
Appendix B

Site Photos



Photo 1



Photo 3



Photo 2



Photo 4



Photo 5



Photo 7



Photo 6



Photo 8



Photo 9



Photo 11



Photo 10



Photo 12



Photo 13



Photo 15



Photo 14



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 23



Photo 22



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 33



Photo 32



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 45



Photo 44



Photo 46



Photo 47

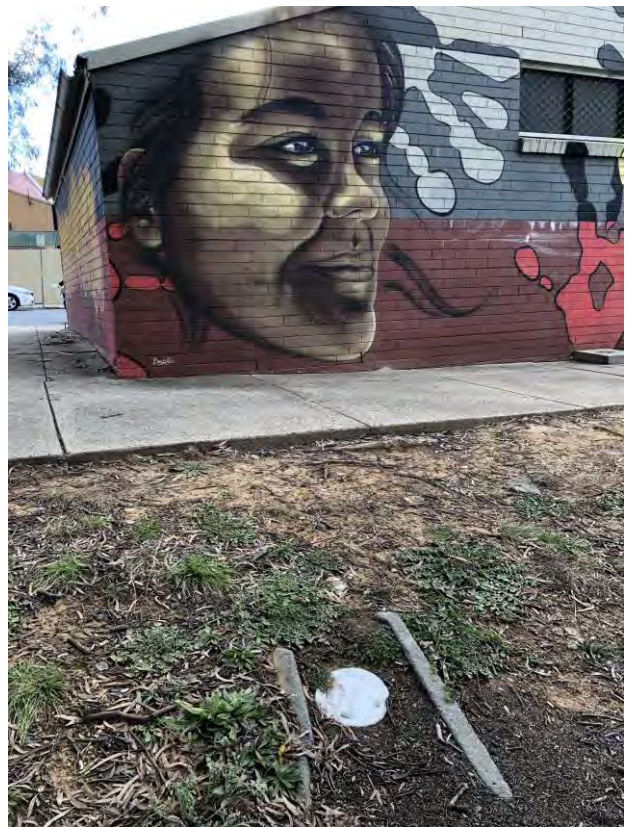


Photo 49



Photo 48



Photo 50



Photo 51



Photo 53



Photo 52



Photo 54



Photo 55



Photo 57



Photo 56



Photo 58



Photo 59

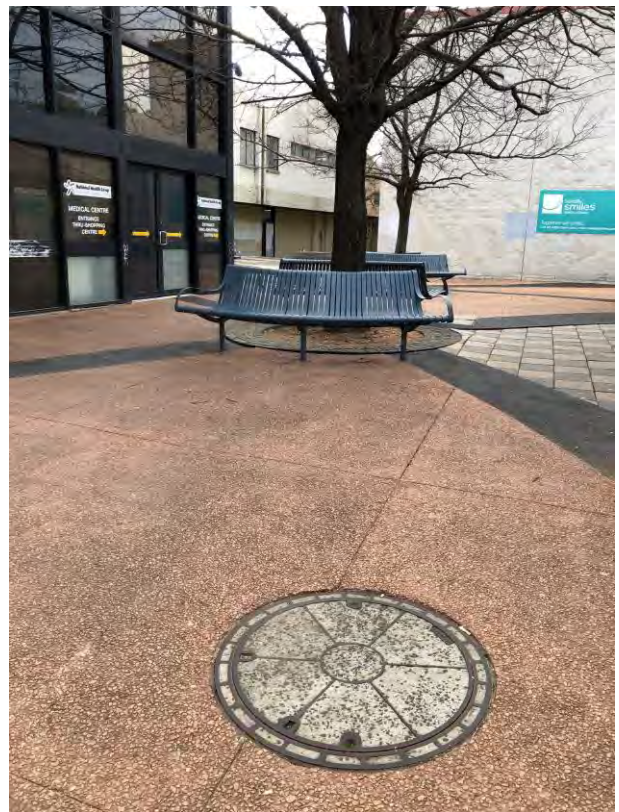


Photo 61



Photo 60



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 68



Photo 67



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 76



Photo 75



Photo 77



Photo 78



Photo 79



Photo 80



Photo 82



Photo 81



Photo 83



Photo 84



Photo 85



Photo 87



Photo 86



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 105



Photo 104

Appendix C

Correspondence

Mana Naghshgar

From: Manijeh Naghshgar <m.naghshgar@gmail.com>
Sent: Thursday, 5 November 2020 5:08 PM
To: Mana Naghshgar
Subject: Fwd: Kippax Group Centre - Holt Section 51&88 - SIR Water and Sewer Capacity

----- Forwarded message -----

From: **Dahal, Nabin** <Nabin.Dahal@iconwater.com.au>
Date: Thu, Oct 8, 2020 at 3:14 PM
Subject: RE: Kippax Group Centre - Holt Section 51&88 - SIR Water and Sewer Capacity
To: m.naghshgar@gmail.com <m.naghshgar@gmail.com>
Cc: Hydraulic Asset Acceptance <HydraulicAssetAcceptance@iconwater.com.au>

Good Afternoon Mana,

Apologies for the delay. Icon Water comments are:

Sewer Network

The hydraulic assessment shows the existing DN150 at the west and the DN375 at the east are sufficient to deliver the proposed foul flow. The relocation of sewer main shall be at least for a like for like replacement in capacity and be designed with the current Icon Water standard.

Water Network

Analysis indicates network has sufficient capacity to consider the proposed load from Kippax Group Centre development. DN 150 main along Hardwick Crescent can provide sufficient fire flow at F2 (150 L/s) class.

However, available fire flow at DN 150 main along Kippax Place is below required level. Augmentation will be required to achieve available fire flow at required class along Kippax Place. Length and extent of augmentation can be checked upon further data available.

I will provide the pressure soon.

Regards,

Nabin Dahal

Senior Technical Officer, Developer Services

Urban Development Services



Icon Water
GPO Box 366 Canberra ACT 2601
T 02 6180 6011 M 0448 420 948
iconwater.com.au | [Twitter](#) | [YouTube](#) | [LinkedIn](#)

SAFETY ♦ EXCELLENCE ♦ OPENNESS



From: Manijeh Naghshgar <m.naghshgar@gmail.com>

Sent: Wednesday, 16 September 2020 4:19 PM

To: Hydraulic Asset Acceptance <HydraulicAssetAcceptance@iconwater.com.au>; Dahal, Nabin <Nabin.Dahal@iconwater.com.au>

Cc: John Samoty <john.samoty@gmail.com>

Subject: Fwd: Kippax Group Centre - Holt Section 51&88 - SIR Water and Sewer Capacity

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Hi Nabin,

Regarding the below email and query, could please provide us with the available pressure tables for peak demand + various fire flow rates up to **150L/s** for the existing DN150 mains at Hardwick Crescent and Kippax Place? We have received advice from the ACT F&R to consider a fire category of F2 for the proposed development.

Sorry for any confusion, please contact me if you have any questions.

Kind regards,

----- Forwarded message -----

From: **Manijeh Naghshgar** <m.naghshgar@gmail.com>

Date: Tue, Sep 15, 2020 at 1:10 PM

Subject: Fwd: Kippax Group Centre - Holt Section 51&88 - SIR Water and Sewer Capacity

To: Hydraulic Asset Acceptance <hydraulicassetacceptance@iconwater.com.au>, Dahal, Nabin

[<nabin.dahal@iconwater.com.au>](mailto:nabin.dahal@iconwater.com.au)

Cc: John Samoty <john.samoty@gmail.com>

PLEASE DISCARD MY PREVIUOS EMAIL.

CONFIDENTIAL

Hello,

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The proposed development includes mixed residential, commercial and community facilities, which will replace part of the existing Kippax Fair Group Centre and includes part of the greenfield area to the east of the subject site. Please see below screenshot of the very indicative planning design, which is undertaken with the purpose of easing the engineering calculations.



Sewer

1. The estimated generated sewer flow rate that will be discharged toward the east has been calculated to be 12 L/s, to the Icon Water supplement to WSAA. Could you please advise whether the existing DN375 sewer main along the sportsfield has the residual capacity to accommodate this flow? This DN375 sewer main is shown in the attached DBYD information.
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3. Based on the recently approved Territory Plan Variation No.361, the DN375 sewer main and the DN300 sewer main along the sportsfield will need to be relocated/adjusted to the outside of the proposed developing area. Could you please advise what the key considerations are that the developer of the site should be informed of for the relocation of these trunk services?

Potable Water

1. The estimated peak demand for the proposed community hub within Block 5 Section 88 has been calculated as 0.41L/s. Can the existing DN150 water main along Hardwick Crescent and to the west of the library accommodate this demand?
2. The estimated peak demand for the proposed apartments and business has been calculated as 5L/s. Can the existing DN150 water main along Hardwick Crescent and to the front of the Kippax Fair Group Centre accommodate this demand?
3. The estimated peak demand for the proposed residential terraces to the east has been calculated as 0.68L/s. Can the existing DN150 water main along Kippax Place accommodate this demand?
4. Could you please provide me with available pressure tables for peak demand + various fire flow rates up to 100L/s for the abovementioned water mains along Hardwick Crescent and Kippax Place?

Thank you very much in advance and please feel free to contact me if you have any questions or seek clarification.

Kind regards,

Mana Naghshgar, BEng (Management)

Project Manager *for* JPS Engineering Consultants

M 0420 215 440

E m.naghshgar@gmail.com

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Mana Naghshgar

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Sent: Thursday, 5 November 2020 5:08 PM
To: Mana Naghshgar
Subject: Fwd: Kippax Group Centre - Holt Section 51&88 - SIR Water and Sewer Capacity

----- Forwarded message -----

From: **Dahal, Nabin** <Nabin.Dahal@iconwater.com.au>
Date: Fri, Oct 9, 2020 at 5:28 PM
Subject: RE: Kippax Group Centre - Holt Section 51&88 - SIR Water and Sewer Capacity
To: m.naghshgar@gmail.com <m.naghshgar@gmail.com>
Cc: Hydraulic Asset Acceptance <HydraulicAssetAcceptance@iconwater.com.au>

Hi Mana,

The water pressure response is below.

The following assumptions are used for the analysis:

- ***The pressure is calculated with service reservoirs at half capacity and an allowance for reservoir outlet losses of 1.5 m.***
- ***AWSSS design peak flow is considered in this analysis.***
- ***The model contains identified unlined mains.***

	DN150 @ Hardwick Crescent (West) (Elevation = 568 m)	DN150 @ Hardwick Crescent (East) (Elevation = 569 m)	DN150 @ Kippax Place (Elevation = 567 m)
Max Static Pressure (m)	72	71	73
Min Pr @ Peak Demand	58	57	59
Min Pr @ Peak Demand + 10 L/s (m)	58	57	59
Min Pr @ Peak Demand + 20 L/s (m)	57	56	58
Min Pr @ Peak Demand + 30 L/s (m)	57	55	56
Min Pr @ Peak Demand + 40 L/s (m)	56	53	54
Min Pr @ Peak Demand + 50 L/s (m)	55	51	52

Min Pr @ Peak Demand + 60 L/s (m)	53	49	49
Min Pr @ Peak Demand + 70 L/s (m)	52	46	45
Min Pr @ Peak Demand + 80 L/s (m)	50	42	41
Min Pr @ Peak Demand + 90 L/s (m)	48	39	37
Min Pr @ Peak Demand + 100 L/s (m)	46	34	32
Min Pr @ Peak Demand + 110 L/s (m)	43	30	26
Min Pr @ Peak Demand + 120 L/s (m)	40	25	20
Min Pr @ Peak Demand + 130 L/s (m)	37	20	14
Min Pr @ Peak Demand + 140 L/s (m)	34	14	
Min Pr @ Peak Demand + 150 L/s (m)	31		

Disclaimer

- 1. The above water supply pressure information ("Information") has been calculated using data provided by third parties and/ or Icon Water, which is then subject to mathematical modelling. The modelling endeavours to take into account future water demand patterns and future infrastructure development of adjoining areas.*
- 2. You acknowledge the scope for errors in the data used by Icon Water in determining the Information.*
- 3. Whilst Icon Water has used reasonable endeavours in determining the Information, Icon Water does not make any warranty as to its accuracy.*
- 4. Icon Water accepts no liability for loss or liability arising from reliance on the Information.*

Regards,

Nabin Dahal

Senior Technical Officer, Developer Services

Urban Development Services



Icon Water
GPO Box 366 Canberra ACT 2601

SAFETY ♦ EXCELLENCE ♦ OPENNESS



From: Dahal, Nabin
Sent: Thursday, 8 October 2020 3:14 PM
To: 'm.naghshgar@gmail.com' <m.naghshgar@gmail.com>
Cc: Hydraulic Asset Acceptance <HydraulicAssetAcceptance@iconwater.com.au>
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GPO Box 366 Canberra ACT 2601
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iconwater.com.au | [Twitter](#) | [YouTube](#) | [LinkedIn](#)

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To: Hydraulic Asset Acceptance <HydraulicAssetAcceptance@iconwater.com.au>; Dahal, Nabin <Nabin.Dahal@iconwater.com.au>

Cc: John Samoty <john.samoty@gmail.com>

Subject: Fwd: Kippax Group Centre - Holt Section 51&88 - SIR Water and Sewer Capacity

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Kind regards,

----- Forwarded message -----

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Date: Tue, Sep 15, 2020 at 1:10 PM

Subject: Fwd: Kippax Group Centre - Holt Section 51&88 - SIR Water and Sewer Capacity

To: Hydraulic Asset Acceptance <hydraulicassetacceptance@iconwater.com.au>, Dahal, Nabin <nabin.dahal@iconwater.com.au>

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Kind regards,

Mana Naghshgar, BEng (Management)

Project Manager *for* JPS Engineering Consultants

M 0420 215 440

E m.naghshgar@gmail.com

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Mana Naghshgar

From: Manijeh Naghshgar <m.naghshgar@gmail.com>
Sent: Thursday, 5 November 2020 5:09 PM
To: Mana Naghshgar
Subject: Fwd: Electricity Service - SIR - Kippax Group Centre

----- Forwarded message -----

From: **Dassanayake, Chandika** <Chandika.Dassanayake@evoenergy.com.au>
Date: Thu, Oct 1, 2020 at 4:58 PM
Subject: RE: Electricity Service - SIR - Kippax Group Centre
To: m.naghshgar@gmail.com <m.naghshgar@gmail.com>
Cc: Network Connection Application <Network.ConnectionApplication@evoenergy.com.au>, john.samoty@gmail.com <john.samoty@gmail.com>

Hi Mana,

This refers to the discussion had with you on above development.

At present substation 2228 (2x750kVA) connected to the Paterick feeder from Latham zone substation supplying to the section 51.

With existing load connected to the Paterick feeder, no spare capacity available on it during winter season. However we will be able to supply total load up to 1.5MVA with the existing feeder.

If the total load will increase above 1.5MVA and this development happened before year 2025 we need to construct a new 11kV feeder from Latham zone substation, length 3km and very high level cost \$3M or look into non network solution (network battery, etc.) to cater this load.

Development happen after 2025: There is a zone substation proposed in Strathnairn in year 2025(this may get postpone with the targeted load forecast). With subject to completion of Strathnairn zone substation, this load can be supplied through Paterick feeder after sharing load to neighbouring feeders.

However, 11kV network planning process it is important to have following information regarding this project.

1. Time frames of stages of the development
2. Will gas connections are available for the development?
3. What is the policy on EV chargers ?
4. Any other special requirements , solar PV & battery storages ?

Please let me know if you need further clarification on this.

Thank you

Kind Regards

Chandika Dassanayake

Network Planning Engineer

Strategy and Operations

evoenergy

t 02 6293 5871 | **m** 0459 882 179

evoenergy.com.au

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Please consider our environment before printing this email.



From: Network Connection Application <Network.ConnectionApplication@evoenergy.com.au>

Sent: Thursday, 1 October 2020 1:14 PM

To: Dassanayake, Chandika <Chandika.Dassanayake@evoenergy.com.au>

Subject: FW: Electricity Service - SIR - Kippax Group Centre

Hi Chandika,

Please find below follow-up email from customer. Have you had a chance to have a look this one?

Thank you

Regards

Kedar

From: Manijeh Naghshgar <m.naghshgar@gmail.com>
Sent: Wednesday, 30 September 2020 7:08 PM
To: Network Connection Application <Network.ConnectionApplication@evoenergy.com.au>
Cc: Vedanti, Kedar <Kedar.Vedanti@evoenergy.com.au>; John Samoty <john.samoty@gmail.com>
Subject: Re: Electricity Service - SIR - Kippax Group Centre

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Hi Kedar,

Just a followup on this query and whether we will be able to hear back from the network planning team?

Thanks again,

Mana

On Thu, Sep 24, 2020 at 3:45 PM Network Connection Application
<Network.ConnectionApplication@evoenergy.com.au> wrote:

Thanks Manijeh,

I have forwarded below details to network planning area to comment on HV network. I will come back to you as soon as I receive any comments, thank you

Regards

Kedar

From: Manijeh Naghshgar <m.naghshgar@gmail.com>
Sent: Thursday, 24 September 2020 2:33 PM
To: Network Connection Application <Network.ConnectionApplication@evoenergy.com.au>
Cc: John Samoty <john.samoty@gmail.com>
Subject: Re: Electricity Service - SIR - Kippax Group Centre

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Hi Kedar,

Thank you for working on this query.

Please be advised that the estimated 2,941kVA is the overall demand considering redevelopment.

Kind regards,

Mana

On Thu, Sep 24, 2020 at 1:36 PM Network Connection Application
<Network.ConnectionApplication@evoenergy.com.au> wrote:

Hi Manijeh,

Please find below network map showing indoor type substation 2228 at B59 S51. This substation is rated to 2x750kVA was established in 1977 and hence, may not be suitable for upgrade. Could you please confirm whether the demand that you mentioned in your original email was an additional demand or overall demand considering redevelopment?

Thank you

Regards

Kedar



From: Manijeh Naghshgar <m.naghshgar@gmail.com>

Sent: Tuesday, 22 September 2020 12:37 PM

To: Network Connection Application <Network.ConnectionApplication@evoenergy.com.au>; Vedanti, Kedar <Kedar.Vedanti@evoenergy.com.au>

Cc: John Samoty <john.samoty@gmail.com>

Subject: Re: Electricity Service - SIR - Kippax Group Centre

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Hi Kedar,

Thanks for your call, please find the attached screenshot that shows the block and section numbers for the entire development area including part of the existing Kippax Group Centre, which is proposed for redevelopment.

Please contact me if you need any other information.

Thank you and Kind regards,

On Fri, Sep 18, 2020 at 2:26 PM Manijeh Naghshgar <m.naghshgar@gmail.com> wrote:

CONFIDENTIAL

Hello,

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views of the organisation.

!.

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Sent: Tuesday, 22 September 2020 12:37 PM

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Please see below screenshot of the very indicative planning design, which is undertaken with the purpose of easing the engineering calculations.



Using AS3000-2018, the estimated maximum demand for the proposed development will be 2,491kVA. This demand is calculated for retails, residential units, basement and open-air carparks, and the community hub. Please note that this is for the total development in that area, including the current Group Centre.

Could you please confirm that the existing electrical infrastructure has sufficient capacity to service this site?

I'd like to mention that this is needed only for SIR purposes for the proposed development and a full electrical design will be undertaken once the plan is finalised.

Thank you for your ongoing assistance, please contact me if you have any questions.

Kind regards,

Mana Naghshgar, BEng (Management)

Project Manager *for* JPS Engineering Consultants

M 0420 215 440

E m.naghshgar@gmail.com

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Mana Naghshgar

From: Manijeh Naghshgar <m.naghshgar@gmail.com>
Sent: Thursday, 5 November 2020 5:10 PM
To: Mana Naghshgar
Subject: Fwd: Gas Connection - Kippax Group Centre

----- Forwarded message -----

From: **Steve Donnelly** <Steve.Donnelly@jemena.com.au>
Date: Mon, Sep 21, 2020 at 9:41 AM
Subject: RE: Gas Connection - Kippax Group Centre
To: Manijeh Naghshgar <m.naghshgar@gmail.com>

Hi Mana

Capacity of the existing medium pressure network in the vicinity of Kippax Fair is limited and interconnection of the 32mm nylon in Hardwick Crescent and the 50mm nylon in Southern Cross Drive may be required to provide sufficient capacity to supply the proposed development. I will need more detail on the likely gas loads to model the capacity of the network and the best options to supply gas to any new customers.

Don't hesitate to contact me when you have more information available and I can investigate further.

Regards

Steve Donnelly
Network Development Manager
Jemena
Unit 1, 5-7 Johns Place, Hume, ACT 2620
(02) 6192 6270 | 0427 401 803
steve.donnelly@jemena.com.au | www.jemena.com.au



From: Manijeh Naghshgar <m.naghshgar@gmail.com>
Sent: Friday, 18 September 2020 2:44 PM

To: Steve Donnelly <Steve.Donnelly@jemen.com.au>; Bardia Kamal Alavi <bardia.kamalalavi@jemen.com.au>
Cc: John Samoty <john.samoty@gmail.com>
Subject: Gas Connection - Kippax Group Centre

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CONFIDENTIAL

Hello Steve and Bardia,

Trust you are well.

JPS Engineering Consultants has been engaged by the ACT Government (EPSDD) to undertake a Site Investigation Report of the Kippax Group Centre renewal within Section 51 and Section 88 Holt.

The proposed development includes mixed residential, commercial and community facilities, which will replace part of the existing Kippax Fair Group Centre and includes part of the greenfield area to the east of the subject site. The proposed development also includes a basement carpark to accommodate the demand.

Please see below screenshot of the very indicative planning design, which is undertaken with the purpose of easing the engineering calculations.



We are proposing a service connection to the site from the existing 32mm 210kPa gas connection within the Hardwick Crescent and in front of the Kippax Fair Centre (as shown on DBYD) and also a connection from the 50mm 210kPa gas pipe exists along Southern Cross Drive further north of the subject site.

Could you please advise if there are any capacity or connection constraints for this service?

Thank you for your assistance and please contact me if you have any questions.

Kind regards,

Mana Naghshgar, BEng (Management)

Project Manager *for* JPS Engineering Consultants

M 0420 215 440

E m.naghshgar@gmail.com

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Mana Naghshgar

From: Manijeh Naghshgar <m.naghshgar@gmail.com>
Sent: Thursday, 5 November 2020 5:10 PM
To: Mana Naghshgar
Subject: Fwd: Fire Category - Kippax Group Centre
Attachments: image002.jpg

----- Forwarded message -----

From: **ACTF&R Risk & Planning** <ACTF-RRisk-Planning@act.gov.au>
Date: Wed, Sep 16, 2020 at 2:18 PM
Subject: RE: Fire Category - Kippax Group Centre
To: Manijeh Naghshgar <m.naghshgar@gmail.com>

UNOFFICIAL

Hi Mana,

Have reviewed the indicative and determine the fire risk type as F2, possibly F1 – Town Centre.

This is determined using the following assumptions and guidance:

- AS2419.1-2017 Section 2.2 System Performance
- Large combined residential, commercial & community facilities plus basement carparking
- Combined area of the shopping precinct of between 10000-20000m² of floor space

Hope this provides some assistance.

Regards

Station Officer Guy Cassis



Bushfire and Development Assessment Officer

ACT Fire & Rescue | Community Safety

9 Amberley Ave Fairbairn ACT

p. 62078472

e. actf&rrisk&planning@act.gov.au

From: Manijeh Naghshgar <m.naghshgar@gmail.com>
Sent: Tuesday, 15 September 2020 1:17 PM
To: ACTF&R Risk & Planning <ACTF-RRisk-Planning@act.gov.au>
Subject: Fire Category - Kippax Group Centre

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CONFIDENTIAL

Dear ACT F&R Team

JPS Engineering Consultants has been engaged by the ACT Government (EPSDD) to undertake a Site Investigation Report of the Kippax Group Centre renewal within Section 51 and Section 88 Holt.

The proposed development includes mixed residential, commercial and community facilities, which will replace part of the existing Kippax Fair Group Centre and includes part of the greenfield area to the east of the subject site. Please see below screenshot of the very indicative planning design, which is undertaken with the purpose of easing the engineering calculations.

Mana Naghshgar

From: Manijeh Naghshgar <m.naghshgar@gmail.com>
Sent: Thursday, 5 November 2020 5:11 PM
To: Mana Naghshgar
Subject: Fwd: ACT Heritage Council advice - Blocks 47, 37, 36 and 22, Section 51, Holt

----- Forwarded message -----

From: **Russell, Meaghan** <Meaghan.Russell@act.gov.au>
Date: Fri, Aug 7, 2020 at 10:37 AM
Subject: ACT Heritage Council advice - Blocks 47, 37, 36 and 22, Section 51, Holt
To: Manijeh Naghshgar <m.naghshgar@gmail.com>
Cc: John Samoty <john.samoty@gmail.com>

OFFICIAL

Hello Manijeh,

Thank you for your query of 6 August 2020, regarding Blocks 47, 37, 36 and 22, Section 51, Holt.

Following review of the ACT Heritage Register, I advise that the subject blocks do not contain any heritage places or objects subject to *Heritage Act 2004* (the Act) provisions.

Further, given prior land use, the ACT Heritage Council (the Council) considers that the subject blocks are unlikely to contain unrecorded heritage places and objects. On this basis, the only requirement under the Act identified is that:

- Should unexpected heritage places and objects be encountered in future development, works at those locations must cease to allow for heritage assessment and management (in accordance with Sections 74 and 75 of the Act) and the discovery is to be reported to the Council within five working days (in accordance with Section 51 of the Act).

Regards,
Meaghan

Phone: 13 22 81 | Email: meaghan.russell@act.gov.au

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House 16 Challis Street Dickson | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au



[@EnvironPlan](https://twitter.com/EnvironPlan)



facebook.com/EnvironPlan

From: Manijeh Naghshgar <m.naghshgar@gmail.com>

Sent: Thursday, 6 August 2020 3:12 PM

To: Heritage <Heritage@act.gov.au>; Chaston, Daisy <Daisy.Chaston@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>

Cc: John Samoty <john.samoty@gmail.com>

Subject: ACT Heritage Council Advice - Holt Section 51

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

Dear ACT Heritage Team,

JPS Engineering Consultants is engaged by the ACT Government (EPSDD) to undertake a Site Investigation Report for the Kippax Shopping Centre and the adjacent blocks including Blocks 47, 37, 36 and 22 Section 51 Holt. Please see the area of the study highlighted in blue in the below screenshot.



Reference to ACTmapi database and the Heritage Register available on the ACT Environment, Planning and Sustainable Development Directorate - Environment website, it is assumed that the abovementioned blocks are not registered as heritage sites.

Could you please confirm whether there is a heritage constraint for future development on any of these blocks or within the highlighted area in the screenshot?

Thank you for your ongoing help and please let me know if you have any questions.

Kind regards,

Mana Naghshgar, BEng (Management)

Project Manager for JPS Engineering Consultants

M 0420 215 440

E m.naghshgar@gmail.com

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