



## Desktop Planning Assessment Report

**Frank Walmsley  
11 Pulleine Crescent, MacGregor ACT 2615  
Completed on 23<sup>rd</sup> November 2022**

Hi Frank,

Thank you for the opportunity to provide you a Planning Assessment Report for your property at **11 Pulleine Crescent, MacGregor ACT 2615**.

The purpose of this report is to provide you with an assessment of the probability of obtaining a development approval for a secondary residence or fixed price extension on your property (in the ACT).

We have addressed the planning considerations and requirements under the **Building Act (2004)**, the **Planning and Development Act (2007)**, the standard **AS4299** and the **Building Code of Australia**.

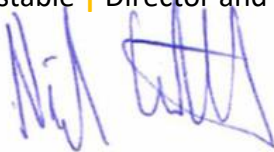
In this report we have provided:

- An overview of the relevant legislation that impacts on the design, planning, approval and construction of your secondary residence, or an extension.
- advice in the question and answer section which address elements we believe relate to your property, based on our experience with previous projects and customers;
- The likelihood of achieving Development Approval for a secondary residence or extension. On your block. This is what we call the **Planning Assessment Conclusion**, which should be read in conjunction with the **Planning Assessment Considerations**; and
- examples of the plans we can create for you, should you wish to move to the next step in the planning and development process for you

Thank you for taking the time to read this planning assessment report. We look forward to working for you in the future. Our details are on the front page if you wish to contact us.

Regards

Nick Constable | Director and Licensed Builder



Frank Walmsley | Director and Client Service Manager



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## Client Overview

<b>Client</b>	Frank Walmsley
<b>Client Address</b>	TBC
<b>Project Address</b>	11 Pulleine Crescent, MacGregor ACT 2615
<b>Property Type</b>	Owner Occupier / Investment Property
<b>Block Number</b>	6
<b>Section Number</b>	77
<b>Suburb/Division</b>	MacGregor
<b>Land Use Zone</b>	RZ1: SUBURBAN
<b>Housing Code</b>	TBC
<b>Suburb Precinct Code</b>	<a href="https://www.legislation.act.gov.au/DownloadFile/ni/2008-27/copy/96353/PDF/2008-27.PDF">https://www.legislation.act.gov.au/DownloadFile/ni/2008-27/copy/96353/PDF/2008-27.PDF</a>
<b>District Precinct Code</b>	<a href="https://www.legislation.act.gov.au/DownloadFile/ni/2008-27/copy/94056/PDF/2008-27.PDF">https://www.legislation.act.gov.au/DownloadFile/ni/2008-27/copy/94056/PDF/2008-27.PDF</a>
<b>ACTMapi Link</b>	<a href="https://app.actmapi.act.gov.au/actmapi/index.html?viewer=basic">https://app.actmapi.act.gov.au/actmapi/index.html?viewer=basic</a>
<b>Pricefinder Link</b>	<a href="https://app.pricefinder.com.au/v4/app?page=property/PropertyLink&amp;service=external&amp;action=property&amp;propertyid=26182503">https://app.pricefinder.com.au/v4/app?page=property/PropertyLink&amp;service=external&amp;action=property&amp;propertyid=26182503</a>
<b>Block Size and Approval</b>	1051m <sup>2</sup>
<b>Block Type</b>	Large Block
<b>Easements</b>	<p><b>Electrical Easement</b></p> <p>Position – South West Boundary Size – 1.45 meter wide from Boundary</p> <p>Position – South East Boundary Size – 1.47 meter wide from Boundary</p>
<b>Location of Switchboard</b>	TBC

<b>Above/Below Ground Power</b>	TBC
<b>Heritage</b>	N/A
<b>Protected, registered or regulated trees</b>	Yes
<b>Power</b>	TBC
<b>Lease Purpose</b>	N/A
<b>Unimproved Value</b>	\$405,000 for (2022/2023)
<b>Rates</b>	\$2,410 for (2022/2023)
<b>Land Tax</b>	\$3,432 for (2022/2023)
<b>Who Created</b>	Sachin 23/11/2022

## Planning and Regulation Overview

### Applicable Development Codes

The proposed development block would be classed as Single Dwelling Housing Development, located in a Residential Zone.

The key code associated with this proposed development block is the *Residential Zones Development Code* (Part A Residential Housing Development, primarily Elements 1, 5, 6: Single Dwelling Housing Development).

### Plot Ratio

As your property is located in a residential zone, the plot ratio for your block type is up to a maximum of 50% as defined in the Single Dwelling Housing Development Code (Element 1: Building and Site Controls, Plot Ratio Single Dwelling Blocks).

Our initial assessment is that the coverage of your proposed building/s remains below the maximum plot ratio.

### Applicable Boundary Setbacks

A setback is the distance in which a building or other structure is set back from a street, road, or any other place deemed to require a separation. In the ACT, residential zones require setbacks from the property boundary, referred to as 'front street setbacks', 'side setbacks' and 'rear setbacks'.

The size of the setback required will depend on the classification of the size and the approval date of the block. We have determined that your land is located on a 'Large Block' according to Element 13 of the Territory Plan.

Setbacks for the block are defined in Part C (1-2) of the Single Dwelling Housing Development Code:

- Element 1: Building and Site Controls:
  - 1.9 Front Boundary Setbacks for Corner Blocks;
    - Front boundary to lower floor – 6m
    - Front boundary to upper floor – 6m
    - Secondary Street Frontage to lower floor – 4m
    - Secondary Street Front to upper floor – 4m
  - 1.9 / 1.10 Front Street, Side and Rear Boundary Setbacks for all Blocks:
    - Front boundary to lower floor – 6m;
    - Front boundary to upper floor – 6m;
    - Side boundary 1 to lower floor – 3m;
    - Side boundary 1 to upper floor – 6m;
    - Side Boundary 2 to lower floor – 1.5m;
    - Side boundary 2 to upper floor – 6m;
    - Rear Boundary to lower floor – 3m; and

- Rear boundary to upper floor – 6m.

The side boundary to a garage with a wall length of less than 8m can be 0mm or 900mm.

### **Building Within a Boundary Setback**

If the final design which will be lodged for approval encroaches into the setbacks, we will provide for the encroachment as a consideration in the development approval application. It will be required to meet the criteria set out in the *Single Dwelling Housing Development Code*.

Certain encroachments are permitted into front street setbacks, side setbacks and rear setbacks. The *Single Dwelling Housing Development Code* provides exceptions for common encroachments, which include roof overhang with a horizontal width under 600mm, gutters, downpipes, fascia, light fittings, and landings which are less than 1m above the finished ground level.

### **Easements**

Service easements are subject to the *Utilities Act 2000*.

This Act allows the Authority which controls the asset to apply additional controls to protect the asset zone, as they require. Access needs to be maintained to easements and may be adjusted by the Authority.

We have included the easements which are currently available through the ACT Planning and Land Authority's (ACTPLA) online resources.

Easements have been identified using an aerial view of your property. Any changes to the easement conditions or positions are not readily available without further written application.

Access to easements can range from approximately 1.5m to 3.5m wide and up to approximately 2.7m high.

### **Precinct Codes**

Part 10 of the Territory Plan provides a precinct code and precinct map for each suburb in the ACT. Precinct codes may require the development plans to meet additional restrictions, such as those concerning residential density or the building envelope.

### **Heritage**

The *Heritage Act 2004* applies to land containing places or objects registered or provisionally registered under section 41. This will require the development application to be referred to the Heritage Council, which would provide advice to ACTPLA before they determine the application.

In this case, no heritage conditions apply to the property as viewed on the ACT Heritage Register.

### **Bushfire Zoning**

Certain blocks of land are identified in a precinct code or current and approved *lease and development conditions* as being within a bushfire prone area. If buildings are to be constructed in a bushfire zone area, they must conform to the specified bushfire construction level of *Australian Standard AS 3959 - Construction of buildings in bushfire prone areas*.

### **Existing Residence Car Parking**

The existing dwelling is required to provide car spaces in compliance with the *Single Dwelling Housing Development Code* (Element 4: Parking and Site Amenities, 4.3 parking).

Element 4 of the code outlines the parking rules that apply to all residential blocks, even blocks without secondary residences. These requirements include:

- two car parking spaces must be provided on the site;
- driveway and kerb-crossing requirements;
- car parks are not permitted in the front zone and are not permitted on verges; and
- Sightlines for off-street parking as defined in *Australian Standard AS2890.1 - Parking facilities*.

Consideration needs to be given to the total quantity of car parking spaces provided for both the existing and new secondary residence.

### **Secondary Residence Car Parking**

At least 1 additional car parking space is required for a secondary residence that is not included in the front zone of the property as defined in the *Residential Zones Development Code* (Element 4 Secondary Residences, 4.3 parking).

Car parking on the block will be adequate for current and future residents and visitors.

Car parking and related access on the block achieve all of the following:

- reasonable amenity of neighboring *residential* blocks;
- consistency with the value of the *streetscape*;
- public safety especially in relation to pedestrians and cyclists; and
- Reasonable surveillance of parking spaces.

### **How Parking will be Assessed**

At least one parking space is provided in addition to that required for the primary residence. The additional parking space will be required to be located behind the front of the building line. The front of the building line will be adjusted by the addition of the secondary residence.

### **Private Open Space**

The minimum private open space requirement can be achieved for the development as defined in the *Single Dwelling Housing Development Code* (Element 5: Amenity, 5.2 Private Open Space)

For *large blocks*, private open space complies with the following:

- a minimum area equal to 60% of the block area, less 50m<sup>2</sup>; and
- a minimum dimension of 6m for an area not less than 10% of the block.

The criteria that private open space provides residential amenity on the subject site and protects the residential amenity of adjoining sites needs to be met by achieving all of the following:

- limits site coverage of buildings and vehicle parking and maneuvering areas;
- provides space for planting;
- facilitates on-site infiltration of storm water run-off; and
- Provides outdoor areas that are readily accessible by residents for a range of uses and activities.



### **Tree Protection**

Certain trees are defined as protected, registered or regulated trees under the *Tree Protection Act 2005*. If development requires groundwork within the tree protection zone of a protected tree, then the development approval must be referred to the Conservator of Flora and Fauna. ACTPLA must consider the advice of the Conservator under the *Planning and Development Act 2007*.

### **Separation of Elements**

Under the *Single Dwelling Housing Development Code*, certain elements of the secondary residence need to be separated by a required distance. For example:

- unscreened elements need to be separated from external walls by at least 3m; and
- External walls need to be separated from other external walls by at least 1m.

### **Water Sensitive Urban Design**

Under Element 6 of the *Single Dwelling Housing Development Code*, the block needs to be able to meet the water requirements under Rule 43. Two options are provided for each size block. One of these options must be met by the design of the secondary residence. This block is classified as a 'Large Block'.

#### Option A

For Large Blocks < 800m<sup>2</sup>:

- a) minimum on site water storage of water from roof harvesting is 4,000 litres; and/or
- b) 50% or 100m<sup>2</sup> of roof plan area, whichever is the lesser, is connected to the tank and the tank is connected to at least a toilet, laundry cold water and all external taps.

For Large Blocks > 800m<sup>2</sup>

- a) minimum on site water storage of water from roof harvesting is 5,000 litres; and/or
- b) 50% or 125m<sup>2</sup> of roof plan area, whichever is the lesser, is connected to the tank and the tank is connected to at least a toilet, laundry cold water and all external taps.

#### Option B for all sized blocks

A greywater system which captures all bathroom and laundry greywater and treats it to Class A standard can be provided. The treated greywater is connected to all laundry cold water, toilet flushing and all external taps.

The additional roof plan area provided by the secondary residence can be designed in a way to meet one of these options.

Existing infrastructure on the block can also be considered.

Evidence is provided that the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, using the ACTPLA on-line assessment tool or another tool. The 40% target is met without any reliance on landscaping measures to reduce consumption.

## Planning Assessment Conclusion for your Property

At this point in time, it is our conclusion that there is a 95% probability of building a compliant Secondary Residence featuring 2-3 bedrooms, 1 bathroom, and open plan living areas, with any required outdoor areas and practical parking solutions, provided that we manage the entire process, taking into account the considerations outlined below.

This is based on the legislation in-force at this time.

### Planning Assessment Considerations to be taken into Account

The following considerations are noted to help meet your desired budget and outcome as well as comply with the planning and approval requirements.

#### Secondary Residence

- Providing at least 3 parking spaces behind the front of the building line with the ability to provide a future accessible path of travel with a maximum gradient of 1:14 to the new Secondary Residence and the street frontage/letterbox
- Provide an accessible entry and access to the essential features of the new secondary residence, including a bathroom, kitchen, bedroom and living spaces, meeting the criteria of AS 4299 Accessible Housing Design
- A secondary Residence can only be approved on Single Dwelling Residential blocks

#### Boundary Setbacks

- Building within a side or rear setback to achieve the objectives of the project, considering the criteria including, solar access, privacy, separation and amenity of neighbouring blocks
- Maintaining access for maintenance and reasonable separation between neighboring blocks when planning to build within 900mm of a side or rear setback

#### Plot Ratio and Private Open Space

- Meeting the requirements for private open space and principle private open space on the block, ensuring adequate outdoor areas are retained for outdoor activities and clothes drying, with adequate sun access, including adequate principle private open space, screened from public streets, public open space and pedestrian or cycle paths
- Meeting the requirements for plot ratio on the block to ensure the maximum allowable ratio is not exceeded which is 50%

#### Privacy and Separation

- Maintaining separation and a reasonable outlook between residences on the same block and adjoining blocks to allow for access, maintenance a positive aesthetic view from windows and other unscreened elements
- Designing, approving and building appropriately fire rated separation between dwellings as required in the Building Code of Australia. Includes additional fire rated design and materials when building

within 900mm of a boundary, as well as when building within 1.8m of another dwelling on the same block or an adjoining block

#### Parking and Driveways

- Ensuring that there is at least two parking spaces on the block and that one of them is roofed

#### Protected Tree

- If a tree meets the criteria stated in the *Tree Protection Act 2005*, any construction near it will require approval from the Tree Protection Unit. Removal of the tree will also require approval.

#### Easements

- Potential removal of existing infrastructure/vegetation built within easements may be a requirement to obtain Development and Building Approval
- Potential removal of any existing infrastructure/vegetation to improve access to easements on the property as required by planning regulations
- Providing access to an easement through a garage or carport, complying with the height and width requirements for access to easements
- Providing access to an easement through a side/front/rear boundary, complying with the height and width requirements for access to easements
- Access and protection of easements needs to be maintained and may be adjusted by the authority in control of the easement as required by way of the Utilities Act 2000
- Easements on the block have been included as currently shown on available online databases. Additional easements may be present on the block that may available through further investigation

#### Lease and Development Conditions

- There are lease and development conditions that apply to this block. Any non-compliance with the Conditions will require DA approval.

#### Heritage

- This block has a heritage precinct code that applies. Any application for development will require referral to the Heritage Council for approval.

## Anticipated works and estimated costs required to build a Secondary Residence on your property

It's our objective at Canberra Secondary residence Builders to provide transparent and honest advice to our future clients.

To meet our objectives, we have identified through experience the importance to outline as early as possible the likely mandatory works and improvements a client may be required to undertake to successfully have the project approved through government and regulatory agencies such as ActewAGL and ICON Water.

Our experience is that many of our competitors don't disclose these costs, or are unaware of them, and as result customers are required to further spend after the project has started.

As we are accountable because of our fixed price guarantee, we believe it's only fair to provide the detail of these costs right from the beginning of our process.

**What:** Designated Car Parking – (garage or carport)

**Why:** The existing dwelling is required to provide car spaces in compliance with the *Single Dwelling Housing Development Code*; at least 1 additional car parking space is required for a secondary residence that is not included in the front zone of the property as defined in the *Residential Zones Development Code*

**How much:** Design dependent

**Likelihood if this will be required:** 100%

**Builders comment:** An additional designated car spot will need to be allocated for the secondary residence if built as a Class 1 dwelling.

**What:** site works / or path

**Why:** As per planning laws any secondary residence must have the ability to provide a future accessible path of travel with a maximum gradient of 1:14 from the entry to the street frontage/letterbox

**How much:** Dependent on depth of required cut and/or length of required path

**Likelihood if this will be required:** Will be required if the gradient of the block exceeds 1:14.

**Builders comment:** Given the gradient of the block, a deep site cut and/or an accessible path may be required to meet the 1:14 gradient rule. The scope of such works may be dictated by the placement of the building.

## Next Steps

Now that we have confirmation that you can build a secondary residence, the steps taken next are set out below.

### Step 1: Concept plans, design options and project budget

During this process you will meet and work with our in-house designer/draftsman to create a concept design for your proposed secondary residence.

We will take into account your stated objectives and any planning considerations identified.

At the conclusion of this process, you will have a set of the following:

- floorplans with dimensions;
- a rendered snapshot with a concept of what your design will look like when completed; and
- Elevation plans.

Please refer to the examples provided at Attachment B.

Once you have agreed on the plans, we will provide you with a budget to deliver the project.

The total budget will include the planning and development costs, the cost to develop the plans and drawings, the connection of services, and the total build price. We call this the turnkey price and it means there are no hidden fees and charges.

The average/expected duration of this process is up to 4 weeks. We plan to have the initial design meeting at your premises with you within the first 14 working days from receiving your signed Design Agreement. A follow up meeting will be planned for 14 days after the initial meeting. \*Then additionally every week until all parties agree the design is complete.

**Creating your ideal design.** There are three options for you, should you decide to continue with the process of designing and pricing your secondary residence or fixed price extension project with our team at CGFB.

1. **Modify an existing CGFB design**\* for an investment of **\$2200 inc GST**, which includes minor changes to the layout, but not the footprint of our existing design. You will receive a detailed price and quality Project Proposal package once all minor changes have been completed.
2. **Create your own unique design**\* for an investment of **\$70 inc GST per hour** when you build with us. You will receive a detailed Project Proposal which includes a full set of design plans including elevations, floor plans and 3D images of your dwelling. Your design will be quality assured to comply with all ACT Building and/or Development Approval criteria.
3. **Purchase your plans** should you choose to build with an alternative provider, you can purchase your plans for a total for \$6600 if it is a Modification Design or \$120 inc GST per hour of design services if it is a custom design.

**ACT Government Mandatory Contours Survey** the ACT Government mandates we undertake a detailed contours survey with a registered surveyor. You will own this site survey and the investment is \$1100 in addition to the design agreement.

The documentation produced in this stage will be sufficient to support a finance application.

## **Step 2: Review, confirmation, and agreement**

As a result of Step 1 you will have a concept floorplan and render style of your building and you will also have received the turnkey budget for the delivery of your project.

During this process, which can take up to 3 weeks, you can consider altering the floorplan and design concept if you choose, and we will continue working with you to settle on your final concept design and floorplan advising you throughout this process of the development approval implications.

Once you have settled on the final design, style and range of inclusions (these can be changed subject to agreement) we will enter into a HIA\* building agreement which will outline the timelines and deliverables.

The HIA contract will include the final price, which will only be subject to change if you wish to alter the project or add something during the project construction.

\*Housing Industry Association

## **Step 3: Planning approval and selection of final inclusions**

In this process our planning manager will initiate and coordinate the development application for the project. The development application is managed in-house with the support of an external specialist.

The duration of the development approval process is 10 to 20 weeks based on the complexity of the development application. The average approval process is 12 weeks.

During this process we will finalise the selection of your inclusions.

Condition: In the event the development application is unsuccessful because of law changes or departmental decision-making, only the investment of the planning process will apply as per the HIA agreement.

Please note we would only undertake a development application if we believed it had a greater than 90% likelihood of approval.

## **Step 4: Construction and delivery**

As soon as the development application has been approved, we will commence the construction of your project.

The duration to build and deliver the project is 12 to 20 weeks. The average duration is 12.5 weeks.

## Attachment A: Questions and Answers

### What is a secondary residence?

Commonly known as a secondary residence or extension, a secondary residency in the ACT is a self-contained residential structure built on a block of land which is in addition to an existing residence.

The legislation provides that a secondary residence can be rented separately to an existing residence. This means that separate electrical, water and gas metering can be achieved on the majority of secondary residences.

### What size can a secondary residence be?

A secondary residence should have a minimum size of 40m<sup>2</sup> floor area up to a maximum of 90m<sup>2</sup> floor area.

In addition to your secondary residence or extension, you can build additional structures such as garages, carports, alfresco areas and pergolas. These additional structures do not count towards the total gross floor area of the secondary residence; however considerations may need to be taken account as it relates the total plot ratio allowable on your block.

### What is the minimum block size you can build a secondary residence on?

A secondary residence can be considered on a minimum block size of 500m<sup>2</sup>.

### Do you require development approval to build a secondary residence?

Yes. Development approval application must be submitted to gain approval to build a secondary residence.

Development approvals are submitted to and assessed by the ACT Planning and Land Authority (ACTPLA).

A development approval application may be subject to meet the criteria set out in the following legislation and standards:

- *Building Act 2004;*
- *Heritage Act 2004;*
- *Planning and Development Act 2007;*
- *Planning and Development Regulation 2008;*
- *Utilities Act 2000;* and
- *Australian Standard AS 4299 Adaptable Housing.*

### Once development approval is granted we also need to obtain building approval?

Yes. Once we have secured development approval we will need to complete building approval through a private building certifier.

### What does adaptable housing mean and how does it relate to our secondary residence?

Secondary residences are to be designed to be easily adaptable to meet the needs of people with a disability. This means that the dwelling should be designed to easily meet the *Australian Standard AS 4299 (Adaptable Housing)*.

### What building classification will the secondary residence need to be?



Secondary residences are classified as a Class 1a building. This is clearly defined in the Building Code of Australia. Structures like decks, garages, carports, stairs or ramps are classed as 10a buildings.

**How many bedrooms can a granny flat have?**

Canberra Granny Flats generally build secondary residences which have one to three bedrooms, with one to two bathrooms, a number of living spaces and a kitchen and laundry.

**Will a granny flat in my backyard increase my rates or land tax?**

No (under the legislation in-force at this time).

**Can a granny flat be rented?**

Yes, if all the correct planning approvals are obtained. These approvals are required for insurance purposes as well.

**Does Canberra Granny Flats manage the process to completion?**

Yes. We manage every aspect of the build until it's ready to be occupied. Our turnkey guarantee means that we take full ownership and accountability from start to finish.

**How much will a granny flat cost me?**

It depends on the design and function (that is, whether it has a kitchen, number of bathrooms etc).

**Do you offer flexibility in the granny flat designs?**

Yes. There are two options. We have created a range of designs you can choose from or we provide a custom-design service to suit your needs.

**Do I get to choose the inclusions in my granny flat?**

Yes, if you wish to. We also offer a concierge service, for a fee, where one of our team will meet you at the retail supplier, record your choices and provide to our construction team.

**Are the granny flats built on-site or are they pre-fabricated in a factory?**

We build the granny flats on-site with locally based and licensed tradesmen, and ensure compliance with the applicable ACT laws.



## Attachment B: Example Diagrams

### Aerial View of the Project Block



**Aerial View of the Project Block with Contours and Easement**





**Aerial View of the Project Block with Building Offsets and Building Zone**



Standard Front Boundary Offset:

Potential Secondary Frontage Offset: - - - - -

Sketch up with measurements of roofing envelopes





**Lengths of boundaries**



**Verge distance**





**Upper-level setbacks**



External wall offset:

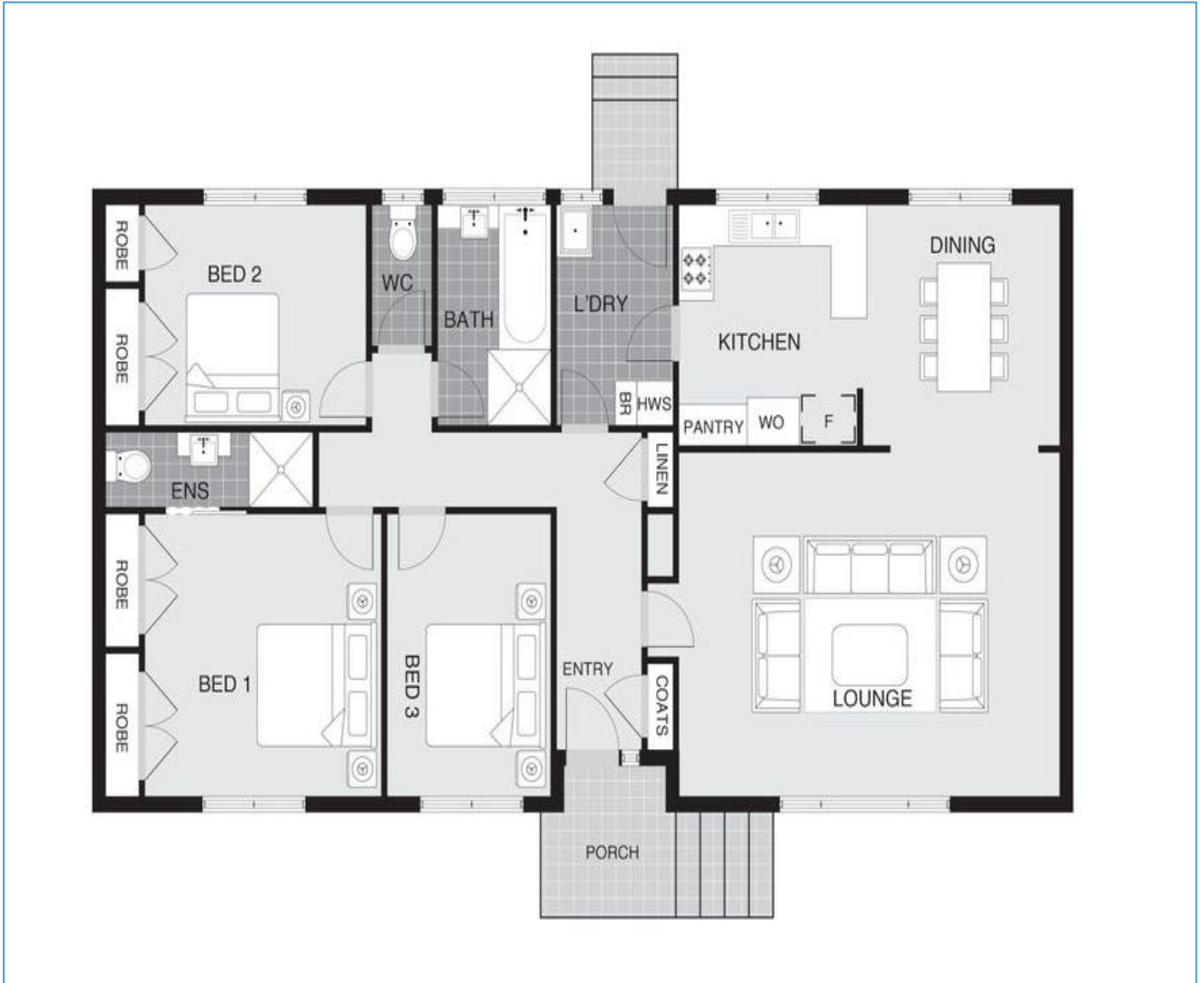
Unscreened element offset:

**Front Access**





**Floorplan (Price Finder)**

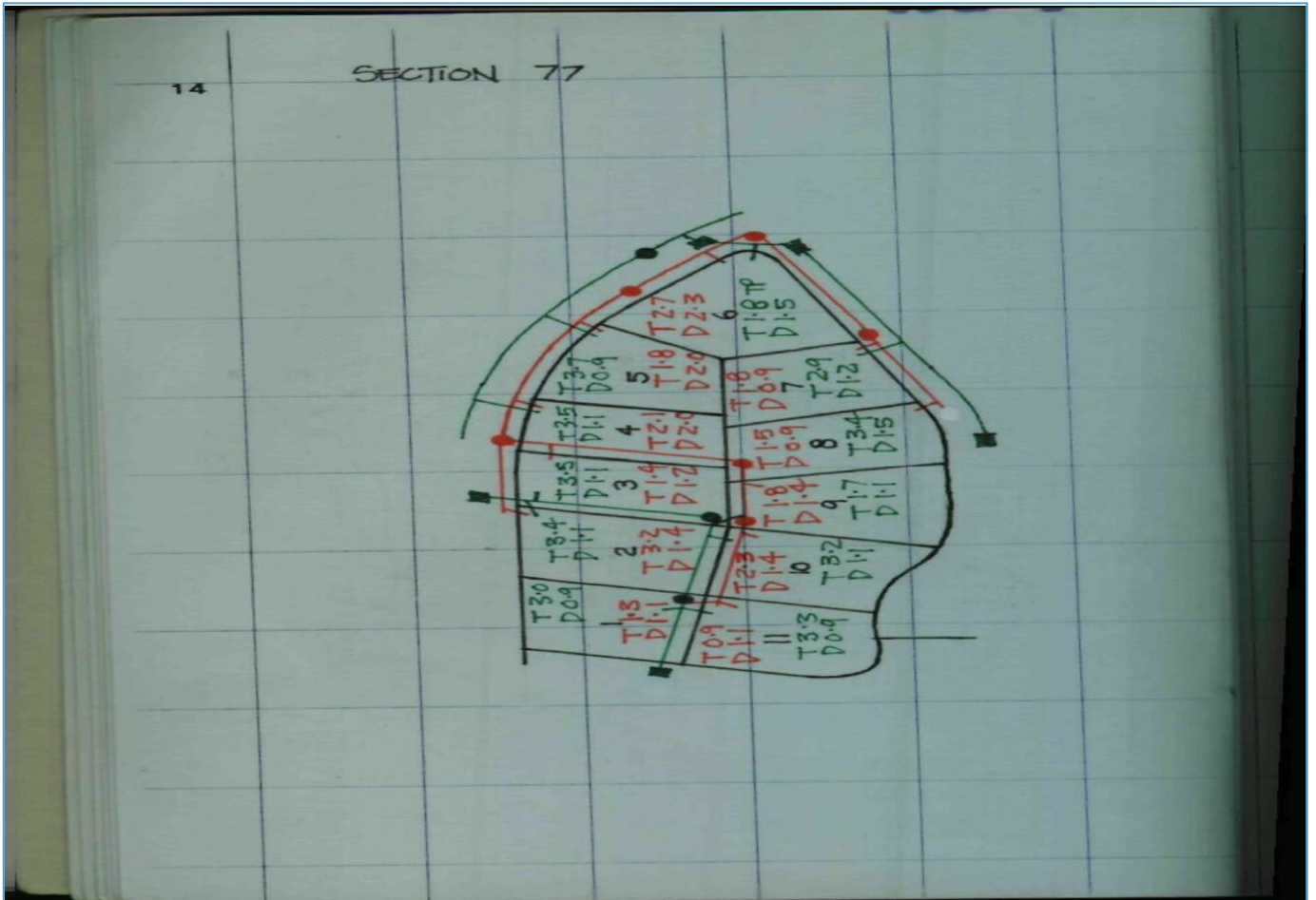


**Potential Protected, Registered or Regulated Trees**



### Plumbing Tie Search

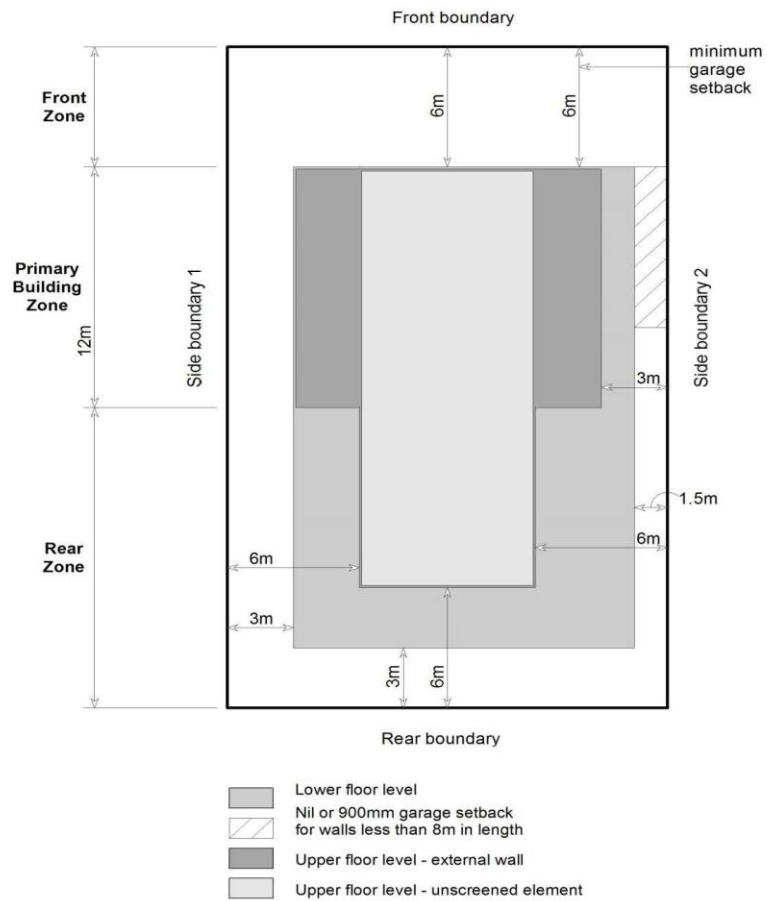
On the Tie Image, red lines indicate sewerage, green lines indicate storm water and blue lines indicate water supply. This search will only display the measurements and depth of the tie location for the selected block.



**Large Block Boundary Setback Diagram**

**Appendix 1 – Boundary setback diagrams**

**Diagram 1: Large blocks approved before 18 October 1993**  
(refer Tables 2A and 5)





Caller Details

Contact: Canberra Granny Flat Builders      Caller Id: 3025791      Phone: 1300 979 658  
Company: Not supplied  
Address: Unit 6, Level 2, 80 Emu Bank      Email: info@cgfb.com.au  
Belconnen ACT 2617

Dig Site and Enquiry Details

**WARNING:**The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: 11 Pulleine Crescent  
Working on Behalf of: Private  
Enquiry Date: 22/11/2022      Start Date: 22/11/2022      End Date: 22/11/2022

Address:  
11 Pulleine Crescent  
Macgregor ACT 2615

Job Purpose: Excavation      Onsite Activities: Mechanical Excavation  
Location of Workplace: Private      Location in Road:

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:  
Construction Secondary Residence

Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at [www.1100.com.au](http://www.1100.com.au)
- For more information on safe excavation practices, visit [www.1100.com.au](http://www.1100.com.au)

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

\*\* Asset owners highlighted by asterisks \*\* require that you visit their offices to collect plans.  
# Asset owners highlighted with a hash # require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
218538229	Evoenergy Icon Water	(02) 6293 5770	NOTIFIED
218538228	NBN Co NswAct	1800 687 626	NOTIFIED
218538227	Telstra NSW South	1800 653 935	NOTIFIED
218538230	Transport Canberra and City Services	(02) 7801 3960	NOTIFIED

END OF UTILITIES LIST



# Asset location information

**Applicant/Contractor**

**Job No.**

**33164135**

**DBYD Sequence No.**

**218538229**

Company: Not Supplied  
Contact: Canberra Granny Flat Builders  
Telephone: +611300979658  
Address: Unit 6, Level 2, 80 Emu Bank Belconnen ACT 2617  
Email: support@cgfb.com.au

## Work Details



Suburb: Macgregor  
Address: 11 Pulleine Crescent

Description: Construction Secondary Residence

Enquiry Date: 22-Nov-2022

Issue Date: 22-Nov-2022

## GAS PIPELINE IN THE VICINITY

The records of Evoenergy Gas Networks indicate that Underground Assets/Pipes ARE present in the vicinity of and/or surrounding area of the above enquiry. Please read all the information and conditions below and overleaf.

**IN THE EVENT OF A GAS EMERGENCY CALL 13 19 09 (24 hours)**

## CONDITIONS FOR WORKS IN THE VICINITY OF EVOENERGY GAS NETWORK ASSETS

**Any information provided is valid only for 90 days from the date of issue.** If the work operation extends beyond this period, or if the designs are altered in any way, you are requested to re-submit your proposal for re-assessment.

Consistent with the requirements of Part 2 General – Section 8 of the Utility Networks (Public Safety) Regulations 2001 No. 28, Evoenergy require that:

- The requestor shall ensure that all workers on site are aware of the presence of natural gas.
- The requestor shall ensure that under no circumstances will mechanical excavation be carried out within 1.0 metres of a gas main without there being a Zinfra Representative on site.

- The requestor shall be responsible to maintain the presence / visibilities of all gas markings.
- **No live or Isolated gas pipes shall be cut, altered or removed without APPROVAL from Zinfra.**

**Note:** Individual customer gas connections are generally not shown on the accompanying maps. For information regarding individual gas connections we recommend that you request a site meeting / inlet service location.

You can obtain additional information or arrange a site meeting by contacting Zinfra on **1300 503 237**. **Note that 24 hours notice is required for site meetings.**

**Please read the following important information (overleaf)**



The Essential First Step

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**WARNING.** It is essential that ALL these documents be handed to the principal contractor carrying out the work. A photocopy may be taken for office records. All documents must be on site at the time of excavation. The information provided is to be used as guide only and does not absolve third parties in their "Duty of Care" obligations to take additional precautions where the work has the potential to impact on gas assets and the safety of people.

All work that may impact upon the Evoenergy Gas Network should be carefully planned with notification to Jemena (Zinfra) well in advance of commencement. This includes excavation of gas pipelines, crossings of pipelines by other underground infrastructure (drains, power cables, etc), road works or structural installations.

Evoenergy plans have been provided to show the position of underground gas mains and equipment in public gazetted roads only. Individual customers' services are not generally included on these plans. These plans have been prepared

solely for Evoenergy's own use and indicate the position of underground mains and installations relative to boundaries and kerbs as at the time the mains were installed, and do not necessarily reflect any subsequent changes eg: changes to road alignments.

Evoenergy and / or Jemena (Zinfra) will accept no liability for inaccuracies in the information or lack of information on such plans for any cause whatsoever arising. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to underground mains and equipment, and the costs associated with replacement or repair.

Please note that the information contained on the map provided is not a method of determining gas availability for the purposes of connection to a natural gas supply. Please contact a gas retailer to determine the availability of gas as an energy source.

### **IN THE EVENT OF A GAS EMERGENCY CALL 13 19 09 (24 hours)**

Extinguish all sources of ignition and keep the area clear of all persons. Any attempt by third parties to repair damaged gas mains or services may result in prosecution under the Utility Networks (Public Safety) Regulations 2001.



# Asset location information

## Applicant/Contractor

Job No.

33164135

DBYD Sequence No.

218538229

Company: Not Supplied  
Contact: Canberra Granny Flat Builders  
Telephone: +611300979658  
Address: Unit 6, Level 2, 80 Emu Bank Belconnen ACT 2617  
Email: support@cgfb.com.au

## Work Details



Suburb: Macgregor  
Address: 11 Pülleine Crescent

Description: Construction Secondary Residence

Enquiry Date: 22-Nov-2022 Issue Date: 22-Nov-2022

## Information

The approximate location of Evoenergy or Icon Water assets in the area-of-enquiry are shown on the attached maps.

Please review all attached maps to check whether there are Evoenergy or Icon Water utility assets within your work area.

Please refer to your Dial Before You Dig (DBYD) enquiry information to ensure that you have received asset maps from all relevant utility owners before you commence work.

Note that there may be additional pages attached dependent on what assets are found in the area; and that maps might be on pages of different sizes.

Individual customer gas connections are generally not shown on any attached Evoenergy Gas Network map. For information regarding individual gas connections we recommend that you request a site meeting / inlet service location as per Item 7 in the Disclaimer.

## Comments

This information is valid from **22-Nov-2022** to **22-Feb-2023**

### IN CASE OF EMERGENCY OR TO REPORT DAMAGE PHONE:

**13 10 93** ELECTRICITY | **02 6248 3111** WATER AND SEWER | **13 19 09** GAS

Please read the following important information (overleaf)



The Essential First Step

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icon  
WATER



## Disclaimer

### 1. General location only

The Applicant acknowledges that:

- (a) while Icon Water and Evoenergy have used reasonable endeavours to keep Asset location records current, neither party makes any warranty, guarantee or representation as to the accuracy, currency or completeness of the information contained in the attached Asset Plans.
- (b) Asset Plans:
  - i. may not show all assets in the work area;
  - ii. show only the general and approximate location of Assets;
  - iii. may show the position of Assets relative to fences, buildings, property lines, kerbs and/or other points of reference that existed at the time the Assets were installed. Any subsequent alterations to those fences, buildings etc may not have been updated on the Asset Plans. Persons should not rely on such things as a point of reference to estimate location of the Assets.

### 2. Limitation of liability

To the maximum extent permitted by law:

- (a) subject to paragraph 2(b), Icon Water, Jemena and Evoenergy and the officers, employees and agents of each accept no responsibility or liability for any loss, damage, liability, cost, expense, claim or proceeding of whatever nature and howsoever arising, incurred by or awarded against the Applicant or its officers, employees, agents, contractors or subcontractors, arising out of, connected with or as a consequence of use of the Asset Plans or any inaccuracies in the Asset Plans;
- (b) where:
  - i. a Jemena or Evoenergy representative has, at the Applicants request, attended the work site to mark the location of Assets prior to commencement of any works on the work site, and
  - ii. the Jemena or Evoenergy representative has been proven to be negligent in marking the Asset locationthen Icon Water, Jemena and Evoenergy's liability, and the liability of the officers, employees and agents of each, is limited, at Icon Water / Jemena / Evoenergy's option, to re-attending the work site to re-mark the Asset location or paying the costs of having a third party attend the work site to re-mark the Asset location.

### 3. Evoenergy Authorisation and Accreditation for Working on or near the Electricity Network

Accreditation is the process of ensuring that a company or person, wishing to carry out work on or near Evoenergy electricity network, has the necessary level of skills, resources and insurance to undertake the work in a safe and reliable way. Evoenergy has obligations under the Utilities (Management of Electricity Network Assets Code) Determination 2013 to ensure that anyone working on or near its electricity network is adequately and safely trained. Evoenergy takes these obligations seriously.

Anyone working on or near Evoenergy's electricity network

must have the appropriate accreditation and authorisation to do so prior to commencing works.

To gain authorisation to work on or near the electricity network you will need to:

1. Ensure you or your company is accredited with Evoenergy by making an application with Evoenergy. The application form can be found on the Evoenergy website: [www.evoenergy.com.au](http://www.evoenergy.com.au)
2. Wait for Evoenergy to assess your application and notify you of the outcome.
3. Receive your Compliance tool login and QR code from Evoenergy as proof of authorisation. The QR code is required to be available at all times when working on or near the network.

For further information contact:

[accreditations@evoenergy.com.au](mailto:accreditations@evoenergy.com.au)

### 4. Electricity cables to be treated as LIVE

**ALL** electricity cables and conductors identified on the attached Asset Plans, including those marked as 'Abandoned', **MUST** be treated as 'LIVE' and dangerous until such time that they are tested and proven to be 'DE-ENERGISED'. Evoenergy recommends that cables identified as 'Abandoned' and which may be impacted, severed, damaged and/or removed by excavation works be proven 'DE-ENERGISED' and safe before commencing full-scale excavations.

### 5. Location of Assets may change

Assets may be moved, or additional Assets may be installed at any time. Persons using the attached Asset Plans are advised to be alert for changed locations or new installations performed after the Issue Date. If work extends for a period of 3 months beyond the Issue Date, a new application **MUST** be made to Dial Before You Dig for up to date Asset Location Information.

### 6. Work to be undertaken without interference or damage to assets

Any work undertaken near Assets, including without limitation excavation, structures, material storage, heavy vehicle parking, blasting or change of surface level, must be performed in a way that does not interfere with the reliability of, or access to Icon Water or Evoenergy Assets, including electricity lines or plant. Persons excavating are required to exercise care if Assets are indicated on Asset Plans and will be held responsible for any damage caused through failure to exercise such care. Icon Water or Evoenergy (as applicable) will pursue the person responsible for causing the damage or interference to their Assets to recover costs and expenses incurred in remedying such damage or interference.

### 7. Asset location marking

You may request our representative to visit the work site to mark the approximate location of Assets by calling **02 6293 5770** (Water and Electricity – excluding streetlight assets) or **1300 503 237** (Gas) between 7:30 am and 4 pm. Irrespective of any mandatory directions given in this notice, Evoenergy recommends that a site visit be conducted before commencing any works near Assets. Appointments will be accepted only if the Asset Location Information Sequence



Number is supplied. The location and marking of Assets will not take place unless the Asset Location Advice and attached Asset Plans are in colour and to the same scale as supplied, and are at the work site. Evoenergy does not charge for these site visits. Alternatively, the Applicant may wish to engage a private underground Asset locator, at the Applicant's expense.

You are responsible for maintaining the presence / visibility of all markings and to ensure that all workers on site are aware of:

- the presence of Icon Water / Evoenergy infrastructure in the vicinity of the intended work and
- Icon Water, Jemena and Evoenergy's requirements.

NB: Arranging for marking of approximate Asset locations by either an Evoenergy representative or private underground asset locator will not relieve the Applicant and persons working on their behalf of responsibility to exercise care when working near Evoenergy / Icon Water Assets or for any damage they cause to Evoenergy / Icon Water Assets while performing works.

## 8. Underground Assets must be located by potholing

Potholing or other non-destructive techniques must be used until underground Assets are located. When located, excavation may commence provided that persons carrying out the excavation work must follow Evoenergy's recommended specifications concerning minimum safety distances when excavating within the vicinity of Icon Water or Evoenergy's networks. Unless otherwise approved by Jemena, **under no circumstances can mechanical excavation be carried out within 1.0 metres of a gas main without a Jemena Representative on site.**

## 9. Water, Sewer and Effluent Mains

Icon Water requires mandatory supervision by authorised Icon Water personnel when potholing and excavating within the vicinity of critical water and sewer network assets (as determined by Icon Water) or Icon Water mains with a diameter of 300mm and above. **All effluent mains are classified as critical assets.**

To arrange an inspection or for any emergency please call Icon Water **02 6248 3111**.

## 10. Substation Earthing Conductors

The information does not include details of substation earthing conductors. These are installed within the vicinity of pole and ground mounted substations. Earthing conductors extend 1.0m in each direction from the substation. However, please be aware that site-specific requirements mean earthing conductors may be installed beyond this distance. Further information can be provided upon request.

## 11. Indications of the Presence of Cables

The presence of cables or conduits may be indicated by the following warning and marking devices

- Letter "E" inscriptions on Kerbs or "Electrical" inscriptions on pit lids
- Danger signs on above ground posts, walls etc
- Thin Orange "Caution Electrical Cables" Warning Tape

- Orange /Black PLASTIC Polymeric slab (3-6mm thick x 200mm wide)
- Concrete Bricks or slabs (approx 200mm x 500mm)
- Orange PVC or white Asbestos Cement (AC) Conduit or Galvanized Pipe
- Cylindrical concrete "ACTEA Electric Cable" markers
- Weak Concrete encasement directly around cables / conduits
- Texture/ colour change of excavated material (bedding sand, cracker dust, clean fill)

Note that some cables may have been installed without the presence of such marking devices.

## 12. Gas mains

- (a) Evoenergy gas mains are managed by Jemena Asset Management Pty Ltd and operated by Zinfra.
- (b) Mandatory stand-by / supervision by Zinfra personnel is required when excavating within the vicinity of critical gas network assets OR where mechanical excavation is required within 1.0 metres of the gas network. Your activity around critical gas assets will be supervised by Zinfra at no charge for the first two hours. This supervision is to ensure the integrity of Evoenergy's assets is maintained.

**Note:** Charges may apply if stand-by is required for longer than two hours.

Please contact Zinfra on **1300 503 237** between 7.30 am and 4 pm if you require a stand-by person.

## 13. High Pressure Gas Network Assets

You must supply Jemena with your proposal of works including a written outline of your works and design plans for review. It may take up to four weeks for Jemena to review your works proposal. Following review, we will advise you of Jemena's requirements for protecting the High Pressure gas main.

Please mail your proposed works details to:

Jemena Asset Management Pty Ltd  
Attention: Land Services Department  
PO Box 1220  
North Sydney NSW 2059

or email [land.services@jemena.com.au](mailto:land.services@jemena.com.au)

Please note that a duty of care exists to ensure that this gas main is not compromised or damaged during future development or construction work.

## 14. Streetlight Assets

Streetlight assets in the ACT are owned and maintained by the ACT Government. You expressly acknowledge and agree that

- (a) Evoenergy does not maintain streetlight asset information; and
- (b) any such information provided by Evoenergy may not be up to date, reliable or complete and is provided strictly on an "as is" basis without any warranty of any kind. Please contact Access Canberra on **13 22 81** during business hours if you require further information.

**THIS DOCUMENT AND ASSOCIATED ASSET PLANS MUST BE KEPT AT THE WORK SITE.**














## Icon Water: Effluent Re-use Network Legend




### Hydrant

-  Overhead Filling Point
-  Mill Cock
-  Pillar Hydrant
-  High Capacity
-  Spring Hydrant



### Fitting

-  Outlet
-  Inlet
-  Blank Flange
-  Dual Service Tee
-  End Cap
-  Gibault Joint
-  Maintenance Hole
-  Open End
-  Orifice Plate
-  Reducer
-  Tapping Band Bend

### Service Connection (Meter)

-  Flow Element
-  Billing Large Diameter
-  Billing Small Diameter

### Test Station

-  Flow Recording Device
-  Sampling Point




### Pump

-  Pump



### System Valve

-  <all other values>
-  Ball Valve
-  Butterfly Valve
-  Cone Valve
-  Gate Valve
-  Globe Valve
-  Needle Valve
-  Scour Valve

### Control (Protection) Valve

-  Double Check
-  Reflux Valve
-  Single Air Valve
-  Double Air Valve
-  Enhanced Double Air Valve
-  Reduced Pressure Zone Valve
-  Pressure Relief Valve
-  Float Valve





### Curb Stop Valve

-  Main Cock Valve
-  Tapping Band Valve






### Reservoir Supply

-  Reservoir Supply






### Main

-  Rising Main
-  Bulk Supply
-  Distribution Main
-  Reticulation

### Lateral Line

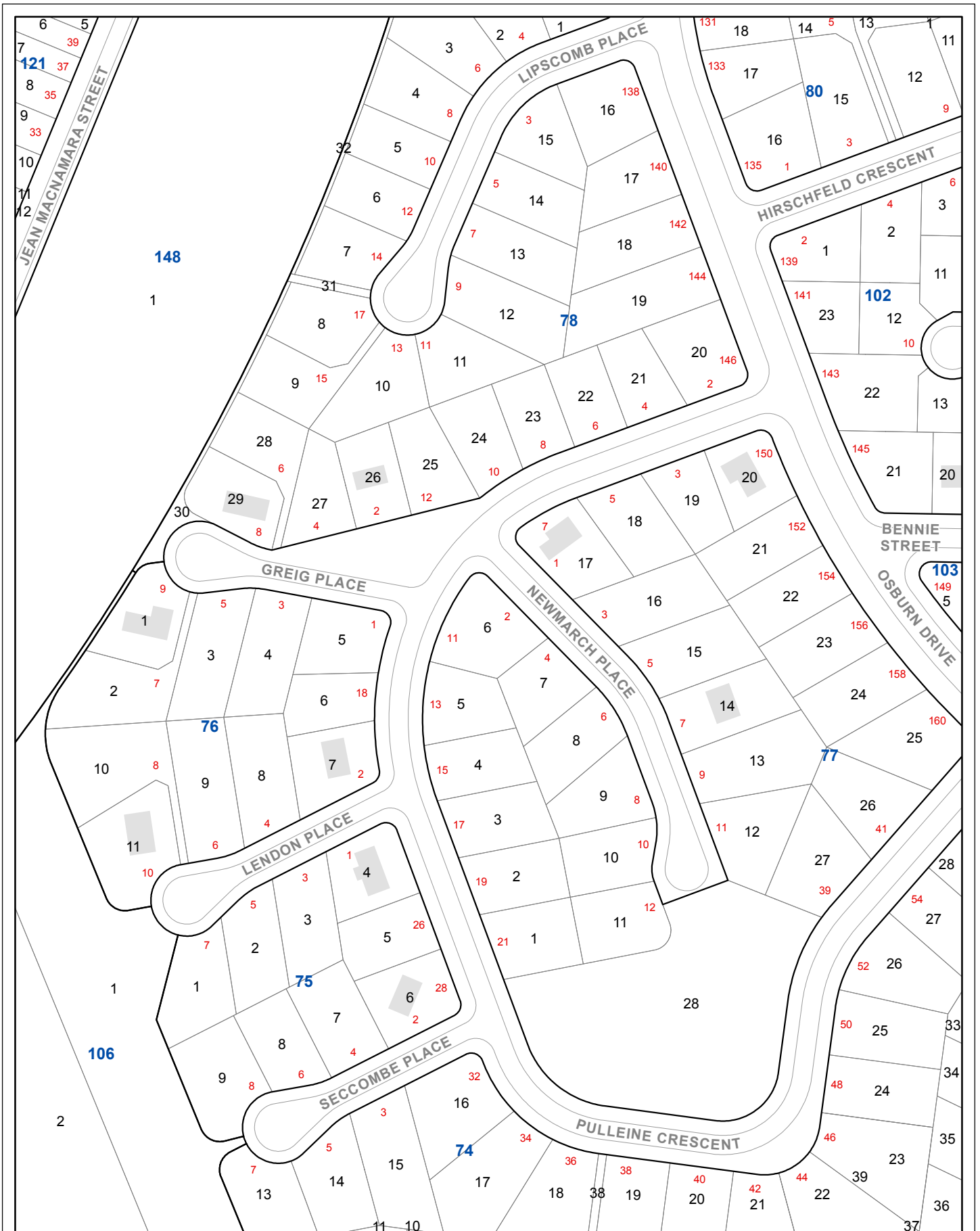
-  Irrigation
-  Wash Down
-  Overflow
-  Scour
-  Drain

### Effluent Structure

-  Dam
-  Pump Station
-  Reservoir Structure
-  Treatment Plant
-  Valve Chamber

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11 Pulleine Crescent, Macgregor

### Effluent Network



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M






# ELECTRICITY NETWORK LEGEND

## Support Structure (Distribution)

-  Pole
-  Streetlight-Only Pole


## Support Structure (Transmission)

-  Pole
-  Tower
-  Yard Structure



## Underground Structure

-  Pit




## Recloser

-  Recloser

## Building

-  Zone Building
-  Standalone Chamber

## Switches

-  Air Break
-  Load Break
-  Overhead Link

## Fuse

-  Drop Out Fuse


## Service Point

-  Service Point

## Streetlight

-  Streetlight Controller

## Joint

-  Cable Joint

## Underground Earth Cable

-  Underground Earth Cable

## Fibre Communication Cable

-  Fibre Communication Cable




## Copper Communication Cable

-  Pilot Cable




## Streetlight

-  Streetlight
-  Streetlight Controller
-  Streetlight Photoelectric Controller
-  Other Streetlight Support
-  Streetlight Column




## Streetlight Cable

-  Overhead Streetlight Line
-  Underground Streetlight Line, In Service
-  Underground Streetlight Line, Abandoned


## Transmission Line

-  Overhead Transmission Line
-  Underground Transmission Line, In Service
-  Underground Transmission Line, Abandoned



## HV Electric Lines

-  Overhead HV Electric Line
-  Underground HV Electric Line, In Service
-  Underground HV Electric Line, Abandoned



## LV Electric Lines

-  Overhead LV Electric Line

### Underground LV Electric Line <= 50 mm

-  Underground LV Electric Line, In Service
-  Underground LV Electric Line, Abandoned



### Underground LV Electric Line > 50 mm

-  Underground LV Electric Line, In Service
-  Underground LV Electric Line, Abandoned



## Service Lines

-  Overhead Service Line





### Underground Service Line <= 50 mm

-  Underground Service Line, In Service
-  Underground Service Line, Abandoned













### Underground Service Line > 50 mm

-  Underground Service Line, In Service
-  Underground Service Line, Abandoned








## DuctBank

-  <all other values>
-  Conduit
-  DepthIndicatorDeep
-  DepthIndicatorShallow

## Ground Mounted Structure

-  Streetlight Control Cubicle
-  Distribution Box
-  Point-Of-Entry Cubicle
-  HV Switching Station
-  Kiosk
-  Padmount
-  Link Pillar
-  Micro Pillar
-  Mini Pillar
-  Pregnant Column
-  Communication Cubicle
-  SCADA Cubicle

## Electric Supply Site

-  132kV Switching Station
-  Bulk Supply Station
-  Mobile Zone Substation
-  Zone Substation
-  Overhead Substation
-  Chamber Substation
-  Stockade

### IMPORTANT NOTE:

- The term 'ABANDONED' is utilised to identify an underground cable that has been physically disconnected from the Evoenergy electricity network, is not in service and cannot readily be put back into service without specific augmentation and/or reconnection works. Cable(s) identified by Evoenergy as 'ABANDONED' have been discarded in-situ by Evoenergy. ALL cables should be treated as 'LIVE' and Dangerous until proven de-energised and safe.

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# GAS NETWORK LEGEND

## GasStation CRITICAL

-  DistrictRegulator
-  TrunkReceivingStation
-  PrimaryRegulatingStation
-  BulkMeteringStation
-  PressureMonitoringStation
-  ScraperStation
-  BoundaryRegulatorSet
-  SecondaryBoundaryRegulatorSet
-  ValveStation




## GasDevice

-  <all other values>
-  IsolationValve
-  Odouriser
-  Siphon
-  WaterbathHeater
-  Filter
-  Catalyst Heater
-  Silencer
-  Regulator










## GasDevice High Risk Valve CRITICAL

-  HighRiskAreaIsolation



## GasMeter

-  DomesticMeter
-  IndustCommMeter
-  SecondaryMeterSet

## GasFitting

-  EndCap
-  Tee
-  ExpansionJoint
-  Flange
-  Reducer
-  Cross
-  ServiceSaddle
-  InsulationJoint
-  GaugingPoint



## CPAnode

-  AnodeGroundBed
-  SacrificialAnode


## CPRectifier

-  TransformerRectifier





## CP Cable

-  CPRectifierCable
-  CPGroundBedCable




## Conduit

-  Conduit



## GasStructure

-  <all other values>
-  CPKiosk
-  Pit
-  StationStructure






## GasService

-  <all other values>
-  Gas Service IN USE
-  Gas Service NOT IN USE










## GasService STEEL or MAOP >= 1050 OR DIA >= 75mm CRITICAL

-  Gas Service IN SERVICE
-  Gas Service NOT IN SERVICE

## GasPipe

-  <all other values>
-  DistributionMain, Nylon, InService
-  Gas Pipe NOT IN USE
-  DistributionMain, PE, InService
-  DistributionMain, Copper, InService

## GasPipe STEEL OR MAOP >= 1050 OR DIA >= 75mm CRITICAL

-  DistributionMain, Copper, InService
-  DistributionMain, Nylon, InService
-  DistributionMain, PE, InService
-  PrimaryMain, Steel, InService
-  PrimaryMain, Steel, Proposed
-  SecondaryMain, Steel, InService
-  SecondaryMain, Steel, Proposed
-  TransmissionMain, Steel, InService
-  Gas Pipe NOT IN USE

R 10.0 = DISTANCE TO ROAD  
 B 10.0 = DISTANCE TO BOUNDARY  
 E 10.0 = DISTANCE TO END  
 C 10.0 = DISTANCE TO CHANGE OF DIRECTION

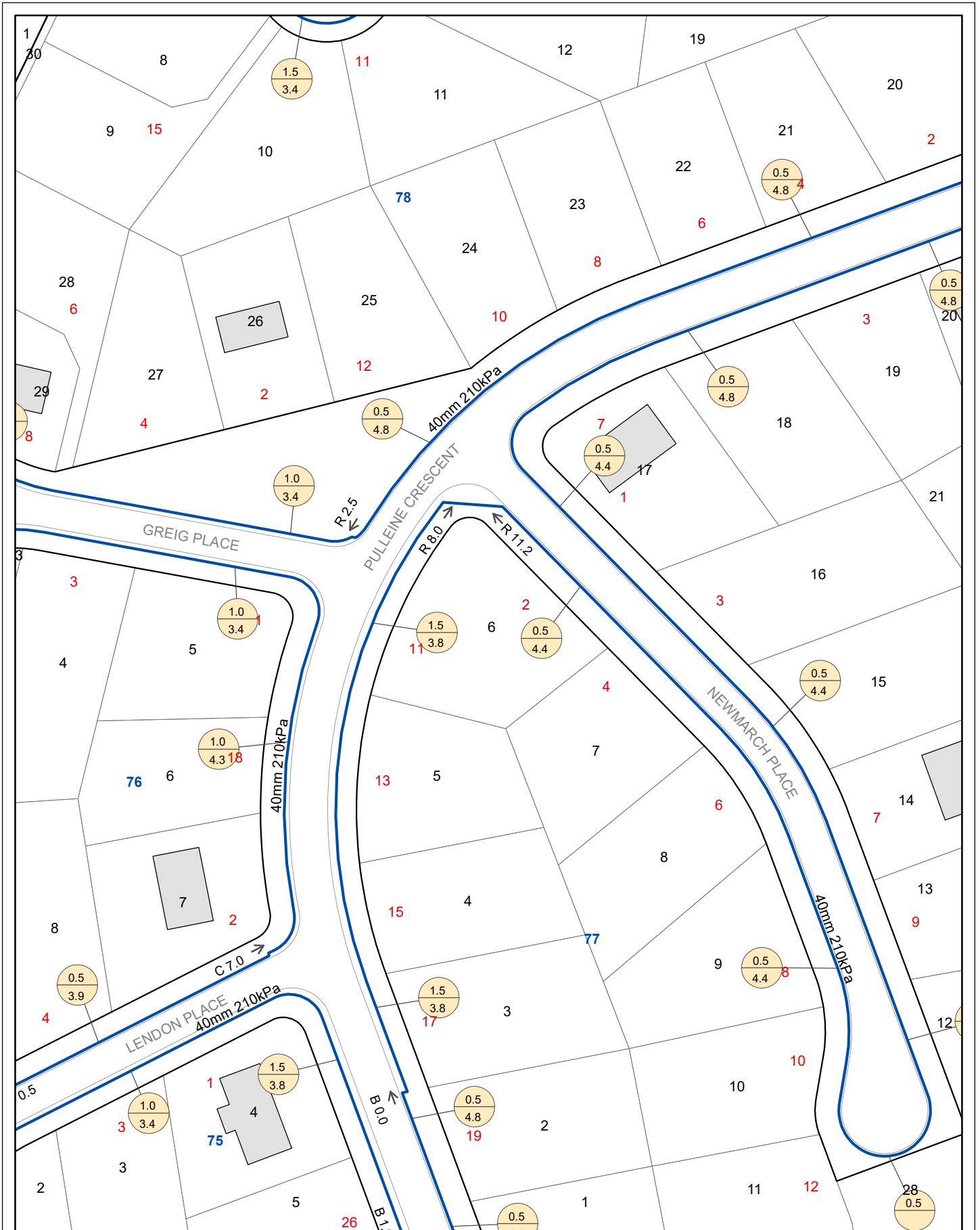
 = DISTANCE FROM MAIN TO KERB  
 = DISTANCE FROM MAIN TO BOUNDARY

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Seq #: 218538229  
11 Pulleine Crescent, Macgregor

### Evoenergy Gas Network



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## Icon Water: Sewer Network Legend

### Abandoned Point

- ✕ Abandoned Point

### Maintenance Hole

- Active
- De-Commissioned

### Fitting

- <sup>BVR</sup> Buried Vertical Riser
- Dead End
- ▶ Reducer
- Riser
- Tee

### Service Connection

- Service Connection

### DischargePoint

- ⌋ DischargePoint

### Gauging Point / Test Station

- ◆ ChemicalTransducer
- ◆ ElectroMagnetic
- ◆ Flume
- ◆ PressureTransducer
- ◆ Sonic
- ◆ Venturi
- ◆ WeirGauge

### Inspection Shaft

- <sup>SIS</sup> ● Special Inspection Shaft
- <sup>SMS</sup> ● Standard 225 Inspection Shaft

### Clean Out Point

- <sup>RP</sup> ● Rodding Point

### Control (Protection) Valve

- ◇ Air Valve
- ↶ Reflux Valve

### Pump

- Pump

### Storage Tank / Vault

- ▣ Storage Tank / Vault

### SystemControlValve

- <sup>SCOUR</sup> ⚡ Scour Valve
- ⊙ Ball Valve
- <sup>PLUG</sup> ⚡ Plug
- ⚡ Gate Valve
- <sup>SL</sup> ⚡ Stop Log
- <sup>P</sup> ⚡ Penstock

### Sewer Structures

- ◇ Odour Scrubber
- ⊕ Sewer Fan
- <sup>SVE</sup> ● Vent

### Vertical Drop

- <sup>SVD</sup> ● Vertical Drop

### VortexDrop

- <sup>V</sup> ▼ VortexDrop

### Weir

- <sup>W</sup> ● Weir

### Gravity Main

- Vent Pipe
- Reticulation Main
- Trunk Main
- Tunnel
- Siphon
- Overflow Pipe
- Inline Storage

### Pressure Main

- Pressure Main

### Lateral Line

- Property Service Line
- Scour Line

### De-Commissioned Mains

- De-Commissioned Mains

### Abandoned Mains

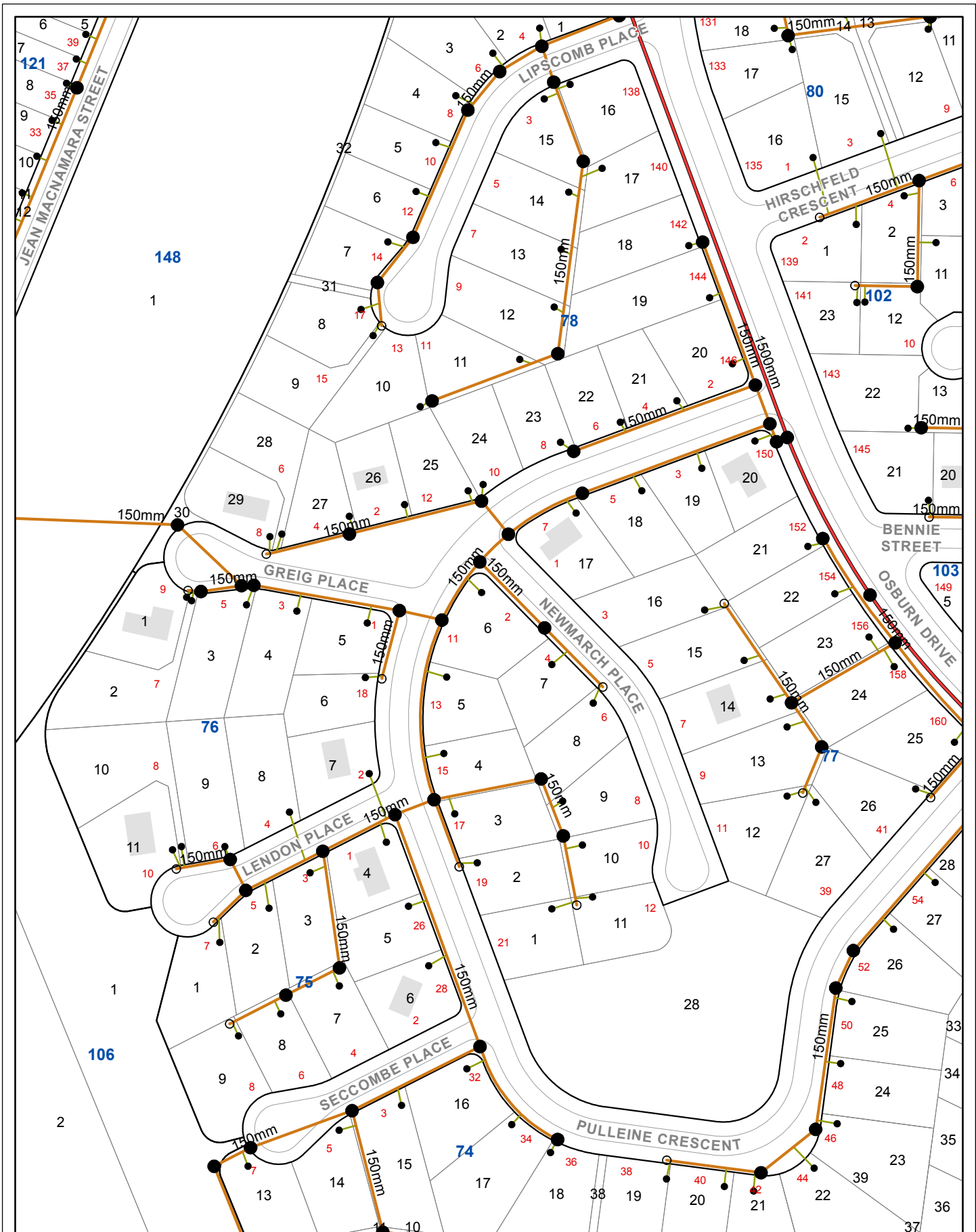
- Abandoned Mains

### Sewer Structure

- DiversionChamber
- DiversionPoint
- PumpStation
- SplitManhole
- StorageBasin
- TreatmentPlant
- DischargeStructure
- PipeBridge
- SeptageFacility
- ValveChamber

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Seq #: 218538229  
 11 Pulleine Crescent, Macgregor

### Sewer Network



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0 5 10 20 30 40 M






# Icon Water: Water Network Legend




## Hydrant

-  HighCapacity
-  MillCock
-  OverheadFillingP...
-  PillarHydrant
-  SpringHydrant

## Service Connection (Meter)

-  Flow Element
-  Billing Large Diameter
-  Billing Small Diameter


## Test Station

-  Pressure Recording Device
-  Flow Recording Device
-  Sampling Point









## Pump

-  Pump








## System Valve: Ball


-  Ball Valve

## System Valve: Butterfly











-  Altitude Inlet Control
-  Back Up
-  DualFlowRate
-  Flow Altitude
-  Flow Rate Control
-  Isolation
-  Normally Closed Isolation
-  Pump Control

## System Valve: Butterfly Motorised

-  Altitude Inlet Control
-  Back Up
-  DualFlowRate
-  Flow Altitude
-  Flow Rate Control
-  Isolation
-  Normally Closed Isolation







-  Pump Control

## Control (Protection) Valve

-  Double Air
-  Double Check
-  Enhanced Double Air Valve
-  Float Valve
-  Pressure Relief Valve
-  Reduced Pressure Zone
-  Reflux Valve
-  Single Air
-  Altitude Inlet Control
-  Outlet Control

## System Valve: Cone









## System Valve: Gate

-  Zone Valve
-  Normally Closed Isolation
-  Isolation
-  Flow Rate Control
-  Back Up
-  Altitude Inlet Control


## System Valve: Gate Motorised

-  Isolation


## System Valve: Globe

-  Pump Control
-  Pressure Sustaining
-  Pressure Reducing
-  Flow Rate Control
-  Flow Altitude
-  Outlet Control
-  Back Up
-  Altitude Inlet Control

## System Valve: Needle

-  System Valve: Needle





## System Valve: Scour

-  System Valve: Scour






## Network Structure

-  Service Reservoir
-  Treatment Plant Reservoir
-  NonPotable Water Reservoir
-  Minor Tanks

## Main

-  Reticulation Main
-  Distribution Main
-  Bulk Supply Main
-  Rising Main







## Lateral Line

-  Domestic Service
-  Fire Service
-  Overflow
-  Wash Down
-  Scour
-  Drain

## Abandoned Mains and Lateral Lines

-  Abandoned Mains and Lateral Lines

## Water Structure

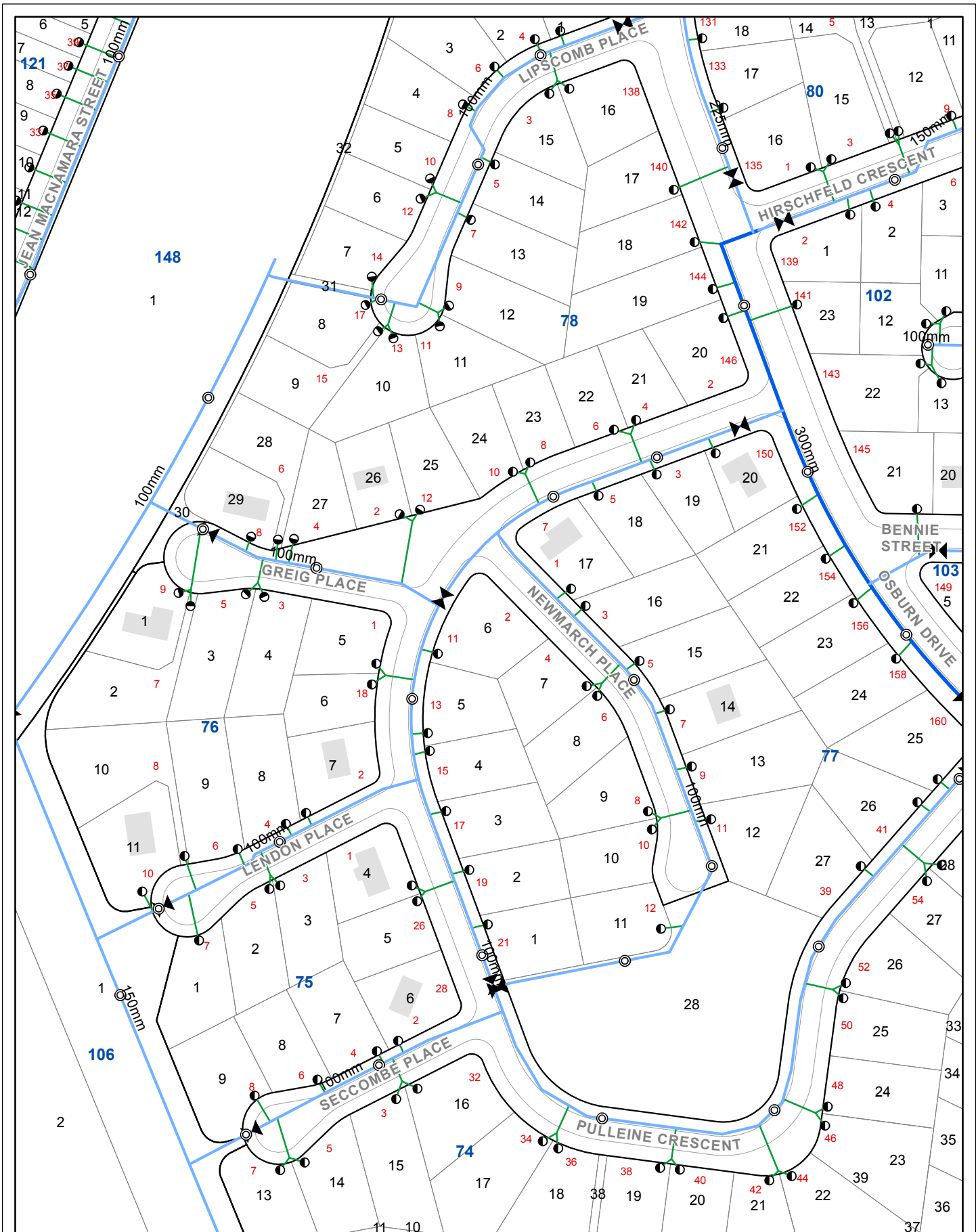
-  Dam
-  Pipe Bridge
-  Pump Station
-  Reservoir Structure
-  Treatment Plant
-  Valve Chamber

Warning Zone:  
Contact Icon Water before any excavation in this area 62483111



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0 5 10 20 30 40  
 M







# Working near nbn™ cables

**nbn** has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

## Practice safe work habits

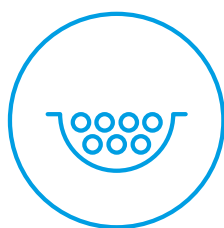
Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.



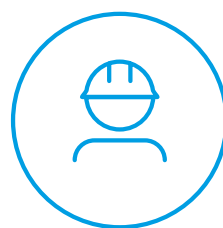
**Plan:** Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



**Prepare:** Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



**Pothole:** Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.



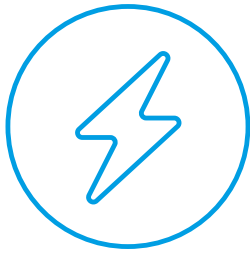
**Protect:** Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.



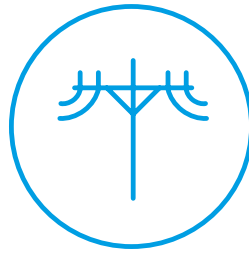
**Proceed:** Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.



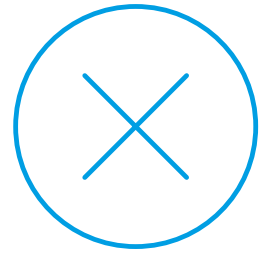
# Working near **nbn**<sup>™</sup> cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

---

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

## Contact

All **nbn**<sup>™</sup> network facility damages must be reported online [here](#).  
For enquiries related to your DBYD request please call 1800 626 329.

### Disclaimer


This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

**nbn** will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

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**To:** Canberra Granny Flat Builders  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** support@cgfb.com.au

<b>Dial before you dig Job #:</b>	33164135	
<b>Sequence #</b>	218538228	
<b>Issue Date:</b>	22/11/2022	
<b>Location:</b>	11 Pulleine Crescent , Macgregor , ACT , 2615	

## Information

The area of interest requested by you contains one or more assets.

<b>nbn™ Assets</b>	<b>Search Results</b>
<b>Communications</b>	Asset identified
<b>Electricity</b>	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

## Location of nbn™ Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn™**

Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Dial Before You Dig Service. For any enquiries related to moving assets or Planning and Design activities, please visit the [nbn Commercial Works](#) website to complete the online application form. If you are planning to excavate and require further information, please email [dbyd@nbnco.com.au](mailto:dbyd@nbnco.com.au) or call 1800 626 329.

#### Notes:

1. You are now aware that there are **nbn**<sup>TM</sup> Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995 (CoA)* which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn**'s network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

## Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn**<sup>TM</sup> Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn**<sup>TM</sup> Facilities follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
4. In carrying out any works in the vicinity of **nbn**<sup>TM</sup> Facilities, you must maintain the following minimum clearances:
  - 300mm when laying assets inline, horizontally or vertically.
  - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
  - 1000mm when operating mechanical excavators.
  - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn**<sup>TM</sup> fibre optic, copper and coaxial cables, and power cable feed to **nbn**<sup>TM</sup> assets). Damage to underground electric cables may result in:
  - Injury from electric shock or severe burns, with the possibility of death.
  - Interruption of the electricity supply to wide areas of the city.
  - Damage to your excavating plant.
  - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn**<sup>TM</sup> Facilities. These precautions may include but not limited to the following:
  - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
  - If any undisclosed underground cables are located, notify **nbn** immediately.

- All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
  - The safety of the public and other workers must be ensured.
  - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn**<sup>TM</sup> Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
  8. You must immediately report any damage to the **nbn**<sup>TM</sup> network that you are/become aware of. Notification may be by telephone - 1800 626 329.
  9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
<b>National</b>	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)
	Occupational Health and Safety Act 1991
<b>NSW</b>	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
<b>VIC</b>	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
<b>QLD</b>	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
<b>SA</b>	Electricity Act 1996
<b>TAS</b>	Tasmanian Electricity Supply Industry Act 1995
<b>WA</b>	Electricity Act 1945
	Electricity Regulations 1947
<b>NT</b>	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
<b>ACT</b>	Electricity Act 1971

Thank You,

**nbn DBYD**


Date: 22/11/2022

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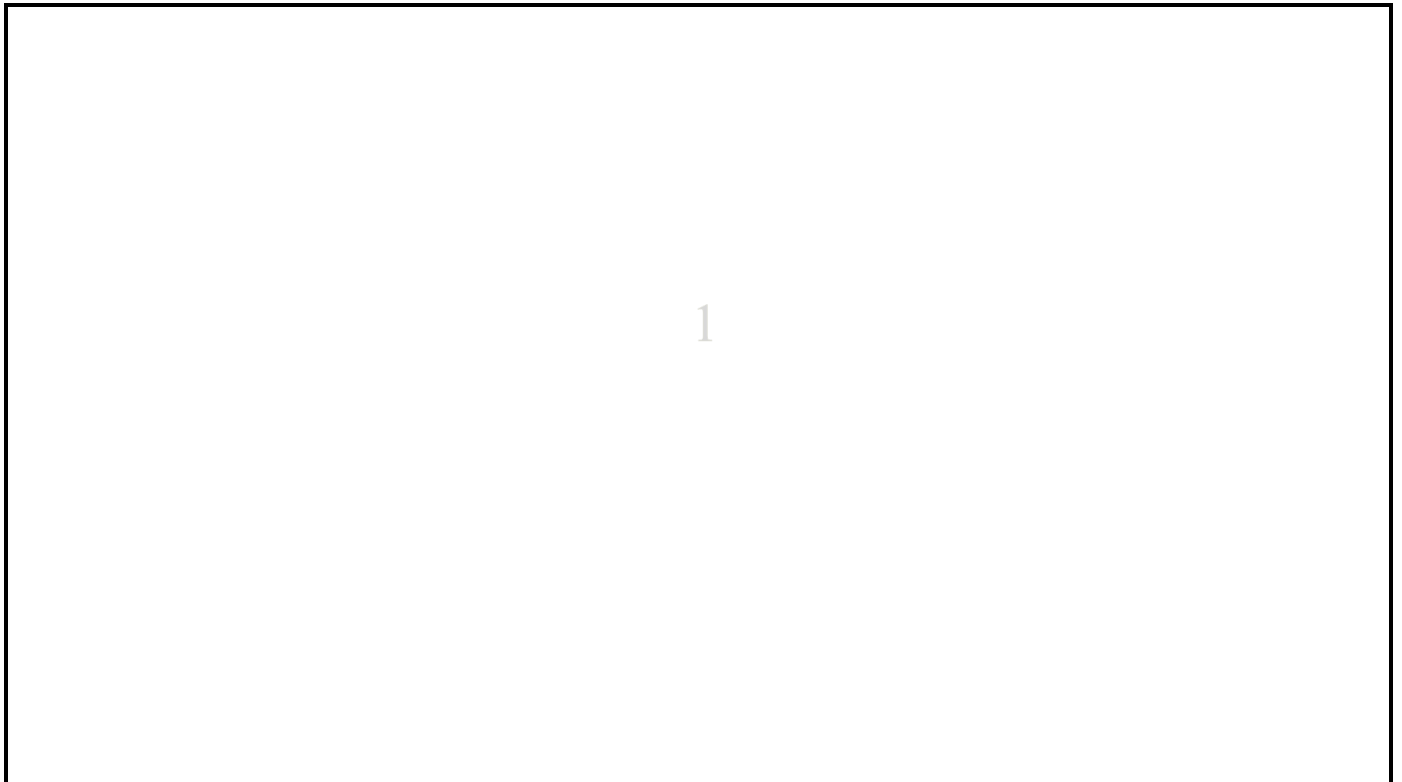
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**To:** Canberra Granny Flat Builders  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** support@cgfb.com.au

<b>Dial before you dig Job #:</b>	33164135	
<b>Sequence #</b>	218538228	
<b>Issue Date:</b>	22/11/2022	
<b>Location:</b>	11 Pulleine Crescent , Macgregor , ACT , 2615	

## Indicative Plans





## LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m 





## Certified Locating Organisations (CLO)

Find the closest CLO to your worksite on: <https://dbydlocator.com/certified-locating-organisation/>

Read the disclaimer and click:



A national map and an A-Z list of Certified Locating Organisations is displayed.



Search  ZIP code:  Radius:

Use the map to zoom to your work area and choose the closest Locator indicated.

OR search by entering the **postcode** of your work area.

1. Enter the post/zip code
2. Choose your search radius
3. Click filter (If there is no result, you may have to increase the search radius)
4. Click on the closest for CLO details or view the results displayed below the map



Locator skills have been tested, and the Organisation has calibrated location and safety equipment.

Telstra is aware of each Certified Locating Organisation and their employee locators.

**Only a DBYD Certified Locator registered with a Certified Locating Organisation is authorised to access Telstra network for locating purposes.**

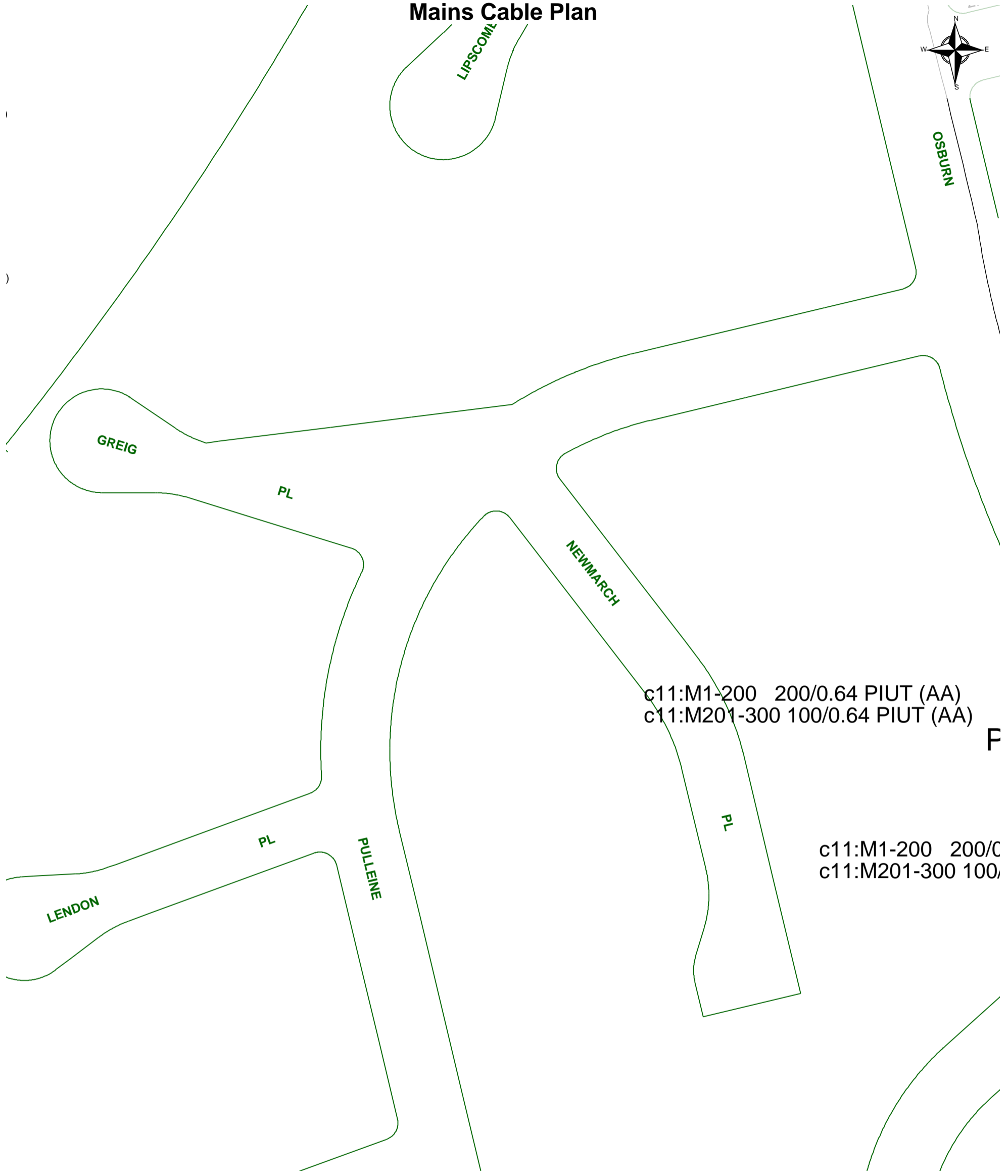
Each Certified Locator working for a CLO is issued with a photo ID Card, authorising them to access Telstra pits and manholes for the purpose of cable and plant locations.

Please ask to see your Locators' CLO ID Card.





# Mains Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>  
 Ph - 13 22 03  
 Email - Telstra.Plans@team.telstra.com  
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 218538227

Please read Duty of Care prior to any excavating

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

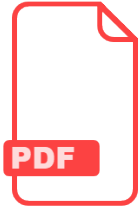
Generated On 22/11/2022 16:26:20

**WARNING**  
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.  
 As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D.  
 Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.  
 Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.  
 Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.  
 A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.  
 See the Steps- Telstra Duty of Care that was provided in the email response.



## OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types dependant on the site address and the size of area selected. You may need to download and install free viewing software from the internet e.g.



### PDF Map Files (max size A3)

Adobe Acrobat Reader ( <http://get.adobe.com/reader/> ),



### DWF Map Files (all sizes over A3)

Autodesk A360 ( <https://360.autodesk.com/viewer> ) or

Autodesk Design Review ( <http://usa.autodesk.com/design-review/> ) for DWF files.  
(Windows)



### Telstra DBYD map related enquiries

email - [Telstra.Plans@team.telstra.com](mailto:Telstra.Plans@team.telstra.com)

1800 653 935 (AEST Business Hours only)



### REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

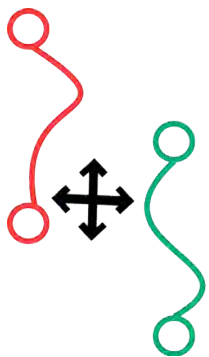
If you receive a message asking for a phone or account number say:

"I don't have one" then say "Report Damage" then press 1 to speak to an operator.



### Telstra New Connections / Disconnections

13 22 00



**Telstra asset relocation enquiries:** 1800 810 443 (AEST business hours only).

[NetworkIntegrity@team.telstra.com](mailto:NetworkIntegrity@team.telstra.com)

<https://www.telstra.com.au/consumer-advice/digging-construction>

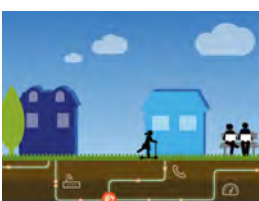
Certified Locating Organisation (CLO)

<https://dbydlocator.com/certified-locating-organisation/>



**DBYD Certification**

Please refer to attached Accredited Plant Locator.pdf




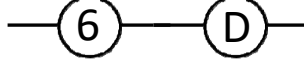




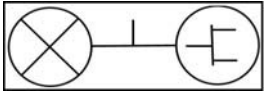







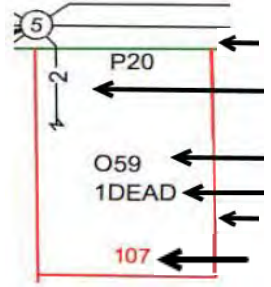
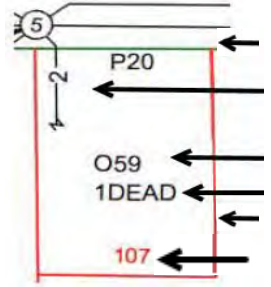
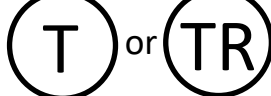



### Telstra Smart Communities

Information for new developments (developers, builders, homeowners)

<https://www.telstra.com.au/smart-community>

# LEGEND

For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935

	Exchange (Major Cable Present)		Cable Jointing Pit (number / Letter indicating Pit Type)
	Footway Access Chamber (can vary from 1-lid to 12-lid)		Elevated Joint (above ground joint on buried cable)
 or 	Pillar / Cabinet (above ground / free standing)		Telstra Plant in shared Utility trench
	Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V Electricity		Aerial Cable
	Other Carrier Telecommunications Cable/Asset		Aerial Cable (attached to joint Use Pole eg. Power)
	Distribution cables in Main Cable ducts		Direct Buried Cable
	Main Cable ducts on a Distribution plan Blocked or damaged duct.		Marker Post Installed
	<b>Roadside / Front Boundary</b> 2 pair lead-in to property from pit in street 1  O59 ← pair working (pair ID 059) 1DEAD ← 1 pair dead (i.e. spare, not connected) <b>Side / Rear Property Boundary</b> Property Number		Buried Transponder
	Single to multiple round conduit Configurations 1.2.4.9 respectively (attached text denotes conduit type and size)  Multiple square conduit Configurations 2, 4, 6 respectively (attached text denotes conduit type and size)		Marker Post, Transponder
			Optical Fibre cable direct buried

**Some examples of conduit type and size:**

A - Asbestos cement, P - PVC / Plastic, C - Concrete,  
GI - Galanised iron, E - Earthenware  
Conduit sizes *nominally* range from 20mm to 100mm  
P50 50mm PVC conduit  
P100 100mm PVC conduit  
A100 100mm asbestos cement conduit

**Some Examples of how to read Telstra Plans**

One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

**WARNING:** Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

# Before You Dig Australia

## Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

**If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.**

Please read this document carefully. Taking your time now and following the steps below can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.





## 1. Plan

Plan your work with the latest plans of our network.

Plans provided through the BYDA process are indicative only\*.

**This means the actual location of our asset may differ substantially from that shown on the plans.**

Refer to steps 2 and 3 to determine actual location prior to proceeding with construction.



## 2. Prepare

Engage a DBYD Certified Locating Organisation (CLO) via [dbylocator.com](https://dbylocator.com) to identify, validate and protect Telstra assets before you commence work.



## 3. Pothole

Validate underground assets by potholing by hand or using non-destructive vacuum extraction methods.

Electronic detection alone (step 2) is not deemed to validate underground assets and must not be used for construction purposes.

If you cannot validate the Telstra network, you must not proceed with construction.



## 4. Protect

Protect our network by maintaining the following distances from our assets:

- › 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- › 500mm Vibrating Plate or Wacker Packer Compactor
- › 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant
- › 1.0m Jackhammers/Pneumatic Breakers
- › 2.0m Boring Equipment (in-line, horizontal and vertical)



## 5. Proceed

You can proceed with your work only once you have completed all the appropriate preparation, potholing and protection.



## Report any damage immediately



<https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>



13 22 03

If you receive a message asking for an account or phone number say "I Don't have one" Then say "Report Damage" then press 1 to speak to an operator.

## Relocating assets

If your project requires the relocation of a Telstra asset, please contact the Telstra Network Integrity Group:



[Request Asset Relocation Or Commercial Works \(telstra.com.au\)](https://telstra.com.au)



[NetworkIntegrity@team.telstra.com](mailto:NetworkIntegrity@team.telstra.com)



1800 810 443 (AEST business hours only)

Never try to move or alter our network infrastructure without authorisation. By law, only authorised people can work on our assets or enter a facility owned or operated by us. Any interference, including unauthorised entry or tampering, may result in legal action.

## Further information

Plan enquiries



1800 653 935 (AEST business hours only)



[Telstra.Plans@team.telstra.com](mailto:Telstra.Plans@team.telstra.com)

**Information on how to find cables and request asset relocations:**

<https://www.telstra.com.au/consumer-advice/digging-construction>

**Asset Plan Readers**

**PDF** [Adobe Acrobat Reader DC Install for all versions](#)

**DWF** [Download Design Review | DWF Viewer | Autodesk](#)

# Disclaimer and legal details



\*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of Telstra's networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near Telstra's network and the importance of taking all of the necessary steps to confirm the presence, alignments and various depths of Telstra's network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. The 5 P's to prevent damage to Telstra assets are listed above. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all of the information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities undertaking the works to protect Telstra's network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or Certified Locating Organisation. The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

## Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Planned Services.

Telstra does not accept any liability or responsibility for the performance of or advice given by a Certified Locating Organisation. Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines


**WARNING:** Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

## Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at [www.telstra.com.au/privacy](http://www.telstra.com.au/privacy) or by calling us at 1800 039 059 (business hours only).



### Legend

 BYDA Enquiry

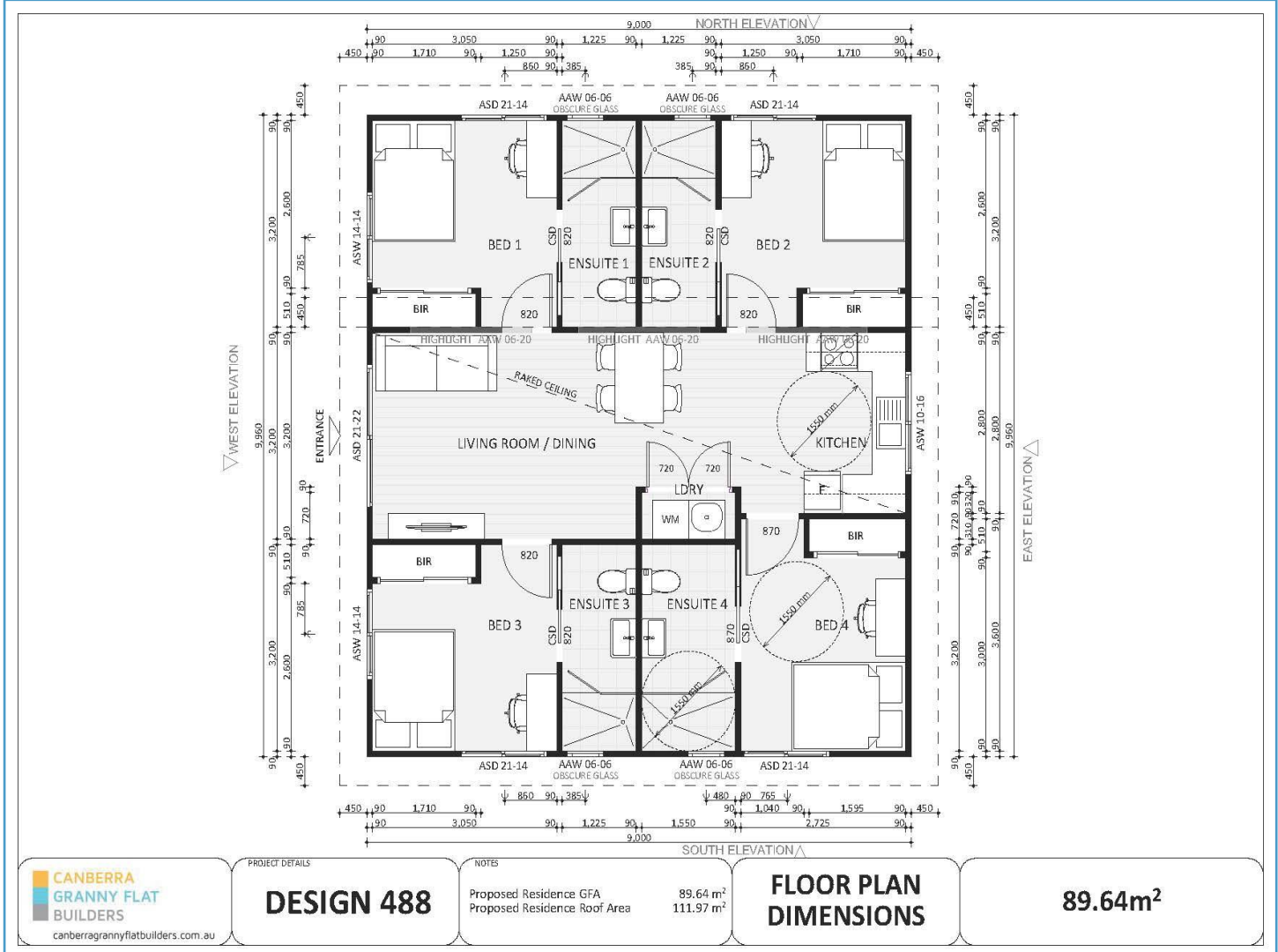
Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Transport Canberra and City Services infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

**Example of Concept Render**



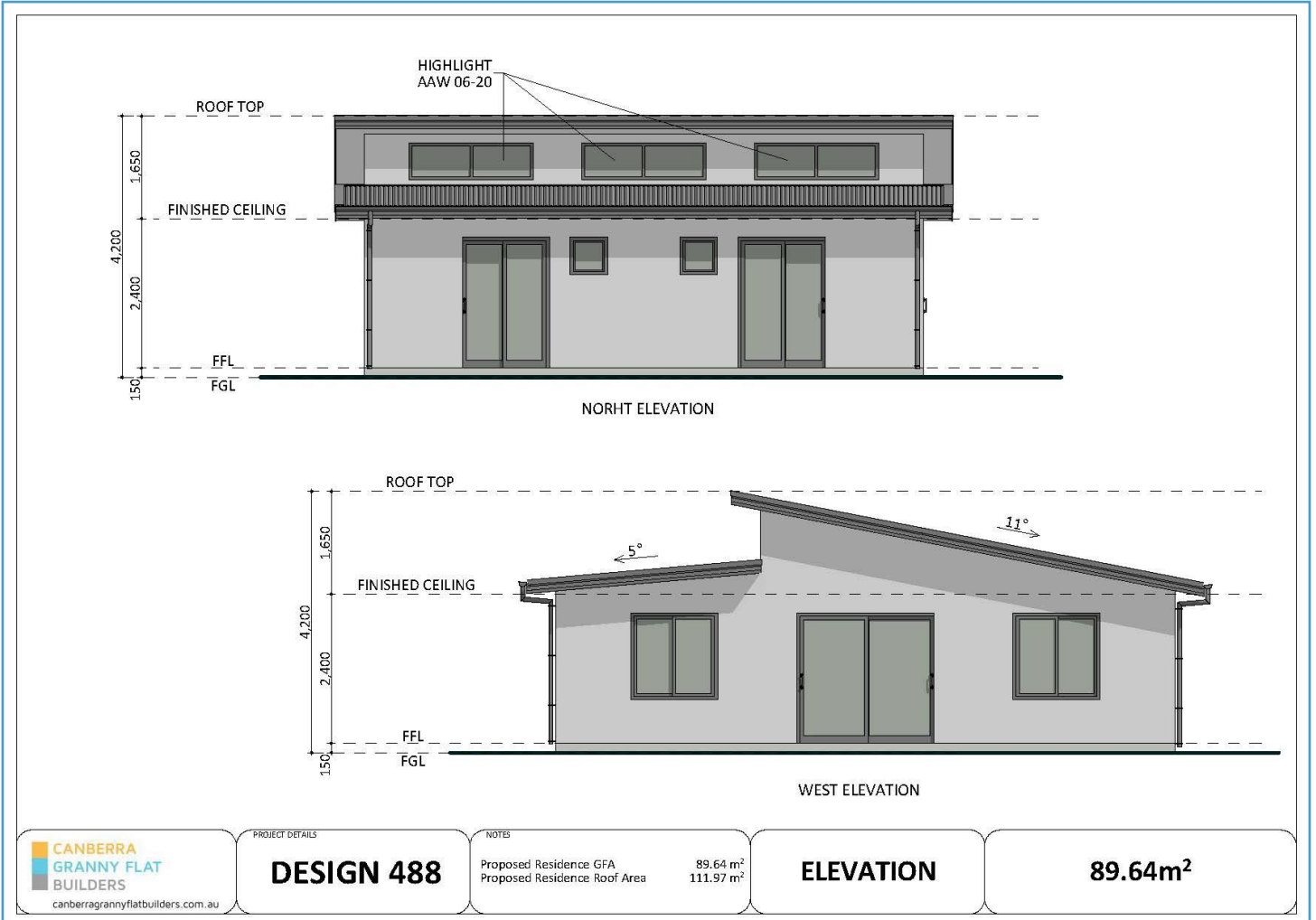


**Example Dimension Floorplan**





**Example Elevations**



## Attachment C: What Our Customers Say

*We used Canberra Granny Flat Builders to build a granny flat for my parents. Our relationship with them was one of dealing with competent, professional and friendly staff who co-operated fully to make our building project a painless experience. Our main contact Nick Constable was always responsive to my numerous questions and at no time made me feel that I was a nuisance or asked silly questions. The project was finished on time and budget and my parents and I could not be happier. I have no hesitation in recommending this company to anyone building a granny flat.*

Billie McApline, Theodore ACT – December 2014

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*We are very happy with the service provided, including the follow-up service, and quality of the work. The work looks great and we would not hesitate in recommending you to anyone looking for a builder who delivers high quality work and value for money.*

Ian and Gemma Searles, Evatt ACT - May 2013

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*Last year my we purchased a Kitome as a second dwelling on our property, and we appointed Nick Constable as our Project Manager and Builder.*

*Nick was an inspired choice. He arranged all the tedious paperwork/local government forms and procedures and explained them very clearly. As he is well acquainted with the 'red tape' requirements, all this was processed very efficiently and in a timely manner. This service alone was very valuable.*

*The team Nick appointed were well trained and worked well together. Deliveries arrived on time as stated by Nick and each step of the building was carried out within the timeframes stated.*

*One of the services provided was a written note to all the neighbours advising them that trucks and equipment would be visiting the site. This action was very well received.*

*All the tradesmen Nick appointed were excellent and were open to any extra requirements we had in relation to the building (extra electrical outlets, concreting, painting, plumbing) and provided very reasonable quotes for work not included in the original agreement. They all had a very good working relationship with Nick and spoke highly of his work ethic.*

*The building was completed within the timeframe, the craftsmanship in all aspects of the interior and exterior presentation and finishes is superb.*

*We have no reservations in recommending Nick Constable as a Builder and Manager. His attention to detail and customer service abilities are excellent.*

*We wish Nick and his team all the very best for future endeavours.*

Rob and Mary Newark, Kambah ACT – May 2015

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*I was introduced to “Granny Flat Builders” through Kitome as being their preferred builder. From Day 1, Nick and his team were proactive with regard to government approvals, contract negotiations (pricing – no hidden costs was a bonus), scheduling and follow up work. The time from the first sod being turned to occupation was approximately 12 weeks. This was exceptional given the difficulty of the site access (steep driveway, trees and powerlines). Throughout the construction safety was paramount and we were appraised of all that was happening almost daily.*

*I would highly recommend Granny Flat Builders to anyone contemplating a 2<sup>nd</sup> dwelling/Granny flat.*

Steve Young, MacGregor ACT – June 2015

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*I have recently utilised Turnkey Creations Pty Ltd to build a 2-bedroom fully-self-contained unit to the rear of my house. The work included a large area of concrete around the unit as well as in the driveway.*

*I can't fault the quality and finish of their work.*

*I have found the builder assigned to my project, Nick Constable, to be most courteous and prepared to listen when situations arose, as they generally do on a project such as this.*

*I have found some tradesmen have a tendency to dismiss lay people such as me with statements like, 'This is how it needs to be done', 'This is how we'll do it.' Or they'll just go ahead and apply their own solution.*

Herman van de Brug, Kaleen ACT - March 2015

---

*Our experience was great. Frank was very efficient with the quote and approval processes and kept us informed at all times.*

*The building site was left perfectly tidy every evening.*

*Great service from start to finish!*

Lucy and Nick Kimpton, Spence ACT – May 2013

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*I was thoroughly impressed with my experience with your team. You acted timely both with information and consultation, worked within predicted timelines, were polite at all times... I couldn't fault the experience.*

M Gillespie, Banks ACT – February 2013

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*The work carried out was of a highly professional nature. We were particularly impressed with the quality of the end result.*

*We were guided through practical design offering considerate and constructive advice when necessary in order to improve the final product.*

Mr Welford, Queanbeyan NSW – August 2012

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**Attachment D: HIA Membership**





## **Fixed Price Extensions & Canberra Granny Flat Builders Design Agreement and Design Process**

Frank Walmsley  
11 Pulleine Crescent, MacGregor ACT 2615

Dear Frank,

Thank you for the opportunity to provide you with your Planning Assessment Report for your property at **11 Pulleine Crescent, MacGregor ACT 2615.**

The purpose of this document is to outline the next step in the process to create your ideal secondary residence or fixed price extension with Fixed Price Extensions and (FPE) Canberra Granny Flat Builders (CGFB).

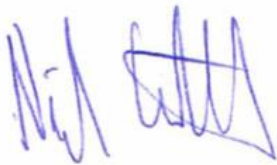
**Creating your ideal design.** There are three options for you, should you decide to continue with the process of designing and pricing your secondary residence or fixed price extension project with our team at CGFB.

4. **Modify an existing CGFB design**\* for an investment of **\$2200 inc GST**, which includes minor changes to the layout, but not the footprint of our existing design. You will receive a detailed price and quality Project Proposal package once all minor changes have been completed.
5. **Create your own unique design**\* for an investment of **\$70 inc GST per hour** when you build with us. You will receive a detailed Project Proposal which includes a full set of design plans including elevations, floor plans and 3D images of your dwelling. Your design will be quality assured to comply with all ACT Building and/or Development Approval criteria.
6. **Purchase your plans** should you choose to build with an alternative provider, you can purchase your plans for a total for \$6600 if it is a Modification Design or \$120 inc GST per hour of design services if it is a custom design.

**ACT Government Mandatory Contours Survey** the ACT Government mandates we undertake a detailed contours survey with a registered surveyor. You will own this site survey and the investment is \$1100 in addition to the design agreement.

We have included a detailed list of frequently asked questions that relates to these design options for your convenience. If you would like to proceed in designing the how to is explained in this document.

Thank you



Nick Constable | Director and Licensed Builder



## Next steps:

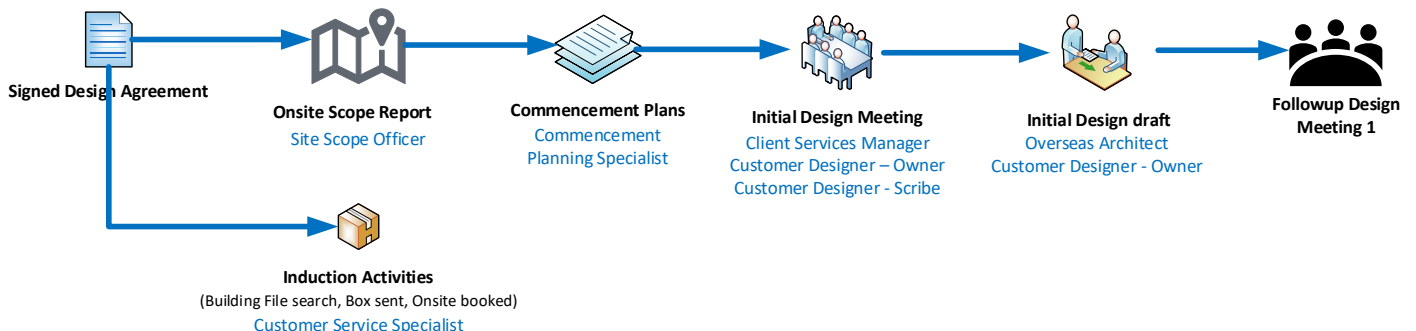
If you wish to proceed to the design phase, please complete the following two forms which are attached at the end of this document.

1. Form 1: Customer Design Authority (Design Agreement)
2. Form 2: Building File Search Authority
3. Form 3: Contours and Street Sign Agreement

Once we have received all three signed forms, several activities are initiated including your Induction Box that is courier to you and a call to set up a mutual time for our team to conduct an onsite scope exercise.

We plan to have the initial design meeting at your premises with you within the first 14 working days from receiving your signed Design Agreement. A follow up meeting will be planned for 14 days after the initial meeting and then every week until all parties agree the design is complete.

At the end of the Design Process, you will be asked to 'Signoff' on the floor plans. This will allow CGFB to calculate the total investment value of your secondary residence or fixed price extension.



When you have completed these documents, you can either;

- Contact us on 1300 979 658 and we will arrange to pick up from you during business hours.
- Scan and email to [info@cgfb.com.au](mailto:info@cgfb.com.au) , or
- Drop into our office – Level 2, 80 Emu Bank, Belconnen on a weekday before 4pm.

If you have any questions, please email – [info@cgfb.com.au](mailto:info@cgfb.com.au) or call us on 1300 979 658.

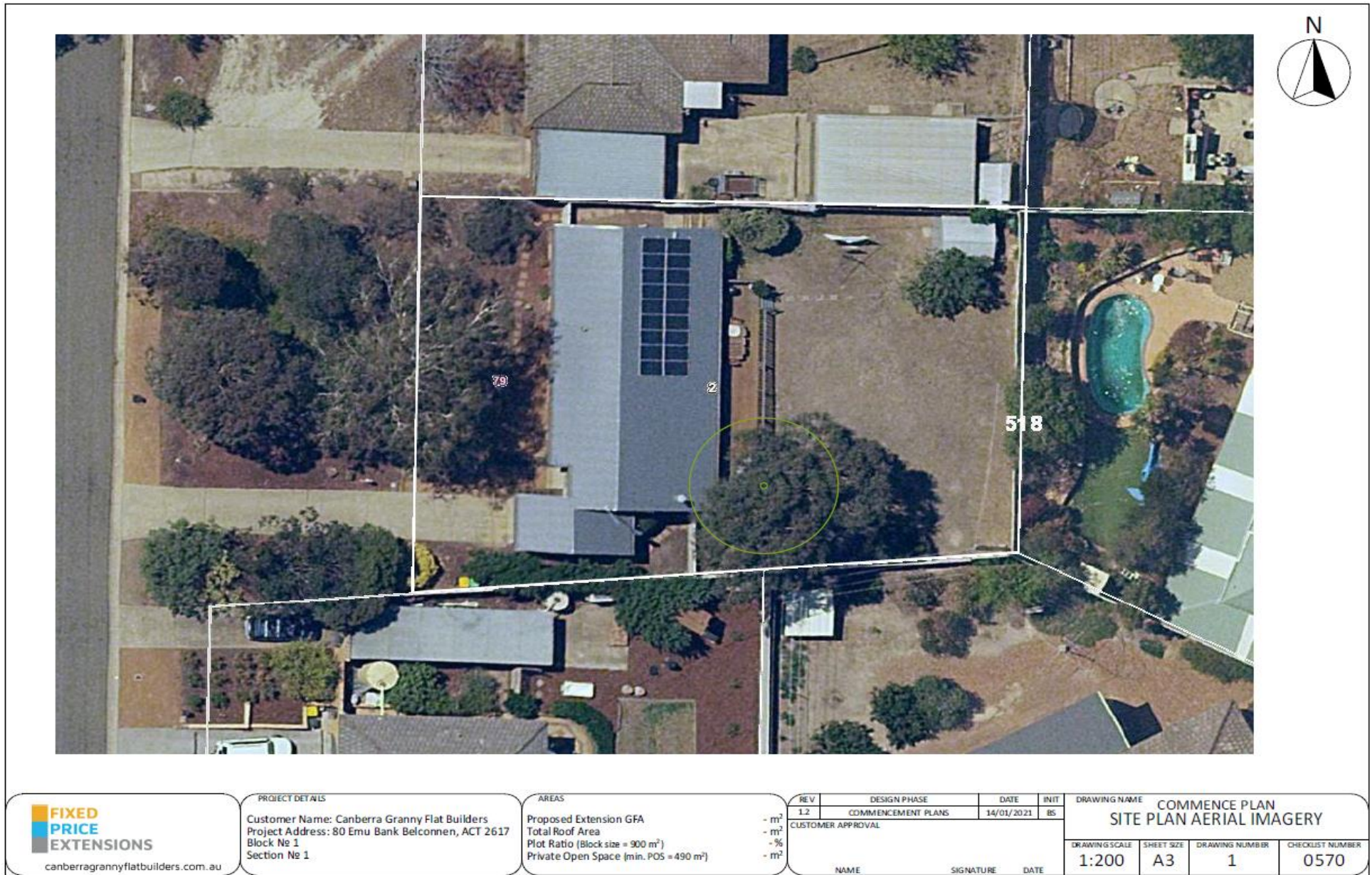
### What you will get

Document/Process	Modification Design	Custom Design
Site Scope Report	Yes	Yes
Project Proposal	Yes	Yes
Existing site aerial plan	Yes	Yes
Building zone plan	Yes	Yes
Solar and building envelope plan	Yes	Yes
Snapshot 2D image of design (PDF)	Yes	Yes
Elevations Plans (North, South, East, West) (PDF)	Yes	Yes
Area Plan (PDF)	Yes	Yes
Access and Mobility Plan	Yes	Yes
Demolition Plan (PDF)	Yes	Yes
Site Map (PDF)	Yes	Yes
Dimensional Floor Plan (PDF)	Yes	Yes
Furniture Floor Plan (PDF)	Yes	Yes
Public Register Floor Plan (PDF)	Yes	Yes
Services Plan	Yes	Yes
Erosion and Sediment Control Plan	Yes	Yes
High quality 3D Render	Yes	Yes
Solar analysis video of new design	Yes	Yes
Shadow diagrams (Winter)	Yes	Yes
Limited to four changes	<b>Yes</b>	<b>Unlimited</b>
Architectural files (ArchiCAD)	Not provided	

Your design will be quality assured to comply with all ACT Building and/or Development Approval criteria.



# Commencement plans: Example



canberragrannyflatbuilders.com.au

**PROJECT DETAILS**

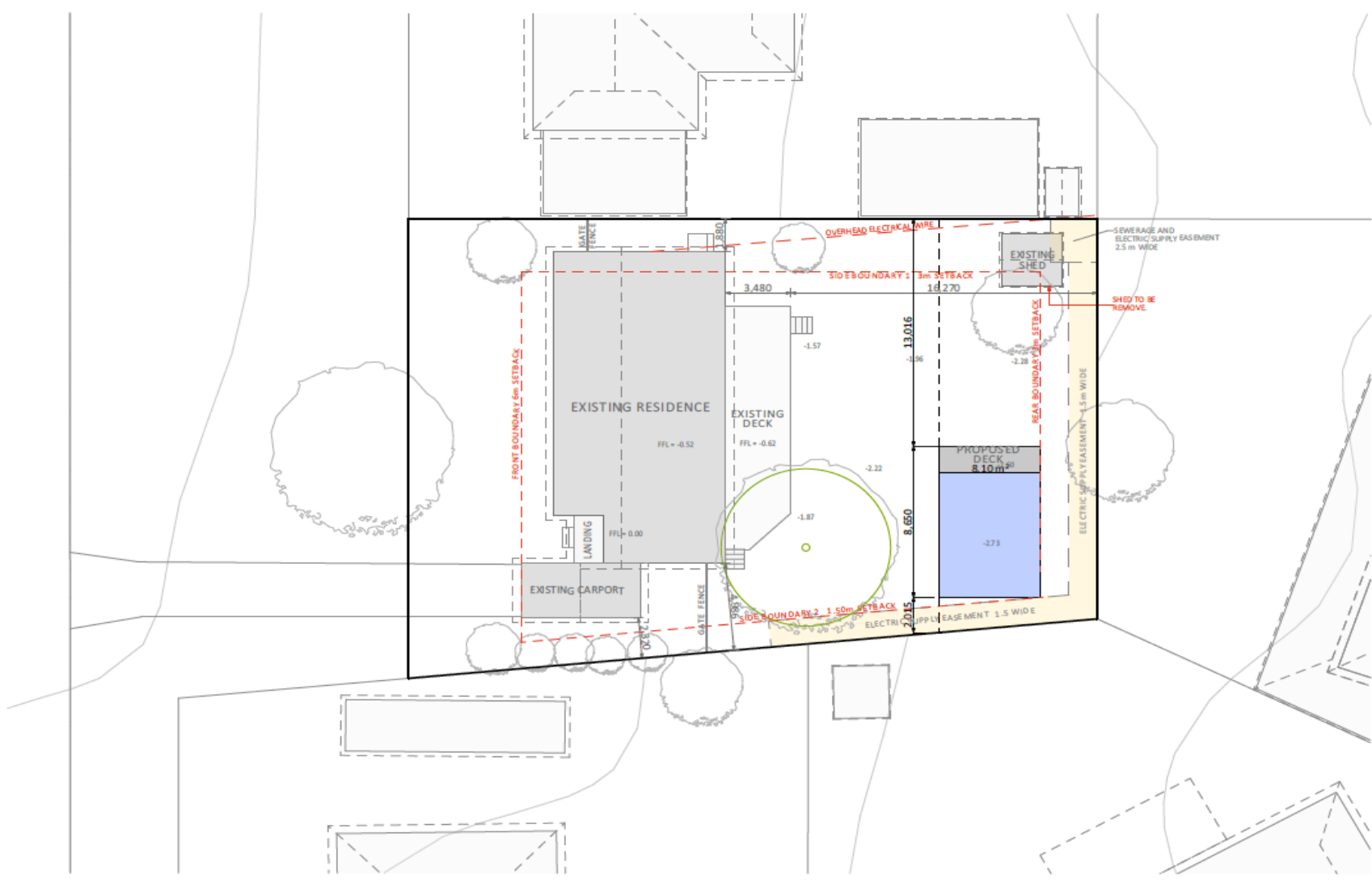
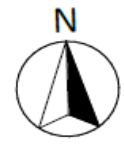
Customer Name: Canberra Granny Flat Builders  
 Project Address: 80 Emu Bank Belconnen, ACT 2617  
 Block No 1  
 Section No 1

**AREAS**

Proposed Extension GFA  
 Total Roof Area  
 Plot Ratio (Block size = 900 m<sup>2</sup>)  
 Private Open Space (min. POS = 490 m<sup>2</sup>)

- m<sup>2</sup>  
 - m<sup>2</sup>  
 - %  
 - m<sup>2</sup>





**PROJECT DETAILS**  
 Customer Name: Canberra Granny Flat Builders  
 Project Address: 80 Emu Bank Belconnen, ACT 2617  
 Block No 1  
 Section No 1

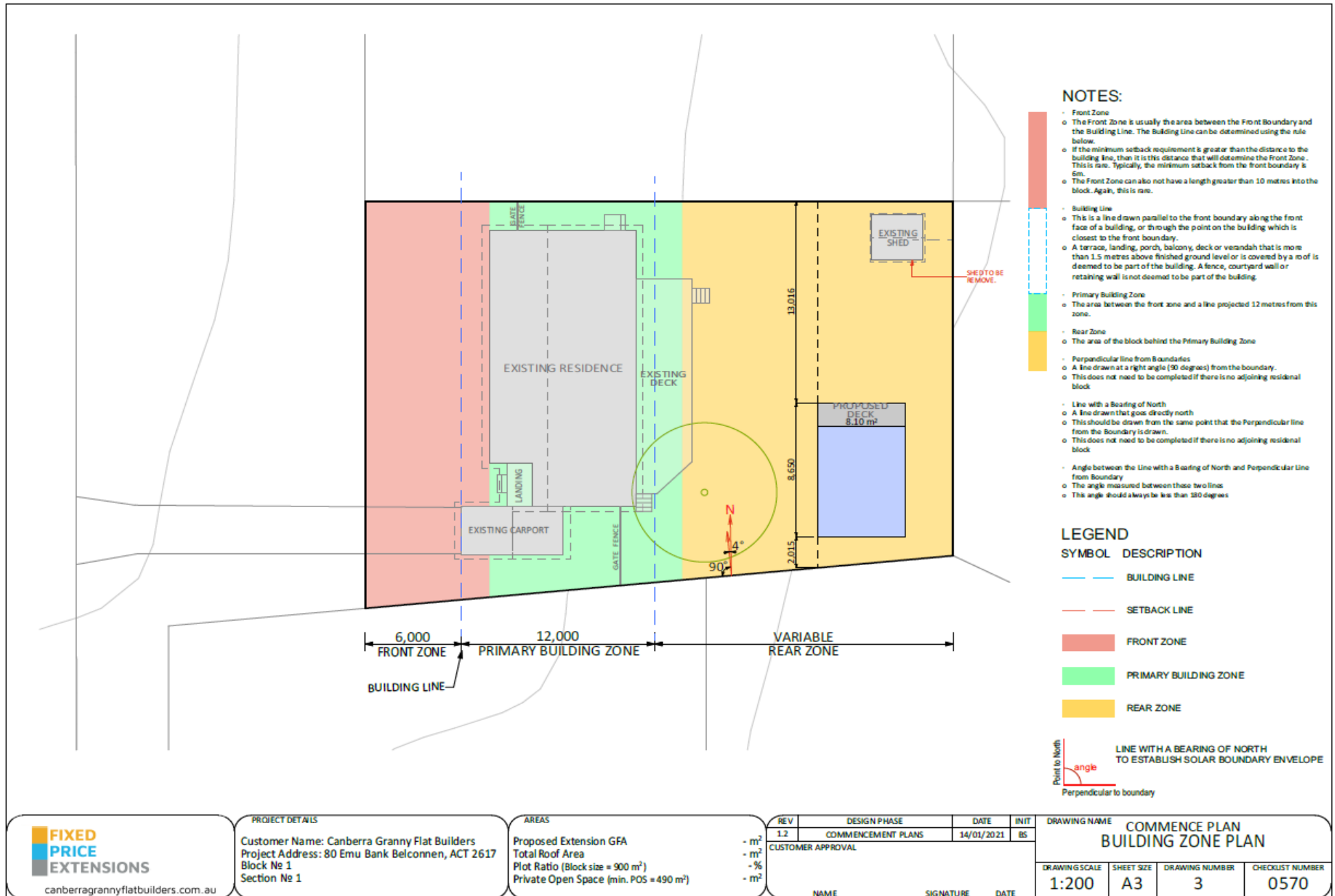
**AREAS**  
 Proposed Extension GFA  
 Total Roof Area  
 Plot Ratio (Block size = 900 m<sup>2</sup>)  
 Private Open Space (min. POS = 490 m<sup>2</sup>)

REV	DESIGN PHASE	DATE	INIT
1.2	COMMENCEMENT PLANS	14/01/2021	BS

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
COMMENCE PLAN SITE PLAN DETAILS			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	2	0570



**NOTES:**

- Front Zone
- o The Front Zone is usually the area between the Front Boundary and the Building Line. The Building Line can be determined using the rule below.
- o If the minimum setback requirement is greater than the distance to the building line, then it is this distance that will determine the Front Zone. This is rare. Typically, the minimum setback from the front boundary is 5m.
- o The Front Zone can also not have a length greater than 10 metres into the block. Again, this is rare.
- Building Line
- o This is a line drawn parallel to the front boundary along the front face of a building, or through the point on the building which is closest to the front boundary.
- o A terrace, landing, porch, balcony, deck or verandah that is more than 1.5 metres above finished ground level or is covered by a roof is deemed to be part of the building. A fence, courtyard wall or retaining wall is not deemed to be part of the building.
- Primary Building Zone
- o The area between the front zone and a line projected 12 metres from this zone.
- Rear Zone
- o The area of the block behind the Primary Building Zone
- Perpendicular line from Boundaries
- o A line drawn at a right angle (90 degrees) from the boundary.
- o This does not need to be completed if there is no adjoining residential block
- Line with a Bearing of North
- o A line drawn that goes directly north
- o This should be drawn from the same point that the Perpendicular line from the Boundary is drawn.
- o This does not need to be completed if there is no adjoining residential block
- Angle between the Line with a Bearing of North and Perpendicular Line from Boundary
- o The angle measured between these two lines
- o This angle should always be less than 180 degrees

**LEGEND**

SYMBOL DESCRIPTION

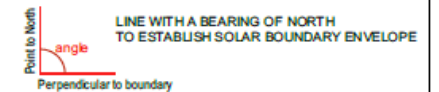
--- BUILDING LINE

--- SETBACK LINE

FRONT ZONE

PRIMARY BUILDING ZONE

REAR ZONE



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**PROJECT DETAILS**

Customer Name: Canberra Granny Flat Builders  
 Project Address: 80 Emu Bank Belconnen, ACT 2617  
 Block No 1  
 Section No 1

**AREAS**

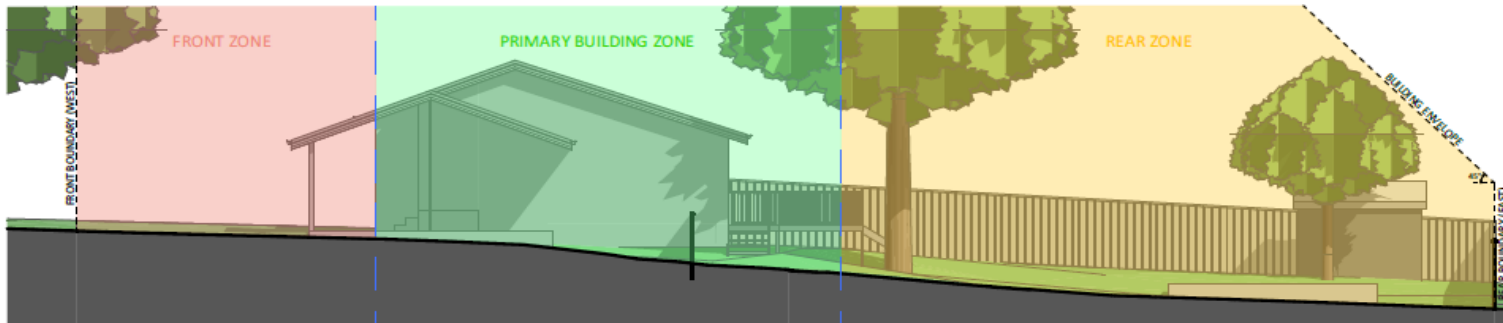
Proposed Extension GFA - m<sup>2</sup>  
 Total Roof Area - m<sup>2</sup>  
 Plot Ratio (Block size = 900 m<sup>2</sup>) - %  
 Private Open Space (min. POS = 490 m<sup>2</sup>) - m<sup>2</sup>

REV	DESIGN PHASE	DATE	INIT
1.2	COMMENCEMENT PLANS	14/01/2021	BS

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
COMMENCE PLAN			
BUILDING ZONE PLAN			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	3	0570



**NOTES:**

**Building Envelope**

- **Large Blocks (Greater than 500m<sup>2</sup>)**
  - This rule applies to side and rear boundaries
  - Building Envelope Fence Height - 3.5m
  - Angle of projection from Building Envelope Fence - 45 Degrees
- **Mid-Size Blocks Approved after 5 July 2013 (250m<sup>2</sup> to 500m<sup>2</sup>)**
  - This rule applies to side and rear boundaries
  - Building Envelope Fence Height - 3.5m
  - Angle of projection from Building Envelope Fence - 45 Degrees
- **Mid-Size Blocks Approved before 5 July 2013 (250m<sup>2</sup> to 500m<sup>2</sup>)**
  - For North Facing Boundaries of Adjoining Residential Blocks (see the below definition):
    - Building Envelope Fence Height
      - Primary Building Zone - 2m
      - Rear Zone - 2m
    - Angle of Projection from Building Envelope Fence
      - Primary Building Zone - 45 Degrees
      - Rear Zone - 30 Degrees
  - Note: if we are building on the boundary there can be different rules. Consult with Planning Approvals Manager.
- For all other boundaries of adjoining residential blocks
  - Building Envelope Fence Height
    - Primary Building Zone - 4.5m
    - Rear Zone - 3.5m
  - Angle of Projection from Building Envelope Fence
    - Primary Building Zone - 45 Degrees
    - Rear Zone - 30 Degrees
- For this rule: North Facing Boundary means a boundary of a block where a line drawn perpendicular to the boundary outwards is orientated between 30 degrees east of north and 20 degrees west of north. This is only for Mid-Size Blocks Approved before the 5 July 2013



**Table 1 – Apparent sun angle (X) at noon on the winter solstice (21 June)**

Aspect of northern boundary (bearing of line drawn perpendicular to the boundary)	Angle (X)
North 0° to <10° East	31°
North 0° to <10° West	31°
North 10° to <20° East	32°
North 10° to <20° West	32°
North 20° to <30° East	34°
North 20° to <30° West	34°
North 30° to <40° East	36°
North 30° to <40° West	36°
North 40° to 45° East	39°
North 40° to 45° West	39°

**Solar Building Envelope**

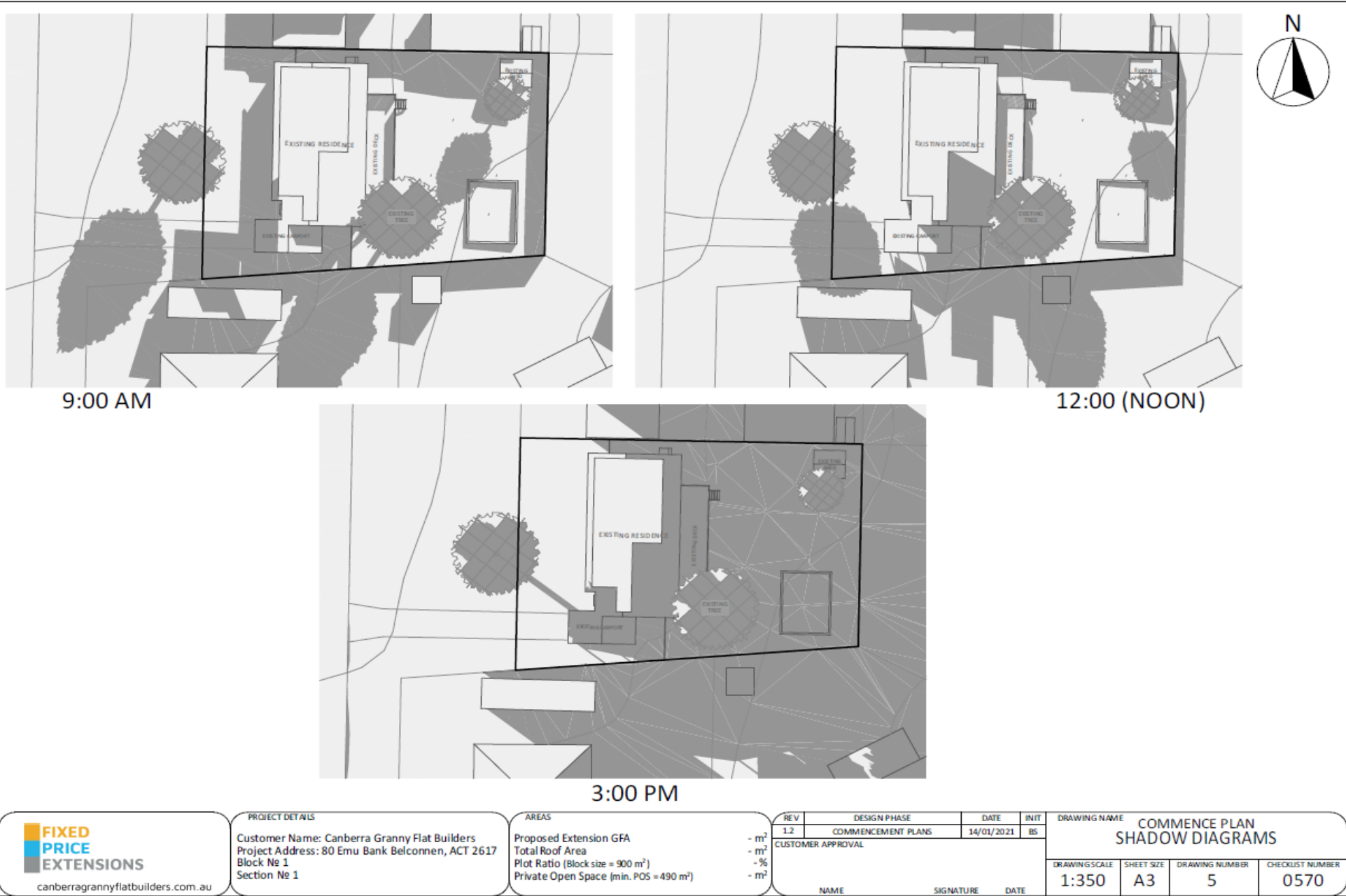
- **Large Block, if Approved Before 5 July 2013**
  - The Solar Building Envelope Rule applies to any Northern Boundary of an adjoining residential block
  - Height of the Solar Fence is:
    - in the Primary Building Zone - 2.4m
    - on all other parts of the boundary - 1.8m
- **All Blocks, if Approved After 5 July 2013**
  - The Solar Building Envelope Rule applies to any Northern Boundary of an adjoining residential block
  - Height of the 'Solar Fence' is:
    - in the Primary Building Zone - 3m
    - on all other parts of the boundary - 2.3m

**FIXED PRICE EXTENSIONS**  
canberragrannyflatbuilders.com.au

**PROJECT DETAILS**  
Customer Name: Canberra Granny Flat Builders  
Project Address: 80 Emu Bank Belconnen, ACT 2617  
Block No 1  
Section No 1

**AREAS**  
Proposed Extension GFA - m<sup>2</sup>  
Total Roof Area - m<sup>2</sup>  
Plot Ratio (Block size = 900 m<sup>2</sup>) - %  
Private Open Space (min. POS = 490 m<sup>2</sup>) - m<sup>2</sup>

REV 1.2	DESIGN PHASE COMMENCEMENT PLANS	DATE 14/01/2021	INIT BS	DRAWING NAME	COMMENCE PLAN SOLAR AND BUILDING ENVELOPE PLAN				
CUSTOMER APPROVAL				DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER		
NAME	SIGNATURE	DATE		1:120	A3	4	0570		



9:00 AM

12:00 (NOON)

3:00 PM



canberragrannyflatbuilders.com.au

PROJECT DETAILS

Customer Name: Canberra Granny Flat Builders  
 Project Address: 80 Emu Bank Belconnen, ACT 2617  
 Block No 1  
 Section No 1

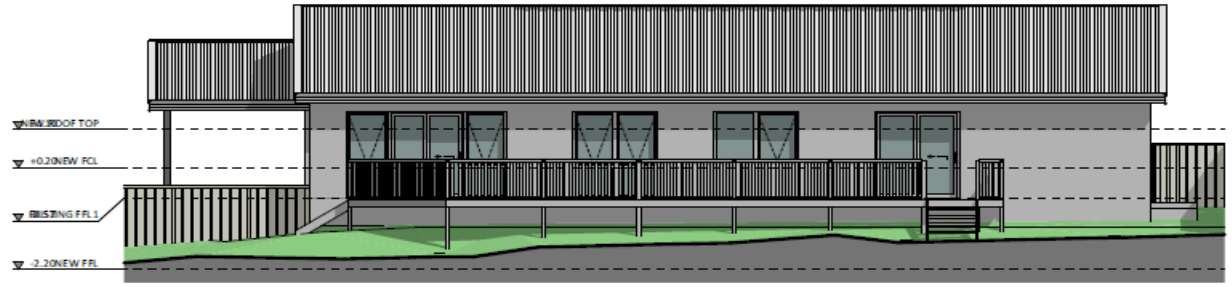
AREAS

Proposed Extension GFA  
 Total Roof Area  
 Plot Ratio (Block size = 900 m<sup>2</sup>)  
 Private Open Space (min. POS = 490 m<sup>2</sup>)

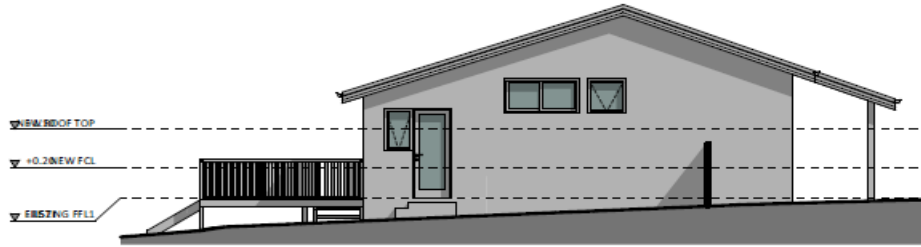
- m<sup>2</sup>  
 - m<sup>2</sup>  
 - %  
 - m<sup>2</sup>

REV	DESIGN PHASE	DATE	INIT
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CUSTOMER APPROVAL			
NAME	SIGNATURE	DATE	

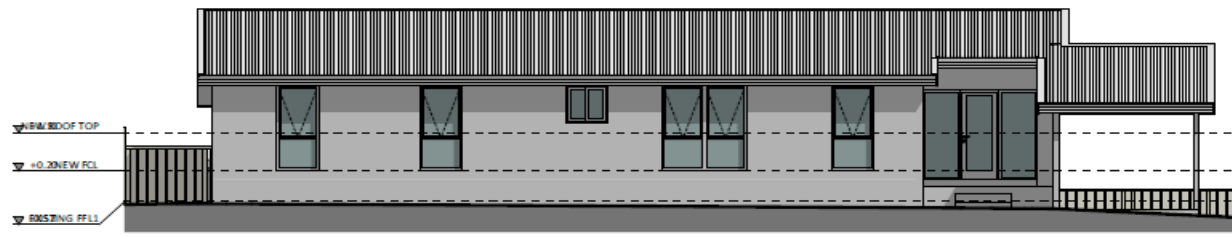
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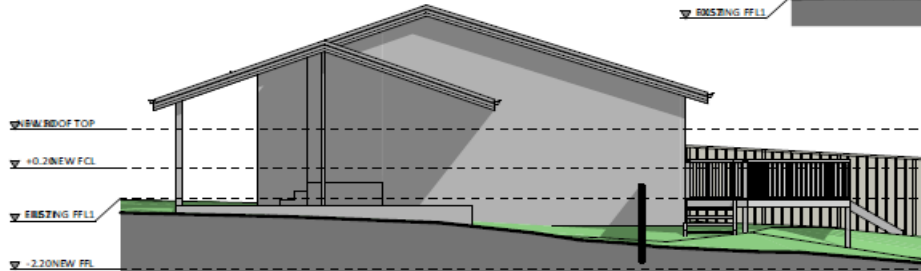
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



**PROJECT DETAILS**  
 Customer Name: Canberra Granny Flat Builders  
 Project Address: 80 Emu Bank Belconnen, ACT 2617  
 Block No 1  
 Section No 1

**AREAS**  
 Proposed Extension GFA  
 Total Roof Area  
 Plot Ratio (Block size = 900 m<sup>2</sup>)  
 Private Open Space (min. POS = 490 m<sup>2</sup>)

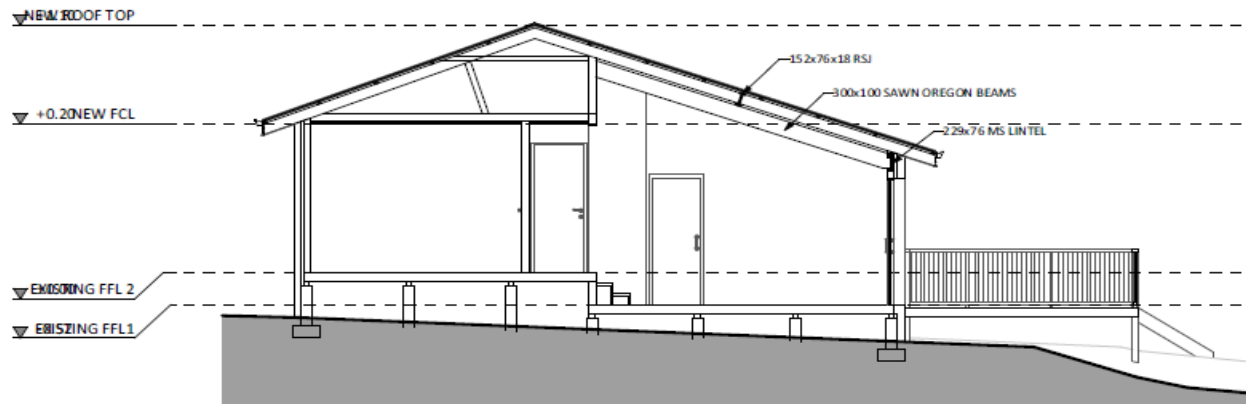
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1.2	COMMENCEMENT PLANS	14/01/2021	BS

CUSTOMER APPROVAL

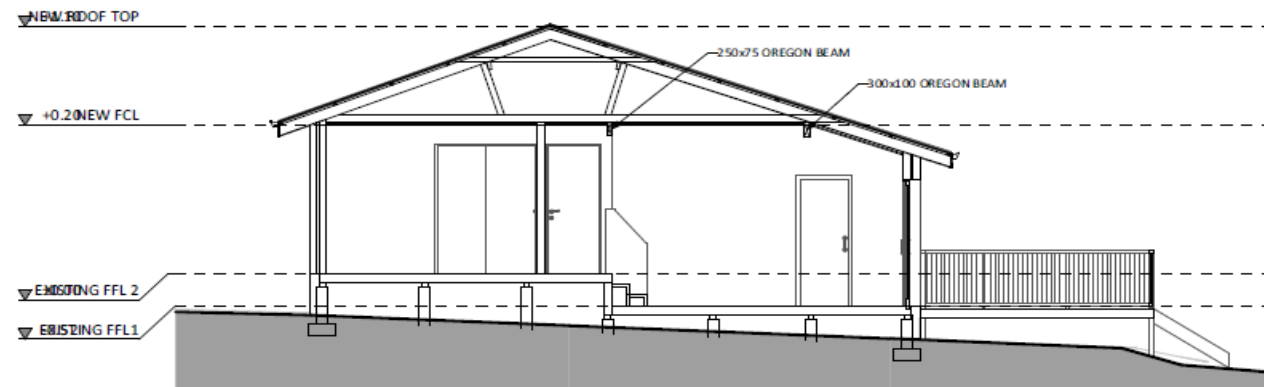
NAME	SIGNATURE	DATE

DRAWING NAME			
COMMENCE PLAN			
EXISTING RESIDENCE ELEVATIONS			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:100	A3	7	0570





VERTICAL SECTION S1-S1



VERTICAL SECTION S2-S2



canberragrannyflatbuilders.com.au

PROJECT DETAILS

Customer Name: Canberra Granny Flat Builders  
 Project Address: 80 Emu Bank Belconnen, ACT 2617  
 Block No 1  
 Section No 1

AREAS

Proposed Extension GFA  
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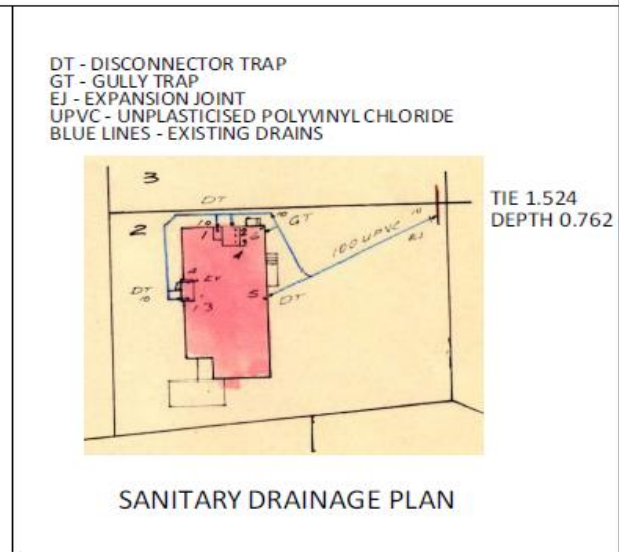
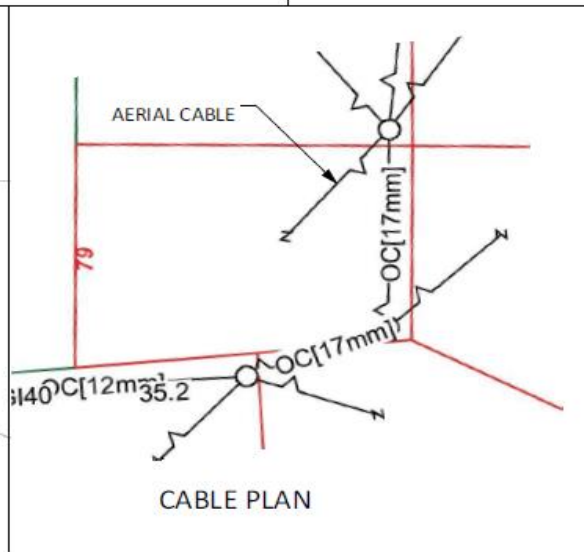
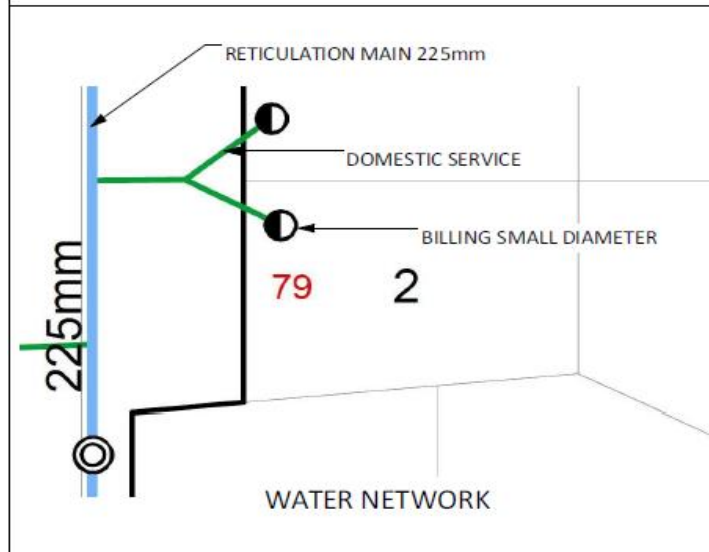
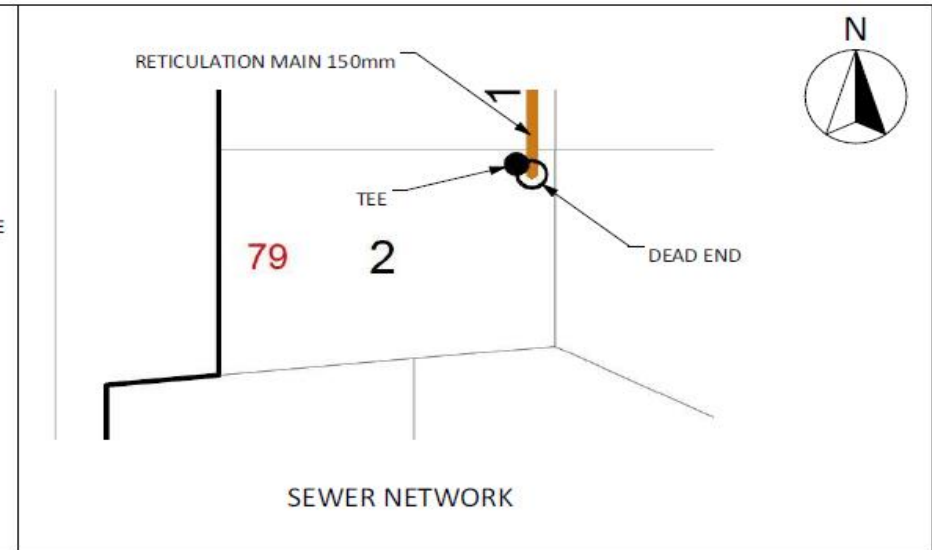
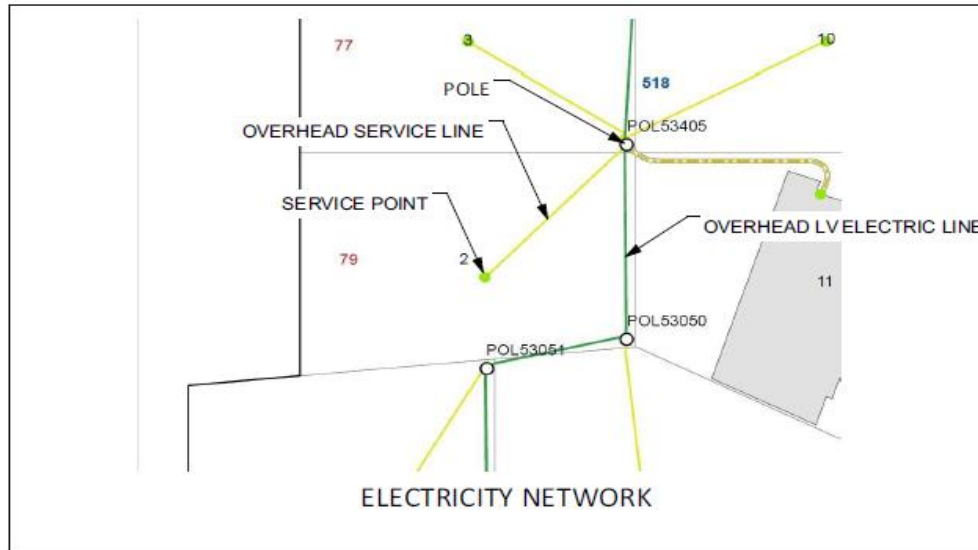
- m<sup>2</sup>  
 - m<sup>2</sup>  
 - %  
 - m<sup>2</sup>

REV	DESIGN PHASE	DATE	INIT
1.2	COMMENCEMENT PLANS	14/01/2021	BS

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE
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DRAWING NAME			
COMMENCE PLAN			
EXISTING RESIDENCE CROSS SECTION			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:70	A3	8	0570



 canberragrannyflatbuilders.com.au	<b>PROJECT DETAILS</b> Customer Name: Canberra Granny Flat Builders Project Address: 80 Emu Bank Belconnen, ACT 2617 Block No 1 Section No 1	<b>AREAS</b> Proposed Extension GFA Total Roof Area Plot Ratio (Block size = 900 m <sup>2</sup> ) Private Open Space (min. POS = 490 m <sup>2</sup> )	<table border="1"> <tr> <th>REV</th> <th>DESIGN PHASE</th> <th>DATE</th> <th>INIT</th> </tr> <tr> <td>1.2</td> <td>COMMENCEMENT PLANS</td> <td>14/01/2021</td> <td>BS</td> </tr> </table>	REV	DESIGN PHASE	DATE	INIT	1.2	COMMENCEMENT PLANS	14/01/2021	BS	<b>DRAWING NAME</b> COMMENCE PLAN SERVICES IMPOSITION PLAN			
	REV	DESIGN PHASE	DATE	INIT											
	1.2	COMMENCEMENT PLANS	14/01/2021	BS											
CUSTOMER APPROVAL <table border="1"> <tr> <th>NAME</th> <th>SIGNATURE</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NAME	SIGNATURE	DATE				<table border="1"> <tr> <th>DRAWING SCALE</th> <th>SHEET SIZE</th> <th>DRAWING NUMBER</th> <th>CHECKLIST NUMBER</th> </tr> <tr> <td> </td> <td>A3</td> <td>9</td> <td>0570</td> </tr> </table>	DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER		A3	9	0570
NAME	SIGNATURE	DATE													
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER												
	A3	9	0570												

3D Design Renders: Example





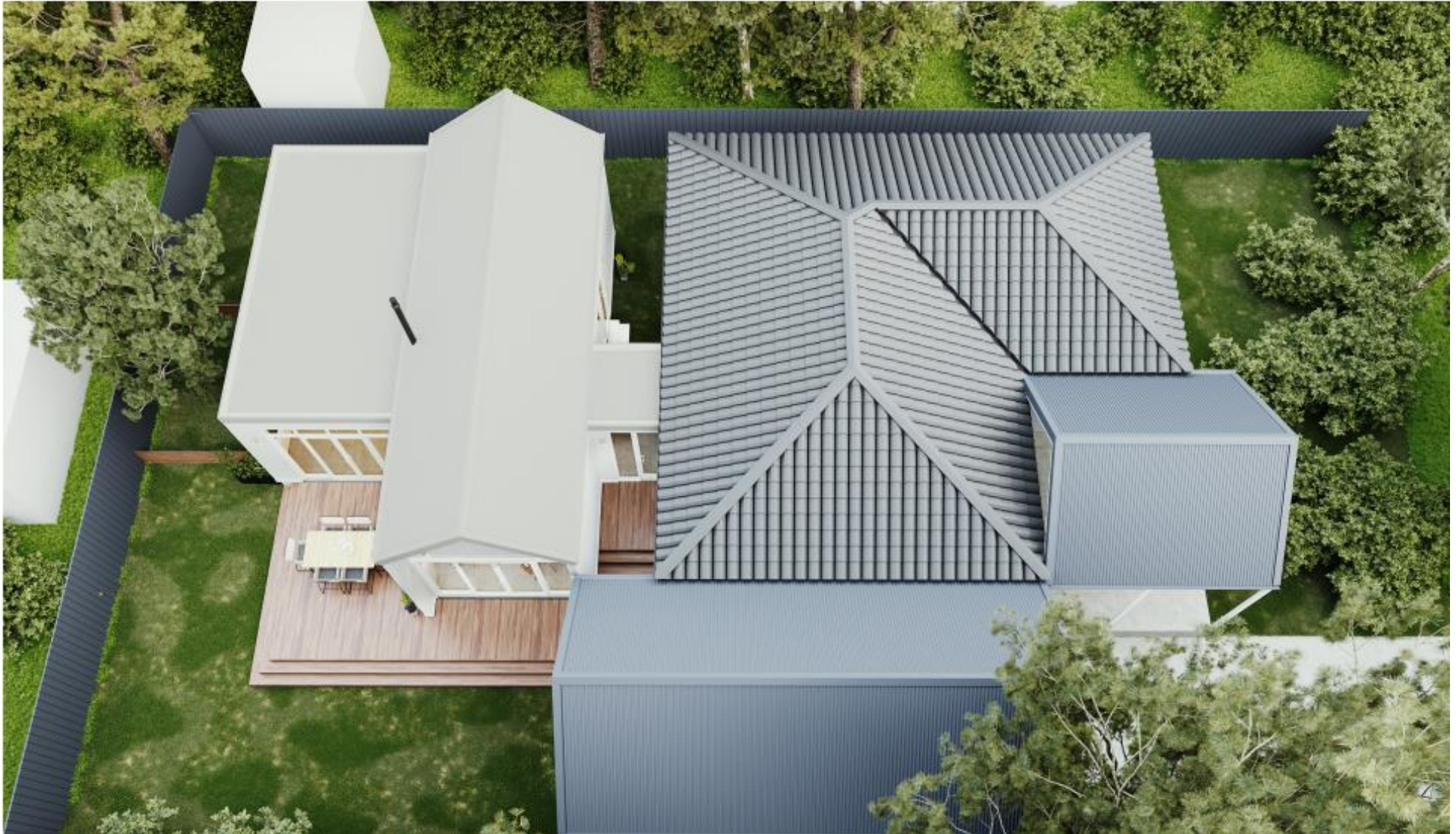
















# Design 1190 Exterior Design



Sheet Roof Covering  
Colour: Shale Gray

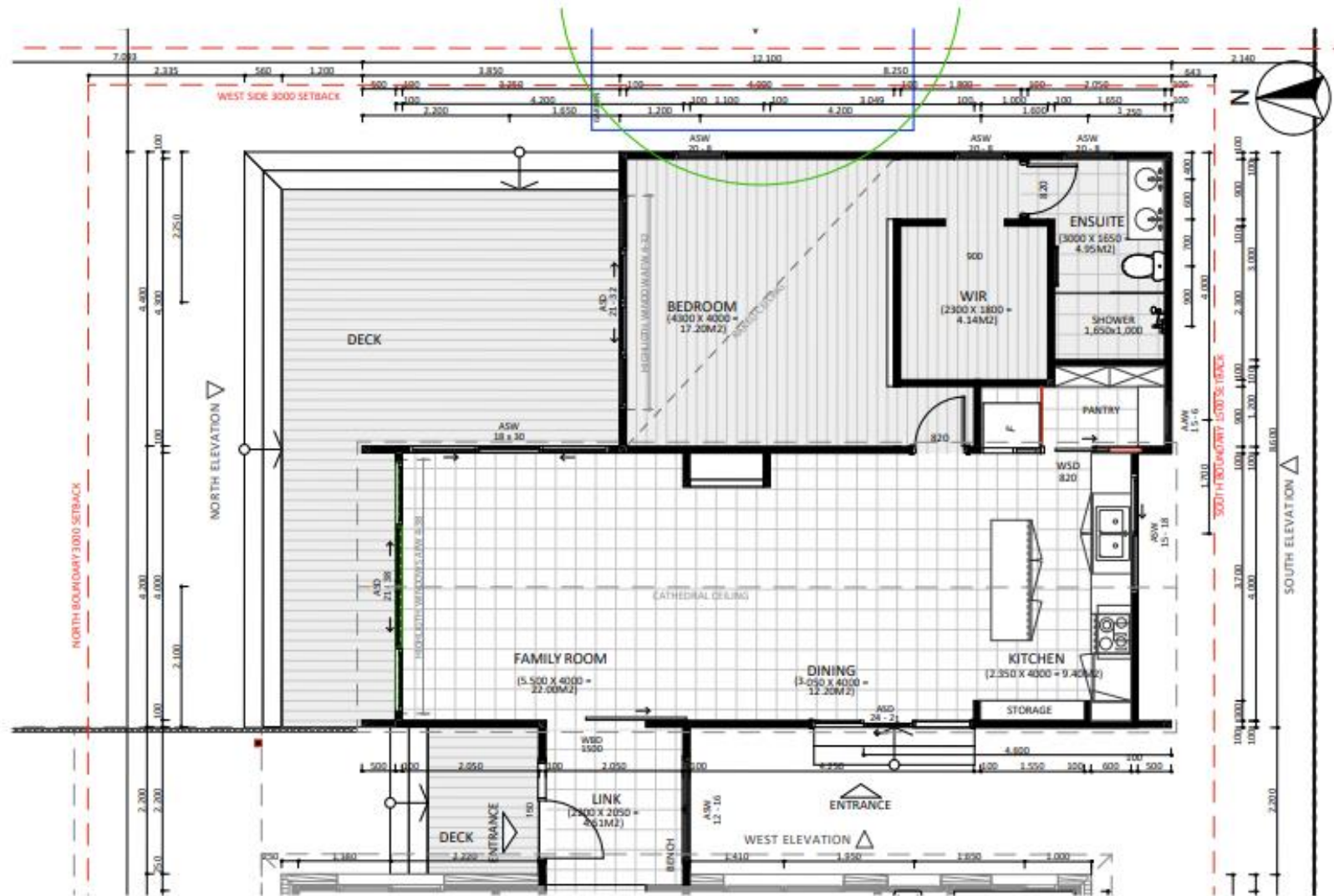
Weather Board Vertical  
Colour: White

Window/Door Frames  
Colour: White



# Design 1190

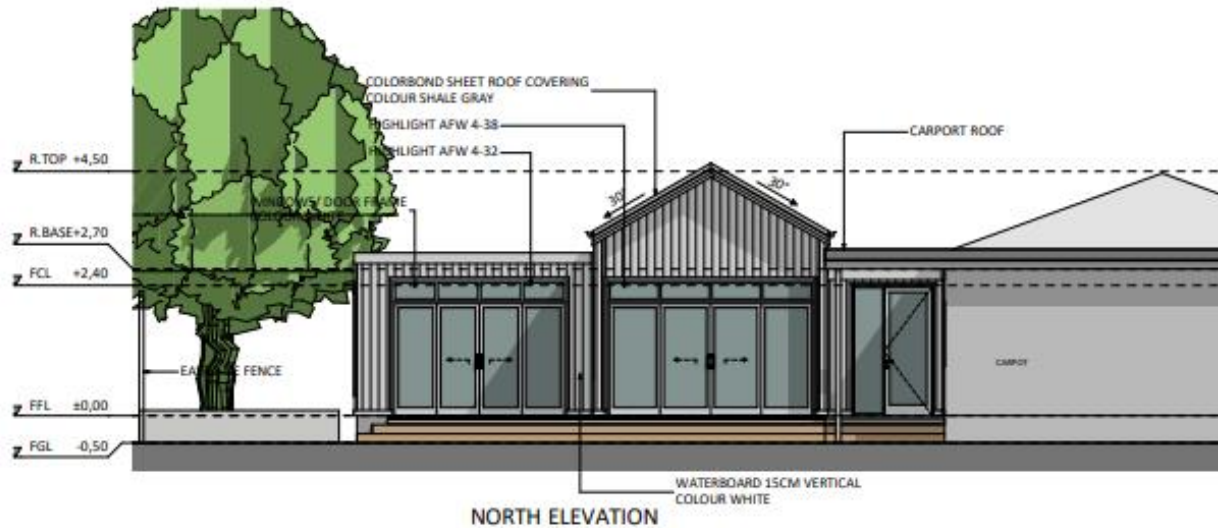
# Dimensional Floorplan



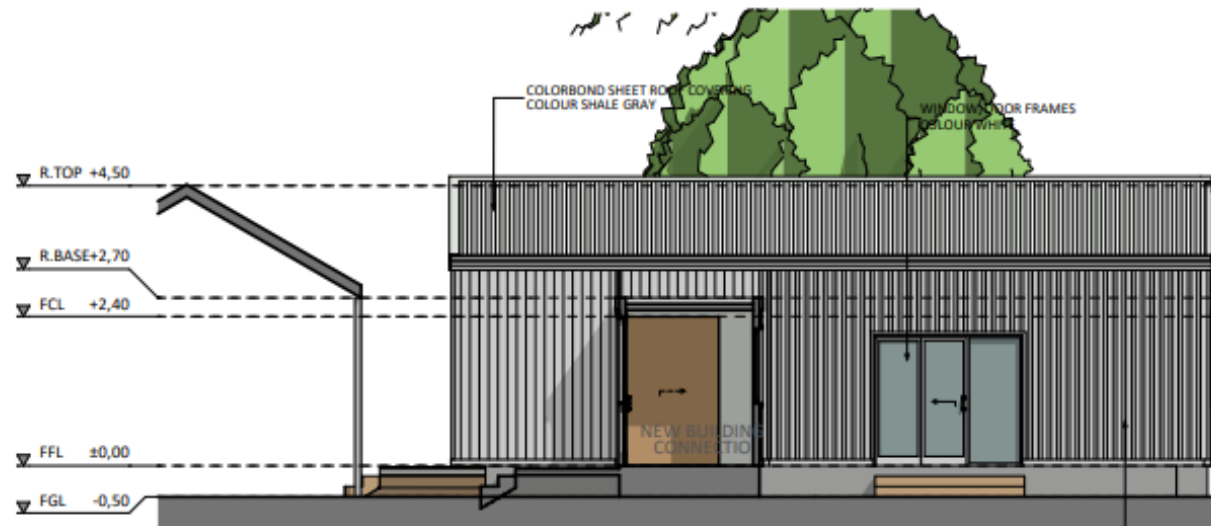




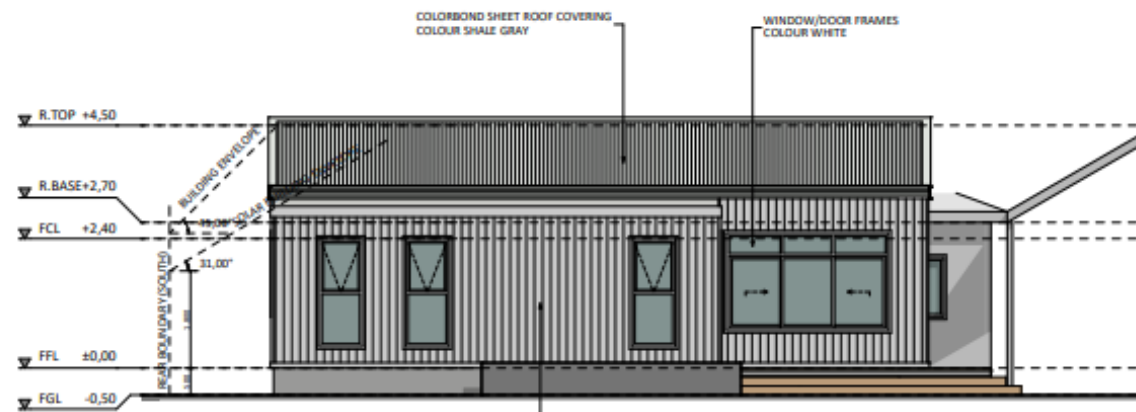
An elevation is the height of the structure from ground level to the height of the roof.



An elevation is the height of the structure from ground level to the height of the roof.



WEST ELEVATION



EAST ELEVATION

## Frequently asked questions and answers

### What is my block and section number for my project?

Project Residential address: **11 Pulleine Crescent, MacGregor ACT 2615**

Block Number: **6**

Section Number: **77**

District or Division: **MacGregor**

### Why is there a price difference between creating a design and buying the design?

When you commit to designing your ideal Secondary Residence or Fixed Price Extension with the intention to build with CGFB, we discount the design process significantly.

The price for bespoke residential design services for quality designs is between \$120 and \$150 (inc gst) per hour or as much as 8% of the total project build cost. The plans we create during the design process are detailed to meet the requirements of the ACT Government including the Utilities Act (2000) and are ready to be lodged for development application. Because of the detail we can also provide a Fixed Price and Quality Agreement based on the detail of your plans.

Because we manage the building and planning approvals, we want to ensure that the design is as efficient and effective as possible whilst meeting your overriding objectives. Ultimately, we are accountable for building and completing your project in accordance with the Fixed Price and Quality Agreement.

QAID: 339

### Can we change from a modification design to a custom design during the design process?

Yes, as the design process unfolds, customers may determine that they want to change the scope or concept of their project. If this is the case, your Designer will discuss the transfer process with you.

If you decide to change to a concept design, there are additional net costs. You simply pay the difference between the modification option and the custom option .

QAID: 340



### **What are the main differences between modifying a design and creating a custom design?**

'Modifying' a design includes minor modification to an existing CGFB Design, which are listed in our brochure and have a designated design number (e.g. Design 101). Minor modifications include keeping the original footprint of the design.

A 'Custom' design is a unique design we create for you based on your specific needs and requirements.

Due to the range of Canberra Granny Flat Designs, it has become far more efficient for customers to modify a Secondary Dwelling design rather than custom design a Secondary Dwelling.

When it comes to Extension Designs, using connector-based systems prove to be very efficient and provide value for customers as alterations to the roof systems and structural walls are significantly minimised.

We encourage customers to consider the benefits of entering a modification design if they are using connection-based extensions.

QAID: 341

### **What happens in the initial design meeting and during the design process?**

The initial meeting is held at your residence (if possible) with our Client Service Manager and/or Designs Manager, our Customer Designer. Our Scribe will also be present but online.

We aim to determine specifically what you would like to create. Using the Planning Assessment Report as a reference, we work with you to resolve the best positioning (and orientation) of your new project. We consider factors such as solar orientation, planning requirements, and interaction with the existing residence.

In this initial meeting, we may also use several existing concept designs or reference plans as a starting point for a conceptual floorplan.

Over the following weeks, we will meet with you in our office or via MS Teams video conference to refine and review the floor plan, snapshot, and elevations, until you are entirely happy with the layout and design that we have created.

QAID: 343

### **How long does the design process normally take?**

Modification designs usually take between 8-12 weeks, and unique custom designs usually take between 10-16 weeks. These timelines are based on the availability of the customer to meet and provide feedback.

QAID: 344

**Why is the design process so cost-effective with CGFB in comparison to other builders and designers? Some builders/designers have quoted us upwards of \$10,000 to design.**

The primary reason is that we specialise in the design and building of Secondary Residences and Fixed Priced Extensions.

We are prepared to invest our resources and funds into the design process, as we know that if we achieve the right design, the approval and building process will be far more efficient and the cost of build will be reduced, whilst maintaining the primary objectives of the client.

When we started the business, we would refer customers to third party designers, which ultimately resulted in convoluted and expensive designs. Therefore, we made the decision to invest in our own design and planning teams.

QAID: 345

**What happens if we want to make changes after approving the design?**

We are more than happy to accommodate your needs and changes to deliver your preferred design. If the changes are reasonable, we won't apply any additional fees.

If you require substantial changes, an entirely different design, and/or we haven't commenced planning approvals or Inclusions plans, then we will reach an agreement on the costs associated to achieve your desired changes. This is based on an hourly rate of \$120 inc GST,

QAID: 346

**Can we use the CGFB and Fixed Price Extension's plans with another builder?**

There will need to be a mutual agreement before our plans can be provided to alternative builders.

We subsidise over 50% of the direct costs incurred during the design process, so if you choose to take our design to an alternate builder we will apply a cost-recovery fee. The recovery fee is set at a flat rate of \$6,600 for a modification design and \$120 inc GST for a custom design.

QAID: 347

**How do we ensure that the design is sited correctly to maximize the secondary residence, yet minimise the complexity of the development application process?**

We provide a Planning Assessment Report which takes into account the relevant planning legislation, utility/easement access, building codes and Australian standards.

This is considered while the design is being created with consultation from our planning approvals team to ensure that your secondary residence is sited in the optimal way to reduce complications.

QAID: 348

**Can CGFB terminate the design process?**

We hope this doesn't happen; however, we do reserve the right to refund your full investment and terminate the design process if we feel we can't achieve your project objectives.

QAID: 349

**How do payments work and what are the payment options?**

Payment is not required to commence the process. We will send you an invoice within 60 days of the completion and return of this agreement. You can pay via by EFT.

QAID: 351

**What happens if we choose not to proceed shortly after beginning the design process?**

If you advise us to cancel the agreement and we have not held an initial meeting, then we will apply a recovery fee of \$300 for the building file searches, etc. If you decide to cancel after our first meeting, then we will invoice all associated fees.

QAID: 352

**If we would like to start building quickly, what is our best option?**

If you would like to build quickly, we suggest being as prepared as possible for the initial design meeting. This is due to the design phase being the only aspect in the overall process that we have some control

over regarding the length of time required. Therefore, the best option is firstly to figure out exactly what you require in the design (in terms of bedrooms, living space, etc.).

Once you have figured out your needs and wish list, it is a good idea to go through our designs on the website to decide if you would like a modification or custom design. You should also consider where in your backyard you would like to site the building and why.

Finally, you should think about materials for the external cladding of the building, as this will be helpful for us to know in the initial design meeting.

QAID: 353

### **How is the Site Plan created?**

In this early stage, the site map is created using satellite mapping imagery to determine the location of existing structures, as well as ACTMapi property detail information to determine boundaries.

During the planning approvals phase an electronic contour and detail survey will be completed to provide a highly accurate plan and detail of buildings, structures, landscaping, trees and other features on your property.

If you have recently had a contour and detail survey completed, we can use this during the initial design stage, but we will need you to arrange with your Surveyor to potentially have the survey updated to capture mandatory requirements. Alternatively, we can provide a contour and detail survey after agreeing on a price to complete one. On average Certified Surveyor fees range from \$1,100 to \$2,400 depending on the complexity of your block.

QAID: 354

### **Do we need to submit our plans for Development Approval? Or can we bypass this and go straight to a Building Certifier?**

If you are intending to build a Class 1 structure, such as a granny flat/secondary residence then you will require development approval.

If you are intending to build a studio or home office that is un-inhabitable, we can take your design straight to a Building Certifier, providing that your proposal meets all the rules in both the Single Dwelling Housing Development Code and the Residential Zones Development Code.

With a fixed price extension, if the structure does not impede on the boundary setbacks or solar/building envelopes, and meets the ACT Government mandatory criteria, then you can go straight to the Building Certifier.

QAID: 355

### **Do I need to complete this agreement if I choose to proceed with an existing CGFB design?**

Yes, in order for CGFB to create your Design Brief, we need to conduct the Building File Search and obtain Contours and Details survey of your block. In signing this Agreement, you are authorising CGFB to act on your behalf.

QAID: 358

### **What is the Site Scope Report?**

This is undertaken by our operations and design teams. This report details all the potential additional work that may need to be undertaken. Specifically:

- Removal trees and vegetation
- Demolition of any existing structures
- Additional earthworks and excavation
- Additional infrastructure potentially mandated by utility and service providers

This report will indicate all and any site-specific works that may be required. This report is required in order for us to provide a fixed price agreement.

QAID: 360

### **What if we need help with Finance or Rental Return statement?**

Please contact our office at: [Info@cgb.com.au](mailto:Info@cgb.com.au) or call 1300 979 658 and will be provide you with assistance and/or advice.

QAID: 361

### **What if I prefer to not have a CGFB street sign placed in my front yard?**

Street signage allows CGFB to advertise, thereby keeping our marketing budget to a minimum. If a street sign is not placed in your front yard, we charge \$750 to supplement our marketing budget.



QAID: 362

**Do I need to be in Canberra for meetings?**

No, we understand the demand for travelling interstate or overseas. However, as face-to-face is critical for our initial meetings, we utilise technologies like 'Zoom' and 'MS Teams' online conferencing tools. As long as you have an internet connection we can meet with you.

QAID: 363

**Can I get the price for the entire project if my design is still in draft?**

A floor plan and basic exteriors are insufficient data to go through our detailed pricing workflow process. The pricing process requires significant effort from our Quality Assurance Team to ensure all details are correct and accurate. Therefore, we are unable to provide an estimate or quote until all the details are finalised and you have signed off on the design.

QAID: 364

**Can I change the design after we sign the HIA agreement and proposal?**

We want you to have the perfect design, however ongoing revisions after we commence the inclusions and planning approvals stages result in time delays and financial costs.

Window, door, cupboard and kitchen layout changes can be easily managed in the inclusions process without time delays or design costs.

When changes to the structural footprint of the design are required, this can have significant impacts on the planning rules and the costs to construct.

It may seem straightforward to:

- move a wall 500mm to the west
- add 1 meter to the design
- change the position of the laundry

However, these changes need to be redrawn and may trigger changes to the engineering plans and implications regarding planning approvals.

We would prefer that your design is perfect, but please note that there will be associated costs and time delays if we need to take on changes as outlined above.

Any of the structural changes, e.g. move walls, add a meter to the design, relocate laundry, etc., will take 2-4 weeks in design and estimating. This is the only way to recalibrate and adjust our fixed price guarantee and ensure we will meet planning regulations and codes.

The associated fees to engage our architects and planning team equates to approximately \$120 per hour inclusive of GST.

If you decide that you want to initiate design changes that require structural changes, we will provide a simple time estimate of total hours. Then enter into a project variation to the original agreement.

QAID: 489

### **If we have a pre-existing contours survey, can we use that?**

Yes, we can use pre-existing contours and detailed survey provided they are completed by a certified Surveyor and it is in a CAD format (.dwg).

However, we may ask you to reengage your surveyor to complete contours and detailed survey, as determined by the ACT Planning requirements for approval.

QAID: 574

### **How current do site contour surveys need to be?**

Ideally no older than 12 months. If they are older than 12 months, they are likely to be rejected by the Planning Department and/or the Certifier in the DA and BA stages.

The changes to the Single Dwelling Housing Code brought into effect on the 1 September 2022 by the ACT Government.

QAID: 586

### **Can you explain the investment of the site contours survey?**

If you design with CGFB and FPE and don't proceed with construction, then we will need to apply the fee for the Contours Survey. This is typically between \$1,100 and \$1200 Inc. GST. You cannot build in the ACT without a current (<12mths) contours survey.

If you do build with us, the survey fee is absorbed and there will be no further investment required.

QAID: 587

### **Can I choose my preferred Certified Surveyor?**

Yes. If you have a preferred land surveyor service provider, you can engage them directly to complete your block's contours and detailed survey.

Please note that we will need the CAD electronic file and PDF version within three weeks of engaging the Designs Teams. Therefore we recommend you engage them as soon as you've signed our Design Agreement.

QAID: 588

### **Why are the follow-up design meetings held at your office?**

In these meetings are held between 12pm and 5pm we can have access to our operations (building) staff, our planning approvals and inclusions teams. We also have other designers and resources.

Meetings held away from the office are not as effective as in-house meetings where we have access to our subject matter experts when answering or confirming questions like:

- Do you think we can build that?
- What is the planning rule on this?
- How do we integrate that efficiently?

QAID: 390

### **Is there a penalty or payment required if we cancel a design appointment with 24 hours?**

We understand emergencies pop-up.

However, we will allocate at least two and generally three people per meeting. The time cost is a minimum of \$250 in staff time. If we schedule and the appointment is cancelled within 24 hours, we reserve the right to apply a late cancellation fee and a design fee.

QAID: 391

### **Could you confirm what type of street sign will be erected and what it will look like?**

Our street signs are made from solid timber frames with high quality printed corflute which are installed by an experienced trades-person.

They are checked often to ensure they have not been damaged and are replaced or repaired within 24hrs if they are accidentally damaged.

QAID: 409

### How many hours on average does a custom design take?

In 2021 we assisted 70 families with custom designs.

The average hours invested in terms of design and architectural services was 65 hours per custom design.

80% of these customers went on to seek planning approval and build with us and of the remaining 20% half have indicated that they are likely to build soon.

### What reports will we require?

Type	Meaning	Cost (all approximate)
Driveway application	Approval is required if you plan to move, add, or modify a driveway on your block. This is because the land between the road and the boundary of your block is considered territory land, and the government requires approval on any changes made to this space. The application must be made, but then inspections are required as construction unfolds.	Application – \$123 Inspections – \$250 Total – \$350

Approval required	Trigger	Fee
Driveway	New verge crossing or expanded existing crossing	<b>\$371.50</b> - fees to lodge and prepare forms
Stormwater	Stormwater easement on the block (regardless of encroachment)	<b>\$123.80</b>
Endorsed LMPP	All projects	<b>No fee</b>
Tree damaging activity	Works in the TPZ of a protected tree; protected tree removal.	<b>No fee</b>

Report	Value	Explained
Site Visit and verbal advice	\$180+GST	Assess trees in reference to the <i>Tree Protection Act 2005</i> and establish if a tree may meet the criteria for removal or may require retention. Establish if a report is required
Tree Removal Application	\$480+GST (1 Tree +\$50 for each additional tree)	Draft report to address removal criteria and submit as part of tree removal application

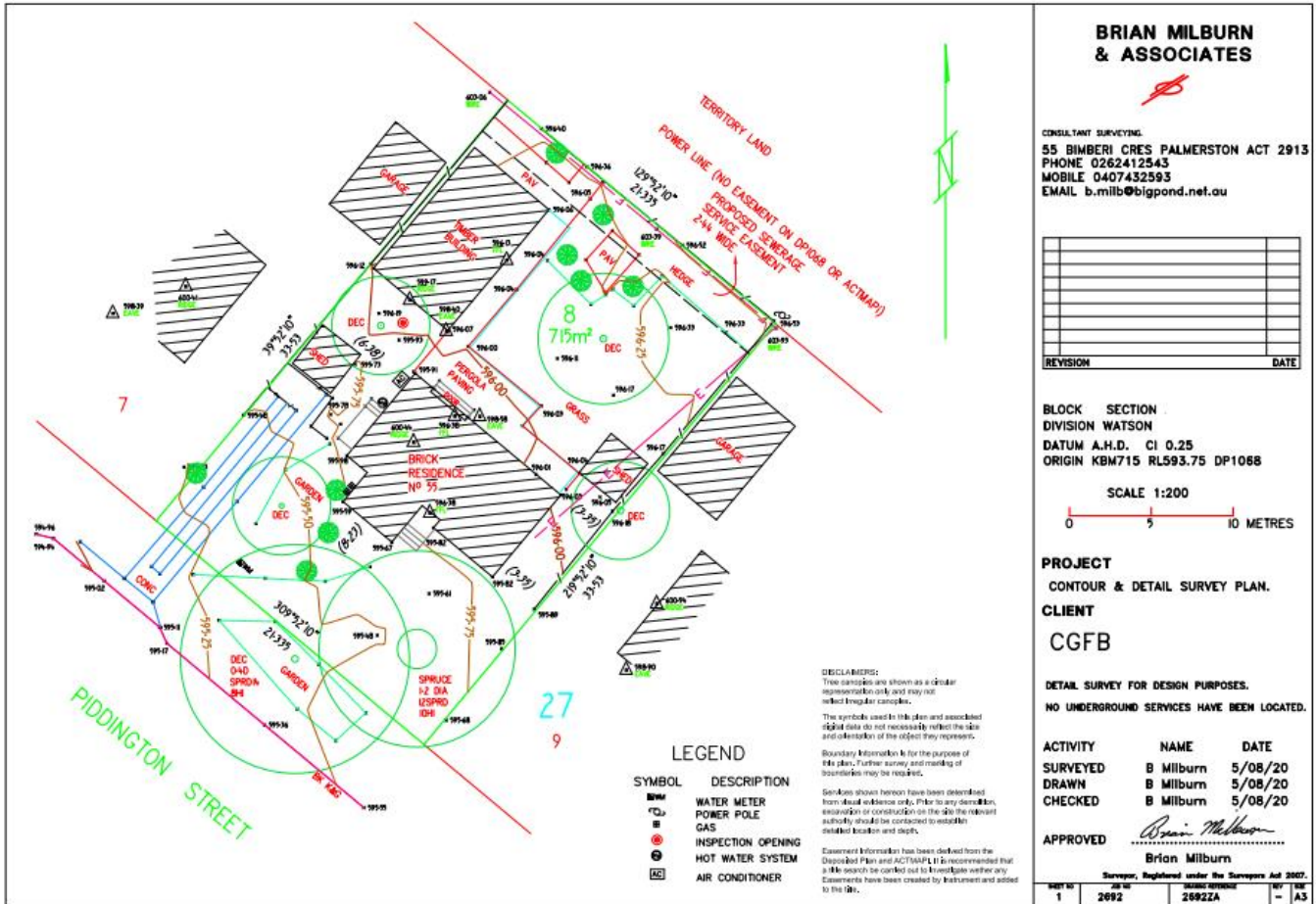
Tree Survey (Preliminary Tree Assessment)	\$650+GST (1- 4 Trees +\$50 for each additional tree)	Assess and document trees on site, collect data set and draft report that includes a tree location plan and site photos to submit to ACTPLA or Tree Protection Unit or to identify potential design constraints and help guide design
Tree Survey and Development Impact Assessment	\$850+GST (1-4 Tree +\$50 for each additional tree)	Assess and document trees on site, collect data set and draft report that includes a tree location plan and site photos to submit to ACTPLA or Tree Protection Unit or to identify potential design constraints to help guide design Review development plans, assess the impact the development may have on the trees (remove, retain, protect) and provide design response/protection measure to obtain tree damaging permit
Tree Management Plan	\$900+GST (1 – 4 Trees +\$50 for each additional tree)	Draft a tree management plan suitable for ACTPLA or BA submission that includes a scaled Tree Protection Plan to accompany architectural drawings.

Note that in certain circumstances, a tree survey, development impact assessment and tree management plan will be required and can be incorporated into one report for a reduced rate. Large sites with more than 12 trees will reduce the per tree rate to \$40 per tree.

QAID: 755



Example of Contours Survey Plan



## Form 1: Customer Design Authority

I/We, [name/s] \_\_\_\_\_

The owner/s of the property at: \_\_\_\_\_

Block: 6 Section: 77 District or Division of: MACGREGOR

Agree to the following:

- Modify an existing design for an investment of \$2200 including GST (*no changes to original footprint*). **Existing design number:** \_\_\_\_\_
- Creating a unique custom design for an investment of \$70 including GST per hour.
- Redraw your existing plans enabling Fixed Price Extensions and Canberra Granny Flat Builders to provide a Fixed Price and Quality Agreement. \$1750 including GST.

In addition to the design fees outlined above there is a mandatory requirement to undertake a site survey if you lodge a development or building application in the ACT. The value of a professional site survey is \$1100\* Inc. GST. Fw522

By signing this agreement, you agree to obtain a certified Contours Survey as part of the Design process or allow us to organize on your behalf.

By signing this agreement, you agree that the payment for site survey and design services is not conditional on you building with Fixed Price Extensions or Canberra Granny Flat Builders.

We also agree to complete and provide Fixed Price Extensions and Canberra Granny Flat Builders (attached to this document):

- Building file search authority
- Contour Survey and Street Sign Agreement

Signature: \_\_\_\_\_ Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Name: \_\_\_\_\_ Date: \_\_\_\_\_

When you have completed these documents, you can either;

- Contact us on 1300 979 658 and we will arrange to pick up from you during business hours.
- Scan and email to [info@cgb.com.au](mailto:info@cgb.com.au)

*\*Surveyor fees are dependent on block complexities and will vary from \$1100 to \$2400*

## Form 2: Building File Search Authority

### Environment, Planning and Sustainable Development Directorate

Please complete missing details, scan and email to [info@cgfb.com.au](mailto:info@cgfb.com.au).

I, \_\_\_\_\_, the owner of the property

at \_\_\_\_\_ being,

Block: 6 Section: 77 District or Division of: MACGREGOR

authorise Turnkey Creations Pty Ltd to apply on my behalf for the building files of the above-mentioned property.

Name:

Signature:

Date:

When you have completed these documents, you can either;

- Contact us on 1300 979 658 and we will arrange to pick up from you during business hours.
- Scan and email to [info@cgfb.com.au](mailto:info@cgfb.com.au)

### Form 3: Contours Survey and Street Sign Agreement

I/We, [name/s] \_\_\_\_\_

The owner/s of the property at: \_\_\_\_\_

Block: 6 Section: 77 District or Division of: MACGREGOR

Agree to the following:

To have a street sign placed out the front of our property per the Design Agreement.

**AND**

To arrange our own legal contours survey and supply you with the electronic CAD files.

**OR**

To be invoiced the minimum amount of \$1100\* Inc. GST, dependent on Certified Survey final invoice, should we **NOT** proceed with a HIA Agreement to construct our project with Turnkey Creations Pty Ltd (aka CGFB)

<b>Property main contact for onsite appointment:</b>	Name: _____
	Phone: _____

**Total invoice amount of: \$\_\_\_\_\_ including GST** (total from one or more of the options above)

Signature: \_\_\_\_\_ Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Name: \_\_\_\_\_ Date: \_\_\_\_\_

- Contact us on 1300 979 658 and we will arrange to pick up from you during business hours.
- Scan and email to [info@cgfb.com.au](mailto:info@cgfb.com.au)

*\*Surveyor fees are dependent on block complexities and will vary from \$1100 to \$2400*



canberragrannyflatbuilders.com.au

## Client Design Sign-off on Final Approved Plans

I/We \_\_\_\_\_

The owner of the property at \_\_\_\_\_

being, Block: \_\_\_\_\_ Section: \_\_\_\_\_, have reviewed the final drawings for the above property.

We approve the design and authorise Turnkey Creations Pty Ltd (t/a Canberra Granny Flat Builders) to commence the process of pricing our project based on these approved designs.

We understand that if we choose to make any further amendments to the design after today's approval, additional fees may apply. We further acknowledge that:

1. All designs and documents are the unique intellectual property of Turnkey Creations Pty Ltd, and we are not permitted to use these designs and documents, or comparable iterations of these designs and documents, with an alternate service provider without the written consent of Turnkey Creations.
2. Should we decide to approach an alternate service provider with these designs the following estimated fees will apply:

The estimated value of these plans and designs equates to \$ \_\_\_\_\_ calculated based on total hours spent by design team of \_\_\_\_\_ hours at the market rate of \$75 per hour.

3. Should we decide not to proceed to next stage of the process (planning and building approvals) and have paid the modification fee (\$750) or custom design fee (\$1,750), then no additional fees or charges will apply. *For designs supplied by Turnkey Creations P/L which have not been altered (existing designs) no fees are applicable.*

Name:

Signature:

Date:

Lead Designer:



Turnkey Creations Pty Ltd | ABN: 67 155 832 732 | ACT Builders Licence: 2012767 | NSW Builders Licence: 241240C

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