
From: Evans, Gavin
Sent: Tuesday, 13 June 2023 11:49 AM
To: Hawkes, Joanne
Subject: FW: Evoenergy substation [REDACTED], CAMPBELL ([REDACTED])
Attachments: Campbell surveys.docx

Follow Up Flag: Follow up
Flag Status: Completed

UNOFFICIAL

Hi Jo,

This one is for you; please see the email below from David Kyburz.

I've had a cursory look through the 1:480 Contour plan series (40 foot to an inch) and can't find any as-built contours for [REDACTED] Campbell in Objective. An archived microfiche of the plan might be available at ACT Records or Iron Mountain.

Regards,

Gavin Evans
Registered Surveyor

Office of the Surveyor-General and Land Information
Environment, Planning and Sustainable Development | ACT Government
P: 02 6207 1639 | E: gavin.evans@act.gov.au | Web: www.environment.act.gov.au
Level 1, 480 Northbourne Ave Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

From: Kyburz, David <David.Kyburz@act.gov.au>
Sent: Friday, 9 June 2023 9:34 AM
To: Evans, Gavin <Gavin.Evans@act.gov.au>
Subject: Evoenergy substation [REDACTED], CAMPBELL [REDACTED]

UNOFFICIAL

Good morning Gavin

Seeking your advice regarding a complaint relating to height above 'natural ground level' in Campbell

Evoenergy has built a substation on Territory land however RRRT received a complaint from the lessee of the adjoining block advising that the height of the substation requires Development Approval because the structure is greater than 2 metres in height, above 'natural ground level'

I went to site in May 2023 measured the height of the substation It appeared to be approximately 2040mm relative to the existing ground level near the substation Natural ground level had not been determined

The complainant has now provided a survey by a registered surveyor in 2021 (prior to Evoenergy's works)

The complainant claims that the survey confirms the datum ground level / natural ground and proves the substation is higher than 2 metres above 'natural ground level'.

Could you please advise/confirm if the survey attached indicates 'natural ground level', not current ground level and if the substation is greater than 2 metres in height above natural ground level

Regards

David

David Kyburz | Building Inspector and Compliance Auditor | Rapid Regulatory Response Team

Phone: Sch 1 1.14 Mobile Sch 2.2(a)(ii) | Email: rrt@act.gov.au

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

GPO Box 158, Canberra, ACT, 2601 | www.act.gov.au/accessCBR



From: Hawkes, Joanne
Sent: Wednesday, 14 June 2023 11:44 AM
To: Kyburz, David
Cc: Evans, Gavin
Subject: RE: Evoenergy substation [REDACTED], CAMPBELL [REDACTED]
Attachments: 572-2-DP (Deposited Plan).pdf

UNOFFICIAL

Hi there David

It appears the 'attached' survey was measured in 2021 and shows the natural surface as at 2021. Natural ground level at 2021 is not the "Datum" Ground Level (DGL) of [REDACTED] Campbell. The definition of DGL pursuant to: the Surveyor-General [Guideline 12 - Datum Ground Level \(act.gov.au\)](https://www.act.gov.au/act/department-of-environment-planning-and-sustainable-development/act-government/act-2021-guideline-12-datum-ground-level) is:

"Datum ground level means the level of the surface of the ground as defined in a field survey and authorised by a qualified surveyor at the time of operational acceptance for greenfield development or prior to any new earthworks having occurred after that time"

Deposited Plan 572 is the underlying DP for the subject land which was surveyed in 1954, hence the contours from 1954 need to be used to determine DGL.

Hope the info helps

Regards

Joanne Hawkes
Deputy Surveyor-General



Office of the Surveyor-General and Land Information
Environment, Planning and Sustainable Development | ACT Government
P: 6205 0483 | E: joanne.hawkes@act.gov.au | Web: www.planning.act.gov.au
Level 1, 480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

From: Evans, Gavin <Gavin.Evans@act.gov.au>
Sent: Tuesday, 13 June 2023 11:49 AM
To: Hawkes, Joanne <Joanne.Hawkes@act.gov.au>
Subject: FW: Evoenergy substation 26 JACKA Cr, CAMPBELL (B12 S13)

UNOFFICIAL

Hi Jo,

This one is for you; please see the email below from David Kyburz.

I've had a cursory look through the 1:480 Contour plan series (40 foot to an inch) and can't find any as-built contours for Blk 12 Sec 13 Campbell in Objective. An archived microfiche of the plan might be available at ACT Records or Iron Mountain.

Regards,

Gavin Evans
Registered Surveyor

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To: Evans, Gavin <Gavin.Evans@act.gov.au>
Subject: Evoenergy substation [REDACTED], CAMPBELL [REDACTED]

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David

David Kyburz | Building Inspector and Compliance Auditor | Rapid Regulatory Response Team
Phone: Sch 1 1.14 [REDACTED] Mobile [REDACTED] | Email: rrt@act.gov.au
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GPO Box 158, Canberra, ACT, 2601 | www.act.gov.au/accessCBR



Plan of
 SECTIONS 12, 13, & 15
 DIVISION OF CAMPBELL
 CANBERRA CITY DISTRICT
 AUSTRALIAN CAPITAL TERRITORY

DEPOSITED PLAN No. S.P. 572

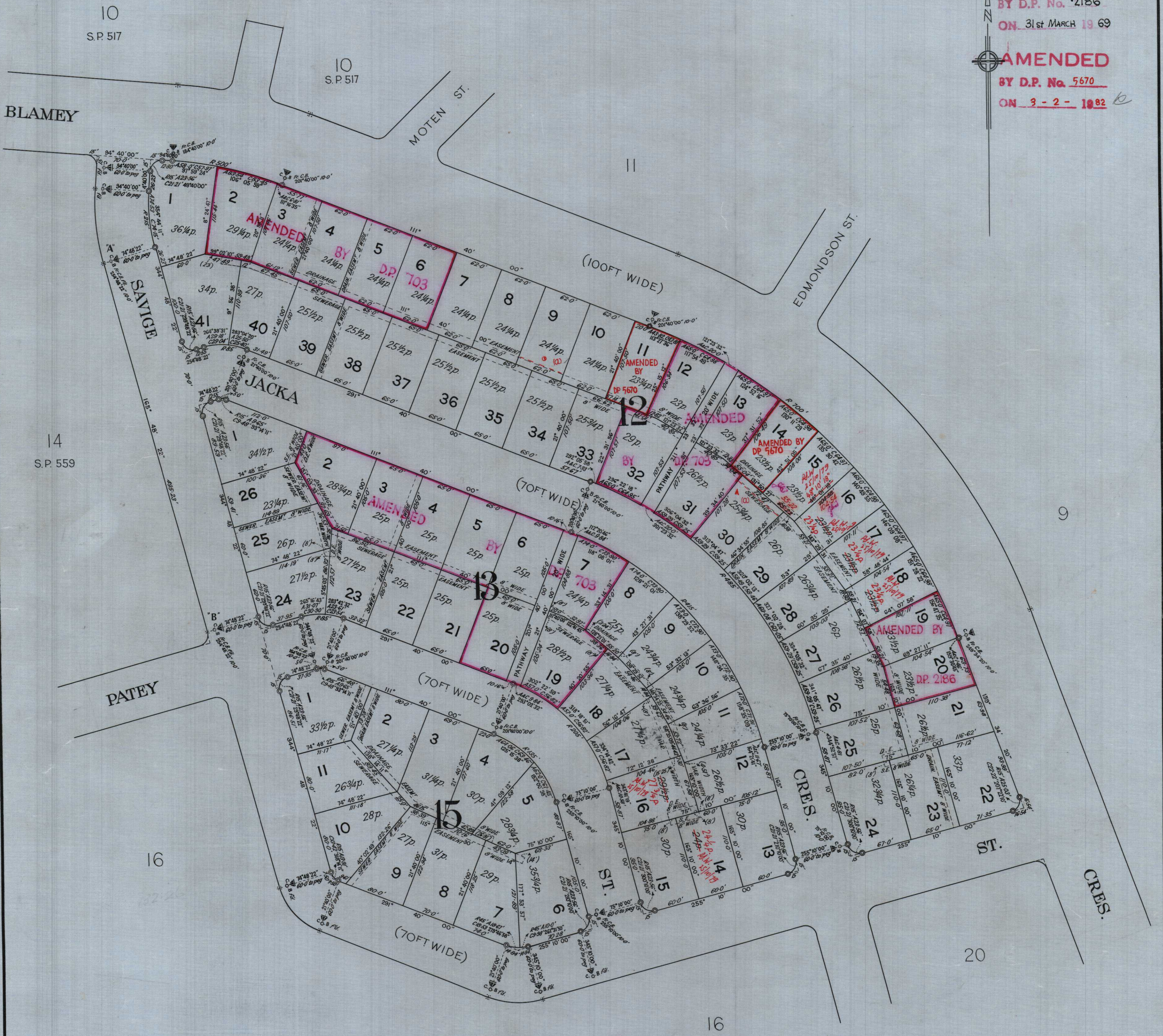
Deposited in the office of the
 Registrar of Titles at Canberra in the
 Australian Capital Territory
 the day of _____, 19
 at _____ minutes past _____ o'clock in
 the _____ noon
 Approved *J. Button*
 Registrar of Titles



AMENDED
 SEE D.P. No. 703.

AMENDED
 BY D.P. No. 2186
 ON 31st MARCH 1969

AMENDED
 BY D.P. No. 5670
 ON 3-2-1962



NOTE: GLPS are shown thus and are placed in road 6' radially from Tangent Points.

- ◆ PROPOSED DRAINAGE AND ELECTRIC (a) SUPPLY SERVICE EASEMENT 6' WIDE
- ▲ PROPOSED SEWERAGE AND ELECTRIC (a) SUPPLY SERVICE EASEMENT 6' WIDE

(a) AMENDED BY REQUEST OF L.I.O.
 REF. FOLIO No. 759 ON FILE No. 82:2611
Paterson was 22/4/1965

I certify that this plan is the plan prepared in accordance with sub-section 1 of section nine of the Districts Ordinance 1927-49

J. Rogers
 Commonwealth Surveyor-General

Drawn by J.O.H. Date 6.12.56
 Examined by *McCurry* Date 10.12.56
 Date of Survey 14.12.54
 Strom Meridian
 FIELD BOOK K599, K1739, K862
 Azimuth... A B

Declared at Canberra the 13th day of December, 1956 before me

John P. Hunter
 Commissioner for Declarations under
 the Statutory Declarations Act 1911-1922

I, *Patrick Rayment* of Canberra in the Territory for the Seat of Government of the Commonwealth of Australia, a surveyor specially licensed by the Commonwealth under the provisions of the Real Property Ordinance 1925, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented (c) that all physical objects indicated exist in the positions shown (d) that the whole of the material facts in relation to the land are correctly represented (e) that the survey has been made (f) by me (g) under my supervision, and completed on the 14th day of December, 1954, and the reference marks have been placed as shown hereon. And I make this solemn declaration by virtue of the Statutory Declarations Act 1911-1922 conscientiously believing the statements contained therein to be true in every particular.

P. Rayment
 Licensed Surveyor