

From: developmentapplications@iconwater.com.au
To: [EPD, Customer Services](#)
Subject: Icon Water Application Decision. Application - 172304. Turner - 9/46 (Email 6 of 10)
Date: Friday, 28 September 2018 11:39:59 AM
Attachments: [PARKING-201834426-BASEMENT-01.pdf](#)
[PLAN-201834426-EXTERNAL SERVICES-01.pdf](#)

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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Regards

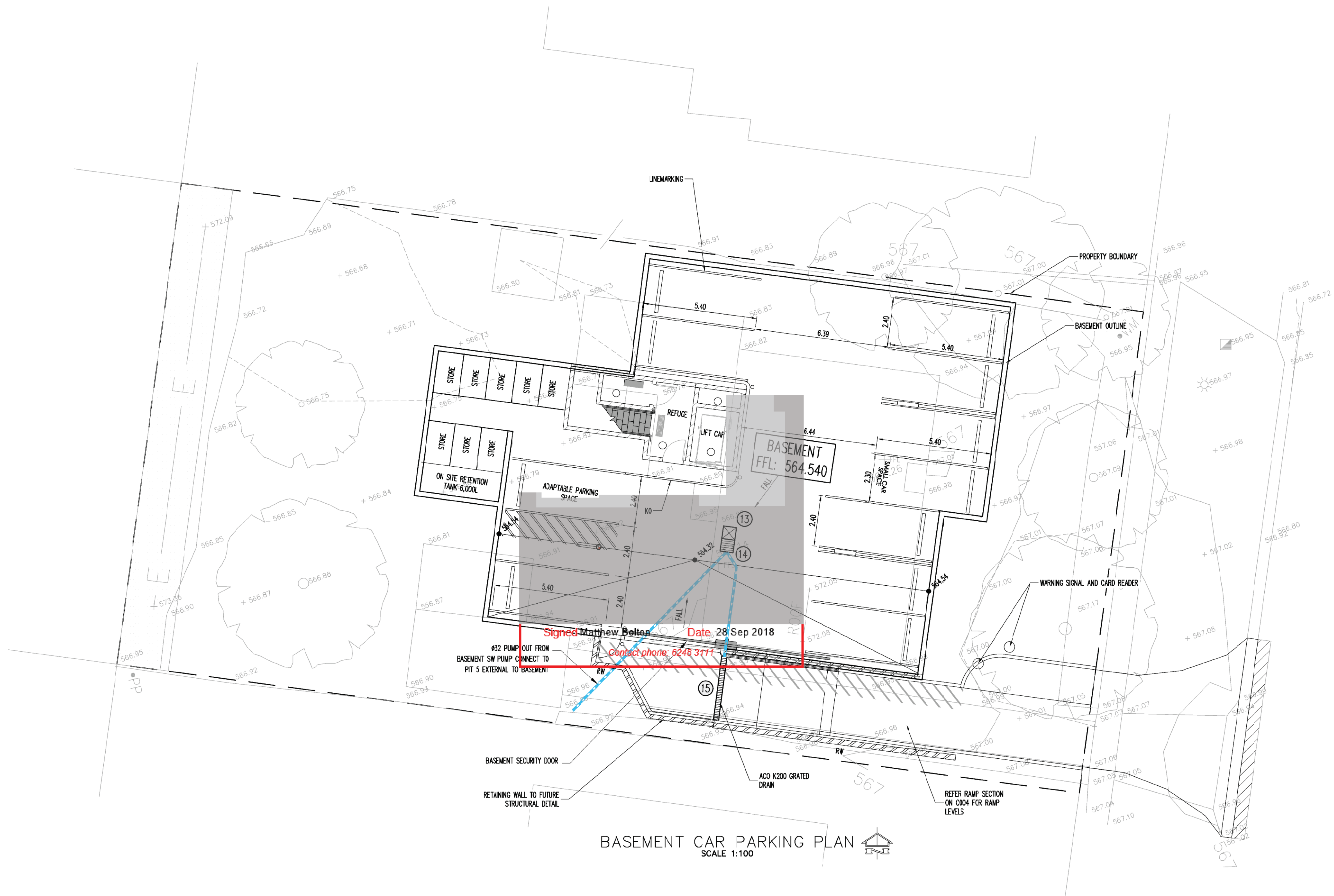
Matthew Bolton

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

Telephone 02 6248 3111
Facsimile 02 6242 1459
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GPO Box 366 Canberra ACT 2601
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BASEMENT CAR PARKING PLAN
SCALE 1:100

- NOTES:
1. LINEMARKING IN ACCORDANCE WITH AS2890.1
 2. STORMWATER IN ACCORDANCE WITH TO AS3500

Filename: C003.dwg - USER: mltw - Plot File Created: Aug 20, 2018 - 9:10am

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

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
C	ISSUE FOR DA	OP	NL	20.08.18					
B	ISSUE FOR DA REVIEW	OP	BM	10.08.17					
A	ISSUE FOR DA	OP	RG	28.02.17					

MUNNS SLY MOORE architects

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www.munnslymoore.com.au

TTW Taylor
Thomson
Whitting
612 6285 1766 | 103 Tennant Street Fyshwick ACT 2069

Project
UNIT DEVELOPMENT
BLOCK 9 SECTION 46
TURNER, ACT

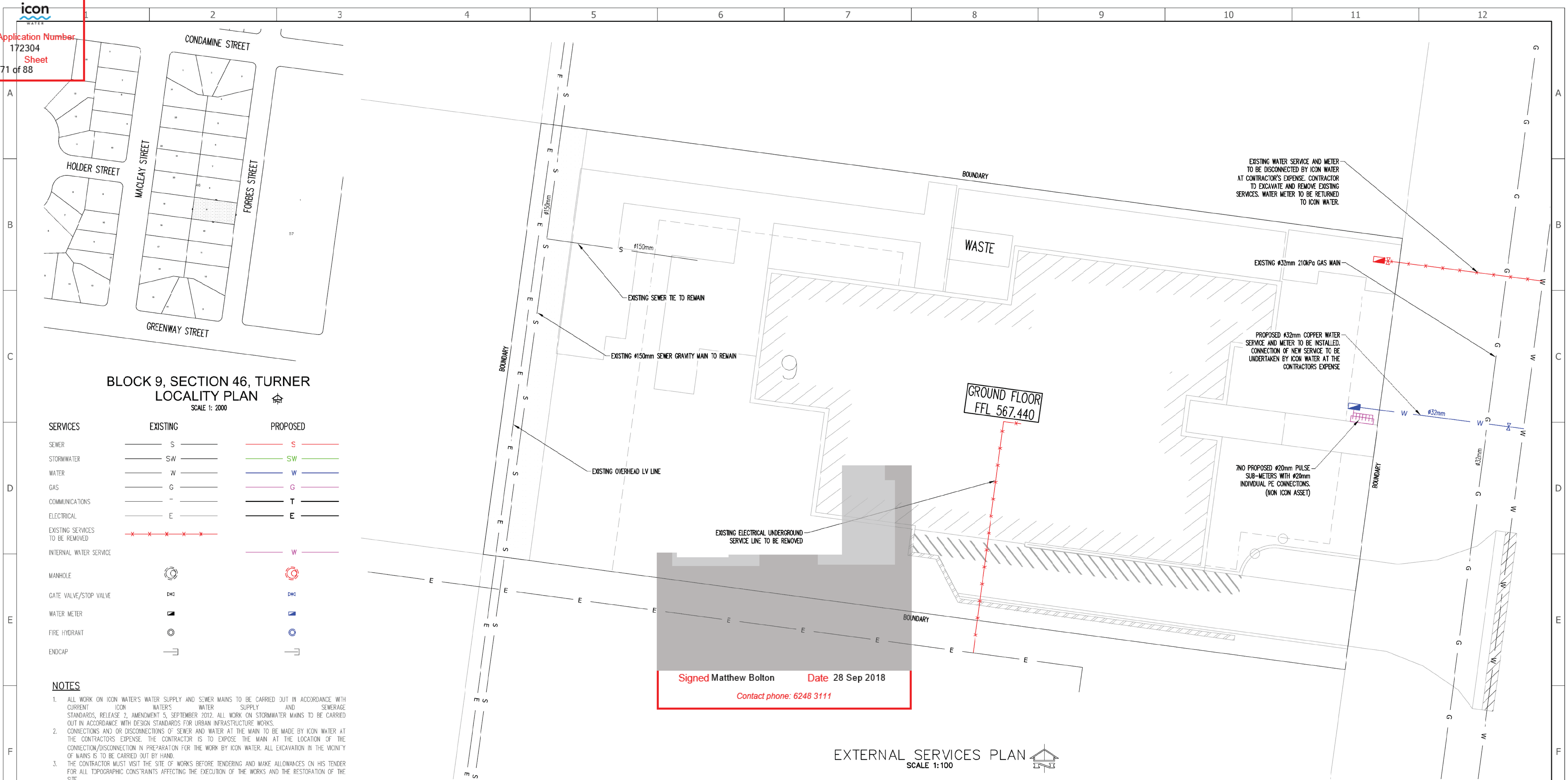
Sheet Subject
SITEWORK PLAN
BASEMENT

PRELIMINARY

Scale	A1	1:100	Drawn	NL	Authorised	RMD
Jcb No	179013	Drawing No	C003	Revision	C	
Plot File Created:	Aug 20, 2018 - 9:10am					

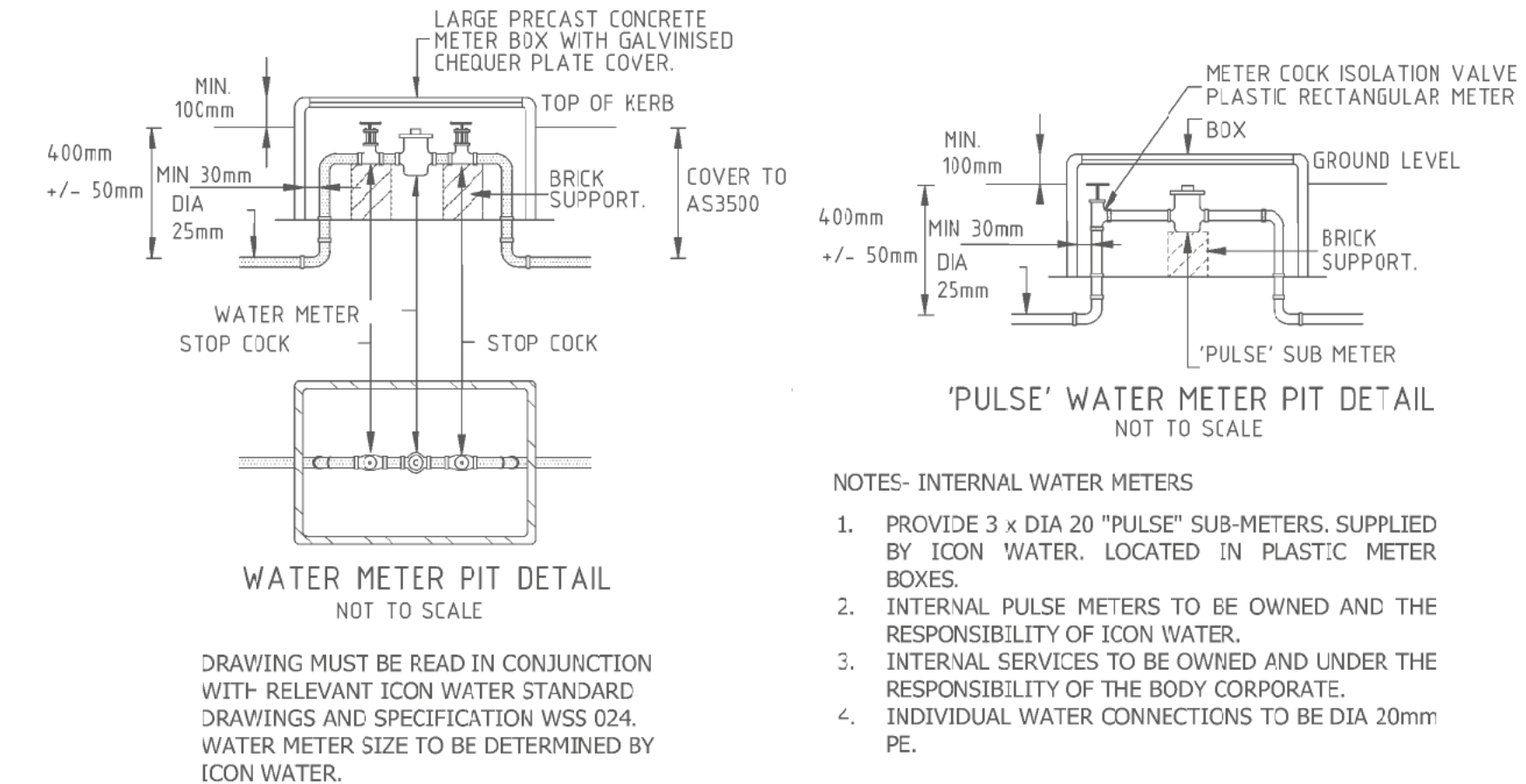


Application Number
172304
Sheet
71 of 88



SERVICES	EXISTING	PROPOSED
SEWER	S	S
STORMWATER	SW	SW
WATER	W	W
GAS	G	G
COMMUNICATIONS	-	T
ELECTRICAL	E	E
EXISTING SERVICES TO BE REMOVED	X X X X X	
INTERNAL WATER SERVICE		W
MANHOLE		
GATE VALVE/STOP VALVE		
WATER METER		
FIRE HYDRANT		
ENDCAP		

- NOTES**
- ALL WORK ON ICON WATER'S WATER SUPPLY AND SEWER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT ICON WATER'S WATER SUPPLY AND SEWERAGE STANDARDS, RELEASE 2, AMENDMENT 5, SEPTEMBER 2012. 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 CONTRACTOR'S 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.



UNIT METERING: WATER METER DETAIL		
UNIT #	WM SERIAL #	WM SIZE
BULK	TBA	32
1	TBA	20
2	TBA	20
3	TBA	20
4	TBA	20
5	TBA	20
6	TBA	20
7	TBA	20

- NOTES- INTERNAL WATER METERS**
- PROVIDE 3 x DIA 20 "PULSE" SUB-METERS, SUPPLIED BY ICON WATER, LOCATED IN PLASTIC METER BOXES.
 - INTERNAL PULSE METERS TO BE OWNED AND THE RESPONSIBILITY OF ICON WATER.
 - INTERNAL SERVICES TO BE OWNED AND UNDER THE RESPONSIBILITY OF THE BODY CORPORATE.
 - INDIVIDUAL WATER CONNECTIONS TO BE DIA 20mm PE.

A	FOR APPROVAL	20.03.18	CP		
No.	REVISION	DATE	ENG CHECKED	VERIFIED	DESIGN AUTH

TTW Taylor Thomson Whitting
612 6285 1766 | 103 Tennant Street Fyshwick ACT 2069



Drawn: NL	Designed:
Checked: CP	20.08.18
Approved: CP	20.08.18
Project Manager: CP	
Drawing No.: C100	
P	

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9 FORBES STREET
BLOCK 9, SECTION 46, TURNER
EXTERNAL SERVICES PLAN

Scale: 1:100	Date: 20.08.18	Sheet No.: 1
Project No.: 179013		
A1	C100	Rev A

From: developmentapplications@iconwater.com.au
To: [EPD, Customer Services](#)
Subject: Icon Water Application Decision. Application - 172304. Turner - 9/46 (Email 7 of 10)
Date: Friday, 28 September 2018 11:40:09 AM
Attachments: [PLAN-201834426-SITE WORKS-01.pdf](#)
[PLAN-201834426-STRUCTURAL BASEMENT-01.pdf](#)
[PLAN-201834426-STRUCTURAL GROUND-01.pdf](#)
[PLAN-201834426-STRUCTURAL LEVEL1-01.pdf](#)
[PLAN-201834426-STRUCTURAL LEVEL2 -01.pdf](#)

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PRELIMINARY

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

C	ISSUE FOR DA	CP	NL	20.08.18					
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A	ISSUE FOR DA	CP	RG	18.03.17					
Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date

WATERPROOF
PERIMETER
RETAINING WALLS
BY BUILDER

ALL IN GROUND FOOTINGS
TO FUTURE DESIGN

TEMPORARY SHORING AS
REQUIRED BY BUILDER

ALL CORE
WALLS TO
FUTURE DESIGN

OFF FORM 200 X 1000
BLADE WALL COLUMNS TO
FUTURE DESIGN

WATER TANK

Signed Matthew Bolton

Date 28 Sep 2018

Contact phone: 6248 3111

THIS SCHEMATIC DRAWING HAS BEEN
PREPARED FOR DA PURPOSE ONLY FOR
THE PURPOSE OF PROVIDING PRELIMINARY
SCHEMATIC STRUCTURAL OPTIONS. THESE
DRAWINGS ARE NOT SUITABLE TO BE
USED FOR PRICING AS THEY STAND AND
FURTHER ENGINEERING INPUT SHOULD BE
SORT BY BUILDERS FOR THAT PURPOSE

RETAINING WALL TO FUTURE DETAIL
POSSIBLE SHORING REQUIRED TO CONSTRUCT DRIVEWAY

NOT FOR CONSTRUCTION

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

CLIENT	ACT GOVERNMENT COMMUNITY SERVICES
DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED	

ARCHITECT	MUNNS SLY MOORE architects
THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD.	

ALL SETOUT TO ARCHITECT'S DRAWINGS. DIMENSIONS TO BE VERIFIED WITH THE ARCHITECT AND ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.
0 1000 2000 3000

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

PROJECT	9 FORBES STREET, TURNER ACT
---------	--------------------------------

DRAWING TITLE	BASEMENT PLAN
JOB NUMBER	CR170279
DRAWING NUMBER	SK1
REVISION	3
DRAWING SHEET SIZE	A3



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

TIMBER DECKING

THIS SCHEMATIC DRAWING HAS BEEN
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2	REVISED PRELIMINARY DA CONCEPT	SB		SB	15.08.18
3	DA ISSUE	SB		SB	22.08.18
4	REVISED DA ISSUE	SB		SB	23.08.18

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--

PROJECT	9 FORBES STREET, TURNER ACT
---------	--

DRAWING TITLE	GROUND FLOOR PLAN
---------------	------------------------------

JOB NUMBER	CR170279
DRAWING NUMBER	SK2
REVISION	4
DRAWING SHEET SIZE = A3	

VERIFIER: Verifier

JOB MANAGER: Job Manager

DESIGNED: Designed

DRAWN: Drawn

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

CONCRETE BALCONY
UPSTANDS, REFER
ARCHITECTURALLY FOR
EXTENT

CONCRETE BALCONY
UPSTANDS, REFER
ARCHITECTURALLY FOR
EXTENT

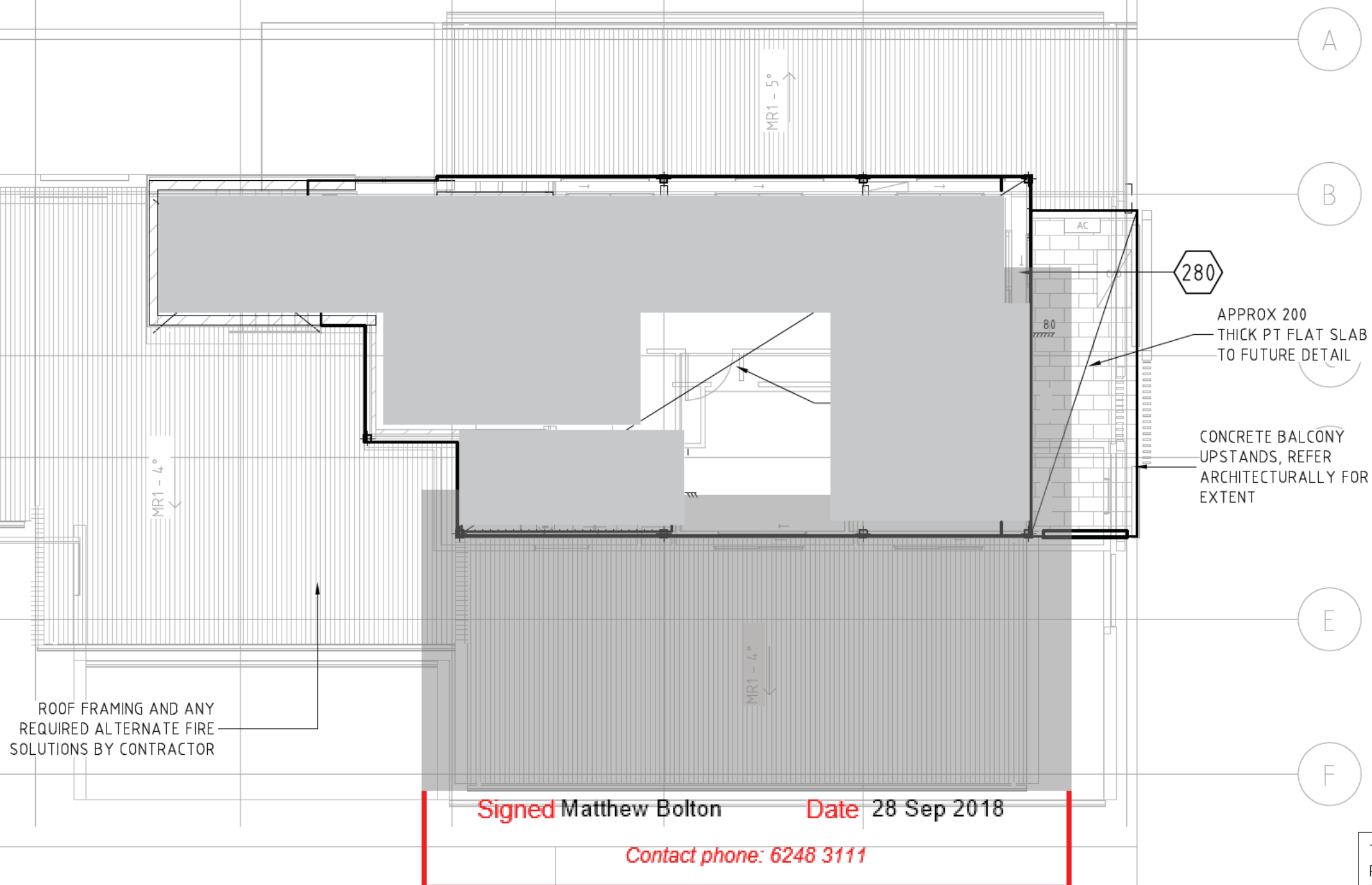
Signed Matthew Bottom Date 28 Sep 2018

Contact phone: 6248 3111

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1	PRELIMINARY CONCEPT	SB		SB	04.08.2017	ACT GOVERNMENT COMMUNITY SERVICES		 Canberra Unit 2, 2-6 Shea Street, Ph: ACT 2606 Ph (02) 6285 1822 Fax (02) 6285 1863 Email: canberra@northrop.com.au AIR# 61 064 430 100	9 FORBES STREET, TURNER ACT	LEVEL 1 FLOOR PLAN	CR170279	SK3	4	A1		
2	REVISED PRELIMINARY DA CONCEPT	SB		SB	15.08.18											
3	DA ISSUE	SB		SB	15.08.18											
4	REVISED DA ISSUE	SB		SB	23.08.18											
DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED						THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD										



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1	PRELIMINARY CONCEPT	SB		SB	04.08.2017	ACT GOVERNMENT COMMUNITY SERVICES	MUNNS SLY MOOREarchitects		ALL SETOUT TO ARCHITECT'S DRAWINGS, DIMENSIONS TO BE VERIFIED WITH THE ARCHITECT AND ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.	9 FORBES STREET, TURNER ACT	LEVEL 2 FLOOR PLAN	CR170279	
2	REVISED PRELIMINARY DA CONCEPT	SB		SB	15.08.18							DRAWING NUMBER	REVISION
3	DA ISSUE	SB		SB	23.08.18							SK4	3
						DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION	THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP					DRAWING SHEET SIZE - A1	

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To: [EPD, Customer Services](#)
Subject: Icon Water Application Decision. Application - 172304. Turner - 9/46 (Email 8 of 10)
Date: Friday, 28 September 2018 11:40:27 AM
Attachments: [PLAN-201834426-TEMP TRAFFIC MGMT-1.pdf](#)
[PLAN-201834426-TRAFF CONTROL DEVICE-01.pdf](#)
[SECTION-201834426-1-01.pdf](#)
[SECTION-201834426-2-01.pdf](#)

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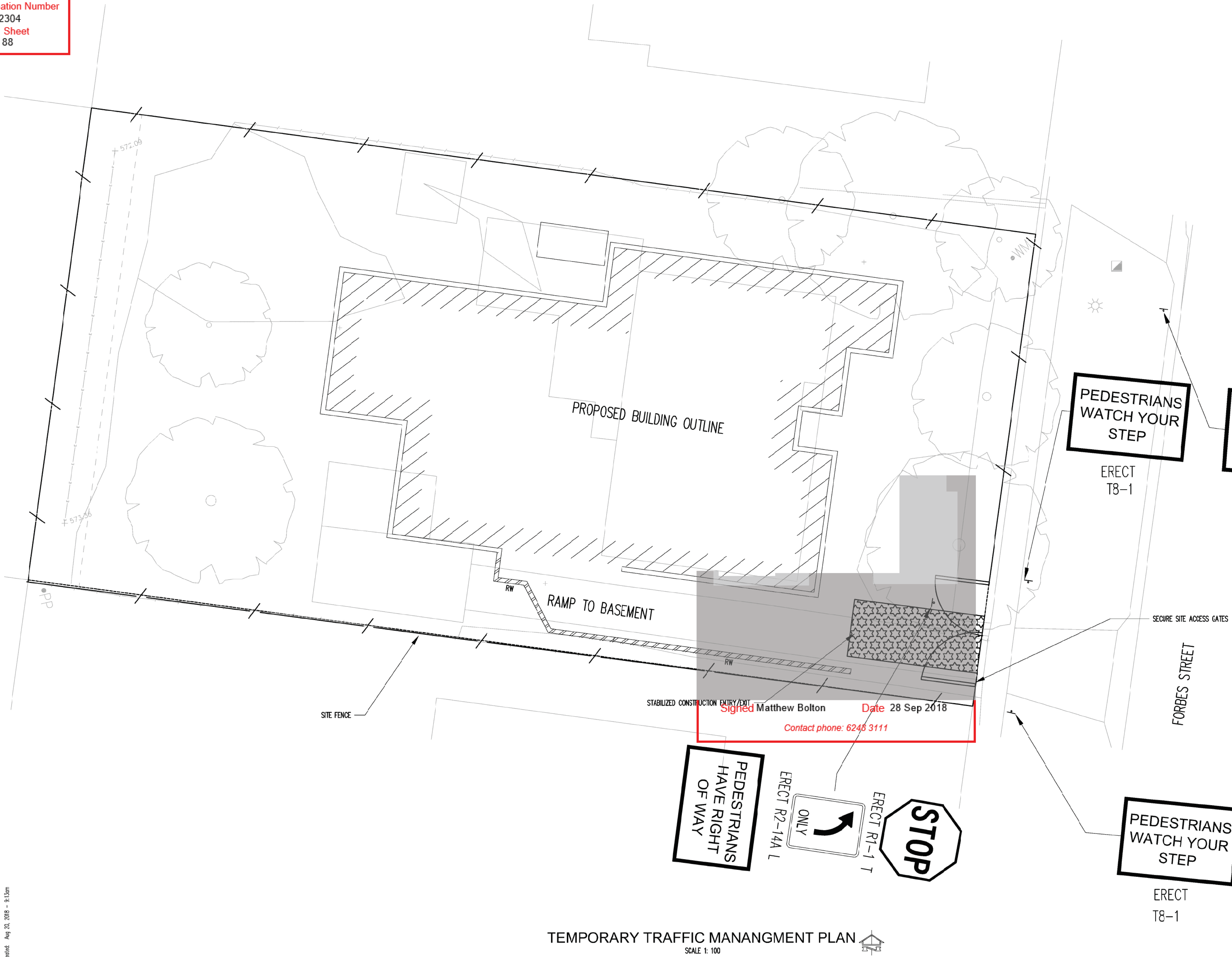
NOTES:

1. ALL SIGNAGE, BOLLARDS AND TRAFFIC CONTROL TO BE PLACED AND CARRIED OUT BY ACCREDITED PERSONS.
2. ALL SIGNAGE, BOLLARDS AND TRAFFIC CONTROL TO BE INSTALLED AND OPERATED IN ACCORDANCE WITH AS1742.3
3. ALL SIGNS AND BOLLARDS TO BE REMOVED WHEN NOT IN USE.

SIGNS TO BE ERECTED

CODE	DESCRIPTION	HAND	QTY
T1-25	TRUCKS ENTERING	-	1
T8-1	PEDESTRIANS WATCH YOUR STEPS	L,R	1,1
	PEDESTRIANS HAVE RIGHT OF WAY	-	1
R2-14A L	LEFT TURN ONLY	-	1
R1-11	STOP	-	1

DESIGNED BY: C. PLAYER	APPROVED:	SCALE: 1:100	DATE: 17/08/2018
AUTHORISED PURSANT TO PART 5 OF ROAD AND TRANSPORT SAFETY & TRAFFIC MANAGEMENT ACT 1999			
SIGNED:	DATE: __/__/__	MINISTER'S DELEGATE:	



Filename: C007.dwg - USER: mshew - Plot File Created: Aug 20, 2018 - 9:13am

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

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
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A	ISSUE FOR DA	OP	RC	18.03.17					

MUNNS SLY MOORE architects

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TTW Taylor Thomson Whitting
612 6285 1766 | 103 Tennant Street Fyshwick ACT 2069

Project
UNIT DEVELOPMENT
BLOCK 9 SECTION 46
TURNER, ACT

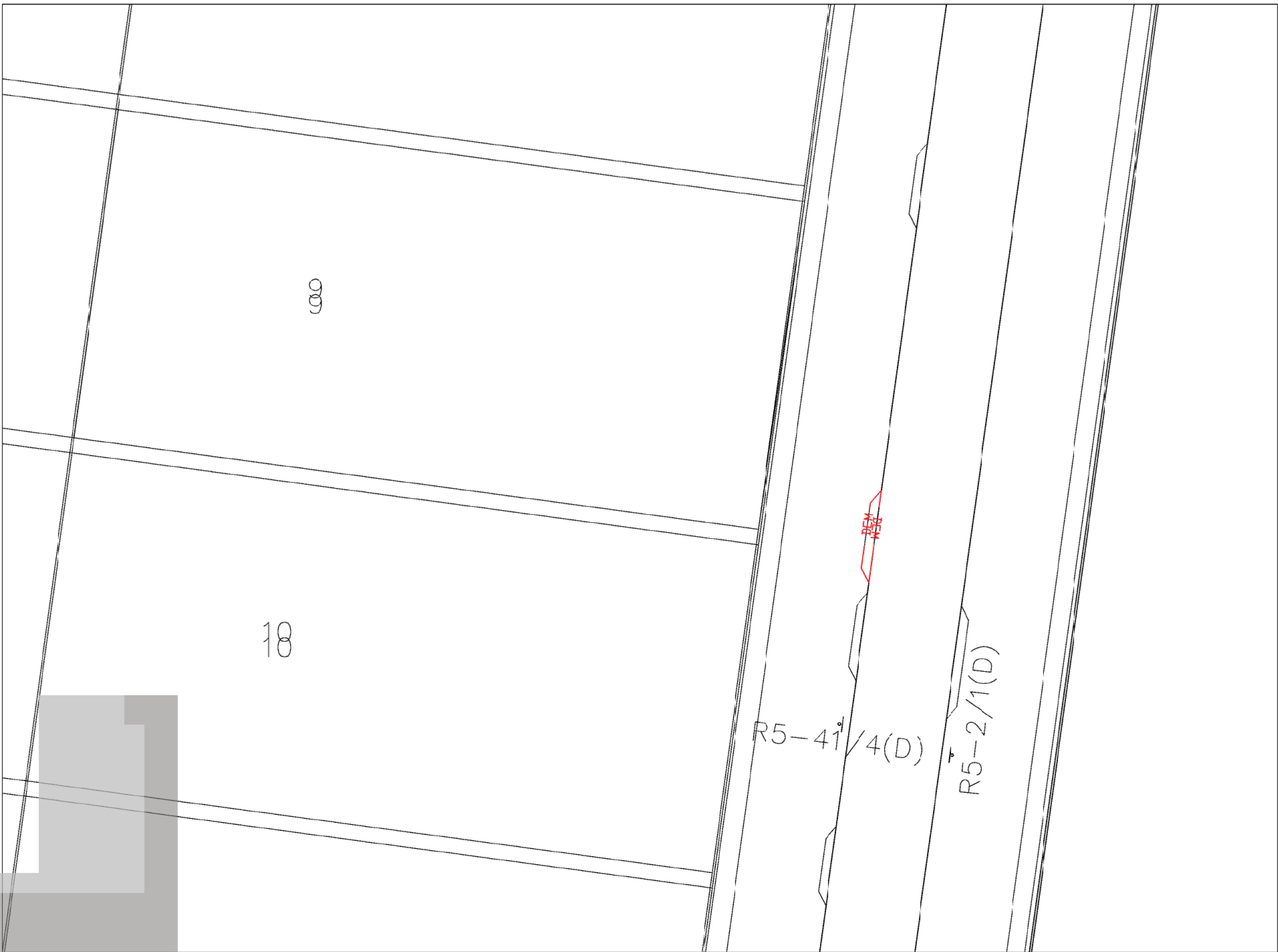
Sheet Subject
TEMPORARY TRAFFIC
MANANGMENT PLAN

PRELIMINARY

Scale : A1 1:100	Drawn NL	Authorised
Jcb No 179013	Drawing No C007	Revision C
Plot File Created: Aug 20, 2018 - 9:13am		

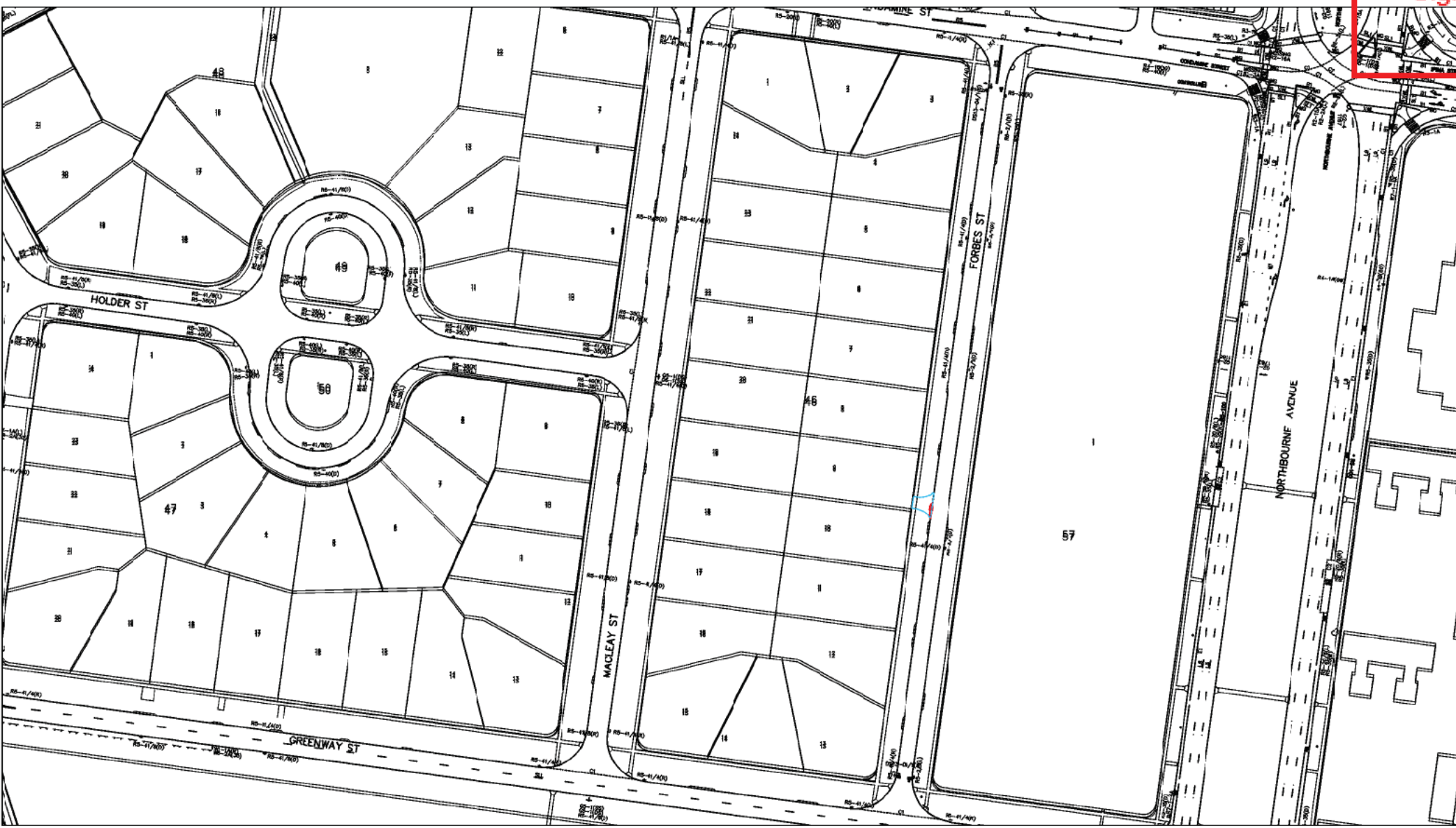


CONSTRUCT, PAINT & ERECT
SCALE 1:250



DEMOLISH & REMOVE
SCALE 1:250

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



LOCALITY PLAN
SCALE 1:2000

SIGNS TO BE RELOCATED

CODE	DESCRIPTION	DIRECTION	QUANTITY

SIGNS TO BE ERECTED

CODE	DESCRIPTION	DIRECTION	QUANTITY

WORK AS EXECUTED	DESIGN AGENT	OFFICE OF A.C.T.
DRAWING AMENDED IN ACCORDANCE WITH ADVICE FROM	RECOMMENDED FOR AUTHORISATION	AUTHORISED PURSUANT TO PART V of Road Transport (Safety and Traffic Management) ACT 1999
DATE: 30.11.2015	DRAWING NAME TRAFFIC CONTROL DEVICE PLAN	AUTHORISING SIGNATURE DATE:
CONSULTANT TTW NAME ROSS MCDUGALL SIGNATURE DATE:	SCALE: 1:500	DOCUMENT NUMBER

Filename: T02-01.dwg - User: mbar - Plot File Created: Aug 20, 2018 - 10:24am

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

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
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A	ISSUE FOR DA	OP	RC	28.03.17					

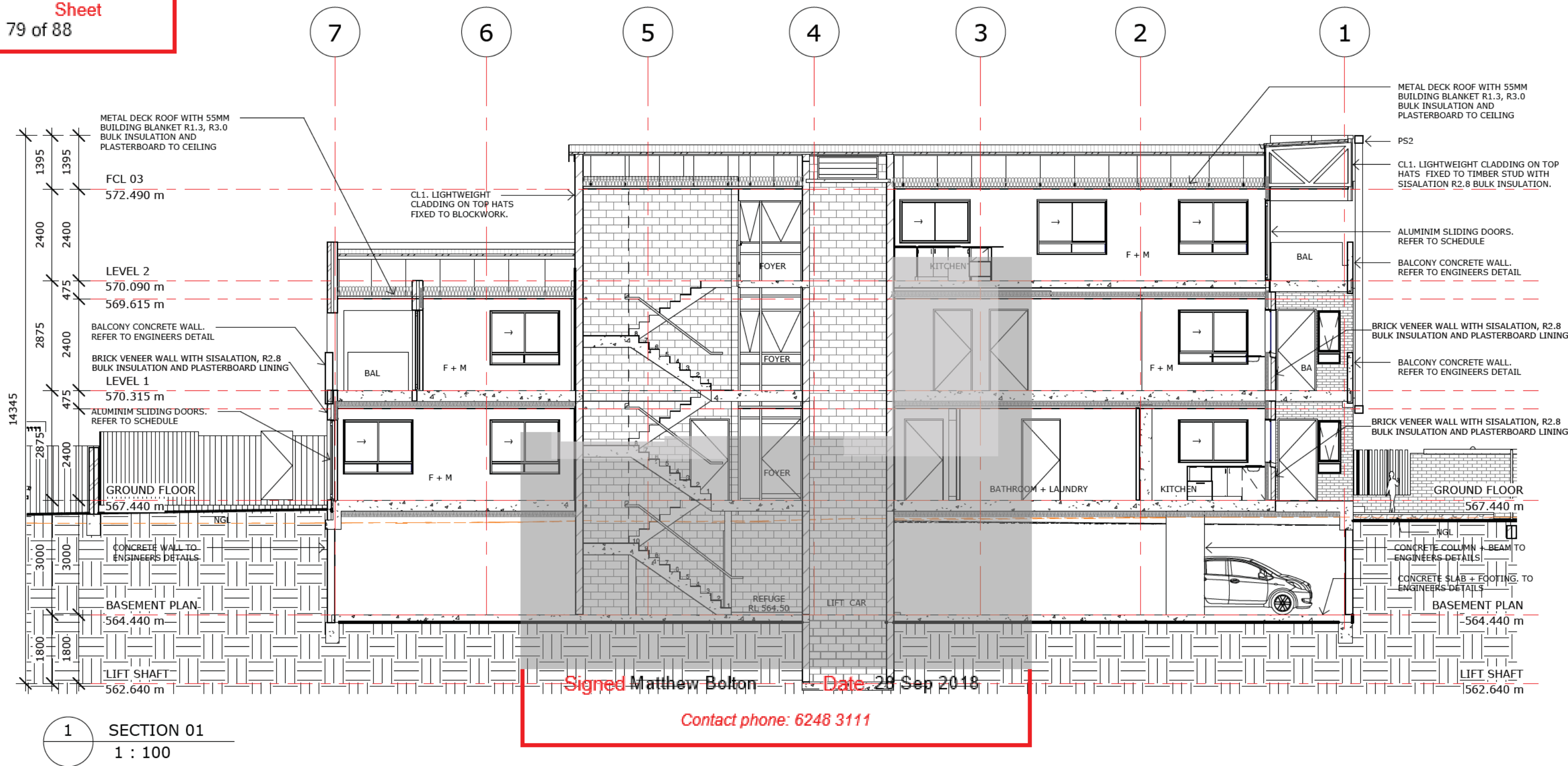


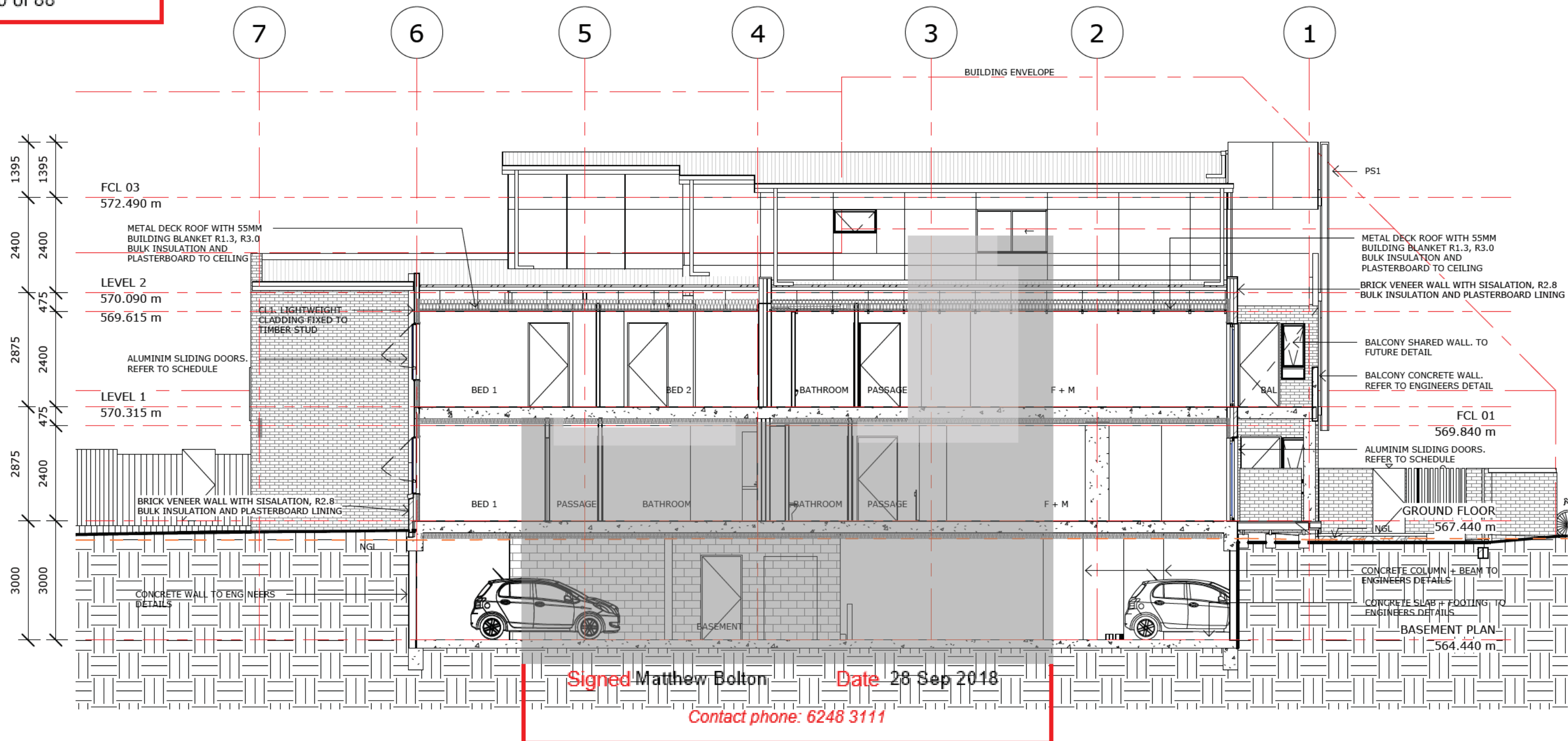
Project
UNIT DEVELOPMENT
BLOCK 9 SECTION 46
TURNER, ACT

Sheet Subject
TCD PLAN

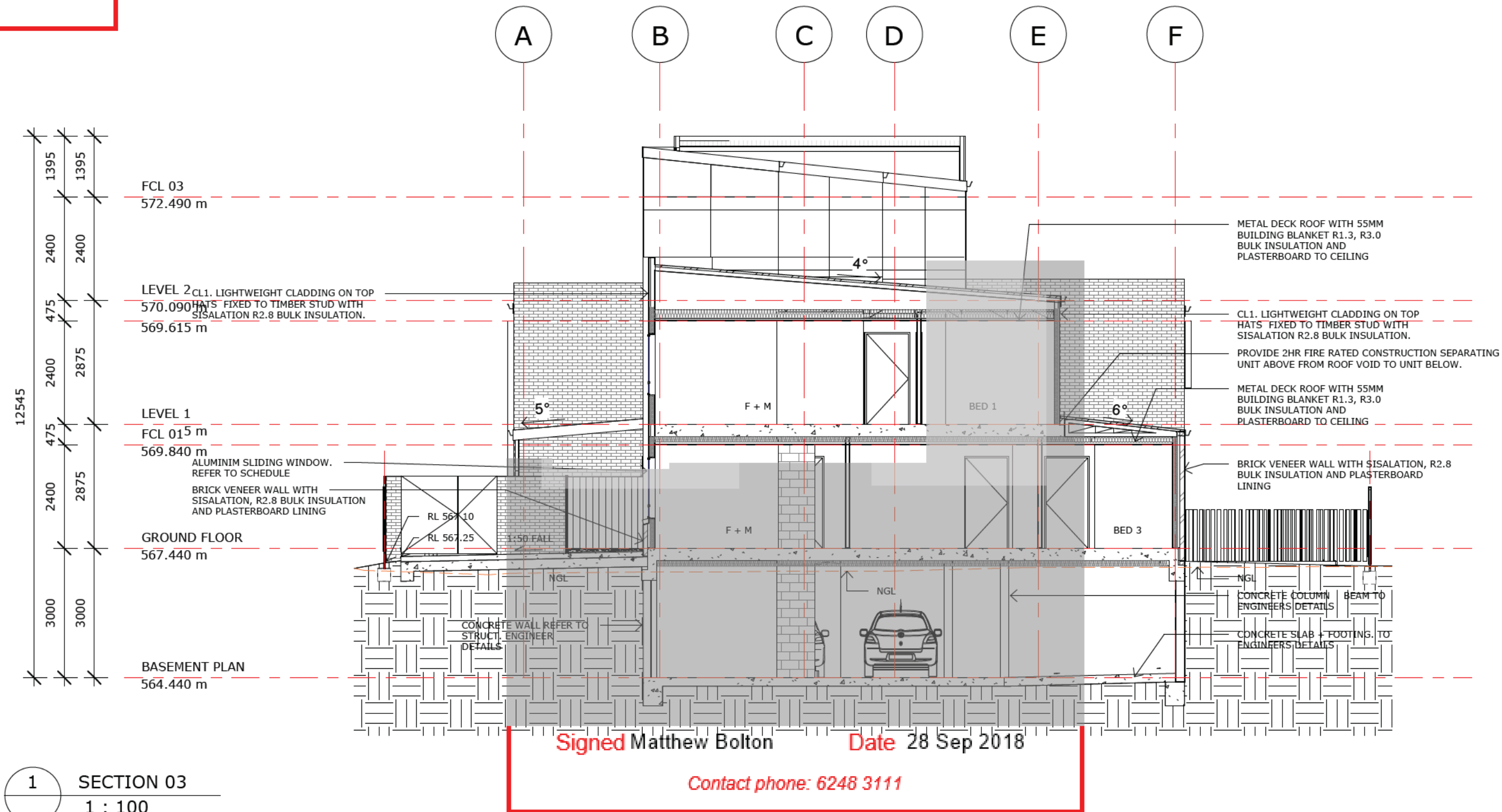
PRELIMINARY

Scale : A1 1:100	Drawn MV	Authorised
Jcb No 179013	Drawing No TCD-01	Revision C
Plot File Created: Aug 20, 2018 - 10:24am		

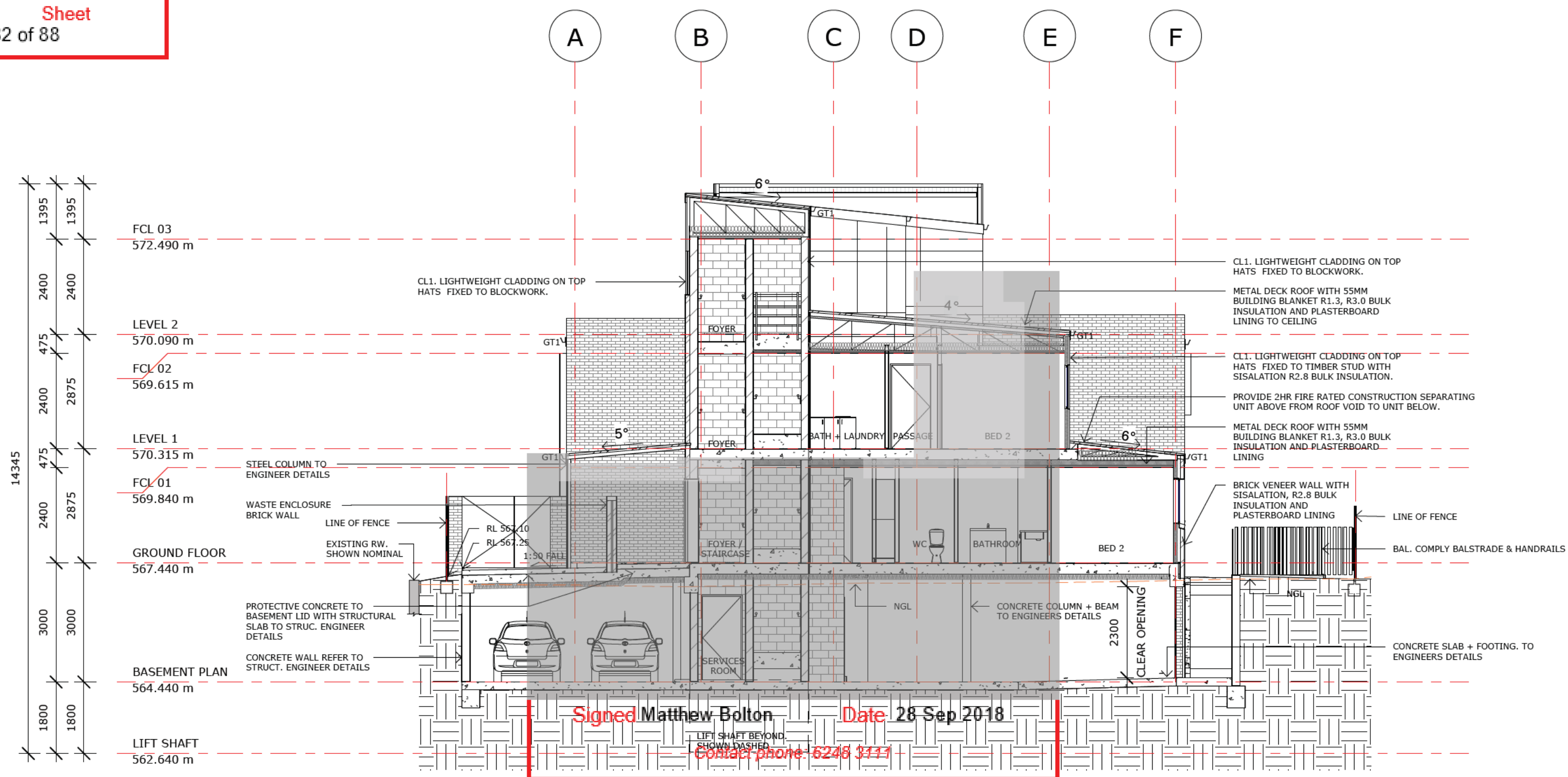




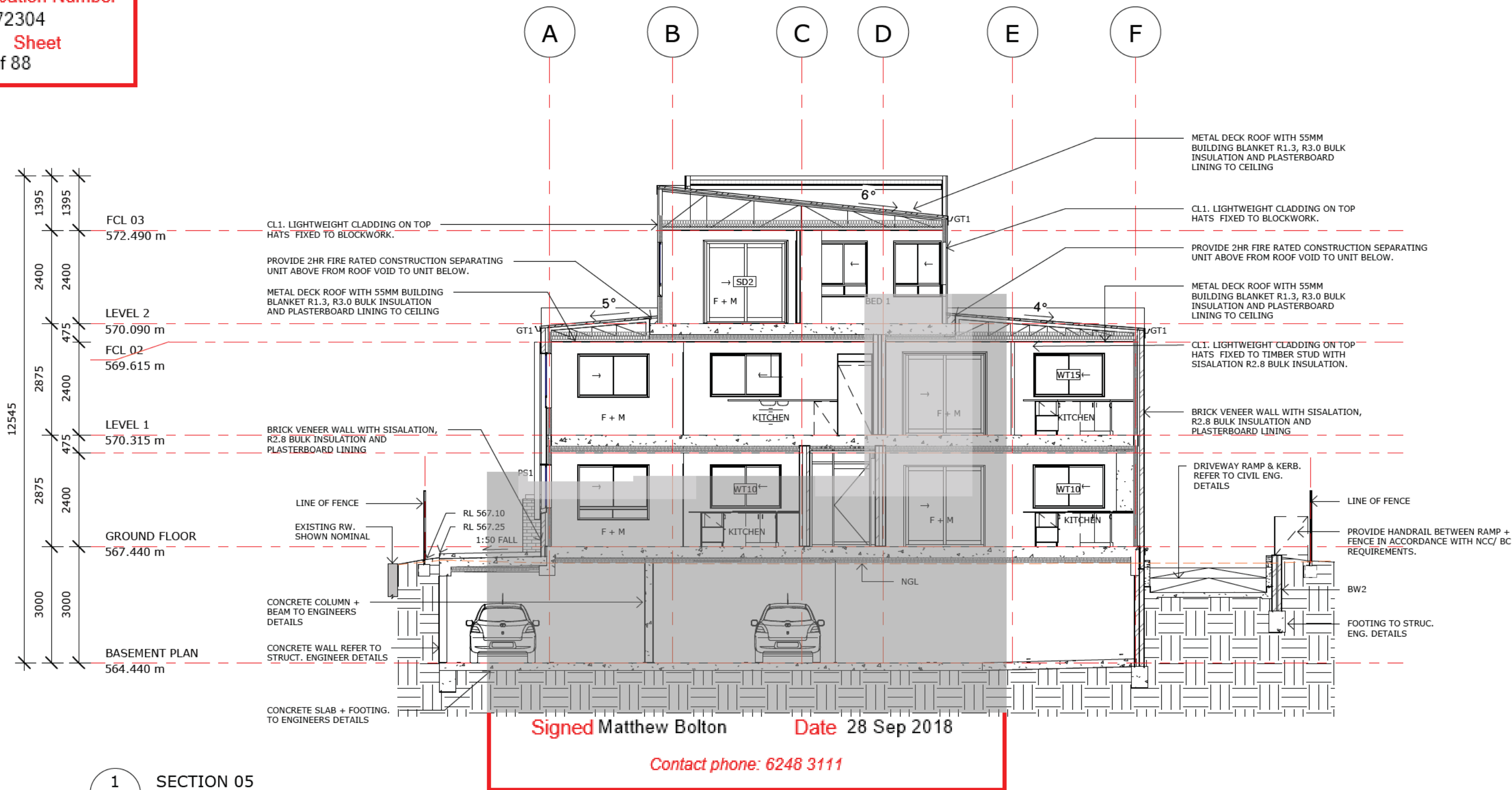
1 SECTION 02
1 : 100



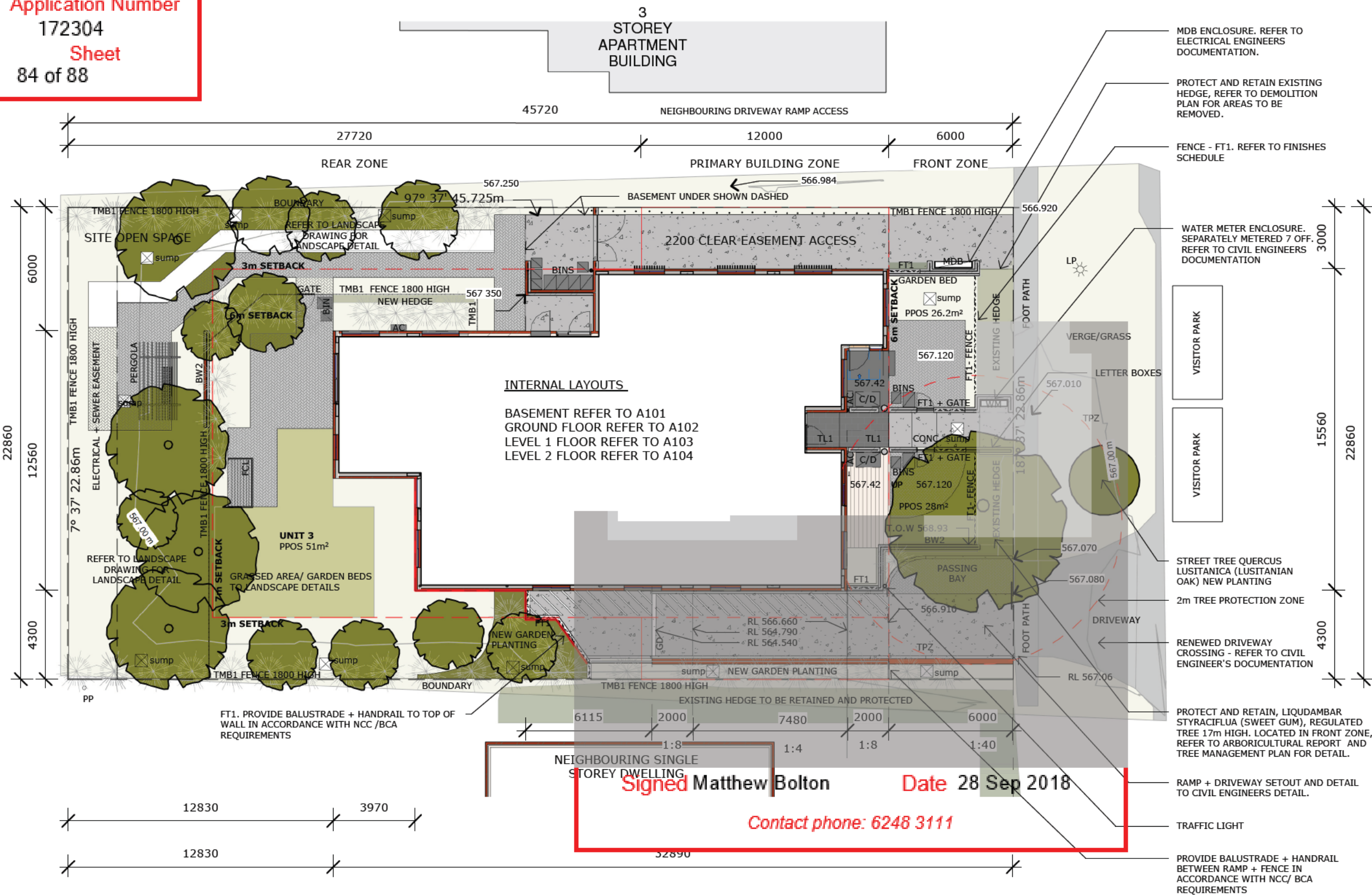
1 SECTION 03
1 : 100



1 SECTION 04
1 : 100



1 SECTION 05
1 : 100



PROJECT DETAILS

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

AREA SCHEDULE

GROUND	332.3m ²
LEVEL 1	280.3m ²
LEVEL 2	90.57m ²
BASEMENT STORAGE	19.2m ²

TOTAL GFA = 722.37m² ACTUAL
80% PERMISSIBLE OF 1045 SITE AREA = 836m²

30% REAR ZONE COVERAGE

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

SITE OPEN SPACE

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

CARPARKING REQUIREMENTS

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

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

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

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

UNIT AREAS / YIELD

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

Grand total: 7

icon EXISTING STREETSCAPE CHARACTER

Application Number

17904

Sheet

85 of 86

THE EXISTING CHARACTER OF FORBES STREET AND SURROUNDING STREETS ARE MADE UP OF A MIXTURE OF SINGLE DWELLING HOUSING AND MULTI-UNIT DEVELOPMENTS. THE EXISTING LANDSCAPE DEVELOPMENTS WITH A LARGE PROPORTION ALLOCATED TO PUBLIC HOUSING WHICH IS PROPOSED TO BE DEMOLISHED ON BLOCK 2 SECTION 57, TURNER.

THE EXISTING SINGLE DWELLING HOUSES ARE CONSTRUCTED OF RED BRICK AND TERRACOTTA TILED ROOFS. THESE BLOCKS ARE FRONTED BY A LANDSCAPE SETTING PREDOMINANTLY PROVIDED BY MATURE EXOTIC TREE SPECIES AND SCREENING HEDGES THAT LINE THE CURB FOOTPATHS. A NEW LAYER OF VERGE/STREET TREES HAS BEEN RECENTLY PLANTED ALONG FORBES STREET. EXAMPLES OF THESE DEVELOPMENTS CAN BE FOUND ON BLOCKS 6, 7, 10, 11, 10 OF SECTION 46.

THE MULTI-UNIT DEVELOPMENTS IN THE SURROUNDING STREETSCAPE ARE OF VARYING AGES, OLDER DEVELOPMENTS CONSIST OF BRICK VENEER CONSTRUCTION AND NEWER DEVELOPMENTS ARE OF RENDERED BRICK/BLOCK CONSTRUCTION. THESE DEVELOPMENTS ARE IN KEEPING WITH THE GARDEN CITY DESIGN AND HAVE PROVIDED HEDGES TO FRONT FOOTPATHS THAT ARE CURRENTLY AT AN IMMATURE/MATURE STAGE DUE TO THE AGE OF THE DEVELOPMENT. EXAMPLES OF THESE DEVELOPMENTS CAN BE FOUND ON BLOCK 2 SECTION 57 AND BLOCKS 8, 23, 24 OF SECTION 46.



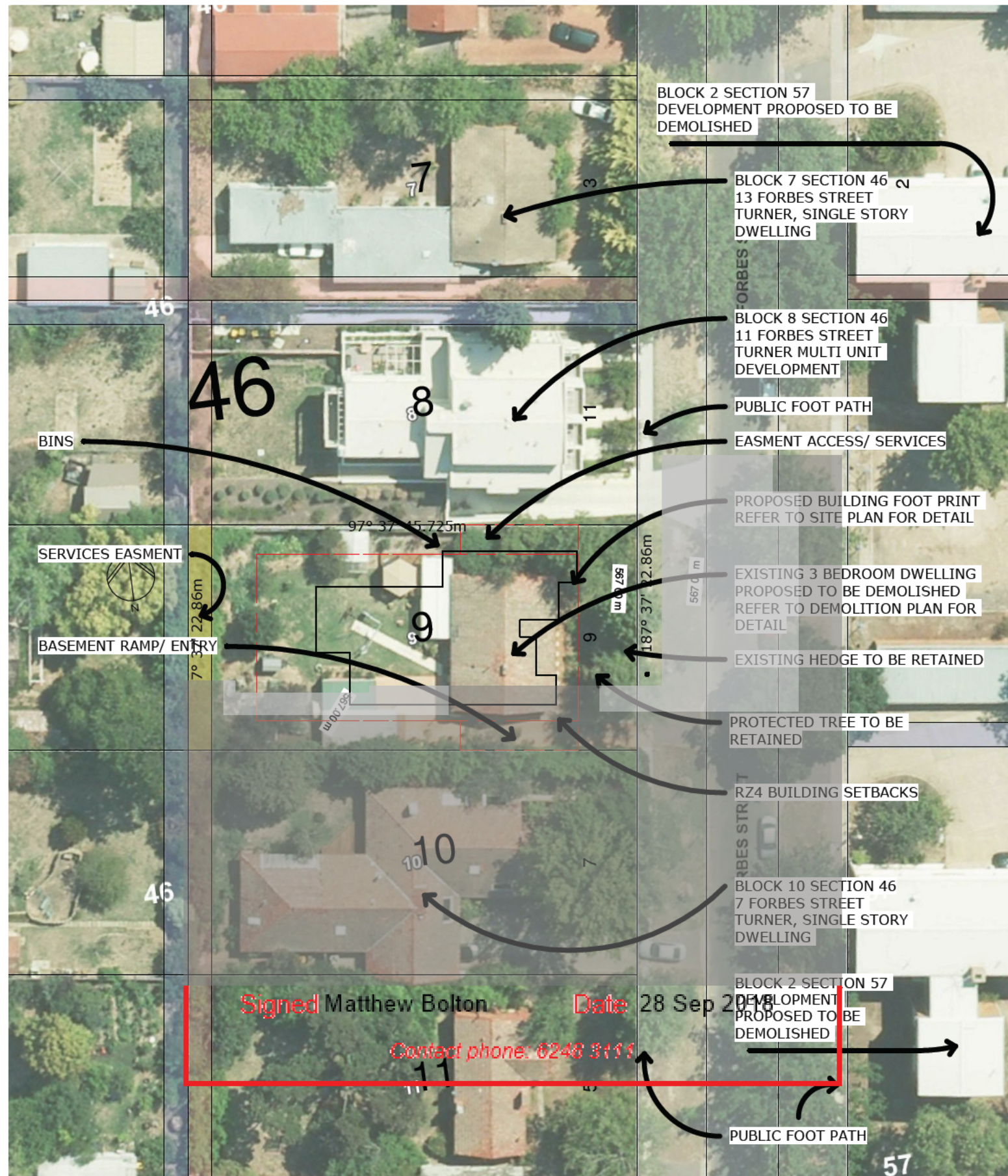
BLOCK 7 SECTION 46
13 FORBES STREET TURNER



BLOCK 11 SECTION 46
5 FORBES STREET TURNER



BLOCK 8 SECTION 46
11 FORBES STREET TURNER



PEDESTRIAN / PUBLIC ACCESS

THE PROPOSED DEVELOPMENT WILL TIE INTO THE EXISTING NETWORK OF FOOTPATHS LOCATED ON THE VERGE OF FORBES STREET TO PROVIDE ACCESS TO LOCAL PARKS AND PUBLIC TRANSPORT CORRIDOR ON NORTHBOURNE AVENUE. THE PROPOSED DEVELOPMENT WILL PROVIDE A NEW CENTRAL FOOTPATH PROVIDING PUBLIC ACCESS TO THE BUILDING FOYER WHICH IS VISIBLE FROM THE STREET, A SECONDARY SERVICE FOOTPATH WILL PROVIDE ACCESS TO THE WASTE ENCLOSURE AND REAR SITE OPEN SPACE. THE SERVICE PATH IS LOCATED ADJACENT TO SERVICE FUNCTIONS OF NEIGHBOURING MULTI-UNIT DEVELOPMENTS.



BLOCK 2 SECTION 57
DEVELOPMENT PROPOSED TO BE DEMOLISHED

EXISTING SITE + FEASIBILITY

THE EXISTING SITE IS PREDOMINANTLY FLAT WITH A SINGLE LEVEL, 3-BEDROOM BRICK VENEER DWELLING THAT IS SETBACK FROM THE FRONT BOUNDARY BY 9.5M, THE SITE ALSO HAS A DETACHED GARAGE AND CARPORT STRUCTURE. THE EXISTING LANDSCAPE FORM IS IN KEEPING WITH THE CURRENT STREETSCAPE, THE SITE IS MADE UP OF A NUMBER OF EXOTIC EXISTING TREES AND HEDGES WHICH ARE PROPOSED TO BE RETAINED IN THE FRONT ZONE. AN ARBORICULTURE REPORT HAS BEEN UNDERTAKEN AND HAS IDENTIFIED STATUS OF ALL TREES ON THE SITE AND HAS NOTED THE TREES REQUIRED TO BE RETAINED/PROTECTED AS PART OF THE REDEVELOPMENT OF THE SITE. THE EXISTING SITE HAS BEEN IDENTIFIED FOR REDEVELOPMENT BY HOUSING ACT AND A FEASIBILITY STUDY WAS CONDUCTED EXPLORING 3 OPTIONS ALL IN THE FORM OF MULTI-UNIT HOUSING DEVELOPMENTS.



PROPOSED SITE BLOCK 9 SECTION 46
9 FORBES STREET

PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT WILL HAVE A RESIDENTIAL IDENTITY IN KEEPING WITH TURNERS' STREETSCAPE CHARACTER WHICH DRAWS FROM THE TERRITORY PLAN, AND ALSO THE NEIGHBOURHOOD PLAN FOR TURNER. THIS IS EVIDENT IN THE FORM, SCALE, COLOUR, OF THE PROPOSED DEVELOPMENT. THE CHOSEN MATERIALITY PALLET WILL UTILISE RED BRICK VENEER CONSTRUCTION, FIBRE CEMENT CLADDING AND PAINTED STEEL FOR SCREENING ELEMENTS WHICH WILL PROVIDE A HARMONIOUS RESPONSE WITH SURROUNDING RESIDENTIAL DWELLINGS, AND WILL ALSO HELP TIE THE LARGER DEVELOPMENTS WITH THE SMALLER SCALE DWELLINGS. THE SCALE AND FORM OF THE DEVELOPMENT IS ALSO IN KEEPING WITH ITS SURROUNDINGS, THE PROPOSED DEVELOPMENT WITH HAVE 3 LEVELS + BASEMENT CARPARKING WHICH CAN BE SEEN IN THE STREETSCAPE ELEVATIONS PROVIDED WITH THIS APPLICATION. PROPOSED LANDSCAPING WILL RETAIN THE EXISTING PROTECTED TREE AND ALSO RETAIN MATURE HEDGES TO THE FRONT BOUNDARY, HEDGES WILL BE PRUNED TO PROVIDE ACCESS FOR NEW PEDESTRIAN FOOTPATHS. REFER TO LANDSCAPE ARCHITECTS PLANS FOR DETAIL OF ALL PROPOSED LANDSCAPING WORKS ON SITE.



ACT
Government
Community Services

PROJECT STATUS:

Issue For Approval

SITE ANALYSIS

HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: 1 : 500 @A3

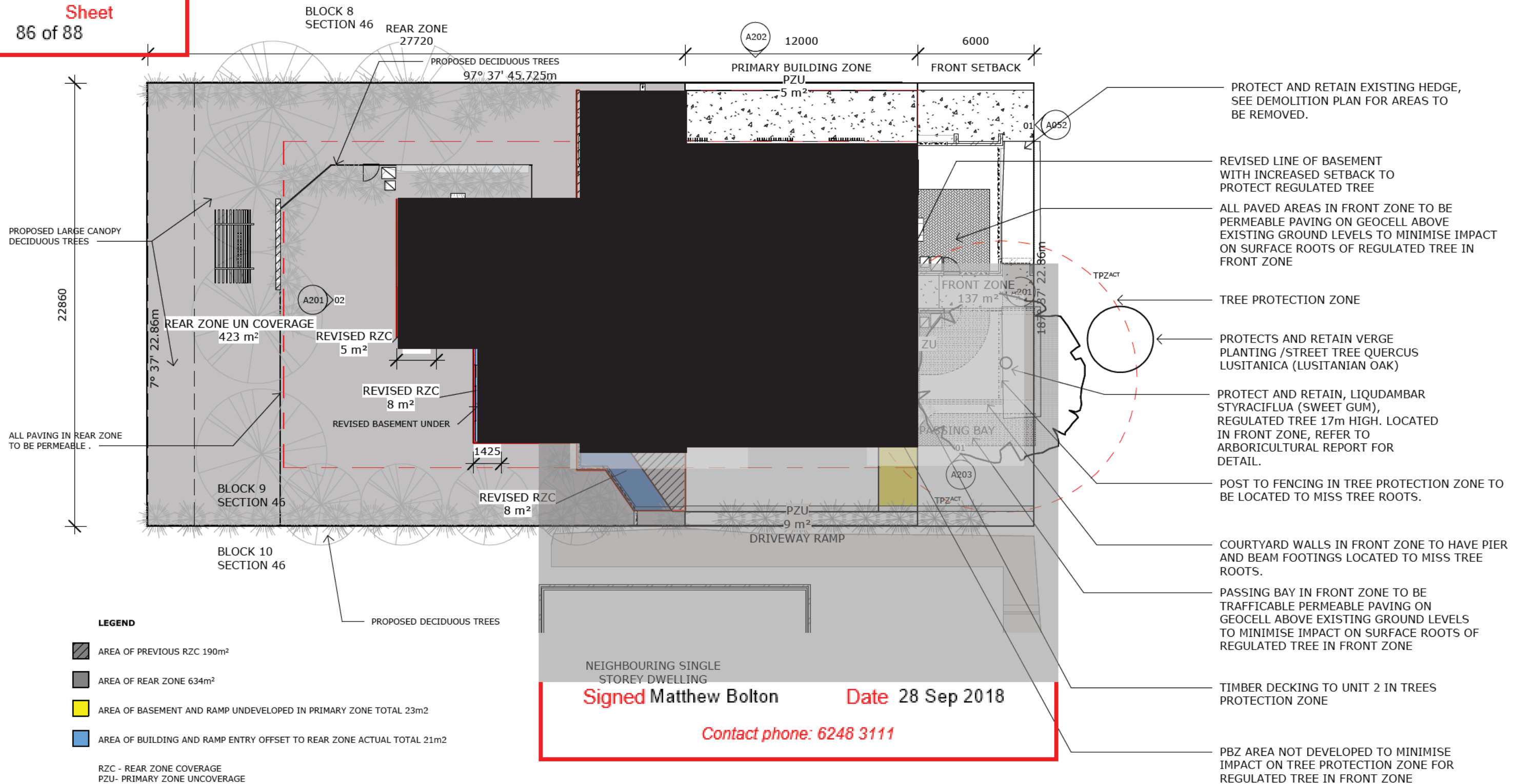


MUNNS SLY MOORE architects

MUNNS SLY MOORE ARCHITECTS PTY LTD ABN 20 608 034 061
9 Hall Street PO Box 5099 Lyneham ACT 2602 Australia
P +61 2 6248 8922 F +61 2 6248 8300
Nominated Architect Robert Sly FAIA ACT #33162W #4012 www.munnslymoore.com.au

4031 A053

2



LEGEND

- AREA OF PREVIOUS RZC 190m²
- AREA OF REAR ZONE 634m²
- AREA OF BASEMENT AND RAMP UNDEVELOPED IN PRIMARY ZONE TOTAL 23m²
- AREA OF BUILDING AND RAMP ENTRY OFFSET TO REAR ZONE ACTUAL TOTAL 21m²

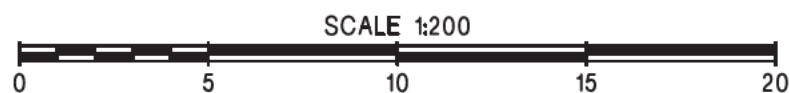
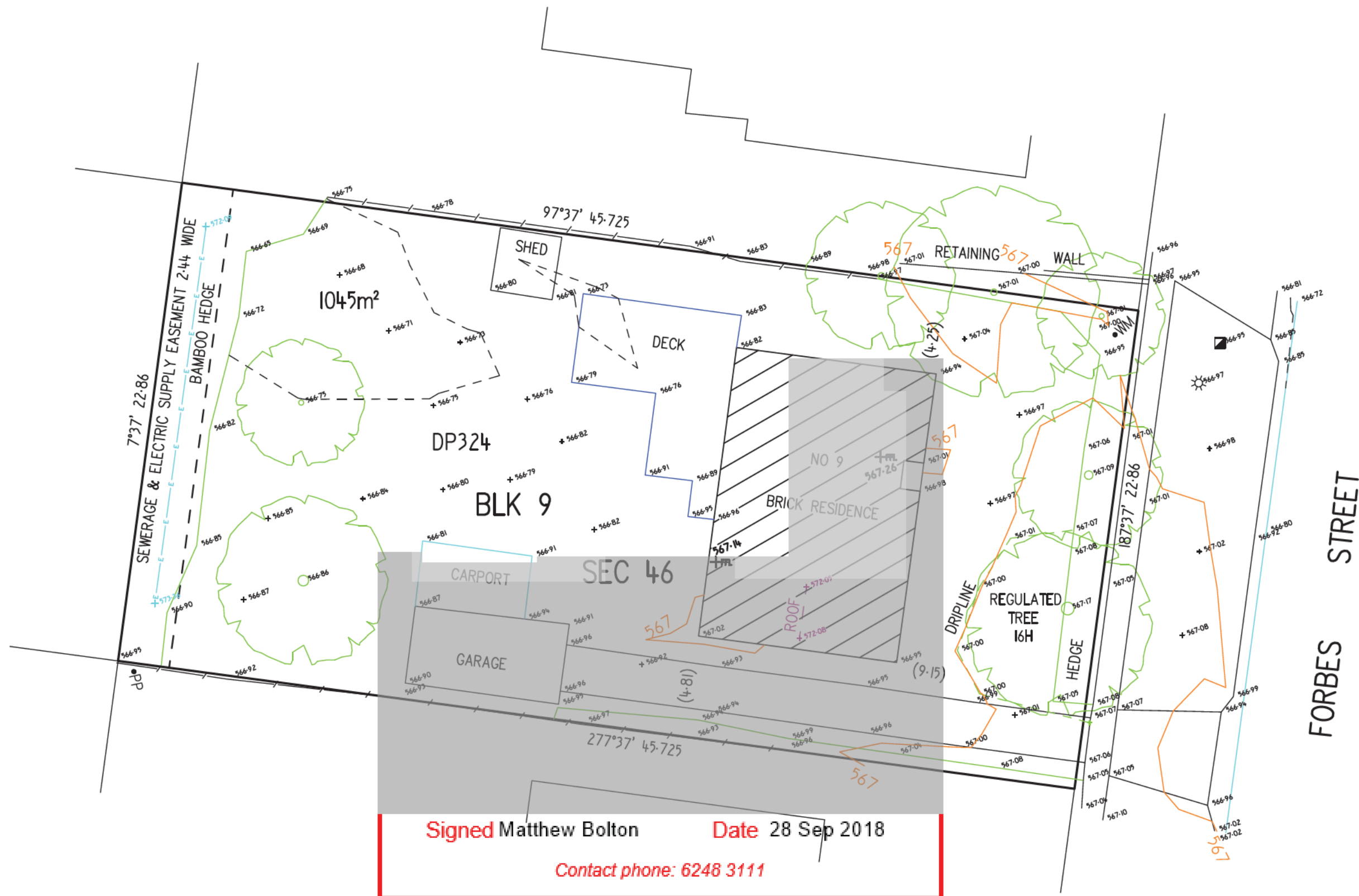
RZC - REAR ZONE COVERAGE
PZU- PRIMARY ZONE UNCOVERAGE

NOTES
 REAR ZONE TOTAL AREA = 634m²
 30% ALLOWABLE COVERAGE = 190m²
 PREVIOUSLY PROPOSED COVERAGE = 190m²
 PBZ AREA OFFSET TO REAR ZONE = 23m²
 ADDITIONAL AREA ADDED TO REAR ZONE COVERAGE = 23m²
 TOTAL ALLOWABLE REAR ZONE COVERAGE 190 + 23 = 213m²
 TOTAL REAR ZONE COVERAGE PROPOSED = 211m²

NEIGHBOURING SINGLE
STOREY DWELLING

Signed Matthew Bolton Date 28 Sep 2018

Contact phone: 6248 3111



NOTE: UNDERGROUND SERVICES HAVE NOT BEEN LOCATED.

Richard Ulrich Schneider

RICHARD ULRICH SCHNEIDER
REGISTERED SURVEYOR
(NSW-SURVEYORS ACT 2002)
(ACT-SURVEYORS ACT 2007)

SURVEYOR
U-S
DATE
2/12/16
LEVEL DATUM
AHD
CONTOUR INTERVAL
0.25M



CAPITAL SURVEYS
LAND & ENGINEERING SURVEYING
PO BOX 7601, SUTTON NSW 2620
PHONE : (02) 6230 3577
MOBILE: 0418 697 180
capitalsurveys@bigpond.com



DRAWING TITLE
CONTOUR & DETAIL SURVEY
FOR DESIGN PURPOSES
CLIENT
MUNNS SLY MOORE

PROJECT
BLK 9 SEC 46
9 FORBES ST
TURNER ACT

JOB NO.
7357
DRAWING REFERENCE
735701-DWG
SIZE
A3



28 September 2018

Reference: Turner Blk 9 Sec 46

Application 172304 Fails To Comply

To whom it may concern.

Please see the below further information and requirements.

- External services plan required (for the sizing and location of water and sewerage network connections on multi- unit or commercial sites) Design Acceptance for External Services and Off Site Works must be in principle design approved by Icon Water Hydraulic Assets. Phone Icon Water Asset Acceptance on ph: 02 6248 3111 or email HydraulicAssetAcceptance@iconwater.com.au This needs to be referred back to Icon Water Building Approvals area for approval prior to any DA/BA Approval by ACTPLA or certifiers.
- The load capacity of the Icon Water access over the basement must be verified and confirmed in writing (with computations) by a licensed structural engineer and approved by Icon Water in writing. Hydraulic Design Acceptance of the above must be obtained prior to resubmission.
- Details of Icon Waters sewer and/or water networks need to be shown on the plan/s. See survey CF12/0551 attached for sewer information.
- Proposed pergola interfears with the sewer pipe protection envelop. Setback from rear/western boundary of 3.9m is required.
- Icon Water network and conections must be shown on relevant drawings.
- Rock anchor and soil nails, details need to be shown on relevant drawings.
- All excavation methods, anchor details and protections must have Hydraulic Design Acceptance prior to resubmission.

If you have any further questions, please contact myself on matthew.bolton@iconwater.com.au or 02 6180 6055.

Kind Regards.

Matt Bolton

Asset Inspector.
Building Approvals &
Network Protection.

From: [REDACTED]
To: [EPD_Customer_Services](#)
Subject: COMM - Jemena - 201834426 - Block 9 Section 46 Turner
Date: Thursday, 27 September 2018 9:29:16 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[27092018102737-0001.pdf](#)

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

[REDACTED]
Network Development Specialist I & C
Customer & Markets
Jemena
Level 12, 99 Walker Street, North Sydney, NSW 2060
02 9867 8443 [REDACTED]
[REDACTED] | www.jemena.com.au

cid:CD1B5F24-1C8F-4830-BF1C-00CF2420C49A@gateway

From: [REDACTED]
Sent: Monday, 24 September 2018 2:46 PM
To: [REDACTED]
Subject: FW: Evoenergy - Notification of Building Application - Application ID : 172297 (Email 3 of 4)

From: basubmission_electricity@Evoenergy.com.au
Sent: Monday, 24 September 2018 2:44:21 PM (UTC+10:00) Canberra, Melbourne, Sydney
To: [REDACTED]
Subject: Evoenergy - Notification of Building Application - Application ID : 172297 (Email 3 of 4)

CAUTION: 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 : 172297)**

Application is at **9 9 Forbes Street, Turner Block/Section 46 /9**
Application Type **Multi residential (high rise residential)**
Development Type **New Construction with Demolition**
Inclusions **Basement, Landscape**
Application Received **24 Sep 2018**
Applicant Contact Details **ACT Planning and Land Authority, Linda Southwell, 02 62050060, EPDcustomerservices@act.gov.au**
Please find attached all submitted documents.

Regards


Evoenergy


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

Please consider our environment before printing this email.

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Gas Networks Statement of CONDITIONAL COMPLIANCE

For Non-residential and High Rise Residential

Application N°:	<u>201834426</u>	Drawings in set	<u>1</u>
Block:	<u>9</u>	Section:	<u>46</u>
Suburb:	<u>Turner</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:
<http://www.actewagl.com.au/About-us/The-ActewAGL-network/Natural-gas-network.aspx>
- ☐ 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..........Date 27/9/2018

For further information please phone Steve Donnelly – Jemena 6192 6270

From: [Henriquez, Jose](#)
To: [EPD, Customer Services](#)
Cc: [TCCS_PC DACOORD](#)
Subject: COMM: TCCS, TREE PROTECTION-2018.34426-9/46 TURNER-01 [SEC=UNCLASSIFIED]
Date: Wednesday, 7 November 2018 2:13:03 PM
Attachments: [COMM TCCS-201834426-946 TURNER-01 SECUNCLASSIFIED.msg](#)
[image004.png](#)
[image001.png](#)

Dear App Sec,

Please see attached comments provided previously on this DA.

Since 7 units are still being developed our previous comments still apply.

Kind regards,

Jose Henriquez | Coordination Officer

Phone 02 6207 7480 | **Email:** jose.henriquez@act.gov.au

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

490 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

Connected services for the people of Canberra

ACTGov_TCCS_inline_black



From: EPD, Customer Services

Sent: Tuesday, 25 September 2018 1:12 PM

To: cityrenewal <cityrenewal@act.gov.au>; TCCS_CW DRCDA <TCCS.DA@act.gov.au>; EPSD
DALeasingreferrals <DALeasingreferrals@act.gov.au>; TCCS_CP TreeProtectionACTPLARef
<TCCS.TreeProtectionACTPLARef@act.gov.au>

Subject: REFERRAL-CITY RENEWAL, DA LEASING, TCCS, TREE PROTECTION-2018.34426-9/46
TURNER-01 [SEC=UNCLASSIFIED]

[Please see amended proposal wording](#)

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 remove the number of specified 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

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

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: [McKeown, Helen](#)
To: [EPD, Customer Services](#)
Cc: [Dojic, Rosie](#)
Subject: COMM-TREE PROTECTION-201834426-9/46 Turner - amendment required [SEC=UNCLASSIFIED]
Date: Tuesday, 16 October 2018 8:48:39 AM

DA No 201834426

BLOCK:	SECTION:	DIVISION:
9	46	Turner

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

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

Conditions/Comments/Advice:

The Tree Management Plan (Table 1 Tree Schedule and Tree Protection Zone) has **Tree 2** listed as a ***Eucalyptus bicostata*** however **Tree 2** is actually a ***Liquidamber styraciflua***. The Tree Management Plan needs to be accurate before it is approvable.

Regards

Helen McKeown | Conservator Liaison

Phone 02 6207 2247 |

Environment | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 |

www.environment.act.gov.au

From: [EPD, Customer Services](#)
To: ["devapp@actewagl.com.au"](mailto:devapp@actewagl.com.au)
Subject: REFERRAL-ACTEWAGL UTILITIES-2018.34426-9/46 TURNER-01
Date: Monday, 24 September 2018 2:32:00 PM
Attachments: [image001.png](#)
[APP-201834426-03.pdf](#)

Note: You will receive a link to Objective Connect where you can view/download the plans and supporting documents.

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.

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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
www.act.gov.au/accesscbr

Access Canberra | ACT Government

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

cid:image004.png@01D3DE12.73C7D510



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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: [Walker, Karen](#)
To: [Valuations](#)
Subject: REFERRAL-ACTVO-20183442634426-9/46 TURNER-01 [SEC=UNCLASSIFIED]
Date: Tuesday, 9 October 2018 11:04:00 AM
Attachments: [%ASSESSMENTCUC-201834426-S141A-FULL VALUATION REPORT-01.pdf](#)
[%LEASE-201834426-01.pdf](#)
[APP-201834426-03.pdf](#)
[APP-201834426-S141A-01.pdf](#)
[SCRITERIA-201834426-01.pdf](#)

Dear ACT Valuation Office

DEVELOPMENT APPLICATION NO: 2018

BLOCK: 9 SECTION: 46 DIVISION: TURNER

Description -LEASE VARIATION – To remove the specified number of dwellings.

The Environment and Planning Directorate has received the above development application. Attached for your information and comments is a copy of the development application, valuation report and Crown Lease.

Please commence the preparation of a full valuation report in accordance with the requirements of section 277 of the Planning and Development Act 2007. On determination of the development application the Notice of Decision will be sent enabling your office to adjust the final report to address any relevant conditions should the application be approved.

If you require any further information please contact DA Leasing on telephone 6207 5403 or via email actpladaleasing@act.gov.au.

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
Mon - Fri, 9:30 - 14:30