

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](#)

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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)

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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>

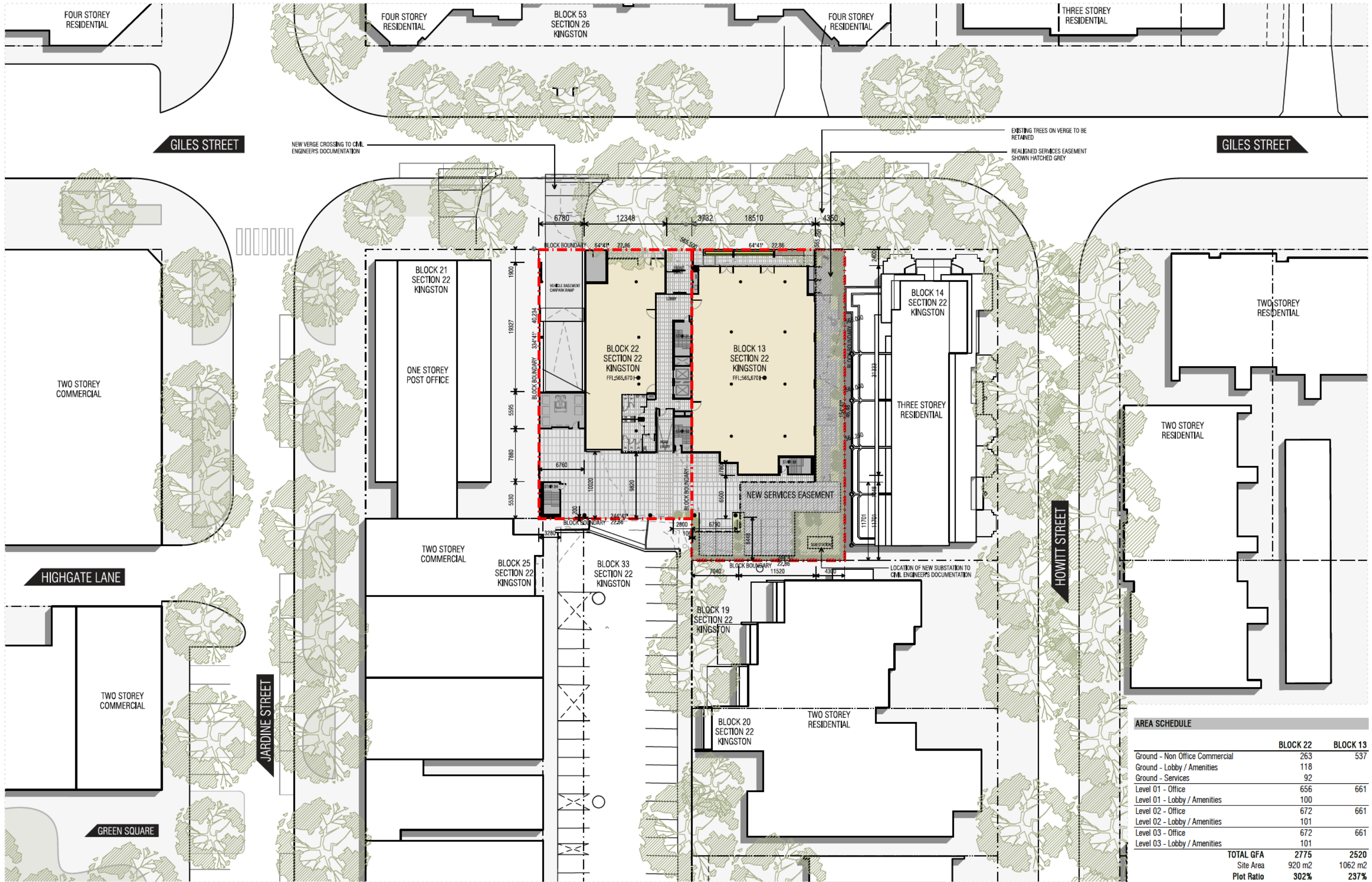
- Development is to comply with minimum separation requirements to underground assets
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed 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



EXISTING TREES ON VERGE TO BE RETAINED
 REALIGNED SERVICES EASEMENT SHOWN HATCHED GREY

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-aw-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:

Canberra - Ground floor, 20 Spangolite Street, Beard ACT 2620
Melbourne - Level 22, 535 Bourke Street, Melbourne Vic 3000
Tel 02 6297 2765 Email admin@vital.com.au
Fax 02 6299 2316 Web vsol.com.au
ABN 45 151 340 788
ACN 151 340 788

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

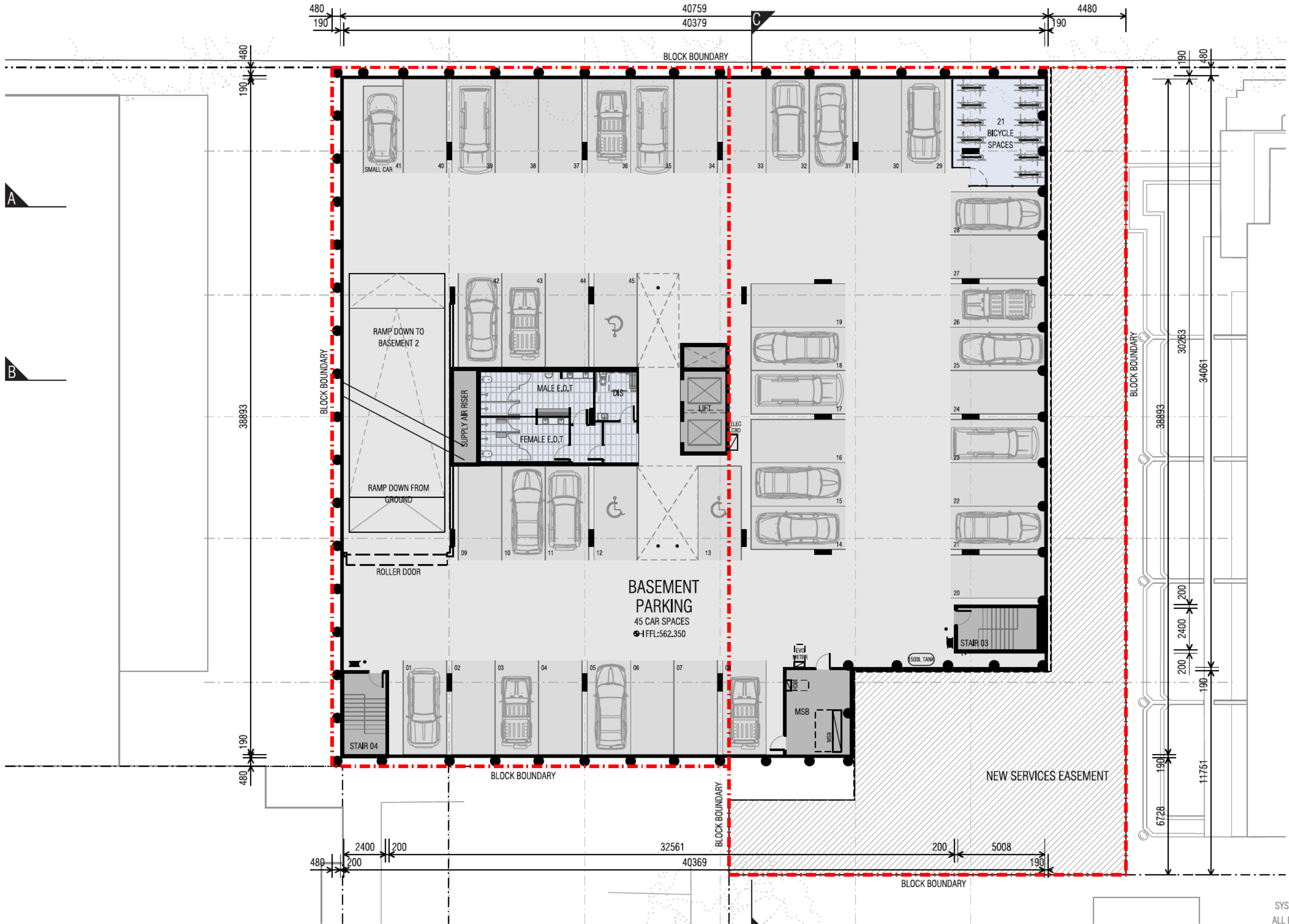
Diameter (mm)	Easement Width (m)	
	Single Easement	Common Easement
0 - 3.0 m deep	225 to 450	3.5
	525 to 675	3.5
3.0 - 6.0 m deep	225 to 450	4.5
	525 to 675	5.0

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

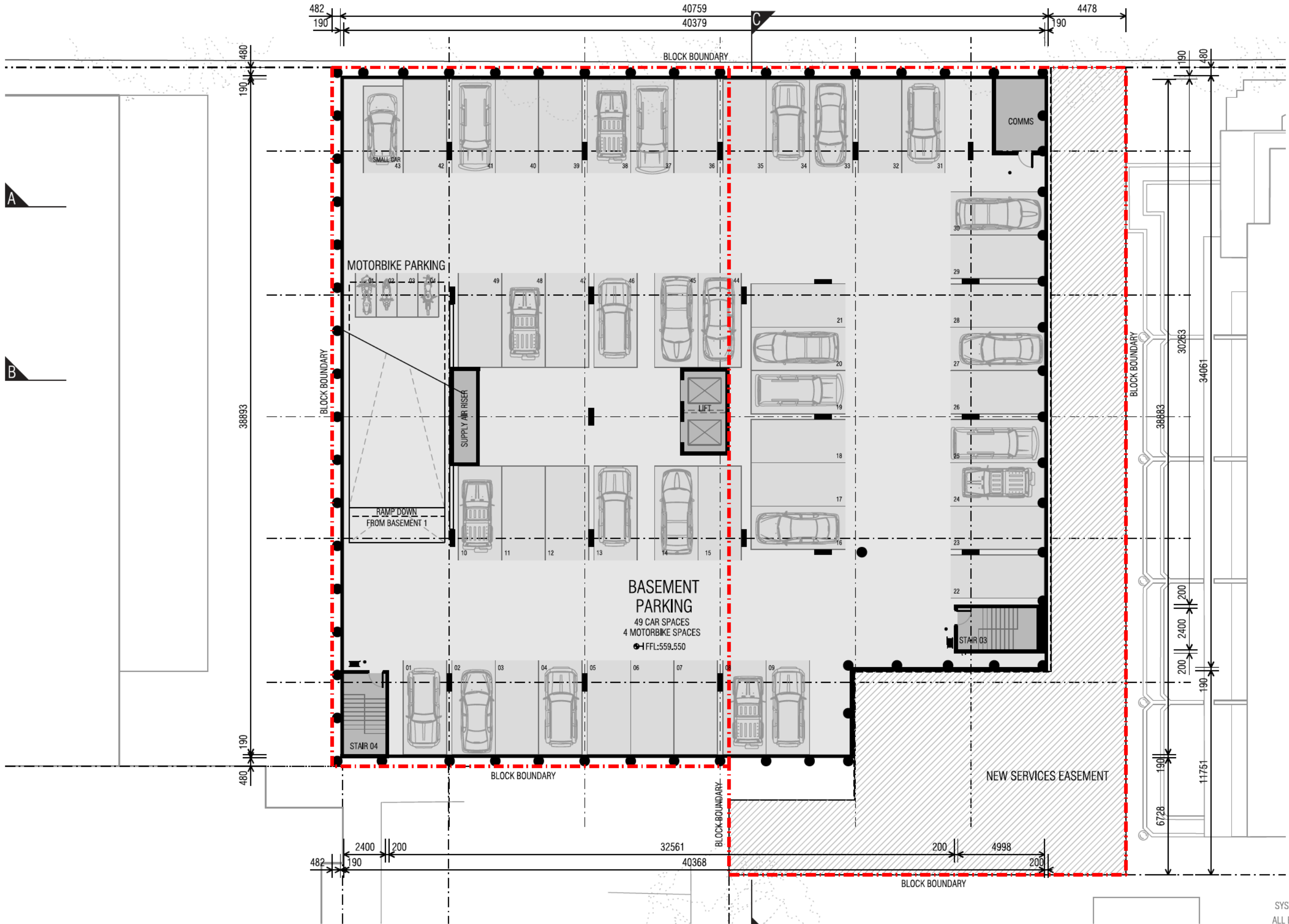
TCCS EASEMENT WIDTHS
NTS

LOCALITY
NTS



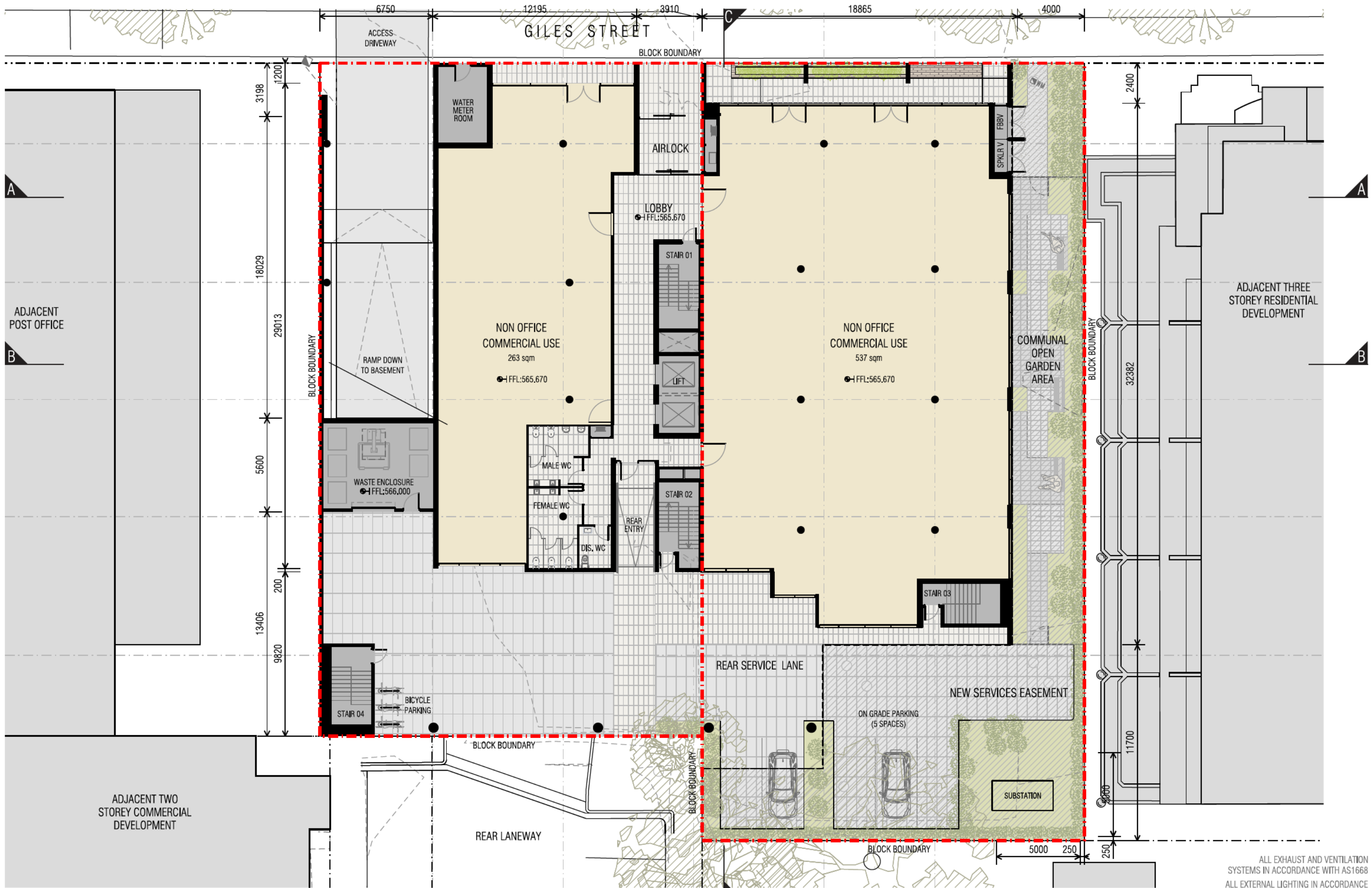
ALL EXHAUST AND VENTILATION SYSTEMS IN ACCORDANCE WITH AS1668
 ALL EXTERNAL LIGHTING IN ACCORDANCE WITH AS1158 AND AS4282





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





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.

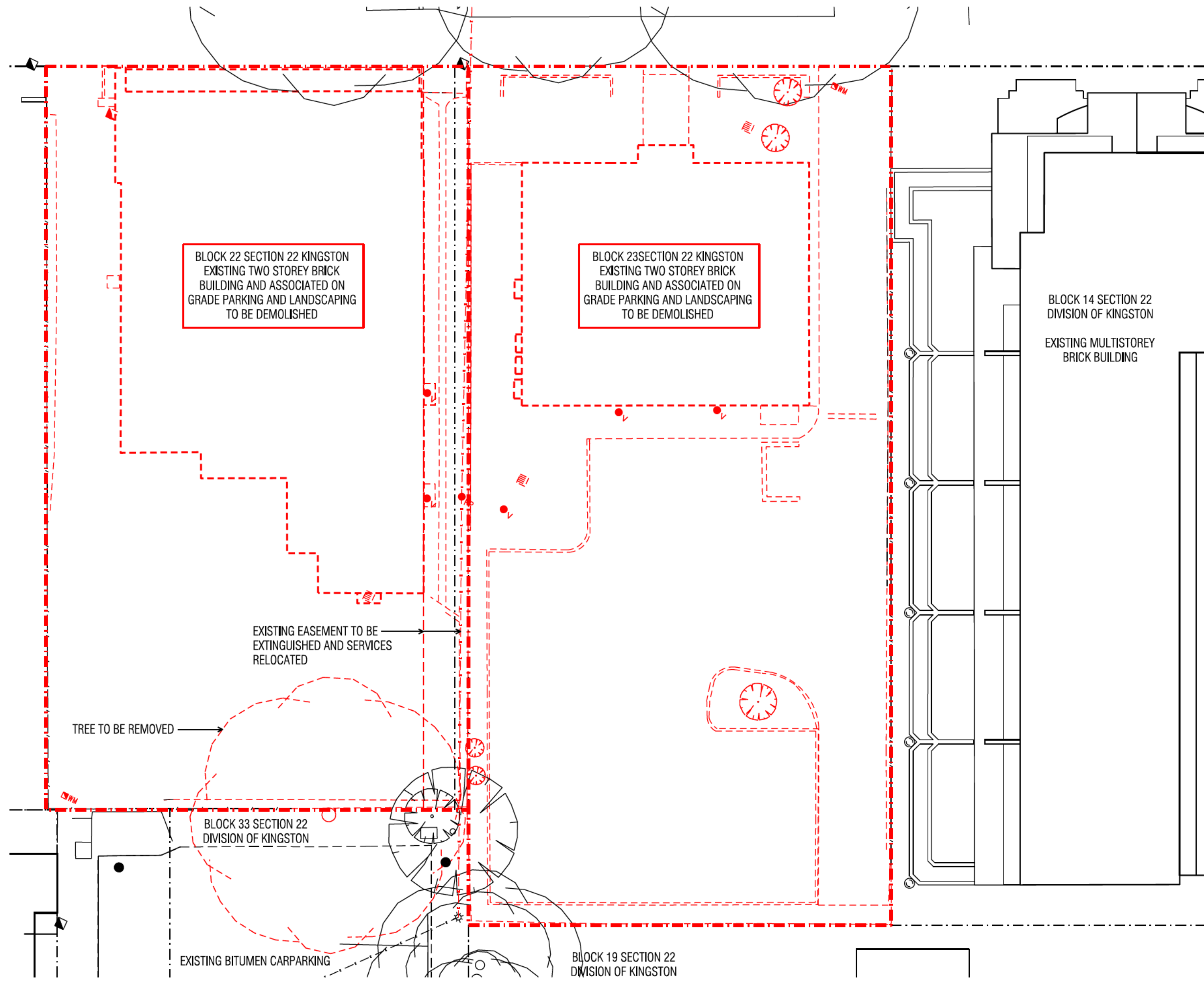
NOTE: THE SUBSEQUENT BUILDING CONTRACTOR WILL BE REQUIRED TO MAKE A NEW SANITARY DRAINAGE CONNECTION AT THE DESIGNATED TIE (NOT AT THE TEMPORARY CAP). THIS MAY REQUIRE THE REMOVAL OF OLD JUMP-UPS IN THE CUSTOMER SANITARY DRAINS. WHEN THE TIE IS EXPOSED IT IS DESIRABLE TO ASK ACTEWAGL TO INSPECT THE BRANCH-LINE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



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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).

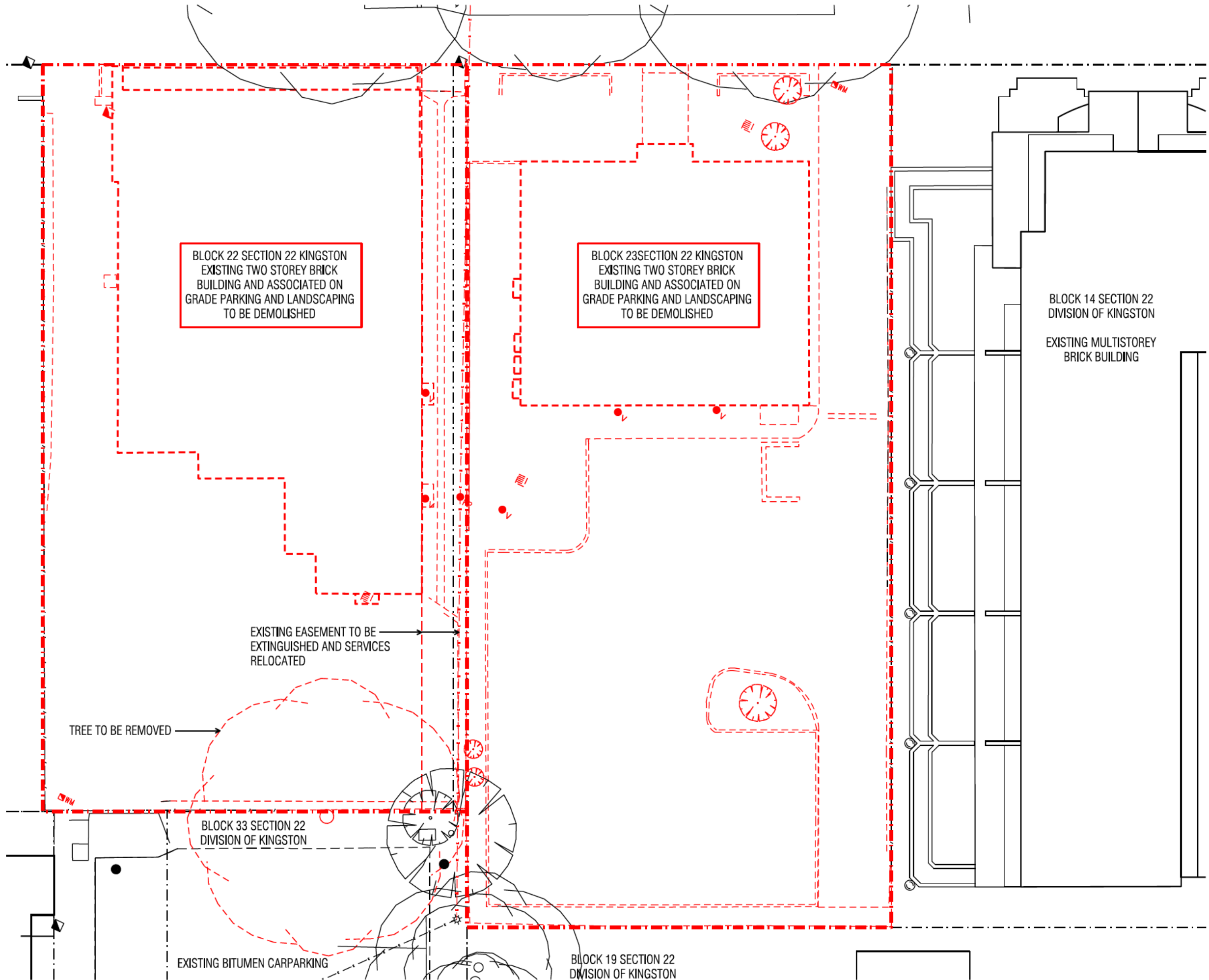
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1. WHERE AN ACTEW SEWER MAIN TRAVERSES A PROPERTY OR AN ACTEW SEWER MAIN IS OUTSIDE THE PROPERTY BOUNDARY (AND PROPOSED DEMOLITION WORKS MAY IMPACT ON THE SEWER MAINS PIPE-PROTECTION-ENVELOPE), OBTAIN ACCURATE SEWER NETWORK SURVEY PLANS FROM ACTEWAGL 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.
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



From: [Steve Donnelly](#)
To: [AC, EPD Customer Services](#)
Subject: COMM Jemena - Block 13 Section 22 Kingston
Date: 27 April 2022 09:24:13
Attachments: [image001.png](#)
[image002.png](#)
[17-Statement Cond Compliance - Non Res High Rise Res \(Gas\).pdf](#)
[SITE-202139248-S144C-01.pdf](#)
[FLOORREG-202139248-S144C-04.pdf](#)
[FLOORREG-202139248-S144C-03.pdf](#)
[FLOORREG-202139248-S144C-02.pdf](#)
[FLOORREG-202139248-S144C-01.pdf](#)
[AREA-202139248-S144C-01.pdf](#)

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

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 | www.jemena.com.au

email_sig



From: basubmission_electricity@Evoenergy.com.au

<basubmission_electricity@Evoenergy.com.au>

Sent: Tuesday, 26 April 2022 1:00 PM

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

Subject: Evoenergy - Notification of Building Application - Application ID : 201201 (Email 2 of 2)

⚠ 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 : 201201)**

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

Application Type **Mixed Use**

Development Type **New Construction with Demolition**

Inclusions **Basement**

Application Received **21 Apr 2022**

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

Please consider our environment before printing this email.

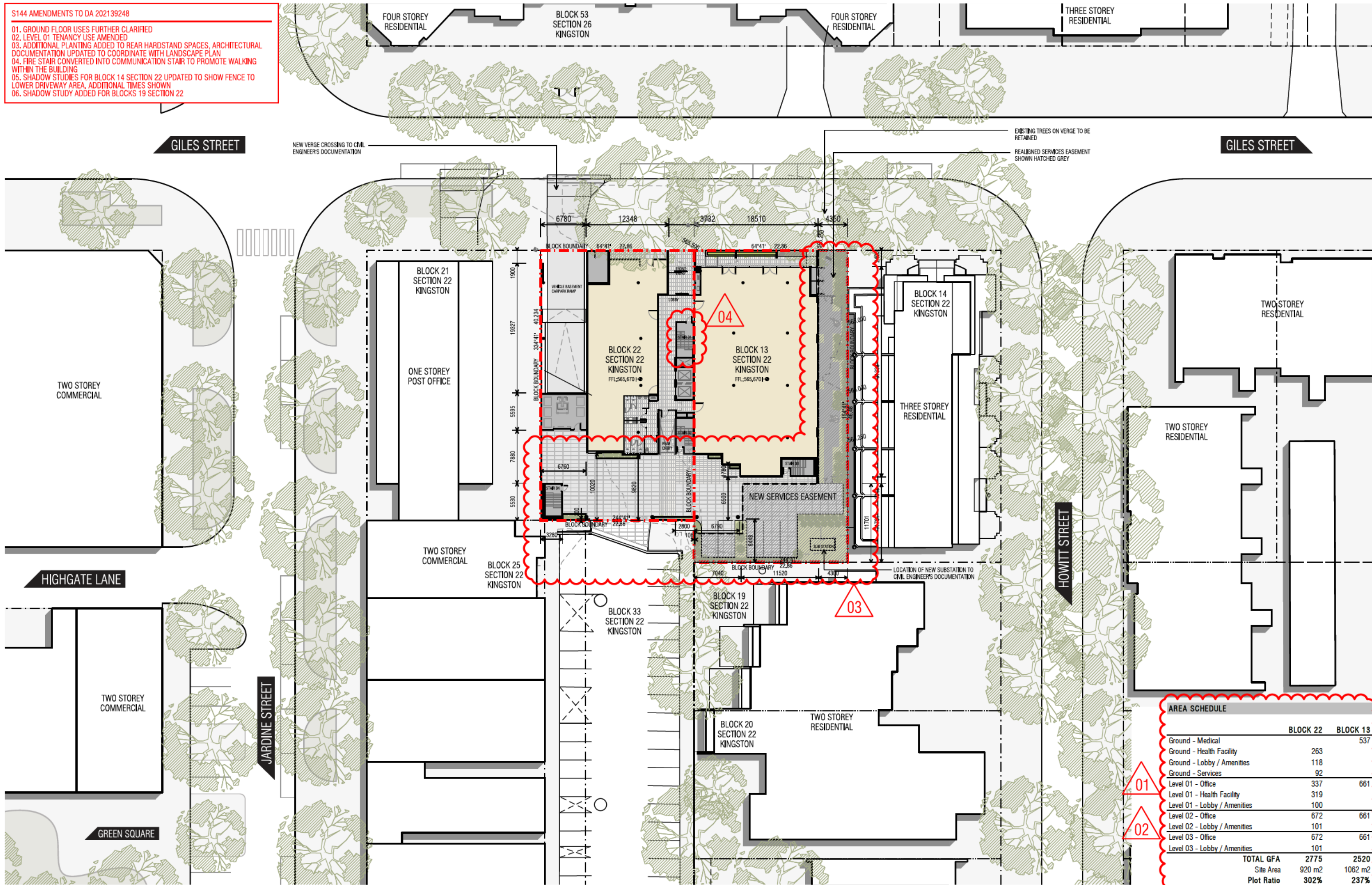
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WARNING RE VIRUSES: Our computer systems sweep outgoing email to guard against viruses, but no warranty is given that this email or its attachments are virus free. Before opening or using attachments, please check for viruses. Our liability is limited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

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

This is a confidential message intended for the named recipient(s) only. The contents herein are privileged to the sender and the use thereof is restricted to the intended purpose. If you have received this e-mail in error, please do not use, disclose, distribute, copy, print or relay on this email. If receipt is in error, please advise the sender by reply email. Thank you.

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



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



Gas Networks Statement of CONDITIONAL COMPLIANCE

For Non-residential and High Rise Residential

Application N°:	<u>202139248</u>	Drawings in set	<u>6</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:

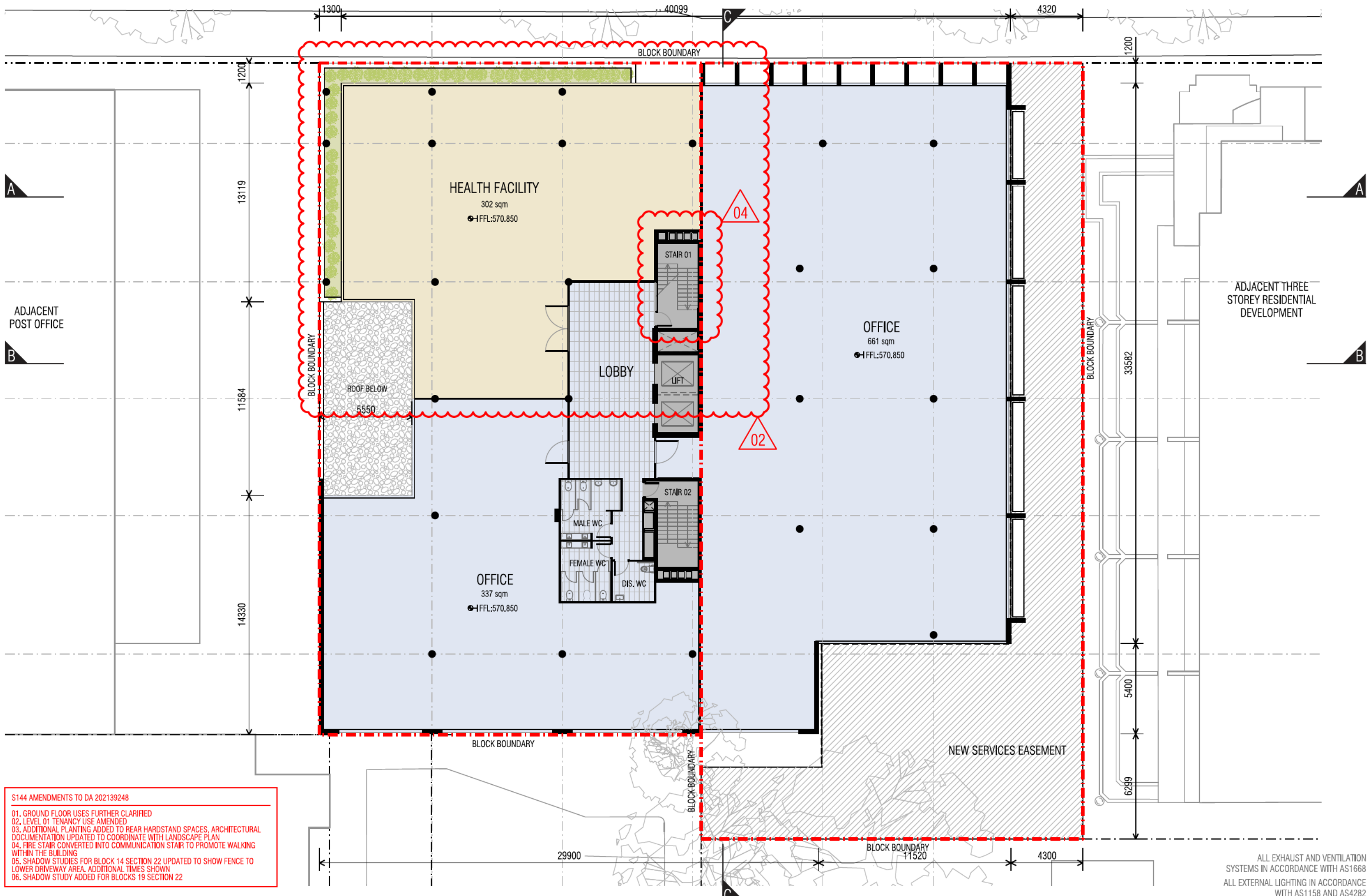
- X The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules. The latest version of these rules can be downloaded from: <https://www.evoenergy.com.au/-/media/evoenergy/documents/si-rules/act-gas-service-and-installation-rules.pdf>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

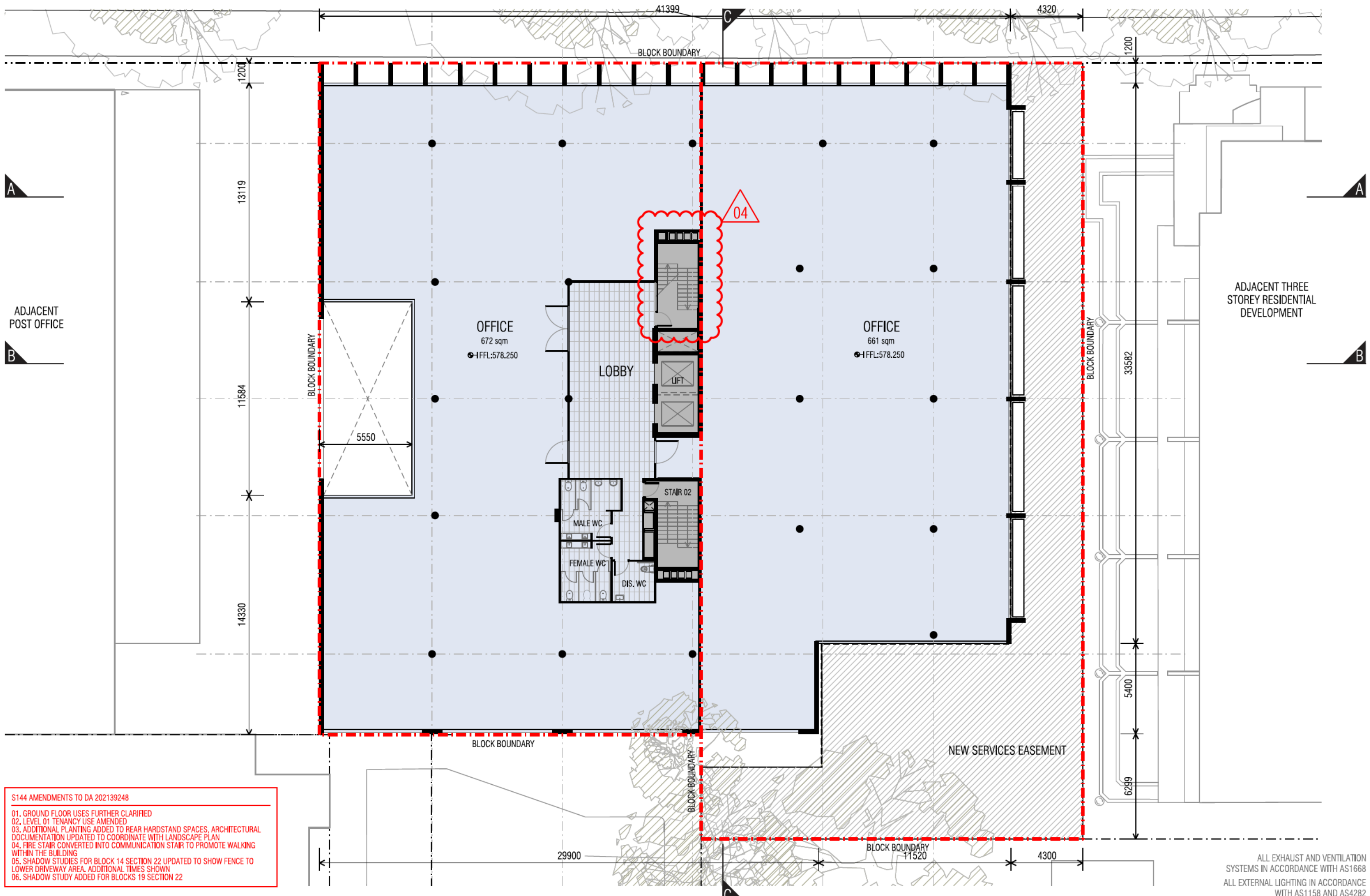
Signed...S Donnelly.....Date 27/04/ 2022

For further information please phone Steve Donnelly – Jemena 6192 6270



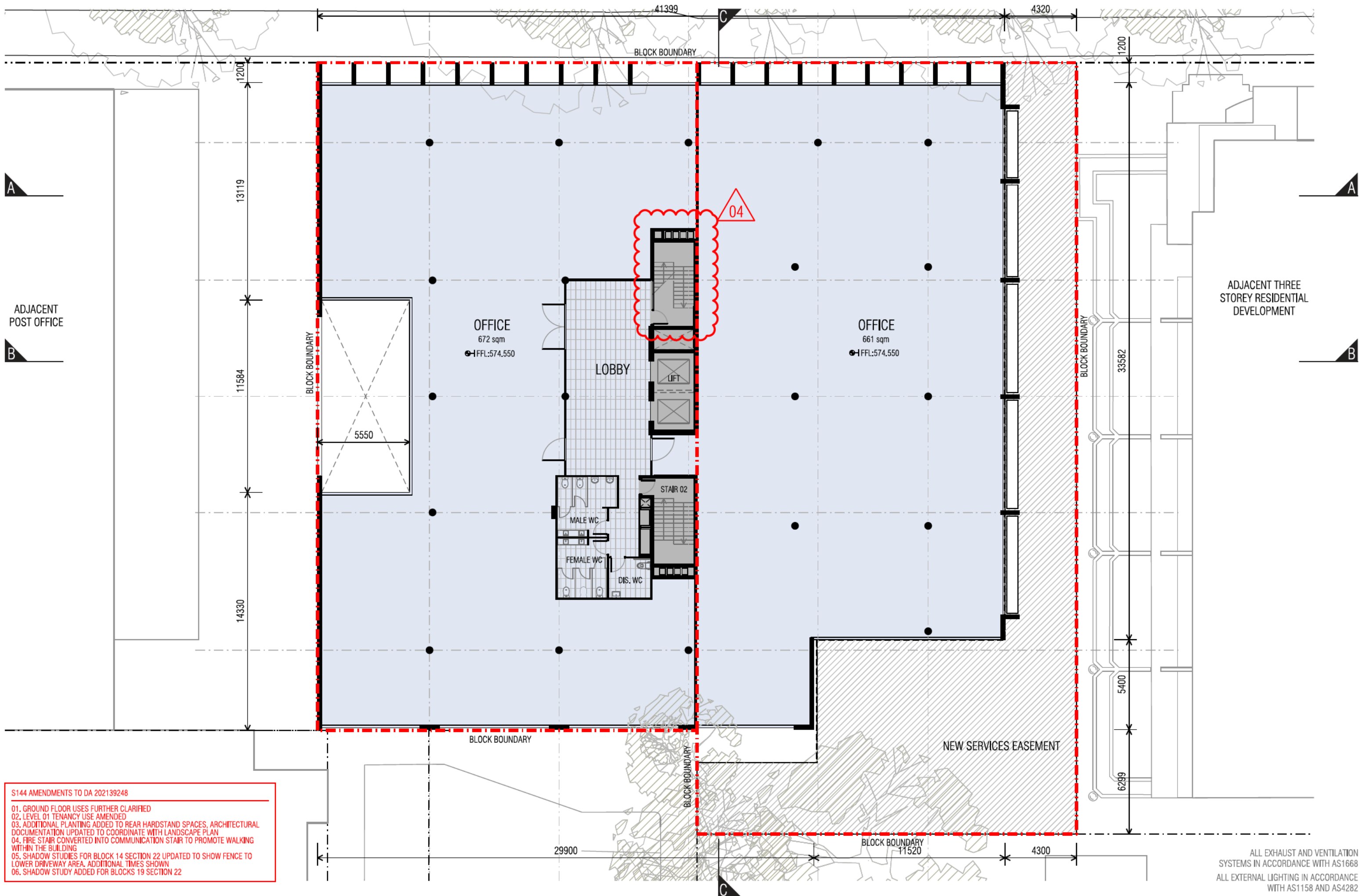
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ALL EXHAUST AND VENTILATION SYSTEMS IN ACCORDANCE WITH AS1668
 ALL EXTERNAL LIGHTING IN ACCORDANCE WITH AS1158 AND AS4282



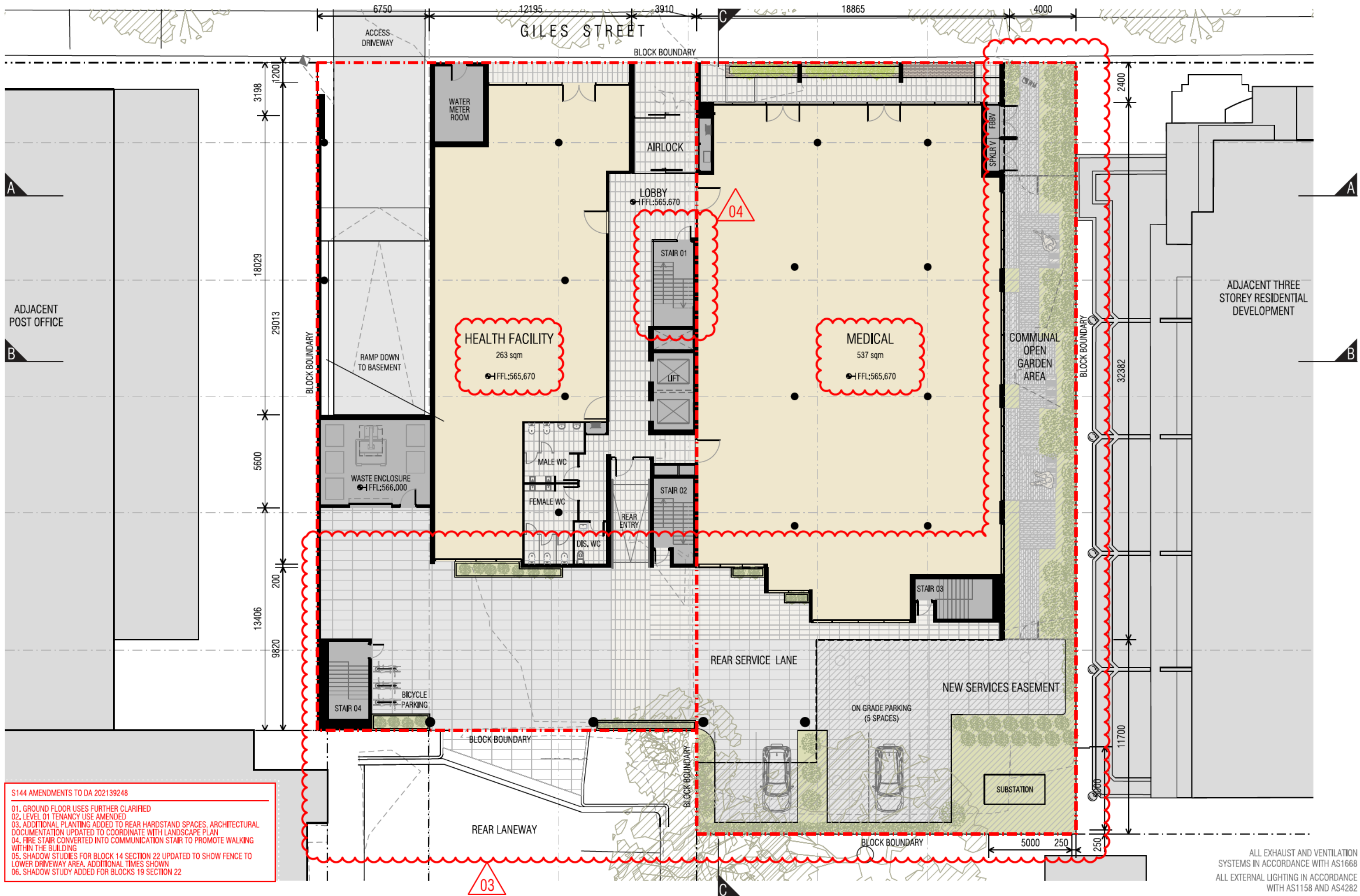
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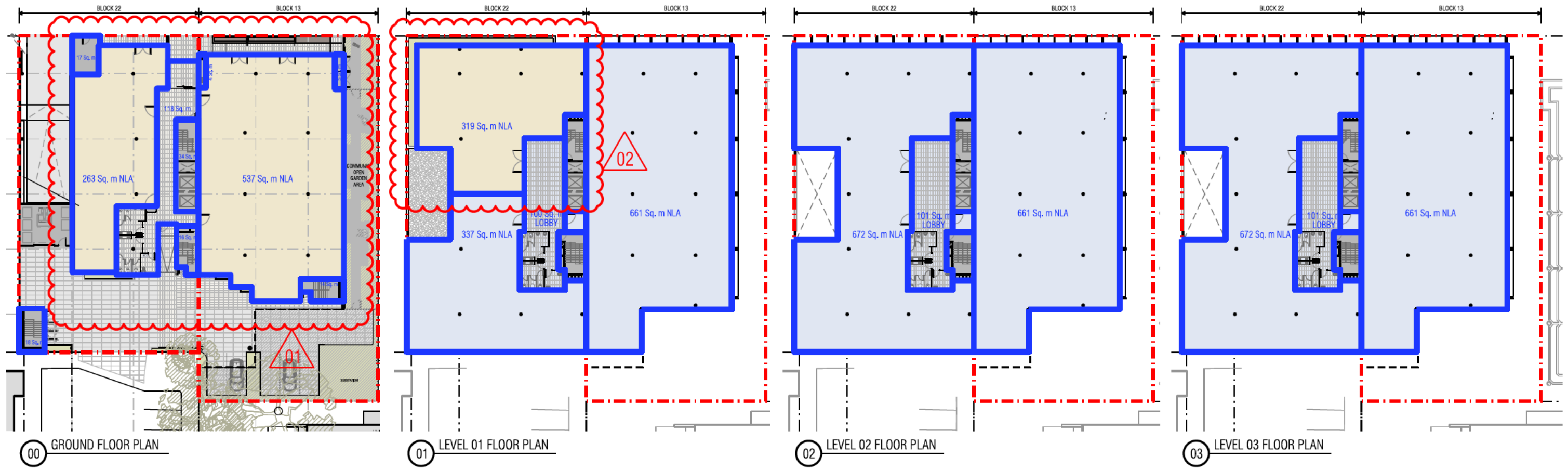
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From: [Henriquez, Jose](#)
To: [AC, EPD Customer Services](#)
Cc: [TCCS_PC DACOORD](#)
Subject: COMM: TCCS-202139248-13/22 KINGSTON-01
Date: 27 October 2021 23:59:45
Attachments: [image001.png](#)

OFFICIAL

Dear App Sec,

Please note that TCCS will be supporting this development subject to various conditions. However, fully detailed comments will be provided in the next couple of days.

Kind regards,

JH

From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

Sent: Wednesday, 6 October 2021 3:08 PM

To: TCCS_PC DA <TCCS.DA@act.gov.au>

Subject: REFERRAL-TCCS-202139248-13/22 KINGSTON-01

DEVELOPMENT APPLICATION NO: 202139248

BLOCK: 13 **SECTION:** 22 **DIVISION:** KINGSTON

Description - PROPOSAL FOR A NEW COMMERCIAL DEVELOPMENT - Demolition of the existing buildings, pavements and structures and construction of a new four-storey commercial building with two level basement carparking, 5 surface carparking spaces, landscaping, removal of one verge crossing from Giles Street and modified vehicle access to the Laneway to the south of Block 22 and associated works.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**27/10/2021**).

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 note that an extension of time to the nominated due date to provide any written advice will not be granted under the *Planning and Development Act 2007*.**

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

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

8 Darling Street, Mitchell | GPO Box 158 Canberra ACT 2601



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