

**LEGEND**

--- EXTENT OF ON-SITE WORKS

○ EXISTING TREE - ON-SITE  
Based on ..... survey

**TREE IDENTIFICATION**

1 PLa [H] TREE ASSESSMENT NUMBER  
1 PLa [H] TREE SPECIES  
1 PLa [H] TREE QUALITY RATING

**SUPPLEMENTARY NOTES**

(REGU) REGULATED TREE

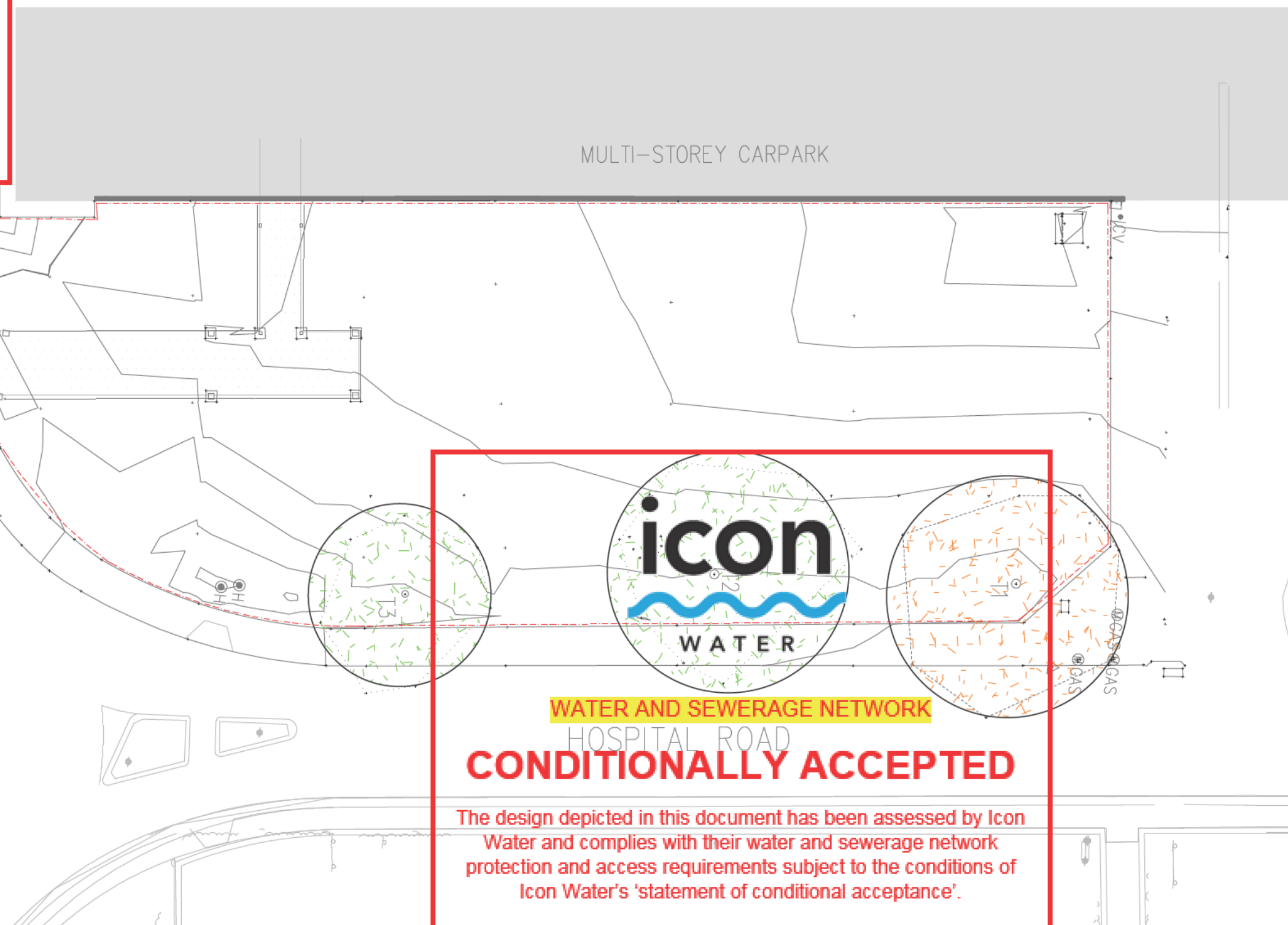
**TREE QUALITY ASSESSMENT**

An overall assessment of the quality of the tree and its relative importance for retention within an urban context

- Poor (P)** A tree that:  
Is of poor, structure or health, is in decline; which has limited potential to contribute to the landscape
- Medium (M)** A tree that:  
Is of reasonable form, structure or health; and whose presence contributes to the landscape but not as significantly as high/exceptional quality trees.
- High (H)** A tree that:  
is of good form, structure and health; is without significant defect; and which has the potential to make a significant contribution to the landscape
- Exceptional (E)** A tree that:  
has natural or cultural heritage importance; or has high aesthetic value and will have a major contribution to the surrounding landscape; or is of outstanding form, structure and health, and is an excellent example of the species; or has significant scientific value, including ecological importance

**TREE ASSESSMENT SPECIES LIST**

CODE SPECIES  
Emf *Eucalyptus mannifera*  
PLa *Platanus acerifolia*



**WATER AND SEWERAGE NETWORK**  
HOSPITAL ROAD  
**CONDITIONALLY ACCEPTED**

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Ian McDonell Date 30 Aug 2019

**TREE TABLE**

Tree Number	Botanical Name	Canopy	Trunk Dia.	Height	Condition/Health (E,G,F,P)	Growth Stage (J,SM,M,OM)	Tree Quality (P,M,H,E)	Contact phone: 6248 3111 Regulated/TCCS	Comments
1	Platanus acerifolia	13	0.5	14	G	SM	H	Regulated	
2	Eucalyptus mannifera	13	0.5	16	F	SM	M	Regulated	
3	Eucalyptus mannifera	10	0.38	13	F	SM	M		

**From:** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
**To:** [EPD, Customer Services](#)  
**Subject:** Icon Water Application Decision. Application - 178668. Garran - 1/58 (Email 7 of 8)  
**Date:** Friday, 30 August 2019 4:40:55 PM  
**Attachments:** [TREE-201935962-02.pdf](#)  
[TREE-201935962-03.pdf](#)  
[TREE-201935962-04.pdf](#)

---

## Icon Water

### Approval ID : 178668, Garran 1 /58

Your application has been assessed against Icon Water's water and sewerage network access and asset protection requirements.

Please find attached an Icon Water DECISION STATEMENT together with your stamped plans.

A failure to comply with decision statement conditions will invalidate the approval and will expose the land-holder to prosecution under the Utilities Act 2000.

Non-compliant submissions must be rectified and resubmitted to Icon Water for approval prior to construction commencing. A decision to proceed with construction using unapproved drawings will expose the land-holder to prosecution under the Utilities Act 2000.

Please note: Separate decision statements are required from other utilities (eg: electricity, gas, stormwater and communications)

### Future applications

Icon Water has introduced an online planning application process for obtaining utility clearances prior to submitting a development application or seeking building approval.

This revised application process consists of an electronic form available [here](#). By using the online form applicants will no longer need to complete the respective Water/Sewerage and Electricity/Gas application forms.

When an application is submitted it will be assessed against the water, sewerage, electricity and gas networks.

Icon Water requests that organisations register their details if they regularly submit applications. Registration will reduce the time it takes to lodge an application. To register, send a return email including the organisation's name, a contact name, phone number and email address.

Regards

***Ian McDonell***

[Building Approvals and Network Protection](#)

[Icon Water](#)

**Telephone** 02 6248 3111

**Facsimile** 02 6242 1459

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

GPO Box 366 Canberra ACT 2601

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

Please consider our environment before printing this email.

\*\*\*\*\*

\*PLEASE NOTE\* This email and any attachments may be confidential. If received in error, please delete all copies and advise the sender. The reproduction or dissemination of this email or its attachments is prohibited without the consent of the sender.

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

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

\*\*\*\*\*



# Application Number 178668

## LEGEND - Tree Management Plan

Sheet 113 of 118

### TREE IDENTIFICATION

- 1 PLa [H] TREE NUMBER
- 1 PLa [H] TREE IDENTIFICATION CODE
- 1 PLa [H] TREE QUALITY RATING

TREE TO BE RETAINED

TREE PROTECTION ZONE (OF REGULATED AND TCCS TREES SUBJECT TO DA WORKS) Canopy plus 2m

SUGGESTED SELECTIVE TREE BRANCH REMOVAL As required

GROUND FLOOR BUILDING Refer architects documents

1800 HIGH TEMPORARY PROTECTIVE FENCING Chain link mesh panels to be maintained for duration of site construction works

INDICATIVE SITE FENCING

EXISTING CONCRETE PAVING: To be retained

PLAIN GREY CONCRETE Lightly exposed finish To engineers detail

GRADED BLUE STONE MULCH

TIMBER EDGE To future detail

RELOCATED TIMBER BOLLARDS To match existing detail

MULCHED PLANTING BED: Mass planting on structure including: soil and mulch

DRYLAND GRASS

### TREE ASSESSMENT SPECIES LIST

CODE	SPECIES
Emf	<i>Eucalyptus mannifera</i>
PLa	<i>Platanus acerifolia</i>

## Tree Protection Notes

### FENCING

Maintain temporary protective fences erected in accordance with the approved drawing. Fencing must be erected before the commencement of any site works and removed at completion of all construction and commencement of verge restoration. The fence is to remain in place throughout the duration of the project.

Use of temporary 1800 mm tall continuous mesh fence supported by steel posts with concrete bases is mandatory. Variation from this requirement must be accompanied by written agreement from the Project Arborist. All construction activity including stockpiling of materials, vehicle access and parking must be excluded from the fenced area. Ensure that site access points are outside all the protection zones.

### WORKING INSIDE THE TREE PROTECTION ZONE

Work inside the tree protection zone shall be conducted according to this drawing and the following controls:

### ROOT PROTECTION

Excavation that occurs within the drip zone of a tree shall be restricted to one side of the tree only and shall have prior approval from the Project Arborist. Where excavation is approved, the following measures are to be adopted for tree protection:

Do not sever large roots (>30 mm diameter) closer than halfway from the drip-line to the trunk.

Locate these roots by hand trenching to a depth of 300 mm before any mechanical trenching is undertaken.

Cut roots cleanly with equipment specifically designed for this purpose or by suitable pruning equipment.

Protect exposed roots from desiccation by lightly watering or covering with hessian which must be kept moist, and maintain the good health of the trees that have had disturbance in their roots zone by continual watering. At no time shall the disturbed area be allowed to dry out to the detriment of the trees health.

### ROOT DAMAGING ACTIVITIES

Techniques to minimise damage to roots within the tree root zone will include hand excavation, under boring or hydro excavation to expose the roots. The use of these techniques within the tree root zone is mandatory. Where roots are required to be cut as part of this process they are to be cut cleanly with equipment specifically designed to cut roots cleanly or other suitable pruning equipment, and root cutting will be carried out by a suitably qualified arborist / experienced horticulturist / urban forester.

If any trench/hole is not going to be back-filled within 24 hours, keep the roots lightly watered, cover with hessian and keep hessian moist; and

Where hydro excavation methods are used, water must be used so that bark surrounding roots and roots greater than 100mm are not damaged.

### BRANCH PROTECTION

On the advice of the project arborist and with written approval from the use of the block on which any tree is located, remove any branches that are impeding access, and trunk wrap those that are likely to be damaged during works as per Figure 4, AS 4979 or similar.

### EXCAVATION WITHIN THE TPZ

Excavation for walls, services and any other enabling works shall be carried out strictly by hydro-excavation using minimal pressure with no over-excavation towards the tree side of the wall. All exposed roots are to be cleanly cut by a qualified arborist and root pruning is to be inspected by the consulting arborist before the footings are put in place. Contractor shall organise for Arborist to be present at time of basement excavation to monitor tree root presence & manage any damage.



## WATER AND SEWERAGE NETWORK

# CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's statement of conditional acceptance'.

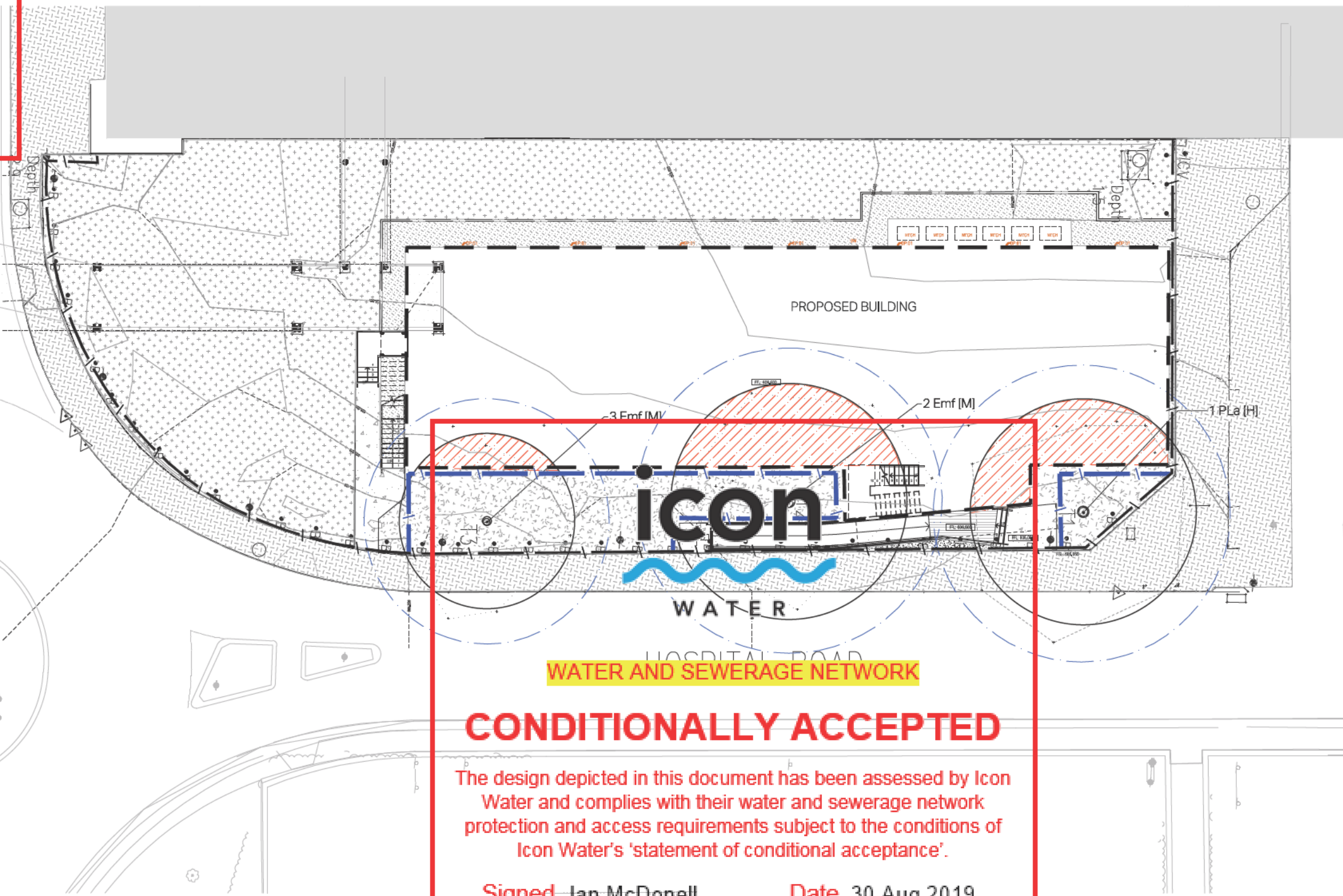
Signed Ian McDonnell

Date 30 Aug 2019

Contact phone: 6248 3111

### NOTES

1. Work shall be in accordance with TCCS Standard Specification for Urban Infrastructure Works
2. Implement approved construction management plans (Trees, Landscape, Traffic, Environmental)
3. Read Drawings in conjunction with relevant specifications, contracts and statutory approval conditions
4. Locate services (existing, redundant and designed) prior to works, Report discrepancies with design to Managing Contractor
5. Provide samples of all nominated materials for approval
6. Confirm supplier information for all nominated plant material
7. Disturbance and damage to retained features to be rectified to at least pre-work conditions
8. Figured dimensions take precedence to scaled measurements
9. Drawings to be used only for stated project and issue status



**icon**  
WATER

**WATER AND SEWERAGE NETWORK**

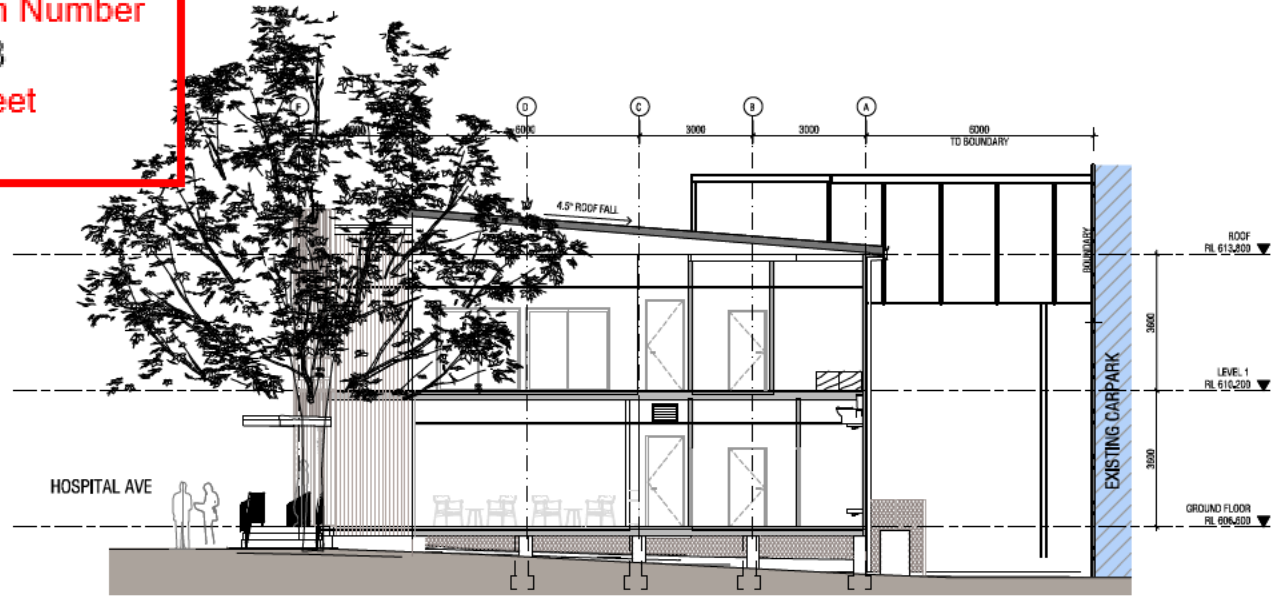
**CONDITIONALLY ACCEPTED**

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

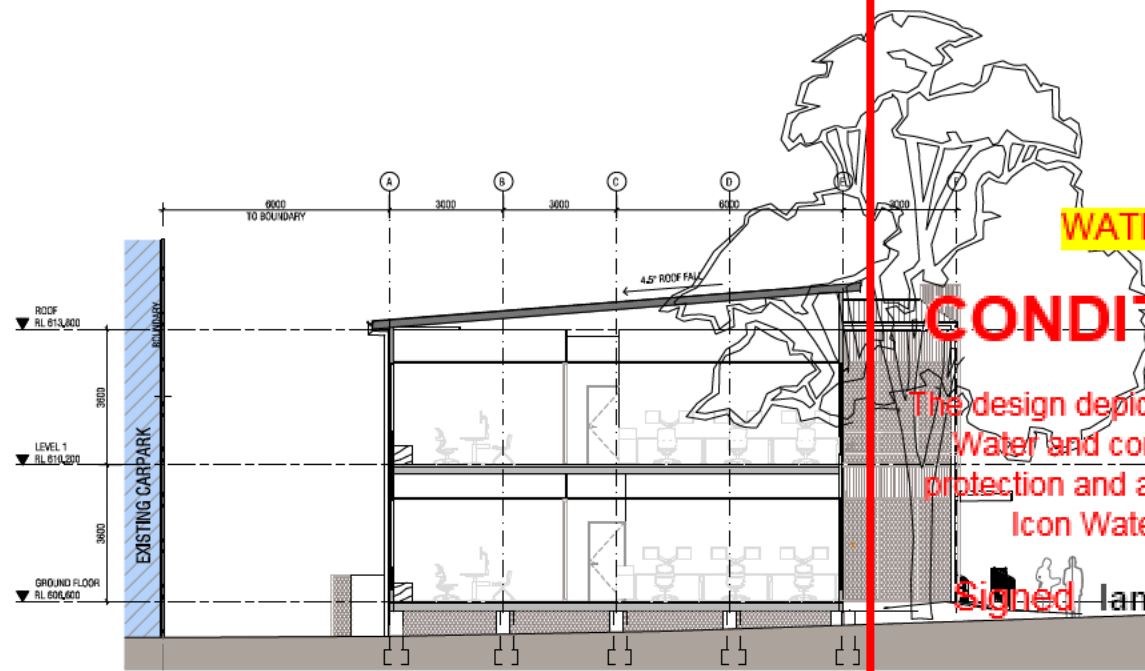
Signed Ian McDonell      Date 30 Aug 2019

Contact phone: 6248 3111

- NOTES**
1. Work shall be in accordance with TCCS Standard Specification for Urban Infrastructure Works
  2. Implement approved construction management plans (Trees, Landscape, Traffic, Environmental)
  3. Read Drawings in conjunction with relevant specifications, contracts and statutory approval conditions
  4. Locate services (existing, redundant and designed) prior to works, Report discrepancies with design to Managing Contractor Provide samples of all nominated materials for approval
  5. Confirm supplier information for all nominated plant material
  6. Disturbance and damage to retained features to be rectified to at least pre-work conditions
  7. Figured dimensions take precedence to scaled measurements
  8. Drawings to be used only for stated project and issue status



SECTION 1 - TREE NO. 1  
Suggested minor pruning



SECTION 2 - TREE NO. 2  
Suggested selective tree branch removal

1. TREE NO. 1  
Suggested minor pruning

**icon**  
WATER

**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed: Ian McDonnell      Date: 30 Aug 2019

Contact phone: 6248 3111

2. TREE NO. 2  
Suggested selective tree branch removal



**From:** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
**To:** [EPD, Customer Services](#)  
**Subject:** Icon Water Application Decision. Application - 178668. Garran - 1/58 (Email 8 of 8)  
**Date:** Friday, 30 August 2019 4:38:34 PM  
**Attachments:** [WATERURBANDESIGN-201935962-01.pdf](#)

---

## Icon Water

### Approval ID : 178668, Garran 1 /58

Your application has been assessed against Icon Water's water and sewerage network access and asset protection requirements.

Please find attached an Icon Water DECISION STATEMENT together with your stamped plans.

A failure to comply with decision statement conditions will invalidate the approval and will expose the land-holder to prosecution under the Utilities Act 2000.

Non-compliant submissions must be rectified and resubmitted to Icon Water for approval prior to construction commencing. A decision to proceed with construction using unapproved drawings will expose the land-holder to prosecution under the Utilities Act 2000.

Please note: Separate decision statements are required from other utilities (eg: electricity, gas, stormwater and communications)

### Future applications

Icon Water has introduced an online planning application process for obtaining utility clearances prior to submitting a development application or seeking building approval.

This revised application process consists of an electronic form available [here](#). By using the online form applicants will no longer need to complete the respective Water/Sewerage and Electricity/Gas application forms.

When an application is submitted it will be assessed against the water, sewerage, electricity and gas networks.

Icon Water requests that organisations register their details if they regularly submit applications. Registration will reduce the time it takes to lodge an application. To register, send a return email including the organisation's name, a contact name, phone number and email address.

Regards

**Ian McDonell**

[Building Approvals and Network Protection](#)  
[Icon Water](#)

**Telephone** 02 6248 3111

**Facsimile** 02 6242 1459

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

GPO Box 366 Canberra ACT 2601

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

Please consider our environment before printing this email.

\*\*\*\*\*

\*PLEASE NOTE\* This email and any attachments may be confidential. If received in error, please delete all copies and advise the sender. The reproduction or dissemination of this email or its attachments is prohibited without the consent of the sender.

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

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

\*\*\*\*\*

Application Number

178668

Sheet CR191888BEC01

116 of 118 01-08-2019

2-6 Shea Street Phillip ACT 2606

T (02) 6285 1822 F (02) 6285 1863

E canberra@northrop.com.au

**Don Rocha**  
Project Engineer  
Shape  
Level 1, 121 Marcus Clarke Street  
Canberra ACT 2601

Email: [Don.Rocha@shape.com.au](mailto:Don.Rocha@shape.com.au)

Dear Don,

**ACT Health –  
Surgical Procedures Interventional Radiology and Emergency (SPIRE) Centre  
CHS Executive Administration Demountable**

**Block 1 Section 58 Garran  
Statement on WSUD requirements Conditions**

Northrop has reviewed Water Sensitive Urban Design (WSUD) requirements above mentioned block and has prepared this statement. This block is prepared using the most recent documentation provided by Shape (30/07/2019).



**Site Summary**

Block 1 Section 58, (147,509m<sup>2</sup>) is located off Yamba Drive in Garran. In accordance with the Territory Plan this Block is designated as Land Use Zone CF: COMMUNITY FACILITIES ZONE. The block is currently developed as the existing Canberra Hospital which is shown in figure 1 below which also has a **WATER AND SEWERAGE NETWORK**.

The project involves providing a temporary office accommodation for the Canberra Health Services Executives staff who are required to be decanted from the existing Building 24 on the Canberra Hospital Campus. Figure 2 shows the proposed building in the context of the perimeter internal access roads. The existing Building 24 is scheduled to be demolished making way for the new SPIRE project. **CONDITIONALLY ACCEPTED**  
*The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's Statement of Conditional Acceptance.*

The new Building 24 will consist of a 2 storey modular type construction, a lift-shaft and standard office fitout. The project site is located adjacent to Building 26 (multi storey car park) near the link bridge.

**Signed** Ian McDonell **Date** 30 Aug 2019

The most recent architectural plans note an approximate GFA of m<sup>2</sup> for the standard office fitout. **Contact phone: 6248 3111**

The proposed works on Block 1 include the construction of a temporary "office" consisting of a transportable building and footpath connections, with a gravel surface laid underneath the building to limit the growth of grass underneath the structure. This temporary "office" is proposed to be in use until the new SPIRE project is complete.

A summary of the blocks conditions is as follows:

- total existing hospital block site area is ≈147,509m<sup>2</sup>
- Total proposed new building impervious area including paths is ≈650m<sup>2</sup> which is in the order of 0.4% of the total block area. This is the site requiring WSUD review.

Application Number

178668

Sheet

117 of 118



Figure 1 – Site location within the Hospital Campus (onsite)

**CONDITIONALLY ACCEPTED**

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's statement of conditional acceptance.

Signed Ian McDonell Date 30 Aug 2019

Contact phone: 6248 3111

HATCHED AREA NOTES THE ADDITIONAL IMPERVIOUS AREA ADDED TO THE SITE

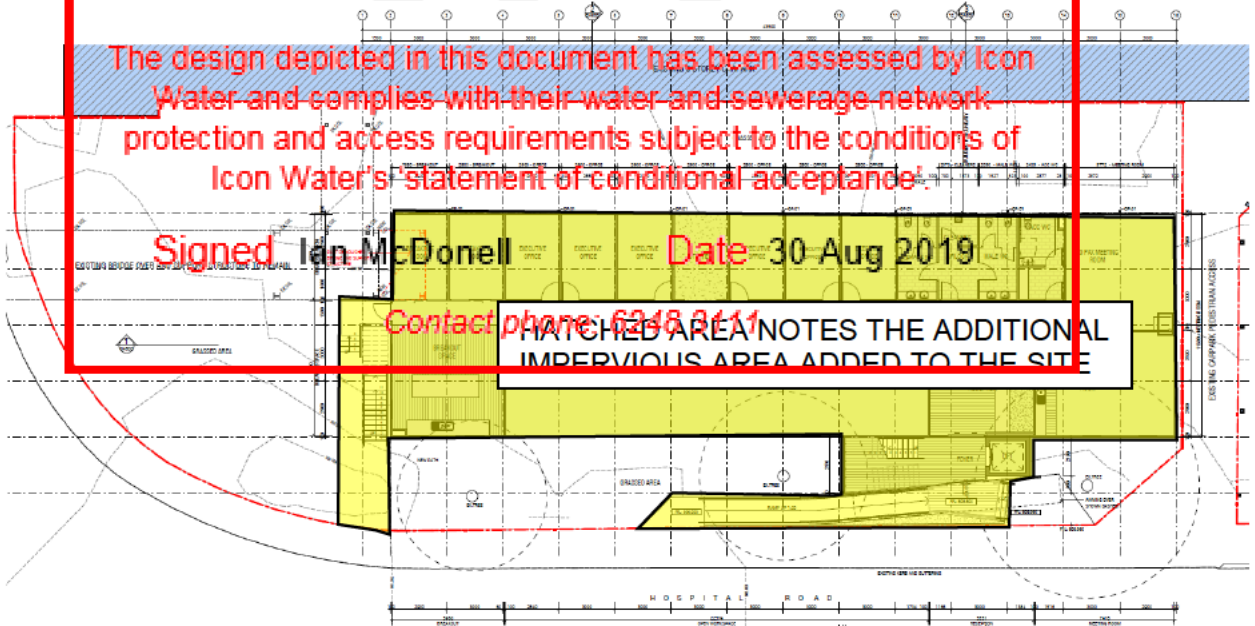


Figure 2 – Proposed building location within the block (onsite)



**From:** [Moroney, Rebecca \(Health\)](#) on behalf of [SupportHPS](#)  
**To:** [EPD, Customer Services](#)  
**Cc:** [SupportHPS](#)  
**Subject:** Referral-Health-Development Application-201935962-1 - 58 Garran-01  
**Date:** Friday, 13 September 2019 3:37:22 PM  
**Attachments:** [Referral-Health-Development Application-201935962-1 - 58 Garran-01.pdf](#)

---

UNCLASSIFIED

Good afternoon EPSDD

Please see attached comments from the Health Protection Service.

**Conrad Barr | Executive Branch Manager**

**Health Protection Service | Public Health, Protection and Regulation | ACT Health**

**PH** 5124 9262 | **FAX** 6205 1705

25 Mulley Street, HOLDER ACT 2611 | Locked Bag 5005, Weston Creek, ACT, 2611

E [ED-HPS-Support@act.gov.au](mailto:ED-HPS-Support@act.gov.au) W [health.act.gov.au](http://health.act.gov.au)



**ACT Health**

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

**Referral-Health-Development Application-201935962-1/58 Garran-01**

Dear Sir/Madam,

Thank you for the request to review and provide comments on a Development Application (DA) received on 23 August 2019 regarding the construction of a new temporary office building in Garran.

The Health Protection Service (HPS) has reviewed the DA and requests that information relevant to site contamination be provided to the HPS.

There are no other public health concerns in relation to the proposed DA.

Thank you again for the opportunity to review and comment on the above DA. Should you require any further information, please contact Kate Groeschel on (02) 5124 9092 or email [kate.groeschel@act.gov.au](mailto:kate.groeschel@act.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read "Conrad Barr".

Conrad Barr  
Executive Branch Manager  
Health Protection Service

13 September 2019

**From:** [Sargent, Narelle](#)  
**To:** [EPD, Customer Services](#)  
**Cc:** [EPAPanningLiaison](#); [Heckenberg, Mark](#)  
**Subject:** REFERRAL-EPA-201935962-1/58 GARRAN-01 [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 10 September 2019 8:21:38 AM  
**Attachments:** [image001.png](#)  
[plans.obr](#)  
[supporting\\_docs.obr](#)  
[image002.png](#)  
[Environment Protection Guidelines for Construction and Land Development in the ACT.doc](#)

---

Dear Environment Planning & Sustainable Development Directorate  
The Environment Protection Authority (EPA) provides the following advice for DA 20193 - PROPOSAL FOR NEW OFFICE BUILDING - Construction of a new two storey office building, landscaping and associated works as per details below:  
DA 201935962

BLOCK: 1	SECTION: 58	DIVISION: GARRAN
----------	-------------	------------------

EPA provide the following:

No comments	
Recommend Conditions of Approval	X
Advice for the applicant	X
Recommend Lease Conditions	
Recommend Not Supported	
Further Information/amendments Required	

**Conditions of approval:**

A site specific unexpected finds protocol (UFP) must be prepared by a suitably qualified environmental consultant and implemented during site development works. The UFP must include, amongst other things, appropriate procedures for the identification, assessment, management, validation and disposal of potential contamination at the site and contractor induction procedures into the use of the UFP.

All soil subject to disposal from the site must be assessed in accordance with EPA Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT.

No soil is to be disposed from site without EPA approval.

All works must be carried out in accordance with "Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011" (attached)

**Advice for applicant:**

Noise from equipment which may be installed or used at the site, including air conditioning units etc, must comply with the noise standard at the block boundary at all times as per the Environment Protection Regulation 2005. Please consider the type and location of noise generating equipment prior to installation.

All excavations that collect rain water during a rain storm event would be considered as a sediment control pond, and must meet the following condition:

- No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the pond must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.

For further information please contact Robin Brown, the Environment Protection Authority Planning Liaison, at [EPAPanningLiaison@act.gov.au](mailto:EPAPanningLiaison@act.gov.au) or on 02 6207 5642.

Regards

Narelle

**Narelle Sargent | the Environment Protection Authority  
Office of the Environment Protection Authority (EPA)**

**Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT**

Phone: 02 6207 5782 |  Email: [narelle.sargent@act.gov.au](mailto:narelle.sargent@act.gov.au)  
470 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)  
cid:image007.png@01D3AFF2.FEECBAF0



---

**From:** EPD, Customer Services

**Sent:** Friday, 23 August 2019 2:30 PM

**To:** EPAPanningLiaison <[EPAPanningLiaison@act.gov.au](mailto:EPAPanningLiaison@act.gov.au)>; ConservatorFloraFauna <[ConservatorFloraFauna@act.gov.au](mailto:ConservatorFloraFauna@act.gov.au)>

**Subject:** REFERRAL-EPA-201935962-1/58 GARRAN-01 [SEC=UNCLASSIFIED]

**DEVELOPMENT APPLICATION NO: 201935962**

**BLOCK: 1 SECTION: 58 DIVISION: GARRRAN**

**Description: PROPOSAL FOR NEW OFFICE BUILDING - Construction of a new two storey office building, landscaping and associated works.**

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**13/09/2019**).

In accordance with Section 150 of the Planning and Development Act 2007 If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to [Customer Services – EPDcustomerservices@act.gov.au](mailto:Customer Services – EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:  
COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01  
Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Kind Regards,

Emil George

Phone 6207 1923

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

[www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)

**Access Canberra | ACT Government**

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

cid:image004.png@01D3DE12.73C7D510



*Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.*

**From:** [Sargent, Narelle](#)  
**To:** [EPD, Customer Services](#)  
**Cc:** [George, Emil](#); [EPAPlanningLiaison](#)  
**Subject:** REFERRAL-EPA-201935962-1/58 GARRAN-01 [SEC=UNCLASSIFIED]  
**Date:** Thursday, 12 September 2019 11:59:35 AM  
**Attachments:** [image001.png](#)  
[plans.obr](#)  
[supporting\\_docs.obr](#)  
[image002.png](#)  
[Information sheet 4 – Requirements for the reuse and disposal of contami....pdf](#)

---

Environment Planning & Sustainable Development Directorate,  
 The Environment Protection Authority (EPA) provides the following advice on the DA 201935962: PROPOSAL FOR NEW OFFICE BUILDING - Construction of a new two storey office building, landscaping and associated works.

BLOCK: 1	SECTION: 58	DIVISION: GARRAN
----------	-------------	------------------

EPA provide the following:

No comments	
Recommend Conditions of Approval	X
Advice for the applicant	X
Recommend Lease Conditions	
Recommend Not Supported	
Further Information/amendments Required	

**Conditions of approval:**

A site specific unexpected finds protocol (UFP) must be prepared by a suitably qualified environmental consultant and implemented during site development works. The UFP must include, amongst other things, appropriate procedures for the identification, assessment, management, validation and disposal of potential contamination at the site and contractor induction procedures into the use of the UFP.

All soil subject to disposal from the site must be assessed in accordance with EPA Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT (attached).

No soil is to be disposed from site without EPA approval.

Appropriately ACT licensed contractors must be engaged for the removal, transport and disposal of all hazardous materials found on the site.

All hazardous materials found on the site must be disposed of at a facility suitably authorised/licensed to accept the waste.

All works must be carried out in accordance with "Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011", available at [www.environment.act.gov.au](http://www.environment.act.gov.au) or by calling Robin Brown on 6207 5642.

**Advice for applicant:**


All excavations that collect water during a rain event would be considered as a sediment control pond, and must not discharge from the pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the pond must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.

For further information please contact Robin Brown, the EPA Planning Liaison, at [EPAPlanningLiaison@act.gov.au](mailto:EPAPlanningLiaison@act.gov.au) or on 6207 5642.

Yours sincerely

Narelle

**Narelle Sargent | the Environment Protection Authority**  
**Office of the Environment Protection Authority (EPA)**  
**Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT**

Phone: 02 6207 5782 |  Email: [narelle.sargent@act.gov.au](mailto:narelle.sargent@act.gov.au)  
470 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)  
cid:image007.png@01D3AFF2.FEECBAF0



---

**From:** EPD, Customer Services  
**Sent:** Friday, 23 August 2019 2:30 PM  
**To:** EPAPanningLiaison <[EPAPanningLiaison@act.gov.au](mailto:EPAPanningLiaison@act.gov.au)>; ConservatorFloraFauna <[ConservatorFloraFauna@act.gov.au](mailto:ConservatorFloraFauna@act.gov.au)>  
**Subject:** REFERRAL-EPA-201935962-1/58 GARRAN-01 [SEC=UNCLASSIFIED]  
**DEVELOPMENT APPLICATION NO: 201935962**  
**BLOCK: 1 SECTION: 58 DIVISION: GARRRAN**  
**Description: PROPOSAL FOR NEW OFFICE BUILDING - Construction of a new two storey office building, landscaping and associated works.**

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**13/09/2019**).

In accordance with Section 150 of the Planning and Development Act 2007 If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to [Customer Services – EPDcustomerservices@act.gov.au](mailto:Customer Services – EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:  
COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01  
Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Kind Regards,  
Emil George  
Phone 6207 1923

[EPDCustomerServices@act.gov.au](mailto:EPDCustomerServices@act.gov.au)  
[www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)

**Access Canberra | ACT Government**

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601  
cid:image004.png@01D3DE12.73C7D510



*Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.*

## REQUIREMENTS FOR THE REUSE AND DISPOSAL OF CONTAMINATED SOIL IN THE ACT

This Information Sheet outlines the Environment Protection Authority's (EPA) requirements for the classification of known and potentially contaminated soil for reuse and disposal in the ACT. For the purposes of clarification material being assessed under the provisions of this Information Sheet must meet the definition of 'non-liquid' as defined in the ACT's *Environmental Standards: Assessment and Classification of Liquid and Non-liquids Wastes June 2000*.

### Background

The key objective of this information sheet is to ensure that the environment and human health are protected during the management and disposal of contaminated soil.

This information sheet also supports the objects of the [Environment Protection Act 1997](#) and the core waste management targets of the [ACT Waste Management Strategy 2011–2025](#).

The EPA encourages effective waste management by promoting onsite reuse, where appropriate, as the preferred option for dealing with contaminated soil. In accordance with the ACT Waste Management Strategy there is an established hierarchy for waste management.

The hierarchy for waste management is:

Most preferred	> avoidance
	> reduction
	> reuse
	> recycling
	> recovery
Least preferred	> disposal

The EPA will assess reuse options and disposal of contaminated soil on a case-by-case basis.

### Assessment Requirements

The procedures for assessing contaminated soil for reuse or disposal are as follows:

#### Waste Disposal

For the purposes of waste classification contaminated soil must be excavated and stockpiled prior to assessment. **In-situ sampling will not generally be supported for waste classification purposes.** If in-situ sampling is proposed written agreement from the EPA must be obtained **prior** to the commencement of sampling.

- At least one sample per 25 cubic metres (two samples per stockpile if stockpiles are less than 25 cubic metres) must be collected and analysed for waste classification purposes.

3-dimensional systematic samplings must be applied to account for any spatial variability of impacts within the stockpile and must be clearly demonstrated in the waste classification report.

### Reuse

- For off-site reuse assessments sampling must be undertaken in general accordance with the 'Sampling Guidelines' section of the EPA Victoria guidance titled [Industrial Waste Resource Guidelines IWRG 702 - Soil Sampling](#) dated June 2009. Where it cannot be demonstrated that material is homogeneous sampling must be undertaken at **minimum** rate of one sample per 25 cubic metres.

In all cases the number of samples to be taken is to be based on the anticipated bulked volume of material. **Appropriate justification for the number of samples taken must be included in the reuse assessment report.**

### Sampling and Analysis

- **All samples collected must be analysed for total concentration of contaminants of concern and, if relevant:**
  - leachable concentration of contaminants using Toxicity Characteristics Leaching Procedure (TCLP) for waste classification purposes;
  - leachable concentration using the Australian Standard Leaching Procedure (ASLP) where a sensitive receiving environment is adjacent to a proposed reuse site. The leachate criteria must be chosen so as to be protective of groundwater quality and aquatic ecosystems both at the receiving site and the adjacent sensitive receiving environment. If in doubt please contact the EPA on 13 22 81.

- The sampling and analysis must be conducted in accordance with a method approved under Section 65 of the [Environment Protection Regulation 2005](#).

All sampling and the assessment of results must be performed by a suitably qualified environmental consultant specialising in contaminated sites assessment (see ACT EPA Contaminated Sites Environment Protection Policy 2017).

- Analysis must be performed by a person employed as an analyst in any of the following organisations:
  - a laboratory operated by or on behalf of the ACT, the Commonwealth, or another State or Territory
  - an Australian University or
  - a laboratory accredited by the National Association of Testing Authorities.

### Assessment Report

- For reuse and waste disposal applications the results of the sampling and analysis must be provided to the EPA in the form of a brief report.

The report must contain, as a minimum, the following information:

- a brief site history;
- the source and type of contamination;
- the sampling methods used including a sketch/figure showing the 3-dimensional distribution of samplings undertaken ;
- **justification for the number of samples taken and the analytes chosen;**
- appropriate quality assurance/quality control;
- for waste disposal applications an assessment against the [ACT's Environmental Standards: Assessment and Classification of Liquid and Non-liquids Wastes June 2000](#) and a clear statement as to the classification of the waste;
- for per-and poly-fluoroalkyl substances (PFAS) impacted soil an assessment in accordance with the [PFAS National Environmental Management Plan 2018](#) (as updated from time to time). Sampling must include total and leachable concentrations. **As PFAS do not occur naturally in the environment, applications for off-site reuse will only be supported in exceptional circumstances based on a detailed risk assessment of the source and reuse sites.** Contact the EPA on 13 22 81 for further information on current disposal options in the ACT;
- a summary table of test results;
- the original laboratory results, chain of custody forms etc.;
- a copy of the EPA's written acceptance of the change in sampling rate and/or methodology for waste classification assessments, where appropriate;

- for all off-site reuse requests a letter of acceptance from the land custodian (unleased land) or owner (leased land) of the proposed reuse site;
- For reuse applications an assessment against the criteria in Table 1 of this Information Sheet and a clear statement that the material is suitable for reuse at the nominated reuse site. Aesthetic impacts, for example anthropogenic impacts, odour and staining, must also be considered in all reuse applications; and
- If off-site reuse is being considered details of the soil assessment procedures used and full details of the intended reuse location for the soil must be included in the reuse report.

**NOTE:** The reuse of contaminated soil assessed under this Information Sheet will only be considered for reuse off-site at **industrial land use sites or for the purposes of road construction or similar uses.**

### Applications and Approvals

Waste disposal applications must be submitted on-line using a [Notice of application or approval for disposal to landfill SmartForm](#). The waste classification report must be attached to this application.

Reuse applications and reports along with a request for EPA review and approval must be forwarded to [ContaminatedSites@act.gov.au](mailto:ContaminatedSites@act.gov.au)

The applications will be assessed and you will be advised of the EPA's decision within 10 working days.

**NOTE:** Waste disposal and reuse reports **must** be submitted separately.

**No material is to be removed off-site for reuse or disposal without EPA approval.**

### References

Additional references to consider when assessing contaminated soil in the ACT include:

- [ACT EPA Contaminated Sites Environment Protection Policy, 2017](#)
- [Assessment of Site Contamination National Environment Protection Measure 1999 \(as updated 2013\)](#)
- [PFAS National Environmental Management Plan, 2018 \(as updated from time to time\)](#).

### For more information

Contact the Environment Protection Authority by calling Access Canberra on 13 22 81 Go to [www.accesscanberra.act.gov.au](http://www.accesscanberra.act.gov.au) for more information relating to Contaminated Land.

Last updated April 2019

Table 1<sup>1</sup> –Reuse Criteria

Contaminant	Maximum total concentration (mg/kg) dry weight
Arsenic	20
Barium	300
Beryllium	2
Cadmium	3
Chromium (total)	50
Chromium (VI)	1
Cobalt	100
Copper	100
Lead	100
Manganese	500
Mercury (total)	1
Molybdenum	10
Nickel	60
Selenium	10
Silver	10
Tin (total)	50
Zinc	200
Tributyltin (reported as Sn)	0.005
Other pesticides <sup>2</sup>	2
DDT + DDD + DDE	2
C <sub>6</sub> to C <sub>9</sub> petroleum hydrocarbons	65
C <sub>10</sub> to C <sub>36</sub> petroleum hydrocarbons	1000
Benzene	1
Toluene	1
Ethylbenzene	3
Xylene (total)	14
Naphthalene	3
Benzo(a)pyrene	0.2
Polycyclic aromatic hydrocarbons (total)	20
Polychlorinated biphenyls (PCB)	2
Phenols	25
Cyanide (total)	32
Fluoride	300

<sup>1</sup>Criteria have been derived from EPA publications nationally with the most conservative criteria generally adopted for application in the ACT. The EPA will consider each application for reuse on a case by case basis and in the context of the nature of the contaminants within the soil and the receiving environment which may warrant more stringent criteria to those detailed in Table 1.

<sup>2</sup>Other pesticides means Aldrin, Dieldrin, Chlordane, Heptachlor, Hexachlorobenzene (HCB), Lindane, and Benzene Hexachloride (BHC)

Further Information | Phone: Access Canberra on 13 22 81 | Email: [contaminatedsites@act.gov.au](mailto:contaminatedsites@act.gov.au) | Web: [www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)

Note: This guidance material has been prepared using the best information available to Access Canberra. Any information about legislative obligations or responsibilities included in this Information Sheet is only applicable to the circumstances described in the Information Sheet. You should always check the legislation referred to and make your own judgement about what action you may need to take to ensure you have complied with the legislation. Accordingly, Access Canberra extends no warranties as to the suitability of the information for your specific situation.

**From:** [basubmission\\_electricity@Evoenergy.com.au](mailto:basubmission_electricity@Evoenergy.com.au)  
**To:** [EPD, Customer Services](#)  
**Subject:** Evoenergy Application Decision. Application - 178663. Garran - 1/58  
**Date:** Monday, 9 September 2019 12:23:13 PM  
**Attachments:** [Conditional Approval Electricity178663.pdf](#)  
[DEMO-201935962-01.pdf](#)  
[ELEV-201935962-ELEVATIONS-01.pdf](#)  
[FLOORASSESS-201935962-01.pdf](#)  
[FLOORASSESS-201935962-02.pdf](#)  
[SITE-201935962-01.pdf](#)  
[3832\\_018 Separation and Cover Requirements.pdf](#)

---

**Evoenergy**

**Approval ID : 178663, Garran 1 /58**

Please note that your application has been assessed for compliance with Evoenergy's Electricity Network and conditionally complies with our Electricity Networks requirements.

Please find attached, your stamped plans together with a conditional statement of compliance.

Separate compliance statements may be required from other entities.

Regards



[Evoenergy](#)

**Telephone** 02 6293 5770

**Facsimile** 02 6293 5762

**Email** [devapp@evoenergy.com.au](mailto:devapp@evoenergy.com.au)

GPO Box 366 Canberra ACT 2601

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

Please consider our environment before printing this email.

\*\*\*\*\*

\*PLEASE NOTE\* This email and any attachments may be confidential. If received in error, please delete all copies and advise the sender. The reproduction or dissemination of this email or its attachments is prohibited without the consent of the sender.

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

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

\*\*\*\*\*



## Electricity Networks

### STATEMENT OF

# CONDITIONAL COMPLIANCE

**Application No:** 178663 **Suburb:** Garran

**Block/Section 1 / 58**

**Appcn Type:** Non residential/New Construction Inclusions : Alteration/Addition

#### Attached Plans

DEMO-201935962-01.pdf

ELEV-201935962-ELEVATIONS-01.pdf

FLOORASSESS-201935962-01.pdf

FLOORASSESS-201935962-02.pdf

SITE-201935962-01.pdf

**This application is approved subject to compliance with the following conditions:**

#### Conditions

Development is to comply with minimum separation requirements to underground assets.  
Ref Evoenergy Drawing 3832-018

Proponent is required to submit an "Application for Electricity Network Connection or Alteration form" to [network.connectionapplication@evoenergy.com.au](mailto:network.connectionapplication@evoenergy.com.au) (available on Evoenergy website) prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets.

Application required only if supply upgrade is required

Please Note

- WARNING Evoenergy underground assets may be in or adjacent to this block. It is your responsibility to ascertain the location of such assets.
- Development and Building Applications will need to include any proposed Evoenergy works
- If Evoenergy approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's electricity network.
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity.
- A failure of this application to show accurately located electricity assets may result in damage and costs for which the proponent will be liable. Damage to network assets must be reported to Evoenergy.

#### Comments:

**Signed** Aparna

**Date** 09 Sep 2019

For further information please phone Evoenergy Electricity Networks: 6293 5770

Evoenergy Gas Networks: 6203 0640

TABLE 1 - MINIMUM SEPARATION REQUIREMENTS

Application Number 178663	TO NEAREST PART OF:	SEPARATION (m)					
		SEPARATE EARTHING	SEPARATION (m) CMEN & COMBINED EARTHING SITUATIONS				
PADMOUNT SUBSTATION	-BUILDING	7.5 (NOTE 3)	7.5 (NOTE 3)				
	-PROPERTY BOUNDARY	15	15				
	-ABOVE GROUND OBJECTS	15	15				
	-DRIVEWAYS & ROADS	15	15				
	-COMMS CABLES, GAS & WATER PIPES, SEWER LINES	1.5 (NOTE 12)	1.5 (NOTE 12)				
	-DESIGNATED HAZARDS	NOTE 5	NOTE 5				
	-NON FIRE RATED PARTS OF BUILDINGS	3 (NOTE 3)	3 (NOTE 3)				
	-BUILDINGS & STRUCTURES	1.2 (NOTE 8)	1.2 (NOTE 8)				
	-PROPERTY BOUNDARY	1.2 (NOTE 8)	1.2 (NOTE 8)				
	-ROADS	1.2	1.2				
MINI PILLAR	-DRIVEWAYS	1.5	1.5				
	-SHRUBS AND SMALL TREES	1.2 (NOTES 8 & 10)	1.2 (NOTES 8 & 10)				
	-WATER PIPES	0.5 (H) (NOTE 12)	0.5 (H) (NOTE 12)				
	-SEWER PIPE LINES & STORMWATER PIPE LINES	0.6 (H), (NOTES 1 & 12)	0.6 (H), (NOTES 1 & 12)				
	-COMMUNICATIONS CABLES	0.3	0.3				
	-GAS PIPES	0.3	0.3				
	-HV CABLES (22kV <U≤ 132kV)	0.75 (NOTE 11)	0.75 (NOTE 11)				
	-EDGE OF INGROUND SWIMMING POOLS OR SPAS	3.5 (NOTE 9)	3.5 (NOTE 9)				
	-HV CABLES (1kV <U≤ 22kV)	0.2 (MIN)	0.2 (MIN)				
	-WATER PIPES	0.5 (H)	0.5 (H)				
HV CABLES (1kV <U≤ 22kV)	-SEWER PIPE LINES & STORMWATER PIPE LINES	0.6 (H), (NOTES 1 & 12)	0.6 (H), (NOTES 1 & 12)				
	-COMMUNICATIONS CABLES	0.15	0.15				
	-GAS PIPES	0.15	0.15				
	-EDGE OF INGROUND SWIMMING POOLS OR SPAS	3.5 (NOTE 9)	3.5 (NOTE 9)				
	-HV CABLES (1kV <U≤ 22kV)	0.09	0.09				
	LV CABLES (≤ 1kV) SERVICE MAINS CABLE PITS	HV EARTH RESISTANCE (NOTE 14)		NOTE 14			
		30Ω	10Ω		5Ω		
		- IN GROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT (NOTE 4)	30	20	15	12	4 (NOTE 4)
		- TELECOMMUNICATIONS PITS, PILLARS, JOINTS, EXCHANGES & PABX EQUIPMENT	15	10	8	6	4
		-UG UNINSULATED METALWORK AND METAL PIPES	4	3	2	2	2
-METAL FENCING OR METAL CLAD BUILDINGS		4	3	2	2	2	
-LV EARTHING ELECTRODE(S)		4	3	2	2	0	
-BARE UG LV EARTH CONDUCTORS		4	3	2	2	0	
-UG UNINSULATED METALWORK AND METAL PIPES		2		2			
-CONCRETE REINFORCING BONDED TO HV EARTH		SEE HV ELECTRODE		N/A			
BARE UG LV EARTH CONDUCTORS (INCL. STEEL & CONCRETE POLES) BARE UG LV EARTH CONDUCTORS (NOTE 7)	- INGROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT	4		4			
	-COMMUNICATIONS EARTH STAKE	0.5		4			
LV & HV CABLE TRENCH (NOT A SHARED TRENCH)	PROPERTY BOUNDARY	0.3		0.3			

TABLE 2 - RECOMMENDED BURIAL DEPTHS FOR UNDERGROUND LINES (FROM SURFACE TO THE TOP OF THE CABLE)

TYPE OF UNDERGROUND LINE	DIRECT BURIED AND COVERED WITH A MECHANICAL COVER (NOTE 2) NOMINAL (MINIMUM) (mm)	ENCLOSED IN A HEAVY DUTY PIPE OR CONDUIT (NOTE 2, 4) NOMINAL (MINIMUM) (mm)
LV SERVICE LINE	600 (450)	550 (450)
LV MAINS	750 (600)	750 (600)
1kV <U≤ 22kV	850 (750)	750 (600)
22kV <U≤ 132kV	1000 (1000)	1000 (1000)

**BURIAL NOTES (TABLE 2):**

- FIGURES IN BRACKETS INDICATE MINIMUM REQUIREMENT
- REFER TO DRAWING 390-002 FOR CABLES INSTALLED UNDER ROADWAYS
- MAXIMUM TRENCH DEPTH FOR INSTALLATION OF CABLES IS 1.5 METRES
- HEAVY DUTY CONDUITS TO AS2053.2 AND CLASS 12 PRESSURE PIPES TO AS1477 MAY BE CONSIDERED SUITABLE FOR THE HEAVY DUTY CATEGORY. (CORFLO TYPES ARE NOT ACCEPTABLE)
- THIS CATEGORY ALSO INCLUDES CABLES INSTALLED IN CONDUITS THAT ARE NOT RATED AS HEAVY DUTY (FOR EXAMPLE CONDUITS INSTALLED BY UNDERGROUND BORING)

**SEPARATION NOTES (TABLE 1):**

- CROSSOVER CLEARANCES: SEWER & STORMWATER PIPE LINES - LV CABLES 150mm  
SEWER & STORMWATER PIPE LINES - HV CABLES 300mm
- (H) - HORIZONTAL CLEARANCE REQUIRED.
- APPLIES TO COMBUSTIBLE BUILDING SURFACES. THIS DISTANCE CAN BE REDUCED TO 3m FOR NONCOMBUSTIBLE SURFACES (PER NCC DEFINITION) AND FURTHER DOWN TO 1.5m FOR 2HR FIRE RESISTANT SURFACES.
- SUBSTATIONS WITH SEPARATE EARTHING SYSTEMS ARE NOT PERMITTED IN SPECIAL LOCATIONS UNLESS DESIGN HAS BEEN ASSESSED FOR EARTH POTENTIAL RISE (EPR). LOCATIONS WITHIN 100m OF SCHOOL GROUNDS, CHILDREN'S PLAYGROUND, SWIMMING POOL OR IN A PUBLIC THOROUGHFARE ARE GENERALLY AS SPECIAL LOCATIONS.
- SUBSTATIONS ARE NOT PERMITTED IN HAZARDOUS AREAS. REFER AS2067.
- INCLUDES GRADING RINGS AND EXCLUDES DEEP ELECTRODES.
- BARE UG LV EARTH CONDUCTORS ALSO INCLUDES EARTHS ASSOCIATED WITH MINIPILLARS AND ANY OTHER LV EQUIPMENT THAT IS EARTHED.
- THIS FIGURE CAN BE REDUCED ON ONE SIDE ONLY (NOT THE FRONT) TO 300mm.
- THIS FIGURE CAN BE REDUCED TO 500mm PROVIDED THE CABLE IS INSTALLED IN A HEAVY DUTY PLASTIC NON CONDUCTIVE PIPE AND ANY JOINS IN THE PIPE ARE MADE WATERPROOF WITH A NON CONDUCTIVE ADHESIVE.
- THIS FIGURE SHOULD BE INCREASED FOR TREES THAT WILL GROW TO A HEIGHT IN EXCESS OF THREE METRES AT MATURITY.
- NO STRUCTURES OR SERVICES ARE PERMITTED WITHIN 750mm OF THE VERTICAL PROJECTION OF ANY 132KV CABLES.
- THERE MAY BE ADDITIONAL REQUIREMENTS FOR SEPARATION DISTANCES FROM HYDRAULIC AND SEWER SERVICES TO SUIT INSTALLATION CONDITIONS AND ASSET CLASSIFICATION. CHECK WITH ICON WATER.
- SUBSTATION EARTHING DESIGN SHALL COMPLY WITH THE EVOENERGY EARTHING DESIGN AND CONSTRUCTION MANUAL SM1138.
- THESE SEPARATION DISTANCES ARE INDICATIVE ONLY. ACCURATE SEPARATION DISTANCES BETWEEN AN EARTH ELECTRODE AND SURROUNDING CONDUCTIVE OBJECTS SHALL BE CALCULATED BY USING THE EARTH POTENTIAL RISE (EPR) TABLE PROVIDED IN APPENDIX 1 OF THE EARTHING DESIGN AND CONSTRUCTION MANUAL SM1138. FOR DETAILS REFER TO THE SECTION ON "EPR AT DISTANCE FROM EARTH ELECTRODE".

N	NOTES 4 & 13 AMENDED & NOTE 14 ADDED	1/04/2015	JP	WJC	Drawn: G. Adamaitys	Designed: G. Smith
D	LOGO AND REFERENCES UPDATED TO EVOENERGY	8/01/2018	C. Desai	W. Ibrahim	Checked:	
P	DRAWING REVIEWED AND UPDATED	19/04/2018	B. Suthar	W. Ibrahim	Approved: G. Astbury	
A	SEPARATION BETWEEN PROPERTY BOUNDARY & TRENCH ADDED	21/09/2018	B. Suthar	W. Ibrahim	Project No:	
No	Revision	Date	Checked	Approved		

**SEPARATION AND COVER REQUIREMENTS FOR CABLES AND PLANT**

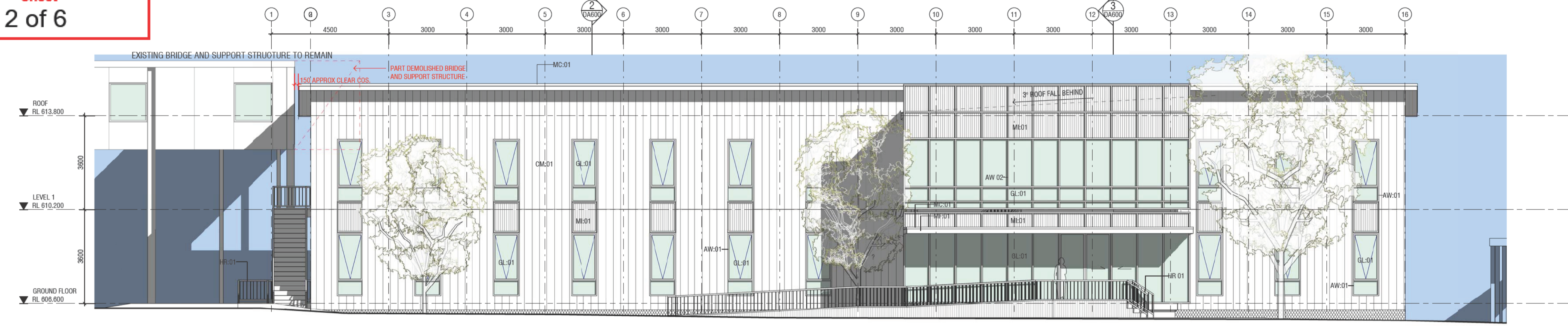
Scale:	Date:	Sheet No:
Work Pack No:	File:	
Status:	Current	
<b>A3</b>	<b>3832-018</b>	Rev <b>Q</b>



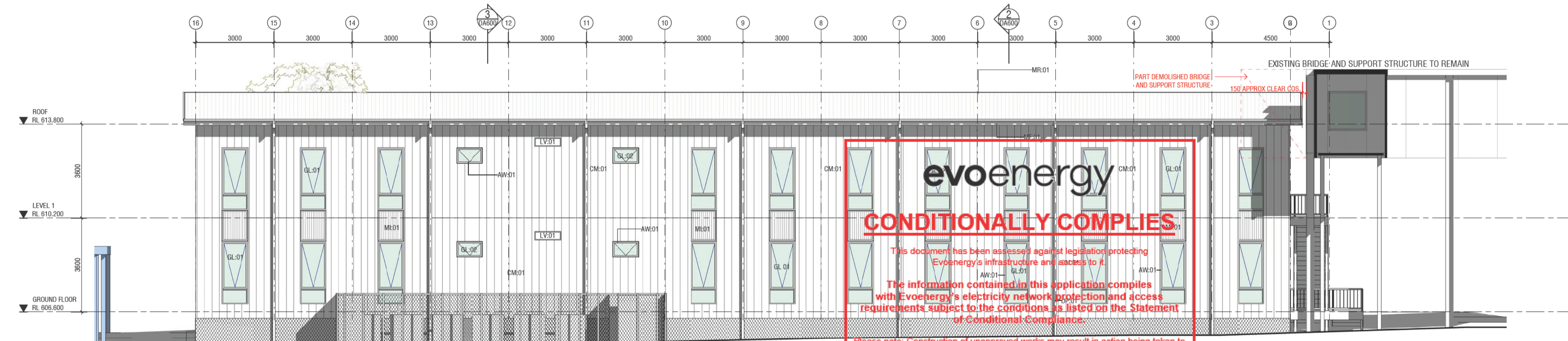
© Copyright  
 The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. AMC 000 700 120 and are not to be used or copied without their permission.

**MATERIALS SCHEDULE**

CODE	DESCRIPTION
AW-01	ALUMINIUM FRAMED WINDOWS
AW-02	ALUMINIUM FRAMED CURTAIN WALL WINDOW FRAMING
CM-01	INSULATED PANEL EXTERNAL WALLS
DP-01	SELECTED DOWNPIPE / SPREADER SUMP & OVERFLOW TO HYDRAULIC ENGINEERS DETAILS
GL-01	CLEAR GLAZING
GL-02	OPAQUE GLAZING
HR-01	FLOOR MOUNTED STEEL HANDRAIL
LV-01	ALUMINIUM FRAMED MECHANICAL LOUVRE
MC-01	FOLDED METAL FASCIA CAPPING
MF-01	ROOF FASCIA
MG-01	METAL GUTTERING
MI-01	COLORBOND INFILL - MONUMENT
MP-01	METAL ROOFING
SF-01	FIBRE CEMENT SOFFIT
SM-01	STEEL MESH SCREENING
TP-01	TIMBER SCREENING



**1 HOSPITAL ROAD ELEVATION**  
 Scale: 1:100

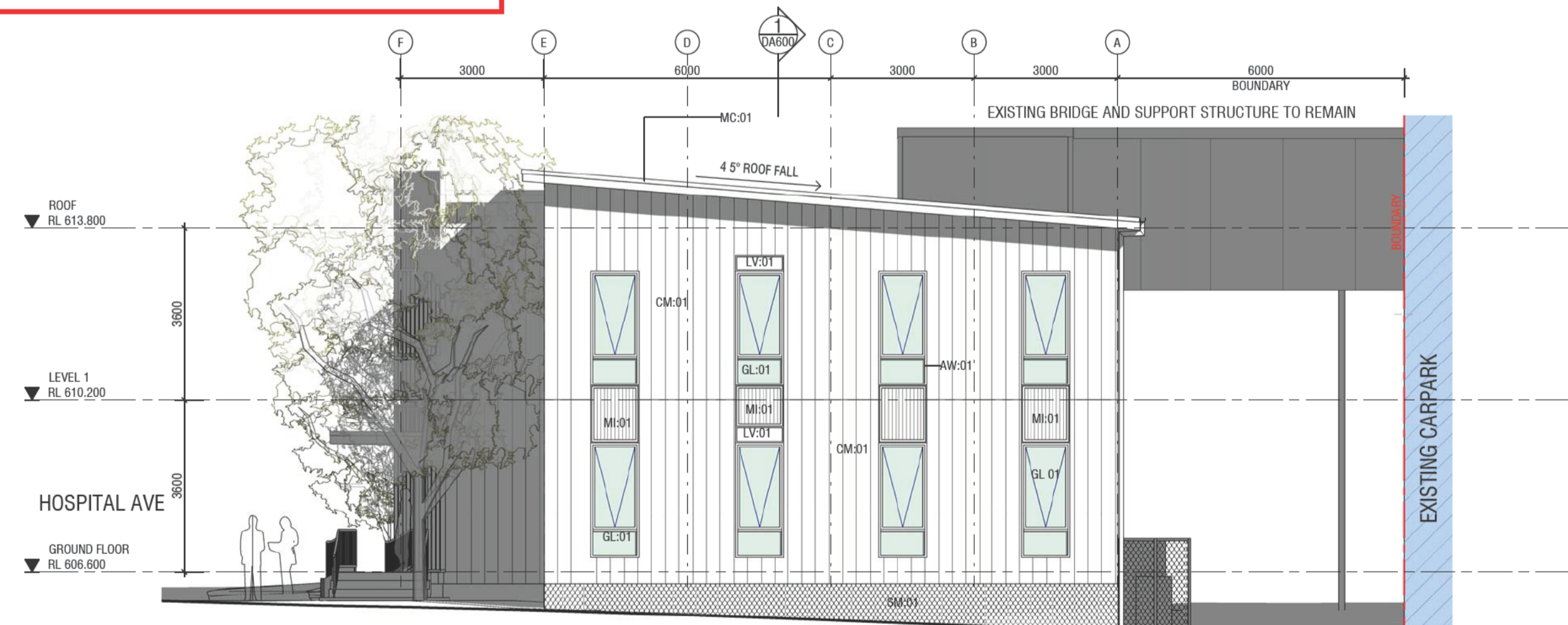


**3 WEST ELEVATION**  
 Scale: 1:100

**evoenergy**  
**CONDITIONALLY COMPLIES**  
 This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it.  
 The information contained in this application complies with Evoenergy's electricity network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.  
 Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's electricity network.  
 Signed: **Aparna Gopalakrishnan** Date: **09 Sep 2019**  
 Contact Phone: **6293 5770**



**2 BATESON ROAD ELEVATION**  
 Scale: 1:100



**4 NORTH ELEVATION**  
 Scale: 1:100

4	ISSUED FOR DA	02.08.19
3	PRELIMINARY ISSUE	26.07.19
2	PRELIMINARY ISSUE	23.07.19
1	ISSUE TO CLIENT	12.07.19

Client

**ACT Government**  
 Health  
 GPO Box 825  
 Canberra City ACT 2601  
 Ph. 13 2281  
 www.health.act.gov.au

**SHAPE**  
 Level 1/121 Marcus Clarke Street  
 Canberra City ACT 2601  
 Ph. 6241 6166  
 www.shape.com.au

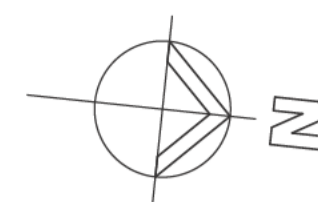
**AMC ARCHITECTURE+**  
 Unit 2 B-10 Hobart Place  
 Canberra City ACT 2600  
 Ph. 6257 3222  
 AMCARCHITECTURE.COM.AU

Project  
**ACT HEALTH - CANBERRA HOSPITAL  
 PROPOSED DEMOUNTABLE OFFICE BUILDING  
 HOSPITAL & BATESON ROADS GARRAN, ACT 2605**

BLOCK 1 SECTION 58 GARRAN  
 Drawing  
**BUILDING ELEVATIONS**

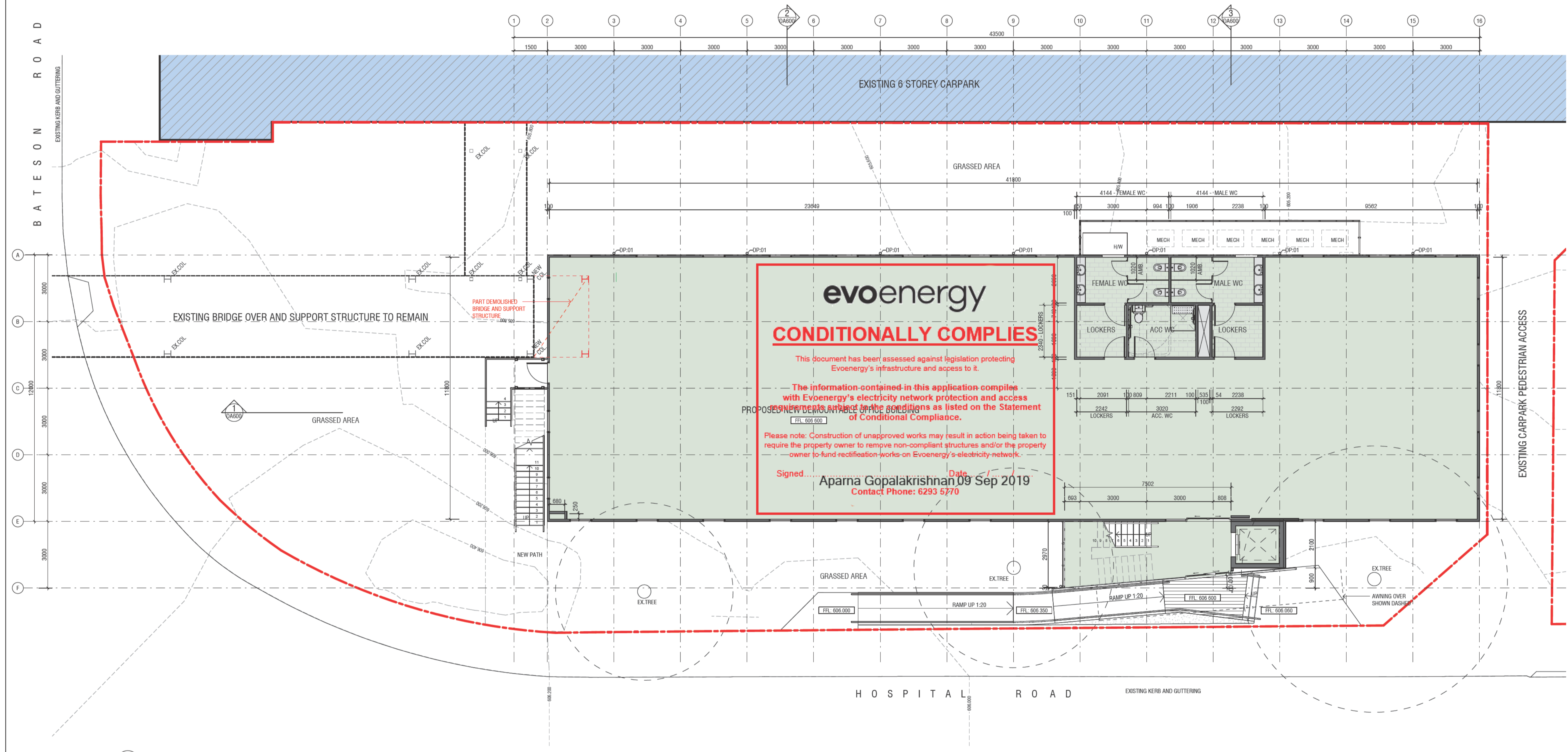
Scale	Project Number	Drawing No.
1:100 @ A1	16.001	DA500
Drawn DC	Checked CP	

**PRELIMINARY**



© Copyright  
 The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. AMC 000 700 120 and are not to be used or copied without their permission.

MATERIALS SCHEDULE	
CODE	DESCRIPTION
AW-01	ALUMINIUM FRAMED WINDOWS
AW-02	ALUMINIUM FRAMED CURTAIN WALL WINDOW FRAMING
CM-01	INSULATED PANEL EXTERNAL WALLS
DP-01	SELECTED DOWNPIPE / SPREADER SLUMP & OVERFLOW TO HYDRAULIC ENGINEERS DETAILS
GL-01	CLEAR GLAZING
GL-02	OPAQUE GLAZING
HR-01	FLOOR MOUNTED STEEL HANDRAIL
LV-01	ALUMINIUM FRAMED MECHANICAL LOUVRE
MC-01	FOLDED METAL FASCIA CAPPING
MF-01	ROOF FASCIA
MG-01	METAL GUTTERING
MI-01	COLORBOND INFILL - MONUMENT
MP-01	METAL ROOFING
SP-01	FIBRE CEMENT SOFFIT
SM-01	STEEL MESH SCREENING
TP-01	TIMBER SCREENING



**evoenergy**  
**CONDITIONALLY COMPLIES**  
 This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it.  
 The information contained in this application complies with Evoenergy's electricity network protection and access requirements and is subject to the conditions as listed on the Statement of Conditional Compliance.  
 Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's electricity network.  
 Signed: **Aparna Gopalakrishnan** Date: **09 Sep 2019**  
 Contact Phone: **6293 5770**

**1** GROUND FLOOR PLAN  
 Scale: 1:100

4	ISSUED FOR DA	02.08.19
3	PRELIMINARY ISSUE	26.07.19
2	PRELIMINARY ISSUE	23.07.19
1	ISSUE TO CLIENT	12.07.19

Client

**ACT Government**  
 Health  
 GPO Box 825  
 Canberra City ACT 2601  
 Ph. 13 2281  
 www.health.act.gov.au

**SHAPE**  
 Level 1/121 Marcus Clarke Street  
 Canberra City ACT 2601  
 Ph. 6241 6166  
 www.shape.com.au

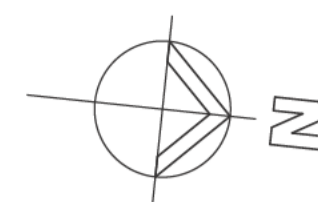
**AMC ARCHITECTURE+**  
 Unit 2 B-10 Hobart Place  
 Canberra City ACT 2600  
 Ph. 6257 3222  
 AMCARCHITECTURE.COM.AU

Project  
**ACT HEALTH - CANBERRA HOSPITAL  
 PROPOSED DEMOUNTABLE OFFICE BUILDING  
 HOSPITAL & BATESON ROADS GARRAN, ACT 2605**  
 BLOCK 1 SECTION 58 GARRAN

Drawing  
**GROUND FLOOR PLAN**

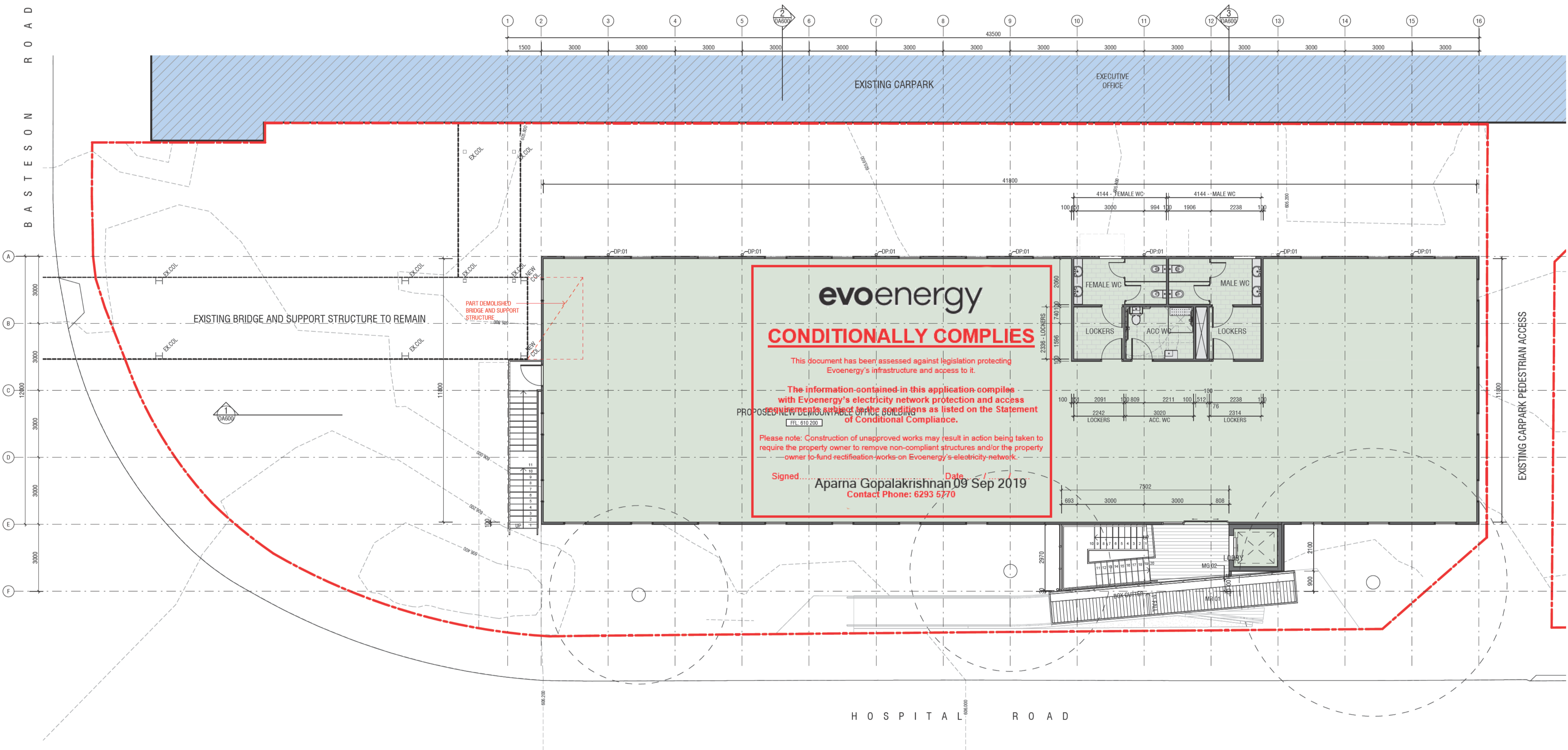
Scale	Project Number	Drawing No.
<b>1 : 100 @ A1</b>	<b>16,001</b>	<b>DA200</b>
Drawn	Checked	
DC	CP	

**PRELIMINARY**



© Copyright  
 The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. AMC 000 700 120 and are not to be used or copied without their permission.

MATERIALS SCHEDULE	
CODE	DESCRIPTION
AW-01	ALUMINIUM FRAMED WINDOWS
AW-02	ALUMINIUM FRAMED CURTAIN WALL WINDOW FRAMING
CM-01	INSULATED PANEL EXTERNAL WALLS
DP-01	SELECTED DOWNPIPE / SPREADER SLUMP & OVERFLOW TO HYDRAULIC ENGINEERS DETAILS
GL-01	CLEAR GLAZING
GL-02	OPAQUE GLAZING
HR-01	FLOOR MOUNTED STEEL HANDRAIL
LV-01	ALUMINIUM FRAMED MECHANICAL LOUVRE
MC-01	FOLDED METAL FASCIA CAPPING
MF-01	ROOF FASCIA
MG-01	METAL GUTTERING
MI-01	COLORBOND INFILL - MONUMENT
MP-01	METAL ROOFING
SF-01	FIBRE CEMENT SOFFIT
SM-01	STEEL MESH SCREENING
TP-01	TIMBER SCREENING



**evoenergy**  
**CONDITIONALLY COMPLIES**  
 This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it.  
 The information contained in this application complies with Evoenergy's electricity network protection and access requirements and is subject to the conditions as listed on the Statement of Conditional Compliance.  
 Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's electricity network.  
 Signed: **Aparna Gopalakrishnan** Date: **09 Sep 2019**  
 Contact Phone: **6293 5770**

**1** LEVEL 1 FLOOR PLAN  
 Scale: 1:100

4	ISSUED FOR DA	02.08.19
3	PRELIMINARY ISSUE	26.07.19
2	PRELIMINARY ISSUE	23.07.19
1	ISSUE TO CLIENT	12.07.19

Client

**ACT Government**  
 Health  
 GPO Box 825  
 Canberra City ACT 2601  
 Ph. 13 2281  
 www.health.act.gov.au

**SHAPE**  
 Level 1/121 Marcus Clarke Street  
 Canberra City ACT 2601  
 Ph. 6241 6166  
 www.shape.com.au

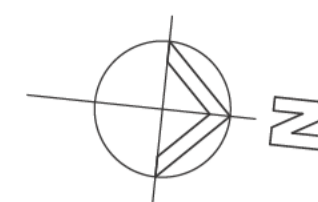
**AMC ARCHITECTURE+**  
 Unit 2 B-10 Hobart Place  
 Canberra City ACT 2600  
 Ph. 6257 3222  
 AMCARCHITECTURE.COM.AU

Project  
**ACT HEALTH - CANBERRA HOSPITAL  
 PROPOSED DEMOUNTABLE OFFICE BUILDING  
 HOSPITAL & BATESON ROADS GARRAN, ACT 2605**  
 BLOCK 1 SECTION 58 GARRAN

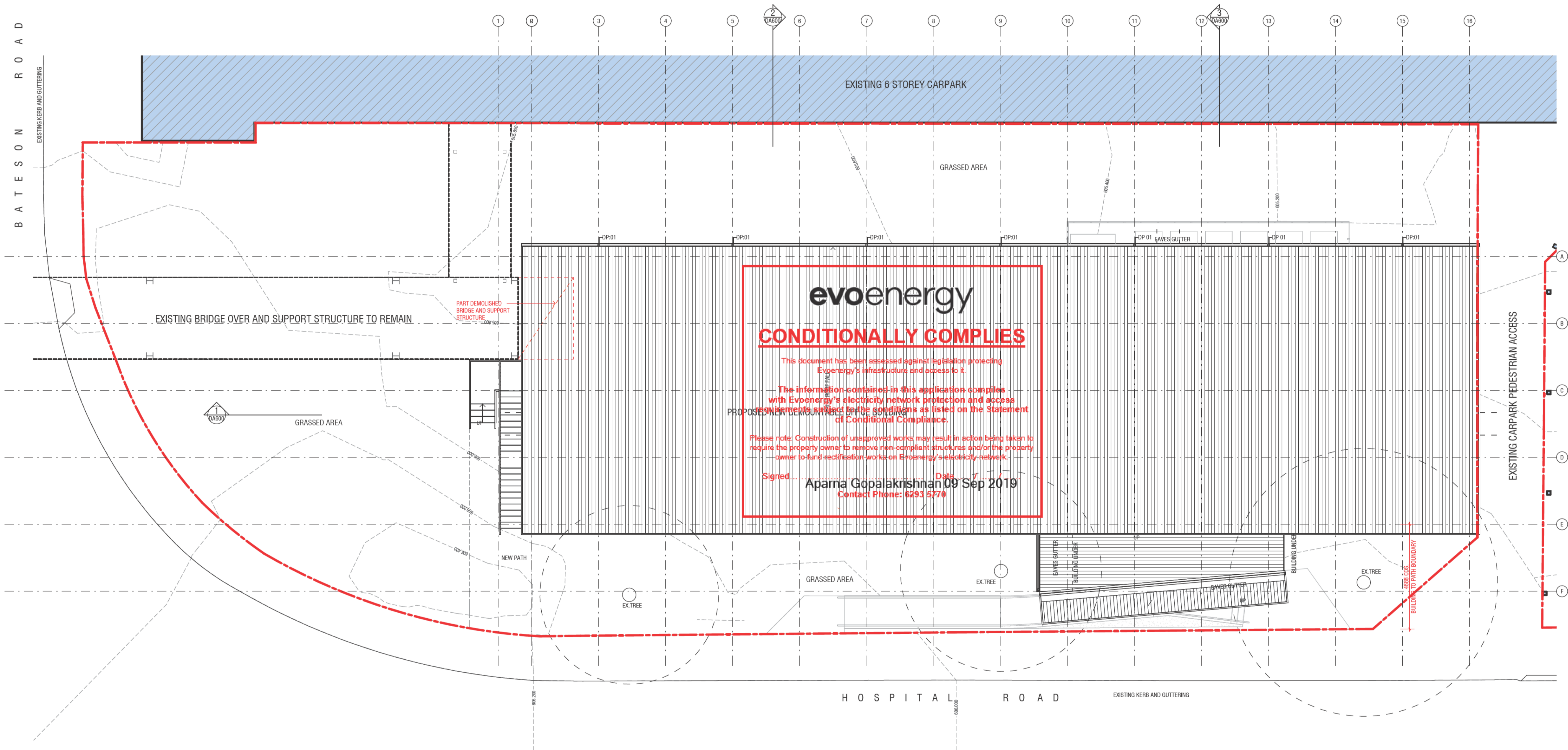
Drawing  
**LEVEL 01 FLOOR PLAN**

Scale	Project Number	Drawing No.
1 : 100 @ A1	16,001	<b>DA201</b>
Drawn	Checked	
DC	CP	

**PRELIMINARY**



© Copyright  
 The information and design concepts contained herein are submitted on the understanding that they remain the property of AMC Architecture Pty Ltd. AMC 000 700 120 and are not to be used or copied without their permission.



**evoenergy**  
**CONDITIONALLY COMPLIES**  
 This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it.  
 The information contained in this application complies with Evoenergy's electricity network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.  
 Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's electricity network.  
 Signed: **Apama Gopalakrishnan** Date: **09 Sep 2019**  
 Contact Phone: **6293 5770**

**1** SITE PLAN  
 Scale: 1:100

3	ISSUED FOR DA	02.08.19
2	PRELIMINARY ISSUE	26.07.19
1	PRELIMINARY ISSUE	23.07.19

Client

**ACT Government**  
 Health  
 GPO Box 825  
 Canberra City ACT 2601  
 Ph. 13 2281  
 www.health.act.gov.au

**SHAPE**  
 Level 1/121 Marcus Clarke Street  
 Canberra City ACT 2601  
 Ph. 6241 6166  
 www.shape.com.au

**AMC ARCHITECTURE+**  
 Unit 2/8-10 Hobart Place  
 Canberra City ACT 2600  
 Ph. 6257 3222  
 AMCARCHITECTURE.COM.AU

Project  
**ACT HEALTH - CANBERRA HOSPITAL  
 PROPOSED DEMOUNTABLE OFFICE BUILDING  
 HOSPITAL & BATESON ROADS GARRAN, ACT 2605**  
 BLOCK 1 SECTION 58 GARRAN

Drawing <b>SITE PLAN</b>	
Scale <b>1 : 100 @ A1</b>	Project Number <b>16,001</b>
Drawn <b>DC</b>	Checked <b>CP</b>
<b>DA100</b>	

**PRELIMINARY**