From: Sch 2 s 2.2(a)(ii)
Sent: Tuesday, 3 April 2018 1:31 PM
To: Sparke, Chris
Subject: Additional Documentation ANU Section 86 Block 1
Attachments: 180307_ANU SA8_Feasibility Report.pdf

Hi Chris

Thanks for your phone call this morning, please find attached the feasibility study we have recently completed for student accommodation in the area (Block 1 Section 86). I will get a letter to you regarding the funding commitment, hopefully by the end of the week.

Kind Regards

Sch 2 s 2.2(a)(ii)

The Australian National University
Acton ACT 2601

Sch 2 s 2.2(a)(ii)

http://facilities.anu.edu.au/

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ANU

STUDENT ACCOMMODATION 8

FEASIBILITY REPORT

27TH FEBRUARY 2018

BATESSMART™

PROJECT NUMBER
s12173

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URBAN DESIGN
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6.0
SITE 3: BEYOND BURGMANN

SITE 3
BEYOND BURGMANN

SITE LOCATION & DESCRIPTION

The Beyond Burgmann site is located to the south of Burgmann College in the south west corner of the campus. To the north west, Clunies Ross Street runs the entire length of the site. Sullivans Creek runs the along the south east whilst the site is bounded to the south by Parkes Way.

The full extent of the site includes an area of 'Uncommitted Land' to the southern portion. The University would need to acquire (or agree to a land swap) part or all of this land to maximise the development potential of the site.

The site currently contains two single storey research buildings and associated outbuildings located in a relatively flat cleared area in the centre of the site. The area this area is heavily vegetated in parts and has a number of watercourses running from the north western side of the site down to Sullivans Creek.

Site Area: approx. 63,000sqm
Distance to Union Court: 1000m

Source: Nearmap

OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES:

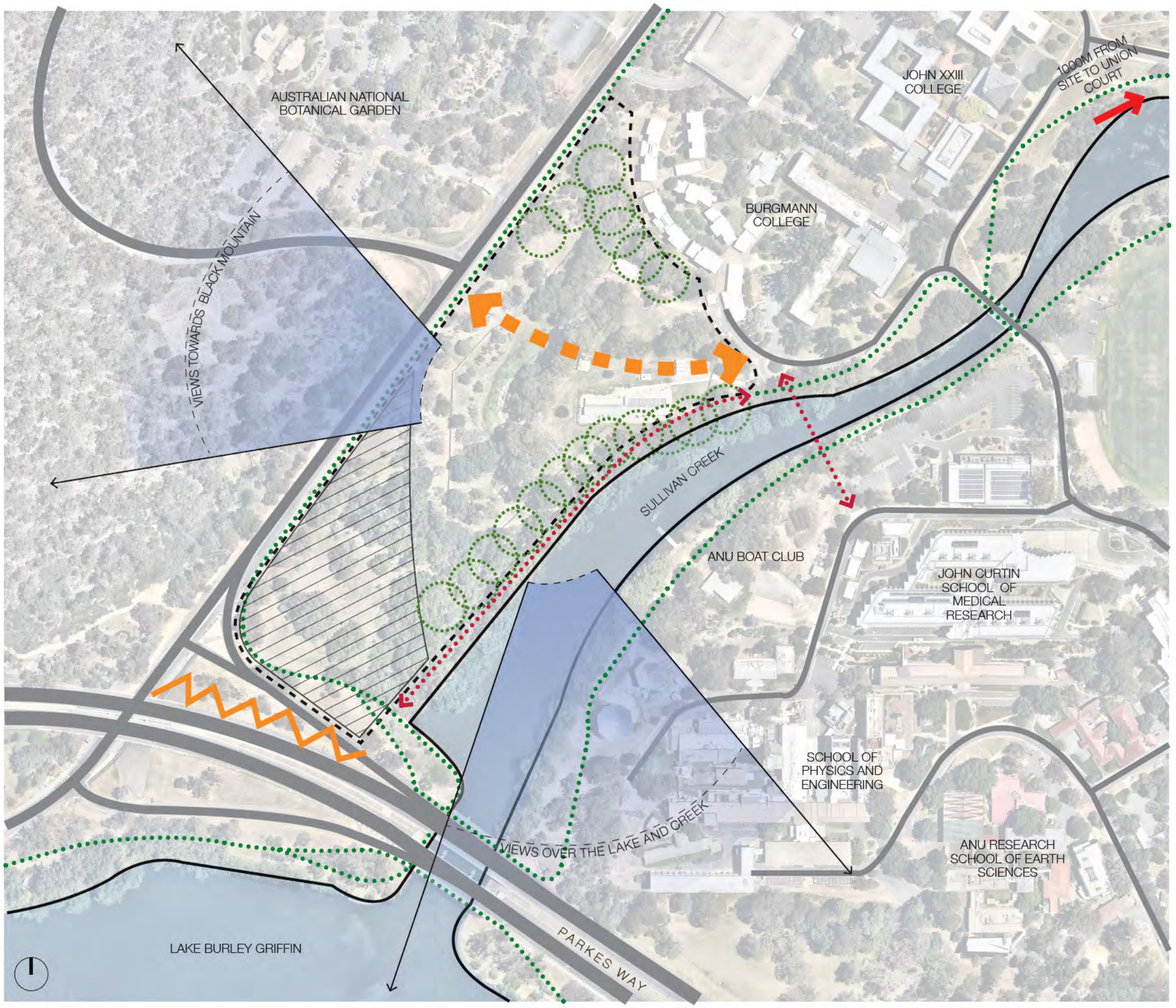
/ Land parcel size offers flexibility for different options (land approx. 60-70,000 sqm)
/ Undeveloped land requires minimal demolition – reducing program risk
/ Good outlook onto Sullivan's Creek and Black Mountain
/ Opportunity to extend public domain along Sullivans creek

CONSTRAINTS:

/ Requires acquisition of 'Uncommitted Land' to maximise potential
/ Possible bushfire threat
/ Large number of trees would require removal
/ Vehicular noise from Clunies Ross Street
/ Unusual land form (topography)

KEY

- Future Road connection
- Existing pedestrian/cycle paths
- Future pedestrian/cycle paths connection
- Indicative site extend
- Existing Vegetation buffer
- Land yet to be acquired
- Source of Noise



Source: Nearmap

ASSUMPTIONS & CONSIDERATIONS

EXISTING BUILDINGS

The site currently contains a two small research buildings (and associated outbuildings). These buildings would require removal to allow the site to be developed.

SETBACKS

For the purpose of this planning report, we have applied a 10m minimum setback to the boundary along Clunies Ross Street, as recommended by the Purdons Planning report. We have assumed a minimum 20m setback from the Burgmann College building to the north of the site.

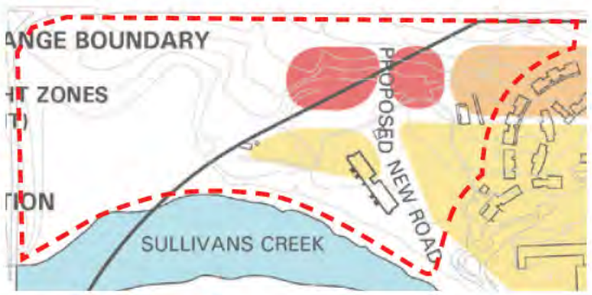
Purdons Planning report states that there is no specific setback control for the Sullivans Creek corridor. The report suggests a recommended 30m setback/buffer zone to maintain the characteristics of the corridor.

BUILDING HEIGHT

A 6-8 storey height limit applies to the site along the Clunies Ross Street boundary. A 2-4 storey height limit applies to the portion of the site along Sullivans Creek. A height limit has not been determined for the southern portion of the Beyond Burgmann site.

For the purpose of this feasibility study, we have located the taller buildings along Clunies Ross Street and the shorter buildings closer to Sullivans Creek. This is in response to the height limits and slope of the site, and keeps the built volumes predominantly below the tree canopy

Source: National Capital Plan



Source: ANU - Campus Masterplan 2030, Acton - Dated December 2011

SITE TOPOGRAPHY AND TREES

The site has a distinctive topography. It contains areas which are steep and/or undulating, particularly along the Clunies Ross Street side of the site. The middle of the site (where the existing buildings are located) has a large relatively flat area.

The site contains areas which are densely vegetated, giving the site a bushland character. The feasibility study shows the tree locations as surveyed.

Source: Site Survey '17164_DETAIL_SURVEY.DWG' dated 19/12/17

RESTRICTED DEVELOPMENT ZONES

The National Capital Plan identifies an a restricted development zone alongside Sullivans Creek. The Creek is identified in the ANU Heritage Study as being 'important to the University as a biodiversity corridor, as a water course and for cultural reasons. It is a dominant natural feature of the campus for its aesthetic values, natural resources and biodiversity values.

Purdons Planning report states that there is no specific setback control for the Sullivans Creek corridor. The report suggests a recommended 30m setback/buffer zone to maintain the characteristics of the corridor.

Sources:

National Capital Plan

ANU Heritage Study - Acton Campus - April 2012

Purdon Planning - Urban Planning Due Diligence Report - Dated 13th December 2017

EXTRACT FROM PLANNING REPORT

(Source: Purdon Planning - Urban Planning Due Diligence Report - Dated 13th December 2017)

PROPOSED MASTERPLAN MOVES

EXISTING CAMPUS STRUCTURE

The campus has two main axes; University Avenue and Acton Ridge.

A new road and major campus entry are proposed to run through the Beyond Burgmann site, linking Clunies Ross Street with Daley Road. This proposed road would provide vehicular access to the site.

KEYS

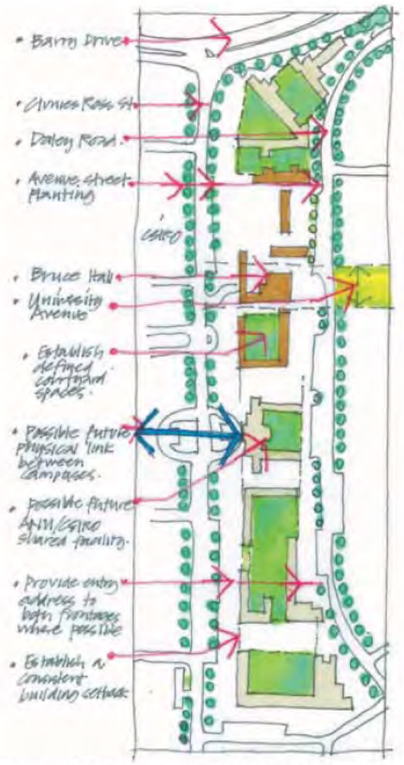
- Proposed new campus entry off Clunies Ross Street
- Major Pedestrian Axis
- Principal Access Road
- Secondary Access Road
- Sullivan Creek Linear Park
- Principal Entry To The Campus
- Major Entry To The Campus
- Minor Entry To The Campus

PROPOSED EXTENSION OF DALEY ROAD AXIS

We are proposing that the Daley Road axis could be extended south, providing a long term structural framework for further development along the north western side of the campus. This extension is proposed as a shareway, giving vehicular access but prioritising pedestrians and cyclists.

KEY

Daley Road Bike Loop



Source: ANU - Campus Masterplan 2030, Acton - dated December 2011

SHAREWAY TO ACCESS DEVELOPABLE PARCELS

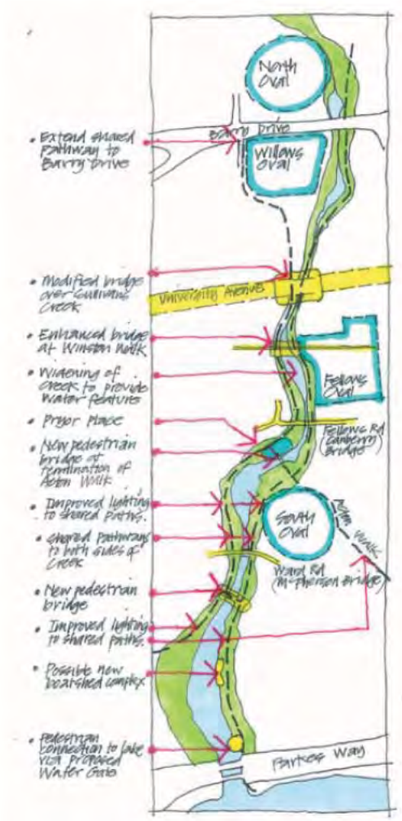
Extending the proposed shareway through the Beyond Burgmann provides a framework to structure and organise the site. The shareway becomes a central circulation spine connecting the different college buildings and allowing for future staging of the Beyond Burgmann site.

KEY

——— Prevalent Building Alignment

NEW ACTIVE GREEN SPACE ALONG SULLIVANS CREEK

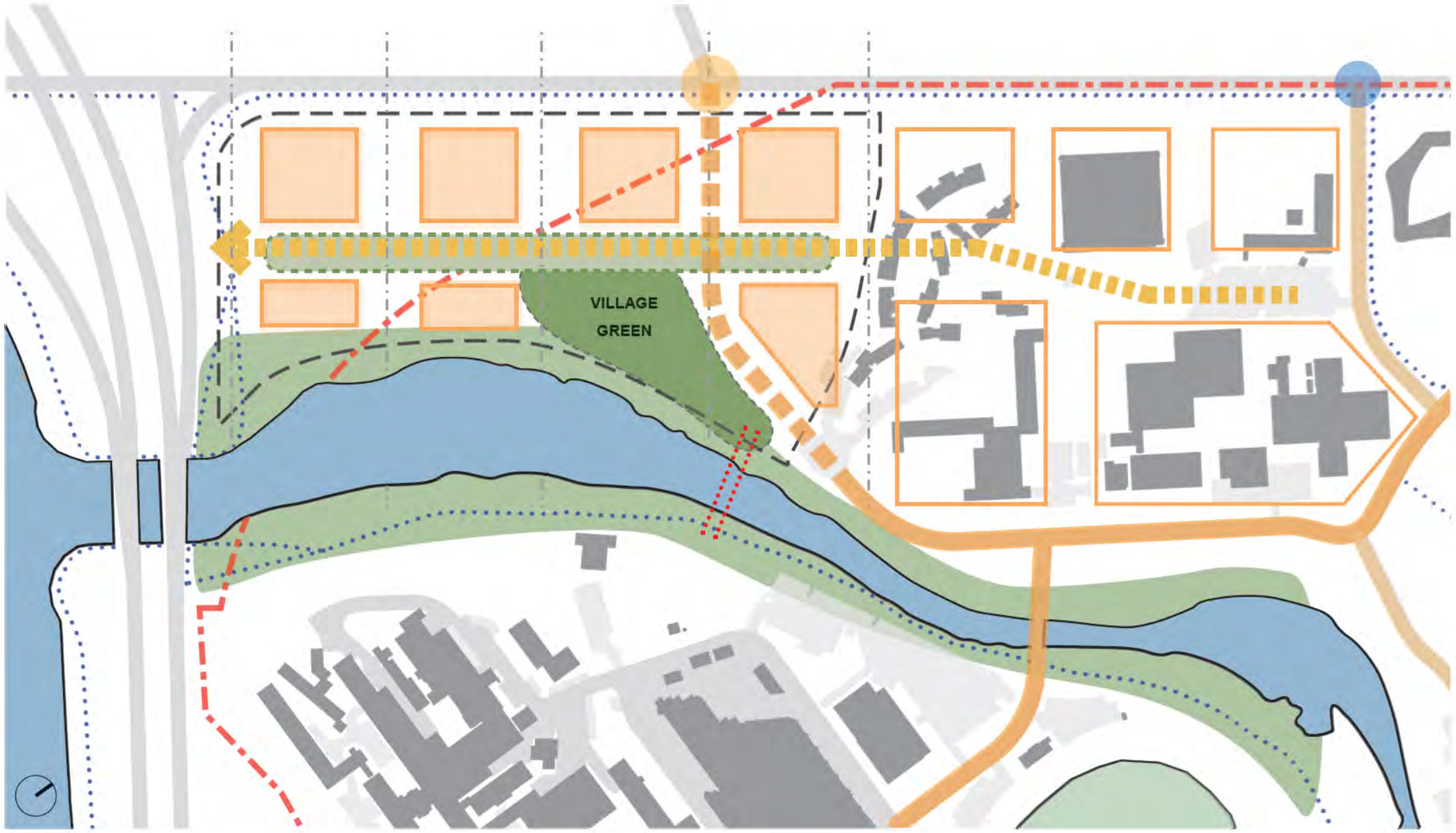
A new green open space is proposed to be located between the shareway and Sullivan's Creek. This space, which is envisaged as a 'village green', continues the chain of green open spaces located along the Creek. The location of this village green ensures all residents have equal access to the amenity and outlook of the Creek. As proposed in the 2030 ANU Masterplan, a new pedestrian bridge over the Creek connects the site with the academic faculties on the other side.



Source: ANU - Campus Masterplan 2030, Acton - dated December 2011

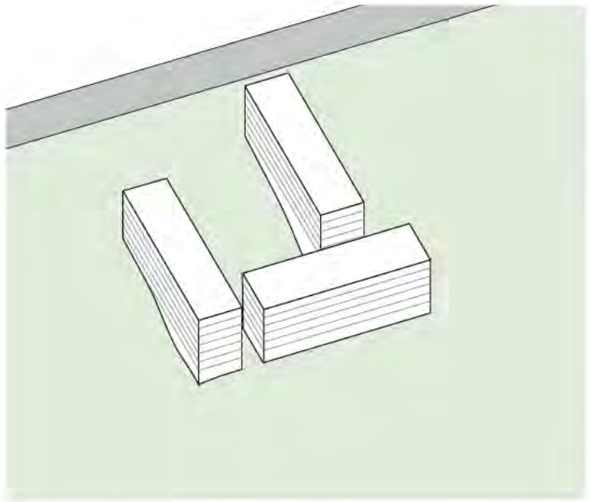
OVERLAY OF SITE MOVES

An overlay of the site moves begins to describe the site Masterplan for the Beyond Burgmann site. These moves suggest a series of developable parcels for a sequence of residential halls.



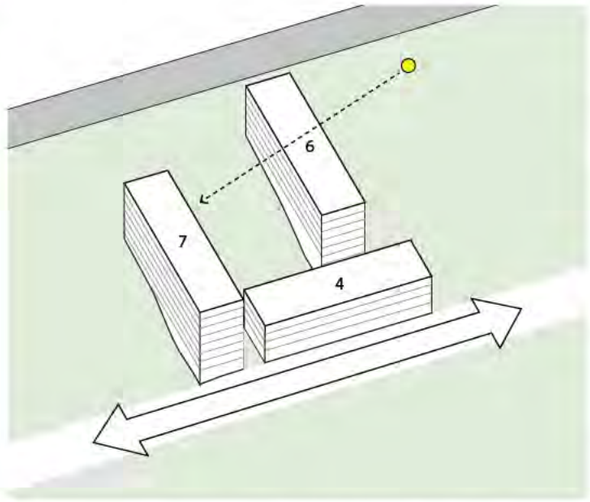
RESIDENTIAL HALLS PLANNING DIAGRAMS

The planning concept for the residential halls on the Beyond Burgmann site has been derived in response to the brief, Masterplan structure and the site conditions.



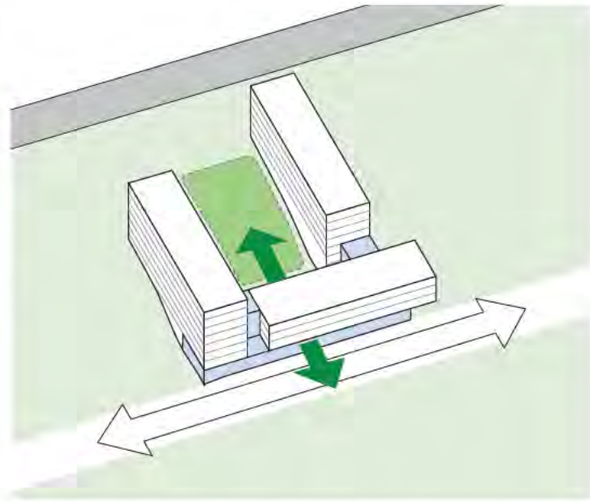
1. TYPICAL HALL - 3 COHORTS

Three cohort are joined in a U-shape to enclose a communal courtyard. The two wings are orientated perpendicular to Clunies Ross Street to maximise impact of vehicular noise, and allow sharing of views from all bedrooms.



2. CONTEXTUAL RESPONSE TO BUILDING HEIGHTS

Building heights are stepped to create a scale response to the different site conditions. The linking bar has a lower scale to create a more human scale to the communal share way.



COMMUNAL SPACES AND CONNECTIVITY

Communal space is concentrated around the lower floors and circulation space to encourage students to use the spaces. There is also an opportunity for an accessible roof terrace on the lower block.

BEYOND BURGMANN FEASIBILITY PLAN

YIELD SUMMARY

Total GFA (excluding basement):		28,360 sqm
GFA/Room:		28.2 sqm
Average GFA Bedroom Floor/Room:		23.0 sqm
GFA of UG Bedroom Floor/Room:		22.2 sqm
GFA of PG Bedroom Floor/Room:		25.0 sqm
Shared Space/Room (Common Floor):		5.2 sqm
Shared Space/Room (Bedroom Floor):		2.0 sqm
UG1	G+7 Storeys	393 UG Beds
UG2	G+7 Storeys	417 UG Beds
PG1	G+3 Storeys	196 PG Beds
Total		**1,006 Beds**

+Stage 2

UG3	G+7 Storeys	413 UG Beds
UG4	G+7 Storeys	400 UG Beds
PG2	G+3 Storeys	80 PG Beds
PG3	G+3 Storeys	80 PG Beds
Total		**973 Beds**

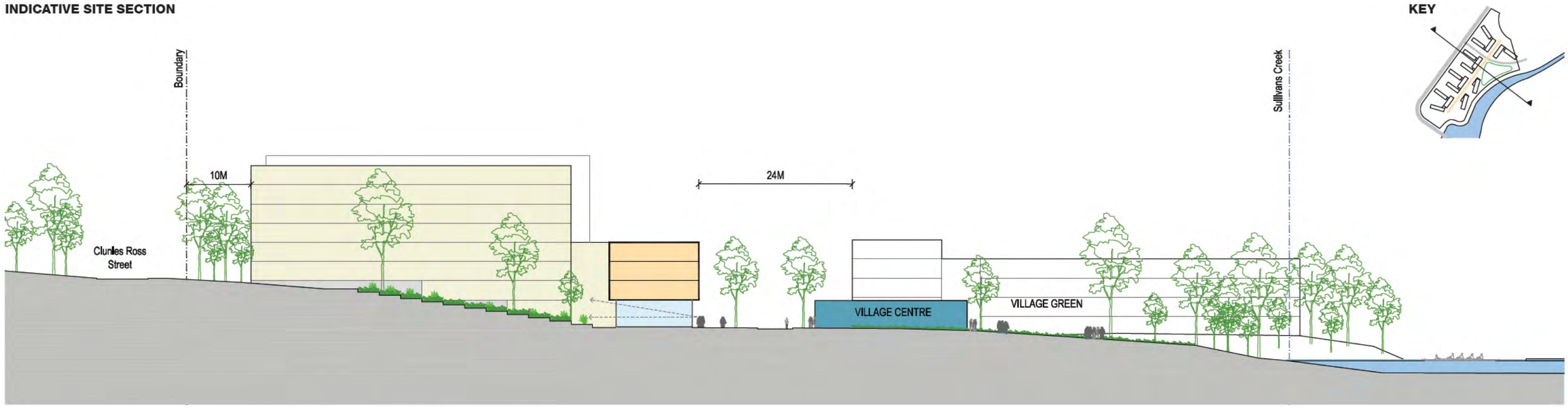
AERIAL VIEW FROM EAST EAST

TYPICAL LEVEL
Scale - 1:2000 @ A3

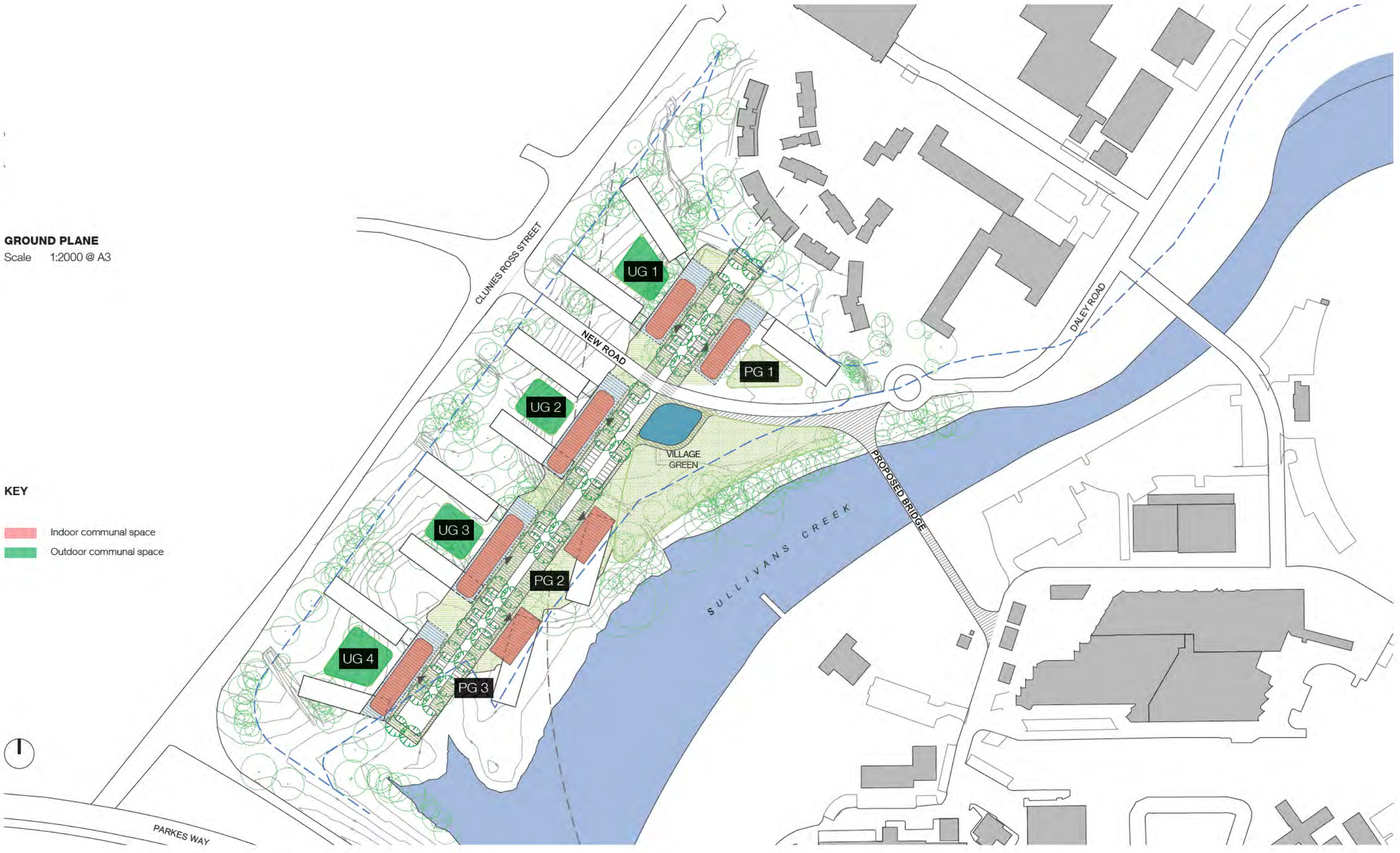
VILLAGE GREEN AND COMMUNAL BUILDING

VIEW FROM SHAREWAY

INDICATIVE SITE SECTION

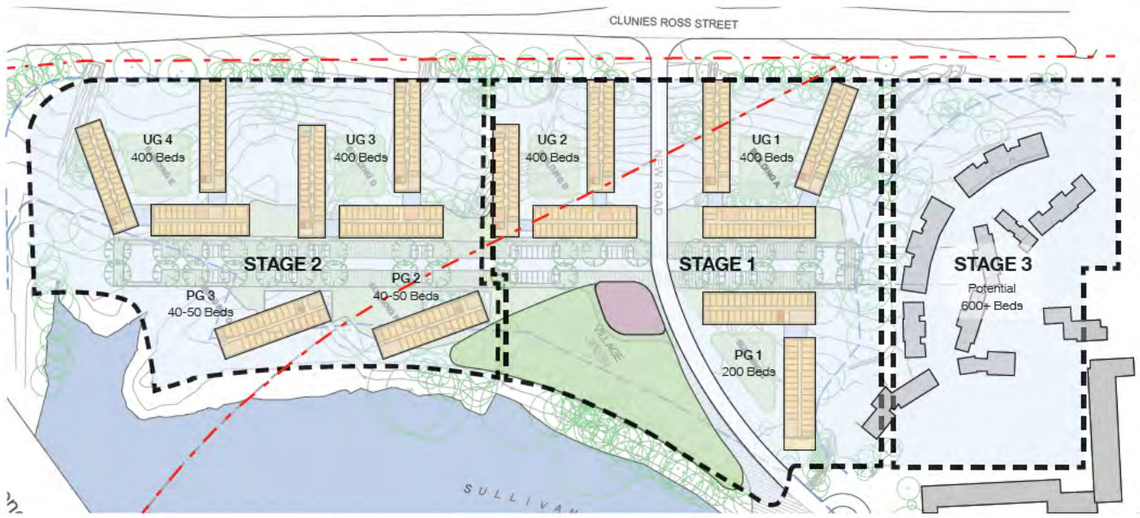


GROUND PLANE
Scale 1:2000 @ A3



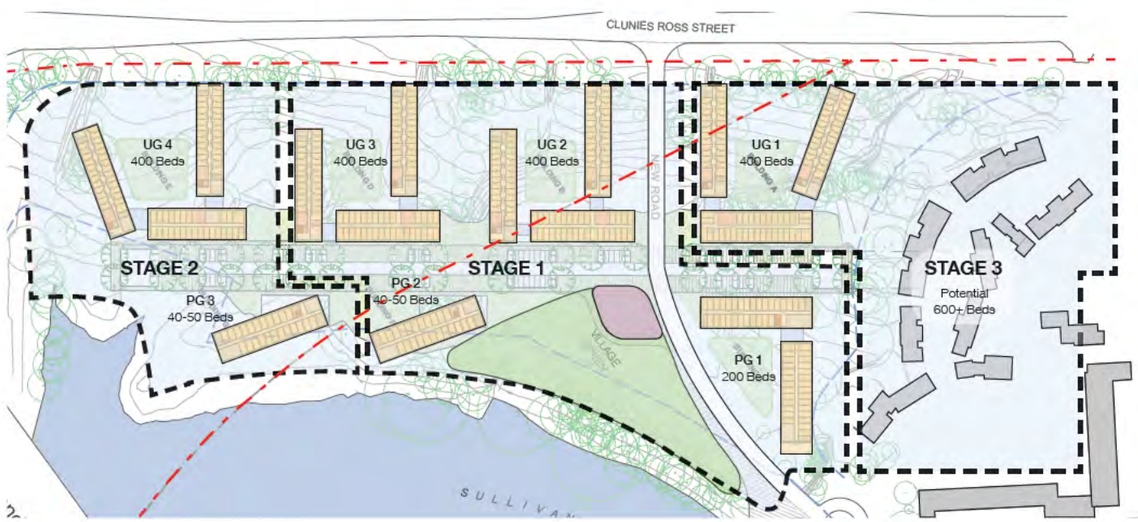
POTENTIAL SITE STAGING OPTIONS

Given the potential size of the site, Beyond Burgmann offers options for site staging depending on the objectives and requirements of the University.



OPTION 1

Stage	Beds
1	1000
2	900
Total	**1900 Beds**
+ Stage 3	Potential 600+ Beds



OPTION 2

Stage	Beds
1	1050
2	450
Total	**1500 Beds**
+ Stage 3	Potential 1000+ Beds

BEYOND BURGMANN CONCLUSION

SUMMARY

The feasibility study demonstrates that the Beyond Burgmann site is readily able to meet the SA8 brief for a student village accommodating 1000+ beds. The site is also large enough to accommodate a scale and built form that is sympathetic to its landscaped setting.

The Masterplan sets up a framework to allow future student accommodation stages to be readily accommodated on the site. It provides a strong framework and masterplan vision that offers opportunities to connect to the broader campus.

The existing topography and vegetation on the site requires the proposed buildings to be sympathetically located on the site.

Given the location of the Beyond Burgmann site, there are fewer potential alternative uses. Improving vehicular and pedestrian connections across Sullivans Creek could open up the site to further uses such as extending the academic functions of the School of Physics.

From: Sch 2 s 2.2(a)(ii)
Sent: Tuesday, 3 April 2018 1:31 PM
To: Sparke, Chris
Subject: Additional Documentation ANU Section 86 Block 1
Attachments: Final SA8 DD Report 131217.pdf

Hi Chris

Please find attached the Preliminary Planning report completed last year for Block 1 Section 86.

Kind Regards

Sch 2 s 2.2(a)(ii)

The Australian National University
Acton ACT 2601

Sch 2 s 2.2(a)(ii)

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PURDON PLANNING

DRAFT

URBAN PLANNING DUE DILIGENCE REPORT

Part Block 1 Section 62 +

Part Block 1 Section 86

13th December 2017

Sullivans Creek

Prepared By:

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Table of Contents

Figures

Tables

1.0 Introduction & Purpose

This report has been prepared by Purdon Planning as preliminary planning advice to the Australian National University (the ANU) regarding the opportunities and constraints associated with future student accommodation (SA8) development within the Acton campus (part Block 1 Section 63, part Block 1 Section 86 Acton).

The overall area study area is located in the south-western portion of the ANU Campus and expands into unleased TCCS-owned land located south of Burgmann College, to the west of Sullivans Creek, east of Clunies Ross Street and north of Parkes Way.

It is understood that the Client is investigating the development potential and scope for the construction of an 800-bed student residence on the site. As such, the Client has requested advice regarding the statutory planning context, likely development opportunities, constraints, potential yield and likely approvals process and timeframe.

Preparation of this advice has used publicly available information sources and Purdon Planning assessment. There has not been contact with government agencies or other parties about the subject site.

2.0 The Site

2.1 Summary of Site Characteristics

The following is a summary of key characteristics of the investigated area:

Cadastral Description	Part Block 1 Section 63 Acton and part Block 1 Section 86 Acton (the study area). Block 1 Section 63 incorporates much of the western and northern parts of the ANU Campus and is currently leased by the ANU. Block 1 Section 86 is unleased Territory land under the custodianship of Transport Canberra & City Services (TCCS – Public Places).
Location	The subject site is located in the south-western corner of the ANU Acton campus (refer Figure 2-1 and Figure 2-2). The site is approximately 1km walking distance to the Union Court/University Ave central area of the ANU Campus.
Current Use	The Andrew Cockburn Building and the ANU Native Animal Enclosure currently exists on part B1 S63. The majority of B1 S86 accommodates a forest plantation associated with the Sullivans Creek corridor.
Adjacent Land Uses	The entirety of B1 S63 is within the ANU Campus. Land immediately north of the site is used for student accommodation and student car parking. Land east of Sullivans Creek is utilised for university research activities.

	The Australian National Botanic Gardens and the Black Mountain Nature Reserve exist to the west of the site while vacant Territory land and Parkes Way are located to the south. The Canberra City Centre is approximately 2km, via walking paths through the campus, to the east.
Site Area	Block 1 Section 63 includes much of the ANU campus and has a total area of 443,229m^2 (44ha). However, the area of Block 1 Section 63 included in this report identified as the part of the study area is approximately 25,000m^2 (2.5ha). The additional land (Territory land) being Block 1 Section 86 has a total area of 44,265m^2 (4.4ha). However, the area included in this report as part of the study area is also approximately 25,000m^2 (2.5ha) In this regard the total investigated site is approximately 50,000m^2 (5ha), of which the study area (potentially developable area) is 13,500m^2 (1.3ha) – see Figure 7-1.
Site Dimensions	The site is of irregular shape with a north-south dimension of approximately 350m and east-west dimension of approximately 120-150m.
Zoning	The subject site is within a "Designated Area" under the National Capital Plan (NCP). The specific land use policy is "Community Facility". However, Block 1 Section 86 has an "overlay" provision in the NCP which describes the subject site as "Uncommitted Land".
Existing Access	The Andrew Cockburn building on the subject area of B1 S63 is currently accessible from any informal driveway off Daley Road. B1 S86 is not currently accessible via vehicle or footpath. Neither site is currently accessible via Clunies Ross Street.
Vegetation	The site is densely vegetated with mature and semi-mature native trees. Although the site is not subject to the ACT *Tree Protection Act 2005*, it is likely some of these trees are of a size and dimension consistent with the definition of a regulated under the Act. It is likely that the NCA would seek to protect such trees.
Threatened Species	Review of the ACTMAPi database indicates that the site does not contain any habitat for rare or threatened flora or fauna, but further ecological investigation may be required.
Heritage	The ANU campus contains a number of areas and buildings which are recognised for their heritage significance including the Research School of Earth Sciences, University House, R.G. Menzies Library and the HC Coombs Building.

	However, the site identified for development does not contain any areas or buildings which are of heritage significance (Commonwealth Heritage List and ACT Heritage Register). The presence of aboriginal heritage, or natural heritage items within the site is not known. Also the application of Native Title to the area of unleased land is also not known.
Bushfire	The subject site *is* located within the declared 'Bushfire Prone Area' under the ACT ACTMAPi mapping database. While this is not part of the NCA provisions, it is possible that NCA may want bushfire risk addressed as part of any Works Application for Student Accommodation. However, this was not required for other recent ANU developments (e.g. SA 5 & SA 6)
Easements	No easements are located on the subject site (ACTMAPi).
Existing Utility Services	Existing utility services including sewer, stormwater, electricity, gas and/or telecommunication services may be present within the Clunies Ross St road verge and on the site. A detailed utility investigation may be required.
Topography and drainage	The site accommodates variable areas of steep slope. The entire site rises from RL 556 in the south-east to RL 572 in the north-west accounting for an average slope of 5% across the entire site.

Figure 2-1: Site locality

Source: NearMap (2017)

Figure 2-2: Local context

Source: NearMap (2017)

Existing research facilities within the subject site

3.0 Legislative Context

This section of the Planning Report highlights the relevant statutory documents applicable to the ANU campus and the study area.

3.1 Commonwealth

3.1.1 EPBC Act

The ANU, as a Commonwealth agency, is subject to the provisions of the *Environment Protection and Biodiversity Conservation Act* 1999 (EPBC Act). The Act controls the carrying out works to conserve, maintain and improve the amenity and quality of places within the Acton Campus.

The EPBC Act requires the ANU to consider potential adverse impacts on environmental and heritage values of the campus.

The ANU must ensure that it does not take any action that has, will have, or is likely to have an adverse impact upon the identified heritage values of any place in its ownership or control, unless there is no demonstrated feasible or prudent alternative to taking that action, and that all measures that can be reasonably taken to mitigate the impact of the action on those values are taken.

3.1.2 Commonwealth Heritage

There are no items within the study area listed on the Commonwealth Heritage List. Although there are buildings at Acton Peninsula as well as individual buildings within the campus on the list, these should not be affected by proposed development within the study area.

Notwithstanding the above, even though the site does not contain items on the Commonwealth Heritage List, it is appropriate to consider whether any existing items have any merit for possible future nomination. In this regard, the ANU Heritage Study, together with the Institute of Architects Register have been reviewed and details provided below.

ANU Heritage Study

Gooden MacKay Logan (GML) Heritage Consultants prepared a Heritage Study for the Acton Campus in April 2012. The study confirms that the ANU campus has a number of items that meet the threshold for Commonwealth Heritage listing.

The identified heritage values of the Acton campus give rise to opportunities and responsibilities to retain, conserve, augment, adapt and interpret these heritage values and these need to be integrated into the ongoing asset management of the campus.

A summary of the values and attributes of the site that need to be considered include “the remains of Pryor’s experimental plantings” which includes the dense *E. bicostata* plantings and remnants of dense *E. aggregata* plantings and white poplar (*P.alba var. Matikar*) at Burgmann College. Previous studies (Banks, 1979 and Banks and Pryor, 2002) have dated this group to the mid-1950s and listed the *P. alba var. Matikar* as a significant tree and dated them at 1960.

Australian Institute of Architects Register of Significant Twentieth Century Architecture

The Australian Institute of Architects (AIA) maintains a National Register of Significant Twentieth Century Architecture and a local ACT Chapter Register of Significant Twentieth Century Architecture.

Burgmann College is listed on the architecturally significant registered sites located within the study area of the ANU Acton campus. Listing by the AIA is non-statutory but provides recognition of the architectural heritage value.

3.1.3 National Capital Plan (NCP)

The NCP is administered by the National Capital Authority (NCA) and has a single objective for Canberra:

> *"…to ensure that Canberra and the Territory are planned and developed in accordance with their national significance"*

To achieve this objective, the NCP identifies a number of key strategies. The following objectives have been extracted from the NCP and guide development in designated areas:

1. *Recognise the pre-eminence of the role of Canberra and the Territory as Australia's National Capital.*
2. *Further develop and enhance a Central National Area which includes the National Triangle and its setting, Lake Burley Griffin and its foreshores and the diplomatic sites and national institutions, as the heart of the National Capital.*
3. *Emphasise the national significance of the main approach routes and avenues.*
4. *Respect the geometry and intent of the Griffins' formally adopted plan for Canberra.*
5. *Maintain and enhance the landscape character of Canberra and the Territory as the setting for the National Capital.*
6. *Protect the undeveloped hill tops and the open spaces which divide and give form to Canberra's urban areas.*
7. *Provide a plan offering flexibility and choice to enable the Territory Government properly to fulfil its functions.*
8. *Support and promote environmentally responsible urban development practices.*

The ANU Precinct Code within the NCP is applicable to the study area – see Section 5.1 below.

Sloping area adjacent to Clunies Ross St

4.0 The ANU Master Plan 2030

In 2011, the ANU finalised a Campus Master Plan 2030 (CMP) for the Acton campus which provides an overarching strategic framework intended to guide future development on the campus while protecting and enhancing existing amenity.

The Master Plan highlights areas of interest regarding the proposed development, including the extension of Daly Road and the classification of the subject site as located within the 'Sullivans Creek Linear Park'. The Sullivans Creek Linear Park is to improve pedestrian and cycle access across the campus, Lake Burley Griffin and surrounding recreation spaces.

The provisions of the Master Plan were followed by a series of plans to guide future development on the campus. These plans were incorporated into a major review of the National Capital Plan and gazetted as part of an amendment to the National Capital Plan.

The inclusion of the plans and associated development controls into the NCP was by way of a "Precinct Code". The ANU Precinct Code in the NCP sets the statutory parameters for future development of the ANU campus (see Section 5.1.1).

It is noted that the part of the study area that was included as part of the Sullivans Creek Linear Park under the Master Plan was not included as parkland in the various plans incorporated into the National Capital Plan.

It is understood that the ANU are in the process of a complete review of the 2011 Master Plan. However, it is not known whether this will have any effect on the study area.

Fencing around the existing research facility with vegetation along Sullivan's Creek

Figure 4-1: Campus Master Plan 2030 - Structure

Source: ANU Master Plan 2030

5.0 Statutory Planning

There are two planning instruments relevant to the ACT, being the National Capital Plan administered by the National Capital Authority (NCA) and the Territory Plan administered by the ACT Planning and Land Authority (ACTPLA).

The NCA is a Commonwealth Agency within the Department of Infrastructure and Regional Development. ACTPLA sits within the ACT Government Environment, Planning and Sustainable Development Directorate (EPSDD).

The subject site is located in a "Designated Area". Designated areas are those areas of the ACT that have been identified as having the special characteristics of the National Capital. As such, the jurisdiction for planning and development proposals rests with the National Capital Authority (NCA) (Figure 2-1 and Figure 2-2).

5.1 National Capital Plan

The site is located within the ANU campus in the Central National Area under the National Capital Plan (NCP). The key planning controls applicable to the site are outlined under the section of the NCP referred to as the ANU Precinct Code (Figure 5-1). There are a range of additional general codes that also apply to the site including:

- Design and Siting General Code
- Signs General Code
- Telecommunications General Code

5.1.1 Australian National University Precinct Code

The ANU Precinct Code Objectives

The ANU seeks to be Australia's finest university, as such, the university has set a range of objectives to ensure development on campus maintains a strong physical environment.

The objectives are identified under nine key themes:

Academic Intent	*Ensure the campus is planned, built and maintained in a manner that enhances the University's academic endeavours. The primary role of the campus is to provide a place that actively facilitates world leading research and education.*
Functional elements	*Ensure a range of compatible land uses that address the University's needs for academic research, teaching, student accommodation and services, open space, parking, road access and cultural activity. The land use pattern is one of mixed-uses supporting the principal centred on an academic theme, but permitting a range of ancillary or associated activities on campus that serve this core land use.*
Campus structure	*The Acton campus has developed a number of distinct local areas with their own character and values. These are linked by several unifying landscaped corridors, walkways and waterway such as University Avenue, Acton Ridge Walk and Sullivans Creek. The objective is to reinforce these unifying elements as well as enhance the different characteristics of*

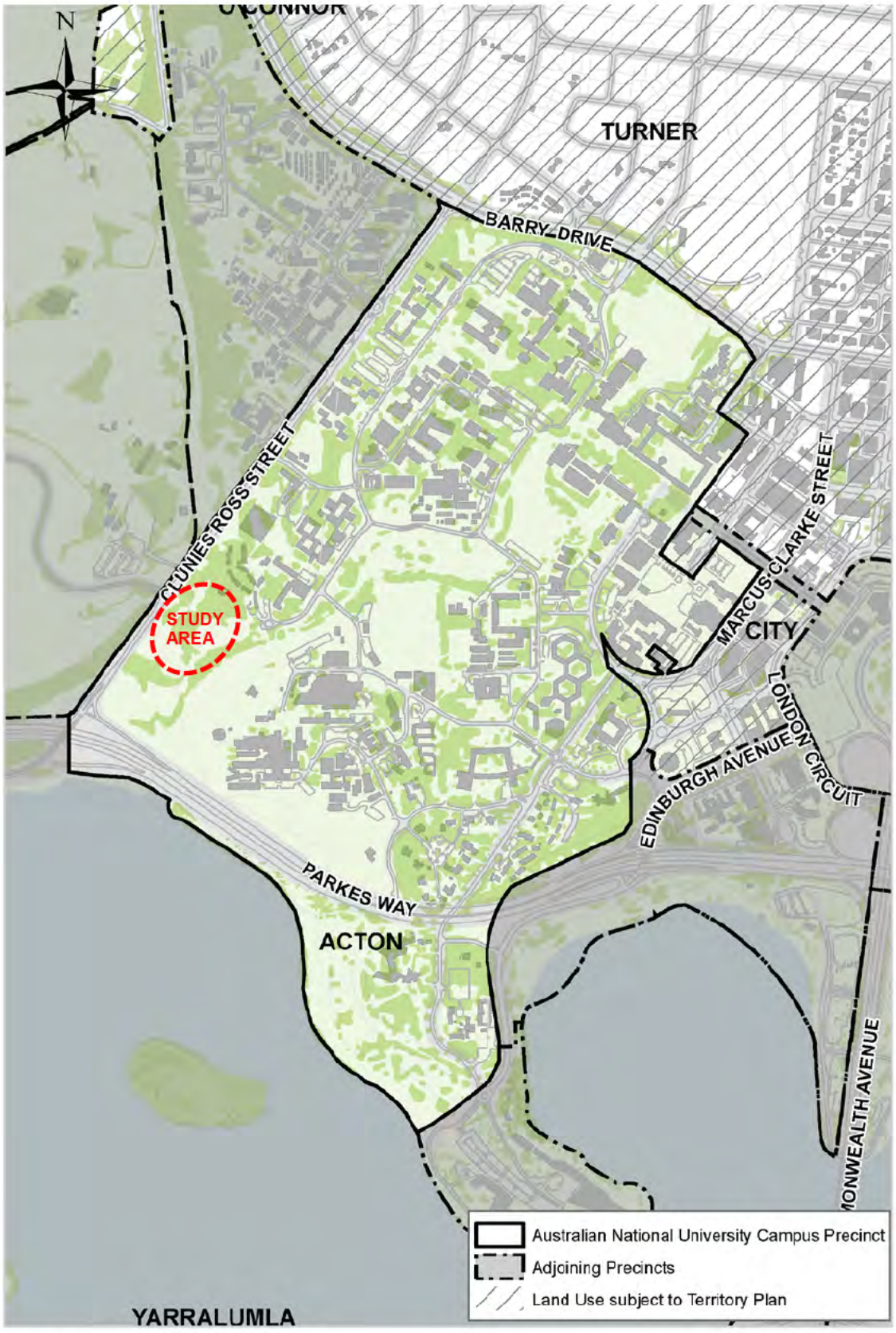
	individual areas on campus through landscaping and building style. A related objective is to integrate the campus with the city centre.
Built form	*Retain the 'building in a landscape' character of the campus, but recognise the need for some taller buildings in selected locations to facilitate growth in university floor space without loss of important green spaces and heritage places.*
Heritage	*Conserve, enhance and interpret the heritage values of the campus in the context of a modern, dynamic research and teaching campus.*
Landscape	*Retain the 'building in a landscape' character of the campus, through protection of the landscape setting and the three major 'landscape axes': University Avenue, Sullivans Creek and the Acton Ridge.*
Transport and movement	*Encourage walking, cycling and public transport as preferred ways of arriving and moving through the campus. Further develop the network of dedicated pathways, and relocate surface car parking from central areas to peripheral multi-level car parks.*
Infrastructure	*Ensure the campus is adequately serviced with a range of well maintained, appropriate infrastructure*
A living campus	*a) Create a safe and attractive campus with on-site student residential accommodation being a significant component of the educational experience.* *b) Ensure a diverse range of accommodation along with a range of other social, retail, commercial, sporting, entertainment and cultural facilities providing for different life stages in order to maintain a diverse and vibrant community.* *c) Ensure there is an attractive and convenient wayfinding system for visitors to campus*
Sustainability	*Ensure the campus is developed and managed in a way that ensures high standards of environmental sustainability, and that the campus is also seen as part of wider environmental sustainability initiatives in adjacent areas.*

The Precinct Code also establishes a range of detailed planning, design and development conditions applicable to future development. The conditions seek to guide development to ensure the above objectives are met, particularly regarding (see Figure 5-2 to Figure 5-5 and Section 6.0 for details):

- Campus structure
- Design – materials and finishes
- Site accessibility and connectivity
- Development locality
- Building height and density
- Landscaping and open space

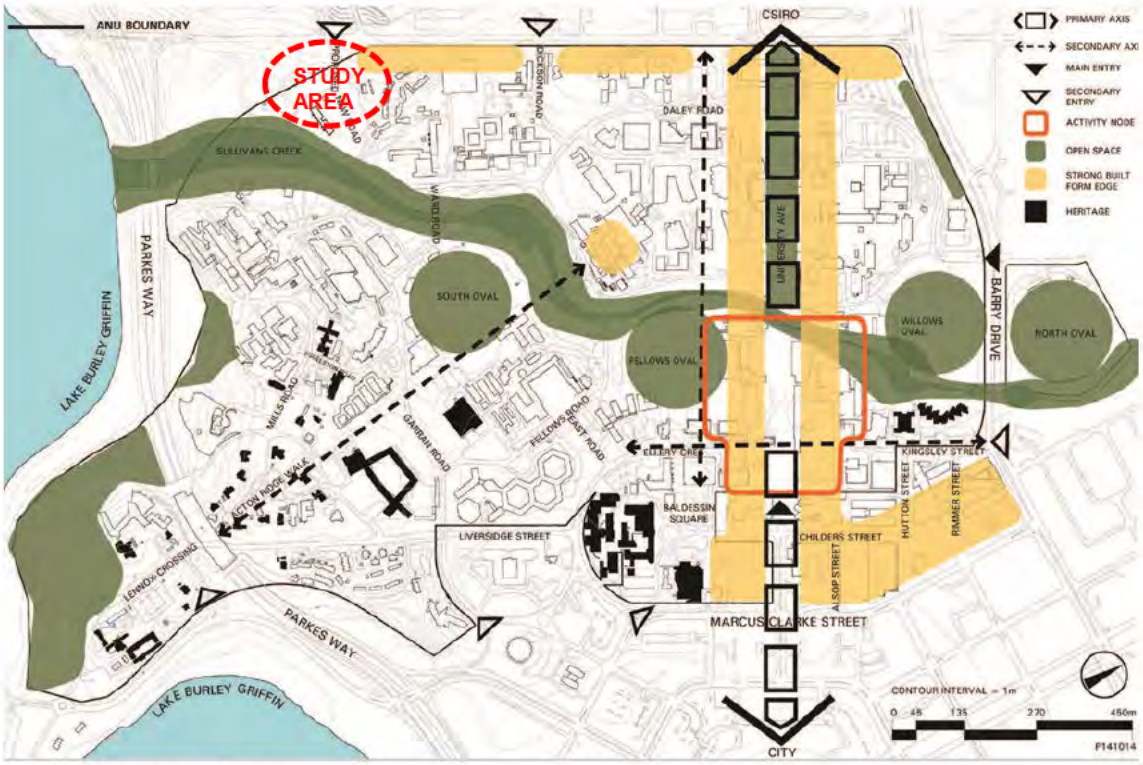
All detailed planning, design and development conditions are usually addressed as part of the formal Works Application Approval Process (see Section 8.1).

Figure 5-1: The ANU Campus Precinct Code



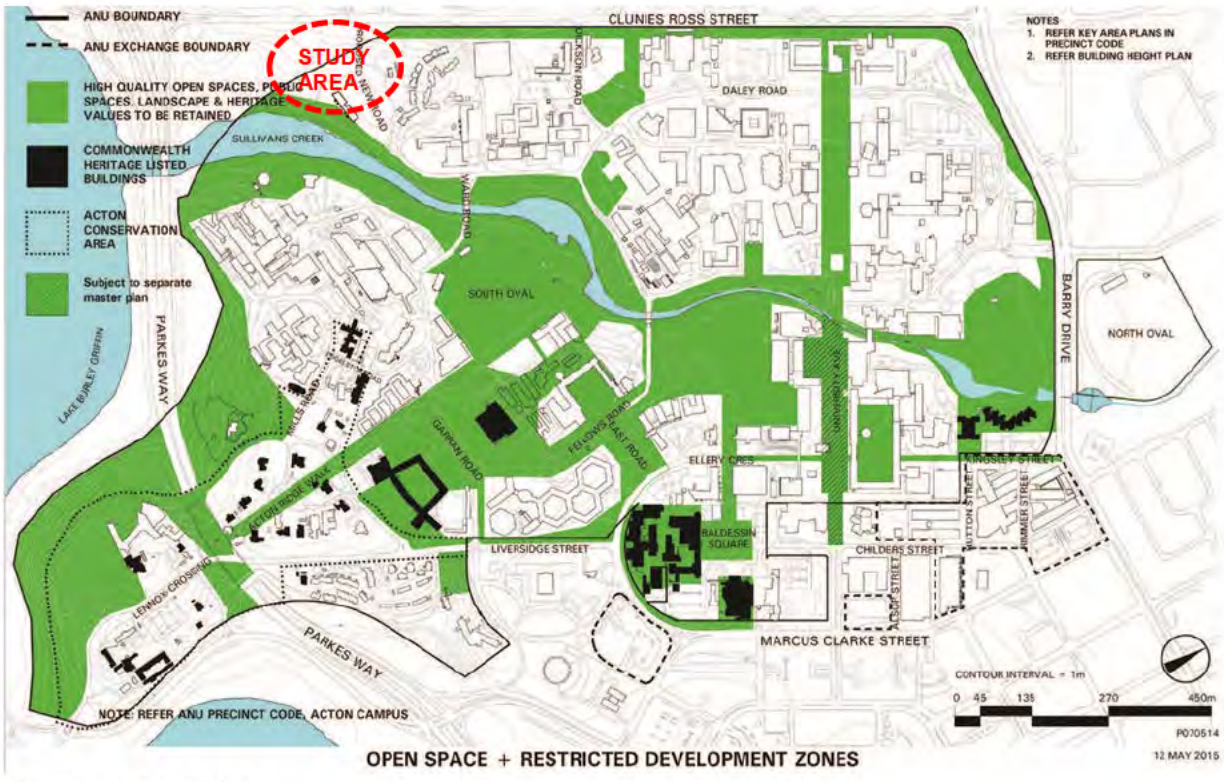
Source: National Capital Plan

Figure 5-2: ANU Campus Structure (Figure 135 from NCP)



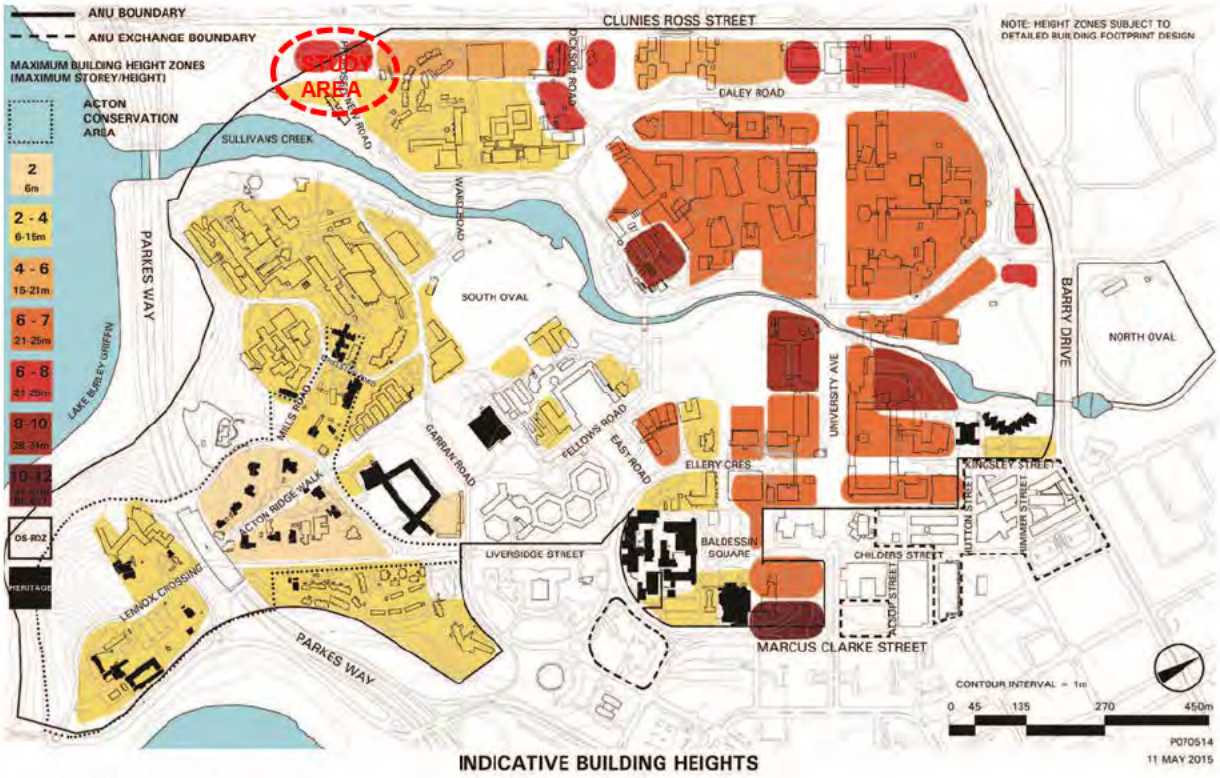
Source: National Capital Plan

Figure 5-3: ANU Restricted Development Zone (Figure 136 from NCP)



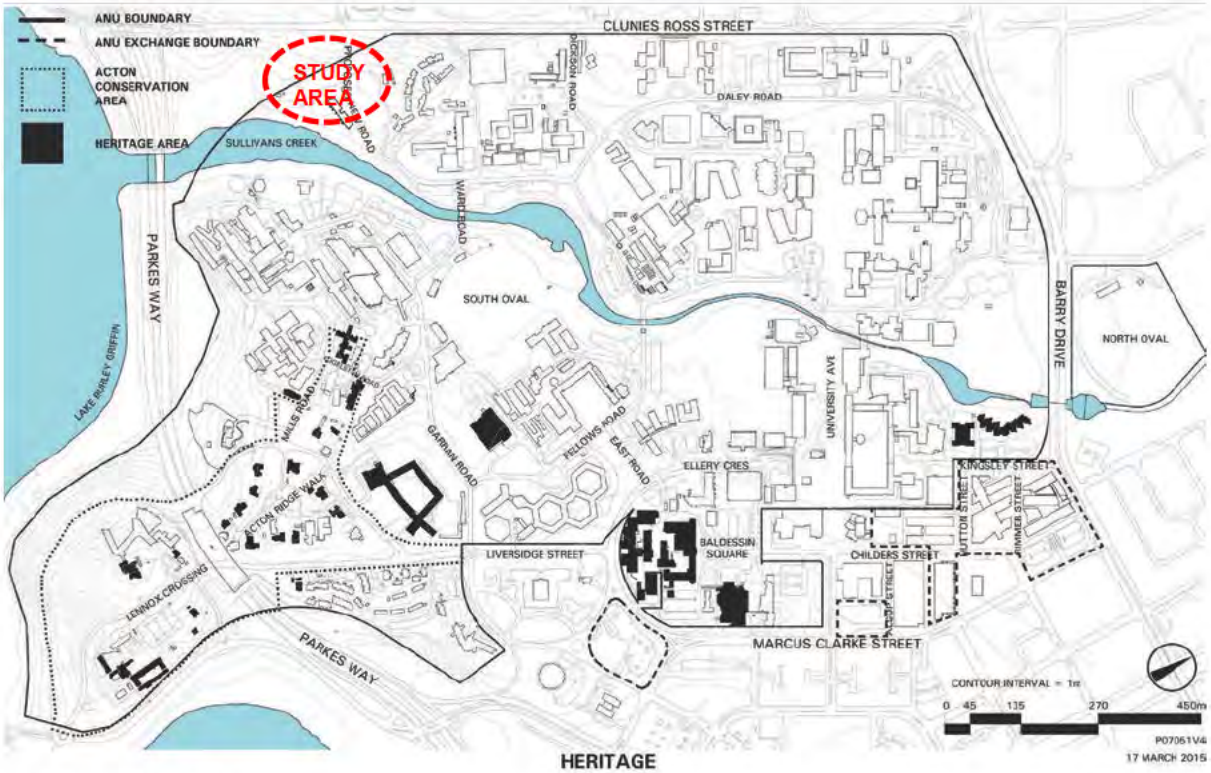
Source: National Capital Plan

Figure 5-4: ANU Indicative Building Heights (Figure137 from NCP)



Source: National Capital Plan

Figure 5-5: ANU Heritage Items (Figure 138 from NCP)



Source: National Capital Plan

5.1.2 Permissible Uses

The Australian National University fits within the defined land use term of a **Community Facility** (see Figure 5-6), specifically as an **Educational Establishment** under the NCP's land use definitions.

Educational Establishment is defined as the following:

'A building or place used for the purpose of tuition or training, whether or not for the purposes of gain, and includes:

- *a school*
- *a tertiary institution, being a university, a college or advanced education teachers college, technical college or other specialist college providing formal education beyond secondary education*
- *or any other training or education centre including road safety education centres, adult education centres for continuing education, or sheltered workshops; and may include associated residential accommodation'.*

As student residential accommodation, the development is considered to be consistent with the definition for an Educational Establishment under the NCP.

The site to be investigated also includes a portion of land identified as being 'uncommitted'.

5.1.3 Summary of Development Controls

The following provides a 'snapshot' of some of the key development controls that are likely to influence the built form outcome and potential yield for future development within the study area.

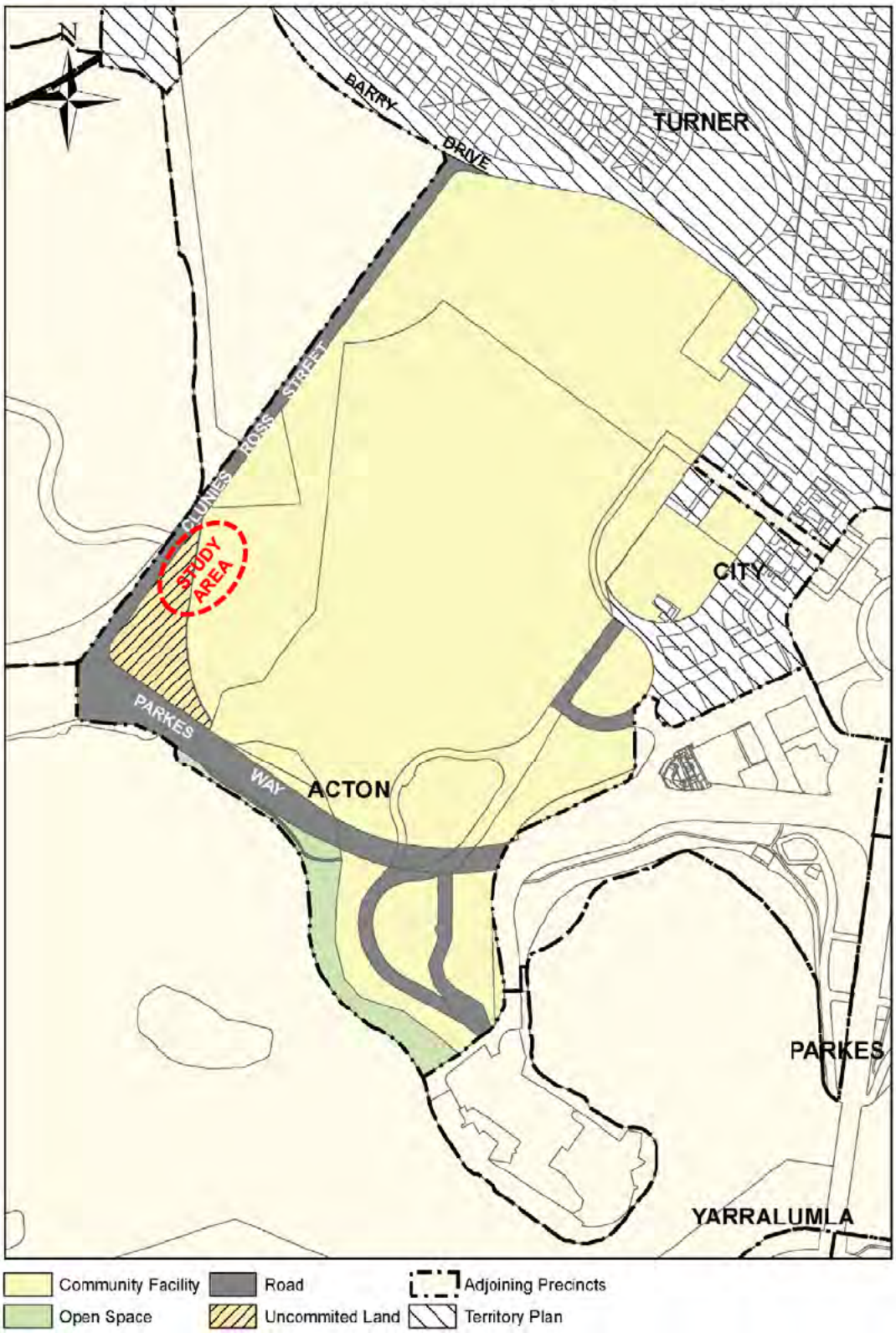
- **Building Heights** – The part of Block 1 Section 63 within the study area is identified with a 2-4 storey height limit. The gateway areas flanking the future intersection of the Daley Road extension and Clunies Ross Street are identified as 6-8 storeys.
- **Road Setbacks** – No specific setback requirements to Clunies Ross Street. However, development would most likely need to be consistent with other development. Older buildings, such as the Burgmann rooms, Dickson Parking Station and Laurus rooms are between 25-30 from Clunies Ross St. However, more recent buildings have been approved with significantly reduced setbacks. SA5 has a variable setback, but sections of the building are only 5m from Clunies Ross St. SA 6 has a minimum setback of generally 10-12m to Clunies Ross St. It is recommended that a minimum 10m setback be identified for future development within the study area.
- **Sullivan's Creek Setback** – No specific setback. However, a setback of 30m from the Creek corridor is recommended to ensure the identified characteristics of the corridor are maintained.
- **Car Parking** – No specific requirements other than new development must "address parking generated by the development". It is recommended that some parking be provided within the development.
- **Tree Removal** – Vegetation losses must be balanced with new assets such as protection zones and plantings. It is recommended that an Arborists report on the existing trees be commissioned as soon as possible.

Further details on the above and other constraints are provided in Section 6.0.

5.2 Territory Plan

The site is wholly located in a "Designated Area" and is therefore subject to the requirements of the National Capital Plan. The requirements of the Territory Plan are not applicable to development on the ANU Acton campus.

Figure 5-6: ANU Precinct Land Use Policies



Source: NCP

6.0 Potential Opportunities

The site offers a number of positive characteristics regarding the construction of a new 800-bed student accommodation development. These should be read in conjunction with the potential development constraints in Section 8.0.

6.1 Land Area

The area offers a large amount of undeveloped space with the entire area of the study site being approximately 5ha (see Section 2.1). However, the area of the site with potential for development is considered to be approximately 7,600m^2. The reduced area factors in the potential constraints (see Section 7.0).

6.2 Locality

The site is located in close proximity to adjacent student accommodation, student activity centres, student car parking structures with access from potentially both Daley Road and Clunes Ross Street with Daley Road earmarked for possible future extension.

6.3 Building heights

The ANU Precinct Code has also earmarked blocks flanking the future possible intersection of the Daley Road extension and Clunies Ross Street as 6-8 storeys (Figure 5-4). Development on these blocks will allow a greater yield of student rooms while also establishing a gateway to the future campus area (see Section 9.0).

6.4 Transport

The site is well connected through an active public transport route and an established share path network. ACTION bus routes 3 and 81 service the ANU campus with stops on Daley Road and Clunies Ross Street respectively with Blue Rapid routes regularly servicing the eastern and northern portions of the ANU campus.

The site also has good connectivity to surrounding open space and recreation opportunities via the shared path network. The site has easy access to the Sullivans Creek corridor, South Oval Lake Burley Griffin and Black Mountain Nature Reserve, all located within 500m of the study area.

7.0 Potential Constraints

This section discusses the possible issues and constraints that may need to be addressed as part of the construction of an 800-bed student accommodation development on part Block 1 Section 63 and/or part Block 1 Section 86 Acton.

7.1 Topography & Drainage

Portions of the site are quite steep, particularly the northern section of S86 which drops 8-9m in height over 40m (average slope of 20%). These areas present specific design challenges and/or will require large amounts of cut and fill. This may influence the overall development potential of the site.

Significant earthworks, particularly on the eastern portions of Block 1 Section 63 may be subject to specific controls due to the site's proximity to the Sullivans Creek corridor and Lake Burley Griffin, areas identified as being ecologically, historically and scientifically important.

Although records indicate major flood levels are likely to be contained within the existing creek corridor (1-in-100-year flood level – ACTMAPi), the proximity to major bodies of water also poses the risk of flooding.

It is recommended that further assessment of potential flooding be undertaken.

Sloping area to a low-lying swampy area

7.2 Heritage

No sites or buildings in the proposed development area are formally recognised as being of heritage significance and are therefore not listed on the ACT or Commonwealth Heritage Register.

The ANU Site Inventory identified Sullivans Creek as being of exceptional heritage ranking and meeting the criteria for the Commonwealth Heritage List. The site inventory identifies the Creek corridor as being of historic, scientific, social and indigenous importance and is listed on the ANU Heritage Register.

Although not the oldest college, Burgmann College opened in 1971 and was originally sponsored by the Anglican, Baptist, Presbyterian and Uniting Churches and the Churches of Christ. The churches are still represented on the Council. As such, future development which encroaches, or impacts Burgmann College area should be the subject of consultation with the operators of Burgmann College.

7.3 Vegetation & Landscape

Although areas of the subject area of Block 1 Section 63 have been cleared to accommodate the Andrew Cockburn building and the Native Animal Enclosure, both Block 1 Section 63 and Block 1 Section 86 are generally densely vegetated (Figure 6-1).

Preliminary investigation identifies some trees throughout part B1 S63 and B1 S86 as being quite large and likely to be subject to pressure from the NCA and/or ANU Arborist to retain the trees.

Any mandatory retention of some of these trees will decrease the potential 'development envelope' given their locality – running north-south down the centre of the site. A detailed tree assessment and tree management plan would be required as part of the documentation for any Works Application.

Figure 6-1: Existing Tree Cover

Source: Nearmaps (Sept 2017)


Significant trees forming a band through the study area

7.4 Contamination

No research has been initiated in relation to potential site contamination for this planning due diligence report. The site is not listed on the ACT Register of Contaminated sites.

As the area has been used for scientific research, it is possible that a range of chemicals have been used across the site. It is recommended that a Phase 1 Environmental Investigation report (contamination) be undertaken by a qualified specialist in this field.

7.5 Bushfire Risk

The subject site is located within the declared 'Bushfire Prone Area' under the ACT ACTMAPi mapping database.

While this is not part of the NCA provisions, it is possible that NCA may want bushfire risk addressed as part of any Works Application for Student Accommodation. However, this was not required for other recent ANU developments (e.g. SA 5 & SA 6)

7.6 Built form

As highlighted in Section 3.0, the NCP places restrictions and requirements on development in the ANU Acton campus. Development controls that will affect the proposed development include building height, setbacks, orientation, solar access, materials and finishes.

The Clunies Ross Street verge and Sullivans Creek Linear Park are identified as being located in restricted development zones (Figure 5-3). The Precinct Code specifies that significant development is not permitted within the restricted development zones.

The ANU Precinct Code does not specify setback requirements. However, analysis of existing developments along Clunies Ross Street (including recent student accommodation in SA5 and SA6) identifies an approximate setback of 10m from the block boundary and 30m from the Creek corridor. As such, it is recommended future development adopt these setbacks as a *minimum* requirement.

Pedestrian amenity from the public realm, visual interest, a north to north-east orientation, appropriate building articulation and separation should also be considered and incorporated in future building design.

7.7 Building height

Figure 137 of the NCP (Figure 5-4 in this report) outlines building height limits for various areas within the ANU campus. The section of the study area within Block 1 Section 63 Acton is identified as having a 2-4 storey height limit. The 'gateway' areas flanking the possible future intersection of the Daley Road extension and Clunies Ross Street are identified as having a 6-8 storey height limit.

Analysis of existing and soon-to-be-developed student residences including SA5, SA6, Ursula Hall Laurus Wing, John XXIII College and Burgmann College indicate that all buildings are compliant with the height restrictions shown in Figure 137 (Figure 5-4). This highlights there are no precedents in the local area to support a variation to the specified height limits.

Therefore, it is recommended that designs for future development comply with the above height restrictions.

7.8 Parking

The ANU manages car parking on campus via a permit system allocated to students and staff who apply.

The ANU Precinct Code states that all new development will address parking generated by the development, but, does not specify a provision rate.

Recent Student Accommodation developments, such as SA6 have been approved with no new parking areas provided. However, these developments were adjacent to existing parking areas. The study area is approximately 400-600m from the Daley Road multi-level parking structure. It may be possible to demonstrate that there is available parking within this parking station to accommodate demand for the new student accommodation development, although formal parking utilisation surveys would be necessary. However, it is recommended that, if possible, some parking provision be included within the proposed development.

7.9 Transport

The study area does not have any existing formal vehicular access. The Andrew Cockburn building has limited vehicle access through a gravel driveway from Daley Road (east).

The site could provide vehicular access via Daley Road within the campus.

The ANU Precinct Code has identified Daley Road for possible future extension and connection to Clunies Ross Street (see Figure 5-2 to Figure 5-5).

This future access road would need to be addressed as part of any Works Application for the student accommodation. If it is not required, supporting arguments would need to be submitted to the NCA as to why the area can be developed without the need for the Clunies Ross connection.

If the new road connection is to progress as part of the Student Accommodation development, then it is likely that the application will need to be supported by a Traffic Impact Assessment and relevant civil engineering / traffic management plans and approved by the NCA.

The Precinct Code also requires provision of cycle lockup facilities to support development that removes existing parking spaces.

The study area is approximately 250-300m from the nearest bus stops on Daley Rd and Clunies Ross St (Australian National Botanic Gardens) which provide local services at 15-20 intervals during peak times.

7.10 Campus structure

The ANU Precinct Code highlights several planning controls which aim to maintain strong linkages from the university to surrounding points of interest and strengthen the overall campus structure. Specifically, the university seeks to establish and/or reinforce gateways and entrances, edges and key public spaces – particularly along Clunies Ross Street (Figure 5-2). As such, the development should be orientated toward perimeter streets and include active ground floor frontages such as commercial or community uses.

Future development on the site must emphasise the overall campus structure. The development should provide linkages to and activate all relevant street frontages, particularly the proposed Daley Road extension and Clunies Ross Street.

7.11 'A living campus'

The ANU Precinct Code highlights a range of requirements for new residential developments on campus. The proposed 800-bed residential development must incorporate designs which recognise and complement existing cultural and social facilities, Crime Prevention Through Environmental Design principles and 'equity of access' as essential planning objectives.

Where possible, student accommodation should be accompanied by personal, commercial and outdoor spaces at ground level. However, given the site's locality, new health, social welfare, child care and student services may not be appropriate as they should ideally be located in the core areas of the campus.

7.12 Sustainability

The ANU Precinct Code states that new buildings on campus must incorporate measures to reduce energy use and greenhouse gas emissions, reduce total water use, and encourage use of sustainable transport. Solar and wind energy generation systems, grey and black water systems, cycling and pedestrian facilities and amenities should all be considered during design development.

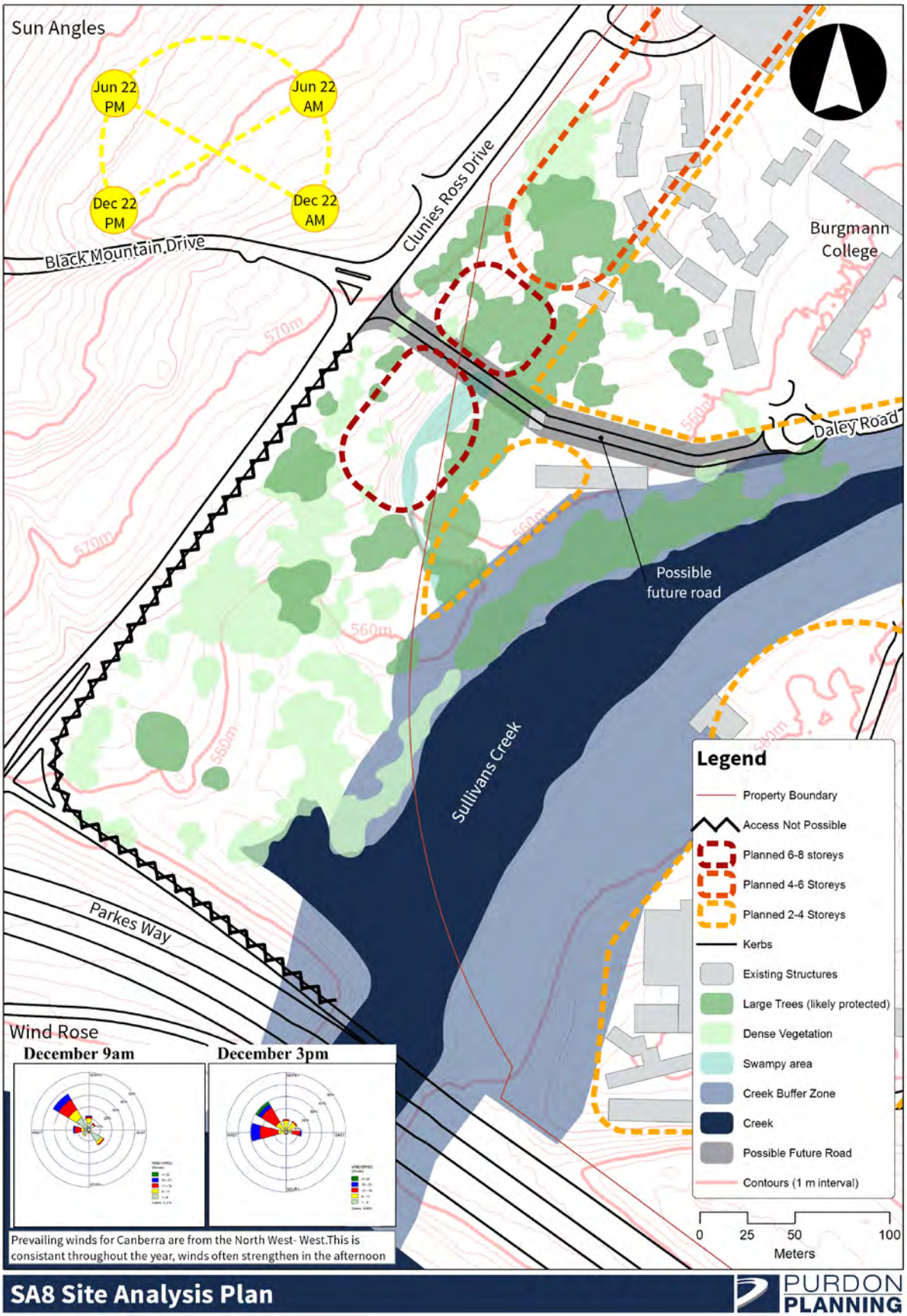
The Precinct Code states vegetation losses must be balanced with new assets such as protection zones and plantings. Given the dense vegetation cover, the development will be required to include significant amounts of new vegetation to compensate the losses. All landscaped areas should incorporate design elements to achieve a high standard of sustainability, biodiversity, green recreation, and open space.

7.13 Relocation of existing research facility

The study area (within Block 1 Section 63) accommodates the Andrew Cockburn Building and Native Animal Enclosure (refer Section 2.1). Redevelopment of the area for student accommodation may require relocation of the existing facility.

Relocation of the facility in its current state, including the entire built and enclosed area to an alternative site within the Acton campus may be quite challenging. The entire site within the fenced area is approximately 2.3ha. There are few to no vacant spaces within the campus which will be able to accommodate a facility requiring such a large area.

Figure 6-2: Site Analysis



8.0 Potential Yield

This section provides a summary of potential development yield, based on the opportunities and constraints highlighted above. These calculations are indicative only. No detailed site drawings or architectural drawings have been prepared as part of this report.

The calculations relate to development on the primary site of Block 1 Section 63, but also considers the possible need to extend the development into Block 1 Section 86.

Calculations provided in this section are estimates only and assumes the constraints outlined above are not insurmountable.

The room areas, dimensions and land allocation used for the purposes of the calculations below are averages taken from those utilised as part of the SA5 and SA6 developments. The following calculations are based on the following assumptions:

- 30% of the site is allocated for open space and/or communal uses
- 75% of the ground floor is allocated for communal, administrative, commercial or public uses
- Student rooms = 12m^2
- SA/SR Rooms = 24m^2 and occur every 20 student rooms
- Toilet block = 4m^2 and occur once for every 5 student rooms
- Shower blocks = 4m^2 and occur once for every 5 student rooms
- Commons/study/music rooms = 20m^2 per 10 student rooms
- Voids/hallways/stairwell = 80m^2 per 10 student rooms

In general, the above calculations result in a 25m^2 GFA for every 12m^2 upper level student room. For example, every 1,000m^2 of upper level GFA it would be possible to accommodate 40 student rooms and associated facilities. The ground floor requires a separate calculation as 75% of the ground floor GFA is likely to be needed for non-student room uses. As such, a 1,000m^2 ground floor could only accommodate 10 student rooms.

8.1 Study Area within Existing Campus (Block 1 Section 63)

The potential development areas within the study area (having regard to constraints outlined in Section 7.0) are divided into four distinct building sites. These are nominated as sites A to D on Figure 8-1. An additional area (Site E) outside the campus is outlined in Section 8.2 below.

While the overall study area within this block is 2.5ha, the combined area considered available for development is only approximately 7,600m^2. This development site is located either side of the possible future Daley Road expansion and setback approximately 30m from the Sullivans Creek corridor. The four building sites (refer Figure 8-1) are:

Site A	2,500m^2	Incorporates the existing research shed; south of future Daley Road extension.
Site B	3,000m^2	Extending from the existing Daley Road 'turn-around' area to the brick building (Andrew Cockburn building); north of future Daley Road extension
Site C	900m^2	Extending from the brick building (Andrew Cockburn building) towards Clunies Ross St; north of future Daley Road extension
Site D	1,200m^2	Adjacent to Clunies Ross St; north of future Daley Road extension
Total	7,600m^2	

The analysis of potential yield of each of the above four sites is as follows:

Site A

A site area of 2,500m^2 with about 30% of this area allocated to open space/communal areas would result in a building 'footprint' of approximately 1,750m^2. A development of such footprint constructed to 4 storeys would yield approximately 7,000m^2 GFA. Using the room area assumptions above, the student accommodation yield for ***Site A*** would be:

Level	Building area		Student rooms
Ground floor	450m^2	25% to student rooms	20 rooms
Upper Levels (x3)	1,750m^2 x 3	100% to student rooms (70 rooms per floor over 3 floors	210 rooms
Total	**7,0000m^2**		**230 rooms**

Site B

A site area of 3,000m^2 with about 30% of this area allocated to open space/communal areas would result in a building 'footprint' of approximately 2,100m^2. A development of such footprint constructed to 4 storeys would yield approximately 8,400m^2 GFA. Using the room area assumptions above, the student accommodation yield for ***Site B*** would be:

Level	Building area		Student rooms
Ground floor	525m^2	25% to student rooms	20 rooms
Upper levels (x3)	2,100m^2 x 3	100% to student rooms (84 rooms per floor over 3 floors)	250 rooms
Total	**8,400m^2**		**270 rooms**

Site C

A site area of 900m^2 with about 30% of this area allocated to open space/communal areas would result in a building 'footprint' of approximately 630m^2. A development of such footprint constructed to 6 storeys would yield approximately 3,800m^2 GFA. Using the room area assumptions above, the student accommodation yield for ***Site C*** would be:

Level	Building area		Student rooms
Ground floor	160m^2	25% to student rooms	5 rooms
Upper levels (x5)	630m^2 x 5	100% to student rooms (25 rooms per floor over 5 floors)	125 rooms
Total	**3,800m^2**		**130 rooms**

Site D

A site area of 1,200m^2 with about 30% of this area allocated to open space/communal areas would result in a building 'footprint' of approximately 850m^2. A development of such footprint constructed to 8 storeys would yield approximately 6,800m^2 GFA. Using the room area assumptions above, the student accommodation yield for ***Site D*** would be:

Level	Building area		Student rooms
Ground floor	210m^2	25% to student rooms	10 rooms
Upper levels (x5)	850m^2 x 7	100% to student rooms (34 rooms per floor over 7 floors)	240 rooms
Total	**6,800m^2**		**250 rooms**

The above yield calculations show that to achieve the 800 room target, a combination of the 'development' sites (A to D) would be required. The combined yield of the above four sites results in a potential for 880 student rooms, associated facilities and services.

Development Site	Potential Building GFA	Potential Building Height	Potential Yield (Indicative)
A	7,000m^2	4 storeys	230 student rooms
B	8,400m^2	4 storeys	270 student rooms
C	3,800m^2	6 storeys	130 student rooms
D	6,800m^2	8 storeys	250 student rooms
TOTAL	**26,000m^2**		**880 student rooms**

Demolition of the Andrew Cockburn building would be required.

On the basis that separate buildings, approximately 50m apart and separated by the Daley Road extension, may not be feasible, then it would be necessary to expand the main development site area to achieve a larger site area.

This can only be achieved within Block 1 Section 63 through removal of a significant number of mature trees. Alternatively, if the extension to Daley Road was not progressed the site area could be expanded.

Works approval of a single large-scale medium-rise building may be a challenge given the site's proximity to the Sullivans Creek corridor, the steep slopes over part of the site and the likely presence of significant trees/vegetation.

It is considered that the most appropriate built form outcome, consistent with the objectives of the NCP, is a development form that comprises a strong presence adjacent to Clunies Ross St, including a medium-rise building 6-8 storeys, with buildings stepping down to heights of 2-4 storeys closer to (but set back from) Sullivans Creek. This would achieve a site layout comprising of an arrangement of discreet buildings set throughout the groves of significant trees.

Figure 8-1: Potential Development Areas

8.2 Campus Extension (Block 1 Section 63 + Block 1 Section 86)

An alternative to achieving the yield solely on Block 1 Section 63, is to further spread the 'campus' arrangement of student accommodation buildings into the adjoining Block 1 Section 86. This block is unleased Territory Land and acquisition from the Territory by way of a "direct sale" agreement would be required.

The acquisition of Block 1 Section 86, or a part of this block, would allow development to flank the future intersection of the Daley Road expansion and Clunies Ross Street creating a 'gateway' effect with twin 6-8 storey buildings.

This site also has a number of constraints to development, notably a relatively steep slope near Clunies Ross St and a major swampy low-lying area near the Andrew Cockburn research shed. It is noted that an area of about 5,000m^2 of the existing fenced research facility encroaches into this unleased Territory Land.

Accounting for the above constraints, assuming 75% of the ground floor is reserved for non-student room use, and the available building site of approximately 3,300m^2 (refer Figure 8-1) is to be developed to the maximum 8 storeys, the identified development site within unleased Territory land and on the southern side of the Daley Road extension could yield approximately 700 rooms. However, this assumes that the major issues associated with the low-lying swampy land together with steeply sloping site area can be addressed without loss of yield.

Acquisition of B1 S86 would also allow the overall development (when combined with the areas available within the existing campus (refer Figure 8-1 and Section 8.1) to be constructed at a lower density and/or lower height with larger areas allocated to outdoor open spaces. This form of development being more compatible given the proximity to the creek corridor and scale of neighbouring development. In this situation, given the same parameters and assumptions as above, the site within the unleased land south of the Daley Road extension, adjacent to Clunies Ross St could yield approximately 450 student rooms.

The combination of the yield in B1 S63 and B1 S86 achieves the 800-bed goal. (Figure 7-1).

High-density accommodation flanking the intersection of the future Daley road extension and Clunies Ross Street working down to medium-density, medium-rise developments towards the Sullivans Creek corridor is considered to be closer aligned to the principles set out in the ANU Precinct Code and ANU Master Plan 2030.

9.0 Implementation

This section highlights the implementation process given the relevant statutory planning conditions and nature of the proposed development.

9.1 Further Detailed Site Studies

Given the range of potential development constraints and nature of the site, further detailed site studies by professionals in each respective field may be necessary. Studies regarding the following areas may be required for full site analysis and Works Approval Application (see Section 10.2):

- Tree Assessment from the ANU Arborist
- Utility services – including stormwater
- Transport/Parking Impact
- Aboriginal heritage assessment
- Bushfire risk assessment
- Contamination Assessment
- Design and feasibility study

9.2 Works Approval Application (WA)

There are a range of land uses that are permissible under the NCP. Development of the site and/or change of land use would trigger the need to lodge a Works Approval Application (WA) with the NCA.

Works Approvals are uploaded electronically to the NCA via an on-line lodgement process. The submission will undergo a completeness check prior to being accepted by NCA. Once the application has passed the completeness check phase, a WA fee notice is issued. When WA fees have been paid, the WA is considered to have been formally lodged.

At this time NCA arrange for public notification of the WA and referral of the WA to relevant Agencies and Service Providers. The notification period and the referral period occur concurrently and last for three weeks. However, often a week passes from when fees are paid until the commencement of the notification period. In addition, there is also often up to a week after this period when NCA allow for submissions to be received that may have been sent via paper mail, or feedback from Agencies who may not have been able to meet the deadline.

After receipt of any public submissions and Agency feedback, NCA Assessment officers will commence assessment of the WA. At this stage, it is common for NCA to request further information, particularly if it clarifies issues raised in objections or by Agencies.

The NCA does not have a target timeframe for approval of an application. As such, in practice, the only course of action is to continue to liaise with NCA to secure approval. The WA process and likely timeframe is summarised in Figure 8-1.

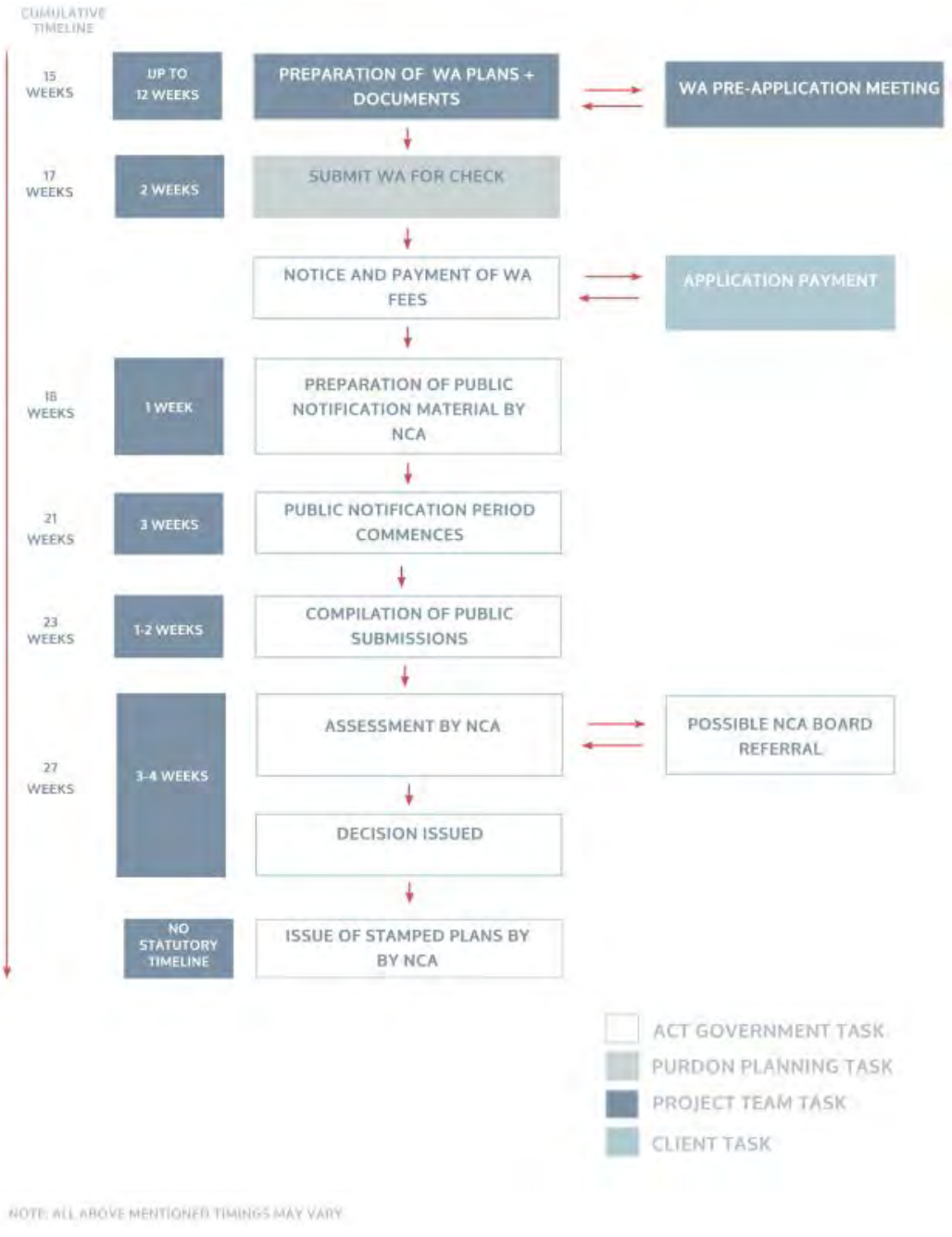
9.2.1 WA Documentation Requirements

NCA require that a custodian form (letter of Authority), locality plan and a written description of works be submitted with a WA application. However, supporting plans are assumed to

accompany any WA. The following is a list detailing the range of plans and documents that are usually required for development proposals:

- Planning Report
- Site Plan
- Floor Plans (Including GFA calculations)
- Elevations
- Sections
- Perspectives
- Colours and Materials Sample Schedule
- Survey Plan/Certificate
- Landscape Plan
- Off-site Works Plan (Verge)
- Tree Assessment
- Tree Management Plan
- WSUD – Stormwater quality & quantity targets
- Utilities Plan (Service connections)
- Easements and Clearances
- Waste Management Plan
- Noise Management Plan
- Details of Signs
- Contamination Assessment

Figure 8-1: NCA Works Approval Process



9.2.2 *WA Lodgement Fees*

All WAs are subject to payment of a WA fee. The table below provides details of the sliding scale of WA fees depending on the cost of development.

Table 10-1: Works Application Fees

Value of Works	Fees Payable
If the estimated cost of works does not exceed $100,000	$110 plus 0.45% of the amount in excess of $20,000 of the estimated cost of works
If the estimated cost of works exceeds $100,000 and not $500,000	$1,300 plus 0.35% of the amount in excess of $100,000
If the estimated cost of works exceeds $500,000 and not $1,000,000	$2,650 plus $0.35% of the amount in excess of $500,000
If the estimated cost of works exceeds $1,000,000 and not $10,000,000	$4,050 plus 0.20% of the amount in excess of $1 million
If the estimated cost of works exceeds $10,000,000	$22,400 plus 0.15% of the amount in excess of $10 million
Assessment of proposals for amendments to previously approved works	25% of the scheduled fee
Assessment of proposals for signs	$250 per application
Assessment of temporary works	No reduction for temporary works

Source: NCA, 2015

9.3 National Capital Plan Amendment

It is not considered that the proposed development will require an NCP amendment as student accommodation is permitted under the current Educational Establishment land use.

9.4 Icon Water Contribution

Icon Water propose to introduce a *Water and Sewerage Capital Contributions Code* to fund water and sewerage infrastructure upgrades required to support developments in established suburbs.

Costs will be calculated based on Equivalent Population (EP). The initial charge is proposed to be $1,200 per additional EP. The net increase in EP is be calculated by multiplying (A) and (B) below for the units present for both the original and new developed form, and taking the difference.

Table 10-2: Icon Water Contribution

Land use	Form	Units (A)	Multiplier (B)
Residential	Free standing houses	Dwellings	3.6
	Semi-detached row and terrace houses	Dwellings	2.5
	Apartments, units, and flats	Dwellings	2.0
Commercial	Shops and offices	Max. # of employees	0.3
	Restaurants and clubs	Max. # of seats	0.1
	Motels etc	Max. # of beds	0.5
Institutional	Schools and Education	Students	0.2

Source: Icon Water, May 2017

It is not clear at this stage whether the proposed development on the ANU campus would be subject to the Icon Capital contributions. It is also not clear, if they are applicable, as to how the contributions will be calculated. If the student rooms are considered apartments, then the

800 rooms would result in a contribution of $1.92M. If the contributions are based on additional students, then the contribution would be $192,000. It is possible the student rooms could be considered the same as a motel and, if so, the contribution would be $480,000

The Independent Competition and Regulatory Commission (ICRC) is expected to make a final decision in December 2017. Based on the expected decision of the ICRC, the proposed 'go live' date for the contributions scheme will be 1 January 2018 with an 18-month transition period.

It is recommended that the ANU initiate discussions with Icon Water to determine whether the proposed capital contributions would apply to the proposed development.

9.5 Land Acquisition

Should the acquisition of the unleased Territory land (Block 1 Section 86) south of the current ANU boundary, be proposed, the ANU would need to enter into negotiations with the ACT Economic Development Directorate (part of CMTEDD) as well as the EPSDD. It is expected that the process for acquisition would be a "direct sale" process.

The ACT Government releases land by 'direct sale' without going through a competitive means (e.g. auction) where the applicant and the proposed land use meets relevant statutory requirements, eligibility criteria and present a strong business case.

Process

Direct sale applications go through a six-step process:

1. Prepare a finalise direct sale application. All necessary sections of the application and additional documents should be completed.
2. Submit application and the applicable fee to EPSDD (see Section 10.5.2).
3. EPSDD will acknowledge the receipt of the direct sale application.
4. Once satisfied that enough information has been provided, the application will be circulated across ACT Government Directorates and agencies for comment. Once supported by the Directorate the Government will make a formal decision regarding the eligibility of the Client to obtain a direct sale of a lease from the ACT Government.
5. After the Government agrees to the direct sale, EPSDD will complete the appropriate due diligence, site preparation and valuation procedures required to grant the Crown lease.
6. Upon completion, a formal offer of a lease on behalf of the Government will be issued.

The direct sale process generally takes between 6 months to 2 years to complete, depending on the type of proposal.

Cost

Application fees for direct sales applications are:

- Commercial entity application: $11,474
- Community entity application: $2,868
- Government entity application: $2,868

Applicants receiving concessional leases will be required to pay for the cost of all site investigation reports undertaken by the ACT Government in preparing the land for sale (generally between $10,000 and $25,000).

10.0 Conclusion

This report has summarised the relevant planning controls and development opportunities/constraints that apply to the subject site in relation to a proposal for 800 student residences on the site bounded by Sullivans Creek, the possible future Daley Road extension and Clunies Ross Street. The following conclusions can be made from the information obtained in this Due Diligence Report:

- The study area is described as part Block 1 Section 63 and part Block 1 Section 86 Acton and is located in the south-west corner of the ANU campus.
- The study area has a combined area of 5ha, of which only 1.3ha is considered to be suitable for development.
- The land is within a Designated Area and is therefore subject to the requirements of the National Capital Plan. The site is zoned as Community Facility and an Educational Establishment (which includes Student Accommodation) is a permissible use.
- The study area is currently occupied by the Andrew Cockburn Building and Native Animal Enclosure.
- A number of development sites have been identified within the overall study area. Each site has a range of constraints including steep slopes, existing significant trees, and low-lying swampy areas
- Buildings within the identified development sites are subject to varying height controls under the ANU Precinct Code in the NCP. Buildings adjacent to Clunies Ross St can be built to 6-8 storeys, whereas other areas are limited to 2-4 storeys. It is considered that the NCA would support buildings that achieve the maximum height limits (e.g. 8 storeys and 4 storeys). However, it is unlikely that NCA would support taller buildings.
- While development adjacent to Clunies Ross St is required to have a strong built form edge, any buildings should be setback 10m from Clunies Ross Street. This setback has been applied to other buildings along Clunies Ross St and it is expected that this requirement would be enforced by the NCA.
- The Sullivans Creek corridor and Lake Burley Griffin adjacent to the site are considered a significant vegetation, ecology and heritage areas. The NCP does not impose a specific setback dimension from Sullivans Creek. However, any new development would need to demonstrate that it is set back a sufficient distance to ensure recreation, ecological and heritage objectives for the creek corridor are achieved. It is recommended that a minimum 30m setback be achieved for new development.
- Construction solely on the subject area of Block 1 Section 63 can only achieve the yield of 800 student rooms if large buildings with substantial footprints across the respective development sites were constructed. While potentially acceptable, the most appropriate outcome is considered to be a development comprising of a series of discreet, smaller footprint buildings of 6-8 storeys near Clunies Ross St, stepping down to 2-4 storey buildings towards (but set back from) Sullivans Creek, as compliant with the NCP.
- Acquisition of part, or all, of the unleased Territory land (Block 1 Section 86) and development across both the sites allows development to yield 800 student rooms with a more dispersed building arrangement, and a site layout the respects the site constraints (slope, trees, swampy areas).

This site due diligence report has been prepared by Purdon Planning to assist the proponent in making decisions on the future use and development of the site.

Purdon Planning
December 2017

From: Sch 2 s 2.2(a)(ii)
Sent: Thursday, 12 April 2018 8:20 AM
To: Sparke, Chris
Subject: RE: Acton Section 86 Block 1 - Development Proposal [SEC=UNCLASSIFIED, DLM=Sensitive]

Hi Chris

Thanks for your correspondence below, we are having a series of internal discussions and will hold further discussions with both the NCA and ANBG. I will keep you informed of these discussions.

Kind Regards

Sch 2 s 2.2(a)(ii)
The Australian National University
Acton ACT 2601

Sch 2 s 2.2(a)(ii)

http://facilities.anu.edu.au/

"Enabling academic excellence through integrated and innovative facilities and project delivery"

From: Sparke, Chris [mailto:Chris.Sparke@act.gov.au]
Sent: Monday, 9 April 2018 2:12 PM
To: Sch 2 s 2.2(a)(ii)
Subject: Acton Section 86 Block 1 - Development Proposal [SEC=UNCLASSIFIED, DLM=Sensitive]

Hi Sch 2 s 2.2(a)(ii)

Can you confirm whether you have had any communications with the NCA about this proposal?

I am informed that we previously looked at this issue back in 2009 when the University last sought this land. At that time NCA came back with comments stating that for the proposal to be supported there would need to be an amendment to the National Capital Plan to support the change of use from 'Uncommitted Land to 'Community Facility'. There was also a comment that they would need to check with the National Botanic Gardens, because that block was previously considered for use as an extension to the gardens.

I am saying this as without the NCA's support for the required amendment to the NCP we can't go any further.

Further internal comments were that:-

- at the time it was raised by TAMS (now TCCS) that would require a 10m strip on the western side of the block to allow room for a potential future augmentation to Clunies Ross Street;
- an existing publically available shared path that would need to be either retained or re-routed;

Also, can you confirm what your actual development proposal is on the land you are seeking to purchase? The application doesn't go into numbers etc. Is it what is in the BatesSmart report? I just want to make sure that I am not mis-representing you in any way when seeking comment internally here.

Regards

Chris Sparke | Senior Project Officer | Strategic Projects and Infrastructure | Urban Renewal
Environment, Planning and Sustainable Development Directorate | ACT Government
Phone: 02 6205 2404
Level 2, 221 London Circuit, City ACT 2601
GPO Box 158 Canberra ACT 2601

From: Sch 2 s 2.2(a)(ii)
Sent: Tuesday, 3 April 2018 1:31 PM
To: Sparke, Chris <Chris.Sparke@act.gov.au>
Subject: Additional Documentation ANU Section 86 Block 1

Hi Chris

Please find attached the Preliminary Planning report completed last year for Block 1 Section 86.

Kind Regards

Sch 2 s 2.2(a)(ii)

The Australian National University
Acton ACT 2601

Sch 2 s 2.2(a)(ii)

http://facilities.anu.edu.au/

"Enabling academic excellence through integrated and innovative facilities and project delivery"

From: Sch 2 s 2.2(a)(ii)
Sent: Thursday, 24 May 2018 11:14 AM
To: Sch 2 s 2.2(a)(ii); Sparke, Chris
Subject: RE: ANU Direct Sale Request - B1 S86 Acton - Preliminary comments from ACT Gov [SEC=UNCLASSIFIED, DLM=Sensitive]

Hi Sch 2 s 2.2

Im on the phone to Chris at the moment and will have an update this afternoon.

Kind Regards

Sch 2 s 2.2(a)(ii)
The Australian National University
Acton ACT 2601
Sch 2 s 2.2(a)(ii)
http://facilities.anu.edu.au/

"Enabling academic excellence through integrated and innovative facilities and project delivery"

From: Sch 2 s 2.2(a)(ii)
Sent: Thursday, 24 May 2018 11:11 AM
To: Sparke, Chris <Chris.Sparke@act.gov.au>; Sch 2 s 2.2(a)(ii)
Subject: RE: ANU Direct Sale Request - B1 S86 Acton - Preliminary comments from ACT Gov [SEC=UNCLASSIFIED, DLM=Sensitive]

Hi Chris

Thanks for your email.

I'm in an out of meetings for the next couple of hours so I will call you PM today.

It would also be good to touch base re status of the strip of land outside Family Law Courts.

Kind Regards

From: Sparke, Chris <Chris.Sparke@act.gov.au>
Sent: Thursday, 24 May 2018 11:07 AM
To: Sch 2 s 2.2(a)(ii)

Subject: ANU Direct Sale Request - B1 S86 Acton - Preliminary comments from ACT Gov [SEC=UNCLASSIFIED, DLM=Sensitive]

Hi Sch 2 s 2.2(a)(ii)

When you get the chance please can you give me a call about the above land request?

I have tried to contact Sch 2 s 2.2(a)(ii) with no success. I note that his consultants have recently been in contact with the ACT ESA about bushfire issues.

Regards

Chris Sparke | Senior Project Officer | Strategic Projects and Infrastructure | Urban Renewal
Environment, Planning and Sustainable Development Directorate | ACT Government
Phone: 02 6205 2404
Level 2, 221 London Circuit, City ACT 2601
GPO Box 158 Canberra ACT 2601

From: Sch 2 s 2.2(a)(ii)
Sent: Friday, 29 June 2018 11:18 AM
To: Sparke, Chris
Cc: Sch 2 s 2.2(a)(ii)
Subject: Change in Primary Contact ANU Block 1 Section 86

Hi Chris

, Sch 2 s 2.2(a)(ii) will be the primary point of contact for our application related to Block 1 Section 86.

His full contact details are as follows

Sch 2 s 2.2(a)(ii)

Kind Regards

Sch 2 s 2.2(a)(ii)

The Australian National University
Acton ACT 2601

Sch 2 s 2.2(a)(ii)

http://facilities.anu.edu.au/

"Enabling academic excellence through integrated and innovative facilities and project delivery"

From: Sch 2 s 2.2(a)(ii)
Sent: Monday, 12 November 2018 1:24 PM
To: Sparke, Chris
Subject: RE: clunies ross [SEC=UNCLASSIFIED, DLM=Sensitive]

Understood

From: Sparke, Chris <Chris.Sparke@act.gov.au>
Sent: Monday, 12 November 2018 12:56 PM
To: Sch 2 s 2.2(a)(ii)
Subject: RE: clunies ross [SEC=UNCLASSIFIED, DLM=Sensitive]

Hi Sch 2 s 2.2

We (Urban Renewal) are comfortable with the ANU undertaking the extended asbestos study as noted in your email below, provided that the current land Custodian (TCCS) is also happy.

However, please note that this does not imply that the Territory has made a decision on whether it supports the requested acquisition of the land by the ANU.

Regards

Chris Sparke | Senior Project Officer | Strategic Projects and Infrastructure | Urban Renewal
Environment, Planning and Sustainable Development Directorate | ACT Government
Phone: 02 6205 2404
Level 2, 221 London Circuit, City ACT 2601
GPO Box 158 Canberra ACT 2601

From: Sch 2 s 2.2(a)(ii)
Sent: Wednesday, 7 November 2018 10:14 AM
To: Sparke, Chris <Chris.Sparke@act.gov.au>
Subject: clunies ross

Chris
G'day
We have found bonded asbestos traces on our land where we intend to build the newest student accommodation on Clunies Ross St.
I have commissioned an asbestos consultant to carry out a full audit including test holes across the entire site – including all the Territory land along Clunies Ross to the Parkway.
I am seeking your approval to carry out the audit prior to any sales agreement on all of the Territory land. The report will be made available to the ACT Government.
Any queries let me know thanks

Sch 2 s 2.2(a)(ii)

The Australian National University

Sch 2 s 2.2(a)(ii)

Subject: ANU expansion - Clunies Ross Rd
Location: Level 2, 221 London Cct

Start: Fri 23/11/2018 3:00 PM
End: Fri 23/11/2018 3:30 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Rutledge, Geoffrey
Required Attendees: Fitzgerald, Bruce; Howorth, Chloe; Sch 2 s 2.2(a)(ii)

Clunnis Ross
Land_ANU

From: Rutledge, Geoffrey
Sent: Thursday, 22 November 2018 8:57 AM
To: Sch 2 s 2.2(a)(ii)
Subject: RE: Clunnis Ross Land_ANU

Sch 2 s 2.2(a)(ii)

Confirming
3pm, Friday 23 November. Level 2, 221 London Cct.

Any changes, contact me (or Petra in my team 6205 9646)

Geoffrey Rutledge | Deputy Director-General, Sustainability and the Built Environment
Phone 02 6207 5001 | Mobile
Environment, Planning and Sustainable Development Directorate | ACT Government
Level 3, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 | www.environment.act.gov.au

From: Sch 2 s 2.2(a)(ii)
Sent: Tuesday, 20 November 2018 10:59 AM
To: Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au>
Subject: Clunnis Ross Land_ANU

IPSG are the appointed Development and Project Manager for the project known as SA 8-(Student Accommodation project -8) on the Land subject to the Application for Direct Grant of Land submitted by the ANU in April of this year

My telephone Number is Sch 2 s 2.2(a)(ii) and am contactable on the email address above

I look forward to catching up on Friday afternoon at 3

Regards
Sch 2 s 2.2(a)(ii)

From: Sch 2 s 2.2(a)(ii)
Sent: Friday, 22 February 2019 12:31 PM
To: Rutledge, Geoffrey
Subject: Fwd: ANU -ESA

FYI

Regards
Sch 2 s 2.2(a)(ii)

Begin forwarded message:

> **From:** Sch 2 s 2.2(a)(ii)
> **Date:** 22 February 2019 at 12:04:33 pm AEDT
> **To:** Ben.McHugh@act.gov.au
> **Cc:** Sch 2 s 2.2(a)(ii)
> **Subject: ANU -ESA**
>
> G'day
> In order to proceed with SA8, as previously discussed, we need to resolve a potential issue with possible location of the City ESA Facility
> We will have the Traffic Report today and present it to you next week
> I would like to arrange a meeting with you, the ESA and ourselves to discuss all of these matters
> There is a modicum of urgency to these matters
>
> Regards
> Sch 2 s 2.2(a)(ii)

From: Sch 2 s 2.2(a)(ii)
Sent: Monday, 25 February 2019 10:55 AM
To: Neal, Colleen
Cc: White, Robyn; Lane, Dominic; Fitzgerald, Bruce; Sch 2 s 2.2(a)(ii) Sch 2 s 2.2(a)(ii)
Subject: Meeting with TCCS -Ben McHugh

Confirming that the above are the list of Attendees at tomorrows meeting at 2 PM
Watso House
490 N'Borne Av

Regards
Sch 2 s 2.2(a)(ii)

From: Sch 2 s 2.2(a)(ii)
Sent: Tuesday, 26 February 2019 10:11 AM
To: Lane, Dominic; White, Robyn
Cc: Fitzgerald, Bruce; Sch 2 s 2.2(a)(ii) ; McHugh, Ben
Subject: Site details - Possible ESA Site -Part Stage 2 - ANU Student Accommodation - Clunnis Ross

Gday Dominic
There is now a 'Peg" in the Ground on Clunnis Ross Street identifying the Boundary for Stage One of the ANU's proposal for Student Accommodation as recently discussed

I have also created a Share point Link(below) where you can access all of the work our Consultants have undertaken on both Stage One and Two as agreed by Sch 2 s 2.2(a)(ii) at the meeting last week

https://dowseprojects.sharepoint.com/:f:/s/17007-ANUSA8/Eo17B-saAgxPiicfBvG9_ekBDWvQONhOT-0VQtEKYN-IIw?e=mF07Ko

This has Geotec and Arborist included as well as the Traffic Study sent previously under separate cover

Regards
Sch 2 s 2.2(a)(ii)

From: Sch 2 s 2.2(a)(ii)
Sent: Tuesday, 26 February 2019 4:35 PM
To: Lane, Dominic; McHugh, Ben; Corrigan, Jim
Cc: White, Robyn; Casimir, Amanda; Fitzgerald, Bruce; Sch 2 s 2.2(a)(ii)
Sch 2 s 2.2(a)(ii)
Subject: ANU -ESA Discussions with TCCS

G'day Dominic, et-al

Thank you for your time today in regard to the various matters that were discussed and the range of Documents tabled at the meeting which can be found at :

https://dowseprojects.sharepoint.com/:f:/s/17007-ANUSA8/Eo17B-saAgxPiicfBvG9_ekBDWvQONhOT-0VQtEKYN-IIw?e=mF07Ko

I just wish to reiterate the Urgency with which we need to have these matters resolved ,following advice from the NCA , for Works Approval to be considered and if appropriate Granted by the NCA

I confirm that our advice (as tabled) recommends that the proposed extension of Daley Road and in particular its intersection with Clunnis Ross St be signalised , a Recommendation that the University now supports

Should there be any further matters that any of our team can assist with please do not hesitate to call me on (m) Sch 2 s 2.2(a)(ii) or on the return email account

Regards

Sch 2 s 2.2(a)(ii)

From: Sch 2 s 2.2(a)(ii)
Sent: Wednesday, 6 March 2019 12:47 PM
To: Lane, Dominic; White, Robyn; Casimir, Amanda
Cc: Fitzgerald, Bruce; Rutledge, Geoffrey
Subject: ANU SA8 and potential ESA Location

I refer to my email of earlier this week and our meetings of last Tuesday with TCCS and prior to that with yourself and Sch 2 s 2.2(a)(ii) of the ANU regarding the above
The work required to proceed with the ANU's proposal requires sign off by the NCA through a Works Approval Process which has been halted by the NCA until the issues regarding location of the possible ESA Station has been generally resolved
This does not require them to consider anything other than the ESA being able to be potentially located outside the area identified as STAGE1 of the ANU's proposed Development Envelope
This matter has now reached a critical stage where the University will be required to consider cancelling this M$160 Project

Your advice ,in the manner sought , would therefore be appreciated

As advised I can be contacted by return Email or on (m) Sch 2 s 2.2(a)(ii)

Regards

Sch 2 s 2.2(a)(ii)

From: Sch 2 s 2.2(a)(ii)
Sent: Thursday, 7 March 2019 10:43 AM
To: Lane, Dominic; Sch 2 s 2.2(a)(ii)
Cc: White, Robyn; Casimir, Amanda; Sch 2 s 2.2(a)(ii) Sch 2 s 2.2(a)(ii)
Subject: RE: ANU SA8 and potential ESA Location

The meeting room at ANU is 10 T1 Cheltam Building(immediately behind the Chanc" Bld
1;30 for those attending
Expected duration 1 Hour

Regards
Sch 2 s 2.2(a)(ii)

From: Clarke, Kerri <Kerri.Clarke@act.gov.au> **On Behalf Of** Lane, Dominic
Sent: Thursday, 7 March 2019 10:24 AM
To: Sch 2 s 2.2(a)(ii) ; Lane, Dominic <Dominic.Lane@act.gov.au>
Cc: White, Robyn <Robyn.White@act.gov.au>; Casimir, Amanda <Amanda.Casimir@act.gov.au>
Subject: RE: ANU SA8 and potential ESA Location

Hi Sch 2 s 2.2(a)(ii)

I'm waiting to hear back from ANU as we will be meeting there.

Apologies for the short turnaround on this, I will be in contact shortly.

Kind regards,

Kerri Clarke

Kerri Clarke | Executive Assistant to ESA Commissioner
Phone 02 6207 8383 | Email: kerri.clarke@act.gov.au
ACT Emergency Services Agency | Justice & Community Safety Directorate
9 Amberley Avenue, Fairbairn Business Park Majura ACT 2609 | GPO Box 158 Canberra ACT 2601
www.esa.act.gov.au

From: Sch 2 s 2.2(a)(ii)
Sent: Thursday, 7 March 2019 10:22 AM
To: Lane, Dominic <Dominic.Lane@act.gov.au>
Cc: White, Robyn <Robyn.White@act.gov.au>; Casimir, Amanda <Amanda.Casimir@act.gov.au>
Subject: FW: ANU SA8 and potential ESA Location

Good morning Dominic
Are you able to advise location of our 1;30 meeting today?

Regards
Sch 2 s 2.2(a)(ii)

From: Sch 2 s 2.2(a)(ii)
Sent: Wednesday, 6 March 2019 4:14 PM
To: Lane, Dominic <Dominic.Lane@act.gov.au>
Cc: Pryce, David <David.Pryce@act.gov.au>; White, Robyn <Robyn.White@act.gov.au>; Casimir, Amanda <Amanda.Casimir@act.gov.au>
Subject: Re: ANU SA8 and potential ESA Location

Thanks Dominic
Available at 1:30
Where would you like to meet?
I will hopefully have my team and at least one Colleague from the ANU
Regards
Sch 2 s 2.2(a)(ii)

On 6 Mar 2019, at 4:06 pm, Lane, Dominic <Dominic.Lane@act.gov.au> wrote:

> Good afternoon Sch 2 s 2.2(a)(ii)
>
> Sorry for delay in responding to you. I have been liaising with my colleagues in the Environment, Planning and Sustainable Development Directorate, and in Transport Canberra and City Services.
>
> From our analysis, the site for the proposed ambulance and fire and rescue city station will impact on the ANU's proposed stage 1 development. Therefore, before we continue any further, I suggest we meet as soon as possible to discuss the matter. I am available tomorrow between 1:30pm and 3:00pm.
>
> Regards,
>
> Dominic Lane

<image009.png>

<image004.png><image005.png>

<image006.png>

<image010.jpg>

From: Sch 2 s 2.2(a)(ii)
Sent: Wednesday, 6 March 2019 12:47 PM
To: Lane, Dominic <Dominic.Lane@act.gov.au>; White, Robyn <Robyn.White@act.gov.au>; Casimir, Amanda <Amanda.Casimir@act.gov.au>
Cc: Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>; Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au>
Subject: ANU SA8 and potential ESA Location

I refer to my email of earlier this week and our meetings of last Tuesday with TCCS and prior to that with yourself and Sch 2 s 2.2(a)(ii) of the ANU regarding the above
The work required to proceed with the ANU's proposal requires sign off by the NCA through a Works Approval Process which has been halted by the NCA until the issues regarding location of the possible ESA Station has been generally resolved
This does not require them to consider anything other than the ESA being able to be potentially located outside the area identified as STAGE1 of the ANU's proposed Development Envelope
This matter has now reached a critical stage where the University will be required to consider cancelling this M$160 Project

Your advice ,in the manner sought , would therefore be appreciated

As advised I can be contacted by return Email or on (m)Sch 2 s 2.2(a)(ii)

Regards

Sch 2 s 2.2(a)(ii)

For more information please visit http://www.symanteccloud.com

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From: Sch 2 s 2.2(a)(ii)
Sent: Tuesday, 12 March 2019 1:27 PM
To: Fitzgerald, Bruce; Sch 2 s 2.2(a)(ii); Rutledge, Geoffrey
Subject: FW: ANU SA8 and potential ESA Location [SEC=UNCLASSIFIED]

This is the follow up from my earlier email today and from our meeting with ESA et-al last Thursday
I'm concerned that time is passing when we need , not to identify every issue, but the envelope for potential ESA facility and consequent advice to NCA

Regards
Sch 2 s 2.2(a)(ii)

From: White, Robyn <Robyn.White@act.gov.au>
Sent: Tuesday, 12 March 2019 1:02 PM
To: Sch 2 s 2.2(a)(ii) >; Lane, Dominic <Dominic.Lane@act.gov.au>
Cc: Casimir, Amanda <Amanda.Casimir@act.gov.au>; Clarke, Kerri <Kerri.Clarke@act.gov.au>; Harding, Alicia <Alicia.Harding@act.gov.au>
Subject: RE: ANU SA8 and potential ESA Location [SEC=UNCLASSIFIED]

Hi

We are in the process of arranging a meeting with the various stakeholders involved and will get back to you as soon as possible.

Regards
Robyn White
Director – Governance & Logistics
Emergency Services Agency

From: Sch 2 s 2.2(a)(ii)
Sent: Tuesday, 12 March 2019 12:07 PM
To: Lane, Dominic <Dominic.Lane@act.gov.au>
Cc: White, Robyn <Robyn.White@act.gov.au>; Casimir, Amanda <Amanda.Casimir@act.gov.au>
Subject: RE: ANU SA8 and potential ESA Location

Gday Dominic

Do you have any update on meeting with TCCS?

Regards
Sch 2 s 2.2(a)(ii)

From: Clarke, Kerri <Kerri.Clarke@act.gov.au> **On Behalf Of** Lane, Dominic
Sent: Thursday, 7 March 2019 10:24 AM
To: Sch 2 s 2.2(a)(ii); Lane, Dominic <Dominic.Lane@act.gov.au>
Cc: White, Robyn <Robyn.White@act.gov.au>; Casimir, Amanda <Amanda.Casimir@act.gov.au>
Subject: RE: ANU SA8 and potential ESA Location

Hi Sch 2 s 2.2(a)(ii)

I'm waiting to hear back from ANU as we will be meeting there.

Apologies for the short turnaround on this, I will be in contact shortly.

Kind regards,

Kerri Clarke

Kerri Clarke | Executive Assistant to ESA Commissioner
Phone 02 6207 8383 | Email: kerri.clarke@act.gov.au
ACT Emergency Services Agency | Justice & Community Safety Directorate
9 Amberley Avenue, Fairbairn Business Park Majura ACT 2609 | GPO Box 158 Canberra ACT 2601
www.esa.act.gov.au

From: Sch 2 s 2.2(a)(ii)
Sent: Thursday, 7 March 2019 10:22 AM
To: Lane, Dominic <Dominic.Lane@act.gov.au>
Cc: White, Robyn <Robyn.White@act.gov.au>; Casimir, Amanda <Amanda.Casimir@act.gov.au>
Subject: FW: ANU SA8 and potential ESA Location

Good morning Dominic
Are you able to advise location of our 1;30 meeting today?

Regards
Sch 2 s 2.2(a)(ii)

From: Sch 2 s 2.2(a)(ii)
Sent: Wednesday, 6 March 2019 4:14 PM
To: Lane, Dominic <Dominic.Lane@act.gov.au>
Cc: Pryce, David <David.Pryce@act.gov.au>; White, Robyn <Robyn.White@act.gov.au>; Casimir, Amanda <Amanda.Casimir@act.gov.au>
Subject: Re: ANU SA8 and potential ESA Location

Thanks Dominic

Available at 1:30
Where would you like to meet?
I will hopefully have my team and at least one Colleague from the ANU
Regards
Sch 2 s 2.2(a)(ii)

On 6 Mar 2019, at 4:06 pm, Lane, Dominic <Dominic.Lane@act.gov.au> wrote:

> Good afternoon Sch 2 s 2.2(a)(ii)
>
> Sorry for delay in responding to you. I have been liaising with my colleagues in the Environment, Planning and Sustainable Development Directorate, and in Transport Canberra and City Services.
>
> From our analysis, the site for the proposed ambulance and fire and rescue city station will impact on the ANU's proposed stage 1 development. Therefore, before we continue any further, I suggest we meet as soon as possible to discuss the matter. I am available tomorrow between 1:30pm and 3:00pm.
>
> Regards,
>
> Dominic Lane

<image009.png> <image004.png><image005.png> <image006.png>

<image010.jpg>

> **From:**
> **Sent:** Wednesday, 6 March 2019 12:47 PM
> **To:** Lane, Dominic <Dominic.Lane@act.gov.au>; White, Robyn <Robyn.White@act.gov.au>; Casimir, Amanda <Amanda.Casimir@act.gov.au>
> **Cc:** Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>; Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au>
> **Subject:** ANU SA8 and potential ESA Location
>
> I refer to my email of earlier this week and our meetings of last Tuesday with TCCS and prior to that with yourself and of the ANU regarding the above
> The work required to proceed with the ANU's proposal requires sign off by the NCA through a Works Approval Process which has been halted by the NCA until the issues regarding location of the possible ESA Station has been generally resolved
> This does not require them to consider anything other than the ESA being able to be potentially located outside the area identified as STAGE1 of the ANU's proposed Development Envelope
> This matter has now reached a critical stage where the University will be required to consider cancelling this M$160 Project
>
> Your advice ,in the manner sought , would therefore be appreciated
>
> As advised I can be contacted by return Email or on (m)

Regards

[redacted]

From: Sch 2 s 2.2(a)(ii)
Sent: Wednesday, 13 March 2019 3:28 PM
To: White, Robyn; Lane, Dominic
Cc: Casimir, Amanda; Clarke, Kerri; Harding, Alicia
Subject: RE: ANU SA8 and potential ESA Location [SEC=UNCLASSIFIED]

G'day Robyn
I have been requested by Chris Grange from the ANU , after discussing the matter with the late yesterday, to follow up on our meeting of last Thursday ,my email of yesterdays date and your response(attached and below)
Do you have you had any update on this proposed meeting
I am happy to assist if it is proving difficult

Regards
Sch 2 s 2.2(a)(ii)

From: White, Robyn <Robyn.White@act.gov.au>
Sent: Tuesday, 12 March 2019 1:02 PM
To: Sch 2 s 2.2(a)(ii) >; Lane, Dominic <Dominic.Lane@act.gov.au>
Cc: Casimir, Amanda <Amanda.Casimir@act.gov.au>; Clarke, Kerri <Kerri.Clarke@act.gov.au>; Harding, Alicia <Alicia.Harding@act.gov.au>
Subject: RE: ANU SA8 and potential ESA Location [SEC=UNCLASSIFIED]

Hi Sch 2 s 2.2(a)(ii)

We are in the process of arranging a meeting with the various stakeholders involved and will get back to you as soon as possible.

Regards
Robyn White
Director – Governance & Logistics
Emergency Services Agency

From: Sch 2 s 2.2(a)(ii)
Sent: Tuesday, 12 March 2019 12:07 PM
To: Lane, Dominic <Dominic.Lane@act.gov.au>
Cc: White, Robyn <Robyn.White@act.gov.au>; Casimir, Amanda <Amanda.Casimir@act.gov.au>
Subject: RE: ANU SA8 and potential ESA Location

Gday Dominic

Do you have any update on meeting with TCCS?

Regards
Sch 2 s 2.2(a)(ii)

From: Clarke, Kerri <Kerri.Clarke@act.gov.au> **On Behalf Of** Lane, Dominic
Sent: Thursday, 7 March 2019 10:24 AM
To: Sch 2 s 2.2(a)(ii) Lane, Dominic <Dominic.Lane@act.gov.au>
Cc: White, Robyn <Robyn.White@act.gov.au>; Casimir, Amanda <Amanda.Casimir@act.gov.au>
Subject: RE: ANU SA8 and potential ESA Location

Hi Sch 2 s 2.2(a)(ii)

I'm waiting to hear back from ANU as we will be meeting there.

Apologies for the short turnaround on this, I will be in contact shortly.

Kind regards,

Kerri Clarke

Kerri Clarke | Executive Assistant to ESA Commissioner
Phone 02 6207 8383 | Email: kerri.clarke@act.gov.au
ACT Emergency Services Agency | Justice & Community Safety Directorate
9 Amberley Avenue, Fairbairn Business Park Majura ACT 2609 | GPO Box 158 Canberra ACT 2601
www.esa.act.gov.au

From: Sch 2 s 2.2(a)(ii)
Sent: Thursday, 7 March 2019 10:22 AM
To: Lane, Dominic <Dominic.Lane@act.gov.au>
Cc: White, Robyn <Robyn.White@act.gov.au>; Casimir, Amanda <Amanda.Casimir@act.gov.au>
Subject: FW: ANU SA8 and potential ESA Location

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As advised I can be contacted by return Email or on (m) Sch 2 s 2.2(a)(ii)

Regards

Sch 2 s 2.2(a)(ii)