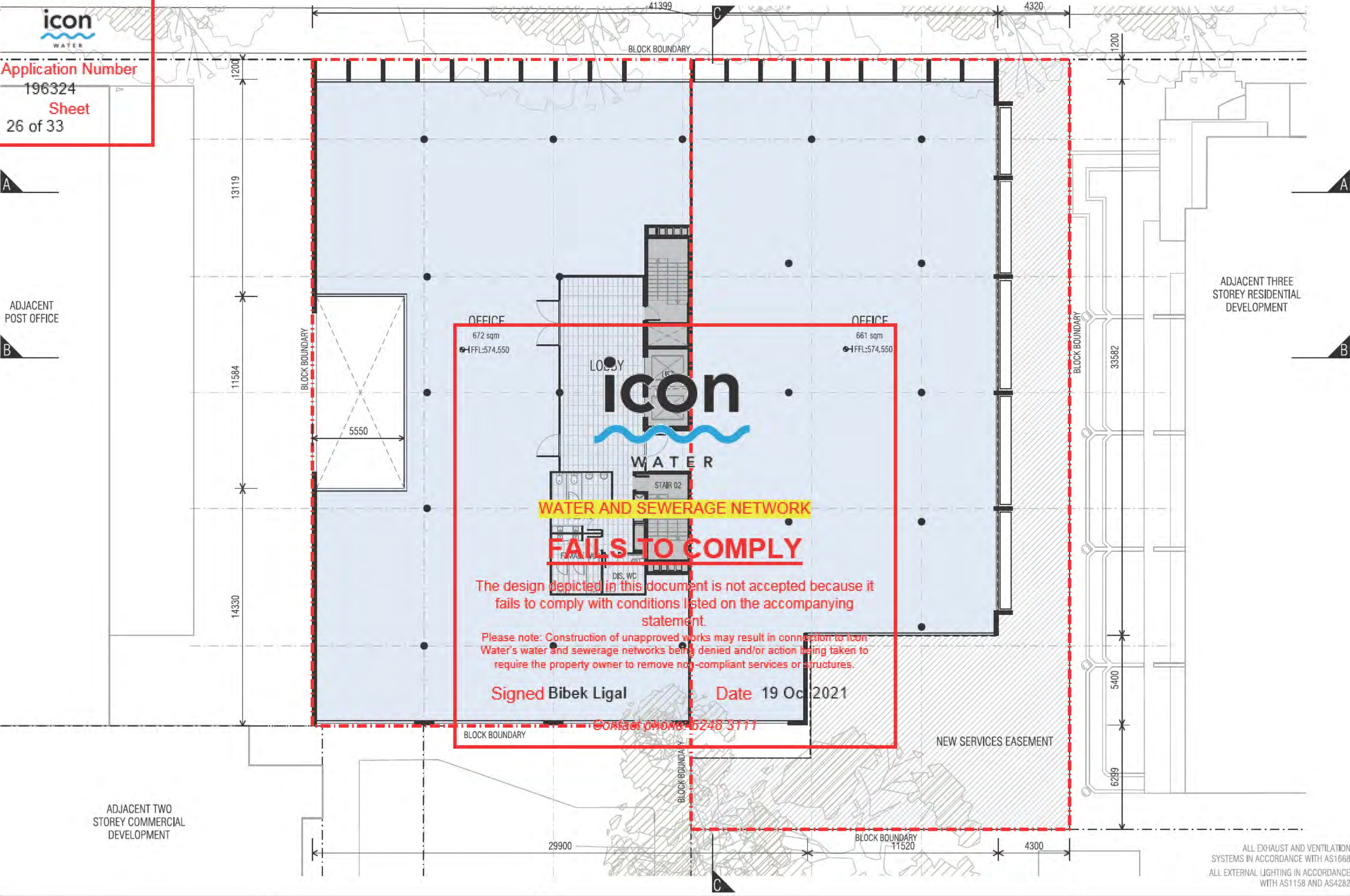




ADJACENT
POST OFFICE



ADJACENT TWO
STOREY COMMERCIAL
DEVELOPMENT

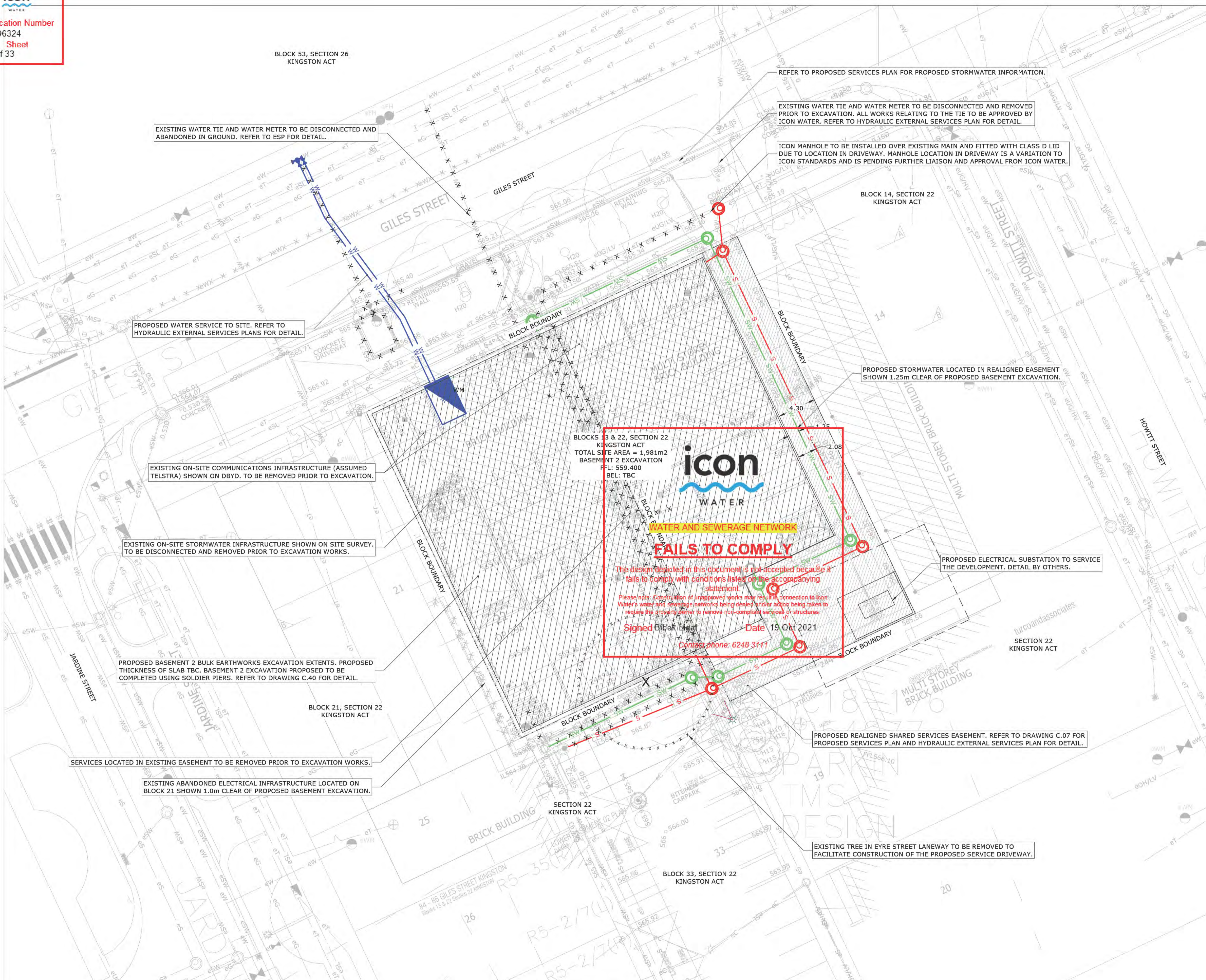


ALL EXHAUST AND VENTILATION
SYSTEMS IN ACCORDANCE WITH AS1668
ALL EXTERNAL LIGHTING IN ACCORDANCE
WITH AS1158 AND AS4282



- 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

BLOCK 53, SECTION 26
KINGSTON ACT



REV	ISSUE	CHK'D	APP'D	DATE
1	PRELIMINARY	E.P.	S.G.	22/10/19
2	PRELIMINARY	E.P.	S.G.	16/06/20
3	PRELIMINARY	E.P.	S.G.	09/07/20
4	PRELIMINARY	E.P.	S.G.	04/08/21
5	PRELIMINARY	S.S.	S.G.	25/08/21
6	PRELIMINARY	S.S.	S.G.	31/08/21

LEGEND:

EXISTING	PROPOSED
WATER MAIN	W
SEWER MAIN	S
STORMWATER MAIN	SW
GAS MAIN	G
ELECTRICITY	E
STREETLIGHT	
BLOCK BOUNDARY	X X X X X
ABANDONED / EXHUMED SERVICE	
BASEMENT 2 EXCAVATION	[Hatched Box]
PROPOSED SERVICES EASEMENT	[Hatched Box]

icon WATER
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 Bhatta Date: 19 Oct 2021
Contact phone: 6248 3111

Vital Design Solutions
HYDRAULIC CIVIL FIRE
Canberra - Ground floor, 20 Spangolite Street, Beard ACT 2620
Melbourne - Level 22, 535 Bourke Street, Melbourne VIC 3000
Tel: 02 6297 2265 Email: admin@vital.com.au
Fax: 02 6299 2316 Web: vital.com.au
ABN: 45 151 340 788
ACN: 151 340 788

CLIENT / DEVELOPER
GEOCON
BUILDING CANBERRA
ARCHITECT

PROJECT
BLOCKS 13 & 22 SECTION 22
86 GILES STREET
KINGSTON ACT

DRAWING TITLE
CIVIL SERVICES
BULK EARTHWORKS PLAN

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THE COPYRIGHT OF THIS DRAWING REMAINS WITH VITAL DESIGN SOLUTIONS PTY LTD.

JOB REFERENCE: VS19068
DRAWING NUMBER: C.41

DESIGNED: S.GWYNNE
DRAFTED: E.PEARSON

SCALE: 0 2.0 4.0 8.0m
SCALE: 1:200
SIZE: A1

ISSUE: NOT FOR CONSTRUCTION
REVISION: 6

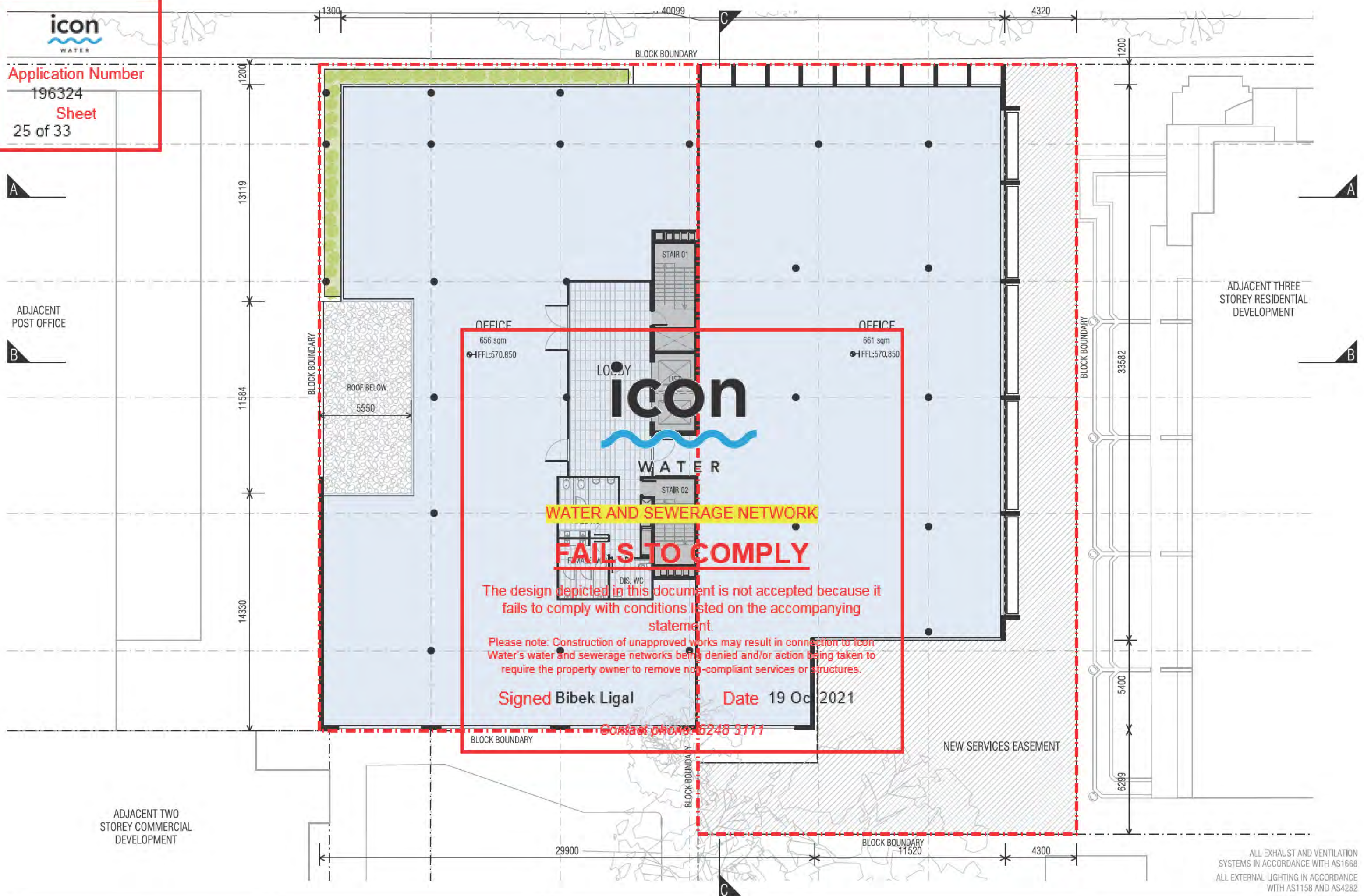
NOTES:
1. DRAWING TO BE READ IN CONJUNCTION WITH C.40 & C.42.



ADJACENT
POST OFFICE



ADJACENT TWO
STOREY COMMERCIAL
DEVELOPMENT



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

From: developmentapplications@iconwater.com.au
To: [AC, EPD Customer Services](#)
Subject: Icon Water Application Decision. Application - 196324. Kingston - 13/22 (Email 3 of 4)
Date: 19 October 2021 14:51:03
Attachments: [FLOORREG-202139248-LEVEL 3-01.pdf](#)
[FLOORREG-202139248-LOWER BASEMENT-01.pdf](#)
[FLOORREG-202139248-UPPER BASEMENT-01.pdf](#)
[Kingston_S22_B13&22_In Principle_IWDesAcc.pdf](#)

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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

GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

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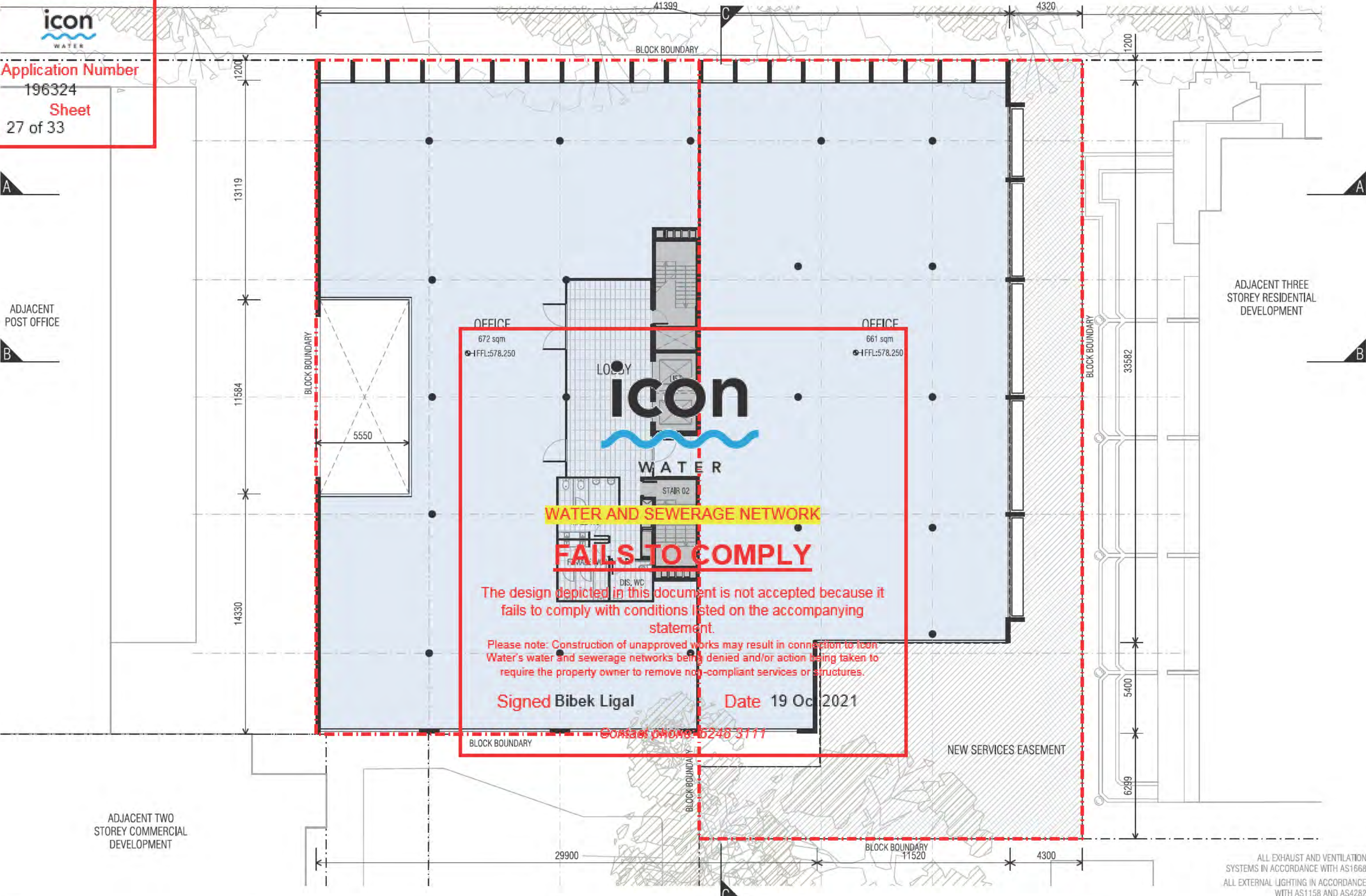
ADJACENT
POST OFFICE



ADJACENT TWO
STOREY COMMERCIAL
DEVELOPMENT



ADJACENT THREE
STOREY RESIDENTIAL
DEVELOPMENT



icon
WATER

**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.

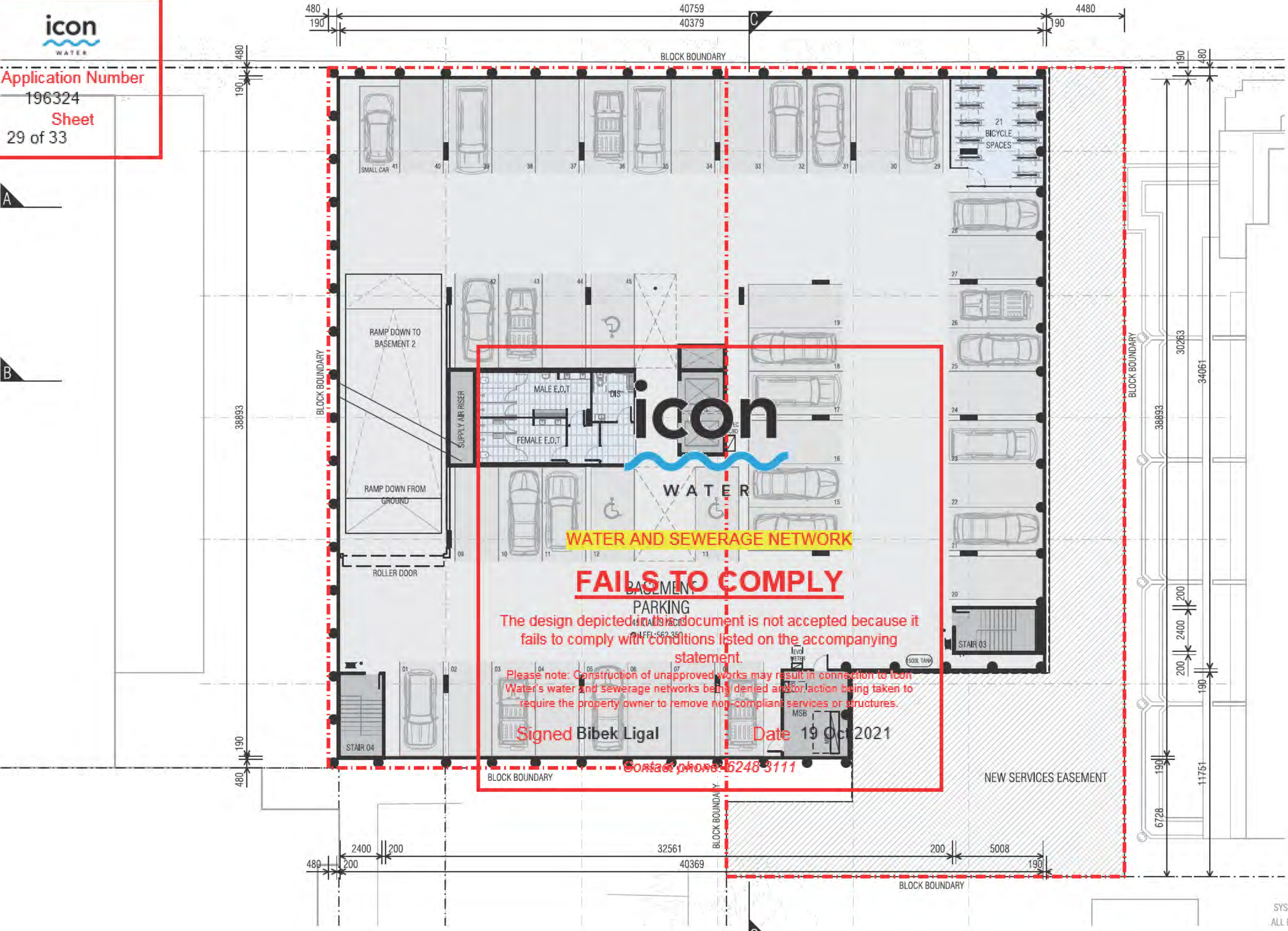
Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed Bibek Ligal Date 19 Oct 2021

Contact phone: 6248 3111

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





icon
WATER

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.

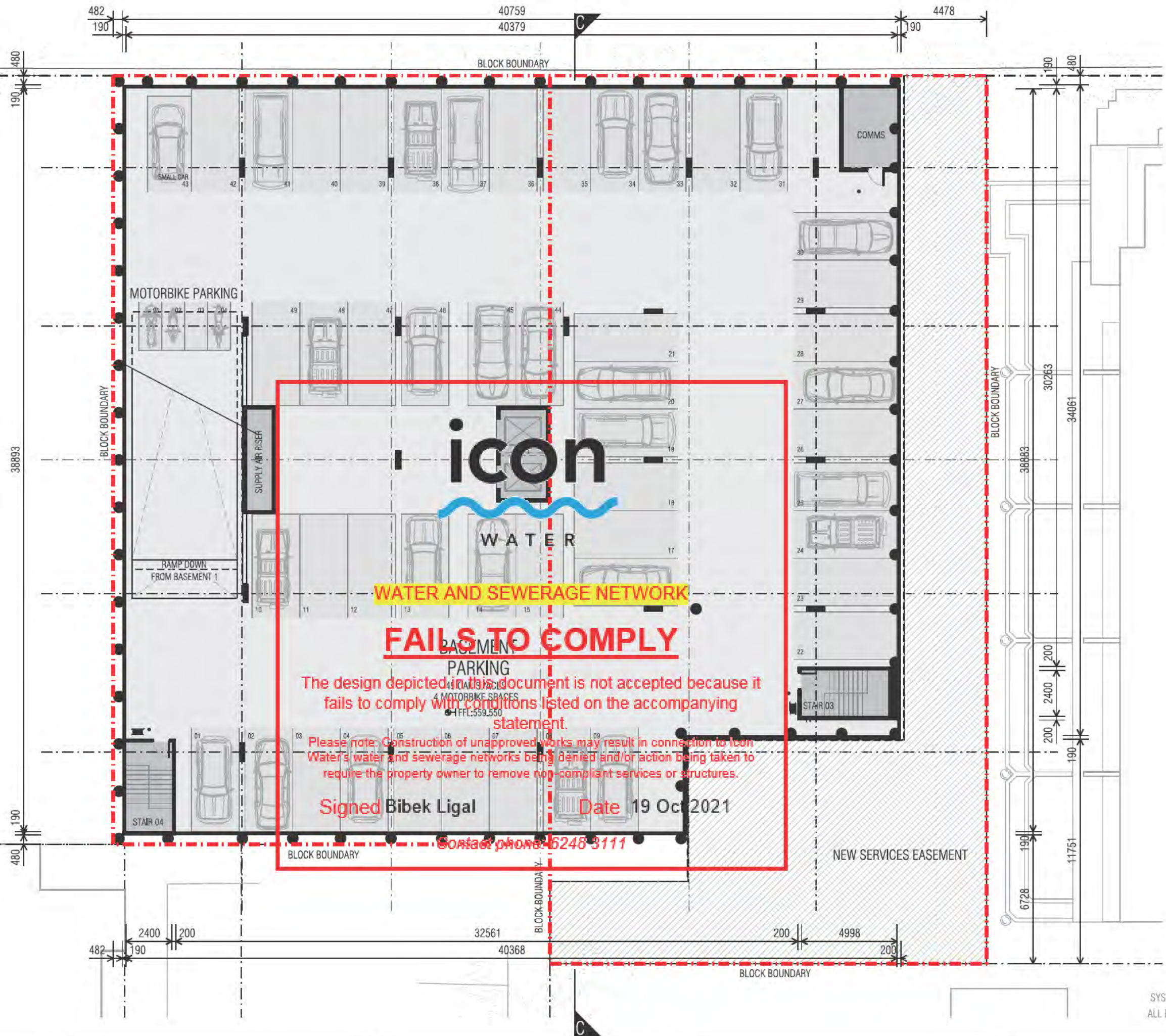
Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed Bibek Ligal Date 19 Oct 2021

Contact phone: 6246 3111

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





**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: 6246 3111

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



GILES ST

BLOCKS 13 & 22

SECTION 22

KINGSTON ACT

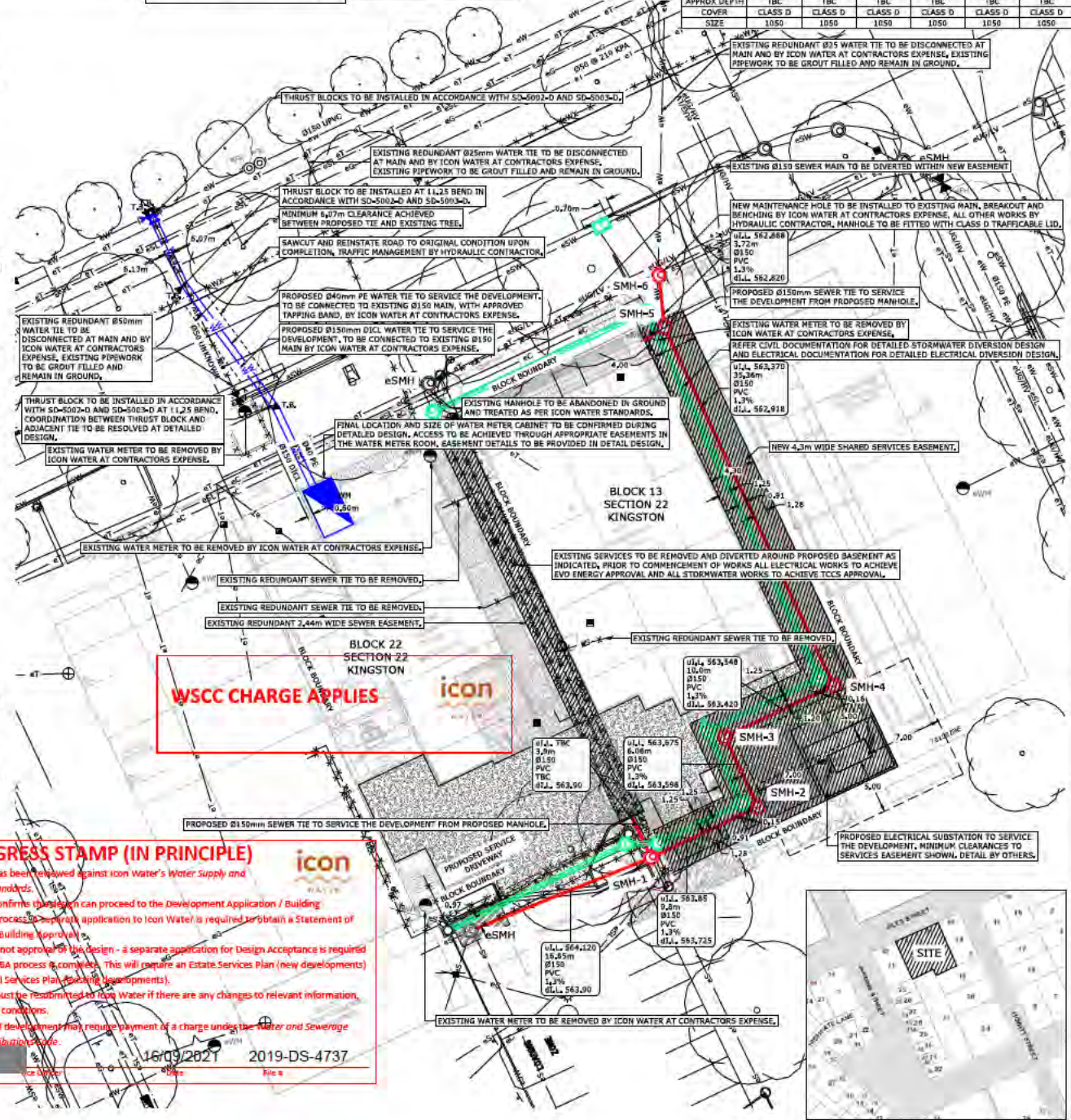
EXTERNAL SERVICES

- GENERAL**
- GENERAL NOTES**
- ALL WORK ON ICON WATER'S WATER SUPPLY AND SEWER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT ICON WATER SUPPLY AND SEWERAGE STANDARDS, RELEASED JULY 2018. ALL WORK ON STORMWATER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH DESIGN STANDARDS FOR URBAN INFRASTRUCTURE WORKS.
 - CONNECTIONS AND OR DISCONNECTIONS OF SEWER AND WATER AT THE MAIN TO BE MADE BY ICON WATER AT THE CONTRACTORS EXPENSE. THE CONTRACTOR IS TO EXPOSE THE MAIN AT THE LOCATION OF THE CONNECTION/DISCONNECTION IN PREPARATION FOR THE WORK BY ICON WATER. ALL EXCAVATION IN THE VICINITY OF MAINS IS TO BE CARRIED OUT BY HAND.
 - THE CONTRACTOR MUST VISIT THE SITE OF WORKS BEFORE TENDERING AND MAKE ALLOWANCES FOR ALL TOPOGRAPHIC CONSTRAINTS AFFECTING THE EXECUTION OF THE WORKS AND THE RESTORATION OF THE SITE.
 - ALTHOUGH THE POSITION OF EXISTING UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR SHALL CONFIRM THE DEPTH AND LOCATION OF ALL SERVICES ON SITE BEFORE COMMENCING EXCAVATIONS.
 - ALL LEVELS TO AUSTRALIAN HEIGHT DATUM (AHD), ALL COORDINATES ARE BASED ON THE CAMBERA LOCAL GRID SYSTEM.
 - THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT PRIOR TO THE COMMENCEMENT OF WORK.
 - WORK AS EXECUTED DRAWINGS AND THE BOOK MUST BE SUBMITTED BEFORE CONNECTION.
 - ANY NON-METALLIC WATER SERVICE IS TO BE INSTALLED WITH TRACER WIRE AND

- TESTED,**
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DUMPED AT AN APPROVED SPILL AREA.
 - THE CONTRACTOR SHALL REINSTATE ALL DISTURBED SURFACES TO MATCH EXISTING.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY TEMPORARY TRAFFIC MANAGEMENT PLANS AND THEIR APPROVAL.
 - CONTRACTOR TO CONFIRM DEPTH OF SEWER AND STORMWATER TIE POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ADVISE THE DESIGN ENGINEER IF NOT IN ACCORDANCE WITH THE PLAN.
- SEWER SERVICES**
- WORKS IN ACCORDANCE WITH THE FOLLOWING:
- ICON WATER
 - AS1687
- WATER SERVICES**
- WORKS IN ACCORDANCE WITH THE FOLLOWING:
- ICON WATER
 - AS1687
- WORK AS EXECUTED**
- THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING A FULL SIZE SET OF WORK AS EXECUTED (WAE) DRAWINGS, A TIE BOOK PLAN AND A REGISTERED DEPOSITED PLAN PRIOR TO SERVICE CONNECTION.
 - THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE PRODUCTION AND LOGGMENT OF SUCH DOCUMENTS.
 - ALL CHANGES MADE TO THE ORIGINAL DOCUMENTATION SHALL BE REFLECTED ON THE WORK AS EXECUTED DRAWINGS.

- NOTE:**
SEWER MAIN WITHIN GILES STREET HAS BEEN SURVEYED TO BE 1.08%, NOT 0.37% AS PER ICON WAE INFORMATION
- NOTE:**
ALL EXISTING MAINTENANCE HOLES NOMINATED *SMH* HAVE BEEN SURVEYED. OUTLET INVERT LEVELS FOR THESE STRUCTURES HAS BEEN BASED OFF SURVEY INFORMATION AND DOES NOT ALIGN WITH ICON WAE INFORMATION.
- NOTE:**
STRUCTURAL GROUND ANCHOR DESIGN IS YET TO BE FINALISED. ANCHORS TO BE DESIGNED TO MAINTAIN MIN 1.0m CLEARANCE FROM ALL IN GROUND EXISTING SERVICES.
- NOTE:**
* INDICATES INVERT LEVEL SOURCED FROM SURVEY.
INDICATES INVERT LEVEL SOURCED FROM ICON WAE.

PIT SCHEDULE						
PIT NUMBER	SMH-1	SMH-2	SMH-3	SMH-4	SMH-5	SMH-6
EASTING	211999,251	212009,264	212006,244	212016,244	212000,265	211999,265
NORTHING	800120,278	800125,419	800131,859	800136,590	800164,501	800124,243
COVER LEVEL	TBC	TBC	TBC	TBC	TBC	TBC
OUTLET LEVEL	563,850	563,675	563,548	563,370	562,868	562,770
APPROX DEPTH	TBC	TBC	TBC	TBC	TBC	TBC
COVER	CLASS D	CLASS D	CLASS D	CLASS D	CLASS D	CLASS D
SIZE	1050	1050	1050	1050	1050	1050



REV	ISSUE	CHCD	APPD	DATE
1	FOR APPROVAL IN PRINCIPLE	TJK	S.G.	22/10/19
2	FOR APPROVAL IN PRINCIPLE	S.G.	S.G.	16/06/20
3	FOR APPROVAL IN PRINCIPLE	S.G.	S.G.	08/07/20
4	FOR APPROVAL IN PRINCIPLE	S.G.	S.G.	06/07/21
5	FOR APPROVAL IN PRINCIPLE	S.G.	S.G.	25/07/21
6	FOR APPROVAL IN PRINCIPLE	S.G.	S.G.	20/08/21

LEGEND

SERVICE	EXISTING	PROPOSED
COLD WATER	— cW	— cW
WATER MAIN	— wW	— wW
SANITARY DRAINAGE	— sD	— sD
SEWER	— sS	— sS
STORMWATER	— sW	— sW
ELECTRICITY	— eE	— eE
STREET LIGHT	— sL	— sL
COMMUNICATIONS	— cC	— cC
HYDRANT	⊙ ePH	⊙ sPH
MANHOLE	⊙ eSMH	⊙ sSMH
STOP VALVE	⊙ sSV	⊙ sSV
WATER METER & PIT	⊙ wM	⊙ wM
STREET LIGHT	⊙ sL	⊙ sL
STORMWATER STRUCTURE	⊙ sSS	⊙ sSS
ELECTRICAL PIT	⊙ eEP	⊙ eEP
CONTINUATION	⊙ cC	⊙ cC
END CAP	⊙ eC	⊙ eC
ABANDONED / EXHUMED SERVICE	⊙ aS	⊙ aS

SITE STATISTICS

DEVELOPER: GECOM

DOMESTIC FLOW: — L/s No FIRE HOSE REELS -

MECHANICAL FLOW: — L/s No FIRE HYDRANTS -

IRRIGATION FLOW: — L/s PUMPED SEWER FLOW: — L/s

EQUIVALENT POPULATION: DWELLINGS: 105

VITAL DESIGN SOLUTIONS CERTIFY THAT THESE WORK AS EXECUTED DRAWINGS ARE CORRECT AND THE HYDRAULIC WORKS SHOWN HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT CONDITIONS, APPROVED DRAWINGS STANDARDS AND SPECIFICATIONS.

SIGNATURE:
DATE:

WSSC CHARGE APPLIES

BLOCK 22 SECTION 22 KINGSTON

icon

PROGRESS STAMP (IN PRINCIPLE)

- This design has been reviewed against Icon Water's Water Supply and Sewerage Standards.
- Icon Water confirms that you can proceed to the Development Application / Building Application process. A separate application to Icon Water is required to obtain a Statement of Acceptance (Building Approval).
- This stamp is not approval of the design - a separate application for Design Acceptance is required once the DA/BA process is complete. This will require an Estate Services Plan (new developments) or an External Services Plan (existing developments).
- This design must be resubmitted to Icon Water if there are any changes to relevant information, including site conditions.
- The proposed development may require payment of a charge under the Water and Sewerage Control Contribution Scheme.

16/09/2021 2019-DS-4737

icon

Minimum drainage easement widths shall be in accordance with Table 1.19.

TABLE 1.19 Minimum Drainage Easement Widths

Diameter (mm)	Easement Width (m)	
	Single easement	Common easement
8. 150 deep		
25 to 450	3.5	3.5
150 to 675	3.0	3.5
3.0 to 1500 deep		
225 to 450	3.5	4.5
225 to 675	4.0	5.0



PROJECT

GILES ST
BLOCKS 13 AND 22
SECTION 22
KINGSTON ACT

DRAWING TITLE

EXTERNAL SERVICES
SITE PLAN

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JOB REFERENCE VS19068	DRAWING NUMBER ES_10
DESIGNED SURFYNR	DRAFTED S. SCHUPPER
SCALE 1:200	SIZE A1
ISSUE NOT FOR CONSTRUCTION	REVISION 6

From: [Steve Donnelly](#)
To: [AC, EPD Customer Services](#)
Subject: COMM - Jemena - 202139248 - Block 13 Section 22 Kingston
Date: 7 October 2021 09:35:42
Attachments: [image001.png](#)
[image002.png](#)
[17-Statement Cond Compliance - Non Res High Rise Res \(Gas\).pdf](#)
[SITE-202139248-01.pdf](#)
[PLAN-202139248-EXTERNAL SERVICES-01.pdf](#)
[FLOORREG-202139248-UPPER BASEMENT-01.pdf](#)
[FLOORREG-202139248-LOWER BASEMENT-01.pdf](#)
[FLOORREG-202139248-GROUND FLOOR-01.pdf](#)
[DEMO-202139248-02.pdf](#)
[DEMO-202139248-01.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.

Your application has been assessed by Evoenergy and conditionally complies with our Gas Networks requirements.

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

Separate compliance statements are required from other utilities (eg: electricity, water and sewerage, stormwater and communications).

Regards

Steve Donnelly

Network Development Manager

Jemena

Unit 1, 5-7 Johns Place Hume ACT 2620

(02) 6192 6270 | [REDACTED]

[REDACTED] [@jemena.com.au](mailto:[REDACTED]@jemena.com.au) | www.jemena.com.au

email_sig



From: basubmission_electricity@Evoenergy.com.au

<basubmission_electricity@Evoenergy.com.au>

Sent: Thursday, 7 October 2021 9:14 AM

To: Steve Donnelly [REDACTED]@jemena.com.au>

Subject: Evoenergy - Notification of Building Application - Application ID : 195967 (Email 4 of 4)

⚠ WARNING: This email originated from outside of the organisation. Do **not** click links or open attachments unless you recognise the sender and are expecting the content or attachment from the sender.

Evoenergy

A new Development Application has been raised for Evoenergy and has been sent for your review. **(Application ID : 195967)**

Application is at **84-86 Giles Street, Kingston Block/Section 22 /13**

Application Type **Mixed Use**

Development Type **New Construction with Demolition**

Inclusions **Basement**

Application Received **06 Oct 2021**

Applicant Contact Details **ACT Planning and Land Authority, Linda Southwell, 02 62050060, ACEPDcustomerservices@act.gov.au**

Please find attached all submitted documents.

Regards

Denise Thurtell

Evoenergy

Telephone 02 6293 5770

Facsimile 02 6293 5762

Email devapp@evoenergy.com.au

GPO Box 366 Canberra ACT 2601

www.evoenergy.com.au

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Gas Networks Statement of CONDITIONAL COMPLIANCE

For Non-residential and High Rise Residential

Application N°:	<u>202139087</u>	Drawings in set	<u>7</u>
Block:	<u>13</u>	Section:	<u>22</u>
Suburb:	<u>Kingston</u>		

This application has been assessed against legislation protecting Evoenergy’s gas infrastructure and access to it.

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

The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules. The latest version of these rules can be downloaded from: <https://www.evoenergy.com.au/-/media/evoenergy/documents/si-rules/act-gas-service-and-installation-rules.pdf>

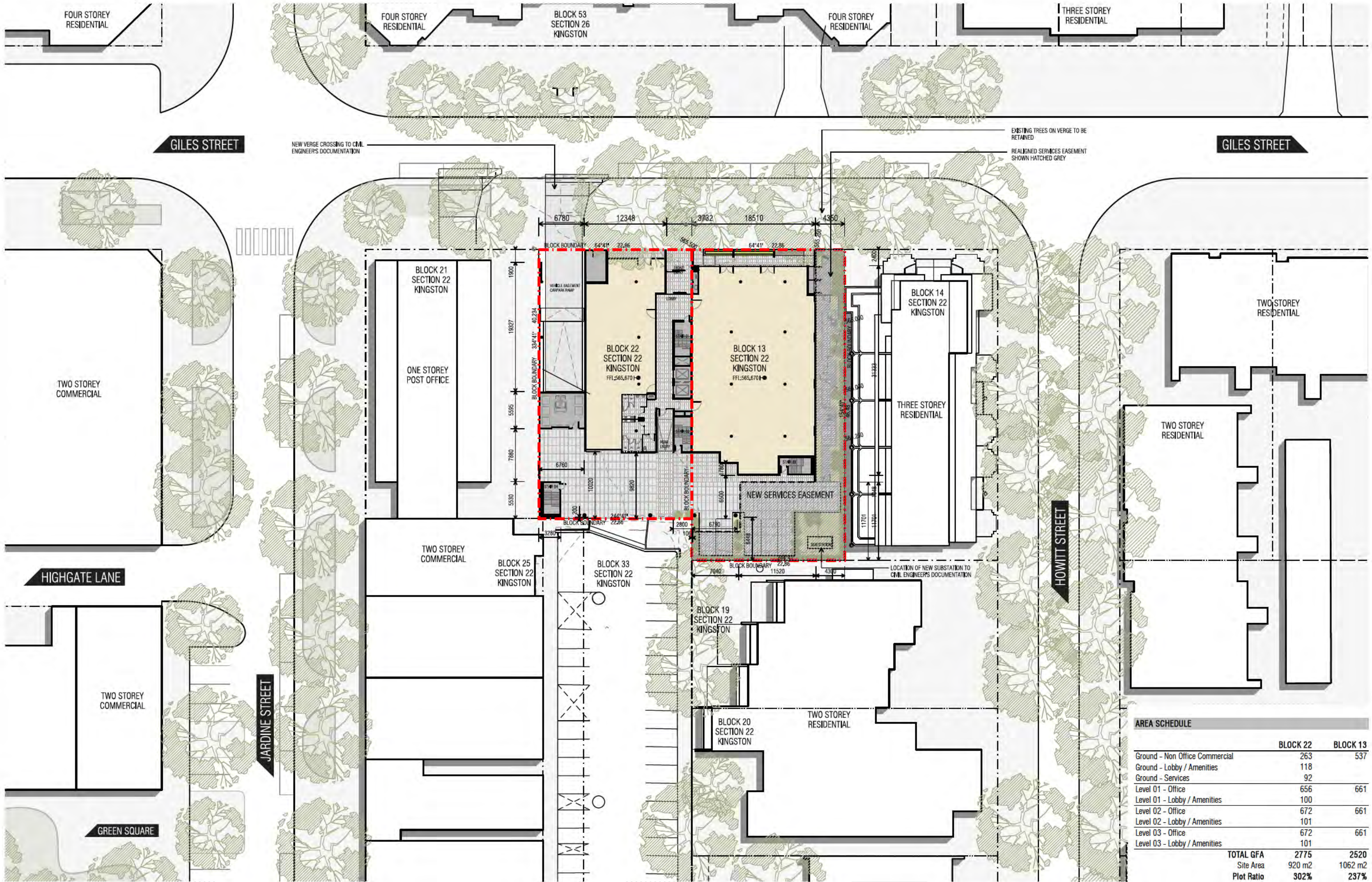
- Development is to comply with minimum separation requirements to underground assets
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.
- If a meter relocation or service pipe relocation is required in order to comply with Evoenergy standards, please contact your gas retailer and book a meter relocation. Only people accredited by Evoenergy can carry out this work.
- Other:

Please note:

- **WARNING:** Evoenergy underground gas pipes may be in or adjacent to this block. Evoenergy Asset Location Advice may be required. Call 1100.
- Development and Building Applications will need to include any proposed Evoenergy works
- If Evoenergy approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, electricity and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy’s gas network
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity

Signed...S Donnelly.....Date 7/ 10 / 2021

For further information please phone Steve Donnelly – Jemena 6192 6270



AREA SCHEDULE		
	BLOCK 22	BLOCK 13
Ground - Non Office Commercial	263	537
Ground - Lobby / Amenities	118	
Ground - Services	92	
Level 01 - Office	656	661
Level 01 - Lobby / Amenities	100	
Level 02 - Office	672	661
Level 02 - Lobby / Amenities	101	
Level 03 - Office	672	661
Level 03 - Lobby / Amenities	101	
TOTAL GFA	2775	2520
Site Area	920 m ²	1062 m ²
Plot Ratio	302%	237%



GILES ST

BLOCKS 13 & 22

SECTION 22

KINGSTON ACT

EXTERNAL SERVICES

- GENERAL**
- GENERAL NOTES**
- ALL WORK ON ICON WATER'S WATER SUPPLY AND SEWER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT ICON WATER SUPPLY AND SEWERAGE STANDARDS, RELEASED JULY 2018. ALL WORK ON STORMWATER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH DESIGN STANDARDS FOR URBAN INFRASTRUCTURE WORKS.
 - CONNECTIONS AND OR DISCONNECTIONS OF SEWER AND WATER AT THE MAIN TO BE MADE BY ICON WATER AT THE CONTRACTORS EXPENSE. THE CONTRACTOR IS TO EXPOSE THE MAIN AT THE LOCATION OF THE CONNECTION/DISCONNECTION IN PREPARATION FOR THE WORK BY ICON WATER. ALL EXCAVATION IN THE VICINITY OF MAINS IS TO BE CARRIED OUT BY HAND.
 - THE CONTRACTOR MUST VISIT THE SITE OF WORKS BEFORE TENDERING AND MAKE ALLOWANCES ON HIS TENDER FOR ALL TOPOGRAPHIC CONSTRAINTS AFFECTING THE EXECUTION OF THE WORKS AND THE RESTORATION OF THE SITE.
 - ALTHOUGH THE POSITION OF EXISTING UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR SHALL CONFIRM THE DEPTH AND LOCATION OF ALL SERVICES ON SITE BEFORE COMMENCING EXCAVATIONS.
 - ALL LEVELS TO AUSTRALIAN HEIGHT DATUM (AHD). ALL COORDINATES ARE BASED ON THE CANBERRA LOCAL GRID SYSTEM.
 - THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT PRIOR TO THE COMMENCEMENT OF WORK.
 - WORK AS EXECUTED DRAWINGS AND TIE BOOK MUST BE SUBMITTED BEFORE CONNECTION.
 - ANY NON-METALLIC WATER SERVICE IS TO BE INSTALLED WITH TRACER WIRE AND

- TESTED.
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DUMPED AT AN APPROVED SPOIL AREA.
 - THE CONTRACTOR SHALL REINSTATE ALL DISTURBED SURFACES TO MATCH EXISTING.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY TEMPORARY TRAFFIC MANAGEMENT PLANS AND THEIR APPROVAL.
 - CONTRACTOR TO CONFIRM DEPTH OF SEWER AND STORMWATER TIE POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ADVISE THE DESIGN ENGINEER IF NOT IN ACCORDANCE WITH THE PLAN.
- SEWER SERVICES**
- WORKS IN ACCORDANCE WITH THE FOLLOWING:
- ICON WATER
 - AS1657
- WATER SERVICES**
- WORKS IN ACCORDANCE WITH THE FOLLOWING:
- ICON WATER
 - AS1657
- WORK AS EXECUTED**
- THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING A FULL SIZE SET OF WORK AS EXECUTED (WAE) DRAWINGS, A TIE BOOK PLAN AND A REGISTERED DEPOSITED PLAN PRIOR TO SERVICE CONNECTION.
 - THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE PRODUCTION AND LODGMENT OF SUCH DOCUMENTS.
 - ALL CHANGES MADE TO THE ORIGINAL DOCUMENTATION SHALL BE REFLECTED ON THE WORK AS EXECUTED DRAWINGS.

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

NOTE:
ALL EXISTING MAINTENANCE HOLES NOMINATED 'eSMH' HAVE BEEN SURVEYED. OUTLET INVERT LEVELS FOR THESE STRUCTURES HAS BEEN BASED OFF SURVEY INFORMATION AND DOES NOT ALIGN WITH ICON WAE INFORMATION.

NOTE:
STRUCTURAL GROUND ANCHOR DESIGN IS YET TO BE FINALISED. ANCHORS TO BE DESIGNED TO MAINTAIN MIN 1.0m CLEARANCE FROM ALL IN GROUND EXISTING SERVICES.

NOTE:
* INDICATES INVERT LEVEL SOURCED FROM SURVEY.
INDICATES INVERT LEVEL SOURCED FROM ICON WAE.

PIT SCHEDULE						
PIT NUMBER	SMH-1	SMH-2	SMH-3	SMH-4	SMH-5	SMH-6
EASTING	211999.251	212009.064	212006.044	212016.044	212000.465	211999.985
NORTHING	600120.778	600125.419	600131.859	600136.590	600169.501	600174.248
COVER LEVEL	TBC	TBC	TBC	TBC	TBC	TBC
OUTLET LEVEL	563.850	563.675	563.548	563.370	562.868	562.770
APPROX DEPTH	TBC	TBC	TBC	TBC	TBC	TBC
COVER	CLASS D	CLASS D	CLASS D	CLASS D	CLASS D	CLASS D
SIZE	1050	1050	1050	1050	1050	1050



REV	ISSUE	CHK'D	APP'D	DATE
1	FOR APPROVAL IN PRINCIPLE	T.K.	S.G.	22/10/19
2	FOR APPROVAL IN PRINCIPLE	S.G.	S.G.	16/06/20
3	FOR APPROVAL IN PRINCIPLE	S.G.	S.G.	09/07/20
4	FOR APPROVAL IN PRINCIPLE	S.G.	S.G.	06/07/21
5	FOR APPROVAL IN PRINCIPLE	S.G.	S.G.	29/07/21
6	FOR APPROVAL IN PRINCIPLE	S.S.	S.G.	30/08/21
7	FOR APPROVAL IN PRINCIPLE	S.S.	S.G.	31/08/21

LEGEND

SERVICE	EXISTING	PROPOSED
COLD WATER	eCW	CW
WATER MAIN	eW	W
SANITARY DRAINAGE	eSD	SD
SEWER	eS	S
STORMWATER	eSW	SW
ELECTRICITY	eE	E
STREET LIGHT	eSL	
COMMUNICATIONS	eC	
HYDRANT	eFH	FH
MANHOLE	eSMH	SMH
STOP VALVE	eSV	SV
WATER METER & PIT	eWM	WM
STREET LIGHT		
STORMWATER STRUCTURE	eSS	EXISTING TREE
ELECTRICAL PIT		STREETLIGHT
CONTINUATION		
END CAP		
ABANDONED / EXHUMED SERVICE	X-@W-X	

SITE STATISTICS

DEVELOPER: GEOCON

DOMESTIC FLOW: -- L/s No FIRE HOSE REELS: -

MECHANICAL FLOW: -- L/s No FIRE HYDRANTS: -

IRRIGATION FLOW: -- L/s PUMPED SEWER FLOW: -- L/s

EQUIVALENT POPULATION: DWELLINGS: 106

VITAL DESIGN SOLUTIONS CERTIFY THAT THESE WORK AS EXECUTED DRAWINGS ARE CORRECT AND THE HYDRAULIC WORKS SHOWN HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT CONDITIONS, APPROVED DRAWINGS STANDARDS AND SPECIFICATIONS.

SIGNATURE:
DATE:

Comments - Ground Item, 30 Spaulding Street, Block 13 & 22 Kingston
 Melbourne, Level 2.5, 555 Bourke Street, Melbourne, Victoria
 Tel: 03 6297 8765 Email: adam@vitaldesign.com.au
 Fax: 03 6299 7318 Web: vital.com.au
 ABN 69 151 540 789
 AFR 151 540 789

PROJECT

GILES ST
BLOCKS 13 AND 22
SECTION 22
KINGSTON ACT

DRAWING TITLE

EXTERNAL SERVICES
SITE PLAN

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS, ORDERING MATERIAL OR PRODUCING SHOP DRAWINGS.

THE COPYRIGHT OF THIS DRAWING REMAINS WITH VITAL DESIGN SOLUTIONS PTY LTD.

JOB REFERENCE
VS19068

DRAWING NUMBER
ES.10

DESIGNED S.GWYNNE **DRAFTED** S.SCHUPFER

SCALE
0 2.0 4.0 8.0m

SCALE 1:200 **SIZE** A1

ISSUE NOT FOR CONSTRUCTION

REVISION
7



Minimum drainage easement widths shall be in accordance with Table 1.19.

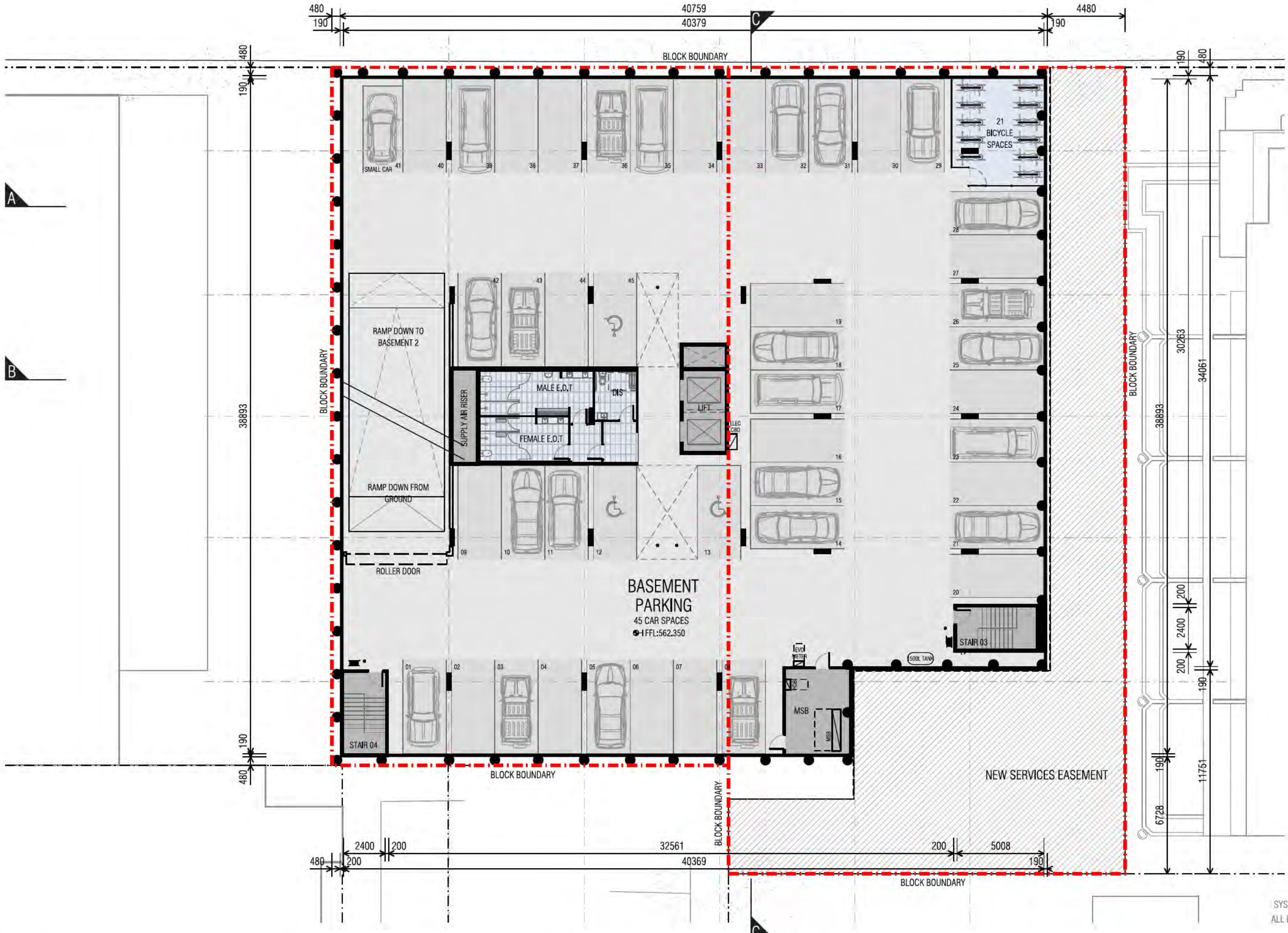
Table 1.19 Minimum Drainage Easement Widths

Diameter (mm)	Easement Width (m)	
	Single Easement	Common Easement
0 - 3.0 m deep	225 to 450	3.5
	525 to 675	3.5
3.0 - 6.0 m deep	225 to 450	4.5
	525 to 675	5.0

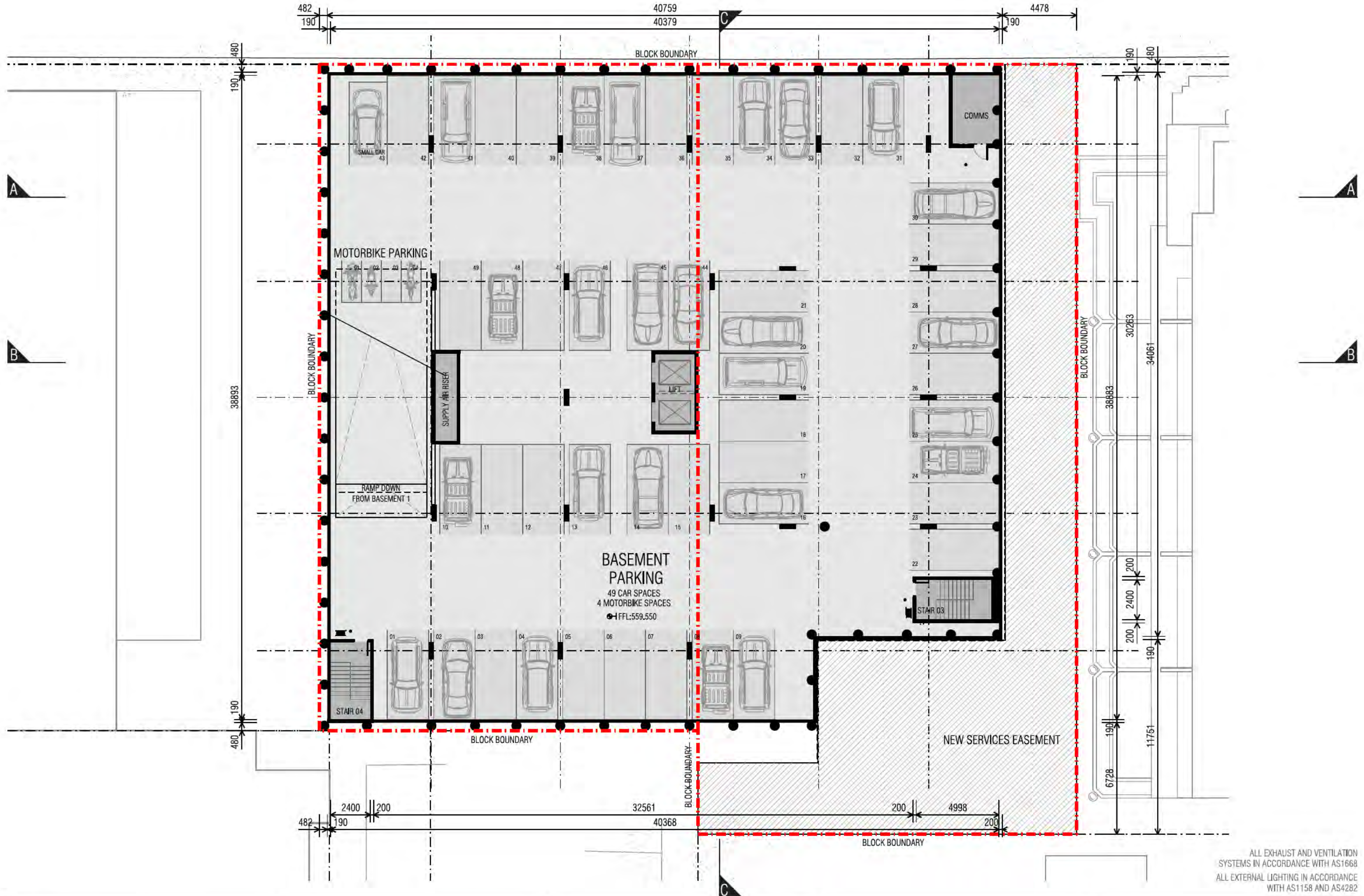
Note: Where electrical services are laid on the same side of the lease boundary, the required easement width shall be increased by 500 mm.

EXTRACT FROM URBAN SERVICES DESIGN STANDARDS FOR URBAN INFRASTRUCTURE 1 - STORMWATER (DS01) EDITION 1 REVISION 0 - TABLE 1.19, SECTION 1.4.3 DRAINAGE EASEMENTS

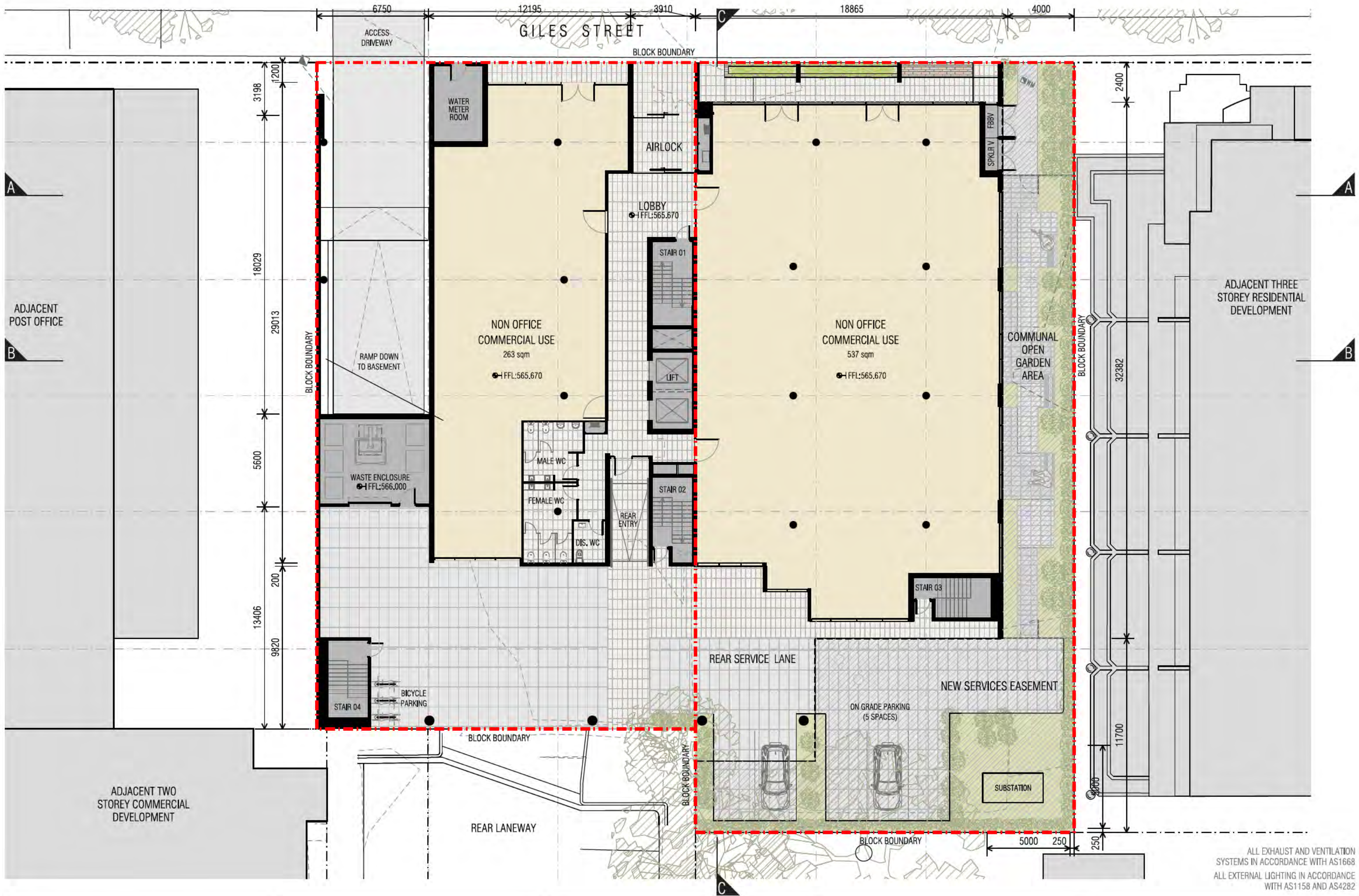
TCCS EASEMENT WIDTHS
NTS



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



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



WATER SUPPLY - DEMOLITION WORKS ACTEWAGL REQUIREMENTS FOR DEMOLITION WORK WHICH HAS THE POTENTIAL TO DAMAGE ACTEW ASSETS OR RESULT IN CONTAMINATION OF THE POTABLE WATER SUPPLY. 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 PLANS 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 PLANS 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.

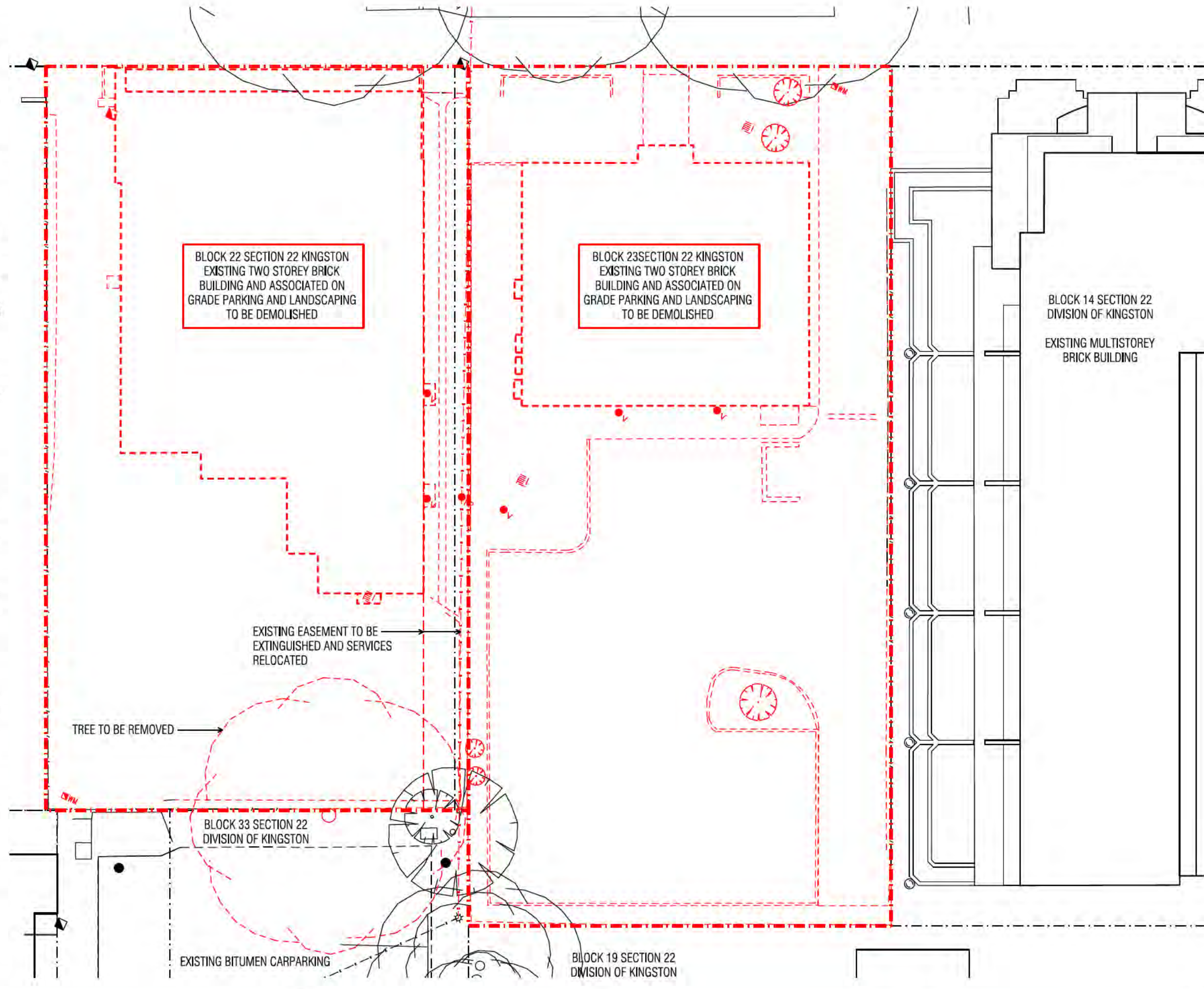
NOTE: THE SUBSEQUENT BUILDING CONTRACTOR WILL BE REQUIRED TO MAKE A NEW SANITARY DRAINAGE CONNECTION AT THE DESIGNATED TIE (NOT AT THE TEMPORARY CAP). THIS MAY REQUIRE THE REMOVAL OF OLD JUMP-UPS IN THE CUSTOMER SANITARY DRAINS.

6. WHEN THE TIE IS EXPOSED IT IS DESIRABLE TO ASK ACTEWAGL TO INSPECT THE BRANCH-LINE TO ENSURE IT IS IN GOOD CONDITION.
7. 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.
8. 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



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