

**From:** [Sutton, Paul](#)  
**To:** [Mossfield, Steve](#)  
**Subject:** Emailing: Cabinet Brief - SPIRE Quarterly Progress Update [SEC=UNCLASSIFIED]  
**Date:** Thursday, 1 August 2019 12:33:31 PM  
**Attachments:** [Cabinet Brief - SPIRE Quarterly Progress Update.doc](#)

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Your message is ready to be sent with the following file or link attachments:

Cabinet Brief - SPIRE Quarterly Progress Update

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**From:** [Tolson, Joanne](#)  
**To:** [EPSD Government Services](#)  
**Cc:** [Mossfield, Steve](#); [Sutton, Paul](#)  
**Subject:** CCS RQST ACCESS - FW: FINAL REVIEW - COMMENT DUE NOON TODAY - 31 JULY 2019 - 19/363 - SPIRE Quarterly Progress Update [SEC=UNCLASSIFIED, DLM=Sensitive: Cabinet]  
**Date:** Thursday, 1 August 2019 10:18:18 AM  
**Attachments:** [Cabinet Brief - SPIRE Quarterly Progress Update.obr](#)

---

UNCLASSIFIED Sensitive: Cabinet

Hi Government Services

Can you please provide access to this item for Steve Mossfield?

Thanks  
Joanne

---

**From:** EPSD Government Services <EPSDGovernmentServices@act.gov.au>  
**Sent:** Thursday, 1 August 2019 10:10 AM  
**To:** Sutton, Paul <Paul.Sutton@act.gov.au>  
**Cc:** Tolson, Joanne <Joanne.Tolson@act.gov.au>  
**Subject:** RE: FINAL REVIEW - COMMENT DUE NOON TODAY - 31 JULY 2019 - 19/363 - SPIRE Quarterly Progress Update [SEC=UNCLASSIFIED, DLM=Sensitive: Cabinet]

UNCLASSIFIED Sensitive: Cabinet

Hi Paul

I have provided the comments below to Major Projects Canberra. Can you now please prepare a Cabinet brief for our Minister to address our comments, due to GS by COB today if possible.


Thanks  
Patti

---

**From:** Sutton, Paul <[Paul.Sutton@act.gov.au](mailto:Paul.Sutton@act.gov.au)>  
**Sent:** Wednesday, 31 July 2019 12:11 PM  
**To:** EPSD Government Services <[EPSDGovernmentServices@act.gov.au](mailto:EPSDGovernmentServices@act.gov.au)>  
**Cc:** McGlynn, Gene <[Gene.McGlynn@act.gov.au](mailto:Gene.McGlynn@act.gov.au)>  
**Subject:** RE: FINAL REVIEW - COMMENT DUE NOON TODAY - 31 JULY 2019 - 19/363 - SPIRE Quarterly Progress Update [SEC=UNCLASSIFIED, DLM=Sensitive: Cabinet]

Gov Services,

The Carbon Neutral Government team would like to make one comment in regards to the SPIRE Quarterly Progress Update:



Paul.

---

**From:** EPSD Government Services <[EPSDGovernmentServices@act.gov.au](mailto:EPSDGovernmentServices@act.gov.au)>

**Sent:** Wednesday, 31 July 2019 8:35 AM

**To:** Ponton, Ben <[Ben.Ponton@act.gov.au](mailto:Ben.Ponton@act.gov.au)>; Rutledge, Geoffrey <[Geoffrey.Rutledge@act.gov.au](mailto:Geoffrey.Rutledge@act.gov.au)>; Brady, Erin <[Erin.Brady@act.gov.au](mailto:Erin.Brady@act.gov.au)>; Phillips, Brett <[Brett.Phillips@act.gov.au](mailto:Brett.Phillips@act.gov.au)>; Simmons, Craig <[Craig.Simmons@act.gov.au](mailto:Craig.Simmons@act.gov.au)>; Cusack, Kathy <[Kathy.Cusack@act.gov.au](mailto:Kathy.Cusack@act.gov.au)>; Power, Gary <[Gary.Power@act.gov.au](mailto:Gary.Power@act.gov.au)>; Walker, IanS <[IanS.Walker@act.gov.au](mailto:IanS.Walker@act.gov.au)>; Foley, Justin <[Justin.Foley@act.gov.au](mailto:Justin.Foley@act.gov.au)>; Elton, Jaime <[Jaime.Elton@act.gov.au](mailto:Jaime.Elton@act.gov.au)>; Le, Thao <[Thao.Le@act.gov.au](mailto:Thao.Le@act.gov.au)>; O'Neill, Carolyn <[Carolyn.O'Neill@act.gov.au](mailto:Carolyn.O'Neill@act.gov.au)>; Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Cilliers, George <[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>; McGlynn, Gene <[Gene.McGlynn@act.gov.au](mailto:Gene.McGlynn@act.gov.au)>; Harding, Daniel <[Daniel.Harding@act.gov.au](mailto:Daniel.Harding@act.gov.au)>; Wilden, Karen <[Karen.Wilden@act.gov.au](mailto:Karen.Wilden@act.gov.au)>; Morris, VanessaX <[VanessaX.Morris@act.gov.au](mailto:VanessaX.Morris@act.gov.au)>; EPSDD Ministerials – Urban Renewal <[EPSDDMinisterialsUrbanRenewal@act.gov.au](mailto:EPSDDMinisterialsUrbanRenewal@act.gov.au)>

**Cc:** Magee, Alexandra <[Alexandra.Magee@act.gov.au](mailto:Alexandra.Magee@act.gov.au)>; Ives, Kieran <[Kieran.Ives@act.gov.au](mailto:Kieran.Ives@act.gov.au)>; Taylor, Karen <[Karen.Taylor@act.gov.au](mailto:Karen.Taylor@act.gov.au)>; Vest, Petra <[Petra.Vest@act.gov.au](mailto:Petra.Vest@act.gov.au)>; Kelly, Shauna <[Shauna.Kelly@act.gov.au](mailto:Shauna.Kelly@act.gov.au)>; Buckley, Jackelyn <[Jackelyn.Buckley@act.gov.au](mailto:Jackelyn.Buckley@act.gov.au)>; Tolson, Joanne <[Joanne.Tolson@act.gov.au](mailto:Joanne.Tolson@act.gov.au)>; Virtue, Geoff <[Geoff.Virtue@act.gov.au](mailto:Geoff.Virtue@act.gov.au)>; Marshall, Guenivere <[Guenivere.Marshall@act.gov.au](mailto:Guenivere.Marshall@act.gov.au)>; Mileski, Rachael <[Rachael.Mileski@act.gov.au](mailto:Rachael.Mileski@act.gov.au)>; Mills, Ann <[Ann.Mills@act.gov.au](mailto:Ann.Mills@act.gov.au)>; Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>; Morton, Stacey <[Stacey.Morton@act.gov.au](mailto:Stacey.Morton@act.gov.au)>; EPSD Government Services <[EPSDGovernmentServices@act.gov.au](mailto:EPSDGovernmentServices@act.gov.au)>; McRae, Poppy <[Poppy.McRae@act.gov.au](mailto:Poppy.McRae@act.gov.au)>; EPD Ministerials - Environment <[EPDMinisterials-Environment@act.gov.au](mailto:EPDMinisterials-Environment@act.gov.au)>; EPD Ministerials - Planning Delivery <[EPDMinisterials-PlanningDelivery@act.gov.au](mailto:EPDMinisterials-PlanningDelivery@act.gov.au)>; EPSDLegalServices <[EPSDLegalServices@act.gov.au](mailto:EPSDLegalServices@act.gov.au)>; EPD Ministerials - Strategic Planning <[EPDMinisterials-StrategicPlanning@act.gov.au](mailto:EPDMinisterials-StrategicPlanning@act.gov.au)>

**Subject:** FINAL REVIEW - COMMENT DUE NOON TODAY - 31 JULY 2019 - 19/363 - SPIRE Quarterly Progress Update

**Importance:** High

UNCLASSIFIED Sensitive: Cabinet

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If there are any major issues, a Cabinet Brief should be prepared for our Minister/s. Note: a nil response will be taken as supported.

Thanks  
Patti


**From:** [Sutton, Paul](#)  
**To:** [Mossfield, Steve](#)  
**Cc:** [Johnson, Bindu](#); [Knight, Cameron](#)  
**Subject:** For action: Cabinet Brief - SPIRE Quarterly Progress Update [SEC=UNCLASSIFIED]  
**Date:** Thursday, 1 August 2019 10:26:44 AM  
**Attachments:** [Cabinet Brief - SPIRE Quarterly Progress Update.doc](#)

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Steve, can you please draft the cabinet brief for Min Rattenbury. Key point, as we discussed yesterday, tech that is installed now will be around post legislated target.

-

Final words that were sent.



**From:** [Harding, Daniel](#)  
**To:** [EPSD Government Services](#)  
**Cc:** [Tolson, Joanne](#); [Mossfield, Steve](#); [Sutton, Paul](#)  
**Subject:** For Approval: Cabinet Brief - Minister Rattenbury 19/363 - SPIRE Quarterly Progress Update [SEC=UNCLASSIFIED, DLM=Sensitive: Cabinet]  
**Date:** Thursday, 1 August 2019 2:03:44 PM  
**Attachments:** [Cabinet Brief - SPIRE Quarterly Progress Update.obr](#)

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Hello GovServices – For QA and Executive Approval

Please see attached reference to Cabinet package, including Minister Rattenbury's Cabinet Brief, for the Quarterly SPIRE update item.

I've cleared the brief in Gene McGlynn's absence. Thanks to Steve and Paul for preparing the brief.

Kind Regards, Dan

**Daniel Harding** | Senior Director, Energy Markets and Renewables Branch  
Environment, Planning and Sustainable Development Directorate | ACT Government  
**Phone:** +61 2 6207 7533 | **Email:** [daniel.harding@act.gov.au](mailto:daniel.harding@act.gov.au)  
**Address:** Level 2, North Building, Dame Pattie Menzies House, 16 Challis St Dickson | PO Box 158, Canberra ACT 2601  
**Web:** [www.act.gov.au](http://www.act.gov.au)

---

**From:** Mossfield, Steve  
**Sent:** Thursday, 1 August 2019 12:46 PM  
**To:** Tolson, Joanne <[Joanne.Tolson@act.gov.au](mailto:Joanne.Tolson@act.gov.au)>  
**Cc:** Harding, Daniel <[Daniel.Harding@act.gov.au](mailto:Daniel.Harding@act.gov.au)>  
**Subject:** FW: CCS RQST ACCESS - FW: FINAL REVIEW - COMMENT DUE NOON TODAY - 31 JULY 2019 - 19/363 - SPIRE Quarterly Progress Update [SEC=UNCLASSIFIED, DLM=Sensitive: Cabinet]

UNCLASSIFIED Sensitive: Cabinet

Done.

Daniel,

Please find attached comments from CNG. For your approval.

Steve

---

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**Sent:** Thursday, 1 August 2019 10:18 AM  
**To:** EPSD Government Services <[EPSDGovernmentServices@act.gov.au](mailto:EPSDGovernmentServices@act.gov.au)>  
**Cc:** Mossfield, Steve <[Steve.Mossfield@act.gov.au](mailto:Steve.Mossfield@act.gov.au)>; Sutton, Paul <[Paul.Sutton@act.gov.au](mailto:Paul.Sutton@act.gov.au)>  
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Paul.

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<[Geoffrey.Rutledge@act.gov.au](mailto:Geoffrey.Rutledge@act.gov.au)>; Brady, Erin <[Erin.Brady@act.gov.au](mailto:Erin.Brady@act.gov.au)>; Phillips, Brett <[Brett.Phillips@act.gov.au](mailto:Brett.Phillips@act.gov.au)>; Simmons, Craig <[Craig.Simmons@act.gov.au](mailto:Craig.Simmons@act.gov.au)>; Cusack, Kathy <[Kathy.Cusack@act.gov.au](mailto:Kathy.Cusack@act.gov.au)>; Power, Gary <[Gary.Power@act.gov.au](mailto:Gary.Power@act.gov.au)>; Walker, IanS <[IanS.Walker@act.gov.au](mailto:IanS.Walker@act.gov.au)>; Foley, Justin <[Justin.Foley@act.gov.au](mailto:Justin.Foley@act.gov.au)>; Elton, Jaime <[Jaime.Elton@act.gov.au](mailto:Jaime.Elton@act.gov.au)>; Le, Thao <[Thao.Le@act.gov.au](mailto:Thao.Le@act.gov.au)>; O'Neill, Carolyn <[Carolyn.O'Neill@act.gov.au](mailto:Carolyn.O'Neill@act.gov.au)>; Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Cilliers, George <[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>; McGlynn, Gene <[Gene.McGlynn@act.gov.au](mailto:Gene.McGlynn@act.gov.au)>; Harding, Daniel <[Daniel.Harding@act.gov.au](mailto:Daniel.Harding@act.gov.au)>; Wilden, Karen <[Karen.Wilden@act.gov.au](mailto:Karen.Wilden@act.gov.au)>; Morris, VanessaX <[VanessaX.Morris@act.gov.au](mailto:VanessaX.Morris@act.gov.au)>; EPSDD Ministerials – Urban Renewal <[EPSDDMinisterialsUrbanRenewal@act.gov.au](mailto:EPSDDMinisterialsUrbanRenewal@act.gov.au)>

**Cc:** Magee, Alexandra <[Alexandra.Magee@act.gov.au](mailto:Alexandra.Magee@act.gov.au)>; Ives, Kieran <[Kieran.Ives@act.gov.au](mailto:Kieran.Ives@act.gov.au)>; Taylor, Karen <[Karen.Taylor@act.gov.au](mailto:Karen.Taylor@act.gov.au)>; Vest, Petra <[Petra.Vest@act.gov.au](mailto:Petra.Vest@act.gov.au)>; Kelly, Shauna <[Shauna.Kelly@act.gov.au](mailto:Shauna.Kelly@act.gov.au)>; Buckley, Jackelyn <[Jackelyn.Buckley@act.gov.au](mailto:Jackelyn.Buckley@act.gov.au)>; Tolson, Joanne <[Joanne.Tolson@act.gov.au](mailto:Joanne.Tolson@act.gov.au)>; Virtue, Geoff <[Geoff.Virtue@act.gov.au](mailto:Geoff.Virtue@act.gov.au)>; Marshall, Guenivere <[Guenivere.Marshall@act.gov.au](mailto:Guenivere.Marshall@act.gov.au)>; Mileski, Rachael <[Rachael.Mileski@act.gov.au](mailto:Rachael.Mileski@act.gov.au)>; Mills, Ann <[Ann.Mills@act.gov.au](mailto:Ann.Mills@act.gov.au)>; Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>; Morton, Stacey <[Stacey.Morton@act.gov.au](mailto:Stacey.Morton@act.gov.au)>; EPSD Government Services <[EPSDGovernmentServices@act.gov.au](mailto:EPSDGovernmentServices@act.gov.au)>; McRae, Poppy <[Poppy.McRae@act.gov.au](mailto:Poppy.McRae@act.gov.au)>; EPD Ministerials - Environment <[EPDMinisterials-Environment@act.gov.au](mailto:EPDMinisterials-Environment@act.gov.au)>; EPD Ministerials - Planning Delivery <[EPDMinisterials-PlanningDelivery@act.gov.au](mailto:EPDMinisterials-PlanningDelivery@act.gov.au)>; EPSDLegalServices <[EPSDLegalServices@act.gov.au](mailto:EPSDLegalServices@act.gov.au)>; EPD Ministerials - Strategic Planning <[EPDMinisterials-StrategicPlanning@act.gov.au](mailto:EPDMinisterials-StrategicPlanning@act.gov.au)>

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**Importance:** High

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Thanks  
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**Cc:** [Mossfield, Steve](#); [Sutton, Paul](#)  
**Subject:** RE: CCS RQST ACCESS - FW: FINAL REVIEW - COMMENT DUE NOON TODAY - 31 JULY 2019 - 19/363 - SPIRE Quarterly Progress Update [SEC=UNCLASSIFIED, DLM=Sensitive: Cabinet]  
**Date:** Thursday, 1 August 2019 10:31:09 AM  
**Attachments:** [Cabinet Brief - SPIRE Quarterly Progress Update.obr](#)

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UNCLASSIFIED Sensitive: Cabinet

Edit access actioned

[Lisa x71667](#)

---

**From:** Tolson, Joanne <Joanne.Tolson@act.gov.au>  
**Sent:** Thursday, 1 August 2019 10:18 AM  
**To:** EPSD Government Services <EPSDGovernmentServices@act.gov.au>  
**Cc:** Mossfield, Steve <Steve.Mossfield@act.gov.au>; Sutton, Paul <Paul.Sutton@act.gov.au>  
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**Cc:** Magee, Alexandra <[Alexandra.Magee@act.gov.au](mailto:Alexandra.Magee@act.gov.au)>; Ives, Kieran <[Kieran.Ives@act.gov.au](mailto:Kieran.Ives@act.gov.au)>; Taylor, Karen <[Karen.Taylor@act.gov.au](mailto:Karen.Taylor@act.gov.au)>; Vest, Petra <[Petra.Vest@act.gov.au](mailto:Petra.Vest@act.gov.au)>; Kelly, Shauna <[Shauna.Kelly@act.gov.au](mailto:Shauna.Kelly@act.gov.au)>; Buckley, Jackelyn <[Jackelyn.Buckley@act.gov.au](mailto:Jackelyn.Buckley@act.gov.au)>; Tolson, Joanne <[Joanne.Tolson@act.gov.au](mailto:Joanne.Tolson@act.gov.au)>; Virtue, Geoff <[Geoff.Virtue@act.gov.au](mailto:Geoff.Virtue@act.gov.au)>; Marshall, Guenivere <[Guenivere.Marshall@act.gov.au](mailto:Guenivere.Marshall@act.gov.au)>; Mileski, Rachael <[Rachael.Mileski@act.gov.au](mailto:Rachael.Mileski@act.gov.au)>; Mills, Ann <[Ann.Mills@act.gov.au](mailto:Ann.Mills@act.gov.au)>; Price, Ruth <[Ruth.Price@act.gov.au](mailto:Ruth.Price@act.gov.au)>; Morton, Stacey <[Stacey.Morton@act.gov.au](mailto:Stacey.Morton@act.gov.au)>; EPSD Government Services <[EPSDGovernmentServices@act.gov.au](mailto:EPSDGovernmentServices@act.gov.au)>; McRae, Poppy <[Poppy.McRae@act.gov.au](mailto:Poppy.McRae@act.gov.au)>; EPD Ministerials - Environment <[EPDMinisterials-Environment@act.gov.au](mailto:EPDMinisterials-Environment@act.gov.au)>; EPD Ministerials - Planning Delivery <[EPDMinisterials-PlanningDelivery@act.gov.au](mailto:EPDMinisterials-PlanningDelivery@act.gov.au)>; EPSDLegalServices <[EPSDLegalServices@act.gov.au](mailto:EPSDLegalServices@act.gov.au)>; EPD Ministerials - Strategic Planning <[EPDMinisterials-StrategicPlanning@act.gov.au](mailto:EPDMinisterials-StrategicPlanning@act.gov.au)>

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**Subject:** FW: SPIRE [SEC=UNCLASSIFIED]  
**Date:** Monday, 5 August 2019 8:52:34 AM  
**Attachments:** [image001.png](#)

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Steve, thanks for putting the cabinet response together last week.

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**From:** Georgeson, Matthew  
**Sent:** Friday, 2 August 2019 2:48 PM  
**To:** Harding, Daniel <Daniel.Harding@act.gov.au>; Sutton, Paul <Paul.Sutton@act.gov.au>; Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au>; McGlynn, Gene <Gene.McGlynn@act.gov.au>  
**Subject:** SPIRE

Hi all – quick note to say thanks for the brief on the cabinet SPIRE submission - and for continuing to prosecute the zero emissions issues in Government projects. Minister appreciates that, and the update, and will be following up on the issues at Cabinet next week.

Matt

Matthew Georgeson | Senior Adviser to Shane Rattenbury MLA  
ACT Greens Member for Kurrajong  
Minister for Climate Change and Sustainability; Minister for Justice, Consumer Affairs and Road Safety;  
Minister for Corrections; Minister for Mental Health  
t: 6205 0419 | f: 6205 0007 | [matthew.georgeson@act.gov.au](mailto:matthew.georgeson@act.gov.au) |  
Follow Shane on [Facebook](#) and [Twitter](#)

cid:image001.png@01D4E93E.702564D0



**From:** [Riches, Ben](#)  
**To:** [Catherine Townsend](#)  
**Cc:** [EPSDD Design Review](#)  
**Subject:** FW: Spire and design review panel  
**Date:** Friday, 13 September 2019 9:27:26 AM  
**Attachments:** [image001.gif](#)  
[image002.gif](#)

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UNCLASSIFIED

Hi Catherine

For discussion this morning.

Great news as proposed timing seems to work well.

We may want to catch up with them ahead of 23 October to schedule future sessions/purpose, etc.

Cheers,

Ben

62071836

---

**From:** Esau, Lloyd <Lloyd.Esau@act.gov.au>  
**Sent:** Friday, 13 September 2019 3:12 AM  
**To:** Riches, Ben <Ben.Riches@act.gov.au>  
**Cc:** EPSDD Design Review <designreview@act.gov.au>; Fraszczak, Natalia <Natalia.Fraszczak@act.gov.au>; Stellios, George <George.Stellios@act.gov.au>  
**Subject:** RE: Spire and design review panel

UNCLASSIFIED

Ben

The 23<sup>rd</sup> would work quite well. Our indicative timetable is as follows:

- Concept design stage (business case) – completed
- Schematic (PSP) design will commence mid-October
- Schematic Design will complete March 2020
- ECI tenders issued March/April 2020
- Interactive tendering April-May 2020
- Design finalisation and DA – Q3/Q4 2020

So, a presentation at the end of October would be a good way to kick off the more detailed design process with the new design team and start a process with the Design Review Panel. We can discuss other points at which presentations to the DRP would be optimal at this meeting.

I have a meeting with the Minister at 11am – but the early morning and afternoon are clear. We would be happy to host this at the Hospital (rather than Bowes) – which would enable the panel to see the site for the project before or after the presentation. Please let me know what time suits – preferably in the afternoon.

Regards

**Lloyd Esau** | Project Director, SPIRE (a/g) & ACT Law Courts

**Major Projects Canberra** | ACT Government

T: +61 (0)2 6205 3552 | 

GPO Box 158, Canberra, ACT 2601

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*purpose, nor disclose its contents to any other person.*

---

**From:** Riches, Ben <[Ben.Riches@act.gov.au](mailto:Ben.Riches@act.gov.au)>

**Sent:** Thursday, 5 September 2019 9:38 AM

**To:** Esau, Lloyd <[Lloyd.Esau@act.gov.au](mailto:Lloyd.Esau@act.gov.au)>

**Cc:** EPSDD Design Review <[designreview@act.gov.au](mailto:designreview@act.gov.au)>

**Subject:** Spire and design review panel

Good morning Lloyd

I'm following up on a meeting you had with Catherine Townsend and Duncan Edghill about the proposed Spire development.

Catherine has asked that I get in contact with you about the opportunity for a first presentation to the National Capital Design Review Panel in October (tentative date of Wednesday 23 October could be possible). I don't have an understanding of the project timelines/milestones, so not sure if this is too early for you? Happy to discuss other times to work within the project timelines.

Normally we would hold design review panel sessions at CMAG in the city, however we believe we may need to hold a special session for this project and could do this using a meeting room at the Bowes Street offices to allow for a site inspection by panel members. Do you think this could work for you?

Please feel free to contact me if you have any questions. Happy to discuss this further.

Regards,

Ben

**Ben Riches | A/g Director Design | Building, Design and Projects**

Phone: 02 6207 1836 | Email: [ben.riches@act.gov.au](mailto:ben.riches@act.gov.au)

**Planning, Land and Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government**

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



**From:** [Esau, Lloyd](#)  
**To:** [Riches, Ben](#)  
**Cc:** [Catherine Townsend](#); [Azzopardi, Adam](#); [EPSDD Design Review](#); [Stellios, George](#)  
**Subject:** RE: NCDRP - Spire  
**Date:** Monday, 23 September 2019 6:02:49 AM  
**Attachments:** [image001.gif](#)  
[image002.gif](#)

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UNCLASSIFIED

Ben,

Thanks for the confirmation – this all looks fine to me. I will let you know if there are any changes.

We have not yet engaged with other agencies on the SPIRE planning process yet – but will certainly take that on board as the design develops.

**Lloyd Esau** | Project Director, SPIRE (a/g) & ACT Law Courts

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**From:** Riches, Ben <Ben.Riches@act.gov.au>

**Sent:** Friday, 20 September 2019 10:12 AM

**To:** Esau, Lloyd <Lloyd.Esau@act.gov.au>

**Cc:** Catherine Townsend <catherine@t-a.com.au>; Azzopardi, Adam <Adam.Azzopardi@act.gov.au>; EPSDD Design Review <designreview@act.gov.au>

**Subject:** RE: NCDRP - Spire

UNCLASSIFIED

Hi Lloyd

Thank you again for your time yesterday to discuss the Spire project and potential timing for presentations to the NCDRP.

To confirm, we will remove the Spire project from our October design review panel session and pencil it in for a first design review session on Wednesday 4 December 2019. I understand this will focus on the initial concepts and possible early ideas from the new consultant team. Please feel free to call me if this changes.

In terms of subsequent design review panel sessions, we will pencil in the Spire project for the third quarter of 2020 with a tentative date in July 2020, noting that there may need to be monthly design review panel sessions. The earlier this is booked, in terms of design development, the more beneficial it will be to help the project move along. We can talk again about this closer to that time.

Please note that the design review panel process forms part of the pre-DA process, prior to the DA being lodged. In this regard, we should invite the relevant agencies to attend the design review panel sessions to ensure there can be a smoother DA process for the project. If you are dealing with staff at TCCS or other relevant agencies, can you please advise us of who they are?

In the meantime, please feel free to contact me or the team with any questions. You can always email [designreview@act.gov.au](mailto:designreview@act.gov.au) if you are unable to get a hold of me.

Have a great weekend.

Regards,

Ben

**Ben Riches** | Assistant Director | Design | Building, Design and Projects

Phone: 02 6207 1836 | Email: [ben.riches@act.gov.au](mailto:ben.riches@act.gov.au)

**Planning, Land and Building Policy** | Environment, Planning and Sustainable Development Directorate | ACT Government

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---

**From:** Esau, Lloyd <[Lloyd.Esau@act.gov.au](mailto:Lloyd.Esau@act.gov.au)>

**Sent:** Wednesday, 18 September 2019 2:58 AM

**To:** Riches, Ben <[Ben.Riches@act.gov.au](mailto:Ben.Riches@act.gov.au)>

**Subject:** RE: NCDRP - Spire

UNCLASSIFIED

Thanks Ben. We have booked a room.

**Lloyd Esau** | Project Director, SPIRE (a/g) & ACT Law Courts

**Major Projects Canberra** | ACT Government

**T:** +61 (0)2 6205 3552 | [REDACTED]

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**From:** Riches, Ben <[Ben.Riches@act.gov.au](mailto:Ben.Riches@act.gov.au)>

**Sent:** Monday, 16 September 2019 9:26 AM

**To:** Esau, Lloyd <[Lloyd.Esau@act.gov.au](mailto:Lloyd.Esau@act.gov.au)>

**Subject:** RE: NCDRP - Spire

Thanks for that Lloyd.

I'll update the invite to Callam Offices. Would you be able to book a meeting room at your offices?

Thanks

Ben

62071836

-----Original Appointment-----

**From:** Esau, Lloyd <[Lloyd.Esau@act.gov.au](mailto:Lloyd.Esau@act.gov.au)>

**Sent:** Friday, 13 September 2019 6:15 PM

**To:** Riches, Ben

**Subject:** Accepted: NCDRP - Spire

**When:** Thursday, 19 September 2019 11:30 AM-12:30 PM (UTC+10:00) Canberra, Melbourne, Sydney.

**Where:** Bowes Street (TBC)

Ben,

Please note that we are not located at Bowes – we are in the Callam offices. We will coordinate on the best place to meet next week.

Lloyd

## Cilliers, George

---

**Subject:** SPIRE Discussion  
**Location:** George's office, Dame Pattie Menzies House

**Start:** Fri 04/10/2019 3:30 PM  
**End:** Fri 04/10/2019 4:30 PM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Esau, Lloyd  
**Required Attendees:** Stellios, George; Cilliers, George

Good afternoon

This meeting is to discuss the following:

- CIT Woden parking
- SPIRE DA process
- Building 28 DA

Regards

Natalia Fraszczak  
Phone: 02 6205 3401 | [Natalia.Fraszczak@act.gov.au](mailto:Natalia.Fraszczak@act.gov.au)  
SPIRE Project  
Major Projects Canberra | ACT Government  
GPO Box 158 Canberra ACT 2601  
[www.act.gov.au](http://www.act.gov.au)



I acknowledge the traditional custodians of the ACT the Ngunnawal people, and their continuing connection to land and community. I pay my respect to them, and to the Elders both past and present.

**From:** [Sutton, Paul](#)  
**To:** [Mossfield, Steve](#); [Johnson, Bindu](#)  
**Cc:** [Anderson, Damien](#); [Morson, Claude](#)  
**Subject:** FW: SPIRE - 100% Electric Study  
**Date:** Monday, 14 October 2019 9:08:41 AM  
**Attachments:** [266628-RPT-GE-0003 Full Electrical Facility Memo rev 01.pdf](#)

---

UNCLASSIFIED

Steve, Bindu and team.

Can you please consider the attached report and lets get together to discuss later today or tomorrow morning.

Head line recommendation, electric spire can be done!

Thanks

Paul.

---

**From:** McGlynn, Gene <[Gene.McGlynn@act.gov.au](mailto:Gene.McGlynn@act.gov.au)>  
**Sent:** Friday, 11 October 2019 5:36 PM  
**To:** Sutton, Paul <[Paul.Sutton@act.gov.au](mailto:Paul.Sutton@act.gov.au)>  
**Subject:** FW: SPIRE - 100% Electric Study

UNCLASSIFIED

Hi Paul,

Well, this is a lot less than the \$20 million estimate! Can your team please have a look and see whether this seems sensible. It would be really good if we could identify cost savings over time. We should also think if there is any ability to bundle in PV or EE or anything to reduce costs or increase revenue.

Thanks,

Gene

---

**From:** Ponton, Ben <[Ben.Ponton@act.gov.au](mailto:Ben.Ponton@act.gov.au)>  
**Sent:** Friday, 11 October 2019 5:32 PM  
**To:** Rutledge, Geoffrey <[Geoffrey.Rutledge@act.gov.au](mailto:Geoffrey.Rutledge@act.gov.au)>  
**Cc:** McGlynn, Gene <[Gene.McGlynn@act.gov.au](mailto:Gene.McGlynn@act.gov.au)>; Magee, Alexandra <[Alexandra.Magee@act.gov.au](mailto:Alexandra.Magee@act.gov.au)>; McRae, Poppy <[Poppy.McRae@act.gov.au](mailto:Poppy.McRae@act.gov.au)>; Vest, Petra <[Petra.Vest@act.gov.au](mailto:Petra.Vest@act.gov.au)>

**Subject:** FW: SPIRE - 100% Electric Study

UNCLASSIFIED

Hi Geoffrey – I'm yet to review the attached... but perhaps we can discuss next week? I'm keen to make sure that our team is comfortable with what is being proposed and asked for a copy of the ARUP work so that we can interrogate. Thanks.

Cheers,

B

---

Ben Ponton | Director-General

**Phone +61 2 6207 8359**

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

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---

**From:** Esau, Lloyd <[Lloyd.Esau@act.gov.au](mailto:Lloyd.Esau@act.gov.au)>

**Sent:** Friday, 11 October 2019 5:26 PM

**To:** Ponton, Ben <[Ben.Ponton@act.gov.au](mailto:Ben.Ponton@act.gov.au)>

**Cc:** Edghill, Duncan <[Duncan.Edghill@act.gov.au](mailto:Duncan.Edghill@act.gov.au)>

**Subject:** SPIRE - 100% Electric Study

UNCLASSIFIED

Ben

As requested at the SPIRE board meeting please see attached the preliminary study that Arup did during the concept design stage on eradicating the use of natural gas.

Key points are as follows:

1. There are no comparable benchmark facilities that operate on a 100% electric set-up.
2. Arup's view is that an all-electric HVAC system is viable although recommend that this is augmented with small gas-fired booster boilers to assist during periods of very cold weather.
3. Electric steam generation boilers for CSSD (sterilising) are viable.
4. The recommended approach will add 900 m<sup>2</sup> in area for additional plant.
5. The cost planners have assessed the extra-over cost for the recommended approach at \$15,854,000 (not in attached memo).
6. CHS have not endorsed this approach yet and will be primarily concerned with reliability, redundancy and operational costs (including energy).

More work on this will be done once the PSP design team is engaged.

Regards

**Lloyd Esau** | Project Director, SPIRE (a/g) & ACT Law Courts

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To	[REDACTED]	Date	22 July 2019
Copies	[REDACTED]	Reference number	266628
From	[REDACTED]	File reference	
Subject	SPIRE – 100% Electrical Facility		

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## Executive Summary

---

The ACT Government is committed to carbon neutrality by 2020. The ACT Electricity grid is decarbonising rapidly now that their new Power purchase Agreements and reverse Auction solar are underway. As a result, for a significant development like SPIRE, the option of going all electric is a significant issue politically and environmentally for the government.

The SPIRE development is of a size to make it a significant energy user. A key issue for the development is that it is a twenty four hour facility with a high proportion of critical spaces- making continuity of service very important. This requires highly reliable and resilient building services systems, along with a level of redundancy. The twenty four hour nature of the development means that it must operate with a high level of reliability through Canberra's cold winter climate.

Acute hospital developments of the scale of SPIRE typically incorporate redundancy through their building systems, electric cooling systems and gas fired heating and sterilisation systems. This memorandum evaluates a number of alternatives to these to move to all electric or mainly electric solutions with the aim of maintaining a good level of resilience suitable for the development, whilst at the same time being cost effective.

This memorandum has also undertaken an international benchmarking exercise to identify precedents for acute hospital developments similar to SPIRE in terms of all electric solutions. This has identified that there are very few built examples of all electric schemes- but a number in the planning stages.

For the SPIRE project, in order to meet the ACT government carbon neutral target whilst at the same time providing value for money and a robust and resilient solution, we recommend:

- for HVAC space heating providing electric air source heat pumps (with small gas-fired booster boilers for use during periods of very cold weather) in lieu of traditional gas-fired boilers only.
- For steam sterilisation and DHW, we recommend providing electric boilers in lieu of traditional gas-fired boilers.

# Memorandum

The above recommendation has the following impact on the building services design:

		Additional plant area*	Additional cost (building services only)
Mechanical	Larger AHUs Larger central air cooled heat pump plant	800m2	\$1.9M
	Boost boilers Electric steam sterilisation	n/a	-\$9k
Electrical	Additional substation	80m2	\$750k
	Larger generators	20m2	\$650k
	Switch rooms and reticulation	n/a	\$400k
Hydraulics	Gas distribution	n/a	-\$50k
Fire services			
<b>TOTAL</b>		900m2	\$3.64M

\*Note costings do not allow for costs associated with additional plant area- QS to advise.

# Memorandum

## 1 Introduction

The purpose of this memorandum is to assess the SPIRE facility and the impact on the development if a full electrical building services design is to be incorporated for the development.

The SPIRE development needs to consider the impact of this target from a design response, cost and space planning perspective. The key impact of carbon neutral design is on the building services design and specifically the heating, ventilation and air-conditioning (HVAC) system. This report will outline the HVAC design options available for consideration, highlight the impact on the facility, assess cost and spatial impact of this proposal.

## 2 HVAC Design Considerations

### 2.1 Building Services System Options

The following diagram outlines some building services design responses which could be implemented on the SPIRE project to achieve a carbon neutral and energy efficient design target:

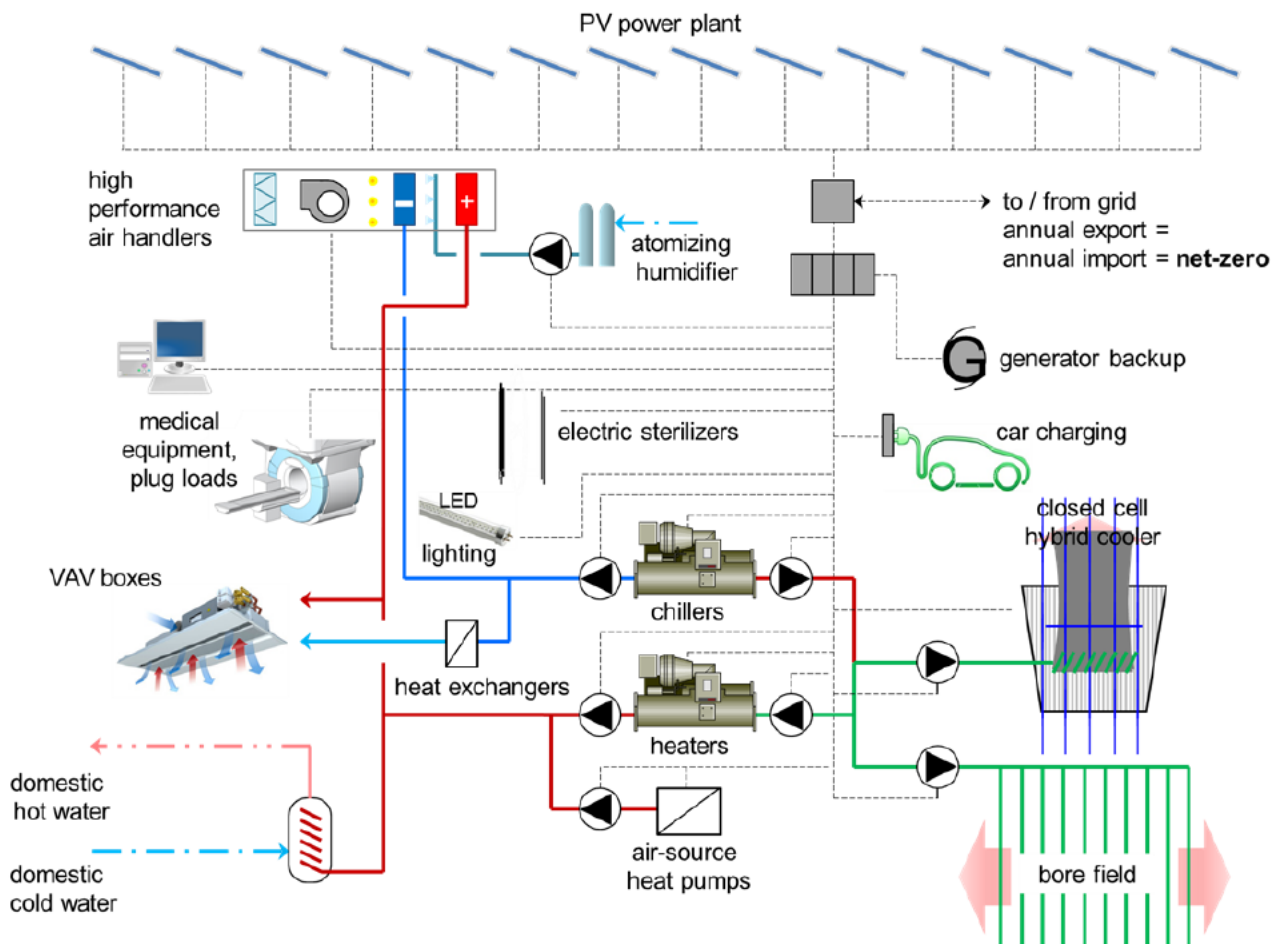


Figure 1: Carbon neutral building services system options

# Memorandum

## 2.2 Considerations for a Larger Acute Hospital Development

The following HVAC issues must be considered for a major hospital development:

- Critical departments - the vast majority of the SPIRE development contains critical departments i.e. emergency, theatres and perioperative, CSSD and ICU are all critical departments. This equates to approximately 70% of the SPIRE development area.
- Temperature, humidity and room pressure for spaces such as theatres and other critical departments must be controlled within a tight tolerance range. The impact of these spaces is that the HVAC system must be reliable, and heating, cooling and ventilation should be maintained at all times.
- CSSD operation – Steam generation is required for sterilisation process. Traditional design would incorporate gas fired steam boiler.

## 2.3 Canberra Climate

Canberra typically has a fairly hot summer climate, with a cold winter climate with frequent sub zero temperatures at night.

The following Canberra ACT external design conditions will be considered for the SPIRE project:

Building fabric heat gain and loss loads for all spaces will be calculated using the AIRAH DA 09 1998 comfort conditions:

- Summer 34.3°C DB / 19.6°C WB
- Winter -2.2°C DB

Critical space cooling and heating plant will be sized using the AIRAH DA 09 1998 24-hour critical conditions:

- Summer 35°C DB / 20°C WB
- Winter -4.4°C DB

Annual Canberra ACT climate data mean monthly high and low and average hourly temperatures are shown in Figure 2 and Figure 3 respectively.

# Memorandum

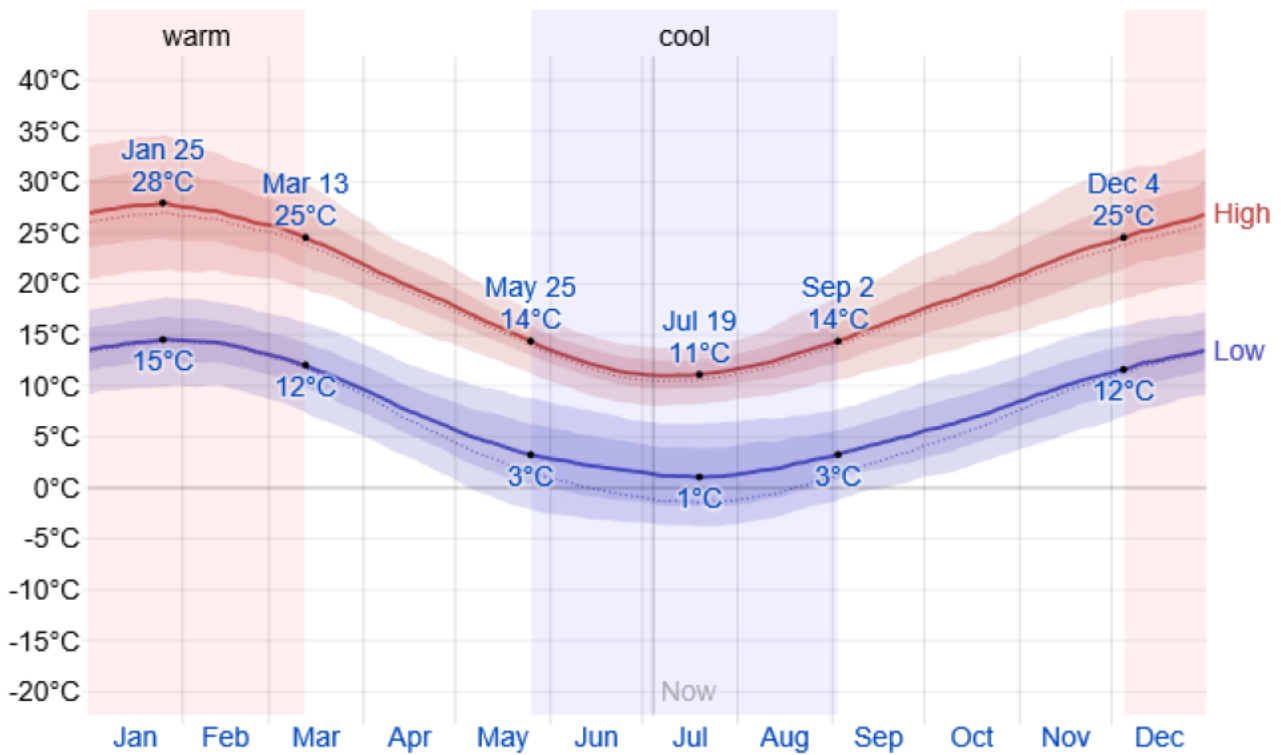


Figure 2: Overview of Canberra Climate (from Weather Spark)

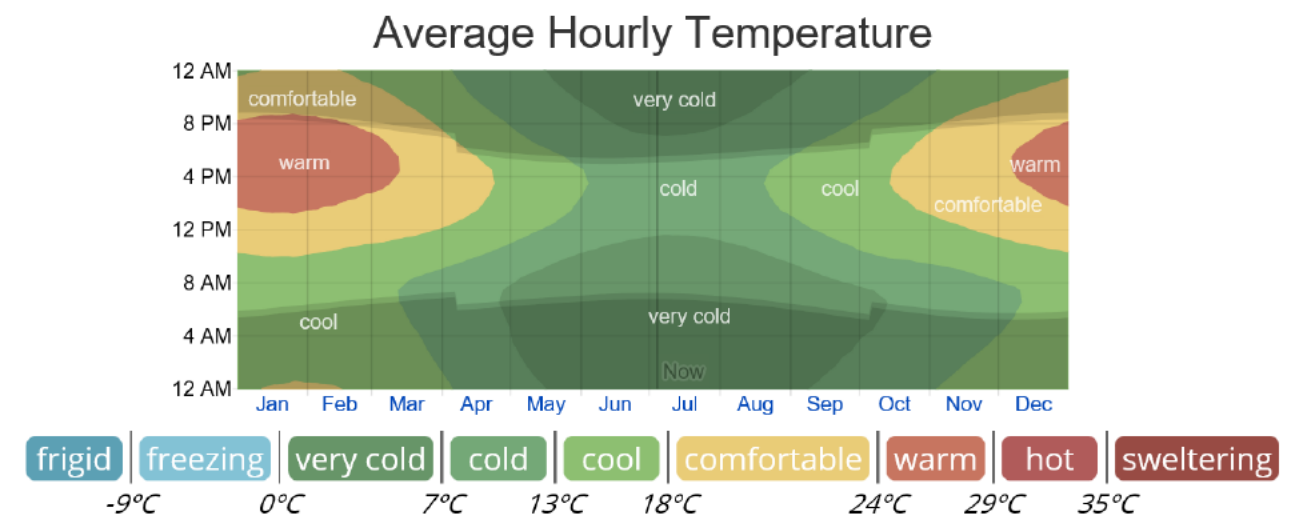


Figure 3: Overview of hourly range (from Weather Spark)

The climate data demonstrates during winter, sub-zero temperatures often occur. This is approaching the operating limits of air-cooled heat pump plant and would require the units to automatically enter defrost cycle thus reducing the heating output available. In extreme conditions, heat pumps may trip out due to freezing external temperatures. Hence the low winter temperature conditions in Canberra mean that electric heat pumps alone are not the most reliable option for critical heating applications.

# Memorandum

## 2.4 HVAC System Options Evaluation

The following HVAC design responses should be considered on SPIRE:

Note the total MEFH plant area for the base case scheme is approximately 6,400m<sup>2</sup>

Design Element	Option	Additional Plant Room Space (m <sup>2</sup> )	Additional CAPEX (\$)	Advantages	Disadvantages	Comments
HVAC	Base Case: Water cooled chillers and gas-fired boilers	-	-	Cheapest heating option, smallest plant area, reliable, robust heating in sub-zero ambient temperatures	Gas required, adverse effect on carbon neutral target	Traditional heating solution
	Option 1a: Water cooled chillers and electric heat pumps (air source)	~780m <sup>2</sup> Larger AHUs to accommodate lower heating water temperatures  Larger central air cooled heat pump plant	+\$1.8M Heat pumps more expensive Larger pipework and pumps etc	No gas is required This is cheapest heating option when compared to other solutions	Reduced heating efficiency compared to traditional gas-fired heating system. Reduced heating plant life with compared to alternatives. Issues operating in low sub-zero ambient air temperatures – defrost cycle does not operate in colder climate. Increase in HVAC system cost when compared to base case. Increase in plantroom area when compared to base case.	Should be considered, however there is risk associated with low ambient temperature continuous operation/24 hours usage and lack of precedents.
	Option 1b: Water cooled	~800m <sup>2</sup>	\$1.9M	Gas heating boost will ensure	Reduced heating efficiency	Recommended heating option

# Memorandum

Design Element	Option	Additional Plant Room Space (m <sup>2</sup> )	Additional CAPEX (\$)	Advantages	Disadvantages	Comments
	chillers and electric heat pumps (air source) with gas heating boost	As option 1a but with boost boilers added	As option 1a but with boost boilers added	continuous heating operation in sub-zero ambient temperatures	compared to traditional gas-fired heating system. Reduced heating plant life with compared to alternatives. Increase in HVAC system cost when compared to base case. Increase in plantroom area when compared to base case.	
	Option 2: Water cooled chillers and electric heat pumps (ground source)	Additional plant area: ~780m <sup>2</sup> Plus ground area needed for vertical borehole array: ~11,000m <sup>2</sup>	+\$6.1M	Stable ground conditions for geothermal energy transfer results in stable, continuous heating throughout the year irrespective of ambient air temperature	For SPIRE required energy transfer, a high number of geothermal underground boreholes will be required occupying large area which is not available on site.	Should be considered, however site constraints for large number of boreholes and very high CAPEX is likely to make this option unfeasible.
Steam Sterilisation	Base Case: Gas-Fired Steam Boilers	-	-	Good COP	Gas required, adverse effect on carbon neutral target	Traditional sterilisation solution
	Option 1: Electric Steam Boilers	Nil	-\$9K (-9%)	No gas is required	Poor COP	Should be considered

Table 1: Carbon neutral HVAC options

Note for Base Case, traditional gas-fired heating boilers operate at heating hot water flow and return temperatures of 80/60°C. However, for Option 1 and 2 electric heat pumps are limited to operating at lower water temperatures of 45/40°C. This means approximately four times the water flow rate

# Memorandum

is required to achieve the equivalent amount of heating. This results in larger heating pumps, heating water pipework and AHU heating coils/foot print. This has been accounted for in the above plant room spatial and CAPEX figures.

Additional initiatives such as airside air heat recovery in AHU's should also be considered to further reduce energy usage within the facility and reduce central cooling and heating plant sizes. The Canberra climate (with higher summer and lower winter design temperatures) means heat recovery is more feasible with shorter payback periods compared with other climate zones such as Sydney. This should be considered whatever heating solution is proposed.

## 3 Electrical Infrastructure Design Considerations

---

Utilising all electric heating will increase the requirements for the electrical infrastructure. Our preliminary estimate is replacing traditional gas-fired heating, DHW and steam boilers with electric heat pumps and boilers will result in approximately 50% increase in the building maximum demand (~3.25 to ~5.02 MVA). Note the maximum demand calculations exclude electric cooking equipment and electric vehicle charging.

Subsequently, electrical services infrastructure such as substations, main switchboards and generators will increase in size to cater for the increased load:

- **Substation:** The maximum capacity of a typical Triplex Chamber will be 4.5MVA (3 x 1.5MVA TXs), hence we may need to allow for an additional indoor substation for the project with the full electricity option. Based on the dual substation requirement from ACT FM team, 2 x additional single TX (1MVA to 1.5 MVA each) maybe required. Additional space: 80 sqm (~40 sqm for each single chamber). Additional CAPEX: ~\$750K
- **Generator room:** Additional space (Based on 50 to 60% generator back-up): ~ 20 sqm. Additional CAPEX: ~ \$650K
- **Switch rooms, risers & cabling reticulation:** It is very difficult to estimate the spatial impact at this stage. It will need to be confirmed at the next design stage, but the space impact will likely not be significant. Additional CAPEX: ~\$400K

## 4 Hydraulic Infrastructure Design Considerations

---

In order to meet the carbon neutral target, the domestic hot water (DHW) system would need to change from traditional natural gas-fired to electrical heaters.

This would have a negligible impact on spatial requirements and CAPEX requirements.

There will be a saving on gas distribution infrastructure of circa \$50k, but this would need to be confirmed in detail at the next stage.

## 5 Fire Services Infrastructure Design Considerations

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The carbon neutral design response has negligible impact on the fire services design.

# Memorandum

## 6 Project Precedents

---

While carbon neutral facilities have been explored for hospital facilities, very few have been implemented. We have reached out to the global Arup network and compiled the below list of bench mark projects similar to SPIRE:

- Acute care facility in San Diego – all electric considered but not yet implemented.
- Outpatient clinic facility in Sacramento - all electric considered but not yet implemented.
- Great Ormond Street Hospital - all electric considered but not progressed.
- Sherman Hospital USA – heat pump with geothermal heat exchange was installed.
- Flinders Medical Centre, Victoria – installed solar domestic hot water only.
- All other major facilities completed in recent times have incorporated gas fired heating.

## 7 Additional Design Considerations

---

### 7.1 Building Envelope Testing

High performance façade should be considered to reduce HVAC system energy usage and plant size. BCA 2019 Section JV4 update includes façade envelope testing for hospital type buildings. Below is an outline of the requirements of this standard:

*Compliance with JPI(e) is verified when the envelope is sealed at an air permeability rate, tested in accordance with Method 1 of AS/NZS ISO 9972, of not more than—*

*(a) for a Class 2 building or a Class 4 part of a building, 10 m<sup>3</sup>/hr.m<sup>2</sup> at 50 Pa reference pressure; or*

*(b) for a Class 5, 6, 8 or 9a or 9b building, other than a ward area, in climate zone 1, 7 and 8, 5 m<sup>3</sup>/hr.m<sup>2</sup> at 50 Pa reference pressure; or*

*(c) for a Class 3 or 9c building, or a Class 9a ward area in climate zone 1, 3, 4, 6, 7 and 8, 5 m<sup>3</sup>/hr.m<sup>2</sup> at 50 Pa reference pressure.*

Improved building fabric and façade will minimise HVAC energy and plant size and improve thermal comfort hence this is an important consideration for this development.

### 7.2 Future Proofing

As mentioned above, full electrical hospital facilities have been considered in the past but have not been implemented on a highly acute facility such as SPIRE and therefore operational facility examples and project precedents are not available.

Based on this we recommend spatial provisions for a 100% electrical facility be considered in the SPIRE facility design as a minimum (although this could be difficult to implement, in particular for heating pipework which operates at substantially different temperatures with gas fired plant).

# Memorandum

## 8 Conclusion

---

100% electrical building services design response is achievable for SPIRE and a number of systems options have been identified and considered within this report.

The Canberra climate and winter conditions do not lend itself well to air-source heat pumps only. As a result, we would recommend HVAC Option 1b air-source heat pumps with gas-fired boost winter heating. Thermal storage of heating hot water could also be considered as an additional refinement to this option to improve system resilience during cold ambient temperatures. Airside heat recovery for the AHU's should be considered in order to minimise central cooling and heating plant size and energy consumption.

Based on a high-level review of global Arup projects, there appears to be no existing large scale critical/acute hospital facilities operating which incorporate full electric heat pump plant for space heating.

**From:** [Sutton, Paul](#)  
**To:** [Anderson, Damien](#); [Mossfield, Steve](#); [Morson, Claude](#); [Johnson, Bindu](#)  
**Subject:** RE: SPIRE - 100% Electric Study  
**Date:** Tuesday, 15 October 2019 12:43:46 PM

---

UNCLASSIFIED

### **Comments?**

Gene, the team has gone through the summary document and have a few questions and comments. The headline comment is that the summary doesn't provide sufficient information to provide any detailed advice.

Based on the information provided we'd put forward the following considerations:

- Need further detail on the cost. The email history suggests a \$15.8m cost whereas the summary suggests \$3.6m excluding the additional plant room. This is a considerable increase for the additional plant room.
  - The assessment needs to consider whole of lifecycle costs.
- The assumptions surrounding the floor space required for the heat pump option appear to be quite generous.
- The summary document doesn't appear to consider a changing climate. Data included is from 1998. Potentially we should stay quiet on this issue as average temperatures would be higher now than 20 years ago. This may increase the requirements of the heating and cooling systems.
- Is the substation internal to the hospital or a distribution substation. Have they explored options for owning their own sub-station? Are they future proofing the site.
- Cost saving opportunities
  - Solar on the roof may not be an option with the helipad. Could include solar on an adjoining building or elsewhere in the health or government portfolio. Could explore wall mounted solar panels.
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**From:** Sutton, Paul  
**Sent:** Monday, 14 October 2019 9:09 AM

**To:** Mossfield, Steve <Steve.Mossfield@act.gov.au>; Johnson, Bindu <Bindu.Johnson@act.gov.au>  
**Cc:** Anderson, Damien <Damien.Anderson@act.gov.au>; Morson, Claude <Claude.Morson@act.gov.au>  
**Subject:** FW: SPIRE - 100% Electric Study

UNCLASSIFIED

Steve, Bindu and team.

Can you please consider the attached report and lets get together to discuss later today or tomorrow morning.

Head line recommendation, electric spire can be done!

Thanks

Paul.

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**From:** McGlynn, Gene <[Gene.McGlynn@act.gov.au](mailto:Gene.McGlynn@act.gov.au)>  
**Sent:** Friday, 11 October 2019 5:36 PM  
**To:** Sutton, Paul <[Paul.Sutton@act.gov.au](mailto:Paul.Sutton@act.gov.au)>  
**Subject:** FW: SPIRE - 100% Electric Study

UNCLASSIFIED

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Thanks,

Gene

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**From:** Ponton, Ben <[Ben.Ponton@act.gov.au](mailto:Ben.Ponton@act.gov.au)>  
**Sent:** Friday, 11 October 2019 5:32 PM  
**To:** Rutledge, Geoffrey <[Geoffrey.Rutledge@act.gov.au](mailto:Geoffrey.Rutledge@act.gov.au)>  
**Cc:** McGlynn, Gene <[Gene.McGlynn@act.gov.au](mailto:Gene.McGlynn@act.gov.au)>; Magee, Alexandra <[Alexandra.Magee@act.gov.au](mailto:Alexandra.Magee@act.gov.au)>; McRae, Poppy <[Poppy.McRae@act.gov.au](mailto:Poppy.McRae@act.gov.au)>; Vest, Petra

<[Petra.Vest@act.gov.au](mailto:Petra.Vest@act.gov.au)>

**Subject:** FW: SPIRE - 100% Electric Study

UNCLASSIFIED

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Cheers,

B

---

Ben Ponton | Director-General

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**From:** Esau, Lloyd <[Lloyd.Esau@act.gov.au](mailto:Lloyd.Esau@act.gov.au)>

**Sent:** Friday, 11 October 2019 5:26 PM

**To:** Ponton, Ben <[Ben.Ponton@act.gov.au](mailto:Ben.Ponton@act.gov.au)>

**Cc:** Edghill, Duncan <[Duncan.Edghill@act.gov.au](mailto:Duncan.Edghill@act.gov.au)>

**Subject:** SPIRE - 100% Electric Study

UNCLASSIFIED

Ben

As requested at the SPIRE board meeting please see attached the preliminary study that Arup did during the concept design stage on eradicating the use of natural gas.

Key points are as follows:

1. There are no comparable benchmark facilities that operate on a 100% electric set-up.
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4. The recommended approach will add 900 m<sup>2</sup> in area for additional plant.
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6. CHS have not endorsed this approach yet and will be primarily concerned with reliability, redundancy and operational costs (including energy).

More work on this will be done once the PSP design team is engaged.

Regards

**Lloyd Esau** | Project Director, SPIRE (a/g) & ACT Law Courts

**Major Projects Canberra** | ACT Government

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**From:** [Morson, Claude](#)  
**To:** [Anderson, Damien](#); [Sutton, Paul](#); [Mossfield, Steve](#); [Johnson, Bindu](#)  
**Subject:** RE: SPIRE - 100% Electric Study  
**Date:** Tuesday, 15 October 2019 2:50:04 PM

---

UNCLASSIFIED

And here's my .02 over Damien's tracked changes.

---

**From:** Anderson, Damien <Damien.Anderson@act.gov.au>  
**Sent:** Tuesday, 15 October 2019 1:29 PM  
**To:** Sutton, Paul <Paul.Sutton@act.gov.au>; Mossfield, Steve <Steve.Mossfield@act.gov.au>; Morson, Claude <Claude.Morson@act.gov.au>; Johnson, Bindu <Bindu.Johnson@act.gov.au>  
**Subject:** RE: SPIRE - 100% Electric Study

UNCLASSIFIED

Have tracked a few suggested changes in red below for consideration

---

**From:** Sutton, Paul <[Paul.Sutton@act.gov.au](mailto:Paul.Sutton@act.gov.au)>  
**Sent:** Tuesday, 15 October 2019 12:44 PM  
**To:** Anderson, Damien <[Damien.Anderson@act.gov.au](mailto:Damien.Anderson@act.gov.au)>; Mossfield, Steve <[Steve.Mossfield@act.gov.au](mailto:Steve.Mossfield@act.gov.au)>; Morson, Claude <[Claude.Morson@act.gov.au](mailto:Claude.Morson@act.gov.au)>; Johnson, Bindu <[Bindu.Johnson@act.gov.au](mailto:Bindu.Johnson@act.gov.au)>  
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UNCLASSIFIED

### **Comments?**

Gene, the team has gone through the summary document and we have identified a few questions and comments. The headline comment is that the summary document doesn't provide sufficient information to provide any substantive analysis or detailed advice.

To this point, the most notable example is that the total marginal cost difference for an all-electric solution remains unclear as it is stated as \$3.6M in the ARUP summary report and at \$15.8M in Lloyd's summary notes. This variance is obviously significant enough to make or break the all-electric proposal and will require urgent clarification.

In addition, we also note:

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- ~~Need further detail on the cost. The email history suggests a \$15.8m cost whereas the~~

summary suggests \$3.6m excluding the additional plant room. This is a considerable increase for the additional plant room:

- The assessment ~~needs to~~ does not consider whole of life ~~cycle~~ costs. Reduced running costs and eliminated exposure to SCC/ICC penalties will improve the economic case for the electric option
- The assumptions surrounding the floor space required for the heat pump option appear to be ~~overstated~~ quite generous.
- Design outdoor conditions for heat gains, losses and plant selection are based on AIRAH's 1998 aggregated temperature data (which may not be representative of seasonal temperature changes since then and into the future). This may result in suboptimal building fabric design for actual conditions or may compromise the "resiliency" objectives of the SPIRE design. Heating and cooling equipment selection (and subsequent running costs) can be optimised if the building is designed against more contemporary temperature data.
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  - Could the electrical supply cost/s be off-set with PV and battery infrastructure?
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**Cc:** McGlynn, Gene <[Gene.McGlynn@act.gov.au](mailto:Gene.McGlynn@act.gov.au)>; Magee, Alexandra <[Alexandra.Magee@act.gov.au](mailto:Alexandra.Magee@act.gov.au)>; McRae, Poppy <[Poppy.McRae@act.gov.au](mailto:Poppy.McRae@act.gov.au)>; Vest, Petra <[Petra.Vest@act.gov.au](mailto:Petra.Vest@act.gov.au)>

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UNCLASSIFIED

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**From:** [Sutton, Paul](#)  
**To:** [Malouf, Ros](#)  
**Cc:** [Mossfield, Steve](#)  
**Subject:** For action: SPIRE - 100% Electric Study  
**Date:** Wednesday, 16 October 2019 4:52:05 PM  
**Attachments:** [266628-RPT-GE-0003 Full Electrical Facility Memo rev 01.pdf](#)

---

UNCLASSIFIED

Ros, comments to prep Gene to provide advice up the line.

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**From:** [Teasdale, Jonathan](#)  
**To:** [Esau, Lloyd](#); [Sare, Irma](#)  
**Cc:** [Stellios, George](#); [Cilliers, George](#)  
**Subject:** RE: CIT Woden - use as a temporary carpark  
**Date:** Friday, 18 October 2019 12:37:00 PM  
**Attachments:** [objective\\_1888~35\\_20191018\\_121636.pdf](#)  
[CF zone.PDF](#)

---

UNCLASSIFIED

Hi Lloyd

We suggest that you consider entering into a sub-lease with Education for any one of the permitted uses listed in the Community Facilities Zone development table (attached). You will then be permitted to use the site for car-parking as an ancillary use to the main use.

Attached is a copy of the Executive Lease.

Regards

Jonathan

---

**From:** Esau, Lloyd <[Lloyd.Esau@act.gov.au](mailto:Lloyd.Esau@act.gov.au)>  
**Sent:** Friday, 18 October 2019 11:35 AM  
**To:** Sare, Irma <[Irma.Sare@act.gov.au](mailto:Irma.Sare@act.gov.au)>; Teasdale, Jonathan <[Jonathan.Teasdale@act.gov.au](mailto:Jonathan.Teasdale@act.gov.au)>  
**Cc:** Stellios, George <[George.Stellios@act.gov.au](mailto:George.Stellios@act.gov.au)>; Cilliers, George <[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>  
**Subject:** RE: CIT Woden - use as a temporary carpark

UNCLASSIFIED

Irma, George

Please can you update me on when we will receive the advice requested below. Thanks

**Lloyd Esau** | Project Director, SPIRE (a/g) & ACT Law Courts  
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**From:** Esau, Lloyd  
**Sent:** Wednesday, 9 October 2019 4:09 PM  
**To:** Sare, Irma <[Irma.Sare@act.gov.au](mailto:Irma.Sare@act.gov.au)>; Teasdale, Jonathan <[Jonathan.Teasdale@act.gov.au](mailto:Jonathan.Teasdale@act.gov.au)>  
**Cc:** Stellios, George <[George.Stellios@act.gov.au](mailto:George.Stellios@act.gov.au)>; George Cilliers ([George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)) <[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>  
**Subject:** CIT Woden - use as a temporary carpark

UNCLASSIFIED

Irma, Jonathon

As discussed on Friday, I am seeking advise on the approach we will need to take to allow Canberra Health Services (CHS) to utilise the CIT Woden site for temporary on-grade parking following demolition of the structures on the site. Key factors are as follows:

1. As far as we are aware, the site (PHILLIP, Block No. 17, Section No. 1) is 'owned' by Education and is zoned for community facilities
2. Education may have need for this site in the future for a school (meeting scheduled to ascertain timeline)
3. As part of the SPIRE project, we want to install temporary on-grade parking over the full site. Subject to agreement from Education, this would be in place from late 2020 to early 2026.

Please could you provide some advice on the best approach for arranging temporary use of the land with Education (e.g. surrender, sub-lease, MOU, etc.) and what process would be most appropriate for the DA should we progress with the carpark work.

Many thanks

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## **CFZ - Community Facility Zone**

### **Zone Objectives**

- a) To facilitate social sustainability and inclusion through providing accessible sites for key government and non-government facilities and services for individuals, families, and communities.
- b) To provide accessible sites for civic life and allow community organisations to meet the needs of the Territory's various forms of community.
- c) To protect these social and community uses from competition from other uses.
- d) To enable the efficient use of land through facilitating the co-location, and multi-use of community facilities, generally near public transport routes and convenience services appropriate to the use.
- e) To encourage adaptable and affordable housing for persons in need of residential support or care.
- f) To safeguard the amenity of surrounding residential areas against unacceptable adverse impacts including from traffic, parking, noise or loss of privacy.
- g) Promote active living and active travel
- h) Provide safe pedestrian and cycling access to community facilities to promote active living.

## CFZ – Community Facility Zone Development Table

<b>EXEMPT DEVELOPMENT</b>	
Development approval is not required. Building approval may be required. On leased land, development must be authorised by a lease.	
Development identified in the Planning and Development Act 2007 as exempt (see sections 133 and 134 of the Act and section 20 and schedule 1 of the Planning and Development Regulation 2008)	
<b>ASSESSABLE DEVELOPMENT</b>	
Development application required. On leased land, development must be authorised by a lease.	
<b>MINIMUM ASSESSMENT TRACK CODE</b>	
Development listed below requires a development application and is assessed in the code track	
<b>Development</b>	
No development identified	
<b>MINIMUM ASSESSMENT TRACK MERIT</b>	
Development listed below requires a development application and is assessed in the merit track, unless specified in schedule 4 of the Planning and Development Act 2007 (as impact track) or specified as prohibited development in a precinct map.	
<b>Development</b>	
ancillary use	minor use
business agency	office
child care centre	outdoor recreation facility
community activity centre	parkland
community theatre	place of worship
consolidation	public agency
cultural facility	religious associated use
demolition	residential care accommodation
development in a location and of a type identified in a precinct map as additional merit track development	retirement village
educational establishment	sign
emergency services facility	subdivision
health facility	supportive housing
hospital	temporary use
indoor recreation facility	varying a lease (where not prohibited, code track or impact track assessable)
minor road	
<b>MINIMUM ASSESSMENT TRACK IMPACT</b>	
Development listed below requires a development application and is assessed in the impact track	
1. Development that is not: <ol style="list-style-type: none"> <li>a. Exempt, code track or merit track development (see section 132 of the Planning and Development Act 2007); or</li> <li>b. Prohibited development, other than development that is permitted under s137 of the Planning and Development Act 2007.</li> </ol>	
2. Development specified in schedule 4 of the Planning and Development Act 2007 and not listed as a prohibited use in this table.	
3. Development that is authorised by a lease and listed as a prohibited use in this table.	
4. Development declared under section 124 or section 125 of the Planning and Development Act 2007 and not listed as a prohibited development in this table.	
5. Varying a lease to add a use assessable under the impact track.	

## PROHIBITED DEVELOPMENT

Development listed below is prohibited development unless the development is identified elsewhere in this development table as assessable under the code, merit or impact track.

agriculture	mobile home park
airport	multi-unit housing
animal care facility	municipal depot
animal husbandry	nature conservation area
aquatic recreation facility	offensive industry
boarding house	overnight camping area
bulk landscape supplies	pedestrian plaza
car park	place of assembly
caretakers residence	plant and equipment hire establishment
caravan park/camping ground	plantation forestry
cemetery	playing field
civic administration	produce market
club	public transport facility
communications facility	railway use
COMMERCIAL ACCOMMODATION USE	recyclable materials collection
corrections facility	recycling facility
craft workshop	restaurant
defence installation	sand and gravel extraction
development in a location and of a type identified in a precinct map as additional prohibited development	scientific research establishment
drink establishment	secondary residence
drive-in cinema	serviced apartment
farm tourism	service station
financial establishment	SHOP
freight transport facility	single dwelling housing
funeral parlour	special dwelling
general industry	stock/sale yard
group or organised camp	store
hazardous industry	tourist facility
hazardous waste facility	transport depot
home business	varying a lease to add a use listed as "prohibited development" in this development table
incineration facility	vehicle sales
indoor entertainment facility	veterinary hospital
industrial trades	warehouse
land fill site	waste transfer station
land management facility	woodlot
light industry	zoological facility
liquid fuel depot	
major road	

## RELEVANT CODE

Development proposals must comply with the Community Facility Zone Development Code.

#### NOTE ABOUT ANCILLARY, MINOR AND TEMPORARY USE

Some development that would otherwise be prohibited may be assessed under the merit track if they can be defined as *ancillary, minor or temporary use*. For example, a *car park* alone is prohibited, but could be considered if it is ancillary to a *child care centre* which is an assessable development under the merit track.

**From:** [Teasdale, Jonathan](#)  
**To:** [Esau, Lloyd](#); [Sare, Irma](#)  
**Cc:** [Stellios, George](#); [Cilliers, George](#)  
**Subject:** RE: CIT Woden - use as a temporary carpark  
**Date:** Wednesday, 23 October 2019 3:59:46 PM

---

UNCLASSIFIED

Hi Lloyd

In terms of the description of the relevant entities, the sublease would be between the Australian Capital Territory (registered office CIT – as per Executive Lease) and Health.

Happy to discuss

Jonathan

6207 0316

---

**From:** Teasdale, Jonathan  
**Sent:** Friday, 18 October 2019 12:37 PM  
**To:** Esau, Lloyd <[Lloyd.Esau@act.gov.au](mailto:Lloyd.Esau@act.gov.au)>; Sare, Irma <[Irma.Sare@act.gov.au](mailto:Irma.Sare@act.gov.au)>  
**Cc:** Stellios, George <[George.Stellios@act.gov.au](mailto:George.Stellios@act.gov.au)>; Cilliers, George <[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>  
**Subject:** RE: CIT Woden - use as a temporary carpark

UNCLASSIFIED

Hi Lloyd

We suggest that you consider entering into a sub-lease with Education for any one of the permitted uses listed in the Community Facilities Zone development table (attached). You will then be permitted to use the site for car-parking as an ancillary use to the main use.

Attached is a copy of the Executive Lease.

Regards

Jonathan

---

**From:** Esau, Lloyd <[Lloyd.Esau@act.gov.au](mailto:Lloyd.Esau@act.gov.au)>  
**Sent:** Friday, 18 October 2019 11:35 AM  
**To:** Sare, Irma <[Irma.Sare@act.gov.au](mailto:Irma.Sare@act.gov.au)>; Teasdale, Jonathan <[Jonathan.Teasdale@act.gov.au](mailto:Jonathan.Teasdale@act.gov.au)>  
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**Subject:** RE: CIT Woden - use as a temporary carpark

UNCLASSIFIED

Irma, George

Please can you update me on when we will receive the advice requested below. Thanks

**Lloyd Esau** | Project Director, SPIRE (a/g) & ACT Law Courts  
**Major Projects Canberra** | ACT Government

**T:** +61 (0)2 6205 3552 | [REDACTED]  
GPO Box 158, Canberra, ACT 2601

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---

**From:** Esau, Lloyd  
**Sent:** Wednesday, 9 October 2019 4:09 PM  
**To:** Sare, Irma <[Irma.Sare@act.gov.au](mailto:Irma.Sare@act.gov.au)>; Teasdale, Jonathan <[Jonathan.Teasdale@act.gov.au](mailto:Jonathan.Teasdale@act.gov.au)>  
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1. As far as we are aware, the site (PHILLIP, Block No. 17, Section No. 1) is 'owned' by Education and is zoned for community facilities
2. Education may have need for this site in the future for a school (meeting scheduled to ascertain timeline)
3. As part of the SPIRE project, we want to install temporary on-grade parking over the full site. Subject to agreement from Education, this would be in place from late 2020 to early 2026.

Please could you provide some advice on the best approach for arranging temporary use of the land with Education (e.g. surrender, sub-lease, MOU, etc.) and what process would be most appropriate for the DA should we progress with the carpark work.

Many thanks

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**Cc:** Stellios, George <[George.Stellios@act.gov.au](mailto:George.Stellios@act.gov.au)>; George Cilliers (<[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>  
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Many thanks

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**Major Projects Canberra** | ACT Government

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**From:** [Malouf, Ros](#)  
**To:** [McGlynn, Gene](#)  
**Cc:** [Sutton, Paul](#); [Mossfield, Steve](#); [Johnson, Bindu](#)  
**Subject:** FW: For action: SPIRE - 100% Electric Study  
**Date:** Thursday, 24 October 2019 9:30:55 AM  
**Attachments:** [266628-RPT-GE-0003 Full Electrical Facility Memo rev 01.pdf](#)  
[image001.jpg](#)  
[image002.jpg](#)

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Gene,

Dot points for response to SPIRE report for Ben Ponton's meeting on Friday 25 October are below and ready for your clearance and GR clearance.

**Summary of discussion as follows:**

Overall, EPSDD is supportive of the report recommendations and appreciate the opportunity to comment.

Designing SPIRE to all electric will help achieve the Health Directorates interim emission reduction target.

This report identifies that the option for 100% electric is achievable in SPIRE and is an opportunity to capitalise on now.

Without being all electric it will be very very difficult for Health to achieve these target.

If SPIRE is installed with gas its removes the opportunity for all electric for the life of the gas system – approx. 30 years.

Based on the available data an all-electric SPIRE building will achieve substantial emissions savings:

- An all gas SPIRE will increase the health portfolio (CHS & ACTHD) emissions by 21%, they are unlikely to achieve the interim target of 33% reduction by 2025 and the zero emissions by 2040 will be more difficult to achieve.
- An all-electric SPIRE will decrease the health portfolio (CHS & ACTHD) emissions by 7%.

Our technical officers in the Zero Emissions Government team have raised some potential questions for the consultants, ARUP.

- What is the costing for the all-electric option? (The ARUP summary report says \$3.6M but Lloyd's summary notes says \$15.8M.)
- The assessment does not consider whole of life costs including potential reduced running costs.
- The assumptions surrounding the floor space required for the heat pump option appear to be overstated.
- The consultant is using 1998 climate data. Is there something more current?
- It is unclear if the substation is internal to the hospital campus or an external

substation. This will have significant cost implications. It is also unclear if ARUP has explored options for reducing the cost burden of the substation e.g.

- Will Health be owning their own sub-station (i.e. HV supply)?
- Are they future proofing the site to cater for future electrical load?
- Could the electrical supply cost/s be off-set with PV and battery infrastructure?
- Geothermal heating and cooling option has merit and could be explored.
- Cost saving opportunities:
  - Rooftop Solar may not be an option with the helipad, but solar could be included on an adjoining building or elsewhere in the health portfolio. Other innovations could include wall mounted solar panels.
  - Installation of batteries to reduce costs.
  - The building will presumably install the most efficient systems and lighting available. Could there be an opportunity to update older sections of the hospital precinct at the same time.
- ZEV charging stations could be considered to future proofing the site. An option could also include vehicle to grid options.

Our technical officers are available to discuss further with the SPIRE project team at any time.

Ros

**Ros Malouf** | Senior Director - Sustainability Programs

T 02 6207 5335 | F 6207 2244 | [REDACTED]

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 2 Dame Pattie Menzies House, 16 Challis Street, Dickson ACT | GPO Box 158 Canberra ACT 2601 |

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



---

**From:** Sutton, Paul

**Sent:** Wednesday, 16 October 2019 4:52 PM

**To:** Malouf, Ros <Ros.Malouf@act.gov.au>

**Cc:** Mossfield, Steve <Steve.Mossfield@act.gov.au>

**Subject:** For action: SPIRE - 100% Electric Study

UNCLASSIFIED

Ros, comments to prep Gene to provide advice up the line.

Gene, the team has gone through the summary document and we have identified a few questions and comments. The headline comment is that the summary doesn't provide sufficient information to provide any substantive analysis or advice.

To this point, the most notable example is that the total marginal cost difference for an all-electric solution remains unclear as it is stated as \$3.6M in the ARUP summary report and at \$15.8M in Lloyd's summary notes. This variance is obviously significant enough to make or break the all-electric proposal and will require urgent clarification.

In addition, we also note:

- The assessment does not consider whole of life costs. Reduced running costs and eliminated exposure to SCC/ICC penalties will improve the economic case for the electric option.
- The assumptions surrounding the floor space required for the heat pump option appear to be overstated.
- Design outdoor conditions for heat gains, losses and plant selection are based on AIRAH's 1998 aggregated temperature data (which may not be representative of seasonal temperature changes since then and into the future). This may result in suboptimal building fabric design for actual conditions or may compromise the "resiliency" objectives of the SPIRE design. Heating and cooling equipment selection (and subsequent running costs) can be optimised if the building is designed against more contemporary temperature data.
- It is unclear if the substation is internal to the hospital or a distribution substation. This will have significant cost implications. It is also unclear if they have explored options for reducing the cost burden of the substation:
  - Will Health be owning their own sub-station (i.e. HV supply)?
  - Are they future proofing the site to cater for future electrical load?
  - Could the electrical supply cost/s be off-set with PV and battery infrastructure?
- We believe that the Geothermal option perhaps warrants further investigation (or at least provision of further information to validate why it was ruled out). Running costs are much cheaper and the lack of space cited in the report seems like a solvable problem. It would also significantly reduce load on the substation and thus reduce the need for electricity distribution upgrades.
- Cost saving opportunities:
  - Solar on the roof may not be an option with the helipad. Could include solar on an adjoining building or elsewhere in the health or government portfolio. Could explore wall mounted solar panels.
  - Batteries to reduce costs.
  - The building will presumably install the most efficient systems and lighting available. Could be an opportunity to update older sections of the hospital precinct at the same time.

ZEV charging stations need to be included as part of future proofing the site. Could include vehicle to grid options.

---

**From:** McGlynn, Gene <[Gene.McGlynn@act.gov.au](mailto:Gene.McGlynn@act.gov.au)>

**Sent:** Friday, 11 October 2019 5:36 PM

**To:** Sutton, Paul <[Paul.Sutton@act.gov.au](mailto:Paul.Sutton@act.gov.au)>

**Subject:** FW: SPIRE - 100% Electric Study

UNCLASSIFIED

Hi Paul,

Well, this is a lot less than the \$20 million estimate! Can your team please have a look and see whether this seems sensible. It would be really good if we could identify cost savings over time. We should also think if there is any ability to bundle in PV or EE or anything to reduce costs or increase revenue.

Thanks,

Gene

---

**From:** Ponton, Ben <[Ben.Ponton@act.gov.au](mailto:Ben.Ponton@act.gov.au)>

**Sent:** Friday, 11 October 2019 5:32 PM

**To:** Rutledge, Geoffrey <[Geoffrey.Rutledge@act.gov.au](mailto:Geoffrey.Rutledge@act.gov.au)>

**Cc:** McGlynn, Gene <[Gene.McGlynn@act.gov.au](mailto:Gene.McGlynn@act.gov.au)>; Magee, Alexandra <[Alexandra.Magee@act.gov.au](mailto:Alexandra.Magee@act.gov.au)>; McRae, Poppy <[Poppy.McRae@act.gov.au](mailto:Poppy.McRae@act.gov.au)>; Vest, Petra <[Petra.Vest@act.gov.au](mailto:Petra.Vest@act.gov.au)>

**Subject:** FW: SPIRE - 100% Electric Study

UNCLASSIFIED

Hi Geoffrey – I'm yet to review the attached... but perhaps we can discuss next week? I'm keen to make sure that our team is comfortable with what is being proposed and asked for a copy of the ARUP work so that we can interrogate. Thanks.

Cheers,

B

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Ben Ponton | Director-General

**Phone +61 2 6207 8359**

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

Level 3, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

---

**From:** Esau, Lloyd <[Lloyd.Esau@act.gov.au](mailto:Lloyd.Esau@act.gov.au)>

**Sent:** Friday, 11 October 2019 5:26 PM

**To:** Ponton, Ben <[Ben.Ponton@act.gov.au](mailto:Ben.Ponton@act.gov.au)>

**Cc:** Edghill, Duncan <[Duncan.Edghill@act.gov.au](mailto:Duncan.Edghill@act.gov.au)>

**Subject:** SPIRE - 100% Electric Study

UNCLASSIFIED

Ben

As requested at the SPIRE board meeting please see attached the preliminary study that Arup did during the concept design stage on eradicating the use of natural gas.

Key points are as follows:

1. There are no comparable benchmark facilities that operate on a 100% electric set-up.
2. Arup's view is that an all-electric HVAC system is viable although recommend that this is augmented with small gas-fired booster boilers to assist during periods of very cold weather.
3. Electric steam generation boilers for CSSD (sterilising) are viable.
4. The recommended approach will add 900 m<sup>2</sup> in area for additional plant.
5. The cost planners have assessed the extra-over cost for the recommended approach at \$15,854,000 (not in attached memo).
6. CHS have not endorsed this approach yet and will be primarily concerned with reliability, redundancy and operational costs (including energy).

More work on this will be done once the PSP design team is engaged.

Regards

**Lloyd Esau** | Project Director, SPIRE (a/g) & ACT Law Courts

**Major Projects Canberra** | ACT Government

**T:** +61 (0)2 6205 3552 | 

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**To:** [Malouf, Ros](#); [Sutton, Paul](#); [Mossfield, Steve](#)  
**Subject:** FW: For action: SPIRE - 100% Electric Study  
**Date:** Thursday, 24 October 2019 10:38:32 AM  
**Attachments:** [266628-RPT-GE-0003 Full Electrical Facility Memo rev 01.pdf](#)  
**Importance:** High

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UNCLASSIFIED For-Official-Use-Only

I have talked with Steve about these, and am happy to get rid of all the yellow – just the bits marked in red now need attention.

Gene

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**From:** McGlynn, Gene  
**Sent:** Thursday, 24 October 2019 10:32 AM  
**To:** Malouf, Ros <Ros.Malouf@act.gov.au>; Sutton, Paul <Paul.Sutton@act.gov.au>  
**Subject:** FW: For action: SPIRE - 100% Electric Study  
**Importance:** High

UNCLASSIFIED For-Official-Use-Only

Hi Ros and Paul – I've made some changes to this – mostly rearrangements. Can you guys please check that I've not said anything wrong. I've also made some comments marked in yellow – can you please see if we can address these and then it should be good to go? I am in meetings until around 2:30, but from 10:30 to 12:30 will be in the conference room on L1 South and can be pulled out if needed. We want to get this to Geoffrey/Ben as soon as possible today.

Thanks,

Gene

### Summary Comments

- Overall, EPSDD is supportive of the report recommendations and appreciates the opportunity to comment.
- Designing SPIRE to be all-electric is vital to achieving the Health Directorate's interim emission reduction target.
- This report identifies that the option for 100% electric is achievable in SPIRE and is an opportunity to capitalise on now.
  - This will make SPIRE a world-leading health facility as the consultants could not identify an equivalent all-electric facility in the world.
  - The analysis indicates this could be achieved at a cost of less than \$4 million, or less than 2% of project costs. This is vastly lower than previous estimates and may get

lower as technology develops.

- If a more traditional gas option is chosen, this will lock in significant emissions for up to 30 years, past the zero emissions government target of 2040 and the territory-wide net zero emissions target date of 2045 .
  - An all gas SPIRE will increase the health portfolio (CHS & ACTHD) emissions by 21%.
  - An all-electric SPIRE will decrease the health portfolio (CHS & ACTHD) emissions by 7%. [I don't understand how SPIRE can reduce emissions as it is a new facility so will just add on – I guess it depends on what they take down on the site, but I thought it was just a car park]

### Specific questions:

Technical officers in the Zero Emissions Government team would be happy to work with Health and Major Projects to further develop options and address uncertainties.

Some specific questions raised by the study include:

- The ARUP summary report says \$3.6M but Lloyd's summary notes says \$15.8M, so it will be important to quickly clarify this. [I can't find any reference to the \$15.8 million – where is this?]
- It is not clear how fully the assessment considers whole of life costs including potential reduced running costs. Reduced running costs and eliminated exposure to SCC/ICC [usst need to explain these?] penalties will improve the economic case for the electric option. [what would be the basis to assume reduced running costs – is it a question of electric versus gas prices and if so why do we think electric will be less?]
- The assumptions surrounding the floor space required for the heat pump option appear to be overstated because.....
- It is unclear if the substation is internal to the hospital campus or an external substation. This will have significant cost implications. It is also unclear if ARUP has explored options for reducing the cost burden of the substation e.g.
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- Installation of batteries to reduce costs.
- The building will presumably install the most efficient systems and lighting available. Could there be an opportunity to update older sections of the hospital precinct at the same time. [not sure how this relates to SPIRE as presumably this is an option already?]
- ZEV charging stations should be considered to future proof the site. An option could also include vehicle to grid options.
- The consultant is using 1998 climate data. This may result in suboptimal building fabric design.

---

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**Sent:** Friday, 11 October 2019 5:36 PM

**To:** Sutton, Paul <[Paul.Sutton@act.gov.au](mailto:Paul.Sutton@act.gov.au)>

**Subject:** FW: SPIRE - 100% Electric Study

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**To:** [Malouf, Ros](#)  
**Cc:** [Mossfield, Steve](#); [Johnson, Bindu](#)  
**Subject:** RE: For action: SPIRE - 100% Electric Study  
**Date:** Thursday, 24 October 2019 10:34:28 AM

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**Importance:** High

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**Cc:** Mossfield, Steve <[Steve.Mossfield@act.gov.au](mailto:Steve.Mossfield@act.gov.au)>

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**To:** [Sutton, Paul](#); [Mossfield, Steve](#)  
**Subject:** RE: For action: SPIRE - 100% Electric Study  
**Date:** Thursday, 24 October 2019 11:02:49 AM

---

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I've added my 2 cents in **green**

**Bindu Johnson** | Policy Officer | Climate Change Policy  
**Phone** 02 6205 1189 | **email** [bindu.johnson@act.gov.au](mailto:bindu.johnson@act.gov.au)

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**Subject:** For action: SPIRE - 100% Electric Study  
**Date:** Thursday, 24 October 2019 12:22:43 PM  
**Attachments:** [266628-RPT-GE-0003 Full Electrical Facility Memo rev 01.pdf](#)

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Updated.

Thanks team.

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- An all gas SPIRE will increase the health portfolio (CHS & ACTHD) emissions by 21%. Based on the increased floor area of SPIRE compared to current buildings.
- An all-electric SPIRE will decrease the health portfolio (CHS & ACTHD) emissions by 7%. This reduction is based on the demolition of a number of current gas using buildings (7,8,9,23, and 24) over the next 12-24 months to allow the SPIRE project.
- These projections are based on the best data available to the ZEG team. These should not be used as evidence but more indicative of the emissions impact.

### **Specific questions:**

Technical officers in the Zero Emissions Government team would be happy to work with Health and Major Projects to further develop options and address uncertainties.

Some specific questions raised by the study include:

- The ARUP summary report says \$3.6M for the electric option but Lloyd's summary notes says \$15.8M (referenced in the original email below), so it will be important to quickly clarify this. The only note in the report to explain the difference is that the costings do not allow for costs associated with additional plant area.
- It is not clear how fully the assessment considers whole of life costs of the project including potential running costs or the impact of a Social Cost of Carbon (SCC). The ACT Climate Change Strategy commits the government to implementing a SCC on government emissions from 2025, locking in a gas asset will lock in the associated cost per tonne of emissions. Running costs have significant variables, for example, gas/electricity pricing factors and operational efficiencies. Running costs and eliminated exposure to the SCC will improve the economic case for the electric option over the life of the asset.
- The assumptions surrounding the floor space required for the heat pump option appear to be overstated (based on experience from technical officers in the ZEG team with similar HVAC equipment). More information is required to confirm this assumption.
- It is unclear if the substation is internal to the hospital campus or an external substation. This will have significant cost implications. It is also unclear if ARUP has explored options for reducing the cost burden of the substation e.g.:
  - Will Health be owning their own sub-station (i.e. HV supply)?
  - Are they future proofing the site to cater for future electrical load?
  - Could the electrical supply cost/s be off-set with PV and battery infrastructure?
- The Geothermal option perhaps warrants further investigation (or at least provision of further information to validate why it was ruled out). Running costs are much cheaper and the lack of space cited in the report seems like a solvable problem. It would also significantly reduce load on the substation and thus reduce the need for electricity distribution upgrades.
- Cost saving opportunities:

- Rooftop Solar may not be an option with the helipad, but solar could be included on an adjoining building or elsewhere in the health portfolio. Other innovations could include wall mounted solar panels or solar glass.
  - Installation of batteries to reduce costs.
  - The building will presumably install the most efficient systems and lighting available. Could there be an opportunity to make larger orders to update older sections of the hospital precinct?
- ZEV charging stations should be considered to future proof the site. An option could also include vehicle to grid opportunities.
  - The consultant is using 1998 climate data. This may result in suboptimal building fabric design.

---

**From:** McGlynn, Gene <[Gene.McGlynn@act.gov.au](mailto:Gene.McGlynn@act.gov.au)>

**Sent:** Friday, 11 October 2019 5:36 PM

**To:** Sutton, Paul <[Paul.Sutton@act.gov.au](mailto:Paul.Sutton@act.gov.au)>

**Subject:** FW: SPIRE - 100% Electric Study

UNCLASSIFIED

Hi Paul,

Well, this is a lot less than the \$20 million estimate! Can your team please have a look and see whether this seems sensible. It would be really good if we could identify cost savings over time. We should also think if there is any ability to bundle in PV or EE or anything to reduce costs or increase revenue.

Thanks,

Gene

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**From:** Ponton, Ben <[Ben.Ponton@act.gov.au](mailto:Ben.Ponton@act.gov.au)>

**Sent:** Friday, 11 October 2019 5:32 PM

**To:** Rutledge, Geoffrey <[Geoffrey.Rutledge@act.gov.au](mailto:Geoffrey.Rutledge@act.gov.au)>

**Cc:** McGlynn, Gene <[Gene.McGlynn@act.gov.au](mailto:Gene.McGlynn@act.gov.au)>; Magee, Alexandra <[Alexandra.Magee@act.gov.au](mailto:Alexandra.Magee@act.gov.au)>; McRae, Poppy <[Poppy.McRae@act.gov.au](mailto:Poppy.McRae@act.gov.au)>; Vest, Petra <[Petra.Vest@act.gov.au](mailto:Petra.Vest@act.gov.au)>

**Subject:** FW: SPIRE - 100% Electric Study

UNCLASSIFIED

Hi Geoffrey – I'm yet to review the attached... but perhaps we can discuss next week? I'm keen to make sure that our team is comfortable with what is being proposed and asked for a copy of the ARUP work so that we can interrogate. Thanks.

Cheers,

B

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Ben Ponton | Director-General

**Phone +61 2 6207 8359**

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

Level 3, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

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**From:** Esau, Lloyd <[Lloyd.Esau@act.gov.au](mailto:Lloyd.Esau@act.gov.au)>

**Sent:** Friday, 11 October 2019 5:26 PM

**To:** Ponton, Ben <[Ben.Ponton@act.gov.au](mailto:Ben.Ponton@act.gov.au)>

**Cc:** Edghill, Duncan <[Duncan.Edghill@act.gov.au](mailto:Duncan.Edghill@act.gov.au)>

**Subject:** SPIRE - 100% Electric Study

UNCLASSIFIED

Ben

As requested at the SPIRE board meeting please see attached the preliminary study that Arup did during the concept design stage on eradicating the use of natural gas.

Key points are as follows:

1. There are no comparable benchmark facilities that operate on a 100% electric set-up.
2. Arup's view is that an all-electric HVAC system is viable although recommend that this is augmented with small gas-fired booster boilers to assist during periods of very cold weather.
3. Electric steam generation boilers for CSSD (sterilising) are viable.
4. The recommended approach will add 900 m<sup>2</sup> in area for additional plant.
5. The cost planners have assessed the extra-over cost for the recommended approach at \$15,854,000 (not in attached memo).
6. CHS have not endorsed this approach yet and will be primarily concerned with reliability, redundancy and operational costs (including energy).

More work on this will be done once the PSP design team is engaged.

Regards

**Lloyd Esau** | Project Director, SPIRE (a/g) & ACT Law Courts  
**Major Projects Canberra** | ACT Government

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**Portfolio:** Planning & Land Management

**ISSUE: SPIRE DA PROCESS**

## Talking points:

- The redevelopment of Canberra Hospital known as SPIRE, will require a development application (or DA) and approval before construction commences.
- SPIRE is an acronym for the proposed Surgical Procedures Interventional Radiology and Emergency (SPIRE) Centre.
- Some recent DA's for the Canberra Hospital include:
  - DA 2019 35962 –Construction of a 2 storey demountable office building and associated works which was approved by the independent planning and land authority in October.
  - DA 2019 36089 - Demolition of about 9200m<sup>2</sup> of floor area which includes some tree removal, disconnection of services and associated works. This DA is under assessment by the authority.
- The DA for SPIRE is yet to be lodged with the planning and land authority.
- A DA of this scale requires pre-DA lodgement community consultation. The community will have the opportunity to comment before the DA is lodged as well as once lodged, during the DA notification period.
- The proposed development will also need to be submitted to the National Capital Design Review Panel. The Panel (or DRP) is an advisory body. Any recommendations will be considered as part of the DA assessment including any changes made by the design team in response to the Panel's feedback.
- Once the DA is lodged, the independent ACT planning and land authority will assess the proposal against the legislation and Territory Plan. Entity comments and public representations will also form part of this process.
- Call-in powers: As the Planning Minister, you have 'call-in' powers to determine a DA of public benefit if decided (by you) as warranted. If questioned about call-in powers, it is recommended a response be provided that a decision to call-in this DA has not been made. As with all

Cleared as complete and accurate: 25/10/2019  
Cleared by: Executive Group Manager Ext:  
Contact Officer name: James Bennett Ext: 54877  
Cleared for release Choose an item  
Information Officer name:

larger DA's of public interest, a decision will be made against the legislation and on its merits once the DA is lodged.

### Key Information

- The DA for SPIRE is yet to be lodged.
- There are a range of statutory requirements and processes for the proposal to go through including before the DA is lodged as well as once the DA is lodged.
- The public will have at least two separate occasions to have their voice heard in regards to the proposal.
- The DA will be assessed against relevant planning standards and applicable legislation.
- A decision in regards to a call-in of the SPIRE DA has not been made.

### Background Information

For any questions in regards to the need for the hospital expansion or redevelopment, it is recommended these questions be asked of the Health Minister Rachel Stephen-Smith.

Cleared as complete and accurate: 25/10/2019  
Cleared by: Executive Group Manager Ext:  
Contact Officer name: James Bennett Ext: 54877  
Cleared for release Choose an item  
Information Officer name:

**From:** [Teasdale, Jonathan](#)  
**To:** [Esau, Lloyd](#); [Sare, Irma](#); [Cootes, Nicky](#); [Hurst, Jackie](#)  
**Subject:** FW: CIT Woden - use as a temporary carpark  
**Date:** Friday, 25 October 2019 10:32:00 AM

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UNCLASSIFIED

Hi Lloyd

There appear to be two different scenarios available to you in connection with the proposed sublease arrangement, each one having a different process.

If you want to sublease just the land, you will need to prepare a sublease; authority will need to approve; authority will need to arrangement registration at LTO.

If you want to sublease part of a building on the site, and then use the land adjoining the part of the building the subject of the sublease, you will need to prepare a sublease, but the authority does not need to approve this, nor would it need to be registered.

Either way, you'll need to complete a sublease.

Might be a good idea to contact GSO and ask them for assistance in preparing the sublease.

Regards

Jonathan

---

**From:** Teasdale, Jonathan  
**Sent:** Wednesday, 23 October 2019 4:00 PM  
**To:** Esau, Lloyd <[Lloyd.Esau@act.gov.au](mailto:Lloyd.Esau@act.gov.au)>; Sare, Irma <[Irma.Sare@act.gov.au](mailto:Irma.Sare@act.gov.au)>  
**Cc:** Stellios, George <[George.Stellios@act.gov.au](mailto:George.Stellios@act.gov.au)>; Cilliers, George <[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>  
**Subject:** RE: CIT Woden - use as a temporary carpark

UNCLASSIFIED

Hi Lloyd

In terms of the description of the relevant entities, the sublease would be between the Australian Capital Territory (registered office CIT – as per Executive Lease) and Health.

Happy to discuss

Jonathan

6207 0316

---

**From:** Teasdale, Jonathan  
**Sent:** Friday, 18 October 2019 12:37 PM  
**To:** Esau, Lloyd <[Lloyd.Esau@act.gov.au](mailto:Lloyd.Esau@act.gov.au)>; Sare, Irma <[Irma.Sare@act.gov.au](mailto:Irma.Sare@act.gov.au)>  
**Cc:** Stellios, George <[George.Stellios@act.gov.au](mailto:George.Stellios@act.gov.au)>; Cilliers, George <[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>  
**Subject:** RE: CIT Woden - use as a temporary carpark

UNCLASSIFIED

Hi Lloyd

We suggest that you consider entering into a sub-lease with Education for any one of the permitted uses listed in the Community Facilities Zone development table (attached). You will then be permitted to use the site for car-parking as an ancillary use to the main use.

Attached is a copy of the Executive Lease.

Regards

Jonathan

---

**From:** Esau, Lloyd <[Lloyd.Esau@act.gov.au](mailto:Lloyd.Esau@act.gov.au)>  
**Sent:** Friday, 18 October 2019 11:35 AM  
**To:** Sare, Irma <[Irma.Sare@act.gov.au](mailto:Irma.Sare@act.gov.au)>; Teasdale, Jonathan <[Jonathan.Teasdale@act.gov.au](mailto:Jonathan.Teasdale@act.gov.au)>  
**Cc:** Stellios, George <[George.Stellios@act.gov.au](mailto:George.Stellios@act.gov.au)>; Cilliers, George <[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>  
**Subject:** RE: CIT Woden - use as a temporary carpark

UNCLASSIFIED

Irma, George

Please can you update me on when we will receive the advice requested below. Thanks

**Lloyd Esau** | Project Director, SPIRE (a/g) & ACT Law Courts  
**Major Projects Canberra** | ACT Government

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**From:** Esau, Lloyd  
**Sent:** Wednesday, 9 October 2019 4:09 PM  
**To:** Sare, Irma <[Irma.Sare@act.gov.au](mailto:Irma.Sare@act.gov.au)>; Teasdale, Jonathan <[Jonathan.Teasdale@act.gov.au](mailto:Jonathan.Teasdale@act.gov.au)>  
**Cc:** Stellios, George <[George.Stellios@act.gov.au](mailto:George.Stellios@act.gov.au)>; George Cilliers (<[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>  
<[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>  
**Subject:** CIT Woden - use as a temporary carpark

UNCLASSIFIED

Irma, Jonathon

As discussed on Friday, I am seeking advise on the approach we will need to take to allow Canberra Health Services (CHS) to utilise the CIT Woden site for temporary on-grade parking following demolition of the structures on the site. Key factors are as follows:

1. As far as we are aware, the site (PHILLIP, Block No. 17, Section No. 1) is 'owned' by Education and is zoned for community facilities
2. Education may have need for this site in the future for a school (meeting scheduled to ascertain timeline)
3. As part of the SPIRE project, we want to install temporary on-grade parking over the full site. Subject to agreement from Education, this would be in place from late 2020 to early 2026.

Please could you provide some advice on the best approach for arranging temporary use of the land with Education (e.g. surrender, sub-lease, MOU, etc.) and what process would be most appropriate for the DA should we progress with the carpark work.

Many thanks

**Lloyd Esau** | Project Director, SPIRE (a/g) & ACT Law Courts  
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**From:** [Cilliers, George](#)  
**To:** [Esau, Lloyd](#); [Stellios, George](#)  
**Cc:** [Weller, Craig](#)  
**Bcc:** [Phillips, Brett](#)  
**Subject:** SPIRE: Typical DA requirements and processes  
**Date:** Sunday, 27 October 2019 4:03:00 PM

---

UNOFFICIAL

Hi Lloyd and George,

Thank you for briefly outlining the SPIRE project at our meeting of 4 October 2019.

Further to this meeting, I thought it may be useful for your project team if I provide a broad outline of the typical process and requirements (from a DA perspective) preceding the development application (DA) process for a DA like SPIRE, to give you an outline of the typical DA process for a DA lodged in the Merit Track, and also to outline some post-decision pathways.

General information about lodgement of DAs are at the following link:

<https://www.planning.act.gov.au/build-buy-renovate/build-buy-or-renovate/approvals/development-applications>

**Prior to submitting a DA:**

Prior to lodging a DA, such as the substantial DA for SPIRE, I suggest the following:

- A range of due-diligence and supporting investigations to be undertaken (if you haven't already commissioned these). For this type of DA it should include at least:
  - Seeking (preliminary) advice from entities, and resolving any obvious issues.
  - An extensive tree survey to establish the potential impacts on protected trees (under the *Tree Protection Act*)
  - An extensive traffic and parking study to establish the potential traffic and parking impacts for the substantial DA, but also for other DAs that may be lodged to support the substantial DA.
  - An investigation of possible contamination issues resulting from demolition and previous uses of the land.
  - For a DA of this nature you may also want to undertake studies to establish other environmental impacts such as noise and lighting.
  - Although not a requirement, I'd also suggest that you'd undertake an initial review of planning provisions against your project, to ensure that your project is lodged in the correct track (noting that this advice is provided on the assumption that you'd lodge a DA in the Merit Track), that the uses proposed are all permissible, and that the project complies with the relevant planning provisions.
- Submission to, and seeking advice from the **National Capital Design Review Panel (NCDRP)**. This is a statutory requirement, and for a project of this nature, it is important that you present your intended project as early as possible, at the concept design stage, to the NCDRP for design advice. You can find more information at the following link: <https://www.planning.act.gov.au/talk-with-us/boards-councils-committees-panels-and-other-bodies/national-capital-design-review-panel> . I suggest that if you haven't yet booked in an initial presentation, that you do so as soon as possible.
- **Pre-DA Lodgement Community Consultation**. This is also a statutory requirement for a project of this nature, and may require a number of community meetings/consultations.

You can find more information at the following link:

[https://www.planning.act.gov.au/development\\_applications/pre-da-consultations/pre-da-community-consultation](https://www.planning.act.gov.au/development_applications/pre-da-consultations/pre-da-community-consultation) .

- **Pre-application meeting.** This is an optional service provided by the planning and land authority that provides you with an opportunity to present your project to entities and to obtain high-level advice prior to submitting your DA. If you wish to make use of this service, I'd suggest you arrange for a pre-application meeting by contacting our Gateway Team. (I've cc'd Craig Weller, Director DA Services) to this email for this purpose. See also the following link:

[https://www.planning.act.gov.au/development\\_applications/da\\_assessment/pre-application](https://www.planning.act.gov.au/development_applications/da_assessment/pre-application)

I assume that the DA will be lodged by an experienced consultant that would be familiar with our documentary requirements for lodgement of DAs – if this is not the case, please let us know to provide you with a list of documents required.

### **The DA process:**

The DA process is dealt with under Chapter 7 of the *Planning and Development Act 2007*, <https://www.legislation.act.gov.au/a/2007-24/>, and is broadly summarised below:

- Once the DA has been submitted, our Gateway Team undertakes a documentary completeness check and will fail the completeness check if the documentation is lacking.
- When the completeness check has been passed, the applicant will be provided with a fee advice (DA lodgement fee based on the stated costs of works, as well as a public notification fee).
- The DA is considered “lodged” on the day that the DA fee has been paid. The statutory timeframe then commences for processing the DA.
- The statutory timeframe is 30 working days (if no representations have been received), or 45 working days (if representations have been received).
- The DA is publicly notified immediately or within a few days from lodgement. The DA stays on public notification for 15 working days. This timeframe will be extended if it coincides with public holidays. The public notification timeframe for a project of this nature is highly likely to be extended regardless, but should not impact the statutory due date for a decision.
- The DA is referred to referral entities immediately or within a few days from lodgement. Entities also have 15 working days to provide advice. Entities may request further information, which may be sought from the applicant.
- If the design is amended as a result of entity advice, or the assessment undertaken by the planning and land authority, or at the initiative of the applicant; the statutory timeframe for making a decision gets extended accordingly. In the case of an amended application, the planning and land authority has the discretion to re-notify the application and/or re-refer it to entities for advice. This sometimes could have a significant impact on timeframes. Applicants often try to avoid any such timeframe impacts by seeking advice from entities, and resolving any obvious issues, prior to lodgement of the DA.
- Following notification and receipt of entity advice, the planning and land authority undertakes its assessment and makes a decision.
- As mentioned at our meeting, the planning and land authority applies a staged assessment approach whereby the DA assessment is progressed through six separate stages. The stages are:
  - **Stage 1: Review**

#### Appraisal and Preliminary Assessment

- **Stage 2: Entity Advice Assessment**  
Collect entity advice and assess  
Request Information if required
- **Stage 3: Representation Assessment**  
Collect representations and assess  
Request further information if required  
(Assessment of Stages 2 & 3 typically occurs simultaneously)
- **Stage 4: Assessment**  
Review application, undertake Territory Plan Assessment, request further information if required
- **Stage 5: Preliminary decision-making**  
Preliminary decision-making  
LRP/AAP coordination if required.  
Review Stages 1-4
- **Stage 6: Final Decision**  
Review previous stages and come to a position on what decision should be, compile Notice of Decision and dispatch s.165 Endorsement and release of plans if possible

#### **Post-decision:**

- A decision to approve (or conditionally approve) a project of this nature would be likely to be subject to (3<sup>rd</sup> party) review in the ACT Civil and Administrative Tribunal. The timeframe for review is 28 calendar (or 20 working) days after the decision was provided, and the planning and land authority will generally not release endorsed drawings (to enable the proponent to proceed with the development) during this timeframe. If no application for review is made, and all relevant conditions are complied with, the planning and land authority may endorse and release drawings to enable the applicant to progress to the building approval process.
- In the case of a conditional approval, the applicant may also challenge or seek modification of conditions through the reconsideration process.
- A decision to refuse a DA will enable the applicant to seek a review through a reconsideration application. A reconsideration application must be made within 20 working days from the initial decision, but this timeframe may be extended by the planning and land authority. If a reconsideration application is made, the planning and land authority must make a new decision within 20 working days, but this timeframe may also be extended by mutual agreement. Further notification and entity referral processes also apply to the reconsideration process.
- The applicant may also seek a review of the decision in the ACT Civil and Administrative Tribunal in relation to conditions of approval for a DA.
- The general timeframe for the Tribunal to make a new decision 120 days.
- The applicant may apply to amend an approved project, provided the amended proposal is substantially the same as the originally approved proposal. The decision to amend a project is for the planning and land authority and notification and entity referral of amendment applications are also to the discretion of the planning and land authority. There are no statutory timeframes for deciding an amendment application.

Please note that the preceding outline is only provided to highlight key requirements and DA

processes to inform your initial project planning process and timelines. Please refer to the relevant legislation for more detail, and seek advice if necessary, for the preparation of the application or for any proceedings that may result from that.

Kind regards

George Cilliers | Executive Branch Manager (Development Assessment)

**Phone 02 6207 6804**

**Planning Delivery** | Environment, Planning and Sustainable Development | **ACT Government**

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