Servicing Conditions Fact Sheet

This document provides information for the standard services that will be provided to your block at Settlement and a list of Authority contacts to help you and your builder during the construction of your home.

1.0 Services

Purchasers should make their own enquiries and obtain their own legal advice in relation to the location of service and access easements over Blocks and their obligations with respect to erecting buildings and structures on, over or under an easement.

2.0 Service Easements

Easement for water, electricity, storm water, sewer and any other services will be depicted on the Deposited Plans which will be available prior to Crown Lease being granted to the purchaser.

The indicative location of easements are located on the Preliminary Block Disclosure Plan.

Information in relation to the location of service easements may be obtained from:

Dial Before You Dig 1100
1100.com.au

3.0 Utility Provider Access Requirements

Purchasers must comply with the service access requirements of Utility Providers and as required by law. A service access is a space required by a Utility Provider to have access to, or protect and maintain their utility infrastructure.

Purchasers should contact Utility Providers in relation to any proposed fencing which crosses a service access space. Further information can be found at iconwater.com.au

If a hydraulic service is close to part of a proposed building then special provisions may apply to the nearby foundations. Details related to construction including tree planting in the vicinity of storm water easements are contained in the TCCS document “Construction in the Vicinity of Storm water Easements” which is available:

TCCS.act.gov/roads-transport/Road Infrastructure and Maintenance/storm water
4.0 Hydraulic Services

Prior to the grant of the Crown Lease to the purchaser, each block will be provided with service ties for each of the hydraulic services being sewer, water supply and storm water. Purchasers are responsible for arranging the connection of hydraulic services to their Block and for making their own enquiries concerning the location of service ties, water supply and sewerage mains in their Block.

Further information including details about the location of these services within a Block can be obtained from:

EPSDD Customer Service Centre
8 Darling Street
Mitchell ACT 2911
02 6207 1923
environment.act.gov.au

and

ICON Water Limited
02 6242 2113

5.0 Electricity Supply

Prior to the grant of the Crown Lease to the Purchaser, each Block will be provided with electricity supply at a point nominated by ActewAGL electricity networks.

Purchasers are responsible for arranging the connection of the electricity supply to their Block. Electricity supply connections to all blocks will be underground. Purchasers are responsible for providing facilities for this underground connection.

Equipment associated with electricity distribution including but not limited to substations, mini pillars and light poles may be permanently installed on the nature strip outside the Block.

Purchasers should make their own enquiries in relation to all matters associated with electricity supply and distribution. In particular, Buyers should determine:

- The terms, conditions and the likely connection dates under which temporary and/or permanent electricity supply will be made available
- Any requirements which may affect the structural or electrical design of a development on their Block and
- The possible locations of electricity distribution equipment in relation to individual Blocks

Further information can be obtained from:

ActewAGL Electricity Networks Customer Services Shopfront
Corner of Oakden and Anketell Streets
Greenwat ACT 2900
02 6293 5749
actewagl.com.au
6.0 Telecommunications

Prior to the grant of Crown Lease to the Purchaser, each Block will be provided with a capped conduit for future telecommunication services. Purchasers are responsible for arranging the connection of telecommunication services to their Block.

NBN Co will be responsible for the installation of the telecommunications network. The network will be deployed underground along the verge. Telecommunication pits will be installed at regular intervals along the verges. These pits will serve as the junction point between the Network and the “lead in” conduits. The lead-in conduits are provided up to the Block.

To connect to the network to support the provision of communication services such as voice, data and television, a specific structured wiring regime is required to be installed in the home during construction of the dwelling. It is the responsibility of the Purchaser to arrange the installation of the home wiring.

Further information can be obtained from:

NBN Co
1800 687 626
info@nbnco.com.au

7.0 Postal Services

Purchasers are responsible for erecting letter boxes on their Block.

Prior to erecting a letter box on the Block, the Purchaser must provide the site, location and size of their proposed letter box to EPSDD for approval. The letter box must be accessible from a public road and is not positioned to a frontage adjacent to open spaces.

Further information can be obtained from:

Surveyor General
02 6205 0074

8.0 Street Numbers

Street numbers are allocated by the Territory only. Emergency and postal services rely on the prominent display of street numbers at all times. Further information can be obtained from:

Surveyor General
02 6205 0074

9.0 Existing Service on Territory Land

Purchasers should make their own enquiries concerning any excavations on or near the Boundary of their Block in relation to any Territory assets near the boundary of their Block.

Purchasers are responsible for ensuring that Territory Land and services on Territory Land are not damaged by any construction on their Block. This included damages during construction in relation to temporary storage and / or spreading of surplus spoil over the public verge resulting in changes of level and grade.

Purchasers will be responsible to indemnify the Territory for any damages, costs or losses to the Territory Land during the construction of the dwelling on their Block.
Purchasers should contact TCCS in relation to the condition of existing services on Territory Land including the following:

- Footpaths, kerbs and gutters
- Street and traffic lights
- Landscape infrastructure including trees, shrubs and grass
- Access pit covers, valve or hydrant markers
- Electricity distribution equipment and
- Any other installations or services contained within the adjacent road reserves or Territory Land

Further information can be obtained from:

**Canberra Connect**

13 22 81

10.0 **Bins and Garbage Services**

The ACT Government is currently rolling out a trial of a third green waste bin. Each single residential property will be provided with:

- Domestic Garbage bin (140L) – Red or dark green lid
- Mixed Recycling Bin (240L) – Yellow lid
- Green Waste Bin (240L) – Green Lid

The rollout provides a fortnightly pick-up service for the green waste bin on alternative weeks to your mixed recycling (yellow lid) bin.

The Territory will provide garbage collection services. Further information relating to garbage collection services can be obtained from Canberra Connect or TCCS

TCCS 13 22 81

11.0 **Geotechnical Information**

A Site Classification Report Summary will be provided to purchasers before settlement. It is important that purchasers note the following in relation to the report provided:

- The Classification report provides an indication of the likely founding conditions on your block which in turn helps to inform you and your builder of the likely footing design required for your new home;
- The classification report is based on the unaltered soil profile of your block and is subject to change pending the altered soil profile on your block to suit your house design;
- As such this classification should be regarded as a “preliminary classification and the classification should be re-assessed with your builder and/or private certifier if the soil profile is altered by either adding fill or removing bulk excavated soil
- The classification is based on localized test pits typically on the boundary between adjoining lots and therefore should not be relied on to accurately reflect the subsurface conditions across your entire block;
- It is strongly recommended that you discuss with your builder the site classification provided and determine any additional site testing that may be required to finalise an assessment of either the likely founding conditions and/or the sub-surface conditions on your block. This will allow you to make appropriate scope allowances and/or provisions in your building contracts to cater for possible changes in site conditions.
12.0 Regrading and Fill

Purchasers will be provided with a plan detailing regrading and fill placed on the Block. A copy of the Block Fill Plan for each Block will be made available on the following website:

ginninderry.com\sales\buyers-toolkit

13.0 Tree Protection

The Tree Protection Act 2005 provides protection to trees defined as “protected” and requires an approval from the Conservator for tree damaging or groundwork activities to be undertaken. All trees identified for retention within Ginninderry are protected.

Buyers are responsible for tree preservation and protection on and adjacent to their block to a standard acceptable to TCCS.

Further information in relation to buyer’s responsibilities can be obtained from:

13 22 81 Canberra Connection – Tree Protection Unit
tccs.act.gov.au – search “Tree Protection”

Get in touch

For more information
E: enquiries@ginninderry.com
P: 1800 316 900
F: 02 6239 6004

ginninderry.com