

---

**From:** EPD, Customer Services  
**Sent:** Tuesday, 5 March 2019 10:35 AM  
**To:** 'studio@sqca.com.au'  
**Cc:** 'cheryll@nswact.uca.org.au'  
**Subject:** NOTICE OF DECISION-201834545-1/41 LYNEHAM [SEC=UNCLASSIFIED]  
**Attachments:** NOTICE OF DECISION-201834545-SIGNED.PDF; 20190212 - Advice - Block 1 Section 41 Lyneham lease variation (A1884936....pdf; Icon Water Application Decision. Application - 174607. Lyneham - 1/41

Good Morning,

Please see attached [Notice of Decision](#) for Block 1 Section 41 Suburb LYNEHAM Development Application No: [201834545](#)

For further information please contact [DA Coordinator](#) on [6207 6383](#) or by email [DAEnquiries@act.gov.au](mailto:DAEnquiries@act.gov.au)

Kind Regards

Katherine

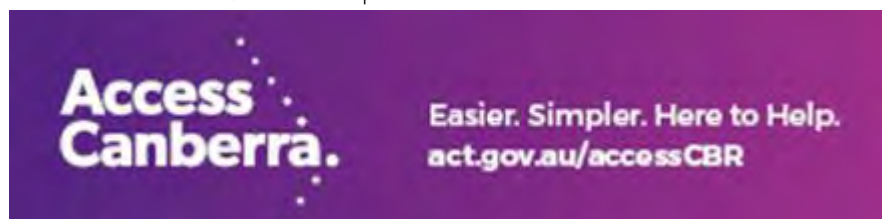
Phone 6207 1923

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

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

**Access Canberra | ACT Government**

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



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

---

**From:** EPD, Customer Services  
**Sent:** Tuesday, 5 March 2019 10:36 AM  
**To:** EPD DA Leasing referrals; 'devapp@actewagl.com.au'; Heritage Referrals; TCCS\_PC DA; EPD Planning Liaison; ORSRCS  
**Subject:** NOTICE OF DECISION-201834545-1/41 LYNEHAM [SEC=UNCLASSIFIED]  
**Attachments:** NOTICE OF DECISION-201834545-SIGNED.PDF; DISPATCH ADVICE CHECKLIST-201834545-01.doc

Good Morning,

Please see attached [Notice of Decision](#) for Block 1 Section 41 Suburb LYNEHAM Development Application No: [201834545](#)

For further information please contact [DA Coordinator](#) on [6207 6383](#) or by email [DAEnquiries@act.gov.au](mailto:DAEnquiries@act.gov.au)

Kind Regards

Katherine

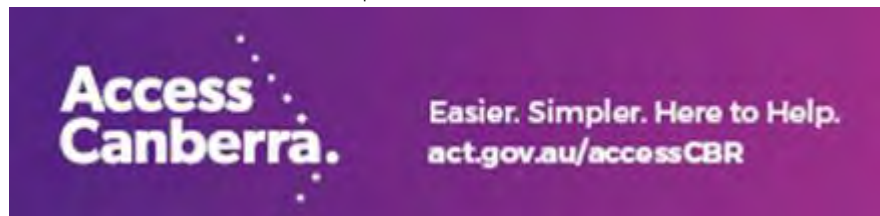
Phone 6207 1923

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

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

**Access Canberra** | **ACT Government**

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



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

---

**From:** EPD, Customer Services  
**Sent:** Tuesday, 5 March 2019 10:37 AM  
**To:** Valuations  
**Subject:** NOTICE OF DECISION-201834545-1/41 LYNEHAM [SEC=UNCLASSIFIED]  
**Attachments:** NOTICE OF DECISION-201834545-SIGNED.PDF; DISPATCHADVICECHECKLIST-201834545-01.doc

Dear AVO,

Block 1 Section 41 Suburb LYNEHAM  
DA Number: 201834545

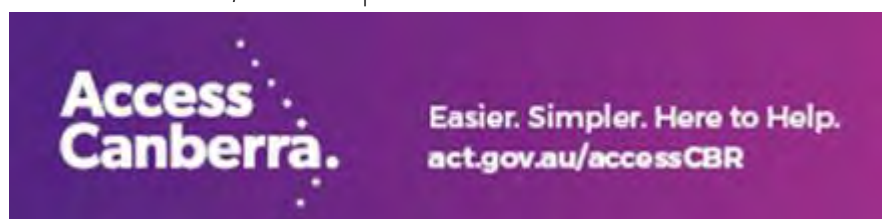
The Environment and Planning Directorate has now conditionally approved the above development application. Please find attached the Notice of Decision for your information.

Please finalise your valuation report in accordance with the requirements of section 277 of the *Planning and Development Act 2007* and return your report to Leasing DA via email to [actpladaleasing@act.gov.au](mailto:actpladaleasing@act.gov.au)

If you require any further information please contact Leasing DA on telephone 6207 2869 or 6207 5963 or via email [actpladaleasing@act.gov.au](mailto:actpladaleasing@act.gov.au)

Kind Regards

Katherine  
Phone 6207 1923  
[EPDCustomerService@act.gov.au](mailto:EPDCustomerService@act.gov.au)  
[www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)  
**Access Canberra | ACT Government**  
16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601



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

---

**From:** Rogers, Hayley  
**Sent:** Monday, 17 June 2019 9:10 AM  
**To:** EPD, Customer Services  
**Subject:** RE: REFERRAL-AVO-201834545-1/41 LYNEHAM-01 [SEC=UNCLASSIFIED]  
**Attachments:** 2019-13252 ACTVO EPSD LVC June 2019 sp.pdf

UNCLASSIFIED

Customer Services,

Please find attached LVC report for BLOCK: 1 SECTION: 41 LYNEHAM as per your email dated 21 January 2019.

If I can be of further assistance please do not hesitate to contact me.

Kind regards

Hayley Rogers | Administration Officer | ACT Valuation Office

Phone: +61 2 620 71296 | [Hayley.Rogers@act.gov.au](mailto:Hayley.Rogers@act.gov.au)

ACT Revenue Office | Chief Minister, Treasury and Economic Development Directorate | ACT Government

PO Box 293 Civic Square ACT 2608 | [www.revenue.act.gov.au](http://www.revenue.act.gov.au)

Respect, Integrity, Collaboration, Innovation - Better, Faster, Smarter

*Please consider the environment before printing this email - or if printing is necessary, please print double-sided*

---

**From:** EPD, Customer Services  
**Sent:** Monday, 21 January 2019 12:49 PM  
**To:** Valuations <Valuations@act.gov.au>  
**Subject:** REFERRAL-AVO-201834545-1/41 LYNEHAM-01 [SEC=UNCLASSIFIED]

Dear ACT Valuation Office

**DEVELOPMENT APPLICATION NO: 201834545**

**BLOCK: 1 SECTION: 41 DIVISION: LYNEHAM**

**Description: LEASE VARIATION - To vary the Crown lease by adding educational establishment as a permitted purpose.**

The Environment and Planning Directorate has received the above development application. Attached for your information and comments is a copy of the development application, valuation report and Crown Lease.

Please commence the preparation of a full valuation report in accordance with the requirements of section 277 of the Planning and Development Act 2007. On determination of the development application the Notice of Decision will be sent enabling your office to adjust the final report to address any relevant conditions should the application be approved.

If you require any further information please contact DA Leasing on telephone 6207 5454 or via email [actpladaleasing@act.gov.au](mailto:actpladaleasing@act.gov.au).

Regards,

Matthew Forman

Customer Services

**Phone 02 6207 1923**

**Access Canberra | ACT Government**

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

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



Planning and Development Act 2007

# Development Application

Application Number: **201834545S165A**

## Type of Application

The type of application you are applying for is a S165 Amendment

## Lease/Site Details

### Site Number: 1

Suburb	Section	Block Number	Unit Number
LYNEHAM	41	1	
Street Address			
LYNEHAM			

## Applicant Details

ACN or ABN			
83074611215			
Company Name		Position held / Title	
SQC Architecture		User	
Salutation	First Name	Surname	
None	John	Ramanu	
Postal Address 1		Postal Address 2	
Unit 3, Level 1, 22 Thynne Street			
Postal Address 3			
Suburb	State/Territory	Postcode	Country
BRUCE	ACT	2617	Australia
Phone Number	Fax Number	Mobile Number	
62788500			
Email			
studio@sqca.com.au			

## Lessee (Property Owners) Details

### Lessee Number: 1

Is the Lessee a

Agency

Australian Business Number (ABN)

17745976530

Company Name

The Uniting Church in Australia (ACT)

Position held / Title

Property Officer

Salutation

None

First Name

Cheryl

Surname

Lien

Postal Address 1

PO Box A2178

Postal Address 2

Sydney South

Postal Address 3

Suburb

Sydney

State/Territory

NSW

Postcode

1235

Country

Australia

Phone Number

82674352

Fax Number

Mobile Number

Email

## List Amendments Being Satisfied

Condition of Approval A

## Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I /we understand that this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved; I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

I accept the above declarations:

Accept

Acceptance Date

26/06/2019

## PRELIMINARY SITE INVESTIGATION

150 Brigalow Street  
Block 1 Section 41  
Lyneham ACT 2602

**June 2019**



SQC Architecture  
Document Ref: 10886\_EAR\_PSI\_20190614

**Robson Environmental Pty Ltd**  
p: 02 6239 5656 ~ f: 06239 5669  
e: [admin@robsonenviro.com.au](mailto:admin@robsonenviro.com.au)  
PO Box 112 Fyshwick ACT 2609  
[www.robsonenviro.com.au](http://www.robsonenviro.com.au)  
ABN: 55 008 660 900



## CERTIFICATE OF APPROVAL FOR ISSUE OF DOCUMENTS

**Document No:** 10886\_EAR\_PSI\_20190614

**Revision Status:** A1

**Title:** Preliminary Site Investigation  
 150 Brigalow Street  
 Block 1 Section 41  
 Lyneham ACT 2602

**Date of Issue:** 14 June 2019

**Client:** SQC Architecture  
 Unit 3 level 1  
 22 Thynne Street  
 Bruce ACT 2617

**Copy No:** One

	Name	Position	Signature	Date
Prepared by:	Oskar Urbas	Environmental Scientist		14/06/2019
Reviewed by:	Ben Kendon	Manager Environmental Assessment and Remediation		14/06/2019
Approved by:	John Robson	Managing Director		14/06/2019

**RELEASE STATUS:**

Confidential

<p>© Copyright Robson Environmental Pty Ltd</p> <p>All intellectual property and copyright reserved.</p> <p><b>Copyright &amp; Intellectual Property Statement (All Reports)</b></p> <ol style="list-style-type: none"> <li>Robson owns (and will continue to own) all Intellectual Property Rights (including copyright) in this Report.</li> <li>The person commissioning this Report (<b>the Client</b>) is entitled to retain possession of the Report upon payment of all sums owing to Robson in full or upon Robson agreeing to release the Report (in their absolute discretion and upon terms they think fit).</li> <li>The Client must only use the Report for the purpose for which it was commissioned.</li> <li>The Client may photocopy or reproduce all or any part of the Report provided that reproduction is to fulfil the purpose for which the Report was commissioned.</li> <li>The Client must not otherwise publish the Report (or any advice given by Robson) to the public or any third parties without Robson's prior written consent. Robson will not unreasonably withhold consent but may take into account the reasons for which the Report (or advice) was commissioned and the consequences of the disclosure or potential reliance that will be placed on the Report by third parties.</li> <li>The Client agrees that no party (other than the Client) can rely upon the Report or any advice given by Robson.</li> <li>The Client indemnifies Robson against any costs, losses or damage suffered or incurred (including legal costs on a solicitor and own client basis) arising out of or as a consequence of the Client's breach of these provisions.</li> <li>This report is solely for the use of the client and may not contain sufficient information for purposes of other parties, or for other uses. Any reliance on this report by third parties shall be at such party's own risk.</li> <li>This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Robson Environmental Pty Ltd.</li> </ol>
--

**DISTRIBUTION**

Organisation	Attention	Copy No.	Actioned
SQC Architecture	John Ramanu	1	14/06/2019

## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>5</b>
<b>1 INTRODUCTION .....</b>	<b>6</b>
1.1 BACKGROUND .....	6
1.2 REGULATORY COMPLIANCE AND GUIDELINES .....	6
1.3 OBJECTIVES .....	6
1.4 SCOPE OF WORK .....	6
<b>2 SITE INFORMATION .....</b>	<b>8</b>
2.1 SITE DETAILS .....	8
2.2 SITE DESCRIPTION .....	8
2.3 SURROUNDING LAND USES .....	8
2.4 LAND TITLE SEARCH .....	9
2.5 HISTORICAL AERIAL PHOTOGRAPH REVIEW .....	9
2.6 BUILDING PLAN REVIEW .....	10
2.7 GROUNDWATER BORE SEARCH .....	10
2.8 ACT EPA CONTAMINATED LAND SEARCH .....	11
2.9 DANGEROUS GOODS LICENCE SEARCH .....	11
2.10 DIAL BEFORE YOU DIG SEARCH .....	11
2.11 PAST ENVIRONMENTAL ASSESSMENTS .....	12
2.12 ANECDOTAL INFORMATION .....	12
<b>3 ENVIRONMENTAL SETTING .....</b>	<b>13</b>
3.1 TOPOGRAPHY .....	13
3.2 GEOLOGY .....	13
3.3 HYDROGEOLOGY .....	13
<b>4 FIELD WORK AND OBSERVATIONS .....</b>	<b>14</b>
4.1 SITE WALKOVER – 7 JUNE 2019 .....	14
<b>5 AREAS OF ENVIRONMENTAL CONCERN .....</b>	<b>15</b>
<b>6 CONCLUSIONS AND RECOMMENDATIONS .....</b>	<b>16</b>
6.1 CONCLUSIONS .....	16
6.2 RECOMMENDATIONS .....	16
<b>7 REFERENCES .....</b>	<b>17</b>
<b>8 ABBREVIATIONS .....</b>	<b>18</b>
<b>9 STATEMENT OF LIMITATIONS .....</b>	<b>20</b>

### TABLES IN TEXT

Table A:	Site Identification
Table B:	Surrounding Land Use
Table C:	Historical Aerial Photograph Review

### ATTACHMENTS

Report Terms and Conditions

## **FIGURES**

Figure 1: Site Location Plan

Figure 2: General Site Plan

## **APPENDICES**

Appendix A: Historical Land Title Search Results

Appendix B: Historical Aerial Photographs

Appendix C: Groundwater Bore Search Results

Appendix D: Contaminated Land Register Search Results

Appendix E: Dangerous Substances and Trade Waste License Search Results

Appendix F: Dial Before You Dig Search Results

Appendix G: Site Photographs

---

## EXECUTIVE SUMMARY

---

SQC Architecture engaged Robson Environmental Pty Ltd to undertake a Preliminary Site Investigation (PSI) of 150 Brigalow Street (Block 1 Section 41), Lyneham, ACT 2602.

This PSI has been undertaken to review past and present land uses for activities that may introduce contamination, and to assess the suitability of the site for the proposed redevelopment. The scope of the assessment included a desktop review of available previous environmental assessments, ACT Government records, review of the regional physiographic setting, and a site walkover to observe current site conditions and infrastructure.

Based on the review of aerial photographs, publicly available information, site observations and laboratory results, no areas of environmental concern (AECs) were identified.

As no AECs were identified at the site, Robson considers that no further assessment of the site is required and the site is considered suitable for the development of an educational facility. However if works were to be undertaken that may potentially disturb the soil and buildings on the site Robson recommends the following:

- Prior to redevelopment works onsite, implementation of a Construction Environment Management Plan which details an Unexpected Finds Protocol in the event that suspicious hazardous materials (e.g. ACM) in soil/fill material or potential olfactory or visual signs of potential soil or groundwater contamination is encountered onsite;
- Completion of a hazardous materials assessment (including asbestos) prior to redevelopment works, of the church complex and its surroundings (if not already prepared).

THIS REPORT MUST NOT BE REPRODUCED EXCEPT IN FULL AND MUST BE READ IN CONJUNCTION WITH THE REPORT TERMS AND CONDITIONS, INCLUDED AFTER THE STATEMENT OF LIMITATIONS SECTION OF THIS REPORT.

---

## 1 INTRODUCTION

---

### 1.1 Background

SQC Architecture engaged Robson to undertake a Preliminary Site Investigation (PSI) of 150 Brigalow Street (Block 1 Section 41), Lyneham, ACT 2602, as presented in **Figures 1 and 2**, herein referred to as 'the site'.

It is understood that an educational facility is to be built on the site.

This PSI has been undertaken to review past and present land uses for activities that may have introduced contamination, and to assess the suitability of the site for the proposed redevelopment.

### 1.2 Regulatory Compliance and Guidelines

This report has been prepared in general accordance with the ACT legislation and ACT Environment Protection Authority (EPA) endorsed guidelines including:

- ACT Environment Protection Act 1997;
- ACT Environment Protection Regulation 2005;
- ACT EPA (2017) '*Contaminated Sites – Environment Protection Policy*';
- ACT EPA (2018) Contaminated Sites Information Sheet 7, '*Guidance for undertaking preliminary contamination investigations for development/lease variation purposes*';
- National Environment Protection Council (NEPC, 1999) '*National Environment Protection (Assessment of Site Contamination) Measure 1999*' amended May 2013 (herein referred to as the ASC NEPM, 2013);
- New South Wales Office of Environment and Heritage (NSW OEH, 2011) '*Guidelines for Consultants Reporting on Contaminated Sites*'.

### 1.3 Objectives

The objectives of the PSI were to:

- Identify past and present potentially contaminating activities that may have formerly been undertaken upon the site;
- Discuss the current condition of the site;
- Provide a preliminary assessment of potential site contamination (if present);
- If required, present recommendations for further environmental assessment.

### 1.4 Scope of Work

The scope of work undertaken for the PSI included the following:

- A review of available previous environmental assessments specific to the site;
- A review of publicly available aerial photographs for evidence of potentially contaminating activities;
- A review of building records provided by the client and the ACT Planning and Land Authority (ACTPLA);
- A review of historical titles dating back to the deed of grant to assess property reconfigurations and registered owners/lessees;

- A search of ACT Government records for information on property zoning, hazardous materials licenses, environmental controls on the property and other relevant information;
- A search of the ACT EPA's Register of Contaminated Sites and if listed, a description of the contamination issues leading to the listing of the site;
- A groundwater bore search of the ACT Environment and Planning Directorate (EPD) Water Resource Units database;
- A review of regional and local topographical, geological and hydrogeological maps to assess conditions beneath the site and in the surrounding area;
- A site walkover by a suitably qualified environmental consultant (SQEC) to observe site infrastructure and site conditions including identification of potential contaminant sources or potentially contaminated areas;
- Prepare a PSI report in general accordance with the NSW Office of Environment and Heritage (OEH 2011) '*Guidelines for Consultants Reporting on Contaminated Sites*' which is endorsed by the ACT EPA, and the ACT EPA (2018) Information Sheet 7 '*Guidance for undertaking preliminary contamination investigations for development/lease variation purposes*'.

## 2 SITE INFORMATION

### 2.1 Site Details

Details of the site location, zoning, current and proposed land uses are summarised in **Table A** below.

**Table A.** Site Identification

<b>Site Location</b>	150 Brigalow Street, Lyneham, ACT, 2602
<b>Block and Section</b>	Block 1 Section 41 Lyneham
<b>Name of Site Lessee</b>	The Uniting Church in Australia (Australian Capital Territory) Property Trust
<b>Area</b>	8,607 square metres (m <sup>2</sup> )
<b>Site Zoning</b>	The ACT Territory Plan lists site's current land use zone as ' <i>CF: Community Facilities</i> '
<b>Current Land Use</b>	Church complex (community activity centre) which is an approved development under the ACT Territory Plan for land use zone ' <i>CFZ: Community Facility Zone</i> '.
<b>Proposed Land Use</b>	Educational Establishment, which is an approved development under the ACT Territory Plan for land use zone ' <i>CF: Community Facilities</i> '.

### 2.2 Site Description

The site comprises a main church building with a car park and driveway to the north with some smaller buildings to the south end of the block. Street frontage is on Brigalow Street to the west and north with vehicle access via the western section of Brigalow Street. Scattered vegetation covers the north and west regions of the block surrounding the main building. Further details regarding the site are presented in **Section 3**.

### 2.3 Surrounding Land Uses

The site is located within residential, community and urban open space land use settings. Surrounding land uses are outlined below in **Table B**.

**Table B.** Surrounding Land Uses

<b>Direction from Site</b>	<b>Description</b>
North	<b>Urban Open Space:</b> Immediately to the north of the site is an intersection comprising Brigalow and Mouat street followed by a set of playing fields zoned as ' <i>PRZ1: Urban Open Space</i> '.
East	<b>Leisure and Accommodation:</b> Immediately to the east of the site is a property with a set of buildings zoned as ' <i>CZ6: Leisure and Accommodation</i> '.
South	<b>Community Facilities:</b> Immediately to the south of the site is Brindabella Christian College zoned as ' <i>CF: Community Facilities</i> '.
West	<b>Residential:</b> Immediately to the west of the site is Brigalow street followed by residential properties zoned as ' <i>RZ1: Suburban</i> '.

Potential sensitive receptors within a 500 metre (m) radius of the site include:

- Brindabella Christian College to the south, and residential properties to the west and east of the site;
- Workers and students of the school to the south;
- Residents of the residential properties to the east and west.

## 2.4 Land Title Search

A current and historical land title search was undertaken through the ACT Government Australian Capital Territory Land Information System (ACTLIS). Copies of the results of the title search are provided in **Appendix A**.

The title search information is summarised below:

- The original title for the site indicates the crown lease was granted on 14 October 1965 to the Presbyterian Church (New South Wales) Property Trust;
- The current sole proprietor of the land title is the Uniting Church of Australia (Australian Capital Territory) Property Trust;
- Conditional approval for a Development Application (DA) (ref: 146140666) was granted on 4 March 2019 for the development of an educational establishment.

## 2.5 Historical Aerial Photograph Review

Historical aerial photographs obtained from ACTMapi (administered by the ACT Government, <http://actmapi.act.gov.au>) were reviewed at approximately 10 year intervals from the years 1950 to 2018. The review of the aerial photographs is summarised in **Table C** below and copies of the aerial photographs are presented in **Appendix B**.

**Table C.** Historical Aerial Photograph Review

Aerial Photograph Details	Description
1950	<b>Site:</b> The site is undeveloped. <b>Surrounding:</b> The surrounding area is undeveloped comprising of empty fields.
1958	<b>Site:</b> The site is still undeveloped. <b>Surrounding:</b> Development is now underway in the surrounding areas.
1968	<b>Site:</b> The Uniting Church has now been built on the site including a driveway and car park. <b>Surrounding:</b> The surrounding area is now developed with residential properties. A golf course has been constructed to the north of the site.
1975	<b>Site:</b> No significant changes are observed from the previous photograph. <b>Surrounding:</b> No significant changes are observed from the previous photograph.

Aerial Photograph Details	Description
1985	<p><b>Site:</b> The driveway and car park have now been concreted and an extension appears to have occurred on the main building. A small structure is also present to the south of the site.</p> <p><b>Surrounding:</b> No significant changes are observed from the previous photograph.</p>
1995	<p><b>Site:</b> No significant changes are observed from the previous photograph.</p> <p><b>Surrounding:</b> No significant changes are observed from the previous photograph.</p>
2004	<p><b>Site:</b> The small structure to the south of the site has been extended.</p> <p><b>Surrounding:</b> No significant changes are observed from the previous photograph.</p>
2018	<p><b>Site:</b> Some sheds are now visible at the southern end of the site.</p> <p><b>Surrounding:</b> No significant changes are observed from the previous photograph.</p>

## 2.6 Building Plan Review

A review of historical building plans held by ACTPLA to assess whether there were records on file for possible onsite infrastructure (e.g. underground storage tanks (USTs) and above ground storage tanks (AST)) or other likely sources of potential site contamination was undertaken. No potential infrastructure that may cause potential contamination was identified in the reviewed building plans.

## 2.7 Groundwater Bore Search

A groundwater bore search was undertaken through ACTMapi ([www.ACTmapi.com](http://www.ACTmapi.com)). The purpose of the search was to document the depth and quality of the local groundwater system underlying the site so that the potential impact of site-derived contaminants (if any) on the groundwater may be assessed.

The search included a review of groundwater bores within a 1 kilometre (km) radius of the site. One (1) groundwater abstraction bore was identified within the search area. The search results are provided in **Appendix C**.

Robson subsequently contacted the ACT EPA to review their records for any information that indicated the presence of investigation/monitoring bores associated with possible contaminated sites in the area. The ACT EPA indicated that two (2) monitoring bores associated with possible contaminated sites are located within the search area.

Perched hydrocarbon groundwater impacts to above ACT EPA criteria were identified at Block 3 Section 41 Lyneham and were associated with a former Caltex service station. Block 3 Section 41 is located 525 m to the south of the site with groundwater flowing in a north westerly direction. Robson considers perched hydrocarbon impacts to groundwater unlikely to impact the site based on the distance and groundwater flow direction.

Hydrocarbon impacts to groundwater above ACT EPA criteria were identified at Block 1 Section 31 Dickson and were associated with a former BP service station. Block 1 Section 31 is located 670 m to the east the site with groundwater flow to the east. Robson

considers the impact to groundwater at the site negligible, based on the distance and groundwater flow direction.

A copy of the ACT EPA correspondence is also provided with the search results in **Appendix C**.

## 2.8 ACT EPA Contaminated Land Search

A search of records held by the ACT EPA indicates the block is not recorded on the ACT EPA contaminated site management database and geographic system. The result of the contaminated land register search is provided in **Appendix D**.

ACT EPA records indicated the block is currently occupied by a church complex and it is known that large community complexes utilised boiler heating or similar systems prior to the introduction of natural gas to the ACT in the 1980s. These systems were generally fuelled by diesel or heating oil which were mainly stored in underground fuel storage tanks.

The ANZECC 1992, Guidelines for the Assessment and Management of Contaminated Sites and the ACT EPA 2017 Contaminated Sites Environment Protection Policy (EPP) list fuel storage as an activity associated with land contamination which may pose a risk to human health and the environment.

ACT EPA records also indicate that fuel storage facilities were removed from the adjacent Brindabella Christian College, Block 4 Section 41 Lyneham.

The ACT EPA has no records to indicate that the former fuel storage facilities on Block 4 Section 41 Lyneham had adversely impacted Block 1 Section 41 Lyneham.

The ACT EPA has not issued any environment protection orders under Sections 91C (1), 91D (1) or 125 (4), requested an audit under section 76(2) or received a notifications under Section 76A (1) of the *Environment Protection Act 1997 (the act)* and as a result the site is not currently recorded on the Register of Contaminated Sites under Section 21 (A) of the Act.

At present the ACT EPA has no information on contamination of the site, however this does not rule out the possibility of contamination generated from the previous site use or other sources.

## 2.9 Dangerous Goods Licence Search

A dangerous goods licence search was undertaken through the WorkSafe ACT, for goods listed on their dangerous goods database and dangerous substances register. Results of the search are provided in **Appendix E**.

In summary the search indicated there were no records relating to the block. It is noted that under the *Dangerous Goods Act 1975* (1975 to 2004), tanks of 50,000 litres (L) or less which contained diesel were not required to be licensed with WorkCover.

## 2.10 Dial Before You Dig Search

An online Dial Before you Dig Search (DBYD) (<https://www.1100.com.au>) was undertaken to identify potential underground services that may be present on the site and pose a potential source of pathway for contamination. The DBYD search listed the following asset owners within the search area:

- AARNet Pty Ltd, ACT;
- Evoenergy/Icon Water;

- NBN Co, NSW/ACT;
- Nextgen, NCC - NSW
- Optus and/or Uecomm, NSW;
- Telstra NSW, South;
- Transact Communications;
- Transport Canberra and City Services.

A copy of the search results is provided in **Appendix F**. In summary, the search results indicated the following underground services to be present within the site boundary:

- One (1) Icon water owned meter and stopcock to west end of site;
- One (1) NBN owned underground cable is present on the site which enters via the southwest end of the site and runs to the centre and then veers slightly to the east;
- One (1) Evoenergy owned electrical underground service line and service point that runs from the south end to the site centre;
- One (1) Icon water owned sewer operational in line with slope junction and tee running from west to east.

### **2.11 Past Environmental Assessments**

No past environmental assessments were made available to Robson for review.

### **2.12 Anecdotal Information**

It was noted by the tenant of the property that unleaded petrol may have been spilt onto the soil whilst filling up the lawn mower at the southern boundary of the site adjacent the shipping container. Robson was advised that a significant spill of unleaded petrol had never occurred.

Inspection of this area by Robson did not indicate any visual or olfactory indications of contamination.

---

### 3 ENVIRONMENTAL SETTING

---

#### 3.1 Topography

Reference to the ACTMapi website (<http://app.actmapi.act.gov.au/actmapi>) contour layer indicates that the site has an elevation of 570 m Australian Height Datum (AHD). The nearest surface water body is Sullivans Creek located approximately 200 m to the east of the site, which flows south where it enters Lake Burley Griffin.

#### 3.2 Geology

Reference to the Bureau of Mineral Resources, Geology and Geophysics 1:100,000 Geological Series Sheet 'Canberra' (Sheet 8727, 1992) indicates that the site is underlain by the Canberra Formation which is of Middle Silurian age and comprises of mudstone, siltstone, minor sandstone, limestone, hornfels, didactic ignimbrite and volcanoclastic sediments.

#### 3.3 Hydrogeology

Reference to the Bureau of Mineral Resources, Geology and Geophysics (1984) 1:100,000 scale map 'Hydrogeology of the Australian Capital Territory and Environs' indicates that the groundwater is anticipated to be hosted in layers of alluvium, colluviums, layered gravel, sand, silt and clay. Hydrological units are unconsolidated. Higher permeability layers are rare and of limited areal extent with generally poor storage except where leakage occurs from underlying fractured rock aquifers. The water is expected to be of variable quality.

The groundwater yield beneath the site is estimated to be between 0.5 to 1.0 litres per second (L/sec) while the concentration of total dissolved solids (TDS) is estimated to be between 500 to 1000 milligrams per litre (mg/L).

Locally, the direction of groundwater is expected to follow the natural topographic gradient to the east towards Sullivans Creek. Based on the information obtained from the groundwater bore search the depth to groundwater could be approximately 2 to 12 metres below ground level (mbgl).

---

## 4 FIELD WORK AND OBSERVATIONS

---

The site walkover was conducted on site by a SQEC and licensed asbestos assessor. A summary of the field work and observations for each area is provided below, with photographs provided in **Appendix G**.

### 4.1 Site Walkover – 7 June 2019

The features observed at the site during the site walkover are listed below. The locations of the main features are shown on **Figure 2**.

- The site was accessed off Brigalow street to the west of the site;
- The site comprised of a main church building structure, a storage shed, a shipping container, asphalt drive way/parking, a gravel parking area and open undeveloped spaces. Approximately 75% of the site was accessible soil;
- Vegetation including various small trees and grassed areas were spread out across the site. Vegetation appeared to be in a relative healthy state;
- A small mound was located at the southwest end of the site that may comprise of fill material. As the location of the soil mound is the adjacent natural drainage line it is considered likely that the source of the material in the mound is the cut material from the drainage line. There was no evidence of staining, odours or building material on the surface of the mound therefore it is unlikely that the fill materials contaminated;
- A postmaster general (PMG) communications box was located at the south of the main building that may be comprised of asbestos containing material (ACM). The PMG communications box was not sampled for material analysis by Robson;
- No evidence of underground storage tanks (USTs), above ground storage tanks (ASTs), boilers, septic tanks or incinerators were observed onsite;
- Surrounding properties were identified as residential, community, educational and urban. No contaminating activities were identified on the surrounding properties.

---

## **5 AREAS OF ENVIRONMENTAL CONCERN**

---

Based on the review of aerial photographs, publicly available information, site observations and analytical results, no areas of environmental concern or potential off-site sources of contamination likely to impact the site were identified during the assessment.

---

## 6 CONCLUSIONS AND RECOMMENDATIONS

---

### 6.1 Conclusions

Based on the results of this PSI and fieldwork observations, Robson makes the following conclusions:

- The site comprised of a main church complex, storage shed, shipping container, asphalt driveway, gravel parking area and open spaces. Approximately 75% of the site was accessible soil;
- Aerial photographs indicated the site was vacant farm land up until 1958 where the presence of dirt roads is observed on the site. Aerial photographs from 1968 show the church complex had been constructed with a driveway entering via Brigalow Street. From 1968 to the present there were few changes to the site apart from extensions/refurbishments and a paved driveway constructed circa 1985, as well as the addition of a shed and shipping container on the south end of the site;
- The groundwater bore search indicated the presence of two (2) bores associated with potential contaminated sites identified within the search area. Taking into consideration the distance and direction of flow of the impacted groundwater, it is unlikely that these sites present a risk to the groundwater at the site;
- The dangerous goods license search indicated there were no records relating to the block;
- The contaminated land register search indicated that the site is not recorded on the ACT EPA's contaminated sites management database and/or geographic information system;
- A small soil mound with suspected fill material was located at the southern end of the site however there was no evidence of staining, odours or building material on the surface of the mound therefore it is unlikely that the fill materials contaminated
- A PMG communications pit was located on the southern exterior of the main building and may potentially contain asbestos;
- No evidence indicated the presence of USTs, ASTs, boilers, septic tanks, incinerators or hazardous chemical storage on the site.

### 6.2 Recommendations

As no AECs were identified at the site, Robson considers that no further assessment of the site is required and the site is considered suitable for the development of a educational facility. However if works were to be undertaken that may potentially disturb the soil and buildings on the site Robson recommends the following:

- Implementation of a Construction Environment Management Plan (CEMP) with a UFP (Unexpected Finds Protocol) during redevelopment works onsite in the event that suspicious hazardous materials (e.g. ACM) in soil/fill material or potential olfactory or visual signs of potential soil or groundwater contamination is encountered onsite;
- Completion of a hazardous materials assessment (including asbestos) prior to redevelopment works, of the church complex and its surroundings (if not already prepared).

---

## 7 REFERENCES

---

ACT *Dangerous Goods Act 1975*.

ACT *Environment Protection Act 1997*.

ACT *Environment Protection Regulation 2005*.

ACT *Water Resources Act 2007*.

ACT EPA (2017) '*Contaminated Sites – Environment Protection Policy*'.

ACT EPA (2016) Contaminated Sites Information Sheet 7 – '*Guidance for undertaking preliminary contamination investigations for development purposes*'.

ANZECC (1992) '*Guidelines for the Assessment and Management of Contaminated Sites*'.

Bureau of Mineral Resources, Geology and Geophysics (1984) 1:100,000 scale map '*Hydrogeology of the Australian Capital Territory and Environs*'.

Bureau of Mineral Resources, Geology and Geophysics 1:100,000 scale Geological Series Sheet '*Canberra*' (Sheet 8727, 1992).

New South Wales Land and Property Information (2003) 1:25,000 scale Topographic & Orthophoto Map Sheet '*Canberra 8727-3N*'.

National Environment Protection Council (NEPC, 1999) '*National Environment Protection (Assessment of Site Contamination) Measure 1999*' amended May 2013 (ASC NEPM, 2013).

NSW OEH (2011) '*Guidelines for Consultants Reporting on Contaminated Sites*'.

## 8 ABBREVIATIONS

Abbreviations	
ACM	Asbestos Containing Material
ACT	Australian Capital Territory
ACTLIS	Australian Capital Territory Land Information System
ACTPLA	ACT Planning and Land Authority
AEC	Area of Environmental Concern
AHD	Australian Height Datum
AMP	Asbestos Management Plan
ANZECC	Australian and New Zealand Environment Conservation Council
ASC	Assessment of Site Contamination
AST	Aboveground Storage Tank
BH	Borehole Sample
CEMP	Construction Environmental Management Plan
COC	Chain of Custody
COPC	Contaminant of Potential Concern
DQI	Data Quality Indicators
DQO	Data Quality Objectives
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
EPD	Environment and Planning Directorate
EQ	Environmental Quality
km	Kilometre
L	Litre
L/s	Litres per second
LOR	Limit of Reporting
M	Metres
m <sup>2</sup>	Square Metres
mAHD	Metres above Australian Height Datum
mbgl	Metres Below Ground Level
mg/L	Milligrams per Litre
NATA	National Association of Testing Authorities
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
NSW	New South Wales
OEH	Office of Environment and Heritage
ORS	Office of Regulatory Services
PMG	Postmaster General
PSI	Preliminary Site Investigation

Abbreviations	
SAC	Site Assessment Criteria
SQEC	Suitable Qualified Environmental Consultant
SWL	Standing Water Level
UFP	Unexpected Finds Protocol
UST	Underground Storage Tank
>	Greater than
<	Less than
%	Percent

---

## **9 STATEMENT OF LIMITATIONS**

---

The PSI documented within this report was undertaken in order to assess the possible risk of contamination at Block 1 Section 41, Lyneham, ACT 2602.

The findings contained within this report are the result of the interpretation of site history enquiries, a site walkover was undertaken in accordance with normal practices and standards. To the best of Robson's knowledge, our assessment of the data represents a reasonable interpretation of the general condition of the site. Under no circumstances, however, can it be considered that these findings represent the actual state of the entire site. In addition, the assessment did not include the direct sampling and analysis of soil, soil vapour or groundwater.

**THIS REPORT MUST NOT BE REPRODUCED EXCEPT IN FULL AND MUST BE READ IN CONJUNCTION WITH THE REPORT TERMS AND CONDITIONS INCLUDED AFTER THE STATEMENT OF LIMITATIONS SECTION IN THIS REPORT.**

## Report Terms and Conditions

### *Contaminated Site Report*

While Robson Environmental Pty Ltd (Robson) has taken all care to ensure that this report includes the most accurate information available, samples were taken where applicable, from the location indicated within the report and Robson is unable to comment on the existence or otherwise of any contaminants otherwise within the site.

### *Report Reproduction*

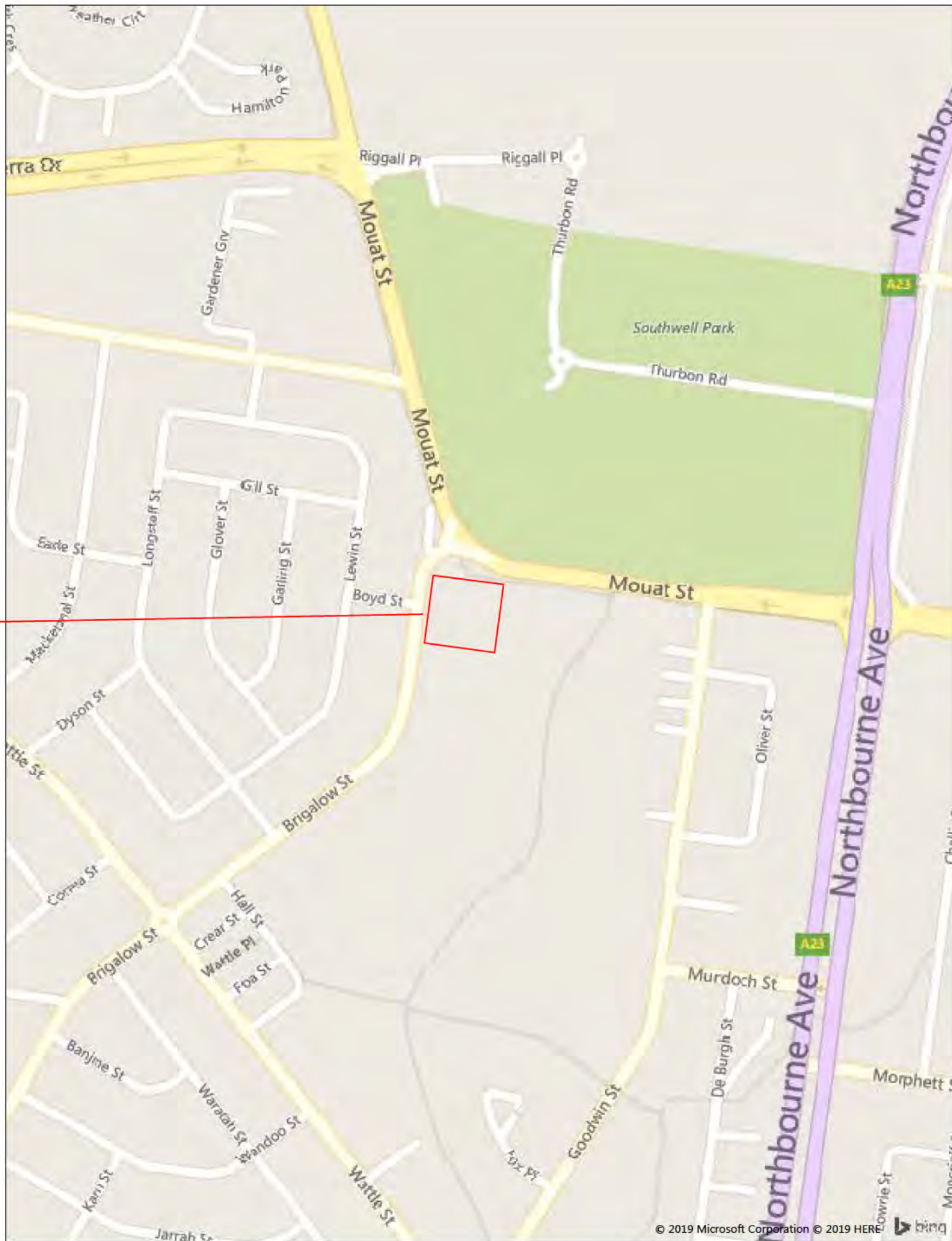
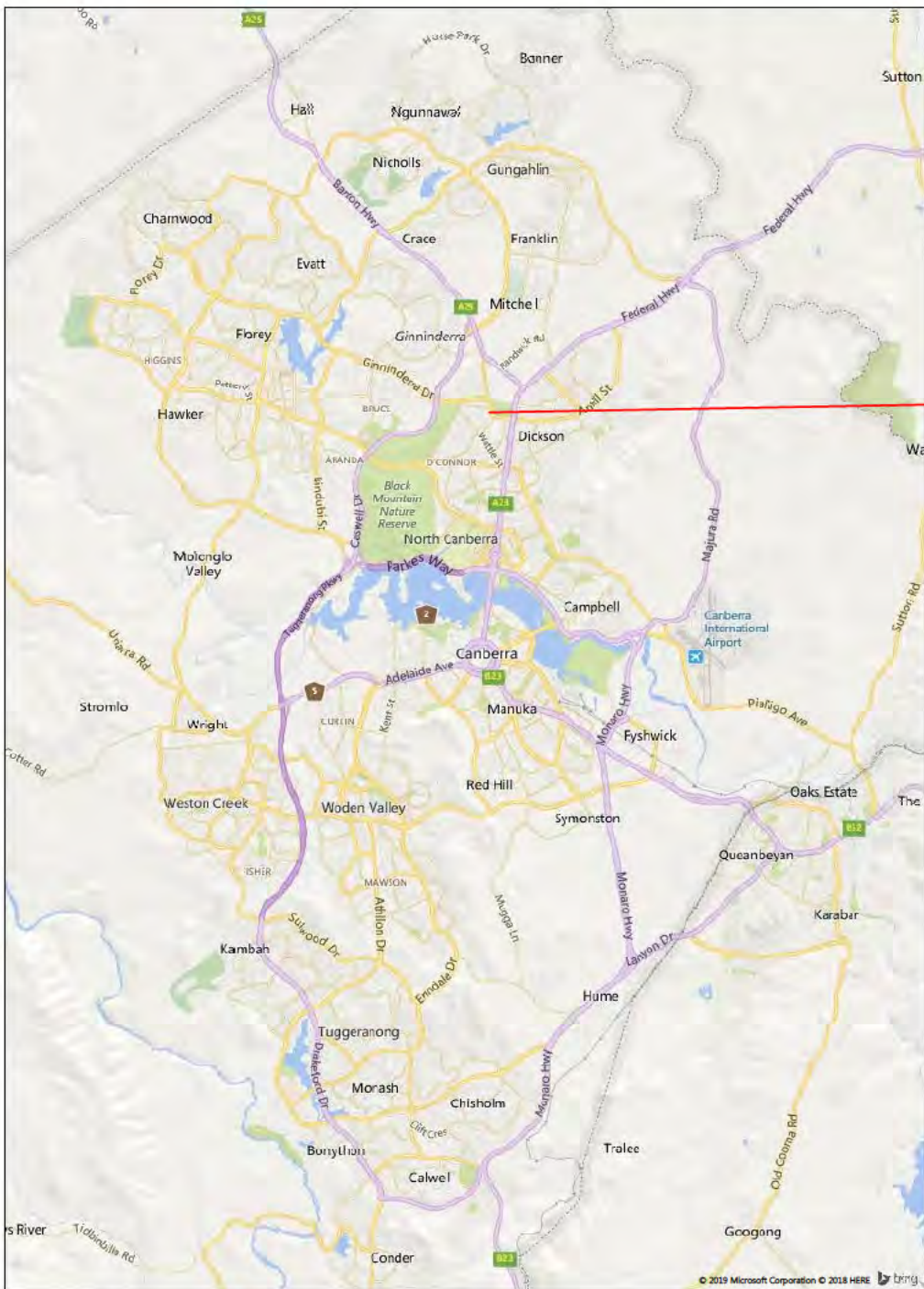
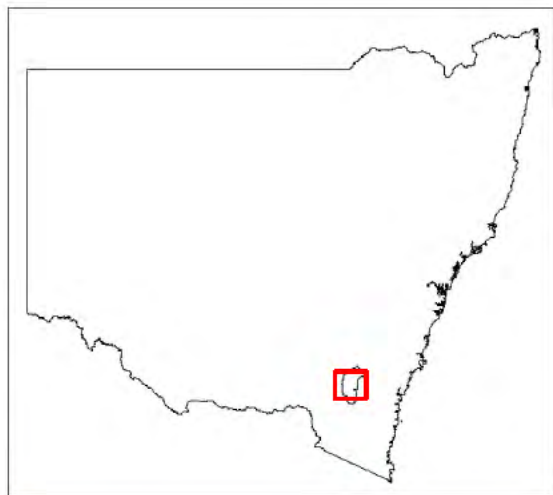
1. Robson owns (and will continue to own) all Intellectual Property Rights (including copyright) in this Report.
2. The person commissioning this Report (**the Client**) is entitled to retain possession of the Report upon payment of all sums owing to Robson in full or upon Robson agreeing to release the Report (in their absolute discretion and upon terms they think fit).
3. The Client must only use the Report for the purpose for which it was commissioned.
4. The Client may photocopy or reproduce all or any part of the Report provided that reproduction is to fulfil the purpose for which the Report was commissioned.
5. The Client must not otherwise publish the Report (or any advice given by Robson) to the public or any third parties without Robson's prior written consent. Robson will not unreasonably withhold consent but may take into account the reasons for which the Report (or advice) was commissioned and the consequences of the disclosure or potential reliance that will be placed on the Report by third parties.
6. The Client agrees that no party (other than the Client) can rely upon the Report or any advice given by Robson.
7. The Client indemnifies Robson against any costs, losses or damage suffered or incurred (including legal costs on a solicitor and own client basis) arising out of or as a consequence of the Client's breach of these provisions.
8. This report is solely for the use of the client and may not contain sufficient information for purposes of other parties, or for other uses. Any reliance on this report by third parties shall be at such party's own risk.
9. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Robson.

### *Third Party Laboratories*

While Robson has taken all care to ensure that any report includes the most accurate information available, where it uses test results prepared by other persons it relies on the accuracy of the test results in preparing this report. In providing this report Robson does not warrant the accuracy of such third party test results.

<b>HSEQ Management System</b>			
EAR_PF001_Report Terms and Conditions	Date Revised: 23/05/2017	Rev: 2	Page 1 of 1

## FIGURES



**LEGEND**

SITE BOUNDARY

**NOTES**  
Scale, locations, and boundaries are approximate only.



Robson Environmental Pty Ltd  
 P: 02 6239 5656  
 F: 02 6239 5669  
 E: admin@robsonenviro.com.au  
 PO Box 112, Fyshwick ACT 2609  
 www.robsonenviro.com.au  
 ABN: 55 008 660 900

CLIENT:  
**SQC ARCHITECTURE**

SITE:  
**BLOCK 1 SECTION 41  
 LYNEHAM ACT 2602**

PROJECT:  
**PRELIMINARY SITE INVESTIGATION**

TITLE:  
**SITE LOCATION PLAN**

SCALE (m):

REF:  
**MICROSOFT 2018  
 HERE 2018**

DRAWN: OU	FIGURE: 1	DATE: 05.06.2019
CHECKED: BK	PROJECT: 10886	REV: A



**LEGEND**

- BLOCK BOUNDARY
- SITE BOUNDARY
- PMG COMMUNICATIONS PIT
- SOIL MOUND



**NOTES**  
Scale, locations, and boundaries are approximate only.



KEY PLAN - INSET

**Robson ENVIRONMENTAL**  
Environmental Excellence through Experience, Endeavor and Evaluation

Robson Environmental Pty Ltd  
P: 02 6239 5656  
F: 02 6239 5669  
E: admin@robsonenviro.com.au  
PO Box 112, Fyshwick ACT 2609  
www.robsonenviro.com.au  
ABN: 55 008 660 900

CLIENT:  
**SQC ARCHITECTURE**

SITE:  
**BLOCK 1 SECTION 41  
LYNEHAM ACT 2602**

PROJECT:  
**PRELIMINARY SITE INVESTIGATION**

TITLE:  
**GENERAL SITE PLAN**

SCALE (m):   
REF:  
**NEARMAP 2018**

DRAWN: OU	FIGURE: 2	DATE: 05.06.2019
CHECKED: BK	PROJECT: 10886	REV: A

## APPENDICES

## **Appendix A**

### Historical Land Title Search Results



<b>Product</b>	Title Details
<b>Date/Time</b>	10/05/2019 09:51AM
<b>Customer Reference</b>	
<b>Order ID</b>	20190510000281
<b>Cost</b>	\$60.00

Volume 164 Folio 28 Edition 0

## AUSTRALIAN CAPITAL TERRITORY TITLE SEARCH

### LAND

Lyneham Section 41 Block 1 on Deposited Plan 1505

Lease commenced on 26/09/1963, granted on 14/10/1965, term of terminating 27-jul-2057

Area is 8606 square metres or thereabouts

### Sole Proprietor

The Uniting Church In Australia (Australian Capital Territory) Property Trust

### REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume 164 Folio 28**

Purpose Clause: Refer Crown Lease

### *End of interests*

### ADMINISTRATIVE INTERESTS

(This information is not guaranteed)

**ACT Planning and Land Authority (ACTPLA)** - For further information concerning the following administrative interests, please contact ACTPLA on (02) 6207 1923. ACTPLA administrative interests information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
146140666	Development Application	18/01/2019	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	04/03/2019

### Description

LEASE VARIATION - To vary the Crown lease by adding educational establishment as a permitted purpose.



Product	Historical Search
Date/Time	10/05/2019 09:51AM
Customer Reference	
Order ID	20190510000281
Cost	\$60.00

Volume 164 Folio 28 Edition All

## AUSTRALIAN CAPITAL TERRITORY HISTORICAL TITLE SEARCH

### LAND

Lyneham Section 41 Block 1 on Deposited Plan 1505

Area is 8606 square metres or thereabouts

Original title is **Volume 164 Folio 28**

### *End of interests*

### ADMINISTRATIVE INTERESTS

(This information is not guaranteed)

**ACT Planning and Land Authority (ACTPLA)** - For further information concerning the following administrative interests, please contact ACTPLA on (02) 6207 1923. ACTPLA administrative interests information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
146140666	Development Application	18/01/2019	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	04/03/2019

#### Description

LEASE VARIATION - To vary the Crown lease by adding educational establishment as a permitted purpose.

THE COMMONWEALTH OF AUSTRALIA.  
AUSTRALIAN CAPITAL TERRITORY.CANCELLED AND COMPUTER  
CERTIFICATE OF TITLE ISSUED

## Leases (Special Purposes) Ordinance 1925-1943.

LEASE GRANTED pursuant to the Leases (Special Purposes) Ordinance 1925-1943 on the *fourteenth* day of *October* One thousand nine hundred and *ninety* WHEREBY the COMMONWEALTH OF AUSTRALIA (hereinafter called the "Commonwealth") GRANTS to THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST a body corporate constituted under the laws of the State of New South Wales (hereinafter called the "Lessee") ALL THAT piece or parcel of land situate in the City Area in the Australian Capital Territory containing an area of — 2 acres — 0 — roads —  $20\frac{1}{4}$  — perches or thereabouts and being Block 1 Section 41 Division of Lyneham as delineated on Deposited Plan Number *1505* in the office of the Registrar of Titles in the said Territory and being the land shown by pink colour on the plan endorsed hereon RESERVING unto the Commonwealth all minerals TO HOLD unto the lessee for a term commencing on the twentysixth day of September One thousand nine hundred and sixtythree and terminating on the twentyseventh day of July two thousand and fiftyseven to be used by the lessee for the purposes set forth in sub-clause (i) of Clause 1 of this lease only YIELDING AND PAYING THEREFOR until the twentyseventh day of July One thousand nine hundred and seventyeight rent at the rate of eleven pounds fourteen shillings and ten pence per annum and during the remainder of the said term rent at the rate of one pound per centum per annum of the unimproved value of the said land as determined from time to time upon re-appraisalment of the said value under any Statute Ordinance or Regulation.

## 1. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows :-

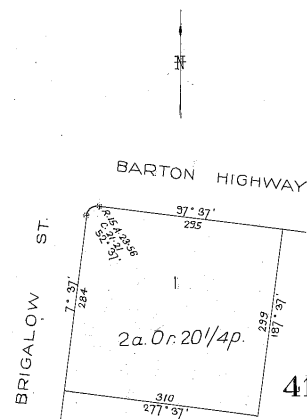
- (a) that the lessee will pay to the Minister on behalf of the Commonwealth or to such person as may be authorised by the Minister for that purpose at Canberra in the said Territory the rent hereby reserved at the rate aforesaid in the following manner namely in advance for the period commencing on the twentysixth day of September and ending on the thirtieth day of September One thousand nine hundred and sixtythree and thereafter by quarterly payments in advance on the FIRST day of October the FIRST day of January the FIRST day of April the FIRST day of July in each year to the Minister or to such person as may from time to time be authorised by the Minister for that purpose at Canberra aforesaid without any deduction whatsoever the first of such quarterly payments to be made on the FIRST day of October One thousand nine hundred and sixtythree;
- (b) that the lessee will pay to the Minister on behalf of the Commonwealth or to such person as may be authorised as aforesaid as additional rent a sum at the rate of eight pounds per centum (8%) per annum accruing from day to day on any amount of rent payable under this lease which may remain unpaid for one calendar month after the day appointed for payment thereof computed from the expiration of the said calendar month to the date upon which such payment is made such additional rent to be added to and paid with the said amount of rent;
- (c) that the lessee will within twelve months from the commencement of the said term or within such further time as may be approved in writing by the Commonwealth or the Minister on behalf of the Commonwealth for that purpose submit to the Commonwealth or the Minister on behalf of the Commonwealth a complete building scheme for the said land including :-

- (1) a plan or plans showing all buildings including a Church which the lessee proposes to erect on the said land and also the approximate positions on the said land in which such buildings are to be erected;
- (ii) a statement in respect of each building shown on such plans of -

- (a) the minimum cost at which it is proposed to erect such building;
- (b) the purposes for which the lessee proposes to use such building;
- (c) the respective times within which it is proposed to commence to erect and to complete such building;

- (d) if the Minister does not approve of the building scheme so submitted and notifies the lessee of the matter or matters of which he does not approve and of the manner in which he requires the building scheme to be amended the lessee shall within six months after the date of any such notice amend the said building scheme in accordance with such notice and submit the amended building scheme to the Minister for his approval;

- (e) that the lessee will commence to erect each building shown on the said plan or plans within the time stated in the statement referred to in sub-clause (c)(ii) of this clause as the time within which it is proposed to commence to erect that building or within such further time as may be approved in writing by the Commonwealth or the Minister on behalf of the Commonwealth for that purpose in a position on the said land approved by the Commonwealth or the Minister on behalf of the Commonwealth and in accordance in all material respects with the building scheme approved by the Minister as provided in sub-clause (c) of this Clause and with plans and specifications prepared by the lessee and previously submitted to and approved in writing by the Commonwealth or the Minister on behalf of the Commonwealth and that the lessee will complete the erection of such buildings within the time stated in the said statement as the time within which it is proposed to complete such building or within such further time as may be approved in writing by the Commonwealth or the Minister on behalf of the Commonwealth for that purpose at a cost not less than the cost stated in the statement to be the minimum cost at which it is proposed to erect such building and in accordance with the said plans and specifications and every Statute Ordinance and Regulation applicable thereto;



Scale : 150 Feet to an Inch

- (f) that the lessee will within six months from the commencement of the said term or within such time as may be approved by the Commonwealth or the Minister on behalf of the Commonwealth complete the erection of a Church Hall in accordance with plans and specifications prepared by the lessee and previously submitted to and approved in writing by the Commonwealth or the Minister on behalf of the Commonwealth and in accordance with every Statute Ordinance or Regulation applicable thereto;
- (g) that the lessee will at all times during the said term maintain repair and keep in repair all buildings and erectionson the said land all to the satisfaction of the Minister;
- (h) that the lessee will not without the previous approval in writing of the Commonwealth or the Minister on behalf of the Commonwealth erect any building on the said land or make any structural alterations in any building erected on the said land;
- (i) to use the said land only for the purposes of a Church Hall a Church and a Manse;
- (j) if and whenever the lessee fails to repair or keep in repair any building or erection on the said land the Commonwealth or the Minister on behalf of the Commonwealth may by notice in writing to the lessee specifying the wants of repairs require the lessee to effect repairs in accordance with the said notice or to remove the building or erection and if after the expiration of one calendar month from the date of the said notice or such longer time as the Commonwealth or the Minister on behalf of the Commonwealth may in writing allow the lessee has not effected the said repairs or removed the building or erection the Minister or any person or persons duly authorised by the Commonwealth or the Minister on behalf of the Commonwealth in that behalf with or without carts or other vehicles horses or other animals may enter upon the said land and effect the said repairs or (if the Minister is of opinion the building or erection is beyond reasonable repair) may demolish and remove the building or erection and all expenses incurred by the Commonwealth or the Minister on behalf of the Commonwealth in effecting such repairs or in demolishing and removing the building or erection shall be paid by the lessee to the Commonwealth on demand and from the date of such demand until paid shall for all purposes of this lease be deemed to be rent payable under this lease and unpaid by the lessee;
- (k) to permit any person or persons authorised by the Commonwealth or the Minister on behalf of the Commonwealth in that behalf to enter upon the said land at all reasonable times and in any reasonable manner and inspect the said land and any buildings erections and improvements thereon;
2. THE COMMONWEALTH COVENANTS WITH THE LESSEE:-
- (a) that the lessee may at any time upon payment of all rent and other moneys due to the Commonwealth under this lease surrender this lease to the Commonwealth but subject to any law of the Territory to the contrary the lessee shall not be entitled to receive any compensation from the Commonwealth in respect of such surrender or in respect of any buildings erections or improvements upon the said land;
- (b) that the unimproved value of the said land shall be re-appraised for the purpose of determining the rent payable under this lease only in the year ending on the twentyseventh day of July One thousand nine hundred and seventyeight and in every twentieth year thereafter.
3. IT IS MUTUALLY COVENANTED AND AGREED as follows :-
- (a) that if -
- (i) any rent payable under this lease shall remain unpaid for twelve calendar months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or
- (ii) the lessee fails to observe and perform the covenants which the lessee has in sub-clauses (c) (d) and (e) of Clause 1 of this lease covenanted to observe and perform; or
- (iii) after completion of any building as aforesaid such building is at any time not used for a period of two years for the purpose stated in the statement referred to in sub-clause (c)(ii) of Clause 1 of this lease as the purpose for which the lessee proposes to use such building or for some other purpose approved in writing by the Minister;
- the Commonwealth or the Minister on behalf of the Commonwealth may determine this lease but without prejudice to any claim which the Commonwealth or the Minister on behalf of the Commonwealth may have against the lessee in respect of any breach of the covenants on the part of the lessee to be observed or performed;
- (b) that acceptance of rent by the Minister during or after any period referred to in paragraph (ii) or (iii) of sub-clause (a) of this clause shall not prevent or impede the exercise by the Commonwealth of the powers conferred upon it by sub-clause (a) of this clause;
- (c) if at the expiration of this lease the Minister shall have decided not to subdivide the said land and that it is not required for any purpose of the Commonwealth and shall have declared the said land to be available for lease the lessee shall be entitled to a further lease of the said land for such further term and at such rent and subject to such conditions (including re-appraisement of rent) as may then be provided or permitted by Statute Ordinance or Regulation. If the Minister shall have decided to re-subdivide the said land the lessee shall be entitled to a lease under the Statutes Ordinances and Regulations then in force of any one allotment which forms part of the said land and which the Minister shall have declared to be available for lease;
- (d) that in this lease the expression "Minister" means the Minister of State of the Commonwealth for the time being administering the Leases (Special Purposes) Ordinance 1925-1943 including any amendments thereof or any Statute or Ordinance substituted therefor or the Member of the Executive Council of the Commonwealth for the time being performing the duties of such Minister and shall include the Authority or person for the time being authorised by the Minister or by law to exercise the powers and functions of the Minister under the Leases (Special Purposes) Ordinance 1925-1943 including any amendments thereof or any Statute or Ordinance substituted therefor;
- (e) that any notice requirement demand consent or other communication to be given to or served upon the lessee by the Commonwealth under this lease shall be deemed to have been duly given or served if signed on behalf of the Minister and delivered to or sent in a prepaid letter addressed to the lessee at the said land or at the usual or last-known address of the lessee or affixed in a conspicuous position on the said land;
- (f) that if the lessee shall consist of one person the word "Lessee" shall where the context so admits or requires be deemed to include the lessee and the executors administrators and assigns of the lessee;

- (g) that if the lessee shall consist of two or more persons the word "Lessee" shall where the context so admits or requires in the case of a tenancy in common be deemed to include the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and the administrators executors and assigns of the survivor of them;
- (h) that if the lessee shall be a corporation the word "Lessee" shall where the context so admits or requires be deemed to include such corporation and its successors and assigns.

4. THE LESSEE HEREBY ACKNOWLEDGES AND AGREES that the lessee has surrendered a Crown Lease registered in the office of the Registrar of Titles Canberra in the said Territory registered Volume 89 Folio 51 for the purpose of being granted this lease and that this lease has been granted in substitution for such surrendered Crown Lease and that for the purpose of the re-appraisal of the unimproved value of land included in this lease this lease is deemed to have commenced on the twentyeighth day of July One thousand nine hundred and fiftyeight.

IN WITNESS whereof this lease has been executed in the name of the Commonwealth of Australia by the Minister and by the lessee.

SIGNED SEALED AND DELIVERED  
by the Minister of State for the  
Interior of the Commonwealth of  
Australia in the presence of -

*[Signature]*  
Treasurer

*[Signature]*


GIVEN under the Common Seal of  
the Presbyterian Church (New  
South Wales) Property Trust by  
Members of the said Corporate  
Body in pursuance of a Resolu-  
tion of such Body passed at the  
duly convened meeting and in  
the presence of -

*[Signature]*  
*[Signature]*  
*[Signature]*

*[Signature]*  
.....  
Law Agent Sydney

No. 351475 Application for vesting of Crown Lease  
 The Uniting Church in Australia (Australia)  
 Capital Territory Property Trust is now the  
 registered proprietor of the land within described  
 by virtue of Section 11(5) Uniting Church  
 of Australia Ordinance 1977

Entered 1st December 1980 at \_\_\_\_\_ o'clock in  
 the \_\_\_\_\_ of the year

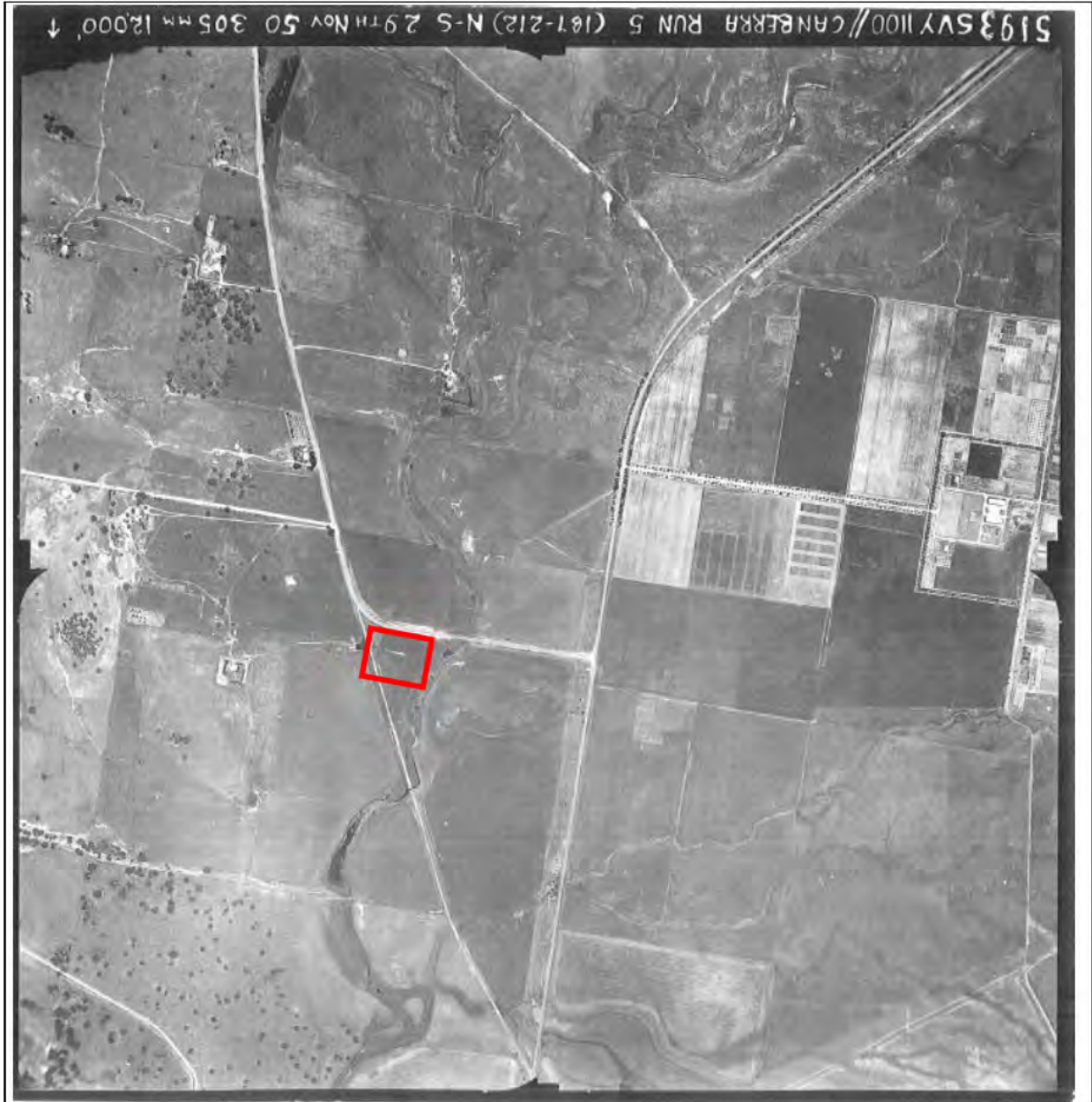


*[Signature]*  
 Registrar of Titles

**CANCELLED AND COMPUTER  
 CERTIFICATE OF TITLE ISSUED**

## **Appendix B**


### Historical Aerial Photographs



**Aerial Photograph: 1950**



**Legend:**

 Approximate Site Boundary

**Reference:**

ACT Development Record

**Date:**


1950



**Aerial Photograph: 1958**



**Legend:**

 Approximate Site Boundary

**Reference:**

ACT Development Record

**Date:**


1958



**Aerial Photograph: 1968**



**Legend:**

 Approximate Site Boundary

**Reference:**

ACT Development Record

**Date:**


1968



Aerial Photograph: 1975



**Legend:**

 Approximate Site Boundary

**Reference:**

ACT Development Record

**Date:**


1975



**Aerial Photograph: 1985**



**Legend:**

 Approximate Site Boundary

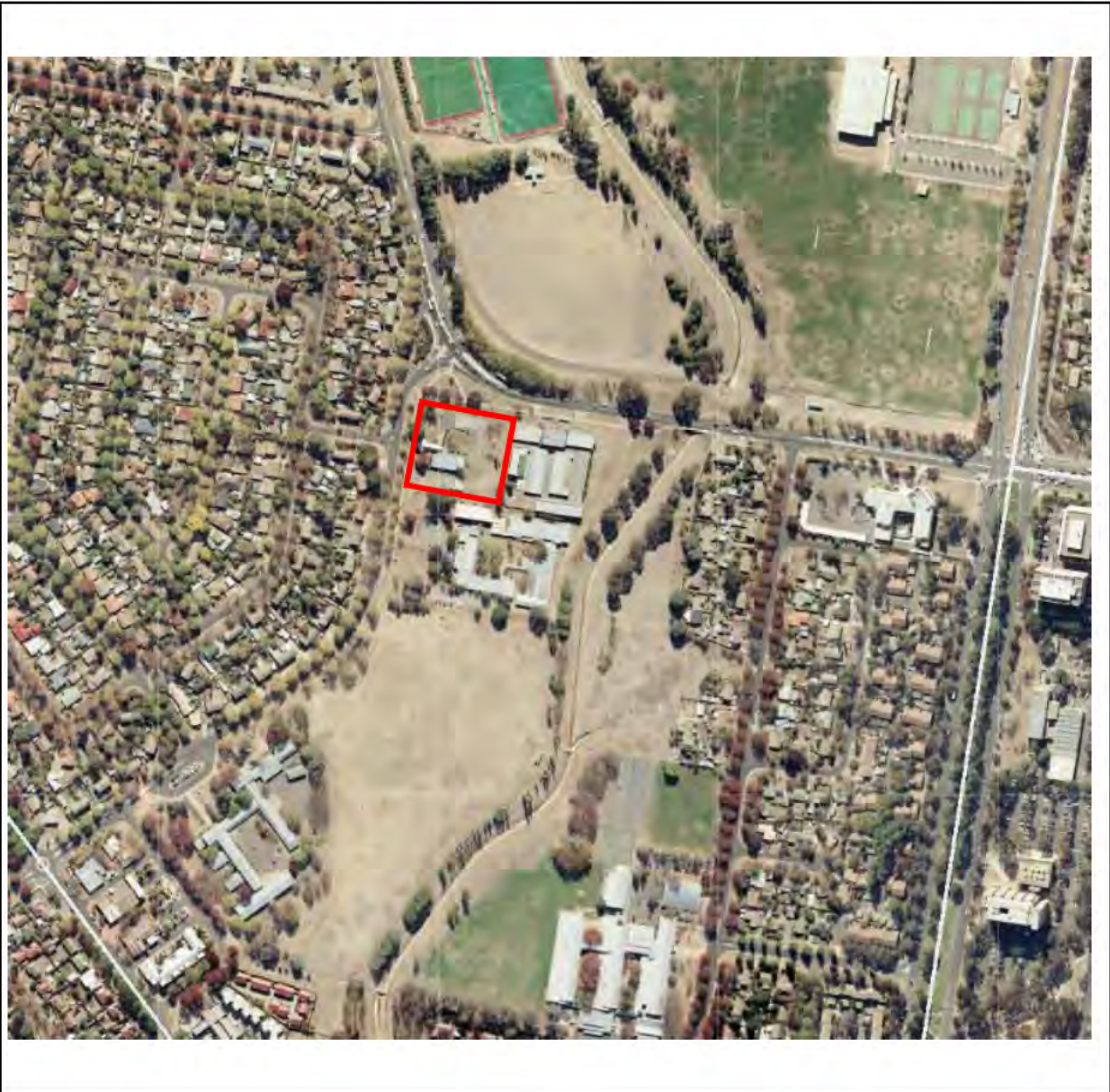
**Reference:**

ACTmapi

**Date:**

1985






**Aerial Photograph: 2004**



**Legend:**

 Approximate Site Boundary

**Reference:**

ACT Development Record

**Date:**


2004



**Aerial Photograph: 2009**



**Legend:**

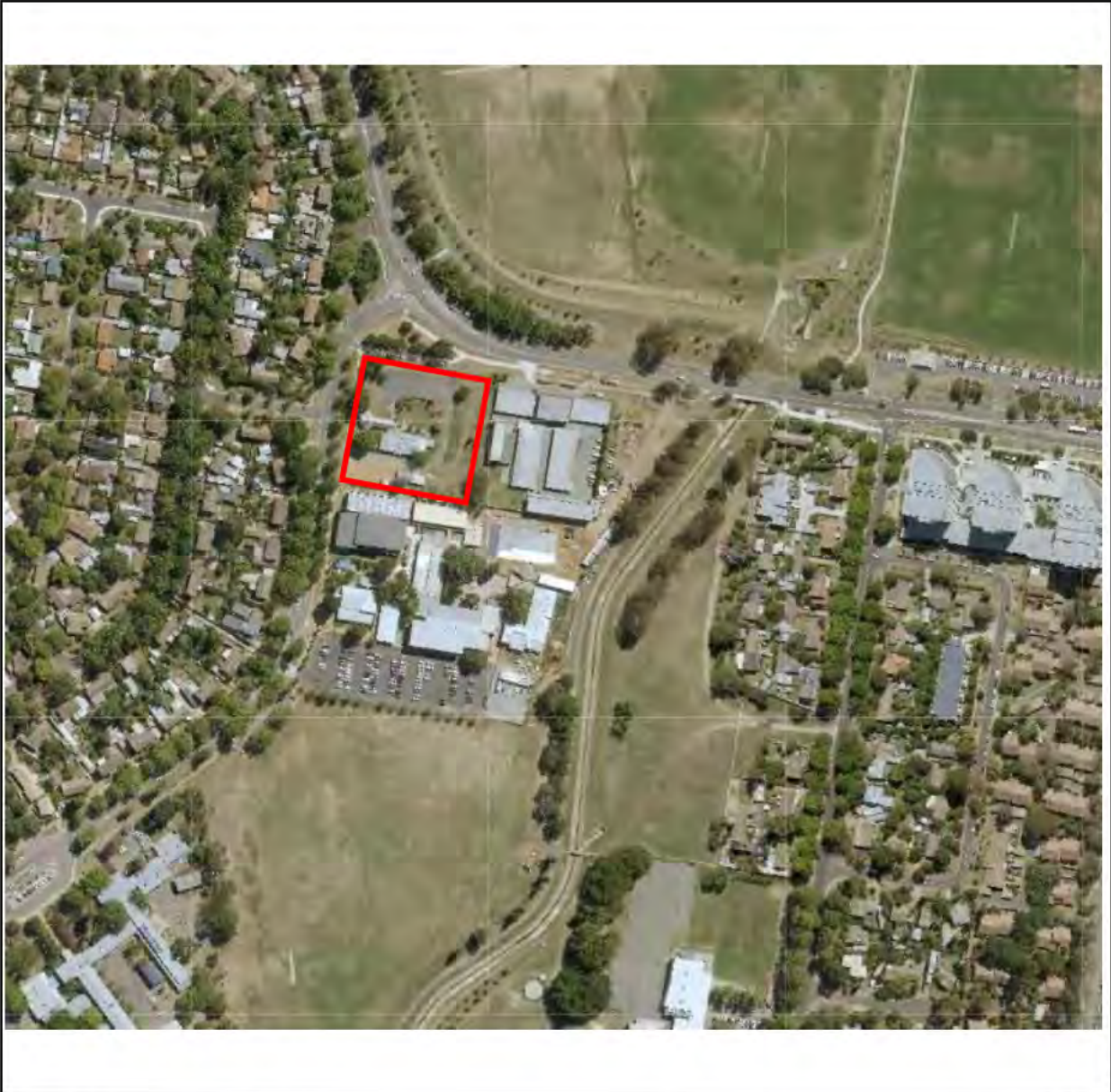
 Approximate Site Boundary

**Reference:**

ACT Development Record

**Date:**


2009



**Aerial Photograph: 2018**



**Legend:**

 Approximate Site Boundary

**Reference:**

ACT Development Record

**Date:**

2018

## **Appendix C**

### Groundwater Bore Search Results

# ACTmapi

## Ground Water Bore Search

1 km buffer radius

1: 10,000



### DISCLAIMER

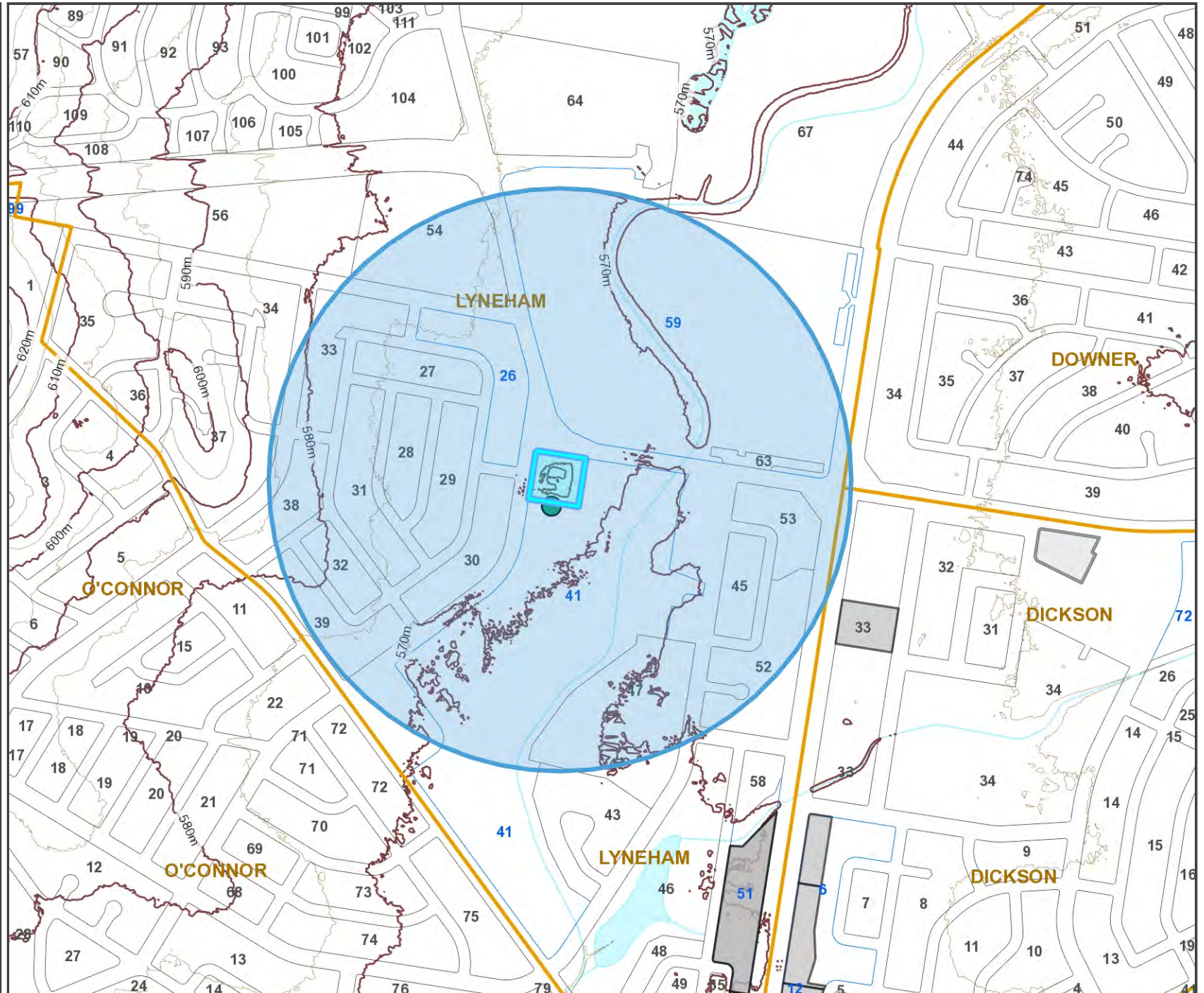
The map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.

05-Jun-2019

Page 1 of 1



**ACT**  
Government



## Oskar Urbas

---

**From:** Heckenberg, Mark [Mark.Heckenberg@act.gov.au]  
**Sent:** Monday, 13 May 2019 6:44 AM  
**To:** Oskar Urbas  
**Subject:** RE: 10886 - PSI query re monitoring wells within 1km of Block 1 Section 41 Lyneham ACT

Dear Mr Urbas,

Office of the Environment Protection Authority records indicate the following:

Perched groundwater hydrocarbon impacts above Environment Protection Authority criteria have been identified at Block 3 Section 41 Lyneham associated with the former use of the site as a Caltex service station.

The following information is recorded for the site:

Inferred groundwater flow direction - north to north-west  
Standing water level - 2 to 3 metres

Hydrocarbon groundwater impacts above Environment Protection Authority criteria have been identified adjacent to Block 1 Section 31 Dickson associated with the former use of the site as a BP service station.

The following information is recorded for the site:

Inferred groundwater flow direction - east  
Standing water level - > 12 metres

Regards

Mark Heckenberg | Manager, Contaminated Sites  
Phone: 02 6207 2151 | Email: [mark.heckenberg@act.gov.au](mailto:mark.heckenberg@act.gov.au)  
Office of the Environment Protection Authority | Access Canberra | ACT Government  
Ground Floor TransACT House, 470 Northbourne Avenue, Dickson 2602  
GPO Box 158 Canberra ACT 2601 | <http://www.act.gov.au/accesscbr>

---

**From:** Oskar Urbas [<mailto:oskar@robsonenviro.com.au>]  
**Sent:** Friday, 10 May 2019 12:19 PM  
**To:** Contaminated Sites <[ContaminatedSites@act.gov.au](mailto:ContaminatedSites@act.gov.au)>  
**Subject:** 10886 - PSI query re monitoring wells within 1km of Block 1 Section 41 Lyneham ACT

Good afternoon,

Robson are undertaking a PSI for Block 1 Section 41 Lyneham. Can you please advise if there are monitoring bores associated with possible contaminated sites within a 1km radial search area of Block 1 Section 41 Lyneham ACT?

Kind regards,

Oskar.



Oskar Urbas

Phone: 02 6239 5656  
Direct:  
Mobile:  
Fax: 02 6239 5669

Email: [oskar@robsonenviro.com.au](mailto:oskar@robsonenviro.com.au)

Web: [www.robsonenviro.com.au](http://www.robsonenviro.com.au)

140 Gladstone St Fyshwick ACT 2609 ~ PO Box 112 Fyshwick ACT 2609

Best Practice Certification for AS/NZS ISO 9001:2008 - Quality ~ ISO 14001:2004 - OHS ~ AS/NZS 4801:2001 - Environment

NOTICE – The information contained in this message and attachments(s) is intended for the exclusive use of the intended addressee(s). If you receive this email in error, you are not authorised to reproduce or disclose this information.

-----  
This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.  
-----

## Appendix D

### Contaminated Land Register Search Results



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

Mr Oskar Urbas  
Robson Environmental  
140 Gladstone Street  
Fyshwick ACT 2609

Dear Mr Urbas

**RE: CONTAMINATED LAND SEARCH**

Thank you for your search form request of 10/05/2019 enquiring about:

**Block 1 Section 41 Lyneham Canberra Central**

Records held by the Environment Protection Authority (EPA) for the above block(s) indicate the following:

The block is not recorded on the EPA's contaminated sites management database or geographic information system.

The site is currently occupied by St Ninians Uniting Church. Commercial/industrial complexes, prior to the introduction of natural gas to the ACT in the 1980's, utilised boiler heating or similar systems. These systems were generally fuelled by diesel or heating oil which was mainly stored in underground fuel storage tanks.

The ANZECC 1992, Guidelines for the Assessment and Management of Contaminated Sites and the ACT EPA 2017 Contaminated Sites Environment Protection Policy (EPP) list fuel storage as an activity associated with land contamination which may pose a risk to human health and the environment.

You or your client should contact Access Canberra, Dangerous Substances Licensing, who administer the Dangerous Substances legislation, on 132281 regarding the possible presence and status of any fuel related facilities at the site.

EPA records also indicate that fuel storage facilities were removed from the adjacent Brindabella Christian College, Block 4 Section 41 Lyneham.

Under the precautionary principal, all blocks adjacent to sites which contain or have contained fuel storage facilities are identified and persons making enquiries are made aware of potential for impacts from adjacent sites due to the ability of hydrocarbons and other contaminants to migrate through the environment.

The EPA has no records to indicate that the former fuel storage facilities on Block 4 Section 41 Lyneham has adversely impacted Block 1 Section 41 Lyneham.

Other potentially contaminating activities may have also been undertaken at the site associated with past or current permitted uses.

The EPA has not issued any environment protection orders under sections 91C (1), 91D (1) or 125 (4), requested an audit under section 76(2) or received a notification under section 76A (1) of the *Environment Protection Act 1997* (the Act) over the site and as a result the site is not recorded on the Register of contaminated sites under section 21(A) of the Act.

The information detailed above only relates to records held by the EPA and may not represent the actual condition of the site.

At present the EPA has no information on contamination of the above block(s) other than as detailed above. However, this does not absolutely rule out the possibility of contamination and should not be interpreted as a warranty that there is no contamination.

I appreciate that this does not absolutely rule out the existence of contamination of the soils. If you or your clients wish to be completely sure you, or they, should arrange to conduct independent tests.

Yours sincerely



Jianmin Zhang  
Project Officer  
Office of the Environment Protection Authority  
Ground Floor TransACT House  
470 Northbourne Avenue  
Dickson 2602

10/05/2019

## **Appendix E**

### **Dangerous Substances and Trade Waste License Search Results**



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

**WORKSAFE ACT**

10 May 2019

Robson Environmental Pty Ltd  
140 Gladstone Street  
FYSHWICK ACT 2609

Attention: Oskar Urbas

Thank you for the application for a records search on Block 1 Section 41 at 150 Brigalow Street Lynham, ACT.

I have conducted a search of the Dangerous Goods database and the Dangerous Substances and hold no records for the above Block and Section in Lynham.

(Please note: Under the *Dangerous Goods Act 1975* (1975 to April 2004), tanks of 50,000 litres which contained Diesel were not required to be licenced with WorkCover, only if the capacity was 50,001 litres and above).

If you have any questions in relation to this matter please do not hesitate in contacting me on 62076353 or email [dangeroussubstances@act.gov.au](mailto:dangeroussubstances@act.gov.au).

Regards

Lisa Bopping  
Administration Officer  
Dangerous Substances Licensing  
Access Canberra

## **Appendix F**

### Dial Before You Dig Search Results



Job No 16256350

Phone: 1100  
www.1100.com.au

### Caller Details

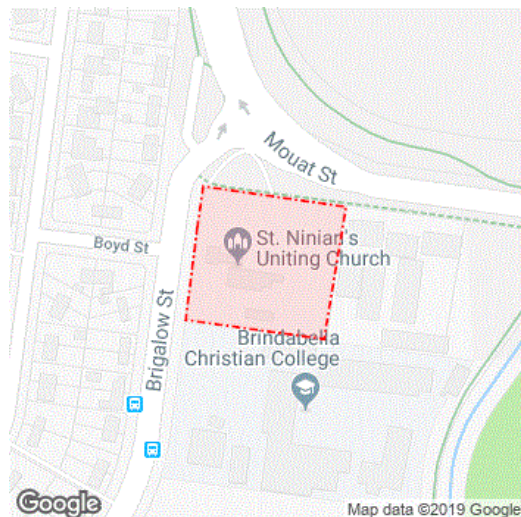
**Contact:** Mr Oskar Urbas  
**Company:** Robson Environmental  
**Address:** 140 Gladstone st  
 Fyshwick ACT 2609

**Caller Id:** 1959585  
**Mobile:** Not Supplied  
**Email:** oskar@robsonenviro.com.au

**Phone:** 0420533881  
**Fax:** Not Supplied

### Dig Site and Enquiry Details

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



**User Reference:** Not Supplied  
**Working on Behalf of:** Private  
**Enquiry Date:** 10/05/2019  
**Start Date:** 21/05/2019  
**End Date:** 30/05/2019

**Address:**  
 150 Brigalow Street  
 Lyneham ACT 2602

**Job Purpose:**  
 Design

**Location of Workplace:**  
 Private Property

**Onsite Activity:**

Planning & Design

**Location in Road:**

Not Supplied

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

**Notes/Description of Works:**  
 Not Supplied

### Your Responsibilities and Duty of Care

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

### Asset Owner Details

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

\*\* Asset owners highlighted by asterisks \*\* require that you visit their offices to collect plans.

# Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
83156929	AARNet Pty Ltd, Act	1300275662	NOTIFIED
83156928	Evoenergy/Icon Water	0262935770	NOTIFIED
83156930	NBN Co, NswAct	1800626762	NOTIFIED
83156925	Nextgen, NCC - NSW	1800032532	NOTIFIED
83156927	Optus and/or Uecomm, Nsw	1800505777	NOTIFIED
83156926	Telstra NSW, South	1800653935	NOTIFIED
83156924	Transact Communications	0262298009	NOTIFIED
83156931	Transport Canberra and City Services	0278013960	NOTIFIED

END OF UTILITIES LIST

**Lodge Your Free Enquiry Online – 24 Hours a Day, Seven Days a Week**

# Asset location information

**Applicant/Contractor**
**Job No.** 16256350

**DBYD Sequence No.** 83156928

**Company:** Robson Environmental

**Contact:** Mr Oskar Urbas

**Telephone:** 0420533881 **Mobile:** Not Supplied

**Fax:** Not Supplied

**Address:** 140 Gladstone st Fyshwick ACT 2609

**Email:** oskar@robsonenviro.com.au

## Work Details


**Suburb:** Lyneham

**Address:** 150 Brigalow Street

**UBD Ref:** 49F4,49G4

**Description:** Not Supplied

**Enquiry Date:** 10-May-2019

**Issue Date:** 10-May-2019

## Information

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

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

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

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

Individual customer gas connections are generally not shown on any attached Evoenergy Gas Network map.

For information regarding individual gas connections we recommend that you request a site meeting / inlet service location as per Item 6 in the Disclaimer.

### HIGH PRESSURE CRITICAL GAS NETWORK ASSETS HAVE BEEN DETECTED WITHIN YOUR SEARCH AREA

As High Pressure critical gas assets are present, you must not commence any works without first contacting Jemena Land Services on (02) 9397 9000 (see Item 12 in Disclaimer for further information).

## Comments

This information is valid from **10-May-2019** to **10-Aug-2019**

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

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

Please read the following important information (overleaf)



## Disclaimer

### 1. General location only

The Applicant acknowledges that:

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

### 2. Limitation of liability

To the maximum extent permitted by law:

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

then Icon Water, Jemena and Evoenergy's liability, and the liability of the officers, employees and agents of each, is limited, at Icon Water / Jemena / Evoenergy's option, to re-attending the work site to re-mark the Asset location or paying the costs of having a third party attend the work site to re-mark the Asset location.

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

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

### 4. Location of Assets may change

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

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

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

### 6. Asset location marking

You may request our representative to visit the work site to mark the approximate location of Assets by calling **02 6293 5770** (Water and Electricity – excluding streetlight assets) or **1300 503 237** (Gas) between 7.30 am and 4 pm. Irrespective of any mandatory directions given in this notice, Evoenergy recommends that a site visit be conducted before commencing any works near Assets. Appointments will be accepted only if the Asset Location Information Sequence Number is supplied. The location and marking of Assets will not take place unless the Asset Location Advice and attached Asset Plans are in colour and to the same scale as supplied, and are at the work site. Evoenergy does not charge for these site visits. Alternatively, the Applicant may wish to engage a private underground Asset locator, at the Applicant's expense.

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

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

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

### 7. Underground Assets must be located by potholing

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

### 8. Water, Sewer and Effluent Mains

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

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



### 9. Substation Earthing Conductors

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

### 10. Indications of the Presence of Cables

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

- Letter "E" inscriptions on Kerbs or "Electrical" inscriptions on pit lids
- Danger signs on above ground posts, walls etc
- Thin Orange "Caution Electrical Cables" Warning Tape
- Orange /Black PLASTIC Polymeric slab (3-6mm thick x 200mm wide)
- Concrete Bricks or slabs (approx 200mm x 500mm)
- Orange PVC or white Asbestos Cement (AC) Conduit or Galvanized Pipe
- Cylindrical concrete "ACTEA Electric Cable" markers
- Weak Concrete encasement directly around cables / conduits
- Texture/ colour change of excavated material (bedding sand, cracker dust, clean fill)

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

### 11. Gas mains

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

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

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

### 12. High Pressure Gas Network Assets

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

Please mail your proposed works details to:

Jemena Asset Management Pty Ltd  
Attention: Land Services Department  
PO Box 6507  
Silverwater NSW 2128

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

### 13. Streetlight Assets

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

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

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



evoenergy

icon  
WATER

# Asset location information

**Applicant/Contractor**
**Job No.** 16256350

**DBYD Sequence No.** 83156928

**Company:** Robson Environmental

**Contact:** Mr Oskar Urbas

**Telephone:** 0420533881 **Mobile:** Not Supplied

**Fax:** Not Supplied

**Address:** 140 Gladstone st Fyshwick ACT 2609

**Email:** oskar@robsonenviro.com.au

## Work Details


**Suburb:** Lyneham

**Address:** 150 Brigalow Street

**UBD Ref:** 49F4,49G4

**Description:** Not Supplied

**Enquiry Date:** 10-May-2019

**Issue Date:** 10-May-2019

## WARNING – HIGH PRESSURE GAS PIPELINE IN THE VICINITY

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

**No excavations within 15 metres of this asset are permitted without the prior approval of Jemena PHONE 1300 503 237**

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

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

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

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

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

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

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

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

Please read the following important information (overleaf)



The Essential First Step

## 1. High Pressure Pipelines

No excavations or heavy construction are permitted within 15m of these pipelines without notification to and authorisation from Jemena. If separation distance is 15m or less, you are required to notify Jemena of your works.

Prior to commencing works near or over the High Pressure Gas Mains you must supply Jemena with your proposal of works including design plans. You must allow four weeks for Jemena to review your works. Please mail your proposed works details to: Jemena Asset Management Pty Ltd, Land Services Dept, PO Box 6507, Silverwater, NSW, 2128.

Once Jemena has reviewed your proposal and design plans and you have received Jemena's approval to proceed, you must organise for a Pipeline Technician to be on Stand-by during your works (charges may apply).

To arrange for a Pipeline Technician to be on site please call the High Pressure Coordinator on 1300 665 380 two working days prior to the works commencing.

## 2. High Pressure Steel and Large Diameter Medium Pressure Plastic Pipelines

You **must** contact a Pipeline Technician to conduct a survey **before** commencing any work in this area. You can arrange a survey by contacting the High Pressure Response Coordinator on **1300 665 380**. **Please note that two working days notice is required to arrange a survey.** For all works in the vicinity of High Pressure Gas Mains you are required to arrange for a Pipeline Technician to attend. Charges apply for attendance of any works outside the hours of 7am to 4pm, Monday to Friday ("Standard Business Hours") and for any attendance during Standard Business Hours that is longer than 2 hours.

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

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

Evoenergy plans have been provided to show the position of underground gas mains and equipment in public gazetted roads only. Individual customers' services are not generally included on these plans. These plans have been prepared solely for Evoenergy's own use and indicate the position of underground mains and installations relative to boundaries and kerbs as at the time the mains were installed, and do not necessarily reflect any subsequent changes eg: changes to road alignments.

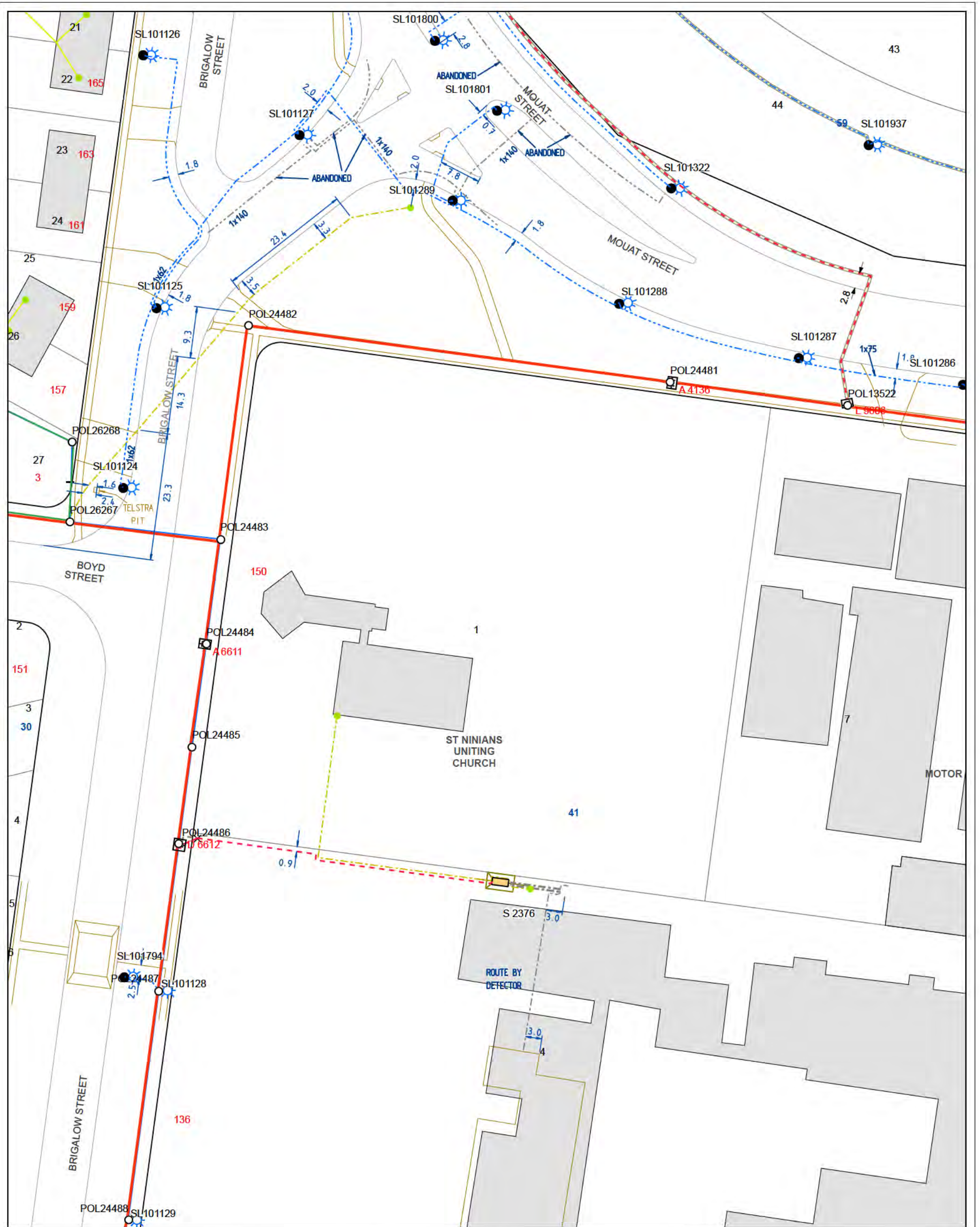
Evoenergy and / or Jemena will accept no liability for inaccuracies in the information or lack of information on such plans for any cause whatsoever arising. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to underground mains and equipment, and the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

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

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

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





All network distribution data is the property of Evoenergy and no warranty as to the accuracy or completeness of the information is provided. No liability for any loss or damage arising from the use of this information will be accepted. Copyright © Evoenergy 2019.

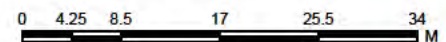
Seq #: 83156928  
150 Brigalow Street, Lyneham

## Evoenergy Electricity Network



ACT Cadastral Information supplied by the ACT Environment & Sustainable Development Directorate. © ACT Gov. 2019.

NSW Cadastre © Land and Property Information (a division of the Department of Finance and Services) 2019.



## ELECTRICITY NETWORK LEGEND

### Support Structure (Distribution)

- Pole
- Streetlight-Only Pole

### Support Structure (Transmission)

- Pole
- Tower
- Yard Structure

### Underground Structure

- ⊗ Pit

### Recloser

- Recloser

### Transmission Line

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

### Building

- Zone Building
- Standalone Chamber

### Switches

- Air Break
- Load Break
- Overhead Link

### Fuse

- Drop Out Fuse

### HV Electric Lines

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

### LV Electric Lines

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

### Streetlight

- ☀ Streetlight
- Streetlight Controller
- ⊗ Streetlight Photoelectric Controller
- Other Streetlight Support
- Streetlight Column

### Streetlight Cable

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

### Joint

- × Cable Joint

### Service Lines

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

### Service Point

- Service Point

### Fibre Communication Cable

- Fibre Communication Cable

### Copper Communication Cable

- Pilot Cable

### Underground Earth Cable

- Underground Earth Cable

### Ground Mounted Structure

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

### Electric Supply Site

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

#### IMPORTANT NOTE:

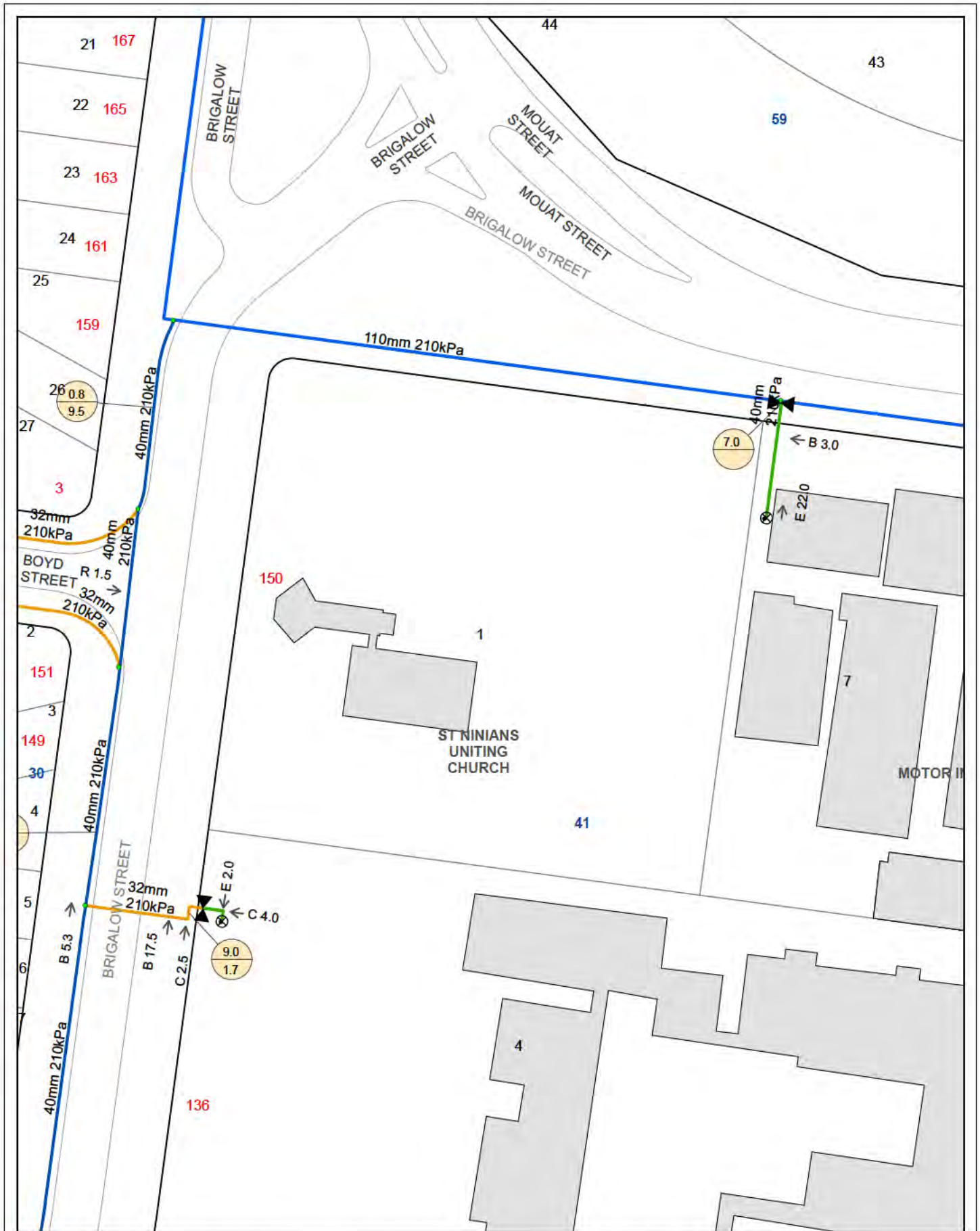
- The term 'ABANDONED' is utilised to identify an underground cable that has been physically disconnected from the Evoenergy electricity network, is not in service and cannot readily be put back into service without specific augmentation and/or reconnection works. Cable(s) identified by Evoenergy as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

All network distribution data is the property of Evoenergy and no warranty as to the accuracy or completeness of the information is provided. No liability for any loss or damage arising from the use of this information will be accepted.

© Evoenergy 2018.

**evoenergy**





All network distribution data is the property of Evoenergy and no warranty as to the accuracy or completeness of the information is provided. No liability for any loss or damage arising from the use of this information will be accepted. Copyright © Evoenergy 2019.

Seq #: 83156928  
150 Brigalow Street, Lyneham

**Evoenergy Gas Network**



ACT Cadastral Information supplied by the ACT Environment & Sustainable Development Directorate. © ACT Gov. 2019.

NSW Cadastre © Land and Property Information (A division of the Department of Finance and Services) 2019.






# GAS NETWORK LEGEND


## GasStation CRITICAL

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




## GasDevice

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










## GasDevice High Risk Valve CRITICAL

-  HighRiskAreaIsolation



## GasMeter

-  DomesticMeter
-  IndustCommMeter
-  SecondaryMeterSet


## GasFitting

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



## CPAnode

-  AnodeGroundBed
-  SacrificialAnode


## CPRectifier

-  TransformerRectifier





## CPCable

-  CPRectifierCable
-  CPGroundBedCable




## Conduit

-  Conduit



## GasStructure

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






## GasService

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










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

-  Gas Service IN SERVICE
-  Gas Service NOT IN SERVICE



## GasPipe

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

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

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

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

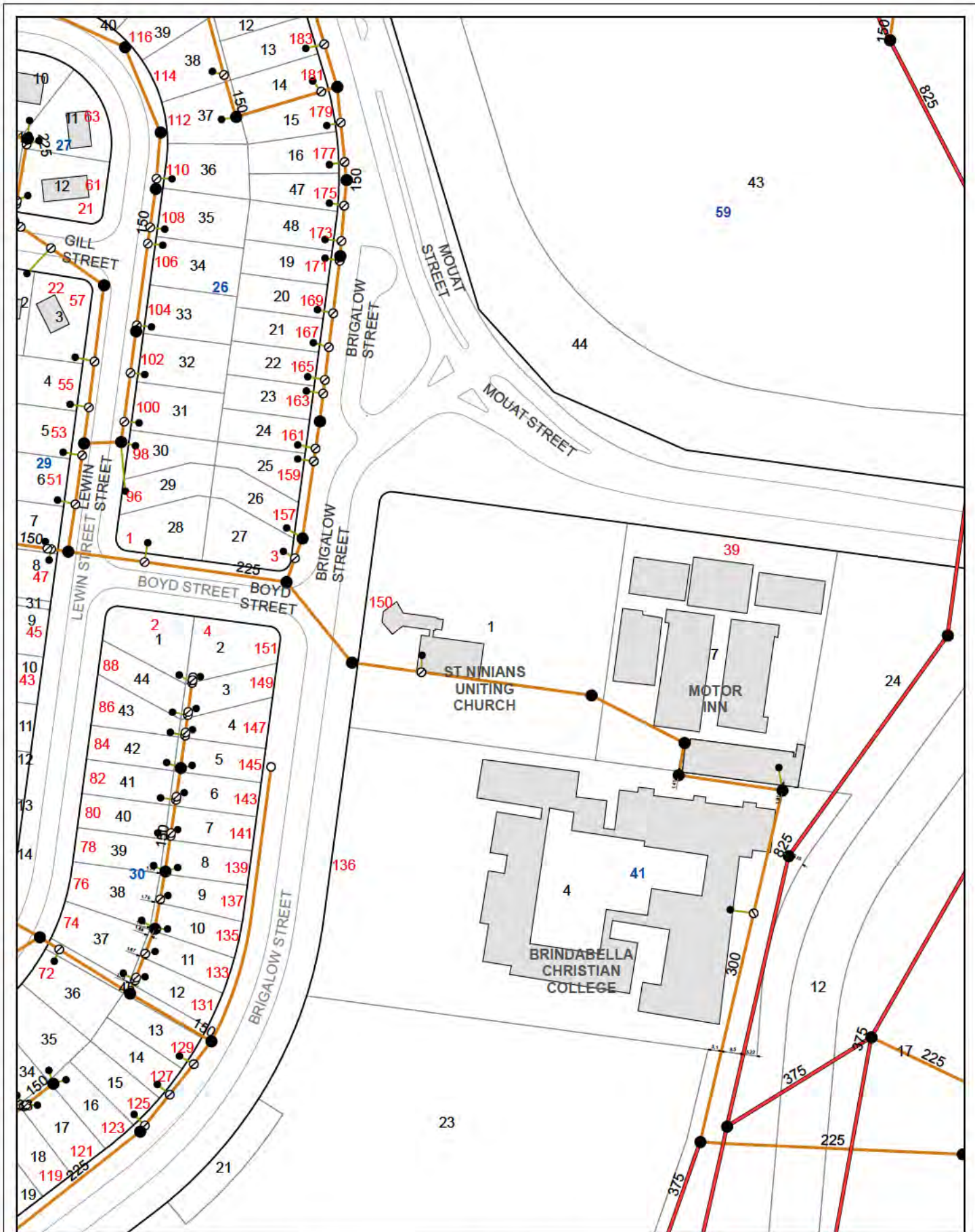
 = DISTANCE FROM MAIN TO KERB  
 = DISTANCE FROM MAIN TO BOUNDARY

All network distribution data is the property of Evoenergy and no warranty as to the accuracy or completeness of the information is provided. No liability for any loss or damage arising from the use of this information will be accepted.

Copyright © Evoenergy 2018.



**evoenergy**



All network distribution data is the property of Icon Water Limited and no warranty as to the accuracy or completeness of the information is provided. No liability for any loss or damage arising from the use of this information will be accepted. Copyright Icon Water Limited 2019.

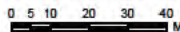
Seq #: 83156928  
150 Brigalow Street, Lyneham

**Sewer Network**



ACT Cadastral Information supplied by the ACT Environment & Sustainable Development Directorate. © ACT Gov. 2019.

NSW Cadastre © Land and Property Information (A division of the Department of Finance and Services) 2019.






# SEWER NETWORK LEGEND

## MaintenanceHole

- <all other values>
- Abandoned
- De-Commissioned
- Operational




## NonAssetFitting

-  BuriedVerticalRiser
- Riser
- ∅ SlopeJunction

## AssetFitting

- DeadEnd
- ▶ Reducer
- Tee

## InspectionShaft

-  SpecialInspectionShaft
-  RoddingPoint
-  Standard 225

## ProtectionValve

- ◇ AirValve
- ↺ Reflux

## SystemControlValve

-  ScourValve
- ⊗ Ball
-  Plug
- ⊗ Gate
-  StopLog
-  Penstock

## Pump

- Centrifugal
- PositiveDisplacement
- VariableSpeed









## GravityMain

- <all other values>
- Reticulation, Operational
- Trunk, Operational
- Tunnel, Operational
- Siphon, Operational
- Overflow, Operational
- Inline, OPERATIONAL
- Reticulation, Abandoned
- Reticulation, De-Commissioned
- Trunk, Abandoned
- Trunk, De-Commissioned

## PressureMain

- <all other values>
- Scour, Operational
- RisingMain, Operational
- RisingMain, De-Commissioned
- RisingMain, Abandoned

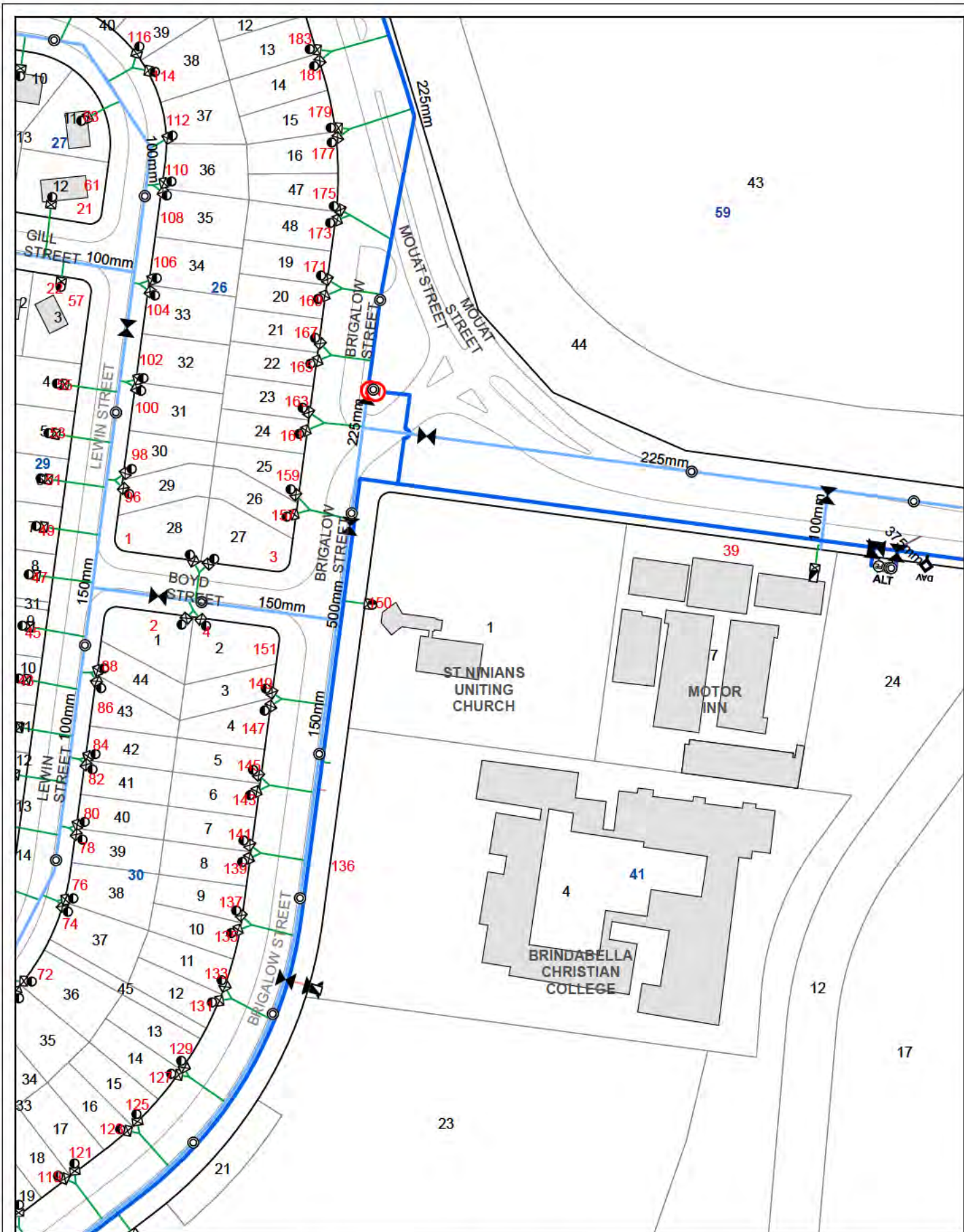
## SewerStructure

-  DiverionChamber
-  DiverionPoint
-  PumpStation
-  SplitManhole
-  StorageBasin
-  TreatmentPlant
-  DischargeStructure
-  PipeBridge

All network distribution data is the property of Icon Water Limited and no warranty as to the accuracy or completeness of the information is provided. No liability for any loss or damage arising from the use of this information will be accepted.

Copyright Icon Water Limited 2018.





All network distribution data is the property of Icon Water Limited and no warranty as to the accuracy or completeness of the information is provided. No liability for any loss or damage arising from the use of this information will be accepted. Copyright Icon Water Limited 2019.

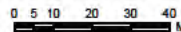
Seq #: 83156928  
150 Brigalow Street, Lyneham

Water Network



ACT Cadastral Information supplied by the ACT Environment & Sustainable Development Directorate. © ACT Gov. 2019.

NSW Cadastre © Land and Property Information (A division of the Department of Finance and Services) 2019.



## WATER NETWORK LEGEND

### Hydrant

- <all other values>
- SpringHydrant
- HighCapacity
- PillarHydrant
- MillCock
- OverheadFillingPoint

### Main

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

### ProtectionValve

- <all other values>
- Reflux Valve
- Single Air Valve
- Double Air Valve
- RPZ Valve
- Double Check Valve
- Pressure Relief Valve
- Float Valve

### Meter

- <all other values>
- FlowElement
- BillingLargeDiameter
- BillingSmallDiameter

### MiscellaneousDevice

- <all other values>
- SamplingPoint
- FlowRecordingDevice
- PressureRecordingDevice

### SystemValve

- <all other values>
- Scour Valve
- Ball Valve
- Needle Valve
- Cone Valve
- Altitude Cone Valve
- Flow Rate Altitude Combination Globe Valve
- Pressure Reducing Globe Valve
- Pump Control Globe Valve
- Outlet Control Globe Valve
- Pressure Sustaining Globe Valve
- Backup Altitude Globe Valve
- Altitude Globe Valve
- Flow Rate control Globe Valve
- Altitude Butterfly Valve
- Backup Altitude Butterfly Valve
- Pump Control Butterfly Valve
- Normally Closed Butterfly Valve
- Dual Flow Rate control Butterfly Valve
- Butterfly Valve
- Motorised Butterfly Valve
- Zone Valve (Butterfly)
- Flow Rate Control Butterfly Valve
- Flow Rate Altitude Combination Butterfly Valve
- Temporary Zone Valve
- Altitude Gate Valve
- Gate Valve
- Motorised Gate Valve
- Normally Closed Gate Valve
- Backup Altitude Gate Valve
- Zone Valve

### AirVesselDevice

- <all other values>
- AirVessel

### Fitting

- <all other values>
- MainCock
- Tee
- ServiceTee
- DualServiceTee
- Cross
- Reducer
- EndCap
- GibaultJoint
- OpenEnd
- BlankFlange
- MaintenanceHole
- OrificePlate
- StopCock
- TappingBand\_Bend
- TappingBand\_Valve

### ServiceLine

- DomesticService
- FireService

### SystemProtectionLine

- Scour
- OverFlow
- Drain
- WashDown

All network distribution data is the property of Icon Water Limited and no warranty as to the accuracy or completeness of the information is provided. No liability for any loss or damage arising from the use of this information will be accepted.

Copyright Icon Water Limited 2018.





**Optus Contract Management Team**  
Unit 9, 677 Springvale Road  
Mulgrave, Victoria, 3178

Date: 10/05/2019  
To: Mr Oskar Urbas  
Company:  
Address: 140 Gladstone st  
Fyshwick, ACT 2609

#### **ENQUIRY DETAILS**

Location: 150 Brigalow Street, Lyneham, ACT 2602  
Sequence No.: 83156927  
DBYD Reference: 16256350

In relation to your enquiry concerning the above location, Optus advises as follows:

**Optus records indicate that there ARE underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).**

**This reply is valid for a period of 30 days from the date above.**

#### **IMPORTANT INFORMATION**

Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

**All Optus assets in the vicinity of any planned works will need to be electronically located to ascertain their general location. Depending on the scope of planned works in the vicinity, the assets may also need to be physically located.**

**You MUST engage the services of one of the Optus Asset Accredited Locators to carry out asset location (refer to list of Accredited Locators attached to this DYBD response).**

**Unless otherwise agreed with Optus, where an on-site asset location is required, the requestor is responsible for all costs associated with the locating service including (where required) physically exposing the Optus asset.**

#### **DUTY OF CARE**

When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

- a) Obtain location drawings (through the Dial Before You Dig process) of any existing Optus assets at a reasonable time before any planned works begin;
- b) Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and
- c) Contact Optus for further advice where requested to do so by this letter.

**DAMAGE TO ANY OPTUS NETWORK MUST BE REPORTED TO 1800 500 253 IMMEDIATELY**

You, your head contractor and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

**ASSET RELOCATIONS**

You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth).

Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

**APPROACH DISTANCES**

On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

- a) In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.
- b) In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.
- c) In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

**Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").**

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit.  No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.  Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	Not to be driven across Optus conduits with less than 600mm of cover. Not to be driven across Optus direct buried cable with less than 1.2 meters of cover. Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	Not within 1 meter. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.

**ASSET CLEARANCES AFTER COMPLETION OF WORKS**

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

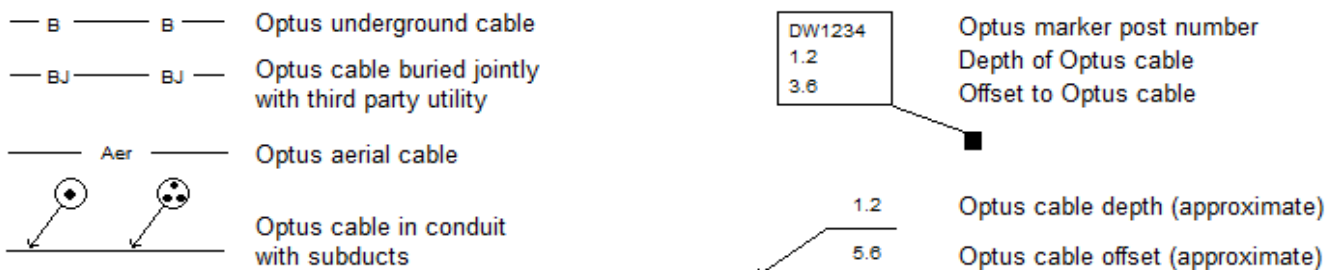
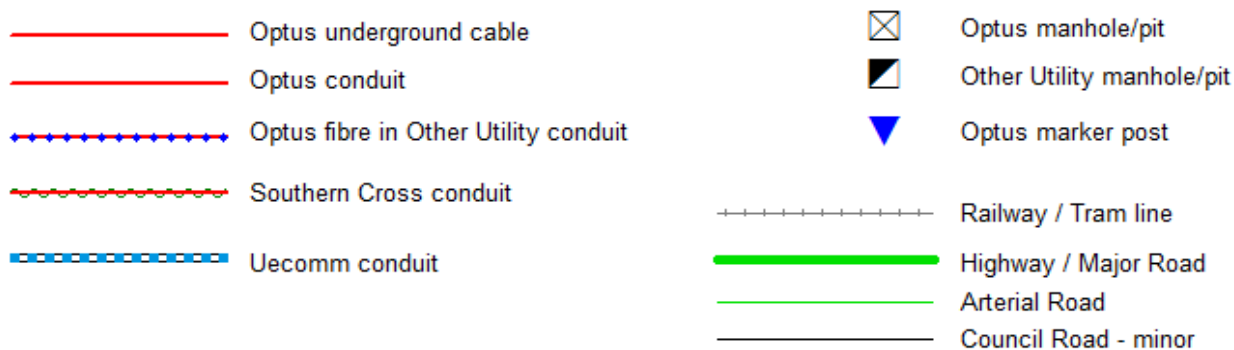
**FURTHER ASSISTANCE**

Further assistance on asset clearances, protection works or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

[NFODamages&RelocationsDropbox@optus.com.au](mailto:NFODamages&RelocationsDropbox@optus.com.au)

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

**OPTUS ENGINEERING DRAWING SYMBOLS**



# OPTUS

## Optus Accredited Asset Locators

Name	Company Name	Phone	Email	State	Region/Service Area
Alan Cordner	Alcom Fibre Services Pty Ltd	0400 300 337	<a href="mailto:alcomfibre@bigpond.com">alcomfibre@bigpond.com</a>	NSW / ACT	Sydney
Brad McCorkindale	Bradmac Locating Services	0434 157 409	<a href="mailto:brad.mac@bigpond.com">brad.mac@bigpond.com</a>	NSW / ACT	All
Troy Redden	On Point Utility Locating	1300 6676 468	<a href="mailto:troy@onpointlocating.com.au">troy@onpointlocating.com.au</a>	NSW	Sydney Only
Shane Buckley	Cable & Pipe Locations	0408 730 430	<a href="mailto:sabuckley@bigpond.com">sabuckley@bigpond.com</a>	NSW / QLD	Armidale, Casino, Coffs Harbour, Dorrigo, Glenn Innes, Grafton, Inverell, Kempsey, Lismore, Nambucca, Port Macquarie, Tamworth, Taree, Tenterfield, Yamba
Philip Pegler	Down Under Detection Services (DUDS)	0418 267 964	<a href="mailto:apegler@duds.net.au">apegler@duds.net.au</a>	NSW	All
Noreen Egan	SureSearch Underground Services	1300 884 520 0418 920 245	<a href="mailto:Noreen@suresearch.com.au">Noreen@suresearch.com.au</a>	NSW / ACT / QLD	NSW, Sydney, Northern NSW, Canberra, QLD, South East QLD.
Leonard McGowan	Pipesure Australia	1300 411 811	<a href="mailto:len@pipesure.com.au">len@pipesure.com.au</a>	NSW	Sydney
Bruce Whittaker	Optical Fibre Technologies	0402 354 322	<a href="mailto:opticaltek1@aol.com">opticaltek1@aol.com</a>	NSW	Sydney/Wollongong
Darryl Smith	Darryl Smith Electrical	02 6642 3731	<a href="mailto:office@dsmithelectrical.com.au">office@dsmithelectrical.com.au</a>	NSW	Grafton
George Koenig	Downunder Locations NSW Pty	0438 243 856	<a href="mailto:Downunderlocations@gmail.com">Downunderlocations@gmail.com</a>	NSW	Tweed Heads, Gold Coast, Brisbane
Michael Grant	M&K Grant Bega Bobcats Pty Ltd	0427 260 423	<a href="mailto:zzbobcat@bigpond.net.au">zzbobcat@bigpond.net.au</a>	NSW	Bega, Far South Coast
Antony Critcher	Geotrace Pty Ltd	0417 147 945	<a href="mailto:antony@geotrace.com.au">antony@geotrace.com.au</a>	NSW	All Areas, Sydney, Wollongong, Newcastle, ACT

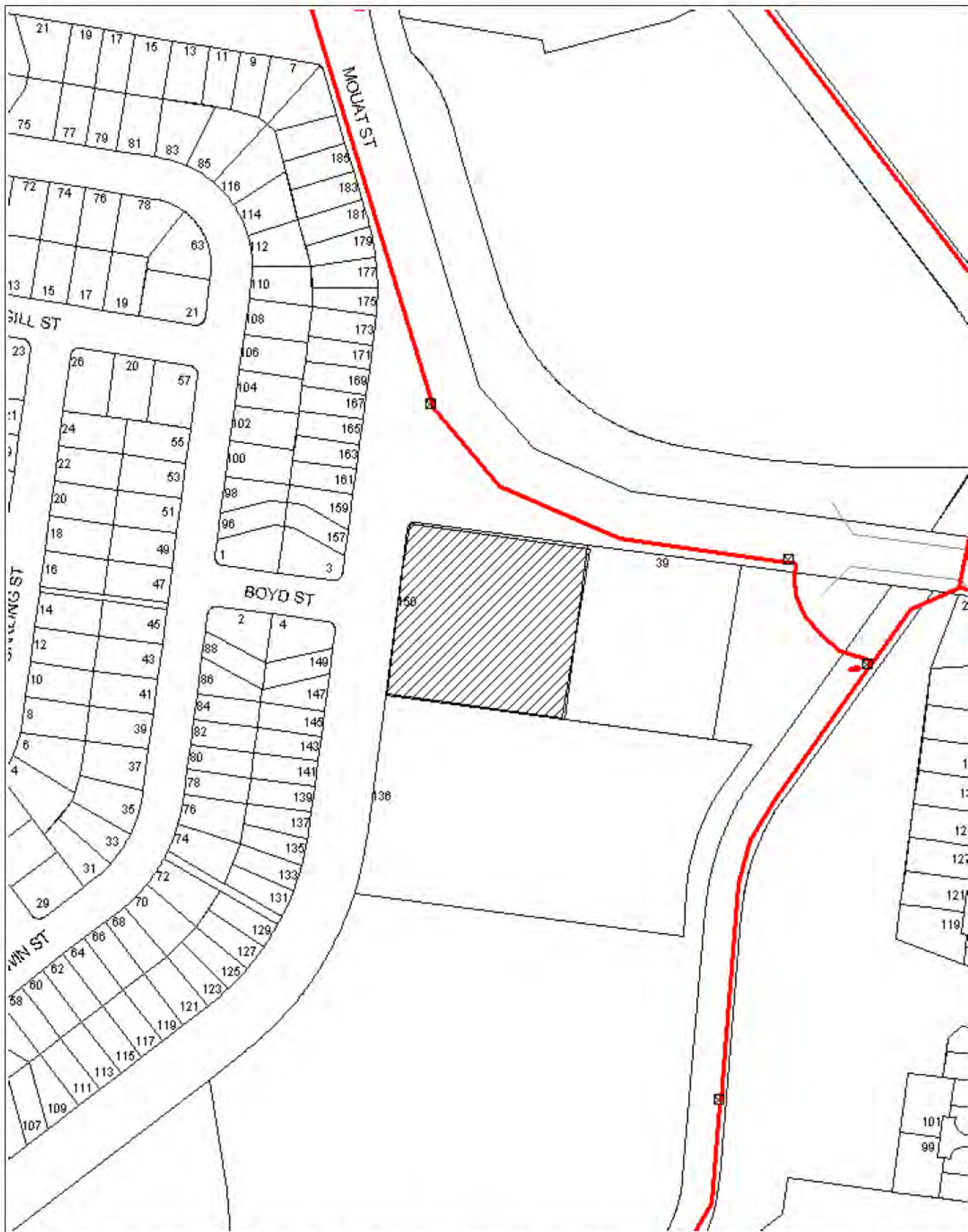
Anthony Lane	Hydro Digga	0447 774 000	<a href="mailto:locator@hydrodigga.com">locator@hydrodigga.com</a>	NSW	All of NSW, ACT & South East Qld
Grant Pearson	Australian Utilities Management Pty Ltd	0427 833 222	<a href="mailto:aine@ausutilities.net.au">aine@ausutilities.net.au</a>	NSW	Sydney Metro
Nathan Ellis	Utility Locating Services	0404 087 555	<a href="mailto:nathan@utilitylocatingservices.com.au">nathan@utilitylocatingservices.com.au</a>	NSW	Sydney
Rodney Pullen	Provac	0450 268 012	<a href="mailto:rod@provac.net.au">rod@provac.net.au</a>	NSW /QLD	South East QLD, Northern NSW
Rodney Pullen	One Find Cables	0451 268 012	<a href="mailto:rod@provac.net.au">rod@provac.net.au</a>	NSW /QLD	South East QLD, Northern NSW
Drew Misko	Australian Subsurface Pty Ltd	0427 879 600	<a href="mailto:admin@australiansubsurface.com">admin@australiansubsurface.com</a>	NSW / ACT	All of NSW/ACT
Scott O'Malley	Coastal Cable Locators Pty Ltd	0427 975 777	<a href="mailto:skomalley@bigpond.com">skomalley@bigpond.com</a>	NSW	South Coast- Snowy Mountains- Southern Highlands
Liam Bolger	Brandon Construction Services	0438 044 008	<a href="mailto:liam.bolger@hotmail.com">liam.bolger@hotmail.com</a>	NSW	Bathurst, Orange, Dubbo
Brett Pickup	All About Pipes	02 8763 4200	<a href="mailto:Brett.Pickup@allaboutpipes.com.au">Brett.Pickup@allaboutpipes.com.au</a>	NSW / VIC	All
Karen Joyce	Durkin Construction Pty Ltd	02 9712 0308	<a href="mailto:karen@durkinconstruction.com.au">karen@durkinconstruction.com.au</a>	NSW	Sydney
Timothy Laidler	Locate & Map	0431 191 669	<a href="mailto:tim@locateandmap.com.au">tim@locateandmap.com.au</a>	NSW	Sydney, Central Coast
Ken Brown	Riteway Traffic Control Pty Ltd	0419 212 969	<a href="mailto:kbrowne@ritewaytc.com.au">kbrowne@ritewaytc.com.au</a>	NSW	Central Coast, Hunter
Walter R Johansen	Steger & Associates	02 6296 4089	<a href="mailto:enquiries@steger.com.au">enquiries@steger.com.au</a>	ACT / NSW	Canberra
Jean-Max Monty	Civilscan	0416 068 060	<a href="mailto:civilscan@bigpond.com">civilscan@bigpond.com</a>	NSW	Sydney – Central Coast – Newcastle – Wollongong – Hunter Valley – Blue Mountains
Alan Hunter	Hunter Ground Search	02 4953 1244 0418 684 819	<a href="mailto:huntergroundsearch@bigpond.com">huntergroundsearch@bigpond.com</a>	NSW	Newcastle, Central Coast, Hunter Valley, Mid North Coast, Liverpool Plains, Central West NSW
Gilbert J Cook	Datateks Communications Specialists	0408 693 660	<a href="mailto:datateks@datateks.com.au">datateks@datateks.com.au</a>	NSW	Southern NSW

Damien Black	Mid North Coast Hydro Digging	0418 409 465	<a href="mailto:dblack1@bigpond.com">dblack1@bigpond.com</a>	NSW	Newcastle- Foster-Taree- Wauchope -Port Macquarie - Kempsey -Coffs harbour
Sean Henry	Utility Mapping Pty Ltd	0428 229 919	<a href="mailto:sean@utilitymapping.com.au">sean@utilitymapping.com.au</a>	NSW	Sydney
Daniel Fox	Epoca Environmental Pty Ltd	02 4739 2465 0433 100 642	<a href="mailto:daniel@epocaenvironmental.com.au">daniel@epocaenvironmental.com.au</a>	NSW	All NSW, ACT
Rod Shaw	Cable Find	0478 887 073	<a href="mailto:rod@cablefind.com.au">rod@cablefind.com.au</a>	NSW	Northern Rivers
Danny Carter	Online Pipe & Cable Locating	1300 665 384	<a href="mailto:danny@onlinepipe.com.au">danny@onlinepipe.com.au</a>	NSW	Sydney, Newcastle, Canberra, Blue Mountains
Sam Romano	Locating Services	0403 065 510	<a href="mailto:sam.romano@locatingservices.com.au">sam.romano@locatingservices.com.a u</a>	NSW	NSW All
Scott Allison	Crux Surveying Australia	02 9540 9940	<a href="mailto:sydneyoffice@cruxsurveying.com.au">sydneyoffice@cruxsurveying.com.au</a>	NSW	Sydney Metro & Surrounding Areas
Ian Brown	Peter Ellsmore & Associates	0439423708	<a href="mailto:ian.brown@ellsmore.com.au">ian.brown@ellsmore.com.au</a>	NSW	Wollongong, Illawarra, South Coast, Southern Highlands, Macarthur & Sydney
Donna Wullaert	Commence Communications Pty Ltd	02 6226 3869 0428 595 620	<a href="mailto:admin@commencecomms.com.au">admin@commencecomms.com.au</a>	NSW	Canberra, Yass, Bungendore, Goulburn and Surrounding Regional Areas
Stephen Fraser	Advanced Ground Locations	02 4930 3195 0412 497 488	<a href="mailto:steve_agl@hotmail.com">steve_agl@hotmail.com</a>	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Andrew Findlay	LiveLocates	0429 899 777	<a href="mailto:info@livelocates.com.au">info@livelocates.com.au</a>	NSW	South Coast/ACT, Snowy Mountains
Graeme Teege	Armidale Electrical	0456 294 384	<a href="mailto:office@armidale-electrical.com.au">office@armidale-electrical.com.au</a>	NSW	Armidale
Myles Green	Australian Locating Services	1300 761 545	<a href="mailto:myles@locating.com.au">myles@locating.com.au</a>	NSW	Sydney
Brett Wallin	Utility Scan	0426 354 051	<a href="mailto:brett@utilityscan.net">brett@utilityscan.net</a>	NSW	Sydney CBD and Regional areas
Daniel Hudson	One Search Locators	1300 530 420	<a href="mailto:daniel@onesearchlocators.com.au">daniel@onesearchlocators.com.au</a>	NSW	All NSW, ACT
Tim Galaz	Utec Solutions	02 9389 0040	<a href="mailto:office@utecsolutions.com.au">office@utecsolutions.com.au</a>	NSW/QLD /VIC	All areas, NSW, QLD, VIC

Gary Laneyrie	Laneyrie Electrical	0412 079 079 0413 048 048	<a href="mailto:bindy@laneyieelectrical.com.au">bindy@laneyieelectrical.com.au</a>	NSW	Illawarra, South Coast, Hunter Region
Laurence Mead	Veris Australia	0419 770 560	<a href="mailto:i.mead@veris.com.au">i.mead@veris.com.au</a>	NSW	Sydney
Bobby Friesz	Vac Group	0447 837 267	<a href="mailto:Bobby.Friesz@vacgroup.com.au">Bobby.Friesz@vacgroup.com.au</a>	NSW	Sydney
Chris Hall	D C Locators Pty Ltd	0419 679 741	<a href="mailto:dcloc@powerup.com.au">dcloc@powerup.com.au</a>	QLD	Brisbane, Ipswich
Jeff Trackson	J.R & L.M Trackson Pty Ltd	0417 600 978	<a href="mailto:jtrackson@tracavoid.com.au">jtrackson@tracavoid.com.au</a>	QLD	All
Benji Lee	LADS	0478 915 237	<a href="mailto:benji@ladsqld.com.au">benji@ladsqld.com.au</a>	QLD	South East QLD
Andrew Watson	Lambert Locations Pty Ltd	07 5562 8400	<a href="mailto:admin@lambertlocations.com.au">admin@lambertlocations.com.au</a>	QLD	South East QLD & Northern NSW
Ross Clarke	FNQ Cable Locators Pty Ltd	0428 775 655	<a href="mailto:onlineco@bigpond.net.au">onlineco@bigpond.net.au</a>	QLD	Far North QLD, Cape York & Peninsula
Col Greville	Bsure Locators	0488 520 688	<a href="mailto:admin@bsurelocators.com.au">admin@bsurelocators.com.au</a>	QLD	Wide Bay Burnett and Central Qld
Mikael White	All Asset Locations	0478 846 025	<a href="mailto:allassetlocations@gmail.com">allassetlocations@gmail.com</a>	QLD	Sunshine Coast
Andrew Cowan	Vac Group	0447 008 806	<a href="mailto:andrew.cowan@vacgroup.com.au">andrew.cowan@vacgroup.com.au</a>	QLD	South East and Central QLD
Jimmy Wilkins	GeoRadar Australia	0425 677 227	<a href="mailto:jimmy@georadar.net.au">jimmy@georadar.net.au</a>	QLD	Emerald, Bundaberg
Beaumont Blake	PipeHawk CCTV	0435 558 533	<a href="mailto:accounts@pipehawkcctv.com.au">accounts@pipehawkcctv.com.au</a>	QLD	South East QLD & Northern NSW
Craig Waite	C Locate	0437 808 444	<a href="mailto:clocate@bigpond.com">clocate@bigpond.com</a>	QLD	South East QLD
QLD Operations	Utility Location Services	0499 775 095 07 3807 3552	<a href="mailto:qldops@utilitylocationservices.com.au">qldops@utilitylocationservices.com.au</a>	QLD	SouthEast QLD, Northern NSW
Joshua Mellors	RPS AUS East	07 3237 8899	<a href="mailto:josh.mellors@rpsgroup.com.au">josh.mellors@rpsgroup.com.au</a>	QLD	Sydney
Sean Henry	Utility Mapping Pty Ltd	0428 229 919	<a href="mailto:sean@utilitymapping.com.au">sean@utilitymapping.com.au</a>	QLD	
Robert Reed	All Asset Locations Pty Ltd	0478 846 025	<a href="mailto:allassetlocations@gmail.com">allassetlocations@gmail.com</a>	QLD	Sunshine Coast
Jenny Dgiduch	1300 Locate Pty Ltd	1300 562 283	<a href="mailto:admin@1300locate.com.au">admin@1300locate.com.au</a>	QLD	All Queensland, Northern NSW
Sam Hazel	Utility ID Underground Service Locators	0401 202 515	<a href="mailto:sam@utilityid.com.au">sam@utilityid.com.au</a>	QLD	Southern QLD
Brendon Smith	Dynamic Hydro Excavations	1300 8228 7825	<a href="mailto:admin@dynamicexcavation.com.au">admin@dynamicexcavation.com.au</a>	QLD	QLD, NSW, VIC
Adam Lloyd	Aussie HydroVac Services	07 3287 7818	<a href="mailto:adam.lloyd@aussiehydrovac.com.au">adam.lloyd@aussiehydrovac.com.au</a>	QLD	All
Gary Poppi	Ace Cable Locations	0431 517 837	<a href="mailto:garypoppi@bigpond.com">garypoppi@bigpond.com</a>	QLD	Wide Bay Burnett

Daniel Vigliarolo	Vac Group	0449 953 047	<a href="mailto:daniel.vigliarolo@vacgroup.com.au">daniel.vigliarolo@vacgroup.com.au</a>	VIC	Melbourne
Josh Taylor	Advanced Locations Victoria	0427 846 716	<a href="mailto:josh@advancedlocationsvic.com.au">josh@advancedlocationsvic.com.au</a>	VIC	All
Ben Minutoli	Geelong Cable Locations	1800 449 543	<a href="mailto:ben@geelongcablelocations.com.au">ben@geelongcablelocations.com.au</a>	VIC	Melbourne, Geelong, Country Victoria
Mick McGoldrick	Cavan Constructions	0404 241 679	<a href="mailto:mick@locatecables.com">mick@locatecables.com</a>	VIC	Western Victoria
David Kelleher	Construction Sciences	03 9553 7236	<a href="mailto:utilities@constructionsciences.net">utilities@constructionsciences.net</a>	VIC	Victoria
Stuart Miles	ELS Environmental Location Systems	03 8795 7461	<a href="mailto:accounts@radiodetection.com.au">accounts@radiodetection.com.au</a>	VIC	Victoria
Darren Dean	Asset Survey Solutions	1300 035 796	<a href="mailto:darren.dean@assetsurvey.com.au">darren.dean@assetsurvey.com.au</a>	VIC	Victoria
Alex Jones	Utility Mapping Pty Ltd	0417 413 353	<a href="mailto:ajones@utilitymapping.com.au">ajones@utilitymapping.com.au</a>	VIC	
Adam Linford	Gippsland Pipe & Cable Locations	0409 386 817	<a href="mailto:gippspac@hotmail.com">gippspac@hotmail.com</a>	VIC	Gippsland
Thomas Pitt	Access Utility Engineering (AUE)	03 9580 0440	<a href="mailto:info@accessue.com.au">info@accessue.com.au</a>	VIC	Victoria
Infrastructure Civil Services	Trenchless Pipelaying Contractors (TPC)	08 8376 5911	<a href="mailto:tpc@trenchlesspipelaying.com.au">tpc@trenchlesspipelaying.com.au</a>	SA	All
Galen Shanahan	Vac Group	0447 837 000	<a href="mailto:Galen.Shanahan@vacgroup.com.au">Galen.Shanahan@vacgroup.com.au</a>	SA	All
Marilyn Dentice	Cable Locates & Consulting	08 9524 6600	<a href="mailto:accounts@cablelocates.com.au">accounts@cablelocates.com.au</a>	WA	Metro & Country
Lisa Scofield	Abaxa	08 9256 0100	<a href="mailto:accounts@abaxa.com.au">accounts@abaxa.com.au</a>	WA	All
Derek McShane	Subterranean Service Locations	0420 862 426	<a href="mailto:Derek@sslwa.com.au">Derek@sslwa.com.au</a>	WA	Midwest/Gascoyne
Ben Upton	TerraVac Vacuum Excavation	0427 531 119	<a href="mailto:locations@terravac.com.au">locations@terravac.com.au</a>	WA	All
Dale Shearsmith	Subtera Subsurface Locating	1300 046 636	<a href="mailto:dale@subtera.com.au">dale@subtera.com.au</a>	WA	All
Liam Davies	Bunbury Telecom Service Pty Ltd	08 9726 0088	<a href="mailto:liam@btswa.com.au">liam@btswa.com.au</a>	WA	South West WA
Tammy Thorp	B.C.E Spatial	08 9364 6408	<a href="mailto:admin@bcespatial.com.au">admin@bcespatial.com.au</a>	WA	Perth Metro & Regional
Geoff Warren	Utility Mapping Pty Ltd	0472 815 238	<a href="mailto:gwarren@utilitymapping.com.au">gwarren@utilitymapping.com.au</a>	WA	
Chris Lee	Pulse Locating	0437 289 861	<a href="mailto:enquiries@pulselocating.com.au">enquiries@pulselocating.com.au</a>	WA	Perth

Nigel Nunn	CCS Group / Utility Locating Solutions	08 9385 5000	<a href="mailto:enquiry@ccswa.com.au">enquiry@ccswa.com.au</a>	WA	Perth
Tim Daws	Award Contracting	0411 878 895	<a href="mailto:info@awardcontracting.com.au">info@awardcontracting.com.au</a>	WA	City & Regional
Dave Turner	Anywair Pipe & Cable	0418 890 071	<a href="mailto:dave@anywair.com.au">dave@anywair.com.au</a>	NT	All NT, WA, QLD
Steve Gault	Northern Comms	0407 904 319	<a href="mailto:steve@northerncomms.net.au">steve@northerncomms.net.au</a>	NT	All
Wayne Parslow	Danisam	0417 089 865	<a href="mailto:danisam@westnet.com.au">danisam@westnet.com.au</a>	NT	Darwin NT and Surrounds
Elizabeth Young	Archers Underground Services Locations (AUS Locations)	03 6245 1298	<a href="mailto:admin@auslocations.com.au">admin@auslocations.com.au</a> <a href="mailto:auslocations@bigpond.com">auslocations@bigpond.com</a>	TAS	All



WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed please raise a new enquiry.

Sequence Number: 83156927

Date Generated: 10/05/2019



For all Optus DBYD plan enquiries –  
Email: [Fibre.Locations@optus.net.au](mailto:Fibre.Locations@optus.net.au)  
For urgent onsite assistance contact 1800 505 777  
Optus Limited ACN 052 833 208



10/05/2019

To:

Mr Oskar Urbas  
Robson Environmental  
140 Gladstone st  
Fyshwick, 2609

Sequence No: 83156929

Job No: 16256350

Location: 150 Brigalow Street  
Lyneham, ACT, 2602

Commencement Date: 21/05/2019

### Dial Before You Dig Response – Underground Fibre Assets

Dear Mr Oskar Urbas

This letter is in relation to the proposed work at location detailed above is in the vicinity and may impact AARNet fibre optic cable assets.

Attached is a map indicating the approximate location of the AARNet assets in relation to your enquiry area. A detailed Plan is normally attached to this response. There may be additional AARNet assets in this area contained within Telstra duct. No work is to take place until plans have been obtained from Telstra and reviewed as necessary

Any information provided is valid for 28 days from the date of issue of this document.

Please review the map and if you have any further concerns, contact the AARNet NOC on 1300 APL NOC (1300 275 662).

If you are proposing to carry out digging in the vicinity of AARNet underground infrastructure you will need to carry out these works in accordance with the guidelines below.

#### WARNING

Where AARNet plans have been attached, they are indicative of the position of AARNet Pty Ltd's (AARNet) fibre optic installation/s only. Services belonging to other third parties are not included on these plans.

These plans have been prepared solely for the use of AARNet and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of our assets relative to fences, buildings etc., as they existed at the time the fibre etc. was installed. The plans may not have been updated to take account of any subsequent change in the location or style of those features since the time at which the plans were initially prepared.



The Essential First Step.

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

General Enquires 1300 APL NOC (1300 275 662)

To resubmit or change the nominated search area contact DBYD via Phone 1100 or [www.1100.com.au](http://www.1100.com.au)

AARNet makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error, omission, lack of detail, transmission failure or corruption in the information provided. AARNet does not accept any responsibility for any loss that you or anyone else may suffer in connection with the provision of these plans, however that loss may arise (including whether or not arising from the negligence of AARNet, its employees, agents, officers or contractors).

The recipient of these plans must use their own care and diligence in carrying out their works and must carry out further surveys to locate services at their work site. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to AARNet's fibre optic installations.

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

#### All Areas

Under no circumstances shall construction, digging or excavating work entailing crossing AARNet plant be carried out without first exposing or locating the AARNet asset by an accredited locator and under the supervision of an accredited plant location contractor.

Manual pot-holing needs to be undertaken with extreme care, common-sense and employing techniques least likely to damage cables. For example, orientate shovel blades and trowels parallel to the cable rather than digging across the cable.

Visual location of asset must be carried out by hand digging or using non-destructive water jet method (pot holing) where construction activities may damage or interfere with AARNet assets.

The following minimum clearances must be maintained between mechanical construction activity and the located AARNet asset.

<b>Jackhammers / Pneumatic Breakers</b>	Not within 1.0m of actual location
<b>Vibrating Plate or Wacker Packer Compactor</b>	Not within 0.5m of actual location 300mm compact clearance before compactor can be used over AARNet conduits. 750mm compact clearance cover before compactor can be used Over AARNet Direct Buried cable
<b>Boring Equipment (in-line, horizontal and vertical)</b>	Not within 5.0m of actual location without supervision of accredited plant location contractor onsite OR AARNet asset must exposed via hand dig or nondestructive water jet method (pot holing). AND AARNet asset must not be crossed without first exposing the asset at the crossing point and not without an accredited plant location contractor representative onsite



The Essential First Step.

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

General Enquires 1300 APL NOC (1300 275 662)

To resubmit or change the nominated search area contact DBYD via Phone 1100 or [www.1100.com.au](http://www.1100.com.au)

<b>Heavy vehicle Traffic (over 3 tonnes)</b>	Not to be driven over AARNet conduits or assets with less than 600mm of cover. Depth to be verified via hand digging
<b>Mechanical Excavators, Farm ploughing, Boring, Tree removal, fencing</b>	Not within 1.0m of actual location. Constructor to hand dig or use non-destructive water jet method (pot holing) and expose asset

### Urban Areas

Under no circumstances shall construction, digging or excavating work be carried out: within 1.5m of AARNet assets without first locating and identifying the AARNet asset by an accredited locator and under the supervision of an accredited plant location contractor.

### Rural Areas

Under no circumstances shall construction, digging or excavating work be carried out within 10m of AARNet plant be carried out without first locating and identifying the AARNet asset by an accredited locator and under the supervision of an accredited plant location contractor.

### ASSET RELOCATIONS

**You are not permitted to relocate, modify or alter any AARNet assets under any circumstances. Please contact AARNet Infrastructure Development Group via email [apl-infdev@aarnet.edu.au](mailto:apl-infdev@aarnet.edu.au) for all enquiries relating to the relocation of AARNet assets.**

### DAMAGE

AARNet will seek Compensation for any loss caused by damage to its assets. Damage to any AARNet asset must be immediately reported to AARNet NOC on 1300 APL NOC (1300 275 662).

### FURTHER ASSISTANCE

Assistance can be obtained by contacting AARNet NOC on 1300 APL NOC (1300 275 662) Where an on-site location is provided by an accredited locator, the owner is responsible for all costs associated with hand digging or use of non-destructive water jet method (pot holing) to visually locate AARNet assets. If plant location drawings or visual location of AARNet assets by digging reveals that the location of AARNet plant is situated wholly or partly within the owner work area, then AARNet Infrastructure Development Group [apl-infdev@aarnet.edu.au](mailto:apl-infdev@aarnet.edu.au) must be contacted to discuss possible engineering solutions.



The Essential First Step.

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

General Enquires 1300 APL NOC (1300 275 662)

To resubmit or change the nominated search area contact DBYD via Phone 1100 or [www.1100.com.au](http://www.1100.com.au)



Legend | Scale: 1:1500



- Enquiry Area
- AARNet Fibre Optic Assets
- AARNet Power Assets
- Cadastre

**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

## Plant Location Details



10/05/2019

Mr Oskar Urbas  
Robson Environmental  
140 Gladstone st  
Fyshwick ACT 2609  
Phone: 0420533881  
Fax: Not Supplied

Nextgen Networks Pty Ltd  
Level 6, 333 Collins Street  
Melbourne VIC 3000  
T 1800 032 532  
E [Damage.Relocations@vocus.com.au](mailto:Damage.Relocations@vocus.com.au)

Dear Mr Oskar Urbas

The following is a response to your Dial Before You Dig enquiry

Assets Affected: Nextgen Assets

Sequence No: 83156925

Location: 150 Brigalow Street, Lyneham ACT 2602

### IMPORTANT:

- Please read and understand all the information and disclaimers provided below
- Sketches and Plans provided by Nextgen Networks are circuit diagrams only and indicate the presence of telecommunications plant in the general vicinity of the geographical area shown; exact ground cover and alignments cannot be given with any certainty and cover may alter over time. Telecommunications plant seldom follow straight lines and careful on site investigation is essential to uncover and reveal its exact position
- The accuracy and/or completeness of the information in the plans can not be guaranteed often due to changes in the surrounding land subsequent to Nextgen's deployment and, accordingly the plans are intended to be indicative only

### "DUTY OF CARE"

When working in the vicinity of telecommunications plant you have a legal "Duty of Care" that must be observed. The following points must be considered:

1. It is the responsibility of the owner and any consultant engaged by the owner, including an architect, consulting engineer, developer, and head contractor to design for minimal impact and protection of Nextgen Networks plant. Nextgen Networks will provide free plans and sketches showing the presence of its network to assist at this design stage.
2. It is the owner's (or constructor's) responsibility to:
  - a) Request plans of Nextgen Networks plant for a particular location at a reasonable time before construction begins
  - b) Visually locate Nextgen Networks plant by vacuum excavation (pot-holing) where construction activities may damage or interfere with Nextgen Networks plant (see "Essential Precautions and Approach Distances" section for more information)
  - c) Contact Nextgen Networks Network (see below for details) if Nextgen Networks plant is wholly or partly located near planned construction activities

### DAMAGE

ANY DAMAGE TO Nextgen Networks NETWORK MUST BE REPORTED TO 1800 032 532 IMMEDIATELY

- The owner is responsible for all plant damage when works commence prior to obtaining Nextgen Networks plans, or failure to follow agreed instructions
- Nextgen Networks reserves all rights to recover compensation for lose or damage to its cable network or other property including consequential losses

## CONCERNING NEXTGEN NETWORK PLANS

- Phone 1100. Dial Before You Dig for free plans of Nextgen Networks plant locations. Please give at least 2 business days notice
- Nextgen Networks plans and information provided are valid for 30 days from the date of issue
- Nextgen Networks retains copyright in all plans and details provided in conjunction with your request. These plans and or details should be disposed of by shredding or any other secure disposal method after use
- Nextgen Networks plans or other details are provided for the use of the applicant, its servants, or agents, and shall not be used for any unauthorised purpose
- Please contact the Network Help Desk (see below for details) immediately should you locate Nextgen Networks assets not indicated on these plans
- Nextgen Networks, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Nextgen Networks against any claim or demand for any such loss or damage
- Please ensure Nextgen Networks plans and information provided remains on-site at all times throughout your construction phase

## ESSENTIAL PRECAUTION AND APPROACH DISTANCE

NOTE: If the following clearances cannot be maintained, please contact the Nextgen Network Help Desk (see below for details) for advice on how best to resolve this situation

1. On receipt of plans and sketches and before commencing excavation work or similar activities near Nextgen Networks plant, carefully locate this plant first to avoid damage. Undertake prior exposure (vacuum excavation) such as potholing when intending to excavate or work closer to Nextgen Networks plant than the following approach distances:
  - Where Nextgen Networks plant is in an area where road and footpaths are well defined by kerbs or other features a minimum clear distance of 600mm must be maintained from where it could be reasonably presumed that plant would reside
  - In non established or unformed reserves and terrain, this approach distance must be at least 1.5 metres
  - In country/rural areas which may have wider variations in reasonably presumed plant presence, the following minimum approach distances apply:
    - d) Parallel to major plant: 10 metres (for optic fibre cable)
    - e) Parallel to other plant: 5 metres

Note: Even pot-holing needs to be undertaken with extreme care, common sense and employing techniques least likely to damage cables. For example - vacuum excavation.

  - If construction work is parallel to Nextgen Networks plant, then careful pot-holing at least every 5m is required to establish the location of all plant, hence continuing nominal locations before work can commence
2. Maintain the following minimum clearance between construction activity and actual location of Nextgen Networks Plant.

Jackhammers/Pneumatic Breakers	<i>Not within 1.0m of actual locations</i>
Vibrating Plate or Wackers Packer Compactors	<i>Not within 0.5m of Nextgen Networks ducts 300mm compact clearance cover before compactor can be used across Nextgen Networks ducts, and 600mm clearance across Nextgen Networks cables in the solid</i>
Boring Equipment (in-line, horizontal and vertical)	<i>Not within 2.0m of actual location Constructor to check depth via vacuum excavation (pot-hole)</i>
Heavy Vehicle Traffic (over 3 tonnes)	<i>Not to be driven across Nextgen Networks ducts with less than 600mm cover. Not to be driven across Nextgen Networks fibre with less than 1.2m cover Constructor to vacuum excavate (pot-hole) and expose plant</i>
Mechanical Excavators, Boring and Tree Removal	<i>Not within 1.0m of actual location Constructor to vacuum excavate (pot-hole) and expose plant</i>

- All Nextgen Networks pits and manholes should be a minimum of 1.2m in from the back of kerb after the completion of your work
- All Nextgen Networks conduit should have the following minimum depth of cover after the completion of your work:

Footway 450mm

Roadway 450mm at drain invert and 600mm below the pavement subgrade level invert

- All Nextgen Networks fibre in the solid should have the following minimum depth of cover after the completion of your work:

Footway 600mm

Roadway 1200mm at drain invert and 1200mm below the pavement subgrade level invert

- For clearance distances relating to Nextgen Networks above ground infrastructure please contact the Network Help Desk (see below for details)

#### FURTHER ASSISTANCE

Over-the-phone assistance can be obtained by calling the Network Help Desk below.

Nextgen require 5 clear business days notice to conduct an on-site location. The initial on site location visit will not normally incur a charge, but at the discretion of Nextgen subsequent site visits may incur a charge to be applied at an hourly rate.

Where an on-site location is provided, the owner is responsible for all vacuum excavation work (pot-holing) to visually locate and expose Nextgen Networks plant.

If plant location plans or visual location of Nextgen Networks plant by vacuum excavation reveals that the location of Nextgen Networks plan is situated wholly or partly where the owner plans to work, then Nextgen Networks must be contacted through the Network Help Desk to discuss possible engineering solutions.

The contact number for the Network Help Desk is 1800 032 532.

#### NOTE:

If Nextgen Networks relocation or protection works are part of the agreed solution, then payment to Nextgen Networks for the cost of this work shall be the responsibility of the principal developer. The principal developer will be required to provide Nextgen Networks with the details of their proposed work showing how Nextgen Networks plant is to be accommodated and these details must be approved by the Nextgen National Operations Manager prior to the commencement of site works.

## RURAL LANDOWNER - IMPORTANT INFORMATION

Where Nextgen Networks owned cable crosses agricultural land Nextgen Networks will provide a one off free-on-site electronic cable location. Please note that the exact location of cables can only be verified by visual proving by pot holing, which is not covered by this service. The Network Integrity HelpDesk Officer will provide assistance in determining whether a free-on-site location is required. Please ring the Nextgen Network Help Desk as listed above.

## PRIVACY NOTE

Your information has been provided to Nextgen Networks by DBYD to enable Nextgen Networks to respond to your DBYD request. Nextgen Networks keeps your information in accordance with its privacy statement entitled 'Protecting Your Privacy' which can be obtained from Nextgen Networks either by calling 1800 032 532 or visiting our website [www.nextgengroup.com.au](http://www.nextgengroup.com.au)

Warning: Nextgen Networks plans show only the presence of cables and plant. They only show their position relative to road boundaries, property fences etc, at the time of installation and Nextgen Networks does not warrant or hold out that such plans are accurate thereafter due to changes that may occur over time.

DO NOT ASSUME DEPTH OR ALIGNMENT of cables or plant as these vary significantly.

The customer has A DUTY OF CARE when excavating near Nextgen Networks cables and plant. Before using machine excavators NEXTGEN PLANT MUST FIRST BE PHYSICALLY EXPOSED BY VACUUM EXCAVATION (potholing) to identify its location.

Nextgen Networks will seek compensation for damages caused to its property and losses caused to Nextgen Networks and its customers.

## EXPERIENCED PLANT LOCATORS (for your area)

On-site assistance should be sought from an Experienced Plant Locator if the telecommunications plant cannot be located within 2.5 metres of the locations indicated on the drawings provided. On-site advice should be obtained from a suitably qualified contractor highly skilled in locating Nextgen Networks plant. If there is any doubt whatsoever about the actual location of the telecommunications plant, the best method for locating the telecommunications plant or the correct interpretation of the drawings provided. In the case where Nextgen Networks plant is outside a recognised road reserve Nextgen Networks recommends that the Network Help Desk is contacted for assistance prior to engaging an Experienced Plant Locator.

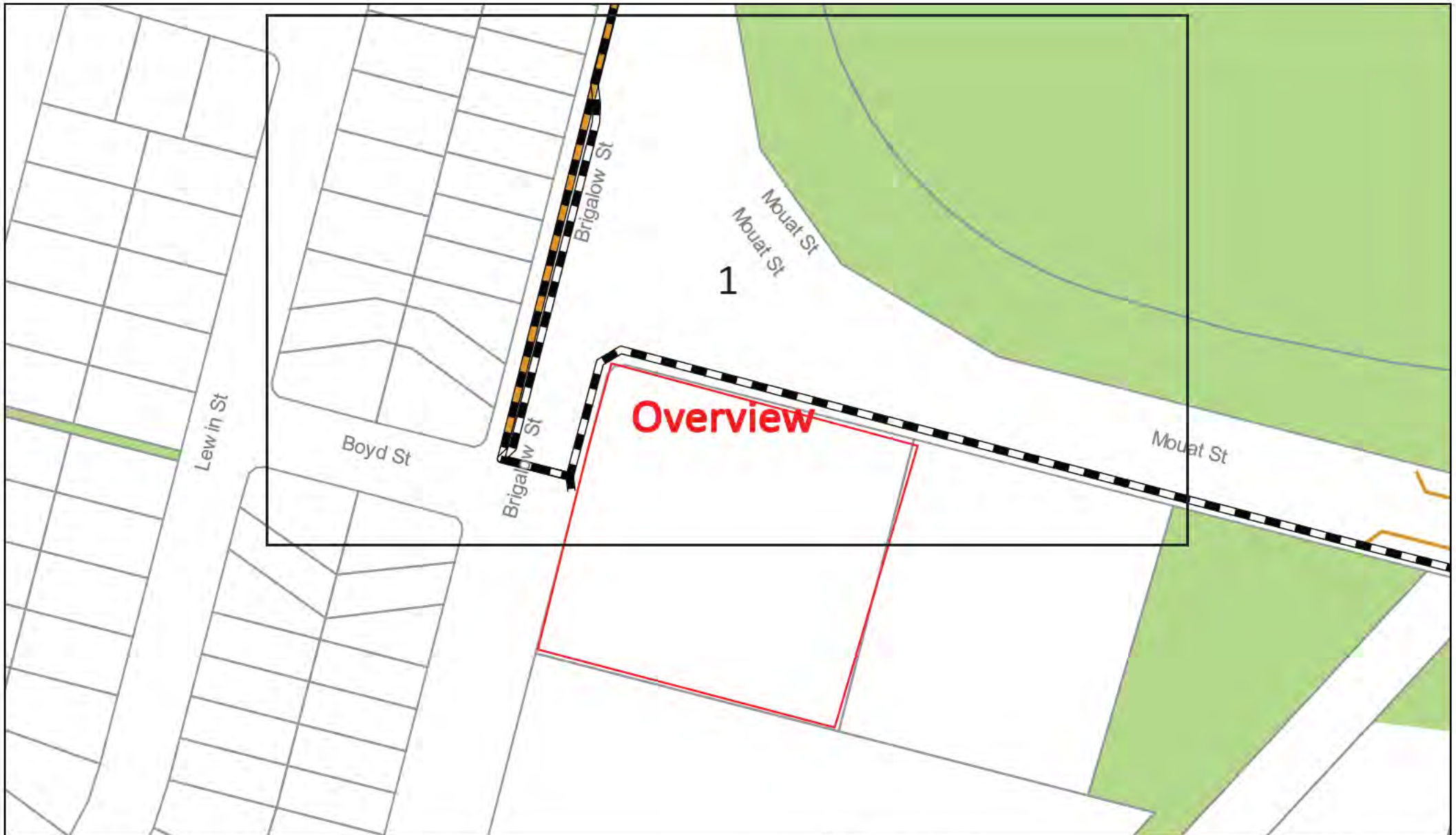
For the assistance of customers Nextgen Networks has established strict criteria to assess the skill of contractors that may be engaged by owners requiring Nextgen Networks plant locating services to perform any of the following activities if requested to do so by the owner:

- Review Nextgen Networks plans to assess the approximate location of Nextgen Networks plant
- Advise owners of the approximate location of Nextgen Networks plant according to the plans
- Advise the owners of the best method for locating Nextgen Networks plant
- Advise owners of the hazard of unqualified persons attempting to find the exact location of Nextgen Networks plant and working in the vicinity of Nextgen Networks plant without first locating its exact position
- Perform trial hole explorations by vacuum excavation (pot-holing) to expose Nextgen Networks plant with a high degree of skill, competence and efficiency and utilising all necessary safety equipment

Nextgen Networks does not accept any liability or responsibility for the performance of or advice given by any Plant Locator engaged by you but we will, if requested, recommend suitably qualified plant locators.

## GENERAL DISCLAIMER

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Nextgen or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



Sequence Number: 83156925

Date: 10/05/2019

**DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIALY SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.**



**LEGEND**

**Digsite**



Area

**Assets**



Cable



3rd Party Duct



Marker Post



Sequence Number: 83156925

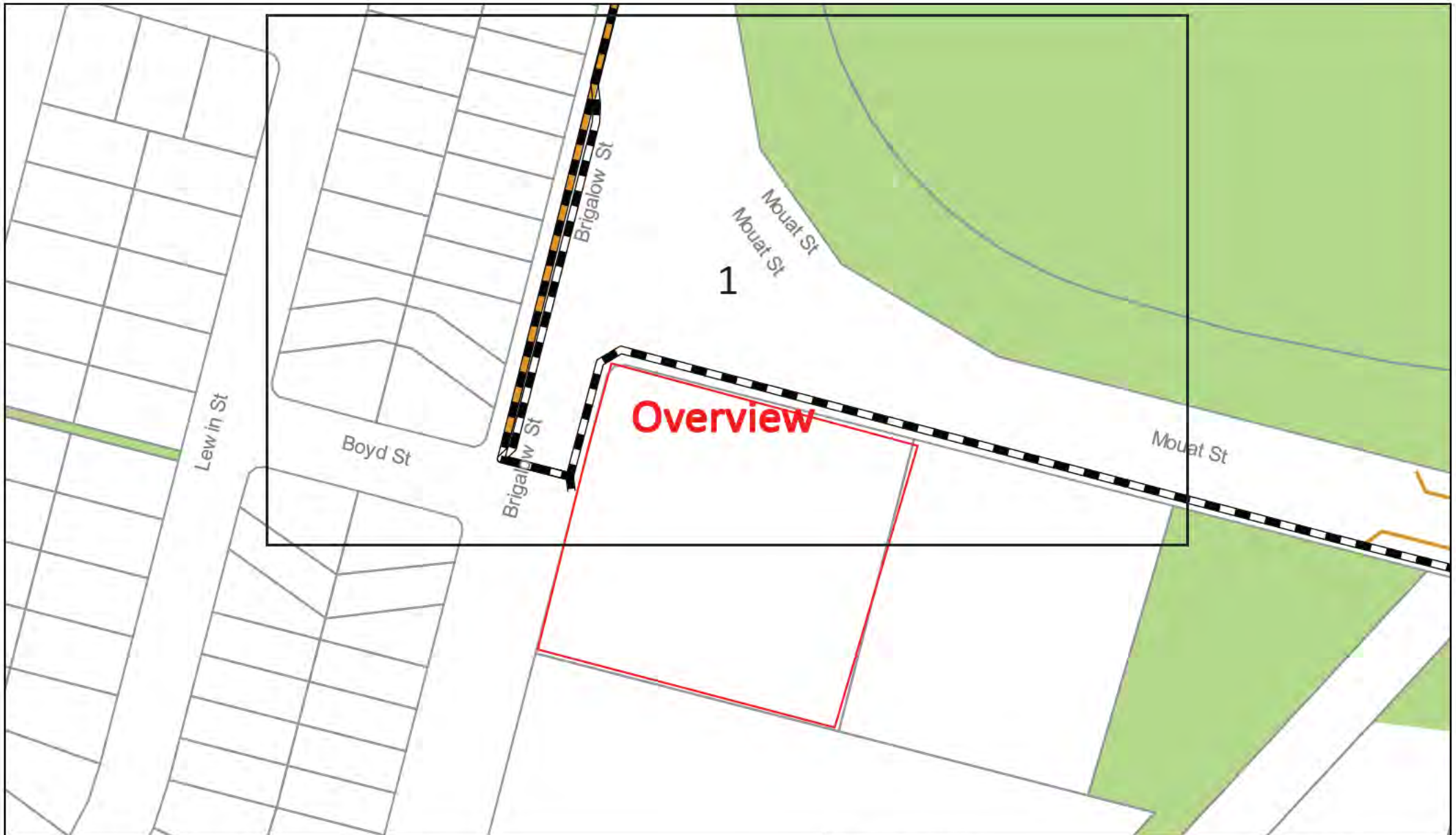
Date: 10/05/2019

**DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIALY SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.**



**LEGEND**

- | Digsite  | Assets   |
|--|--|
|  Area |  Cable          |
|  |  3rd Party Duct |
|  |  Marker Post    |



Sequence Number: 83156925

Date: 10/05/2019

**DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIALY SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.**



**LEGEND**

- | Digsite  | Assets   |
|--|--|
|  Area |  Cable          |
|  |  3rd Party Duct |
|  |  Marker Post    |



Sequence Number: 83156925

Date: 10/05/2019

**DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIALY SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.**



**LEGEND**

- | Digsite   |      | Assets  |                |
|---|------|---|----------------|
|  | Area |  | Cable          |
|   |      |  | 3rd Party Duct |
|   |      |  | Marker Post    |

**DBYD Notification Response**

TransACT Capital Communications

ABN – 23 093 966 888

Ph: 1800 786 306

TransACT Victoria Communications

ABN - 55 647 895 442

## No TransACT assets found within 20meters of your location

To:	Mr Oskar Urbas	From:	TransACT
Company:	Robson Environmental - Mr Oskar Urbas	Date:	10/05/2019
Address:	140 Gladstone st	Location:	150 Brigalow Street Lyneham ACT 2602
Phone:	0420533881	Sequence#:	83156924
Fax:	Not Supplied	Job#:	16256350
Email:	oskar@robsonenviro.com.au	District:	ACT

Please allow a minimum of three (3) working days for an on-site location.

The response to this enquiry has been obtained from TransACT's records based on the GML location provided by DBYD from your original request.

### **IMPORTANT NOTICE**

This form and associated plans are to be kept at the work site.

**DO NOT ASSUME DEPTH OR ALIGNMENT** of cables or plant as these may vary significantly.

This information is valid for 14 days from the sent date and indicates the presence of the TransACT underground network in the area in the original DBYD GML file. The location of the TransACT underground network may vary over time. Accordingly TransACT plans are intended to be indicative only. The Recipient must make arrangements with TransACT for an on-site investigation to determine its location, if such an investigation is required or requested. The Recipient, of this document is responsible for any damage caused to the TransACT underground network and any other TransACT plant or equipment where works commence before the receipt of this reply, or where the Recipient fails to follow any instructions issued by TransACT following an on-site investigation. All investigation/excavation on or around the TransACT underground network must be Soft dig. TransACT reserves the right to recover compensation for any loss or damage, including consequential losses, to its underground network or any other plant or equipment, caused by the Recipient. If an on-site investigation is required or requested, the Recipient must contact TransACT at least 3 business days prior to the commencement of any works. If additional works are planned at a location, which is not specified in this reply, or if works are not carried out within 14 days from the date of this reply, please note that TransACT requires the Recipient to lodge an additional request.



## DBYD Notification Response

TransACT Capital Communications  
 ABN – 23 093 966 888  
 Ph: 1800 786 306

TransACT Victoria Communications  
 ABN - 55 647 895 442

### **RECIPIENT'S DUTY OF CARE**

It is the Recipient's responsibility to:

1. request information of TransACT underground network for a particular location at a reasonable time before construction is due to begin
2. must first physically expose TransACT plant by Soft Dig (Pot Holing)
3. Prior to any mechanical excavation, visually locate TransACT plant by hand Pot Holing (Soft Dig) every 5 metres where construction activities may damage or interfere with TransACT underground network.

### **DAMAGE**

**ANY DAMAGE TO TRANSACT'S NETWORK MUST BE REPORTED IMMEDIATELY.**

It is the Recipient's responsibility to locate TransACT's underground plant by careful hand Pot Holing prior to any mechanical excavation in the vicinity and to exercise due care during that excavation. TransACT will accept no liability for the accuracy and / or the completeness of the information contained herein.

**TRANSACT WILL SEEK COMPENSATION FOR LOSS CAUSED BY ASSET DAMAGE.**

**Further assistance can be obtained via the TransACT contact details shown at the beginning of this document.**

**TransACT Capital Communications Pty Ltd retains copyright of these plans and as such they should be disposed of by shredding or other secure disposal method after use.**

### **PRIVACY NOTE**


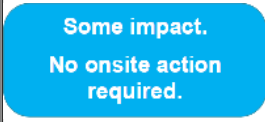
Your information has been provided to TransACT by DBYD. TransACT keeps your information in accordance with its privacy policy.

**Definition** – The terms below have the following meanings in this document

1. **Recipient** means the recipient of this document including its contractors, employees and agents
2. **Soft Dig** means to physically expose the TransACT plant by non mechanical excavation
3. **Pot Holing** means to physically expose the TransACT plant by non mechanical excavation



**To:** Mr Oskar Urbas  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** oskar@robsonenviro.com.au

<b>Dial before you dig Job #:</b>	16256350	
<b>Sequence #</b>	83156930	
<b>Issue Date:</b>	10/05/2019	
<b>Location:</b>	150 Brigalow Street , Lyneham , ACT , 2602	

## Information

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

nbn Assets	Search Results
<b>Communications</b>	Asset identified
<b>Electricity</b>	Asset identified

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

## Location of Underground Power Facilities

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

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



above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators at your cost to locate **nbn** Facilities during any activities you carry out on site).

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

#### Notes:

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

## Referral Conditions

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

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



minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.

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

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

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

Thank You,

**Network Operations Centre - Assurance**




Date: 10/05/2019

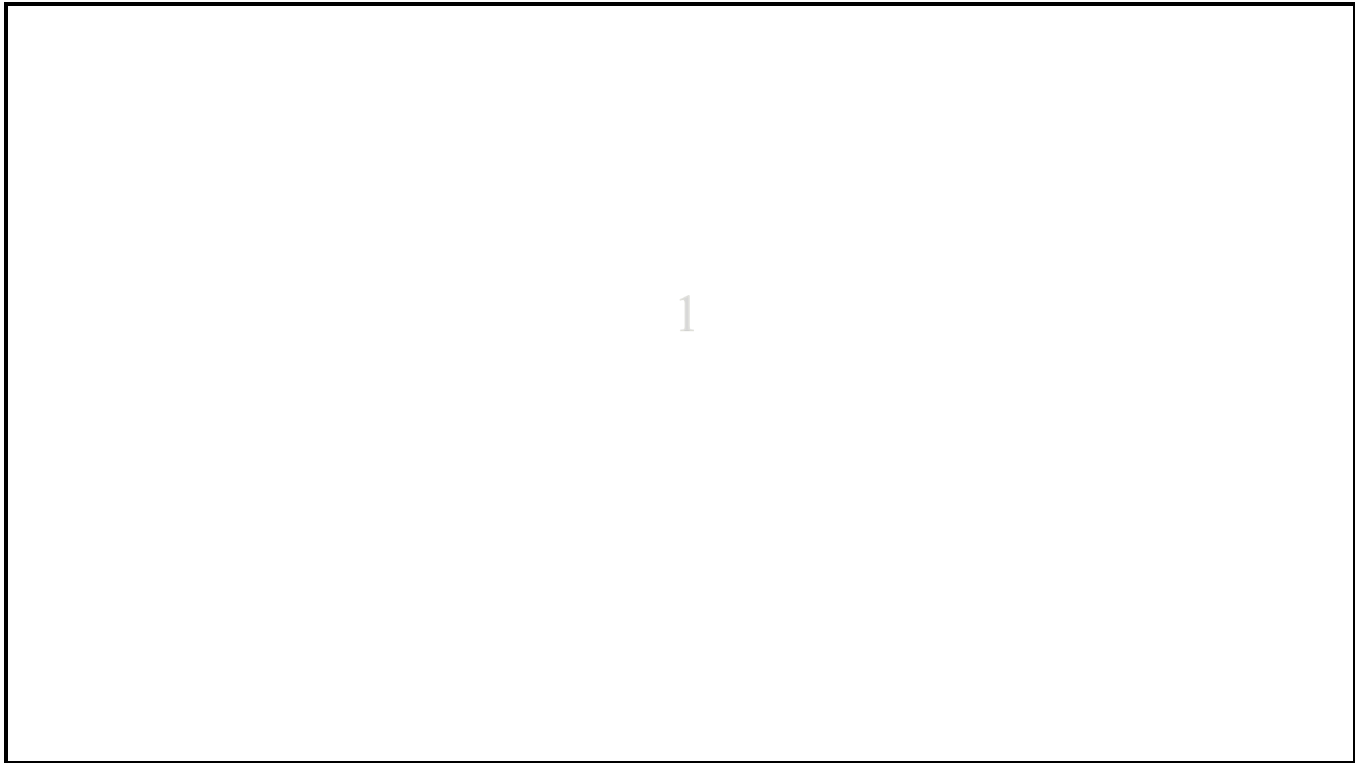
This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co.

Copyright © 2016 nbn co Limited. All rights reserved.







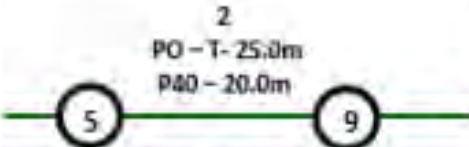
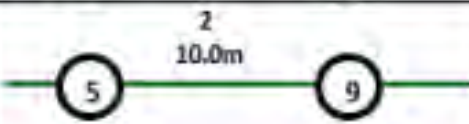




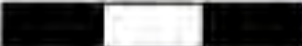


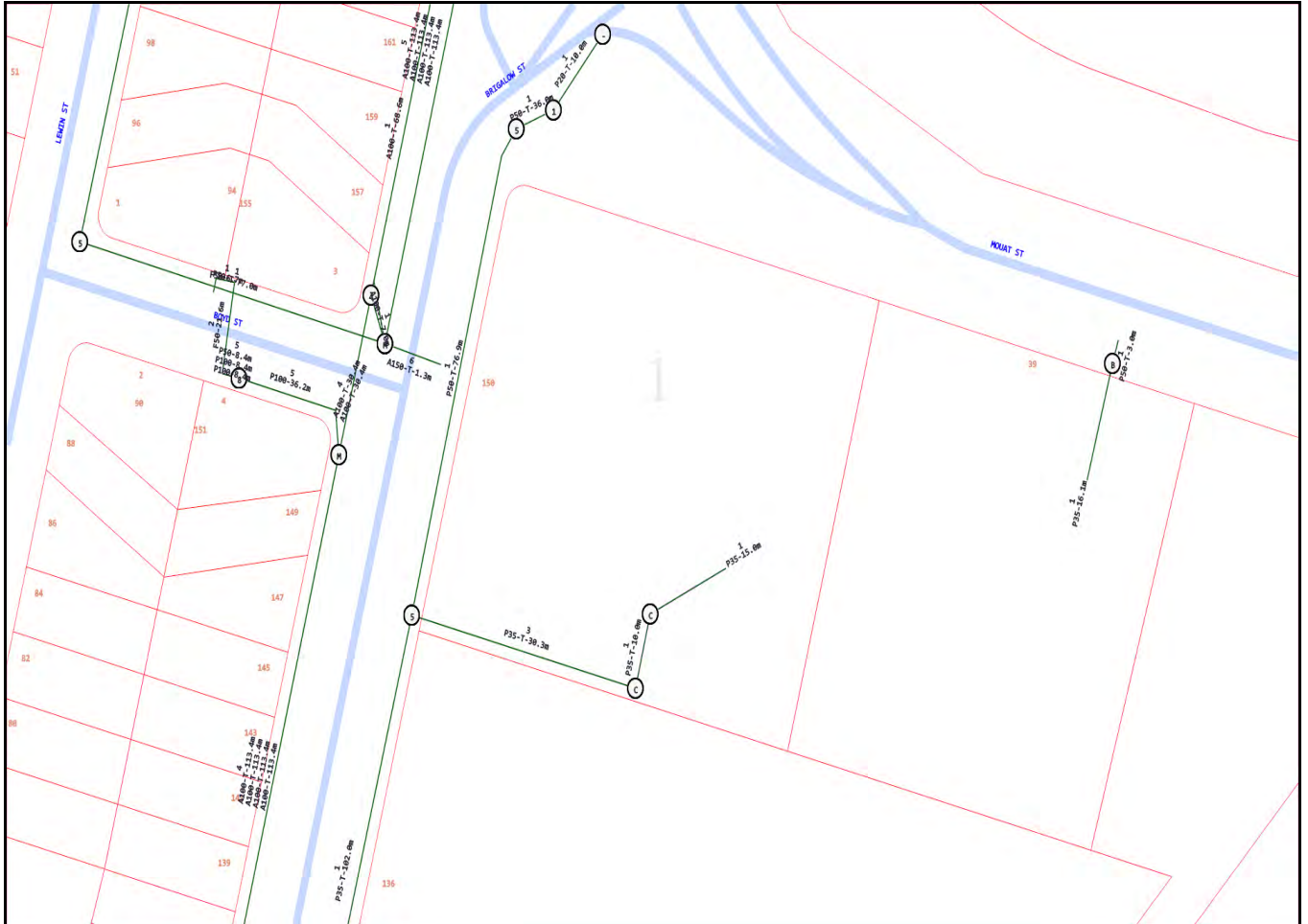
## Indicative Plans

<b>Issue Date:</b>	10/05/2019	 The logo features a red circle with a black diagonal slash over a black silhouette of a hand holding a shovel. To the right of the circle, the text 'DIAL BEFORE YOU DIG' is written in bold, with 'DIAL' in red and 'BEFORE YOU DIG' in black. Below this, the website 'www.1100.com.au' is printed in a smaller font.
<b>Location:</b>	150 Brigalow Street , Lyneham , ACT , 2602	





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




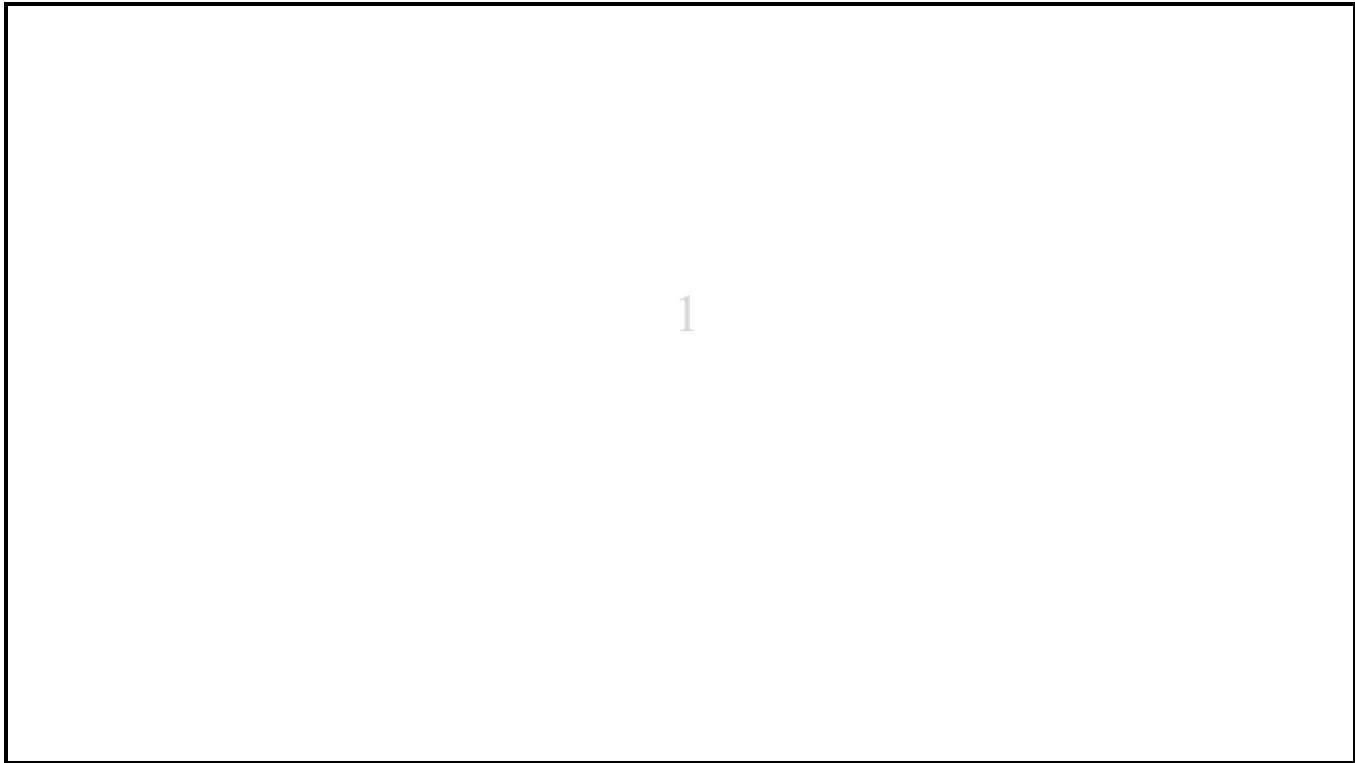
## Emergency Contacts

You must immediately report any damage to **nbn**<sup>TM</sup> network that you are/become aware of. Notification may be by telephone - 1800 626 329.







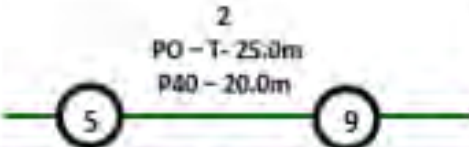
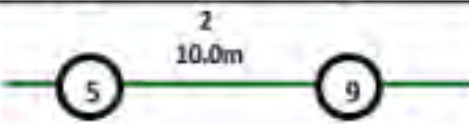




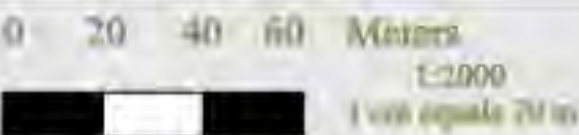


## Indicative Plans

<b>Issue Date:</b>	10/05/2019	 The logo features a red circle with a black border. Inside the circle is a black silhouette of a hand holding a shovel. A red diagonal slash crosses the circle from the top-left to the bottom-right. To the right of the circle, the text 'DIAL BEFORE YOU DIG' is written in bold, black, uppercase letters. Below this text, the website address 'www.1100.com.au' is written in a smaller, black, lowercase font.
<b>Location:</b>	150 Brigalow Street , Lyneham , ACT , 2602	





 <span style="float: right;"> <b>nbn</b>™  </span> <h2 style="text-align: center;">LEGEND</h2>	
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PPT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole "M"
 <p style="text-align: center;">2 PO - T- 25.0m P40 - 20.0m</p>	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
 <p style="text-align: center;">2 10.0m</p>	2 Direct buried cables between pits of sizes "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/CONSTRUCTED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE</b> (Power) cables.
	Road and the street name "Broadway ST"
Scale	 <p style="text-align: center;">0 20 40 60 Meters 1:2000 1 cm equals 20 m</p>



## Emergency Contacts

You must immediately report any damage to **nbn**<sup>TM</sup> network that you are/become aware of. Notification may be by telephone - 1800 626 329.



# Working near nbn™ cables

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

## Practice safe work habits

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



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



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



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



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



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

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



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



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



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

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

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

## Contact

In the event of the **nbn**<sup>TM</sup> network facility damage please call 1800 626 329

### Disclaimer

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

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

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of **nbn** co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of **nbn** co. Copyright © 2018 **nbn** co limited. All rights reserved.



## Legislation

Survey marks are protected under the *Surveying and Spatial Information Act 2002 (NSW) Section 24*. The following penalties and orders apply for unauthorised removal, damage or disturbance of survey marks:

- Maximum penalty of 25 units, currently **\$2,750** per mark; and
- up to **\$10,000** per mark in compensation to the Surveyor-General towards the cost of reinstatement of each survey mark; and
- up to **\$10,000** per mark in compensation to any other person towards any loss or damage suffered by that person as a consequence of the offence.

If works are likely to impact a survey mark, an application under the *Surveying and Spatial Information Regulation 2017 Clause 90* must be lodged with the Surveyor-General.

## Why are survey marks important?

Survey marks are a State asset and provide a wealth of important information to a wide range of people in the community. They are used to support the surveying of property boundaries and easements, and are important for engineering, road building, mapping and other land surveys.

The loss of survey marks can significantly degrade the integrity of the legal property boundaries and impact on the costs of development projects that depend upon position and height.

## How do I preserve survey marks?

*Surveyor-General's Direction No.11 - Preservation of Survey Infrastructure* provides directions on how to comply with the Legislation.

You can find the Direction on the following link: [http://spatialservices.finance.nsw.gov.au/\\_data/assets/pdf\\_file/0005/217094/SG\\_Directon\\_No11\\_Final4.pdf](http://spatialservices.finance.nsw.gov.au/_data/assets/pdf_file/0005/217094/SG_Directon_No11_Final4.pdf)

A Registered Land Surveyor will be able to provide advice about the preservation of survey infrastructure. A list of Registered Land Surveyors is available from the Board of Surveying and Spatial Information website: [http://www.bossi.nsw.gov.au/about/find\\_a\\_registered\\_surveyor](http://www.bossi.nsw.gov.au/about/find_a_registered_surveyor)

Additional information to assist with best practice guidelines for road infrastructure development can be found in Roads and Maritime Services QA Specification G71 - *Construction Surveys* by following the link: <http://www.rms.nsw.gov.au/business-industry/partners-suppliers/documents/specifications/g071.pdf>

## Types of survey marks

There are many types of survey marks used for various purposes. Many are buried and may only be identified by a Registered Land Surveyor. Some examples of common survey marks can be seen below.



## More information

For more information or to obtain advice on compliance with Legislation, please forward your enquiry to: [Surveyor-General-Approvals@finance.nsw.gov.au](mailto:Surveyor-General-Approvals@finance.nsw.gov.au)

Applications to remove a Survey Mark can be lodged here: [http://spatialservices.finance.nsw.gov.au/surveying/surveying\\_services/forms\\_and\\_applications/survey\\_marks\\_removal](http://spatialservices.finance.nsw.gov.au/surveying/surveying_services/forms_and_applications/survey_marks_removal)

## **Appendix G**

### Site Photographs



**Photograph 1**  
Date: 7/06/2019

Image of soil mound on the southeast section of site.



**Photograph 2**  
Date: 7/06/2019

Close up of the fill soil located on the mound in the southeast section of the site.



**Photograph 3**  
Date: 7/06/2019

Image of fill soil located at southern section of the site.



**Photograph 4**  
Date: 7/06/2019

Image taken from the north end of the site showing the elevated soil mound to the left of the paved road.



**Photograph 5**  
Date: 7/06/2019

Image of possible asbestos PMG communications pit.



**Photograph 6**  
Date: 7/06/2019

Image depicting the location of possible asbestos PMG communications pit on the south side of the main building.



**Photograph 7**  
Date: 7/06/2019

Image of shipping container used for storage of small quantities of fuel and oils used for landscaping equipment.



**Photograph 8**  
Date: 7/06/2019

Image of shed used for storage of domestic solvents and paints.



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

**RECEIVED**  
29 JUN 2019

BY: \_\_\_\_\_

File Ref: New File

Mr John Ramanu  
Architect  
SQC Architecture  
Unit 3, Level 1, 22 Thynne Street  
Bruce ACT 2617

Dear Mr Ramanu

**ENDORSEMENT OF PRELIMINARY SITE INVESTIGATION REPORT -  
BLOCK 1 SECTION 41 LYNEHAM CANBERRA CENTRAL**

The Environment Protection Authority (the Authority) has reviewed the report titled "*Preliminary Site Investigation 150 Brigalow Street Block 1 Section 41 Lyneham ACT 2602*" dated 14 June 2019 by Robson Environmental Pty Ltd.

The Authority has assessed the report and supports the consultant's findings that the site is suitable, from a contamination perspective, for the proposed use as an "educational facility" under the lease variation development approval (DA201834545).

The Authority would support development of the site for the above purpose subject to the following conditions:

- A site specific contaminant management plan (CMP), incorporating an unexpected finds protocol, must be prepared by a suitably qualified environmental consultant and implemented during site development works. The CMP must include, amongst other things, appropriate procedures for the identification, assessment, management, validation and disposal of potential contamination at the site and contractor induction procedures into the use of the CMP;
- All soil subject to disposal from the site must be assessed in accordance with the Authority's *Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT*;
- No soil is to be disposed from site without the Authority's approval.


The works have been generally undertaken to the satisfaction of the Authority in accordance with the Contaminated Sites Environment Protection Policy 2017 and associated guidelines.

This letter of endorsement must be read in conjunction with the above report.

Please note that where the above report has been submitted in accordance with a condition of a development approval, the report along with this letter of endorsement must be lodged with the ACT Environment, Planning and Sustainable Development Directorate using their eDevelopment system.

This should not be taken as a warranty by the Authority or the Territory that the land is fit for any particular purpose.

Yours sincerely



Narelle Sargent  
Environment Protection Authority

20 June 2019



Attn: Mr John Ramanu  
SQC Architecture  
Unit 3, Level 1, 22 Thynne Street  
Bruce ACT 2617

Dear Mr Ramanu

**BLOCK 1 SECTION 41 - LYNEHAM**  
**Application Number: 201834545**  
**Lessee: The Uniting Church in Australia (Australian Capital Territory)**  
**Property Trust**

I refer to the Preliminary Site Investigation report prepared by Robson Environmental Pty Ltd, dated 14 June 2019, and letter from the Environment Protection Authority (EPA), dated 20 June 2019, submitted on 26 June 2019 in response to the Conditions of approval for the Decision for Development Application (DA) No. 201834545.

The above information satisfies Conditions A1 and A2 of the Notice of Decision and has been endorsed to form part of the above Development Approval.

This approval took effect on 27 June 2019. In accordance with Section 185 of the *Planning and Development Act 2007*, for the approval to be finalised you must register the lease variation at Access Canberra (Land Titles and Rental Bonds) prior to Close of Business on or before **27 June 2021**.

It is also noted that any other outstanding conditions of approval in the Notice of Decision will need to be addressed prior to registration of the Instrument of Variation. If you would like to discuss this matter further please telephone me on (02) 6207 5403.

Yours sincerely

Anna Gianakis  
Delegate of the planning and land authority  
Environment, Planning and Sustainable Development Directorate

19 August 2019

---

**From:** EPD, Customer Services  
**Sent:** Tuesday, 20 August 2019 11:29 AM  
**To:** studio@sqca.com.au  
**Subject:** ENDORSEMENT LETTER- 201834545-S165A-1/41 LYNEHAM-01 [SEC=UNCLASSIFIED]  
**Attachments:** ENDORSEMENT LETTER-201834545-SIGNED.PDF

Good morning,

Please see attached Endorsement letter for Block 1 Section 41 Suburb LYNEHAM Development Application No: 201834545-S165A

For further information please contact: **6207 6383**.

Online Form: [https://www.accesscanberra.act.gov.au/app/forms/epd\\_feedback](https://www.accesscanberra.act.gov.au/app/forms/epd_feedback)

Kind regards,

Emil George | Customer service officer

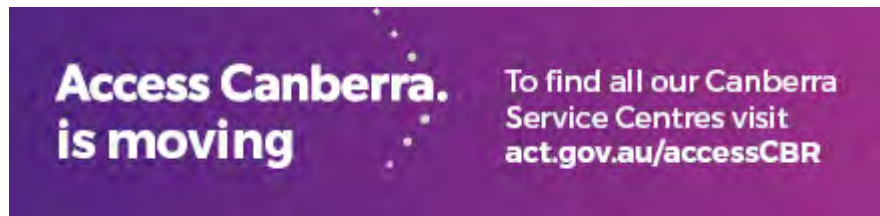
**Access Canberra | ACT Government**

**Environment, Planning and Land Building Services**

16 Challis Street, Dickson | 8 Darling Street, Mitchell

Phone: **02 6207 1923** | Email: [EPDCustomerServices@act.gov.au](mailto:EPDCustomerServices@act.gov.au)

GPO Box 158, Canberra City ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



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

---

**From:** EPD, Customer Services  
**Sent:** Tuesday, 20 August 2019 11:31 AM  
**To:** ACTPLA DA Leasing  
**Subject:** ENDORSEMENT LETTER- 201834545-S165A-1/41 LYNEHAM-01 [SEC=UNCLASSIFIED]  
**Attachments:** ENDORSEMENT LETTER-201834545-SIGNED.OBR; DISPATCHADVICECHECKLIST-201834545-S165A-01.obr

Good morning,

Please see attached Endorsement Letter for Block 1 Section 41 Suburb LYNEHAM Development Application No: 201834545-S165A

For further information please contact: **6207 6383**.

Online Form: [https://www.accesscanberra.act.gov.au/app/forms/epd\\_feedback](https://www.accesscanberra.act.gov.au/app/forms/epd_feedback)

Kind regards,

Emil George | Customer service officer

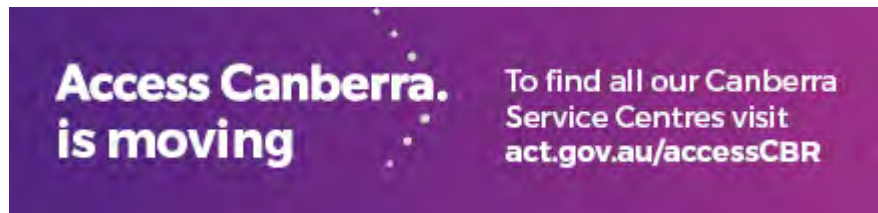
**Access Canberra | ACT Government**

**Environment, Planning and Land Building Services**

16 Challis Street, Dickson | 8 Darling Street, Mitchell

Phone: **02 6207 1923** | Email: [EPDCustomerServices@act.gov.au](mailto:EPDCustomerServices@act.gov.au)

GPO Box 158, Canberra City ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



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

---

**From:** Hurst, Jackie  
**Sent:** Thursday, 5 September 2019 11:37 AM  
**To:** 'cheryll@nswact.uca.org.au'  
**Cc:** 'studio@sqca.com.au'  
**Subject:** LVC Determination - 1/41 LYNEHAM - 201834545 [SEC=UNCLASSIFIED]

Dear Ms Lien,

**Block 1 Section 41 Suburb of LYNEHAM**  
**DA Number: 201834545**

Please find attached the Notice of Assessment for the above block. As there is no charge, the Environment, Planning and Sustainable Development Directorate (EPSDD) is preparing the Instrument of Variation for the above block for registration. Please find the attached letter regarding the registration process at the Land Titles Office.

Please call me if you need further assistance.

Kind Regards,

**Jackie Hurst** | DA Leasing |

Phone 02 6207 5963 | [jackie.hurst@act.gov.au](mailto:jackie.hurst@act.gov.au) |

**Planning Support** | Environment, Planning and Sustainable Development Directorate | **ACT Government** |

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au) |

 *Please consider the environment before printing this e-mail*

Please Cc all emails/replies through [actpladaleasing@act.gov.au](mailto:actpladaleasing@act.gov.au). This will ensure that matters are dealt with promptly in the event of any particular officer's absence.



Ms Cheryl Lien  
The Uniting Church in Australia (ACT)  
PO Box A2178  
SYDNEY NSW 1235

Dear Ms Lien

**BLOCK 1 SECTION 41 SUBURB OF LYNEHAM  
APPLICATION NO 201834545**

I refer to the notice of decision dated 4 March 2019 concerning the above application.

As you are aware, a variation of a lease may be subject to payment of a "Lease Variation Charge". That charge is determined by calculating the increase of the market value of the lease ("added value") that results from the variation.

The charge in respect of your lease variation has been determined as nil – see attached Notice of Assessment.

The Environment, Planning and Sustainable Development Directorate (EPSDD) is required to lodge the instrument with the Land Titles Office (LTO), Access Canberra, for registration. However, all expenses associated with this process are the lessee's responsibility. A lodgment fee of \$153.00 is payable to the LTO at time of lodgment.

As there is no mortgagee, please bring the original Certificate of Title with you to the registration appointment.

As required by the conditions of approval, registration of the instrument must be undertaken prior to the new use being operated on the block. Please email [ACTPLADALEasing@act.gov.au](mailto:ACTPLADALEasing@act.gov.au) to arrange a meeting to lodge the instrument of variation. DA Leasing attends the LTO on Tuesdays at 2:30pm and Thursdays at 10.00am for pre booked appointments only. Alternative arrangements can be made to meet at the LTO on another day, however a fee will be payable for this service, please see the DA Leasing Attendance Fees at the bottom of this letter.

Please note that the lease variation component of the Development Approval (DA) will expire two (2) years from the date the DA took effect. This DA took effect 27 June 2019 and will therefore expire 27 June 2021. There is no provision within legislation to extend this timeframe. If the DA expires then a new DA application will be required to vary the Crown lease. Lodgement at Land Titles Office must occur prior to the expiry of the DA, see clause A4 in your Notice of Decision.

The Land Titles Office is located at Access Canberra Shopfront, 16 Challis Street, Dickson ACT. Office hours are 9.00am to 4.30pm weekdays. For lodgement and registration fee information, contact them on (02) 6207 0491 or see website:

- [https://www.accesscanberra.act.gov.au/app/answers/detail/a\\_id/2108/~/land-title-lodgements%2C-registrations-and-searches#ltab-4](https://www.accesscanberra.act.gov.au/app/answers/detail/a_id/2108/~/land-title-lodgements%2C-registrations-and-searches#ltab-4).

Yours sincerely



DA Leasing  
 Planning Delivery Division  
 5 September 2019

CC: John Ramanu – SQC Architecture - studio@sqca.com.au

---

#### **DA Leasing Attendance Fees (19/20 FY)**

(Attendance Fees Only – Not Land Titles Office fees)

Should your registration be urgent EPSDD can attend LTO outside the normal scheduled weekly times, however an attendance fee \$412.00 is payable for this service. Please note that the first attendance for registration at the Land Titles Office (LTO) is free. However, subsequent attendances are subject to fees as follows:

Second attendance	\$253.00
Third attendance	\$293.00
Forth and subsequent attendance	\$391.00

If the above fees apply, the fee must be paid prior to the scheduling a further meeting at the LTO.

#### **Payment Options for (Attendance Fees Only – Not Land Titles Office fees)**



**In Person** (Cash, Cheque, EFTPOS, Bankcard, MasterCard and Visa)

Environment, Planning and Sustainable Development Directorate Customer Service Centre – Office Hours 8.30am to 4.30pm Monday to Friday 16 Challis Street Dickson ACT 2602



**By Post** (Cheque made payable to ACT Government)

Environment, Planning and Sustainable Development Directorate GPO Box 158 Canberra ACT 2601



**By Phone** (Bankcard, MasterCard and Visa).

Contact Environment, Planning and Sustainable Development Directorate during business hours on telephone (02) 6207 1923.

**EPSDD CASHLINK CODE: 34/1511**

---



**ACT**  
Government

Environment, Planning and  
Sustainable Development

**NOTICE OF ASSESSMENT  
LEASE VARIATION CHARGE**

*Planning and Development Act 2007*  
Section 276D

Ms Cheryl Lien  
The Uniting Church in Australia (ACT)  
PO Box A2178  
SYDNEY NSW 1235

Unit	Block	Section	Suburb	Development Application No.
-	1	41	LYNEHAM	201834545

The Lease Variation Charge for the above Development Application has been determined in accordance with the formula in the *Planning and Development Act 2007*.

<b>Lease Variation Charge Payable</b>	
S277 Lease Variation Charge (LVC)	\$ 0.00
<b>Total Payable</b>	<b>\$ 0.00</b>

This Notice of Assessment has been determined in accordance with the Working Out Statement attached. The *Planning and Development Act 2007* requires the above Charge be paid prior to execution of the lease variation in accordance with 276B (1).

Jonathan Teasdale  
Delegate of Commissioner for Revenue

4 September 2019

**Payment Options****Lease Variation Charge Deferral**

Applies to LVC amounts of \$100,000.00 or more. For information and to apply please visit the ACT Revenue Office website: <https://www.revenue.act.gov.au/lvc/lvc-deferrals> or call 62070028.



**In Person** (Cash, Cheque, EFTPOS, Bankcard, MasterCard and Visa)  
Environment, Planning and Sustainable Development Customer Service Centre –  
Office Hours 8.30am to 4.30pm Monday to Friday 16 Challis Street Dickson ACT 2602



**By Post** (Cheque made payable to ACT Government)  
Environment, Planning and Sustainable Development GPO Box 158 Canberra ACT 2601



**By Phone** (Bankcard, MasterCard and Visa).  
Contact Environment, Planning and Sustainable Development during business hours on telephone  
(02) 6207 1923.



**Online** (MasterCard and Visa in \$10,000.00 payments)  
Please visit the Access Canberra website - [www.accesscanberra.act.gov.au](http://www.accesscanberra.act.gov.au) - , click on the "Pay Online" tab, and then "Notice of Assessment Lease Variation Charge Payment" in the alphabetical listings. At the bottom of the page, please click "Open New Form" and complete details for payment. Please note, you will need to make multiple payments for amounts larger than \$10,000.00.

**CASHLINK CODE: 341010**

**Information Note – Section 277 Chargeable Variation Only**

Please find attached to this notice a copy of the working out statement. If you do not agree with the calculation of the section 277 chargeable variation component of the LVC you may wish to make application for reconsideration. The reconsideration application must be in writing on the approved form and be signed by the lessee and if different, the applicant.

Applications for reconsideration must be made not later than the later of the following: eighty (80) working days after the day the notice of assessment under section 276D(1) is given and if a later day is prescribed by regulation, that day or any longer period as extended by the commissioner for revenue.

You should be aware that the application must set out the grounds on which reconsideration is sought. The application is subject to an application fee and an independent valuation must be provided with the application in accordance with Act. On payment of the assessed LVC and compliance with any other relevant conditions of development approval the documents giving effect to the lease variation approval will be prepared for registration at the Land Titles Office, Access Canberra.

Should you require any further information in relation to this process please contact the Development Assessment Leasing team on 6207 5963 or via email [actpladaleasing@act.gov.au](mailto:actpladaleasing@act.gov.au).

**WORKING OUT STATEMENT**

This is the working out statement pursuant to section 277B of the Planning and Development Act 2007.

<b>Section 277 Chargeable Variation</b>			
<i>Before Value</i>	<i>After Value</i>	<i>Added Value</i>	<i>Variation Amount 75% of Added Value</i>
\$1,290,000.00	\$1,290,000.00	\$0.00	<b>\$0.00</b>

---

**From:** Kaucz, Alix  
**Sent:** Friday, 27 January 2017 1:48 PM  
**To:** Aziz, Sharmin  
**Subject:** FW: Draft TPV to rezone Block 7 Section 41 Lyneham (Lyneham Motor Inn) for high density residential [SEC=UNCLASSIFIED]  
**Attachments:** 26.01.2017 Letter from BCC to EPSD.pdf

---

**From:** Greg Zwajgenberg [mailto:gregz@wings-of-eagles.com]  
**Sent:** Thursday, 26 January 2017 3:22 PM  
**To:** Rake, Gary; Ekelund, Dorte; BARR; GENTLEMAN  
**Cc:** Kaucz, Alix; Phillips, Brett; active\_planning@me.com; Glenn Leembruggen; Ric Small  
**Subject:** Re: Draft TPV to rezone Block 7 Section 41 Lyneham (Lyneham Motor Inn) for high density residential

Dear Gary,

Thank you Brett and Alex for meeting with the College and our consultants last Thursday as this was well timed as we were unaware that the progression of the proposal was nearing a brief to the Minister.

Further to our meeting of last week please find our formal letter of serious concerns regarding the proposed developer instigated TPV for the block adjoining our College. Please feel free to contact me and discuss any of the issues raised at any time and we will now await the Directorate's decision.

Regards & God Bless, Greg

***Greg Zwajgenberg***

**Chairman of the Board**

Chair of the Board Futures Committee &

Chair of the Board Resources Committee

**Brindabella Christian College**

<http://www.bcc.act.edu.au>





Lyneham Campus 136 Br galow Street Lyneham ACT 2602

Phone: +61 (2) 6247 4644 (Enqu r es Lyneham)

Attention:

Gary Rake

Deputy Director General and Chief Operating Officer

Environment Planning and Sustainable Development Directorate

PO Box 158

Canberra ACT 260

cc

Ms Alix Kaucz

Senior Manager, Territory Plan Section, Planning Delivery Branch

Environment Planning and Sustainable Development Directorate

Mr Brett Phillips,

Executive Director, Planning Delivery Branch

Environment Planning and Sustainable Development Directorate

Ms Dorte Ekelund

Director-General of the Environment

Planning and Sustainable Development Directorate

Dear Gary,

**Re: Draft TPV to rezone Block 7 Section 41 Lyneham (Lyneham Motor Inn) for high density residential**

Thank you for the meeting last week regarding the possible draft TPV for Block 7 Sec 41 Lyneham, and taking the time to allow for early consultation given the significant detrimental impact that this proposed project would have on the College and the local education community along Brigalow Street.

The College's understanding is that an initial draft TPV was circulated to entities internally in 2016 and that your unit is currently collating responses and preparing a recommendation to the Minister. The documents as circulated, following our further research with the relevant interested parties, indicates that what was circulated may well differ from the initial draft put forward by the developer's consultant, Blak Plan Pty Ltd trading as Knight Frank Town Planning. Something that would need further consideration.

Brindabella Christian College as discussed in our meeting is now the number one College of choice among Christian families in the ACT. We are also the Department of Defence's College of choice with over 100 Defence families at the College and a permanently deployed Defence Liaison Officer on Campus. In the past two months alone the College has added over 100 new students.

This is alongside an additional 24 Executive Educational, Curriculum and Pastoral positions for the commencement of the 2017 school year; the successful applicants representing some of the leading educators drawn from Colleges across the country and across Boys and Girls Grammar, Trinity and the ANU in the ACT. In addition educationally Brindabella ranked 2<sup>nd</sup> in the ACT ATAR scoring for 2016 just behind Radford College.

As you well know Brindabella Christian College occupies Block 4 to the south, and since the failed 2015 ACT Government and Brindabella joint venture on Lyneham Oval we have since amended our original College Master Plan to accommodate community concerns and concentrated the development of all replacement infrastructure within the existing College footprint.

As of late 2016 the College is now investing over \$18 Million to build a new Junior School alongside a new Sports and Performing Arts Centre in place of the existing 50+ year old demountable classroom block, referred to as 'D Block'. This is part of a \$30 Million first stage overhaul of aging infrastructure.

In particular, the new Sports and Performing Arts Centre commencing construction later this year will be erected in the NE corner of the block, and will generate noise both from the roof, windows, and when spectators, performers and athletes leave the building at night. The building is certified for construction and is part of a current active building contract.

Furthermore, exacerbated by the inability to agree a position on re-greening the Lyneham Oval, two existing buildings (the previous College Junior School for ages K-4 and an associated toilet block) are soon to be demolished to enlarge as much as possible the onsite playground and take full advantage of solar access to the north.

With respect to the proponent's proposed development envelope (redevelopment of Lyneham Motor Inn) the College's immediate concerns can be summed up as follows:

1. Loss of sunlight and substantial overshadowing of the playground between 8:30am and 11am on the winter solstice (from 35% to 60% of the open space at key times when before school care and recess are taking place);
2. Loss of privacy and potential for overlooking from upper storeys along the southern and western facades, with associated child safety concerns;
3. Acoustic conflicts with any future Block 7 residential tenants in relation to the normal use and special events held at the Sports and Performing Arts Centre;
4. Traffic issues affecting Brigalow Street in the morning peak when any future Block 7 residents would be turning left to exit onto Mouat Street, adding to what are already serious road safety issues and congestion in the area;
5. A complete loss of any ability/capacity for the school to expand into Block 7 Section 41 Lyneham in the longer term if adjoining land were to be rezoned for residential use placing its zoning and value out of reach for the College. Given we have both experienced local residents resistance to expansion of "buildings" across open urban space defined by the Lyneham Oval precinct this not only limits the College but also limits the expansion of Lyneham Primary School.

NB: Noting that this is separate to the College's plans to permanently seal the existing car-park and provide access to open sports playing courts following the purchase of the land defined by the Sub-Leased car-park area adjacent the College; which we have received broad local community support for.

This is not to say the College is opposed to redevelopment. The existing buildings on Block 7 Section 41 are visibly dilapidated, and include what is effectively illegal construction along the southern boundary.

Redevelopment is therefore desirable, for an appropriate built form and land use. The two storey limit that exists, together with appropriate setbacks, would allow a scale of development compatible with its surroundings, whereas a four to six storey development would in our opinion trigger significant adverse impacts for both the College and the local community.

Furthermore, from the College's point of view there are several additional issues to be taken into consideration here.

Whilst there are the direct impacts on our property, which is a flourishing educational resource currently in the process of meeting expressed community needs and attracting families from a very large catchment, there are obvious impacts on other adjoining lessees, in particular:

- The Heritage-Listed St Ninian's Church (the second Church to be built in Canberra, which lay immediately west of the Old Yass Road on the Shumack Property and which played an important part in the early history of Canberra)
- The intensifying sports complex to the north of the proposed development featuring tennis, hockey, futsal, archery, beach volleyball, golf, and a private gym, and
- The public open space containing both Sullivans Creek corridor and the cycleway linking North Canberra to Belconnen; and nearby Lyneham residents fronting Goodwin and Brigalow Streets.

There are also the wider strategic issues associated with converting a single block in this location from CZ6 to RZ4 or RZ5, which must necessarily consider all the principles contained in the Territory Plan in terms of sustainability and the triple bottom line: economic, environmental and social sustainability; inclusive of spatial planning and urban design.

Rezoning the block in question raises both short, medium and longer term strategic issues. Specifically, an isolated residential development in this location would be severed from its neighbours, creating a potential enclave. This would then be in direct conflict with the Lyneham Neighbourhood Plan (which is called up by the Multi-Unit Housing Development Code), and the pattern of development overall in the area.

As the population close to Dickson Group Centre grows along Northbourne Avenue and Antill Street, the walkability of both the group and local centres and their relationship with the new light rail station and bus interchange are important to get right, therefore, dispersing residential development as proposed would undermine the City and Northbourne Urban Design strategy, and create an ad hoc rezoning anomaly that only serves to benefit the developers in question.

It would be sincerely appreciated if we could get this one right before it goes too far and both the College, the community and the Government end up on the same side of sensibility going forward.

If the Directorate does decide to recommend that a draft TPV go forward, clearly the College will be opposing the variation. We will also be calling for an impact assessment covering heritage, social, environmental and economic issues to inform any public consultation that is undertaken.

Yours faithfully,

God Bless, Greg

**Greg Zwajgenberg**

**Chairman of the Board**

Chair of the Board Futures Committee &

Chair of the Board Resources Committee

**Brindabella Christian College**

<http://www.bcc.act.edu.au>

Mobile: [REDACTED]

FYI: Copies to the Chief Minister & Minister for Planning & Land Management