



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

## **Referral-Health - DEVELOPMENT APPLICATION - 201733198- Block 18 Section 11 MITCHELL**

Dear Sir/Madam,

Thank you for the documentation received on 23 April 2018 regarding the proposed construction of a 130 place childcare centre within an IZ2 industrial zone in Mitchell ACT.

The Health Protection Service (HPS) notes that the development application will comprise:

- 3 storey building with total floor area of 1,087m<sup>2</sup>
- Large undercover ground floor carpark with 29 spaces
- 2 Baby activity rooms (12 places each room), 4 toddler rooms (10 places each room) and 3 pre-schooler rooms (22 places each room).
- Outdoor play area of 923m<sup>2</sup> shared over levels 1 and 2.

The HPS has reviewed the application and provided documents and has the following comments:

- The provided Report 'Ambient Air Quality Monitoring Report – Mitchell, ACT (Pacific Environment, 2018)' references a report undertaken on behalf of the Government Solicitors Office in relation to the refusal of DA 201528763 titled '*Review of Health Issues – Proposed Childcare Centre, Block 18 Section 11 Mitchell ACT (EnRisks, 2017)*'. The Pacific Environment, 2018 report specifies the EnRisks, 2017 report as the basis for its investigation. The HPS was not provided the report and is unable to assess whether cumulatively a comprehensive air quality assessment has been undertaken. The HPS requests the EnRisk, 2017 report be provided to the HPS for assessment.
- The HPS considers that the provided 'Ambient Air Quality Monitoring Report – Mitchell, ACT (Pacific Environment, 2018)' report does not adequately discuss the potential expansion of permitted activities by surrounding businesses, and future land uses in the surrounding area, which may pose a health risk to vulnerable populations such as children. The HPS requests this report be amended to discuss the above.


The HPS considers that the protection of vulnerable populations from known and unknown pollutants from current and future neighbouring industrial uses cannot be assured whilst the development is proposed within an industrial zone. Therefore the HPS does not support the proposed development on this basis.

Where the development proceeds, despite the objection of the HPS, the applicant is advised:

- The development details that a 24KL rainwater tank will be installed, with retained water being used to flush toilets and urinals. The applicant is advised that any outlets supplied by rainwater are clearly labelled as being provided with non-potable water and should be located in an area inaccessible to children or provided with tamperproof fittings.
- The development details a kitchen within the ground floor of the childcare facility. If the kitchen is used to produce food to be sold, or is used to prepare food provided to the children, the kitchen will require a food business license. The applicant is advised to submit a food business registration and fitout application (with suitably details plans) to the HPS prior to construction.

Please contact Andrew Stedman, Public Health Officer on (02) 6205 4404 or email [andrew.stedman@at.gov.au](mailto:andrew.stedman@at.gov.au) you require any further information.

Yours Sincerely

  
Conrad Barr  
Executive Director  
Health Protection Service



April 2018

**From:** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
**To:** [EPD, Customer Services](#)  
**Subject:** Icon Water Application Decision. Application - 167569. Mitchell - 18/11 (Email 1 of 3)  
**Date:** 22 February 2018 12:03:35 PM  
**Attachments:** [Not Accepted167569.pdf](#)  
[APP-201733198-02.pdf](#)  
[AUTHORISATION-201733198-01.pdf](#)  
[ELEVATION.pdf](#)  
[FLOOR PLAN.pdf](#)  
[FLOOR PLANS 2.pdf](#)  
[HYDRAULICS-201733198-01#2.pdf](#)

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## Icon Water

### Approval ID : 167569, Mitchell 18 /11

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

**Eddie Gonzalez**

Building Approvals and Network Protection  
Icon Water

**Telephone** 02 6248 3111

**Facsimile** 02 6242 1459

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

GPO Box 366 Canberra ACT 2601

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

Please consider our environment before printing this email.

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\*\*\*\*\*



## **FAILED TO COMPLY**

**Application No:** 167569 **Suburb:** Mitchell

**Block/Section** 18 / 11

**Appcn Type:** Non residential/New Construction Inclusions : Car Park/driveway,  
Landscaping

### **Attached Plans**

APP-201733198-02.pdf  
AUTHORISATION-201733198-01.pdf  
ELEVATION.pdf  
FLOOR PLAN.pdf  
FLOOR PLANS 2.pdf  
HYDRAULICS-201733198-01#2.pdf  
LNDSCAPE PLAN.pdf  
MISC.pdf  
OFFSITWORKS-201733198-01#2.pdf  
PERSP.pdf  
PLAN-201733198-CIVIL WORKS-01#2.pdf  
PLAN-201733198-EXISTING SERVICES-01#2.pdf  
SECTIONS\_Part1.pdf  
SECTIONS\_Part2.pdf  
SITE-201733198-01.pdf  
SURVEYCERT-201733198-01.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**

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. This needs to be referred back to Icon Water Building Approvals area for approval prior to any DA/BA Approval by ACTPLA or certifiers.

**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.

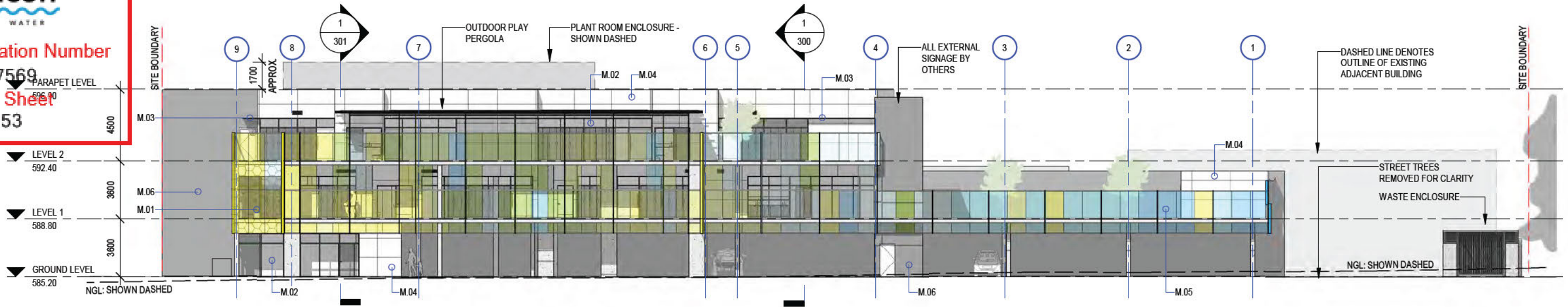
**Comments:****Signed**

Eddie Gonzalez

**Date**

22 Feb 2018

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



**1 NORTH ELEVATION**  
102 1:250



**2 SOUTH ELEVATION**  
102 1:250

**icon WATER**

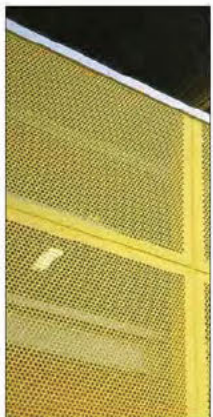
**WATER AND SEWERAGE NETWORK FAILS TO COMPLY**

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 Eddie Gonzalez Date 22 Feb 2018  
Contact phone: 6248 3111

**MATERIALS PALETTE**



**M.01**  
PERFORATED STEEL SCREEN.  
COLOUR - TO MATCH  
TRANSPARENT CLADDING (M05)



**M.02**  
CLEAR GLAZING IN  
POWDERCOATED ALUMINIUM  
FRAMES  
COLOUR - COLORBOND  
MONUMENT



**M.03**  
HEKA HOOD HH900 MM WIDE  
COLOUR - COLORBOND MONUMENT



**M.04**  
CEMINTEL BARESTONE  
EXTERNAL CLADDING  
COLOUR - CARESTONE



**M.05**  
TRANSPARENT COLOURED  
EXTERNAL CLADDING  
COLOUR - AS SHOWN  
INDICATIVELY ON ELEVATIONS



**M.06**  
TEXTURED PRECAST CONCRETE  
PANELS



**M.07**  
KLIP LOK STEEL ROOFING  
COLOUR - SHALE GREY

Rev	Amendment	Date	Init



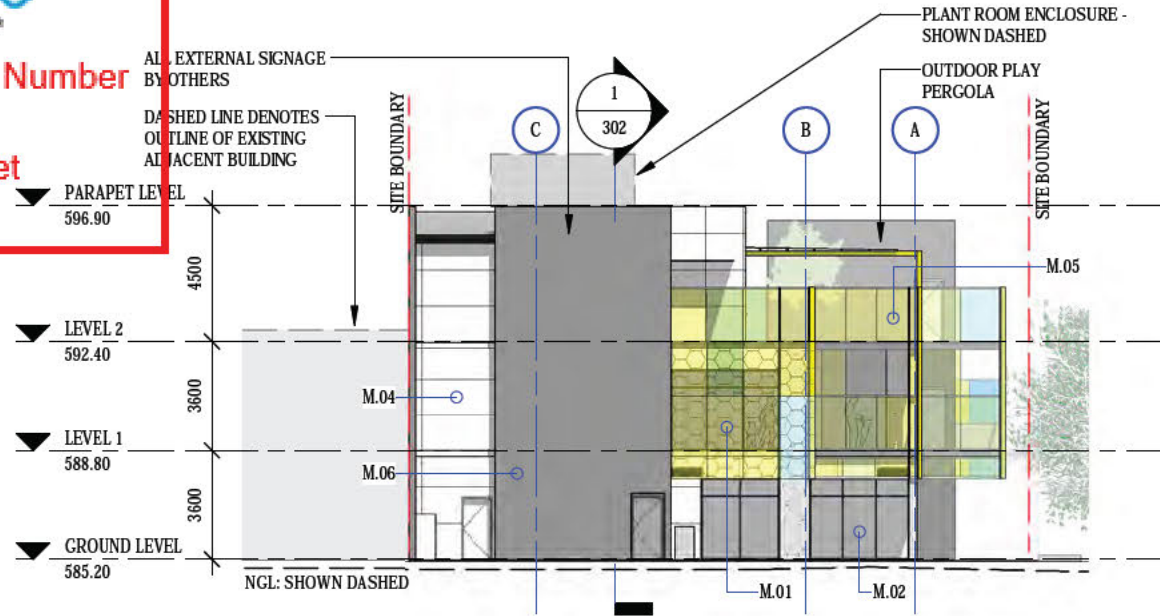
Adelaide | Alice Springs | Canberra | Darwin | Hobart | Melbourne | Perth  
Level 5, 15 Moore Street Canberra ACT 2601 P: (02) 6169 4097 | E: info@arpm.net.au

MITCHELL CHILDCARE CENTRE  
BLOCK 18, SECTION 11 CORNER DARLING &  
HEFFERNAN STREET, MITCHELL, ACT

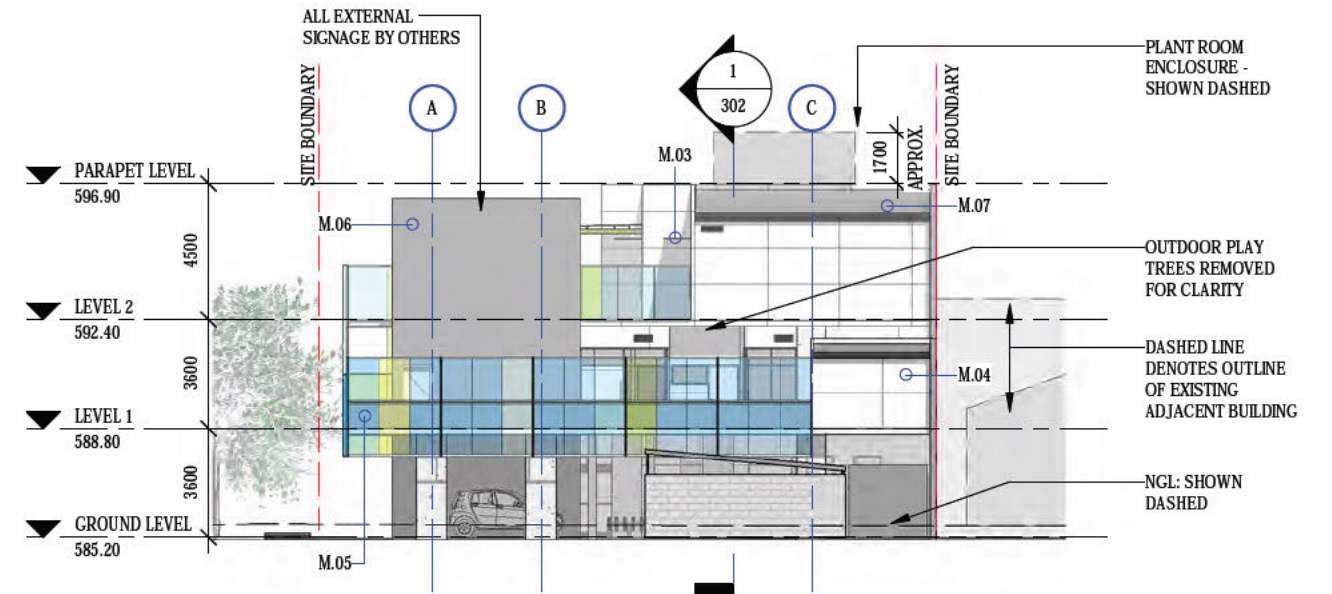
**ELEVATIONS**

Drawn Author	Date	Scale As indicated	Project Number A17041
Review Checker	Date	Project Leader Designer	Drawing Number SK 200
PRELIMINARY			

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings



**1 EAST ELEVATION**  
102 1 : 250



**2 WEST ELEVATION**  
102 1 : 250

**WATER AND SEWERAGE NETWORK**

**FAILS TO COMPLY**

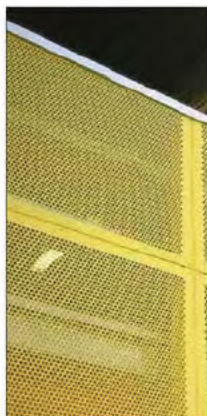
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Signed Eddie Gonzalez      Date 22 Feb 2018

Contact phone: 6248 3111

**MATERIALS PALETTE**



M.01 PERFORATED STEEL SCREEN. COLOUR - TO MATCH TRANSPARENT CLADDING (M05)



M.02 CLEAR GLAZING IN POWDERCOATED ALUMINIUM FRAMES COLOUR - COLORBOND MONUMENT



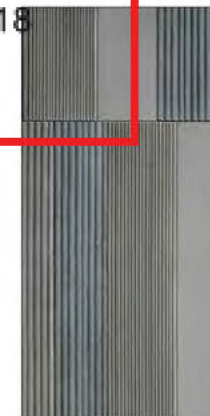
M.03 HEKA HOOD HH900 MM WIDE COLOUR - COLORBOND MONUMENT



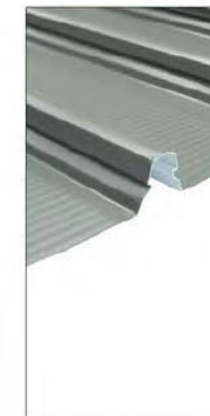
M.04 CEMINTEL BARESTONE EXTERNAL CLADDING COLOUR - CARESTONE



M.05 TRANSPARENT COLOURED EXTERNAL CLADDING COLOUR - AS SHOWN INDICATIVELY ON ELEVATIONS



M.06 TEXTURED PRECAST CONCRETE PANELS



M.07 KLP LOK STEEL ROOFING COLOUR - SHALE GREY

Rev	Amendment	Date	Int
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Adelaide | Alice Springs | Canberra | Darwin | Hobart | Melbourne | Perth  
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MITCHELL CHILDCARE CENTRE  
BLOCK 18, SECTION 11 CORNER DARLING & HEFFERNAN STREET, MITCHELL, ACT

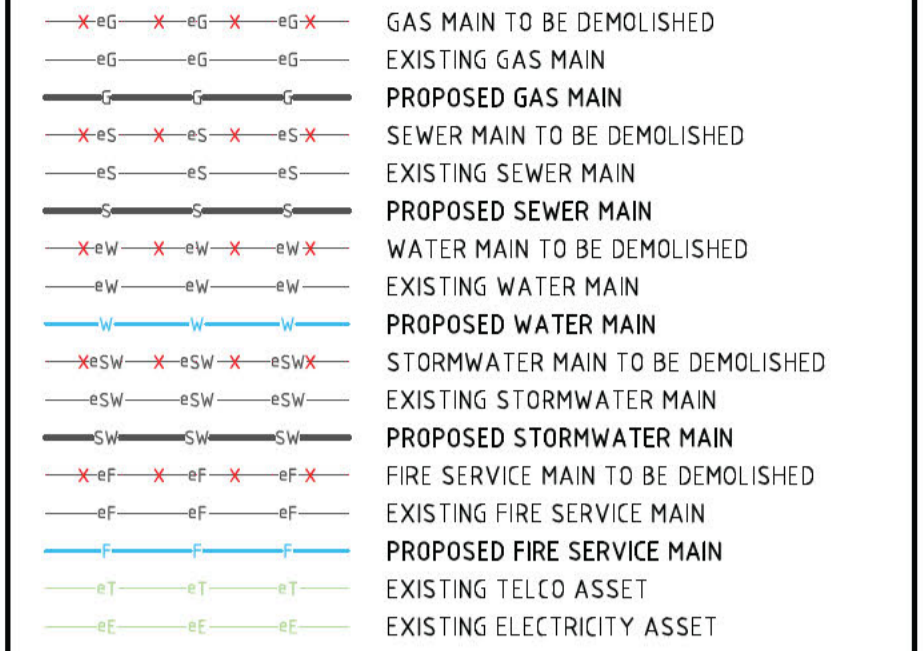
ELEVATIONS			
Drawn	Date	Scale	Project Number
Author		As indicated	A3
Review	Date	Project Leader	Date
Checker		Designer	
PRELIMINARY			Drawing Number
			SK 201
			Amtd

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings

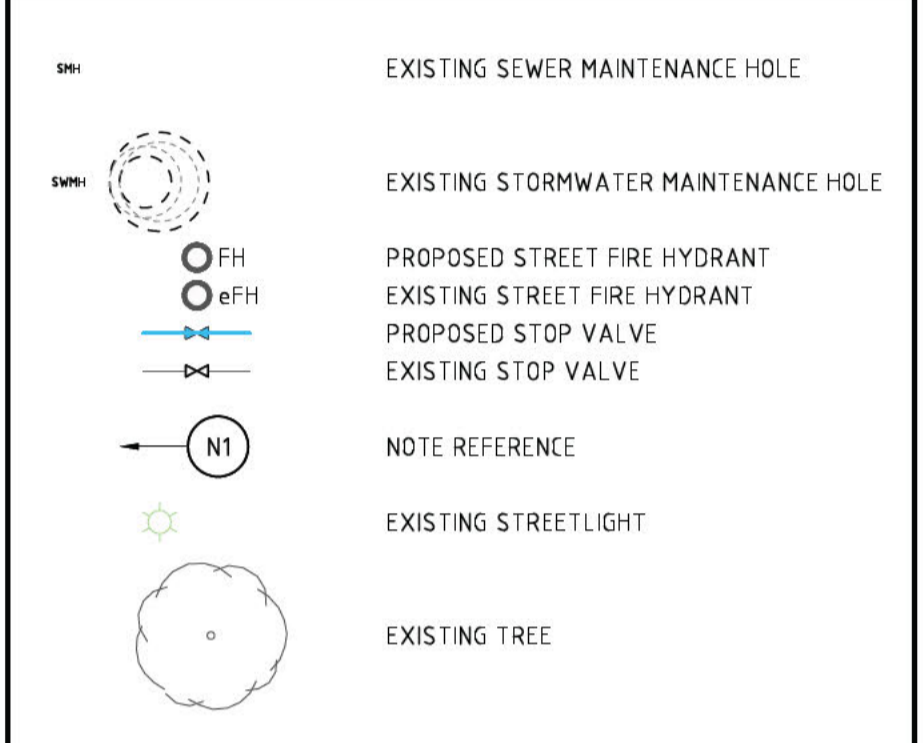
**GENERAL NOTES**

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH ICON WATER, WATER SUPPLY AND SEWERAGE STANDARDS, RELEASE 2, AMENDMENT 7, SEPTEMBER 2012 AND A.C.T. PUBLIC WORKS BASIC SPECIFICATION.
  - WORKS UNDER THE CONTROL OF THE PLUMBING INSPECTORS TO BE CARRIED OUT IN ACCORDANCE WITH THE (CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS AND AS 3500.
  - CONNECTIONS AND DISCONNECTIONS AT MAIN BY ICON WATER AT THE CONTRACTORS EXPENSE.
  - 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.
  - THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT, PRIOR TO THE COMMENCEMENT OF WORK.
  - ALTHOUGH THE POSITION OF EXISTING UNDERGROUND SERVICES HAS BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR MUST DIG TEST PIT BY HAND AT UTILITY CROSSINGS AND/OR CONNECTIONS IN ADVANCE OF TRENCHING.
  - EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DUMPED AT AN APPROVED SPOIL AREA.
  - WORK AS EXECUTED DRAWING AND THE BOOK MUST BE SUBMITTED BEFORE CONNECTION. A REGISTERED DEPOSITED PLAN MUST ALSO BE SUBMITTED WHERE EASEMENTS ARE EXISTING OR PROPOSED ON THE BLOCK. WORK AS EXECUTED DRAWINGS AND THE BOOK DETAIL (A4 SIZE) ARE TO SHOW DIMENSIONED LOCATIONS OF TAPPING ONTO MAIN, WHERE SERVICE CROSSES FRONT BOUNDARY AND DISTANCE METER IS INSIDE THE BLOCK.
  - PROVISIONAL CERTIFICATE OF OPERATION WILL BE ISSUED WHEN HANDOVER INSPECTION IS PASSED AND ACCEPTABLE WORK AS EXECUTED DRAWING AND THE BOOK RECORD HAS BEEN COMPLETED AND SUBMITTED TO ICON WATER.
- WARNING**  
EXISTING SERVICES SHOWN ARE BASED ON INFORMATION PROVIDED BY SERVICE AUTHORITIES AND ARE ESTIMATES ONLY. UNDER NO CIRCUMSTANCES SHOULD THE LOCATIONS OF SERVICES SHOWN ON THIS PLAN BE RELIED UPON FOR ON SITE WORK. ALL INFORMATION MUST BE CONFIRMED IN THE FIELD.

**HYDRAULIC LEGEND**



**HYDRAULIC SYMBOLS**



**REINSTATEMENT GENERALLY**

- UNLESS OTHERWISE DIRECTED REINSTATE ALL SURFACES DISTURBED BY THE WORKS WITH MINIMUM 100mm SITE TOP SOIL, DRY LAND GRASS, BITUMEN, STRAW MULCH.
- CONSOLIDATE FOR 13 WEEKS ONCE HEALTHY SWARD ESTABLISHED.
- REMOVE ALL EXCESS SOIL INCLUDING EXCESS TOPSOIL AND UNSUITABLE SUBGRADE FROM THE SITE UNLESS DIRECTED OTHERWISE.

**SITE LOCATION PLAN - N.T.S.**



**WATER**

- CONSTRUCT CONNECTIONS, BENDS etc. IN ACCORDANCE WITH THE FOLLOWING STANDARD DRAWINGS.
- WSS-001 - DESIGN SYMBOLS AND NOTATION.
  - WSS-027 - HYDRANT MARKERS ON ROADS.
  - WSS-100 - GENERAL NOTES AND SIZING SCHEDULE.
  - WSS-103 - SINGLE FIRE SERVICE BELOW GROUND ARRANGEMENT AND CONNECTION DETAILS.
  - WSS-105 - METER PIT COVER FOR METERS COVER FOR LARGER THAN 50mm GENERAL ARRANGEMENT AND DETAILS.
  - WSS-106 - VALVE AND METER PIT COVERS.

**icon WATER**

**WATER AND SEWERAGE NETWORK**

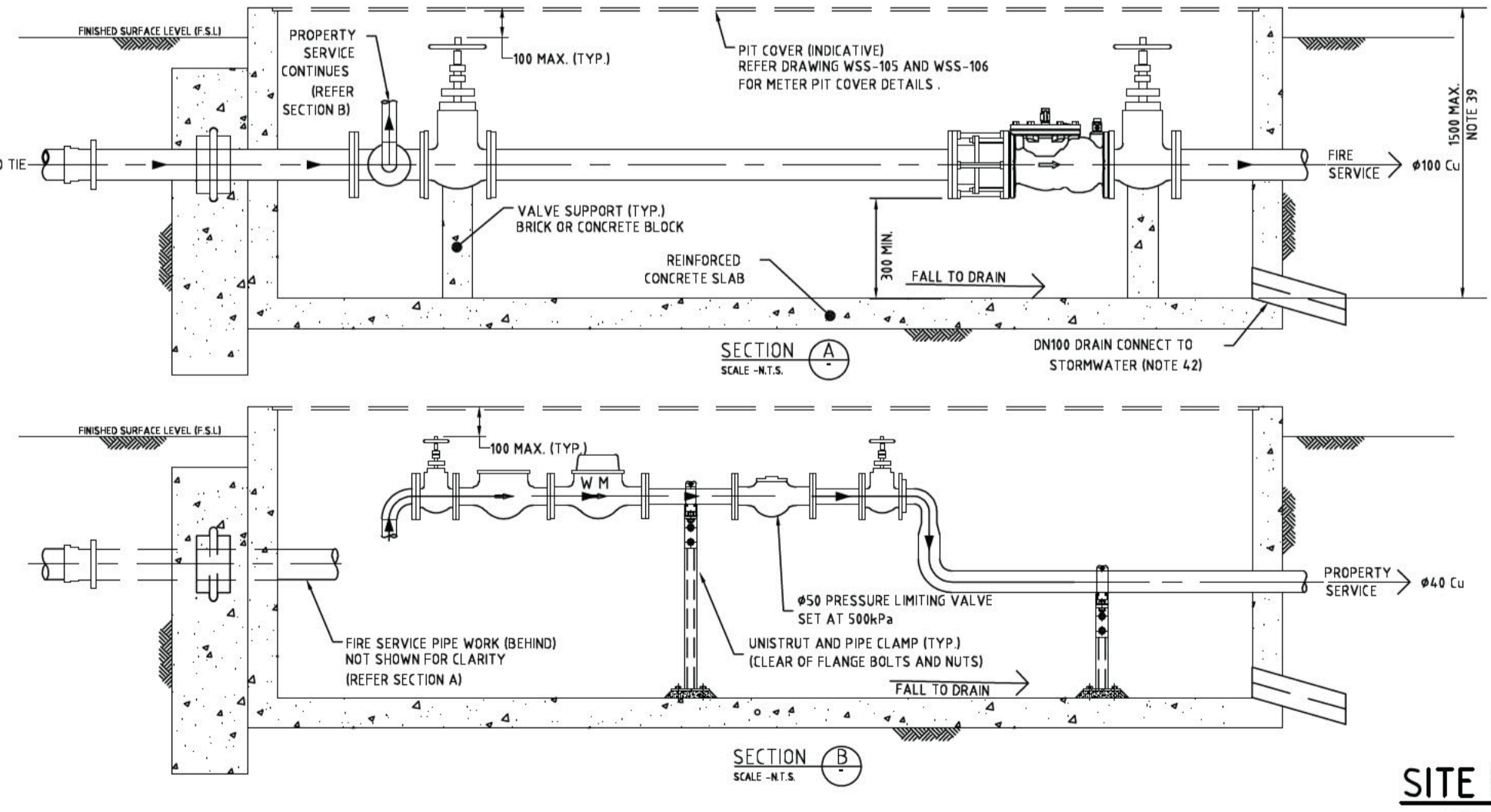
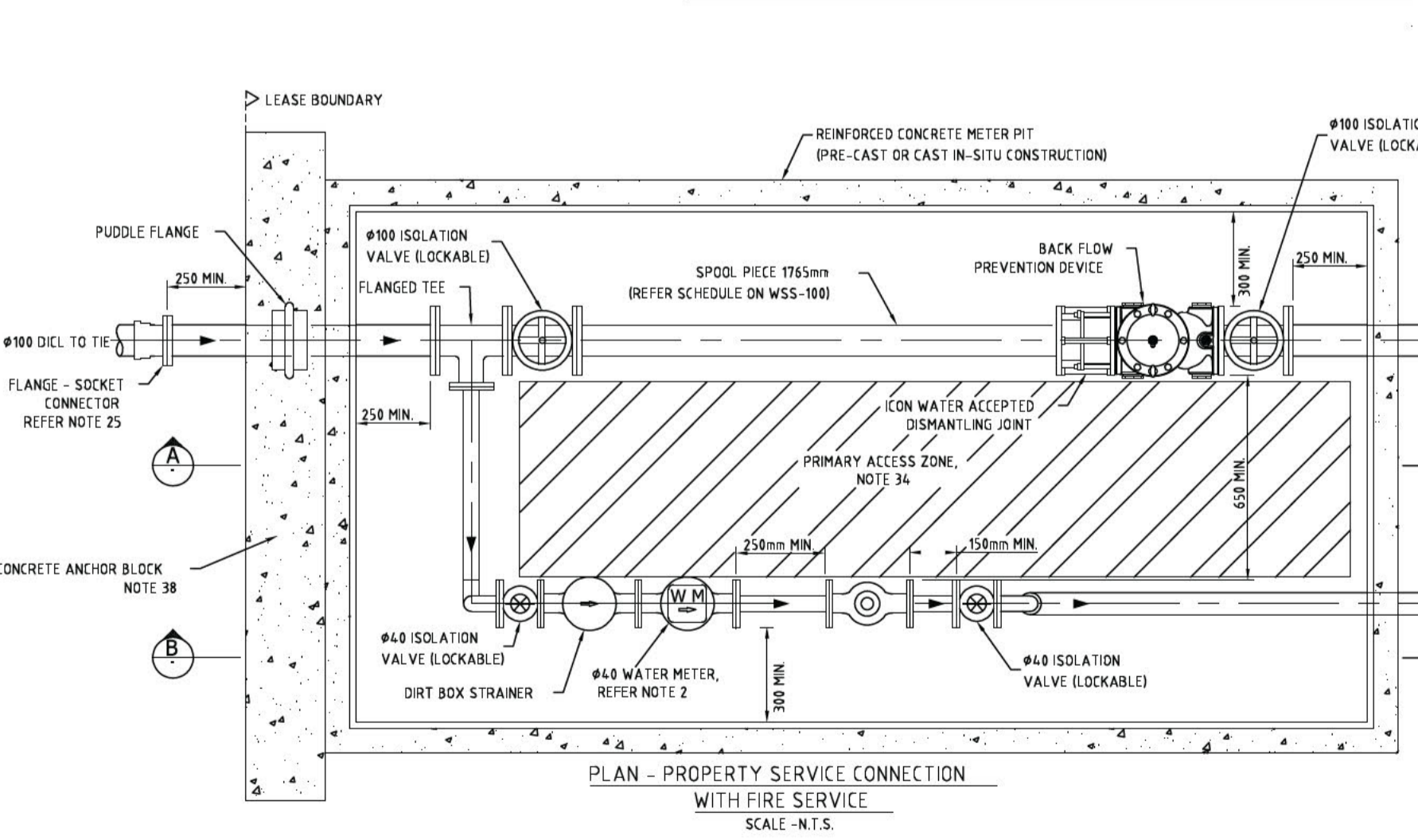
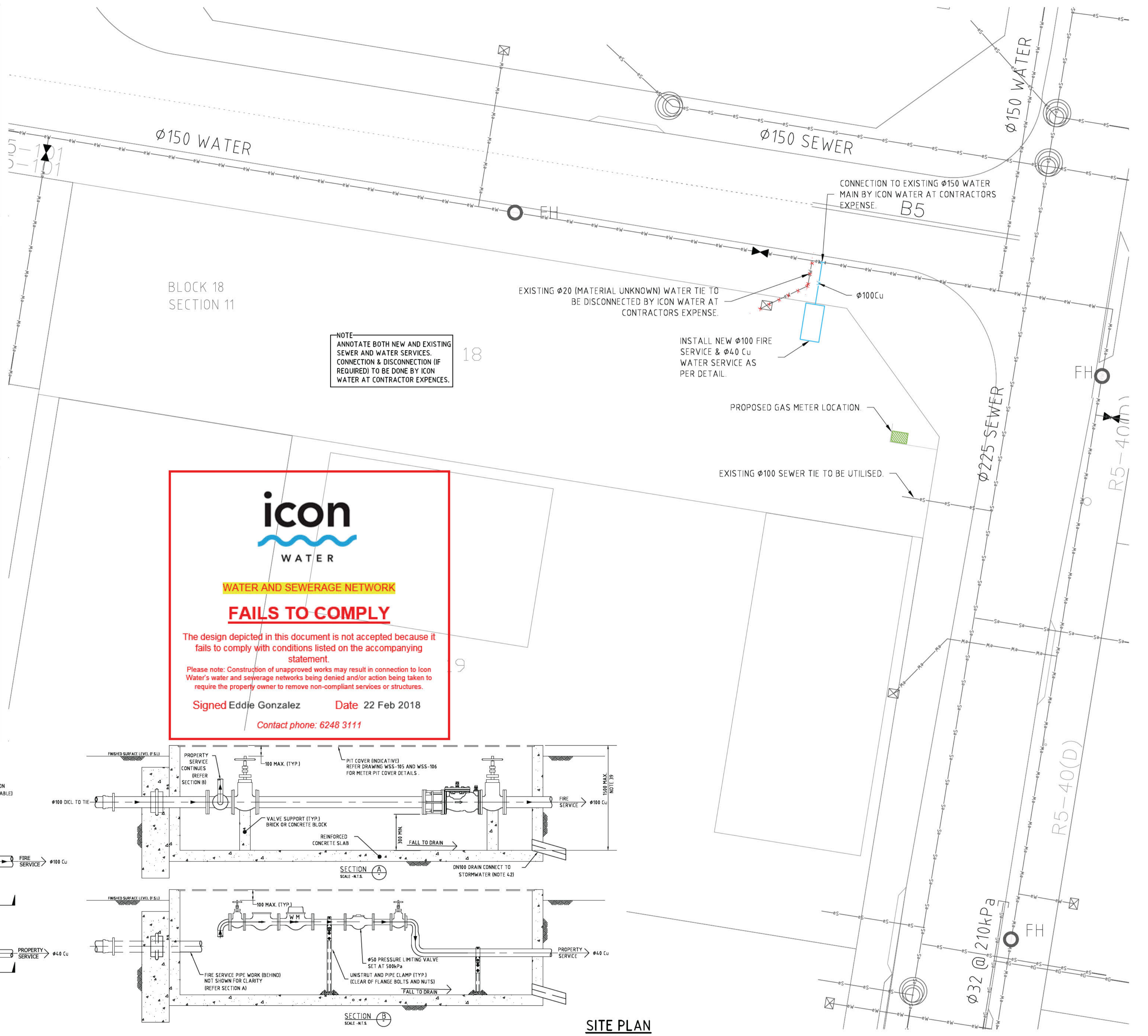
**FAILS TO COMPLY**

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 Eddie Gonzalez Date 22 Feb 2018

Contact phone: 6248 3111



**SITE PLAN**  
SCALE: 1:200

**NOT FOR CONSTRUCTION**

VERIFIER: AC  
JOB MANAGER: AC  
DESIGNED: AS  
DRAWN: AS

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
1	ISSUED FOR INFORMATION	AS	AC	AC	16.11.2017	ARCHITECT <b>ARPM ARCHITECTURE PROJECT CONSULTING INTERIOR DESIGN</b>
2	ISSUED FOR APPROVED IN PRINCIPLE	AS	AC	AC	16.11.2017	

ARCHITECT  
**ARPM ARCHITECTURE PROJECT CONSULTING INTERIOR DESIGN**

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

PROJECT  
**CHILD CARE CENTRE**  
**BLOCK 18 SECTION 11 MITCHELL**

DRAWING TITLE  
**HYDRAULIC SERVICES**  
**EXTERNAL SERVICES**  
**FOR THE PROPOSED**  
**CHILD CARE CENTRE**

JOB NUMBER <b>CR171360</b>	
DRAWING NUMBER <b>ES01</b>	REVISION <b>2</b>
DRAWING SHEET SIZE: A1	



Application Number

167569

Sheet

1 of 53

Before Starting

Planning and Development A 2018

# Development Application

Application Number: 2018-03-08



## WATER AND SEWERAGE NETWORK

**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.

**FAILS TO COMPLY**

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.

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 devices or structures.

### Type of Application

Signed Eddie Gonzalez

Date 22 Feb 2018

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

Contact phone: 6248 3111

Are you applying for a:

Development Application

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

No

### Lease/Site Details

Site Number: 1

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

Urban

Suburb

MITCHELL

Section

11

Block Number

18

Unit Number

Street Address

MITCHELL

Site Number: 2

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

Urban

Suburb

MITCHELL

Section

11

Block Number

18

Unit Number

Street Address

MITCHELL



### Applicant Details

#### Application Number

What type of applicant are you:

**Street**

20153 ABN

162174665

Company Name

ArPM Pty Ltd

Salutation

None

First Name

Annette

Surname

Pogas

Postal Address 1

Level 5, Tower A

Postal Address 2

7 London Circuit

Postal Address 3

Canberra

Suburb

Canberra

State/Territory

ACT

Postcode

2601

Country

Australia

Phone Number

0261694097

Fax Number

Contact phone: 8248 3111

Email

info@arpm.net.au



WATER

### WATER AND SEWERAGE NETWORK

Position held / Title

Project Leader

# 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 Eddie Gonzalez Date 22 Feb 2018

### Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Registered company



Australian Company Number (ACN)

49088414742

Application Number

Company Name

Konstantinou Developments Pty Ltd

Position

Director

WATER

Salutation

None

First Name

John

Surname

Konstantinou

Postal Address 1

PO Box 222

Postal Address 2

WATER AND SEWERAGE NETWORK

**FAILS TO COMPLY**

Postal Address 3

Suburb

Mitchell

State/Territory

ACT

Postcode

2911

Country

Australia

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

Phone Number

0262423933

Fax Number

Please note: Construction of unapproved networks 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.

Email

john.konstantinou@kgroup.com.au

Signed

Eddie Gonzalez

Date

22 Feb 2018

Contact phone: 6248 3111

### Notice of Decision and Plans

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

Email

Are you applying for an *Estate Development Plan* OR *Home Business*?

No

### Zone

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

IZ2 Mixed use industrial 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.

Industrial Zones Development Code

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



Mitchell Precinct map and code



WATER

Application Number

167569

Describe Your Proposal

Street

4 of 53

Please provide a full description of your proposal (Note: This must accurately describe all aspects of your proposal and include any **WATER AND SEWERAGE NETWORK**

Construction of three storey building containing a childcare centre for up to 130 children with upper level outdoor play areas, ground level undercroft parking and service areas, associated landscaping, services infrastructure off-site works comprising construction of new driveway entrances and pedestrian paths. The Crown lease purpose clause has been previously varied to include the proposed childcare centre use.

**FAILS TO COMPLY**

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

Proposed Use of the Land

Please note Construction of unapproved works may result in connection to both 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.

Describe the use of the development. Example: Office, childcare facility, gymnasium. (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.)  
Signed Eddie Gonzalez Date 22 Feb 2018

childcare facility

Contact phone: 6248 3111

Is the proposed use consistent with the current Crown lease?

Yes

Assessment Track

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

Merit

Has an Environmental Significance Opinion been sought for this proposal?

No

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)).

Type of Development

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

Community Use (includes Institutional)

Community Use

Please select a Community Use sub type:

New building  
**Application Number**  
167559  
**Sheet**  
3 of 53

**WATER AND SEWERAGE NETWORK****Gross Floor Area (GFA) and Cost of Works****FAILS TO COMPLY**

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

**Gross Floor Area Calculation**

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

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

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.

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

Signed Eddie Gonzalez

Date 22 Feb 2018

Contact phone: 6248 3111

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

E - COST OF WORKS (\$)

**Other Area Calculation (not already included in the areas provided above)**F - Area of other BCA Class 10 structures included in this application (e.g. metal carport, pergola, deck, verandah) (m<sup>2</sup>)

G - Parking areas – undercover

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

**Cost of Associated Works**

I - Cost of all associated works such as landscaping (\$)



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

Application Number

167569

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

6 of 53  
1881800



**WATER AND SEWERAGE NETWORK**

**FAILS TO COMPLY**

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

Please note: Construction of unapproved works may result in connection to Icon water and sewerage networks (including existing and/or other future) which may require the property owner to connect to compliant services or structures.

**Demolition, Trees**

**Demolition**

Signed Eddie Gonzalez

Date 22 Feb 2018

Contact phone: 6248 3111

Is the *Demolition* item relevant to your proposal?

No

**Trees**

Is the *Trees* item relevant to your proposal?

No

**Heritage**

**Heritage**

Is the *Heritage* item relevant to your proposal?

No

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

**Hazardous Material**

Is the *Hazardous Materials* item relevant to your proposal?

No

**Contamination**

Is the *Contamination* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

Yes



### Erosion and Sediment Control

Application Number 167559  
Is the Erosion and Sediment Control proposal?

Yes

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Have you provided Entity Endorsement?

No

Have you provided required documentation?

Yes

*For works such as class 10 structures note on the plan that "the developer must comply with Environment Protection Guidelines required. In circumstances where works in the front of the block will impact the street a separate Erosion & Sediment Control plan is required."*

### Erosion and Sediment Control

Is the Erosion and Sediment Control (for sites greater than 0.5 of a hectare) item relevant to your proposal?

No



**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 [Redacted]

Date [Redacted]

Contact phone: 6248 3111

## Waste Management, Noise

### Waste Management for waste facilities and management

Is the [Waste Management \(for waste facilities\)](#) item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

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?

Yes

Have you provided Entity Endorsement?

No



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

Yes

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Street Servicing & Site Management, Utilities

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**Servicing and Site Management**

**WATER AND SEWERAGE NETWORK**

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

No

**FAILS TO COMPLY**

**Utilities**

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

Is the *Utilities* item relevant to your proposal?

Yes

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

Please tick the relevant entities

Water

Signed Eddie Gonzalez

Date 22 Feb 2018

Electricity

Sewerage

Gas

Stormwater

Contact phone: 6248 3111

Have you provided Entity Endorsement?

No

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

Yes

**Subdivision, National Capital Plan, Crime Prevention, Access & Mobility**

**Subdivision (other than residential zones)**

Is the Subdivision (other than residential zones) item relevant to your proposal?

No

**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



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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

**WATER AND SEWERAGE NETWORK**

**FAILS TO COMPLY**

**Site Access, Parking, Landscape, Lighting**

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

**Site Access**

Is the *Site Access* 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.

**Landscape**

Is the *Landscape* item relevant to your proposal?

Yes

Signed Eddie Gonzalez

Date 22 Feb 2018

Contact phone: 6248 3111

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

**Signs, Water Sensitive Urban Design**

**Signs**

Is the *Signs* item relevant to your proposal?

No

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

Is the *Water Sensitive Urban Design (Mains Water Consumption)* 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 Sensitive Urban Design (Stormwater Quality)



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Water Sensitive Urban Design

WATER AND SEWERAGE NETWORK

Water Sensitive Urban Design (Stormwater Quantity)

**FAILS TO COMPLY**

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?

No

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

Driveways (For works on verge only)

Please note: Construction of unapproved works may result in connection to both water and sewerage networks. Existing and/or other existing works to require the property owner to remove non-compliant services or structures.

**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**

Signed Eddie Gonzalez Date 22 Feb 2018

**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

Construction of new driveway

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

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the *Planning and Development Regulations 2008*

Do you have a *survey certificate* with this application?

Yes

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

Is this application for development undertaken without approval?

No

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

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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 exempt from approval, please refer to S205 under the *Planning and Development Act 2007*

WATER AND SEWERAGE NETWORK

## FAILS TO COMPLY

### Exclusion from Public Inspection

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

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

If you 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*.  
Signed Eddie Gonzalez Date 22 Feb 2018  
Contact phone: 6248 3111

Are you requesting an exclusion from *Public Inspection*?

No

### Conflict of Interest Declaration

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

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

### Applicant/Lessee Declaration

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

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

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 Authority;

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I/we understand that this application  
have been paid;

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I/we understand that if during the  
in the incorrect assessment track  
refund or transfer of fees;

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**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

[Redacted Signature]

Date

[Redacted Date]

Contact phone: 6248 3111

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;

I/we hereby 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 when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

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;

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;

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, organisation or Government agency.

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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.

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Accept

Acceptance date

13 Feb 2018

### 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.

### Before Submitting

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.

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.

Signed: Eddie Gonzalez Date: 22 Feb 2018

Contact phone: 6248 3111

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. In particular:

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

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the EPSDD Customer Service Centre, 16 Challis Street, Dickson, or call us on 6207 1923 and ask to speak with a technical officer.

### Privacy Notice

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

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The information may also be disclosed to the Environment, Planning and Sustainable Development Directorate, reasonably believes necessary for enforcement-related purposes. EPSCD's Information Privacy Policy provides information on how to correct your personal information and how to report a breach of the Territory Privacy Protection Act 2004. Visit [www.environment.act.gov.au](http://www.environment.act.gov.au)

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**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

████████████████████

Date

████████████████████

Contact phone: 6248 3111

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

The EPBC Act came into operation on 1 July 2001 and replaced the Environment Protection Act 1973. The EPBC Act provides a separate approval system that is separate from the Planning and Development ACT development assessment and approval process. The EPBC Act cannot provide preliminary approval, or require a controlled action, or requires referral to the Commonwealth to determine if your proposal is a controlled action under the Planning and Development Act. The EPBC Act referral process and when a referral is required. For more information, contact the Environment, Water, Population and Planning Directorate. Telephone: 62741111

**Contact Details:** Environment, Planning and Sustainable Development Directorate Customer Service Centre GPO Box 158, Canberra City 2601 16 Challis Street, Dickson ACT 2602  
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays) Phone: (02) 6207 1923  
Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au) Website: [www.environment.act.gov.au](http://www.environment.act.gov.au)