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Note: Final EIS at Attachment D. The Draft EIS that was submitted with the application is no longer relevant.

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- C(ii)1:** Application form, documents and plans associated with application
- C(ii)2:** Statement against relevant criteria
- C(ii)3:** Reports and other supporting information associated with application:
- C(ii)4:** Entity advice received in relation to the application
- C(ii)5:** Copies of representations

Note: Final EIS at Attachment D. The Draft EIS that was submitted with the application is no longer relevant.

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D1: EIS201700005 – Addendum to EIS

D2: EIS201700005 (Volume 1) – Main report

D3: EIS201700005 (Volume 2) – Technical Papers

D4: EIS201700005 – Final EIS Assessment Report

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D6: Concurrent application – Site Inspection Photos (Part 1)

D7: Concurrent application – Site Inspection Photos (Part 2)



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DEVELOPMENT APPLICATION NOS: 201732485 & 201732500

ACT Second Electricity Supply Project - Multiple blocks in proximity of Stockdill Drive, Holt, District of Belconnen

ASSESSMENT UNDER SECTION 159 OF THE *PLANNING AND DEVELOPMENT ACT 2007*

In considering a request to use Ministerial call-in powers in accordance with section 159 of the *Planning and Development Act 2007* (the Act), it is necessary to assess whether there are grounds for the Minister to call-in the development application.

Under section 159(2) of the Act, the Minister may decide to consider an application referred to the Minister under section 158 of the Act if, in the Minister's opinion:

- (a) the application raises a major policy issue; or
- (b) the application seeks approval for a development that may have a substantial effect on the achievement or development of the object of the territory plan as set out in the statement of strategic directions and objectives for each zone to which the application relates; or
- (c) the approval or refusal of the application would provide a substantial public benefit.

It is recommended that section 159(2)(a) and (c) are met for the following reasons:

(a) Application raises a major policy issue

The ACT Second Electricity Supply Project proposed in the development applications raises a major policy issue of the ACT's energy security. Energy security has implications for residents, and public and private sector organisations operating in the ACT. For example, a stable electricity supply is required for the provision of medical and other critical Territory and Australian Government services, including emergency and hospital services. There are potential life-threatening and local and national security implications associated with the energy supply.

The construction of a second, geographically separate, electricity supply will enhance the energy security of the Territory. This will protect against future outages and ensure a stable supply of electricity to the ACT.

The proposal is also a legislated requirement of the ACT's Electricity Transmission Supply Code (2016), with electricity utilities TransGrid and Evoenergy legally required to construct and operate a second supply by 31 December 2020.

(c) Approval would provide a substantial public benefit

The benefit to the Canberra community from this proposed development arises from providing a second secure electricity connection to the ACT. To this end, the public benefit will be served by enhancing the energy security of the ACT and minimising future interruptions to the electricity supply.

A second electricity supply is required to protect against potential future natural and intentional disruption to the electricity network, such as fire, storms or foul play. These disruptions can affect many people across the ACT, especially vulnerable people who depend on electrical equipment or all parts of the community during severe weather events.

The proposal contributes to the provision of key infrastructure as well as infrastructure necessary to ensure a high standard of living and safety for the community. A secure electricity supply is required to power the city now and into the future, and to protect against the negative consequences of power outages.



Mick Gentleman MLA

Minister for the Environment and Heritage
Minister for Planning and Land Management
Minister for Police and Emergency Services
Minister assisting the Chief Minister on
Advanced Technology and Space Industries
Manager of Government Business
Member for Brindabella

Ms Emma Taylor
Principal Environmental Scientist
WSP Australia Pty Ltd
Level 1, 121 Marcus Clarke Street
CANBERRA ACT 2600

e: [REDACTED]

Dear Ms Taylor

I refer to Development Applications No 201732485 and 201732500 lodged by you with the planning and land authority (the authority) on 22 February 2018. The applications seek development approval for the ACT Second Electrical Supply Project near Stockdill Drive, Holt.

Pursuant to section 158 of the *Planning and Development Act 2007* (the Act), I directed the planning and land authority to refer the applications to me for my consideration.

I have decided that I will consider the development applications as it is my opinion that the applications raise a major policy issue and approval of the applications will provide a substantial public benefit, therefore satisfying the requirements of section 159 of the Act.

Notices of Decision will be provided to you in due course.

Yours sincerely

Mick Gentleman MLA

ACT Legislative Assembly

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RZ1 – Suburban zone

Zone objectives

- a) Provide for the establishment and maintenance of residential areas where the housing is low rise and predominantly single dwelling and low density in character
- b) Protect the character of established single dwelling housing areas by limiting the extent of change that can occur particularly with regard to the original pattern of subdivision and the density of dwellings
- c) Provide for a wide range of affordable and sustainable housing choices that meet changing household and community needs
- d) Ensure development respects valued features of the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties
- e) Provide opportunities for home based employment consistent with residential amenity
- f) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity
- g) Promote good solar access
- h) Promote energy efficiency and conservation
- i) Promote sustainable water use
- j) Promote active living and active travel

RZ3 – Urban residential zone

Zone objectives

- a) Provide for the establishment and maintenance of residential areas where the housing is low rise and predominantly medium density in character and particularly in areas that have good access to facilities and services and/ or frequent public transport services
- b) Provide opportunities for redevelopment by enabling changes to the original pattern of subdivision and the density of dwellings
- c) Provide for a wide range of affordable and sustainable housing choices that meet changing household and community needs
- d) Ensure development and redevelopment is carefully managed so that it achieves a high standard of residential amenity, makes a positive contribution to the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties
- e) Provide opportunities for home based employment consistent with residential amenity
- f) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity
- g) Promote good solar access
- h) Promote energy efficiency and conservation
- i) Promote sustainable water use
- j) Promote active living and active travel
- k) Encourage an attractive, safe, well-lit and connected pedestrian environment with convenient access to public transport

CZ5 – Mixed Use Zone

Zone Objectives

- a) Encourage higher density residential development in locations with convenient access to transport corridors, and commercial and employment centres
- b) Create an efficient and sustainable urban environment and provide for a diversity of living, working and recreation opportunities
- c) Maintain and enhance environmental amenity and undertake development using best practice environmentally sustainable development principles
- d) Encourage a standard of urban design that is consistent with selected major avenues, approach routes and other strategically located areas
- e) Encourage activities particularly at street frontage level that contribute to an active public realm
- f) Promote active living and active travel
- g) Provide a high quality public realm by facilitating active uses on ground floor level that connects with the wider open space, pedestrian and cycle networks to promote active travel and active living.
- h) Provide a mixture of compatible land uses and integrate suitable business, office, residential, retail and other development in accessible locations so as to encourage walking and cycling, and maximise public transport patronage.

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.

PRZ1 - Urban Open Space Zone

Zone Objectives

- a) Provide an appropriate quality, quantity and distribution of parks and open spaces that will contribute to the recreational and social needs of the community
- b) Establish a variety of settings that will support a range of recreational and leisure activities as well as protect flora and fauna habitats and corridors, natural and cultural features and landscape character
- c) Allow for stormwater drainage and the protection of water quality, stream flows and stream environs in a sustainable, environmentally responsible manner and which provides opportunities for the community to interact with and interpret the natural environment
- d) Allow for ancillary uses that support the care, management and enjoyment of these open spaces including park maintenance depots, small-scale community activity centres
- e) Ensure that development does not unacceptably affect the landscape or scenic quality of the area, adequacy of open space for other purposes, or users, access to open space, or amenity of adjoining residents
- f) Provide for integrated land and water planning and management
- g) Provide safe pedestrian and cycling access to urban open space to promote active living.

PRZ2 - Restricted Access Recreation Zone

Zone Objectives

- a) Accommodate facilities that will meet the recreational needs and demands of the community and are appropriately located for the potential users of the facility
- b) Make provision for a range of sport and recreation facilities and users, whether in public or private ownership that may be commercial in nature
- c) Ensure the amenity of adjoining development is not unacceptably affected by the operation of sport and recreation facilities, particularly in terms of noise, traffic, parking, privacy and outside lighting at night
- d) Design and landscaping of development is to be compatible with the surrounding landscape
- e) Provide safe pedestrian and cycling access to recreation facilities to promote active living.

NUZ1 – Broadacre Zone

Zone Objectives

- a) Make provision in a predominantly rural landscape setting for a range of uses which require larger sites and/or a location outside urban areas
- b) Make provision for activities requiring clearance zones or protection from conflicting development
- c) Ensure that development does not adversely impact or visually intrude on the landscape and environmental quality of the locality
- d) Ensure, where appropriate, that development and the use of land does not undermine the future use of land which may be required for urban and other purposes

NUZ3 – Hills, Ridges and Buffer Zone

Zone Objectives

- a) Conserve the environmental integrity of the hill system as a visual backdrop and a unified landscape setting for Canberra
- b) Provide opportunities for appropriate recreational uses
- c) Conserve the significant cultural and natural heritage resources and a diversity of natural habitats and wildlife corridors
- d) Provide predominantly open buffer spaces for the visual separation of towns and to provide residents with easy access to hills, ridges and buffer areas and associated recreation facilities
- e) Provide opportunities for appropriate environmental education and scientific research activities

**ACT Second
Electricity Supply Project**

**DA201732485
DA201732500**

**Blocks 1462, 1469, 1559, 1560, 1582,
1600, 1601, 1606 and 1633 Belconnen
Block 3 Section 118 Holt
Block 2 Section 132 Holt**

Information for Minister Mick Gentleman MLA



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Form

Territory Plan Code Requirements Impact Track

ASSESSMENT REPORT

Zones (refer land use plans):

RZ1 Suburban Zone
RZ3 Urban Residential Zone
CZ5 Mixed Use Zone
CFZ Community Facility Zone
PRZ1 Urban Open Space Zone
PRZ2 Restricted Access Recreation Zone
NUZ1 Broadacre Zone
NUZ3 Hills Ridges and Buffer areas

ASSESSMENT OFFICER: Mr Dominic Riches

APPLICATION NUMBER: 201732500

ACROSS MULTIPLE BLOCKS

DIVISION: BELCONNEN

Territory Plan Code Requirements

This document provides analysis of a development proposal in relation to the relevant codes contained in the Territory Plan.

The proposed development application (DA) is for the decommissioning of existing electricity lines (demolition) and construction of a second electricity connection (Major utility installation), including a new substation, within the above zones. This DA is in the Impact Track as:

- the development is listed under Item 2, Part 4.2 of the *Planning and Development Act 2007* (the Act);
- the development is listed under Item 1, 2 & 6, Part 4.3 of the Act; and
- the Commonwealth Minister responsible for administering the Environment Protection and Biodiversity Conservation Act 1999 (Cwlth) advised the Minister in writing that the development proposed—
 - is a controlled action under that Act, section 76; and
 - does not require assessment under that Act, part 8 (Assessing impacts of controlled actions) because a bilateral agreement between the Commonwealth and the Territory under that Act allows the proposal to be assessed under this Act.

An Environmental Impact Statement (EIS) was submitted by the proponent, as a concurrent application process, to address all impacts from the proposed development. The EIS was considered by the Authority and an EIS Assessment Report was prepared that confirmed that each matter raised during the EIS process was addressed. Consequently, the EIS was deemed complete as the Minister for Planning and Land Management provided notice to the Authority under s 226 of the Act.

1. Assessment of Compliance with West Belconnen Concept Plan (Precinct Code as per s 93 of the Act)

The West Belconnen Concept Plan is relevant to this proposal because works are proposed within a Future Urban Area (FUA overlay). The concept plan is a Precinct Code as per s 93 of the Act. The Concept Plan guides planning decisions and is required to be taken into consideration in development and land use proposals. The proposal is not inconsistent with the objectives and planning principles of the concept plan.

The plan is primarily in place to ensure future estates are consistent with the desired character and guide the delineation of zones prior to the uplift of the FUA. In addition, the plan intends to guide individual blocks to ensure the interface of private and public areas are managed appropriately. The proposal is consistent with the purpose as the works are predominantly located in established electrical easements and set out the infrastructure pattern for future estates. The proposal does not affect the pattern of the existing, approved estates (such as Ginninderra and Ginninderry Stage 1) as the estates catered for the electrical infrastructure.

In essence, the concept plan envisaged utilities/infrastructure, such as the proposed electrical substation, to service the new development and adjacent areas. Through the EIS, the proposal responds to matters such as the impact on existing and future zoning, ecological values, heritage, water and soil, bushfire management, noise and air quality and climate change. In addition, the development application and EIS was referred to relevant entities, who supported the application.

Part A – Land Use

Sub-Element: 1 Land Use Plan	
Rule: R1	Applicable Criterion: C1
The rule/criterion is not applicable to the proposal as the application does not include an estate development plan.	
Rule: R2	Applicable Criterion: C2
The rule/criterion is not applicable to the proposal as the application does not include residential use.	
Rule: R3	Applicable Criterion: C3
The rule/criterion is not applicable to the proposal as the application does not include works on Block 1332 Belconnen.	
Rule: Not Applicable	Applicable Criterion: C4
The criterion is not applicable to the proposal as the application does not include works on Block 1332 Belconnen.	
Rule: Not Applicable	Applicable Criterion: C5
The criterion is not applicable to the proposal as the application does not include works in the Belconnen Farm Heritage Precinct.	

Rule: R6	Applicable Criterion: C6
The rule/criterion is not applicable to the proposal as the application does not include an estate development plan.	
Rule: R7	Applicable Criterion: C7
The rule/criterion is not applicable to the proposal as the application does not include community use.	
Rule: R8	Applicable Criterion: C8
The rule/criterion is not applicable to the proposal as the application does not include an estate development plan.	
Rule: R9	Applicable Criterion: C9
The rule/criterion is not applicable to the proposal as the application does not include an estate development plan.	
Rule: R10	Applicable Criterion: Not Applicable
The rule is not applicable to the proposal as the application does not include any proposed land use zones.	
Rule: R11	Applicable Criterion: Not Applicable
The rule is not applicable to the proposal as the application does not include an estate development plan.	
Rule: R12	Applicable Criterion: C12
The rule/criterion is not applicable to the proposal as the application does not include an estate development plan.	
Rule: R13	Applicable Criterion: C13
The rule/criterion is not applicable to the proposal as the application does not include any proposed residential, community or other sensitive uses.	
Rule: R14	Applicable Criterion: Not Applicable
The rule is not applicable to the proposal as the application does not include any proposed ponds, wetlands or other similar uses.	

Part B – Subdivision

Part B is not applicable to the proposal as the application does not include any proposed subdivision. It is noted that Rules 22 & 33 refer to proposed infrastructure being to a standard that suitable to the Conservator, Transgrid/ActewAGL and the Technical Regulator. This development application and the EIS was referred to relevant entities who supported the application.

Part C – Development

Sub-Element: 29. Supermarket	
Rule: R55	Applicable Criterion: Not applicable
The rule is not applicable to the proposal as the application does not include a proposed supermarket.	

2. Assessment of Compliance with Belconnen District Precinct Map and Code

The Belconnen District Precinct Map and Code is a Code relevant to this proposal. The proposal meets all rules of this Code that are relevant to the development, with the exception of those listed in the tables below. The criterion identified in the tables below is, either the applicable criterion to a relevant rule that is not met or the criterion is relevant and there is no applicable rule.

Table 1 and 2 of the code are not applicable to this application as the additional uses and prohibited development are not relevant to this proposal.

Criterion 1 (Lower Molonglo Water Quality Control Centre) and Rule/Criterion 2 (Belconnen Landfill and Parkwood Egg Farm clearance zones) of the code do not restrict a major utility facility within the area proposed.

3. Assessment of Compliance with Residential Zones Development Code

The Residential Zones Development Code is a Code relevant to this proposal because works will be undertaken within the RZ3 Urban residential zone. Although the works are located in this zone it should be noted that this zone also is part of a larger FUA overlay. The proposal meets all provisions of this Code that are relevant to the development, as clarified in the tables below.

Part A – Residential Housing Development

Part A of the code is not applicable to the proposal as the application does not include residential use.

Part B – Other forms of residential Development

Part B of the code is not applicable to the proposal as the application does not include residential development.

Part C – Demolition

Sub-Element: 8.1 Statement of endorsement	
Rule: R33	Applicable Criterion: Not Applicable
The proposal meets the rule as the application was referred to all relevant utility providers who provided a statement of endorsement for the proposal.	

Sub-Element: **8.2 Hazardous materials survey**

Rule: **R34**

Applicable Criterion: **C34**

The rule/criterion is not applicable to the proposal as the application does not include the demolition of multi-unit housing, commercial or industrial buildings.

Part D – Subdivision or consolidation

Part D of the code is not applicable to the proposal as the application does not include subdivision or consolidation.

Part E – Non-residential uses

Part E of the code is not applicable to the proposal as the application does not include any non-residential uses such as community centres, health facilities or child care centres (community uses).

Part F – Other development

Sub-Element: **12.1 Suitability of the site for the proposed development**

Rule: **Not Applicable**

Applicable Criterion: **C52**

The proposal meets the criterion because the site is suitable for the proposed development. Although the works are located in this zone it should be noted that this zone is also part of a larger FUA overlay. Future estates will need to be designed in a way, with appropriate land uses, to accommodate the existing and proposed electrical easements that are part of this application.

The proposal is to provide a second electricity connection to the ACT and is being undertaken to satisfy requirements of the *Electricity Transmission Supply Code (2016)*. The code requires the utility provider to construct an electrical transmission network and geographically separate connection points. The separate connection is to ensure demand is met whilst protecting the reliability and integrity of the ACT network, including West Belconnen.

In addition, impacts have been considered in the Environmental Impact Statement process relating to environmental, social and economic impacts. The impacts identified for the proposal were mitigated sufficiently throughout the process and will be incorporated into construction and operational management plans. The site is considered suitable for the proposal development, including with respect to relevant items of a) through i) of this criterion and is unlikely to impact on the desired character of the zone.

Following the site inspection, and assessment, the land is considered suitable for the development proposed.

Part G – General controls – Element 13 - Redevelopment

Element 13 (Part G) of the code is not applicable to the proposal as the application does not include redevelopment of multi-unit housing and/or existing buildings.

General controls – Element 14 - Environment**Sub-Element: 14.1 Water sensitive urban design****Rule: R57**Applicable Criterion: **Not applicable**

The rule is not applicable to the proposal because the application does not include multi-unit residential development.

Rule: R58Applicable Criterion: **C58**

The rule/criterion is not applicable to the proposal because the application does not include multi-unit housing.

Rule: R59Applicable Criterion: **Not Applicable**

The rule is not applicable to the proposal because the application does not include multi-unit housing.

Rule: R60Applicable Criterion: **C60**

The proposal meets the rule/criterion because the EIS sufficiently considered the management of stormwater during construction and operation. The EIS identified mitigation measures such as location of stockpiles, on-site detention, stormwater diversion and appropriate disposal of stormwater runoff. These mitigation measures will be implemented through a Soil, water and contamination land management plan.

Sub-Element: 14.2 Heritage**Rule: R61**Applicable Criterion: **Not Applicable**

The proposal meets the rule because the application was referred to the Heritage Council and comments have been incorporated as part of the decision.

Sub-Element: 14.3 Tree protection**Rule: R62**Applicable Criterion: **Not Applicable**

The proposal does not require groundwork within the tree protection zone of a protected tree within residential zones, or is likely to cause damage to or removal of any protected trees in the residential zone. In any event the proposal was referred to the Conservator of Flora and Fauna and advice of the Conservator built into the conditions of approval. The proposal meets the rule.

Sub-Element: 14.4 Bushfire	
Rule: R63	Applicable Criterion: Not Applicable
The rule is not applicable to the proposal as the works is not located in a bushfire prone area, as identified in a precinct code or lease and development conditions. Nevertheless, bushfire protection was a consideration in the EIS and proposed mitigation measures are incorporated as conditions of approval.	

Sub-Element: 14.5 Erosion and Sediment control	
Rule: R64	Applicable Criterion: Not Applicable
The proposal meets the rule because the application was referred to the Environment Protection Authority in accordance with the <i>Planning and Development Act 2007</i> . The advice has been incorporated as part of the notice of decision.	

Sub-Element: 14.6 Contamination	
Rule: R65	Applicable Criterion: Not Applicable
<p>The rule is not applicable to the application because contaminated sites have not been identified in relation to the proposed works. In addition, the subject site is not identified on the Register of Contaminated Sites. Nevertheless, The EIS identified the potential for land contamination due to previous activities on the site. The sites included:</p> <ul style="list-style-type: none"> • the existing Canberra Substation (Block 1559) • current and previous golf course areas (previously identified as Blocks 15 & 16, Section 99) • vineyard (Block 1582) • rural properties. <p>The EIS outlined mitigation measures in relation to the possible contamination and have been incorporated as part of the notice of decision.</p>	

4. Assessment of Compliance with Commercial Zones Development Code

The Commercial Zones Development Code is a Code relevant to this proposal includes some demolition within the CZ5 Mixed Use Zone. Although the works are located in this zone it should be noted that this zone is also part of a larger FUA overlay. The proposal meets all provisions of this Code that are relevant to the development, as clarified in the tables below.

Part A – General controls

Sub-Element: 1.1 Approved lease and development conditions	
Rule: R1	Applicable Criterion: C1
The rule/criterion is not applicable to the proposal as there are no relevant lease and development conditions within the area of the proposed works.	

Sub-Element: 2.1 Existing community and recreation sites	
Rule: R2	Applicable Criterion: C2
The proposal meets the rule as the development (demolition/decommission of existing electrical lines) does not reduce the range of community or recreation facilities available.	

Sub-Element: 3.1 Building design and materials	
Rule: Not Applicable	Applicable Criterion: C3
The criterion is not applicable to the proposal as the application does not include any proposed buildings, within the commercial zone.	
Rule: Not Applicable	Applicable Criterion: C4
The criterion is not applicable to the proposal as the application does not include any proposed buildings, within the commercial zone.	

Sub-Element: 3.2 Plant and structures	
Rule: Not Applicable	Applicable Criterion: C5
The criterion is not applicable to the proposal as the application does not include any proposed buildings, within the commercial zone.	
Sub-Element: 3.3 Car parking structures	
Rule: Not Applicable	Applicable Criterion: C6
The criterion is not applicable to the proposal as the works does not include a car park structure.	

Sub-Element: 3.4 Materials and finish	
Rule: Not Applicable	Applicable Criterion: C7
The criterion is not applicable to the proposal as the application does not include any proposed buildings, within the commercial zone.	

Sub-Element: 3.5 Storage	
Rule: R8	Applicable Criterion: C8
The rule/criterion is not applicable to the proposal as the application does not include any proposed storage areas, within the commercial zone.	

Sub-Element: 3.6 Wind	
Rule: Not Applicable	Applicable Criterion: C9
The criterion is not applicable to the proposal as the application does not include any proposed buildings, within the commercial zone.	

Rule: R10	Applicable Criterion: Not Applicable
The criterion is not applicable to the proposal as the application does not include any proposed buildings, within the commercial zone.	

Sub-Element: 3.7 Ventilation	
Rule: R11	Applicable Criterion: Not Applicable
The rule is not applicable to the proposal as the application does not include food retail or restaurant.	

Sub-Element: 3.8 Shopping arcades and malls – CZ3	
Rule: R12	Applicable Criterion: Not Applicable
The rule is not applicable to the proposal as the application does not include works within the CZ3.	

Sub-Element: 3.9 Supportive housing and residential care accommodation	
Rule: R13	Applicable Criterion: Not Applicable
The rule is not applicable to the proposal as the application does not include supportive housing or residential care accommodation.	

Sub-Element: 4.1 Landscaping	
Rule: Not Applicable	Applicable Criterion: C14
The rule is not applicable to the proposal as the application only proposes demolition, within the commercial zone. It is noted that a tree management and revegetation plan was required as part of the EIS and has been incorporated as part of the notice of decision.	
Rule: Not Applicable	Applicable Criterion: C15
The criterion is not applicable to the proposal as the application does not include a car parking area within this zone.	

Sub-Element: 4.2 Lighting	
Rule: R16	Applicable Criterion: Not Applicable
The rule is not applicable to the proposal as the application does not include an external lighting within this zone.	
Rule: R17	Applicable Criterion: C17
The rule/criterion is not applicable to the proposal as the application does not include an external lighting within this zone.	

Sub-Element: 4.3 Easements	
Rule: R18	Applicable Criterion: Not Applicable
The proposal meets the rule because, within this zone, there are no proposed building encroachments over easements or right of way.	

Sub-Element: 5.1 Access	
Rule: Not Applicable	Applicable Criterion: C19
The criterion is not applicable to the proposal as the application does not include paths or driveways within this zone.	
Rule: R20	Applicable Criterion: C20
The rule/criterion is not applicable to the proposal as no loading docks or vehicular entries to buildings are proposed within the commercial zones.	

Sub-Element: 5.2 Traffic generation	
Rule: Not Applicable	Applicable Criterion: C21
The proposal meets the criterion because the proposal (demolition/decommissioning), within the commercial zone, is unlikely to adversely increase road traffic generated within this area. Increased traffic was a consideration of the EIS. In relation to the proposed works within this zone, the EIS identified a potential minimal increase in traffic due to construction activities. Mitigation measures were proposed as part of the EIS and have been incorporated as part of the notice of decision. A construction environmental management plan (CEMP) is required which will include a detailed construction traffic management plan that must be implemented throughout the construction stage.	

Sub-Element: 5.3 Service access and delivery	
Rule: R22	Applicable Criterion: C22
The rule/criterion is not applicable to the proposal as no loading or unloading facilities to buildings are proposed within the commercial zones.	

Sub-Element: 6.1 Potentially noisy uses	
Rule: R23	Applicable Criterion: Not Applicable
The rule is not applicable to the proposal as the application does not include a club, drink establishment, emergency services facility, hotel, indoor recreation facility, industry, indoor entertainment facility, outdoor recreation facility or restaurant.	

Sub-Element: 7.1 Water sensitive urban design	
Rule: R24-R27	Applicable Criterion: Not Applicable
<p>It is considered that these rules do not apply to the works (demolition/decommission) within the commercial zones. WSUD requirements are comprehensively outlined under the <i>Waterways – Water Sensitive Urban Design General Code</i>. As stated in the Code, the WSUD requirements are intended to provide a more sustainable approach to the management of the total water cycle within the urban environment. This approach is considered a long term cycle that is applied through the development assessment process. The requirements are applied by ways of reducing water consumption, mitigating sediment/s into the waterways and controlling the quantity of water released into the water system.</p> <p>The proposed demolition/decommissioning is during the construction phase only. The intent of the WSUD requirements (as noted above) outlines that the WSUD requirements are anticipated for works that are likely to contribute to long term sustainable practices. As the works, within this zone, is of a temporary nature only then it is deemed not appropriate to apply WSUD requirements to these works. It is also noted that it is common practice that all works, during construction, are managed in other ways to minimise external impacts. Note: Conditions have been imposed, based on entity advice received in this application and mitigation measures the EIS process, to ensure external impacts are minimised during construction.</p>	
Rule: Not Applicable	Applicable Criterion: C28
<p>The criterion is not applicable to the proposal as the application does not propose underground piping within the commercial zones.</p>	

Sub-Element: 7.2 Earthworks	
Rule: Not Applicable	Applicable Criterion: C29
<p>The proposal meets the criterion because earthworks associated with the proposed demolition/decommissioning has been minimised. Mitigation measures were identified through the EIS process and have been incorporated as part of the notice of decision, including measures for revegetation and soil management. Consequently, the extent of excavation is unlikely to adversely impact surrounding sites.</p>	

Sub-Element: 7.3 Tree protection	
Rule: R30	Applicable Criterion: Not Applicable
<p>The proposal meets the rule because the application was referred to the Conservator who raised no issues relating to regulated trees. However, the relevant conditions stated in the Conservator's advice have been incorporated into the notice of decision.</p>	
Rule: R31	Applicable Criterion: C31
<p>The proposal meets the criterion as the application was referred to entities who raised no issues in relation to the removal of trees within the commercial zones.</p>	

Sub-Element: 7.4 Heritage	
Rule: R32	Applicable Criterion: Not Applicable
The proposal meets the rule because the application was referred to the ACT Heritage Council who did not raise any issues relating to heritage places and/or objects. Advice from the ACT Heritage Council has been addressed in the Notice of Decision.	

Sub-Element: 8.1 Subdivision	
Rule: R33	Applicable Criterion: Not Applicable
The rule is not applicable as the proposal does not include subdivision of blocks.	

Sub-Element: 9.1 Statement of endorsement	
Rule: R34	Applicable Criterion: Not Applicable
The proposal meets the rule because the application was referred to each relevant utility who did not raise any concerns relating to the existing or proposed infrastructure.	

Sub-Element: 9.2 Hazardous materials survey	
Rule: R35	Applicable Criterion: Not Applicable
The rule is not applicable to the part of the proposal within this precinct as the development does not include the demolition of multi-unit housing and/or commercial/industrial buildings. In addition, the application was referred to the Environment Protection Authority who raised no issues relating to hazardous materials.	

Sub-Element: 10.1 Consideration	
Rule: Not Applicable	Applicable Criterion: C36
The criterion is not applicable to the proposal because there is no relevant neighbourhood plan for the proposed site.	

Part B – Additional controls for town centres

Part B is not applicable to the proposal as the application does not include works within a town centre.

Part C – Additional controls for group centres

Part C of this Code is not relevant to the proposal as the application does not include works within a group centres.

Part D – Additional controls for local centres

Part D of this Code is not relevant to the proposal as the application does not include works within a local centre.

Part DA – Additional controls for CZ5

Sub-Element: **16A.1 Shops – floor area**

Rule: **R54A**

Applicable Criterion: **Not Applicable**

The rule is not applicable to the proposal as the application does not include a shop.

Part E – Additional controls for CZ6

Part E of this Code is not relevant to the proposal as the application does not include works within the CZ6 zone.

Part F – Residential use

Part F of this Code is not relevant to the proposal as the application does not include residential use.

Part G – Endorsement by Government agencies (entities)

Sub-Element: **20.1 Goods**

Rule: **R62**

Applicable Criterion: **Not Applicable**

The rule is not applicable to the proposal as loading or unloading facilities are not proposed within the commercial zones.

Sub-Element: **21.1 Management of construction waste**

Rule: **R63**

Applicable Criterion: **Not Applicable**

The proposal meets the rule as the application was referred to Transport Canberra and City Services (TCCS) who raised no issues relating to waste. Matters raised by TCCS have been incorporated into the notice of decision.

Sub-Element: **21.2 Post occupancy waste management**

Rule: **R64**

Applicable Criterion: **Not Applicable**

The proposal meets the rule as the application was referred to Transport Canberra and City Services (TCCS) who raised no issues relating to post occupancy waste management. Matters raised by TCCS have been incorporated into the notice of decision.

Rule: **R65**

Applicable Criterion: **C65**

The proposal does not meet the rule because the application did not include an endorsement from utility providers that the discharge (or potential discharge by accident or spillage) of non-domestic

liquid waste to the sewerage or stormwater networks complies with utility standards and requirements. However, the proposal meets the criterion because the application was referred to TCCS, ActewAGL and the Environment Protection Authority who did not raise any concerns relating to liquid waste.

Sub-Element: 22.1 Utilities

Rule: R66

Applicable Criterion: **Not Applicable**

The proposal meets the rule because the application was referred to relevant utility providers who raised no issues relating to the works in the registered easement. In addition, the proponent is the asset owner of the existing infrastructure.

Rule: R67

Applicable Criterion: **Not Applicable**

The proposal meets the rule because the application was referred to each relevant utility who did not raise any concerns relating to the existing or proposed infrastructure.

Rule: R68

Applicable Criterion: **Not Applicable**

The proposal meets the rule because the proposal does not include any new permanent electricity supply lines within the commercial zone (demolition/decommissioning only).

Rule: R69

Applicable Criterion: **Not Applicable**

The rule is not applicable to the proposal as the application does not include any open undercover areas within the commercial zones.

Sub-Element: 23.1 Erosion and sediment control

Rule: R70

Applicable Criterion: **Not Applicable**

The proposal meets the rule because the application was referred to the Environment Protection Authority who endorsed, with conditions, the erosion and sediment control measures.

Sub-Element: 23.2 Contamination

Rule: R71

Applicable Criterion: **Not Applicable**

The proposal meets the rule because the application was referred to the Environment Protection Authority for contamination and was endorsed with conditions. These conditions have been reflected in the notice of decision.

5. Assessment of Compliance with Community Facility Zone

The Community Facility Zones Development Code is a Code relevant to this proposal because works will be conducted within the CFZ Community Facility zone. Although the works are located in this zone it should be noted that this zone is also part of a larger FUA overlay. The proposal meets all provisions of this Code that are relevant to the development, as clarified in the tables below.

General Development Controls**Sub-Element: 1.1 Supportive housing**Rule: **R1**Applicable Criterion: **Not Applicable**

The rule is not applicable to the proposal as supportive housing is not part of the application.

Sub-Element: 1.2 Retirement villageRule: **R2**Applicable Criterion: **Not Applicable**

The rule is not applicable to the proposal as retirement village is not part of the application.

Sub-Element: 1.3 Business agency, office, public agencyRule: **R3**Applicable Criterion: **Not Applicable**

The rule is not applicable to the proposal as business agency, office or public agency are not part of the application.

Rule: **R4**Applicable Criterion: **Not Applicable**

The rule is not applicable to the proposal as business agency, office or public agency are not part of the application.

Rule: **R5**Applicable Criterion: **C5**

The rule/criterion is not applicable to the proposal as the use business agency, office or public agency is not part of the application.

Sub-Element: 1.4 Development proposals affected by approved lease and development conditionsRule: **R6**Applicable Criterion: **C6**

The rule/criterion is not applicable to the proposal as there are no relevant lease and development conditions for the site.

Sub-Element: 2.1 Building heightRule: **R7**Applicable Criterion: **C7**

The rule/criterion is not applicable to the proposal as there are no buildings proposed within the CFZ Community Facility Zone.

Sub-Element: 2.2 SetbacksRule: **R8**Applicable Criterion: **C8**

The rule/criterion is not applicable to the proposal as there are no buildings proposed within the CFZ Community Facility Zone.

Sub-Element: 2.3 Storage	
Rule: R9	Applicable Criterion: C9
The rule/criterion is not applicable to the proposal as there are no permanent outdoor storage areas proposed within the CFZ Community Facility Zone.	
Sub-Element: 3.1 Materials and finishes	
Rule: Not Applicable	Applicable Criterion: C10-C11
The criteria are not applicable to the proposal as there are no buildings proposed within the CFZ Community Facility Zone.	

Sub-Element: 3.2 Interface	
Rule: Not Applicable	Applicable Criterion: C12
The criterion is not applicable to the proposal as there are no buildings proposed within the CFZ Community Facility Zone.	
Rule: Not Applicable	Applicable Criterion: C13
The criterion is not applicable to the rule as the proposal, within this zone does not directly interface with the street and therefore will not have significant impacts on the streetscape qualities.	

Sub-Element: 4.1 Traffic generation	
Rule: Not Applicable	Applicable Criterion: C14
The proposal meets the criterion because the proposal, within the community facility zone, is unlikely to adversely increase road traffic generated within this area. Increased traffic was a consideration of the EIS. In relation to the proposed works within this zone, the EIS identified a potential minimal increase in traffic due to construction activities. Mitigation measures were proposed as part of the EIS and have been incorporated as part of the notice of decision. A construction environmental management plan (CEMP) is required which will include a detailed traffic management plan that must be implemented throughout the construction stage.	

Sub-Element: 4.2 Access	
Rule: Not Applicable	Applicable Criterion: C14A
The criterion is not applicable to the proposal because the proposal is of a type (major utility installation) that does not require an accessible site (refer Table 1 of the Access and Mobility General Code & Bicycle Parking General Code) and unreasonable due to the location of the works. Although the works are located in this zone, it should be noted that this zone is also part of a larger FUA overlay. Future estates will need to be designed in a way, with appropriate land uses, to accommodate the existing and proposed electrical easements that are part of this application.	

Sub-Element: 5.1 Water sensitive urban design	
Rule: R15-R17	Applicable Criterion: Not Applicable
<p>It is considered that these rules do not apply to works within the community facility zone. WSUD requirements are comprehensively outlined under the <i>Waterways – Water Sensitive Urban Design General Code</i>. As stated in the Code, the WSUD requirements are intended to provide a more sustainable approach to the management of the total water cycle within the urban environment. This approach is considered a long term cycle that is applied through the development assessment process. The requirements are applied by ways of reducing water consumption, mitigating sediment/s into the waterways and controlling the quantity of water released into the water system.</p> <p>The intent of the WSUD requirements (as noted above) outlines that the WSUD requirements are anticipated for works that are likely to contribute to long term sustainable practices. As the works, within this zone, will sustain permeable areas then it is deemed not appropriate to apply WSUD requirements to these works. It is also noted that it is common practice that all works, during construction, are managed in other ways to minimise external impacts. Note: Conditions have been imposed, based on entity advice received in this application and mitigation measures the EIS process, to ensure external impacts are minimised during construction.</p>	
Rule: Not Applicable	Applicable Criterion: C18
<p>The criterion is not applicable to the proposal as the application does not propose underground piping within the community facility zones.</p>	

Sub-Element: 5.2 Sediment and erosion control	
Rule: R19	Applicable Criterion: Not Applicable
<p>The proposal meets the rule because the application was referred to the Environment Protection Authority who endorsed, with conditions, the erosion and sediment control measures. This has been reflected in the Notice of Decision.</p>	

Sub-Element: 5.3 Earthworks	
Rule: Not Applicable	Applicable Criterion: C20
<p>The proposal meets the criterion as the any earthworks for the proposed electrical infrastructure will be reinstated and have been minimised as far as possible.</p>	

Sub-Element: 5.4 Tree Protection	
Rule: R21	Applicable Criterion: Not Applicable
<p>The proposal meets the rule because the application was referred to the Conservator who raised no issues relating to regulated trees. However, the relevant conditions stated in the Conservator's advice have been incorporated into the notice of decision.</p>	

Sub-Element: 5.5 Heritage	
Rule: R22	Applicable Criterion: C22
The proposal meets the rule because the application was referred to the ACT Heritage Council who did not raise any issues relating to heritage places and/or objects. Advice from the ACT Heritage Council has been addressed in the Notice of Decision.	

Sub-Element: 5.6 Contamination	
Rule: R23	Applicable Criterion: Not Applicable
The proposal meets the rule because the application was referred to the Environment Protection Authority for contamination and was endorsed with conditions. These conditions have been reflected in the notice of decision. In addition, the subject site is not identified on the Register of Contaminated Sites.	

Sub-Element: 6.1 Noise	
Rule: R24	Applicable Criterion: C24
The rule/criterion is not applicable to the proposal as the application does not include an emergency services, indoor recreation or outdoor recreation facility.	

Sub-Element: 7.1 Waste Management	
Rule: R25	Applicable Criterion: Not Applicable
The proposal meets the rule because the application was referred to Transport Canberra and City Services who did not raise any concerns relating to waste. Conditions have been incorporated into the notice of decision.	

Sub-Element: 7.2 Utilities	
Rule: R26	Applicable Criterion: Not Applicable
The proposal meets the rule because the application was referred to relevant utility providers who raised no issues relating to the works in the registered easement. In addition, the proponent is the asset owner of the existing infrastructure.	

Sub-Element: 7.3 Waste Water	
Rule: R27	Applicable Criterion: Not Applicable
The rule is not applicable to the proposal as the application does not include any open undercover areas within the zone.	

Sub-Element: 8.1 Utilities	
Rule: R28	Applicable Criterion: Not Applicable
The proposal does not meet the rule because the application did not include an endorsement from each utility provider. The proposal meets the criterion because the application was referred to each relevant utility who did not raise any concerns relating to the existing or proposed infrastructure.	

Sub-Element: 8.2 Hazardous materials	
Rule: R29	Applicable Criterion: C29
The rule/criterion is not applicable to the part of the proposal within this precinct as the development does not include the demolition of multi-unit housing and/or commercial/industrial buildings. In addition, the application was referred to the Environment Protection Authority who raised no issues relating to hazardous materials.	

Sub-Element: 9.1 Subdivision	
Rule: R30	Applicable Criterion: Not Applicable
The rule is not applicable to the proposal as subdivision is not proposed within this zone.	

6. Assessment of Compliance with Parks and Recreation Zone Development Code

The Parks and Recreation Zone Development Code is a Code relevant to this proposal as electrical lines and associated works are proposed within the PRZ1 Urban Open Space Zone and PRZ2 Restricted Access Recreation Zone. The proposal meets all provisions of this Code that are relevant to the development, as clarified in the tables below.

Part A(1) – PRZ1 – Urban Open Space Zone

Sub-Element: 1.1 Municipal Depot	
Rule: R1	Applicable Criterion: Not Applicable
The rule is not applicable to the proposal as a municipal depot is not proposed within this zone.	
Rule: Not Applicable	Applicable Criterion: C1A
The criterion is not applicable to the proposal as a municipal depot is not proposed within this zone.	

Sub-Element: 1.2 Community Activity Centre, Outdoor Recreation Facility and Municipal Depot	
Rule: R2	Applicable Criterion: C2
The rule/criterion is not applicable to the proposal as community activity centre, outdoor recreation facility or municipal depot is not proposed within the zone.	

Sub-Element: 1.3 Community Activity Centre and Outdoor Recreation Facilities	
Rule: Not Applicable	Applicable Criterion: C3
The criterion is not applicable to the proposal as community activity centre or outdoor recreation facility is not proposed within the zone.	

Sub-Element: 2.1 Height	
Rule: R4	Applicable Criterion: C4
The rule/criterion is not applicable to the proposal as buildings are not proposed within the zone.	

Sub-Element: 2.2 Setbacks	
Rule: R5	Applicable Criterion: C5
The rule/criterion is not applicable to the proposal as buildings are not proposed within the zone.	

Sub-Element: 2.3 Gross Floor Area	
Rule: R6	Applicable Criterion: C6
The rule/criterion is not applicable to the proposal as buildings are not proposed within the zone.	

Sub-Element: 2.4 Communications facility	
Rule: Not Applicable	Applicable Criterion: C6A
The rule/criterion is not applicable to the proposal as a communications facility is not proposed within the zone.	

Part A(2) – PRZ2 – Restricted Access Recreation Zone

Sub-Element: 1.1 Club, Educational Establishment, Guest House, Hotel, Motel	
Rule: R7	Applicable Criterion: C7
The rule/criterion is not applicable to the proposal as a club, educational establishment, guest house, Hotel and motel are not proposed within the zone.	

Sub-Element: 2.1 Height	
Rule: R8	Applicable Criterion: C8
The rule/criterion is not applicable to the proposal as buildings are not proposed within the zone.	

Sub-Element: 2.2 Setbacks	
Rule: R9	Applicable Criterion: C9
The rule/criterion is not applicable to the proposal as buildings are not proposed within the zone.	

Sub-Element: 2.3 Scale of Development	
Rule: Not Applicable	Applicable Criterion: C10
<p>The proposal meets the criterion because the development is of an appropriate scale and form and is compatible with surrounding development and the anticipated use.</p> <p>The proposal is to provide a second electricity connection to the ACT and is being undertaken to satisfy requirements of the <i>Electricity Transmission Supply Code (2016)</i>. The code requires the utility provider to construct an electrical transmission network and geographically separate connection points. The separate connection is to ensure demand is met whilst protecting the reliability and integrity of the ACT network, including West Belconnen.</p> <p>The works are being undertaken, within this zone, within an existing 90m easement that already has significant electrical infrastructure within the vicinity. Adjacent estates are currently being established including the Ginninderra and Ginninderry estates. These development were designed around the existing easement and existing infrastructure. In addition, impacts have been considered in the Environmental Impact Statement process relating to environmental, social and economic impacts. The impacts identified for the proposal were mitigated sufficiently throughout the process and will be incorporated into construction and operational management plans. The site is considered suitable for the proposal development. It is noted that the scale of the development is largely determined by technical specifications for the proposed development.</p>	

Part B – General Development Controls

Sub-Element: 1.1 Location Requirements	
Rule: Not Applicable	Applicable Criterion: C11
<p>The criterion is not applicable to the proposal as community/recreation uses are not part of this application.</p>	

Sub-Element: 1.2 Plans of Management	
Rule: Not Applicable	Applicable Criterion: C12
<p>The proposal meets the criterion as the proposal is not inconsistent with any approved plan of management. In addition, the application was referred to the Conservator who did not raise any concerns relating to plans of management.</p>	

Sub-Element: 1.3 Major Utility Installation	
Rule: Not Applicable	Applicable Criterion: C12A
<p>The proposal meets the criterion because the development is being constructed within an existing utility easement. The 90m easement was established primarily for the purpose of major electrical infrastructure. The shape, location and historical use of the open space provides mainly for pedestrian access only. The placement of the proposed development, through this corridor, will not restrict future access through this area.</p>	

Sub-Element: 2.1 Subdivision	
Rule: R13	Applicable Criterion: Not Applicable
The rule is not applicable to the proposal as subdivision is not part of this application.	

Sub-Element: 2.2 Demolition	
Rule: R14	Applicable Criterion: C14
The proposal does not meet the rule because the application did not include an endorsement from all relevant utilities. The proposal meets the criterion because the application was referred to relevant utilities who endorsed the proposal with conditions which were incorporated in the decision.	

Sub-Element: 2.3 National Capital Plan	
Rule: Not Applicable	Applicable Criterion: C15
The proposal meets the criterion as the proposal is not inconsistent with the requirements of the National Capital Plan.	

Sub-Element: 3.1 Materials and Finish	
Rule: Not Applicable	Applicable Criterion: C16
The criterion is not applicable to the proposal as buildings are not proposed within the zone.	
Rule: Not Applicable	Applicable Criterion: C17
The proposal meets the criterion because the materials and colours of the proposed development are of an appropriate finish and are compatible with the existing development. Visual impacts have been considered in the EIS process and were mitigated sufficiently. The mitigation measures have been incorporated as part of the notice of decision.	

Sub-Element: 3.2 Interface	
Rule: Not Applicable	Applicable Criterion: C18
The rule/criterion is not applicable to the proposal as buildings are not proposed within the zone.	
Rule: Not Applicable	Applicable Criterion: C19
The criterion is not applicable to the rule as the proposal, within this zone does not directly interface with the street and therefore will not have significant impacts on the streetscape qualities.	

Sub-Element: 3.3 Crime Prevention Through Environmental Design	
Rule: Not Applicable	Applicable Criterion: C20
The criterion is not applicable to the proposal as major utility installation is not listed in Table 1 of the Crime Prevention Through Environmental Design General Code.	

Sub-Element: 3.4 Access and Mobility	
Rule: Not Applicable	Applicable Criterion: C21
The criterion is not applicable to the proposal as major utility installation is not listed in Table 1 of the Access and Mobility General Code.	

Sub-Element: 3.5 Location Requirements for Community and Recreation Facilities	
Rule: Not Applicable	Applicable Criterion: C21A
The criterion is not applicable to the proposal as the application does not include community or recreation use.	

Sub-Element: 4.1 Pedestrian Movement	
Rule: Not Applicable	Applicable Criterion: C22
The proposal meets the criterion as the extent of works within the zones does not reduce pedestrian movement through this area. Structures are not located within proximity of any existing pedestrian network.	

Sub-Element: 4.2 Bicycle Parking	
Rule: Not Applicable	Applicable Criterion: C23
The criterion is not applicable as the proposed works, within this zone, are not subject to the Bicycle Parking General Code (Refer: Table 1 of the code).	

Sub-Element: 4.3 Vehicular Access and Parking	
Rule: Not Applicable	Applicable Criterion: C24
The proposal meets the criterion as the development meets the provisions of the Parking and Vehicular Access General Code and a major utility installation is subject to an individual assessment. The proposal, within this zone, consists of electrical infrastructure that, once constructed, will only be accessed occasionally by maintenance vehicles. The EIS process outlined access tracks and mitigation measures to reduce the impact of parking and traffic on the area. Mitigation measures have been incorporated as part of the decision.	

Sub-Element: 4.4 Traffic Generation	
Rule: Not Applicable	Applicable Criterion: C25
<p>The proposal meets the criterion because the proposal, within the community facility zone, is unlikely to adversely increase road traffic generated within this area. Increased traffic was a consideration of the EIS. In relation to the proposed works within this zone, the EIS identified a potential minimal increase in traffic due to construction activities. Mitigation measures were proposed as part of the EIS and have been incorporated as part of the notice of decision. A construction environmental management plan (CEMP) is required which will include a detailed construction traffic management plan that must be implemented throughout the construction stage.</p>	

Sub-Element: 5.2 Lighting	
Rule: R27	Applicable Criterion: C27
<p>The rule/criterion is not applicable to the proposal as buildings, pathways, roads, laneways and car parking areas are not proposed in the zones.</p>	
Rule: R28	Applicable Criterion: C28
<p>The rule/criterion is not applicable to the proposal as external lighting is not proposed in the zones.</p>	

Sub-Element: 6.3 Signs	
Rule: Not Applicable	Applicable Criterion: C29
<p>The criterion is not applicable to works within this zone as the works does not include signage.</p>	

Sub-Element: 5.4 Neighbourhood Plan	
Rule: Not Applicable	Applicable Criterion: C30
<p>The criterion is not applicable to the proposal because there is no relevant neighbourhood plan for the proposed site.</p>	

Sub-Element: 6.1 Assessment of Environmental Effects	
Rule: Not Applicable	Applicable Criterion: C8
<p>The proposal meets the criterion as a comprehensive assessment has been undertaken during the Environmental Impact Statement (EIS) process which considered impacts on the area (including all elements required by this criterion such as environmental, traffic, heritage, social, noise and other external impacts). All impacts identified in this process will be mitigated by conditions transferred from the EIS process to the notice of decision.</p>	

Sub-Element: 6.2 Water Sensitive Urban Design – Mains Water Consumption	
Rule: R32-35	Applicable Criterion: C32-35
<p>It is considered that these rules do not apply to works within the zones. WSUD requirements are comprehensively outlined under the <i>Waterways – Water Sensitive Urban Design General Code</i>. As stated in the Code, the WSUD requirements are intended to provide a more sustainable approach to the management of the total water cycle within the urban environment. This approach is considered a long term cycle that is applied through the development assessment process. The requirements are applied by ways of reducing water consumption, mitigating sediment/s into the waterways and controlling the quantity of water released into the water system.</p> <p>The intent of the WSUD requirements (as noted above) outlines that the WSUD requirements are anticipated for works that are likely to contribute to long term sustainable practices. As the works, within this zone, will sustain permeable areas then it is deemed not appropriate to apply WSUD requirements to these works. It is also noted that it is common practice that all works, during construction, are managed in other ways to minimise external impacts. Note: Conditions have been imposed, based on entity advice received in this application and mitigation measures the EIS process, to ensure external impacts are minimised during construction.</p>	

Sub-Element: 6.5 Heritage	
Rule: R36	Applicable Criterion: C36
<p>The proposal does not meet the rule because the application was not accompanied by advice from the ACT Heritage Council. The proposal meets the criterion because the proposal was referred to the ACT Heritage Council who did not raise any issues relating to heritage places and/or objects. Advice from the ACT Heritage Council has been addressed in the Notice of Decision.</p>	

Sub-Element: 6.6 Contamination	
Rule: R37	Applicable Criterion: C37
<p>The proposal does not meet the rule as the application does not include a statement from the Environment Protection Authority (EPA) in relation to contamination. The proposal meets the criterion because the application was referred to the EPA who endorsed the proposal with conditions. Comments from the EPA have been considered in the Notice of Decision and conditions applied as appropriate.</p>	

Sub-Element: 6.7 Trees	
Rule: R38	Applicable Criterion: Not Applicable
<p>The proposal meets the rule because the application was referred to the Conservator who raised no issues relating to regulated trees. Matters raised by the Conservator has been incorporated as part of the decision.</p>	

Sub-Element: 6.8 Erosion and Sediment Control	
Rule: R39	Applicable Criterion: C39
The rule/criterion is not applicable to the proposal as the sites are greater than 0.3 hectare. See response below to R40/C40.	
Rule: R40	Applicable Criterion: C40
The proposal does not meet the rule as the application does not include a statement from the Environment Protection Authority (EPA) in relation to erosion and sediment control. The proposal meets the criterion because the application was referred to the EPA who endorsed, with conditions, the erosion and sediment control measures.	

Sub-Element: 6.9 Hazardous Material	
Rule: R41	Applicable Criterion: C41
The rule/criterion is not applicable to the part of the proposal within the zones as the development does not include the demolition of multi-unit housing and/or commercial/industrial buildings.	

Sub-Element: 6.10 Water Use	
Rule: Not Applicable	Applicable Criterion: C42
The proposal meets the criterion as the development meets the provisions of the Water Use and Catchment General Code. The EIS proposed measures to ensure stormwater would be managed appropriately during the construction and operational stages. The mitigation measures will be incorporated as part of the decision.	

Sub-Element: 7.1 Waste Management	
Rule: R43	Applicable Criterion: C43
The proposal does not meet the rule because the application did not include an endorsement from Transport Canberra and City Services (TCCS). The proposal meets the criterion because the application was referred to TCCS who did not raise any concerns relating to waste.	

Sub-Element: 7.2 Waste Water	
Rule: R44	Applicable Criterion: Not Applicable
The rule is not applicable to the proposal as the application does not include any open undercover areas within the zone.	

Sub-Element: 7.3 Utilities	
Rule: R45	Applicable Criterion: C45
<p>The proposal does not meet the rule because the application did not include an endorsement from each utility provider.</p> <p>The proposal meets the criterion because the application was referred to each relevant utility who did not raise any concerns relating to the existing or proposed infrastructure. Entity advice has been addressed in the Notice of Decision.</p>	

Sub-Element: 7.4 Storage	
Rule: R46	Applicable Criterion: C46
<p>The rule/criterion is not applicable to the proposal as there are no permanent outdoor storage areas proposed within the zones.</p>	
Rule: R47	Applicable Criterion: Not Applicable
<p>The rule is not applicable to the proposal as there are no permanent outdoor storage areas proposed within the zones.</p>	

Sub-Element: 7.5 Servicing and Site Management	
Rule: R48	Applicable Criterion: C48
<p>The proposal does not meet the rule because the application did not include an endorsement from Transport Canberra and City Services (TCCS) regarding waste management. The proposal meets the criterion because the application was referred to TCCS who did not raise any concerns relating to waste facilities and management associated with the development.</p>	

7. Assessment of Compliance with Non-Urban Zone Development

The Non-Urban Zone Development Code is a Code relevant to this proposal. The proposal meets all rules of this Code that are relevant to the development, with the exception of those listed in the tables below. The criterion identified in the tables below is, either the applicable criterion to a relevant rule that is not met or the criterion is relevant and there is no applicable rule.

Part A (1) – NUZ1 Broadacre Zone

Sub-Element: 1.1 Residential Care Accommodation	
Rule: Not Applicable	Applicable Criterion: C1, C2 & C2A
<p>The criteria is not applicable to the proposal as residential care accommodation is not part of the application.</p>	

Sub-Element: 2.1 Scale and Type of Development	
Rule: Not Applicable	Applicable Criterion: C3
<p>The proposal meets the criterion because the proposal is for a major utility facility and associated structures that are intended to provide a secure second connection to the ACT. The network will be connected to the existing Belconnen substation (Block 1559 Belconnen) and the proposed Stockdill Drive substation proposed on Block 1635 Belconnen. The proposal includes both new works and connections to existing infrastructure, with the majority of the new works being located in an existing 90m easement. It is noted that the scale of the development is largely determined by technical specifications for the proposed development. The proposed site is deemed suitable as the site is within direct proximity of existing, comparable, infrastructure and is in a location that will minimise impacts on residential and commercial areas. Land intended for major infrastructure is not readily available in the urban area and also, as a point to point connection, is necessary through the location.</p>	

Part A (2) – Not applicable (NUZ2 only)

Part A (3) is applicable to the proposal as part of the works is located in the NUZ3 Hills, Ridges and Buffer areas Zone. However, rule 7 is not relevant to the proposal as the application does not include an outdoor recreation facility.

Part A (4) – Not applicable (NUZ4 only)**Part A (5) – Not applicable (NUZ5 only)****Part B**

Sub-Element: 1.1 Adjunct Uses	
Rule: Not Applicable	Applicable Criterion: C16
<p>The criterion is not applicable to the proposal as the following uses are not proposed as part of the application:</p> <ul style="list-style-type: none"> • Educational Establishment • Cultural facility • COMMUNITY USE • Scientific research establishment • Farm tourism • Other rural business 	

Sub-Element: 1.2 Assessment of Environmental effects	
Rule: Not Applicable	Applicable Criterion: C17
<p>The proposal meets the criterion because the application was accompanied by a statement of environmental effects and an Environmental Impact Statement that provides a comprehensive assessment of impacts such as environmental, visual, traffic, heritage, social and noise. All impacts identified in the EIS process will be mitigated by commitments outlined in the EIS assessment report. It is noted that:</p> <ul style="list-style-type: none"> a) The amount of traffic to be generated is considered low. The proponent has located vehicle and equipment parking/storage on previously disturbed areas. b) The majority of the proposal is located within existing easements which will minimise impacts on the surrounding land uses. c) A visual impact assessment, with proposed mitigation measures, has been undertaken by the proponent that reduces the visual impact to an adequate level and ensures the rural character is not adversely affected. d) The proponent has committed to a revegetation program and will be implemented for the site prior to operation. 	

Sub-Element: 1.3 Plans of Management	
Rule: Not Applicable	Applicable Criterion: C18
<p>The proposal meets the criterion as the proposal is not inconsistent with any approved plan of management. In addition, the application was referred to the Conservator and Transport Canberra and City Services who did not raise any concerns relating to plans of management.</p>	

Sub-Element: 2.1 Demolition	
Rule: R19	Applicable Criterion: C19
<p>The proposal does not meet the rule because the application did not include an endorsement from all relevant utilities. The proposal meets the criterion because the application was referred to relevant utilities in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>	

Sub-Element: 2.2 Subdivision	
Rule: R20	Applicable Criterion: Not Applicable
<p>The rule is not applicable to the proposal as subdivision is not proposed within this zone.</p>	

Sub-Element: 2.3 National Capital Plan	
Rule: Not Applicable	Applicable Criterion: C21
<p>The proposal is not located within areas that are subject to special requirements under the National Capital Plan (NCP) and therefore the criterion is not applicable.</p>	

Sub-Element: 3.1 Building Design and Materials	
Rule: Not Applicable	Applicable Criterion: C22 and C23
<p>The proposal meets the criterion because the new transmission lines will be compatible with the surrounding landscape through sympathetic placement of the new poles and use of appropriate materials. This includes locating the new poles within the existing electrical easement and will be constructed of materials and finish that are compatible with the existing infrastructure. It is also noted that similar infrastructure is common within rural areas to ensure urban areas are suitably serviced.</p> <p>The EIS also included a Landscape Character and Visual Impact Assessment (LCVIA) that identified the substation site as having a moderate visual impact. As part of the LCVIA, mitigation measures were proposed including retaining existing trees with additional landscaping along the Stockdill Drive, where possible, to maximise screening along the boundary. On 30 August 2018 a site inspection was undertaken that concluded that the proposed substation is located in an area that will not adversely impact on the existing area as the vegetation and topography of the land inhibits views from Stockdill Drive and other public areas (refer: Pages 1-34 '<i>Site inspection (20180830)</i>' - ACTSES - EIS201700005 - DA201732485 - DA201732500). The proposed materials and finishes for the substation are standard equipment that predominantly are of earthy tones and will be comparable to the existing substation in Holt.</p>	

Sub-Element: 3.2 Crime Prevention through Environmental Design	
Rule: Not Applicable	Applicable Criterion: C24
<p>The criterion is not applicable to the application as the proposal is not a development type identified in Table 1 of the Crime Prevention through Environmental Design General Code.</p>	

Sub-Element: 3.3 Access and Mobility	
Rule: Not Applicable	Applicable Criterion: C25
<p>The criterion is not applicable to the application as the proposal is not a development type identified in Table 1 of the Access and Mobility General Code.</p>	

Sub-Element: 3.4 Location Requirements for Community and Recreation Facilities	
Rule: Not Applicable	Applicable Criterion: C25A
<p>The criterion is not applicable to the proposal as the proposed works does not include community or recreation facilities.</p>	

Sub-Element: 4.1 Parking and Access	
Rule: Not Applicable	Applicable Criterion: C26
<p>The proposal meets the criterion because the development meets the requirements of the Parking and Vehicular Access General Code.</p>	

Parking provisions for Major Utility Installations are subject to individual assessment under Schedule 9 in the Code. Operational parking has been considered as part of the assessment of this application and under Section 9 of the EIS and was determined that operational vehicle movements would be minimal and sufficient parking and access has been provided for maintenance vehicles during operation. Maintenance tracks have been proposed to transmission lines and towers (refer: 'PLAN-201732500-ACCESS TRACK-01') to provide access during the operational stage. Access to the new substation is proposed off Stockdill Drive approximately 120m north of the entrance to the carpark for Shepherds Lookout.

Parking during construction is to be managed by a temporary traffic management plan, approved by Transport Canberra and City Services.

Rule: Not Applicable

Applicable Criterion: C27

The criterion is not applicable to the application as the proposal is not a development type identified in Table 1 of the Bicycle Parking General Code.

Sub-Element: 5.1 Signs

Rule: Not Applicable

Applicable Criterion: C28 and C29

Although signs are not proposed as part of the application, future signage would meet the criterion. Commercial signage is not expected on site, however, directional or safety signage would be expected on-site. This type of signage is subject to the Australian standards that require a level of uniformity and visibility which will ensure compatibility with similar existing signage. It is noted that directional and safety signage (information signage) can be exempted under Division 1.3.3 of the *Planning and Development Regulation 2008*.

Sub-Element: 5.2 Lighting

Rule: R30-31

Applicable Criterion: C30-31

Lighting is referred to in the application (proposed Stockdill Drive substation) for security and safety. The lighting is sufficiently spaced throughout the facility and is enclosed by high level security fencing around the perimeter, discouraging illegitimate users. Although the application and EIS states that lighting will minimise light spill and impact on the adjacent area, the plans do not demonstrate that lighting will be in accordance with the relevant Australian Standards. The following condition of approval is required:

External lighting must be in accordance with Australian Standard *AS1158.3.1 – Pedestrian Lighting* and *AS4285 – Control of the Obtrusive Effects of Outdoor Lighting*.

Sub-Element: 6.1 Heritage	
Rule: R32	Applicable Criterion: Not Applicable
The proposal meets the rule because the application was referred to the ACT Heritage Council and the advice has been addressed in the Notice of Decision.	

Sub-Element: 6.2 Water Use	
Rule: Not Applicable	Applicable Criterion: C33
<p>The proposal meets the criterion as the development meets the provisions of the Water Use and Catchment General Code. Impacts on ground and surface water were a consideration in the EIS process. Subsequently, mitigation measures were imposed to reduce the impacts on ground and surface water. Mitigation measures from the EIS will be incorporated into a Construction Environmental Management Plan (CEMP), soil, water and contaminated land management plan, prior to construction.</p> <p>It is noted that, although the proposed works is located within proximity of the Murrumbidgee, Molonglo and Ginninderra catchments, the proposed development, operational and maintenance activities are of a location that will not directly impact on the catchments. The proposal includes mitigation measures such as bunding, rain gardens, swales and on-site detention which will endure that surface flows and water quality are maintained to an adequate level.</p> <p>It is also noted that Appendix G of the 'SCRITERIA-201732500-01' addresses the Water Use and Catchment General Code.</p>	

Sub-Element: 6.3 Erosion and Sediment Control	
Rule: R34-35	Applicable Criterion: C34-35
The proposal does not meet the rules as the application does not include a statement from the Environment Protection Authority (EPA) in relation to erosion and sediment control. The proposal meets the criterion because the application was referred to the EPA who endorsed, with conditions, the erosion and sediment control measures.	

Sub-Element: 6.4 Contamination	
Rule: R36	Applicable Criterion: C36
The proposal does not meet the rule as the application does not include a statement from the Environment Protection Authority (EPA) in relation to contamination. The proposal meets the criterion because the application was referred to the EPA who endorsed the proposal with conditions.	

Sub-Element: 6.5 Hazardous Materials	
Rule: R37	Applicable Criterion: C37
The rule/criterion is not applicable to the part of the proposal within this precinct as the development does not include the demolition of multi-unit housing and/or commercial/industrial buildings. In addition, the application was referred to the Environment Protection Authority who raised no issues relating to hazardous materials.	

Sub-Element: 6.6 Trees	
Rule: R38	Applicable Criterion: Not Applicable
The proposal meets the rule because the application was referred to the Conservator who raised no issues relating to regulated trees. It is noted that mitigation measures were committed to through the EIS process that requires a Tree Management and Revegetation Plan as part of the Construction Environmental Management Plan (CEMP). The plan will need to be endorsed prior to and implemented during construction to ensure areas of environmental value are protected.	

Sub-Element: 6.7 Bushfire Risk Mitigation	
Rule: Not Applicable	Applicable Criterion: C39
The proposal meets the criterion as a comprehensive assessment has been undertaken during the Environmental Impact Statement (EIS) process which considered impacts in the area (such as bushfire risks). All impacts identified in this process will be mitigated by measures transferred from the EIS process. In addition the proposal addresses the Bushfire Risk Mitigation General Code and asset protection zones have been applied where relevant. The proposal was referred to the Emergency Services Agency who endorsed the proposal, with conditions.	

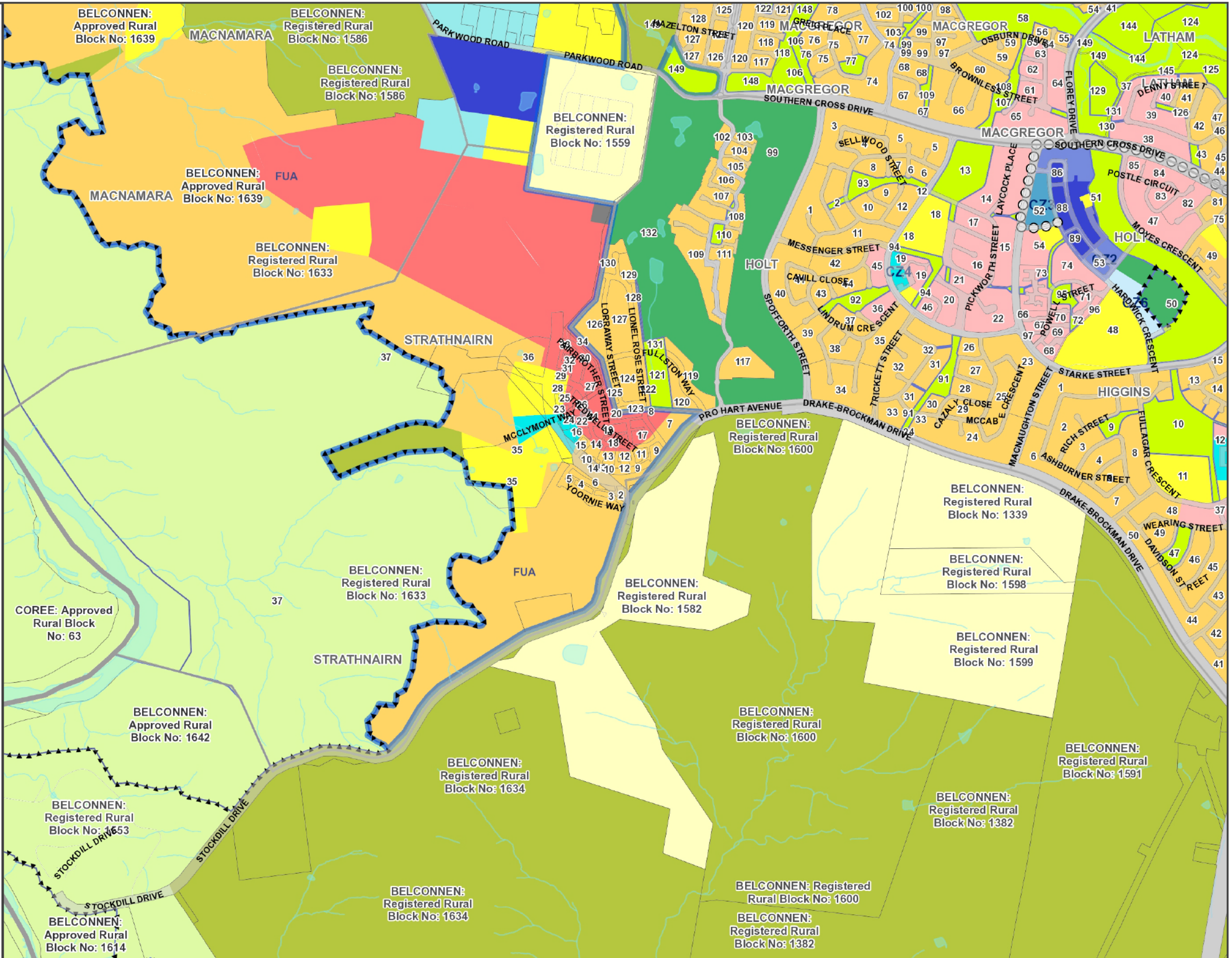
Sub-Element: 7.1 Waste management	
Rule: R40	Applicable Criterion: C40
The proposal does not meet the rule because the application did not include an endorsement from Transport Canberra and City Services (TCCS) regarding Development Control Code for Best Practice Waste Management in the ACT. The proposal meets the criterion because the application was referred to Transport Canberra and City Services who did not raise any concerns relating to waste.	

Sub-Element: 7.2 Servicing and Site Management	
Rule: R41	Applicable Criterion: C41
The proposal does not meet the rule because the application did not include an endorsement from Transport Canberra and City Services (TCCS) regarding Design Standards for Urban Infrastructure. The proposal meets the criterion because the application was referred to TCCS who did not raise any concerns relating to waste facilities and management associated with the development.	

Sub-Element: 7.3 Utilities	
Rule: R42	Applicable Criterion: C42
The proposal does not meet the rule because the application did not include an endorsement from each utility provider. The proposal meets the criterion because the application was referred to each relevant utility who did not raise any concerns relating to the existing or proposed infrastructure.	
Rule: Not Applicable	Applicable Criterion: C43
The criterion is not applicable as a septic tank is not part of the application.	

ACTmap*i*

All zones within vicinity of
Second Electricity Supply
Project



1: 15,000



16-Aug-2018

Page 1 of 1

DISCLAIMER

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





ACT
Government

Environment, Planning and
Sustainable Development

Form

Legislated Requirements Impact Track

ASSESSMENT REPORT

RZ1 Suburban Zone
RZ3 Urban Residential Zone
CZ5 Mixed Use Zone
CFZ Community Facility Zone
PRZ1 Urban Open Space Zone
PRZ2 Restricted Access Recreation Zone
NUZ1 Broadacre Zone
NUZ3 Hills Ridges and Buffer areas

ASSESSMENT OFFICER: Mr Dominic Riches

APPLICATION NUMBER: 201732500

BLOCK: 1560 SECTION:

DIVISION: BELCONNEN

The Planning and Development Act 2007

This document provides analysis of a development proposal in the Impact Track in relation to the legislated requirements of the *Planning and Development Act 2007* (the Act), specifically Division 7.2.4.

An application cannot be approved if it is inconsistent with the Territory Plan (see section 50 of the Act) or the National Capital Plan (see section 11 of the *Australian Capital Territory (Planning and Land Management) Act 1988* (Cwlth)). Section 128 of the Act requires the proposal to be consistent with the Statement of Strategic Directions of the Territory Plan, while section 129 requires consideration of the particular zone objectives. The relevant zone objectives have been considered in conjunction with other requirements of the Territory Plan, such as the relevant codes and Strategic Directions, to achieve a balanced approach in assessing economic, social and environmental impacts. This approach was undertaken where there were inconsistencies with Territory Plan requirements to ensure a holistic and sustainable outcome for the proposal. The development was determined to be not inconsistent with the Territory Plan, as required by section 50 of the Act.

Planning and Development Act 2007 – Sections 123 to 129

In deciding an Impact Track development application, the decision maker must ensure the application meets sections 123 to 129 where relevant.

Planning and Development Act 2007 - Sections 123-127A

In deciding an Impact Track development application, the decision maker must ensure the application meets the following sections: 123(a)-(e), 124(1)-(2), 124A(1)-(3), 125, 126, 127 and 127A. Approval of an application in the Impact Track must not be given unless the application complies with these sections, where applicable.

123	Impact Track Applicability. The impact track applies to a development proposal if-	Check <input checked="" type="checkbox"/> or comment (as required)
123 (a)	Proposal is in the development table for impact track	The development is listed as assessable in the impact track in the development table (listed

		under Schedule 4).
123 (b)	Is mentioned in Schedule 4	<ul style="list-style-type: none"> the development is listed under Item 2, Part 4.2 of the <i>Planning and Development Act 2007</i>; the development is listed under Item 1, 2 & 6, Part 4.3 of the Act
123 (c)	Minister declares it so under s124	N/A
123 (d)	Specified in s125	N/A
123 (e)	Under EPBC Act is advised that proposal is	The Commonwealth Minister responsible for administering the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth) advised the Minister in writing that the development proposed—
123 (e)(i)	A controlled action under that Act, s76; and	
123 (e)(ii)	Does not require assessment under that Act, Part 8 due to bilateral agreement	
124	Minister may declare impact track applicable	N/A

125	Declaration by Public Health Act Minister affects assessment track	N/A
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126	Declaration etc of impact track after application	N/A
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127	Impact track – development applications	An Environmental Impact Statement (EIS) was submitted by the proponent, as a concurrent application process, to address all impacts from the proposed development. The EIS was considered by the Authority and an EIS Assessment Report was prepared that confirmed that each matter raised during the EIS process was addressed. Consequently, the EIS was deemed complete as the Minister for Planning and Land Management provided notice to the Authority under s 226 of the Act.
	A development application for a development proposal in the impact track must include a completed EIS in relation to the proposal unless the application is exempted by the Minister under section 211	

127A	Impact track – referral of matter protected by the Commonwealth to the Commonwealth	See response to S128 (1)(b)(v) below.
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Planning and Development Act 2007 - Section 128

In deciding an Impact Track development application, the decision maker must ensure the application meets the following sections: s 128(1)(a), s 128(1)(b)(i) to (vi) and s 128(2)-(5). Approval of an application in the Impact Track must not be given unless the application meets the s 128 requirements.

<p>S128 (1)(a) Environmental Impact Statement (EIS)</p> <p>NB:</p> <ul style="list-style-type: none"> • The Requirements for an EIS are dealt with in Part 8.2 of the Act. • See section 209 of the Act for when an EIS is completed. 	<p>An EIS for the proposal has been completed. Pursuant to section 209 (1)(a), on 17 October 2018 the Minister provided notice to the Authority under s226 that no action will be taken on the EIS.</p>
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<p>S128 (1)(b)(i) Consistent with the Statement of Strategic Directions – Volume 1, Part 2.1 of the Territory Plan.</p>	<p>The application is consistent with the principles set out in the Statement of Strategic Directions. The Statement of Strategic Directions recognises that the ACT must be planned as both the setting for the National Capital and as a self-governing community in its own right. The statement also has a focus on principles for sustainable development relating to environmental, economic and social sustainability as well as spatial planning and urban design principles.</p> <p>Some of the key principles in the Statement of Strategic Directions include a balanced approach to economic, social and environmental impacts to ensure sustainable practices. The strategic directions also encourage cost-effective provision and management of existing and new infrastructure and services, taking into account whole-of-life and whole-of-system costs, including the ecological footprint of proposed developments and activities.</p> <p>The EIS outlined areas of conservation and heritage significance in order to conserve the values and retain sufficient clearance zones to ensure operational efficiency and to minimise adverse environmental impacts. The EIS also outlined alternatives to the proposal, taking into account a series of criteria and performance measures. The proposal as described in the application was determined to be the best option as this option was considered to have the least impact in relation to the area, taking into account whole-of-life and whole-of-system costs.</p> <p>The proposal is considered to be consistent with the Statement of Strategic Directions of the Territory Plan and maintains Canberra’s bush setting. Relevant principles have been considered both specifically in the DA documentation and more broadly throughout the EIS.</p>
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<p>S128 (1)(b)(ii) Any land management agreement for the land (for proposed development relating to land comprised in a rural lease)</p>	<p>The proposal is for a proposed development relating to land comprised in a rural lease. There are land management agreements associated with the rural leases where the proposal is located. The land management agreements, approved by the Conservator, relate to the management of specific known areas with ecological or heritage value as well as land with known contamination from past activities. Entities were consulted throughout the EIS and DA process to ensure the proposal will not impact on matters relating to ecological, heritage and contamination. The processes identified key management measures to apply during the construction and operational stages. The measures have been incorporated as part of the notice of decision to ensure the development is consistent with the land management agreements.</p>
<p>S128 (1)(b)(iii) The advice of the Conservator of Flora and Fauna in relation to the proposal (if the proposed development will affect a registered tree or declared site)</p>	<p>The proposal is not for a proposed development that will affect a registered tree or declared site.</p> <p>Nevertheless, the application was referred to the Conservator of Flora and Fauna and the comments have been incorporated into the notice of decision.</p>
<p>S128 (1)(b)(iv) The conditions in an EIS Exemption, if in force for the proposal</p>	<p>The proposal is not for a development that relates to a conditional EIS Exemption.</p>
<p>S128 (1)(b)(v) The advice given by the Commonwealth Minister under section 127A (Impact track—referral of matter protected by the Commonwealth to Commonwealth)</p> <p>NB: Matter protected by the Commonwealth—see s 111B.</p> <p>Significant adverse environmental impact—see s 124A.</p>	<p>On 18 October 2018 a draft decision was given to the Commonwealth Minister to ensure consistency with Commonwealth Matters.</p> <p>On 24 October 2018 advice was received stating no issue with the draft decision and the decisions will be taken into account in consideration the proposed action under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</p>

<p>S128 (1)(b)(vi) The advice of the Conservator of Flora and Fauna in relation to the proposal (if the proposed development is likely to have a significant adverse environmental impact on a protected matter)</p>	<p>The application was referred to the Conservator of Flora and Fauna and the comments have been considered and incorporated into the notice of decision.</p>
<p>S128 (2) Under Section 128 (2) of the Act, development approval must not be given by the Minister for a development proposal in the impact track if approval would be inconsistent with advice given by Conservator of Flora and Fauna to which the application was referred under s147A unless the Minister is satisfied that –</p> <p>(a) the approval is consistent with the offsets policy; and</p> <p>(b) the approval would provide a substantial public benefit.</p>	<p>The decision is not inconsistent with advice given by Conservator of Flora and Fauna to whom the application was referred under s147A of the Act.</p>
<p>S128 (3) The advice of the Conservator of Flora and Fauna in relation to the proposal (if the proposed development will affect a registered tree or declared site).</p>	<p>The decision is not inconsistent with advice given by Conservator of Flora and Fauna to whom the application was referred and all comments have been incorporated into the notice of decision.</p>
<p>S128 (4) Consistency with advice given by an entity to which the application was referred under section 148 of the Act.</p>	<p>The decision is not inconsistent with any advice given by an entity to which the application was referred under section 148 of the Act.</p>
<p>S128 (5) The advice of the Conservator of Flora and Fauna in relation to the proposal (if the proposed development will affect a registered tree or declared site).</p>	<p>The decision is not inconsistent with advice given by Conservator of Flora and Fauna to whom the application was referred and all comments have been incorporated into the notice of decision.</p>

Planning and Development Act 2007 - Section 129

In deciding an Impact Track development application, a decision maker must consider the following sections: s 129(a)-(k).

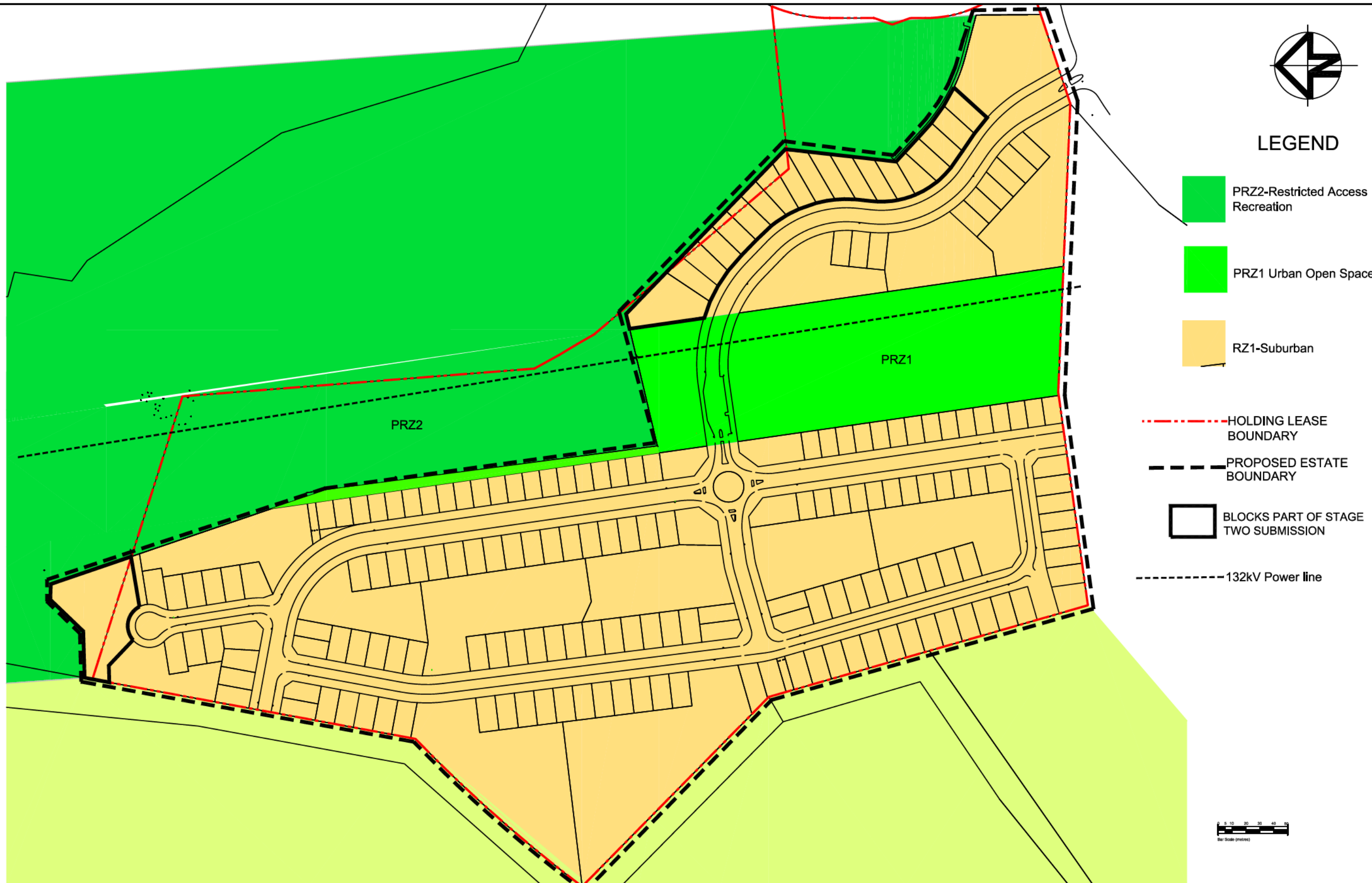
S129 (a) Zone Objectives	<p>The development is proposed to take place in the RZ3 Urban Residential Zone, CZ5 Mixed Use Zone, CFZ Community Facility Zone, PRZ1 Urban Open Space Zone, PRZ2 Restricted Access Recreation Zone, NUZ1 Broadacre Zone and NUZ3 Hills, Ridges and Buffer areas zone, as currently depicted in the Territory Plan (ACTMAPi – Territory Plan extract attached and approved estate land use plans – DA201528451 & DA201731203). Although the works are located in the RZ3, CZ5 and CFZ zones, it should be noted that these zones are part of a larger future urban area (FUA) overlay. The design of the FUA will need to respond to key infrastructure and will need to apply appropriate zones, with easements, for other future estates. As part of the assessment process, consideration has been given to the objectives of the zones (attached) in conjunction with the Strategic Directions and code requirements. The following key relevant matters have been outlined for clarity:</p> <ul style="list-style-type: none"> • The zone objectives have been considered in conjunction with other requirements of the Territory Plan, such as the relevant codes and Strategic Directions, to achieve a balanced approach in assessing economic, social and environmental impacts. This approach was undertaken where there were inconsistencies with Territory Plan requirements to ensure a holistic and sustainable outcome for the proposal. The development was determined to be not inconsistent with the Territory Plan, as required by s 50 of the Act. • As described above, the proposal is located in a residential, commercial and community facility area that are subject to future development which will need to accommodate for the infrastructure. The proposal within these areas will have minimal impact on neighbouring properties. • The proposal was considered under a comprehensive environmental assessment process that considered environmental amenity and environmentally sustainable development principles. The Environmental Impact Statement (EIS), submitted by the proponent, addressed these considerations and applied mitigation measures to reduce impacts. • The proposal maintains the potential use of the urban open space areas for a variety of recreational and leisure activities. In addition, the EIS sufficiently
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	<p>addressed potential impacts in this area such as flora and fauna habitats and corridors, natural and cultural features and landscape character.</p> <ul style="list-style-type: none"> • The proposal is predominantly located within existing easements where similar infrastructure exists and therefore will minimise restrictions on the future use of the land. • The proposal maintains predominantly rural character and will be located on land intended for major infrastructure which is not readily available in the urban area. The infrastructure is intended for additional support to the ACT region, as a point to point connection, and is necessary to secure ACT's electricity supply. • Both Ginninderry and Ginninderra Estate are new estates with minimal or no buffer between the estates and the existing 90m easement. The limited separation does not provide opportunity for screening outside the easement, unless this is provided by individual residents in the future. The EIS highlights measures, such as vegetation screening, are restricted within the easement due to the requirement for vegetation clearance from electrical infrastructure. The clearance requirements are to ensure safe operation and protection of infrastructure assets. Although limited by the utility requirements, the EIS has proposed localised screening, where the estates have an interface with the proposed towers, to reduce the visual impacts of the infrastructure on the future residents. • A comprehensive EIS process was undertaken considering a number of impacts such as environmental and heritage values, landscape and visual quality and impacts on the surrounding land uses. The EIS concluded that there were limited options to avoid some of the impacts, however, mitigation measures were proposed to reduce the impacts. The mitigation measures have been incorporated as part of the Notice of Decision. • The proposal maintains access to the urban buffer areas and is not of a type of development that allows for urban encroachment (e.g. actual development of an estate).
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S129 (b) The Relevant Code	<p>The relevant code(s) for the development proposal are the Belconnen District Precinct Map and Code, Residential Zones Development Code, Commercial Zones Development Code, Community Facility Zone Development Code, Parks and Recreation Zone Development Code, Non-Urban Zone Development Code and General Codes.</p> <p>The proposal is consistent with the above codes for reasons identified in '<i>DA-201732500-Territory Plan Code Requirements (Impact Track)</i>'.</p>
S129 (c) Suitability of the Land	<p>The proposed development seeks approval to use the land or a building or structure of the land for the purpose(s) of major utility installation.</p> <p>The proposed development is in accordance with the provisions of the Crown Leases. The leases include a clause for the Authority to construct, maintain and operate transmission lines and associated machinery on the blocks.</p> <p>Following the site inspection, and assessment, the land is considered suitable for the development proposed.</p>
S129 (d) Representations	<p>Representations received have been considered and are addressed in the Notice of Decision.</p>
S129 (e) Advice given by an entity in accordance with section 149 of the Act	<p>Entity advice has been considered and is addressed in the Notice of Decision.</p>
S129 (f) The plan of management for the land (if the proposed development relates to land that is Public Land)	<p>The proposal does not relate to land that is public land with a plan of management.</p>

<p>S129 (g) The probable impact of the proposed development, including the nature, extent and significance of probable environmental impacts.</p>	<p>The assessment of the proposal considered the probable impacts associated with the proposed development.</p> <p>Matters considered under the Environmental Impact Statement (EIS) process identified probable environmental impacts associated with the proposed development, such as ecological and visual impacts. As part of the EIS process, the impacts identified were mitigated to an adequate level, with residual and unavoidable impacts of the proposal. Therefore the Minister for Planning and Land Management gave notice to the Authority that no action will be taken on the EIS. Matters raised during the EIS process have been considered as part of the assessment and incorporated into the decision.</p> <p>The EIS outlined that the visual impacts on residential development within proximity of the proposed towers is difficult to avoid. The proposed infrastructure is to provide a second secure connection to the ACT's electricity supply and is predominantly located within existing easements where similar infrastructure exists.</p> <p>Both Ginninderry and Ginninderra Estate are new estates with minimal or no buffer between the residential blocks and the existing 90m easement. The limited buffer does not provide opportunity for screening outside the easement, unless this is provided by individual residents in the future. The EIS highlighted that measures, such as vegetation screening, are restricted within the easement due to the requirement for vegetation clearance from electrical infrastructure.</p> <p>The clearances are to ensure safe operation and protection of infrastructure. Although limited by the utility requirements, the EIS has proposed localised screening, where the estates interface with the proposed towers, to reduce the visual impacts of the infrastructure on the future residents.</p>
<p>S129 (h) The offsets policy.</p>	<p>The proposed development is not relevant to the offsets policy as no offsets were identified in the EIS process.</p>

S129 (i) Completed Environmental Impact Statement (EIS)	<p>An Environmental Impact Statement (EIS) was submitted by the proponent, as a concurrent application process, to address all impacts from the proposed development. The EIS was considered by the Authority and an EIS Assessment Report was prepared that confirmed that each matter raised during the EIS process was addressed.</p> <p>Consequently, the EIS was deemed complete as the Minister for Planning and Land Management provided notice to the Authority under s 226 of the Act.</p>
S129 (j) The conclusions of any inquiry about the EIS for the proposed development under Chapter 8 of the <i>Planning and Development Act 2007</i>	The Minister did not establish an inquiry panel.
S129 (k) The conditions in an EIS Exemption, if in force for the proposal	The proposal is not for a development that relates to a conditional EIS Exemption.
Site Inspection	A site inspection was conducted on 30 August 2018. Photos saved in DA file (refer: '2. Site inspection (20180830) alias').



LEGEND

- PRZ2-Restricted Access Recreation
- PRZ1 Urban Open Space
- RZ1-Suburban

- HOLDING LEASE BOUNDARY
- PROPOSED ESTATE BOUNDARY
- BLOCKS PART OF STAGE TWO SUBMISSION
- 132kV Power line



- Issued for amended Da lodgement
- Issued for DA lodgment
- Issued for DA lodgment

REV	DESCRIPTION	BY	DATE
		JM	06-5-16
		JM	27-4-16
		JM	30-3-16

CLIENT:

Ginninderra Estate

OZTAL ARCHITECTS

FIRST FLOOR DICKSON SQUARE DICKSON
GPO BOX 2170 CANBERRA CITY ACT 2601
P-02 6257 3486 F-02 6257 3385

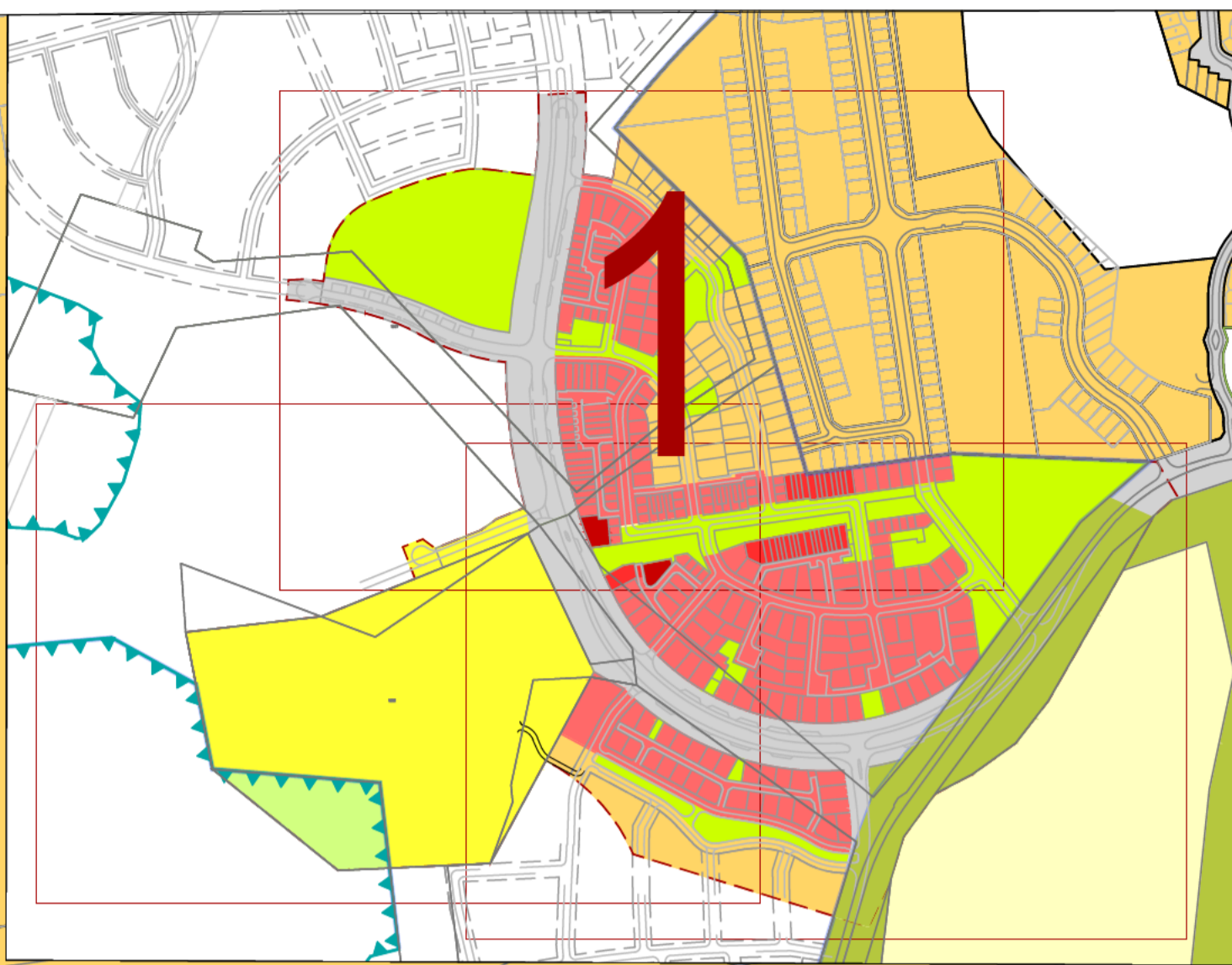
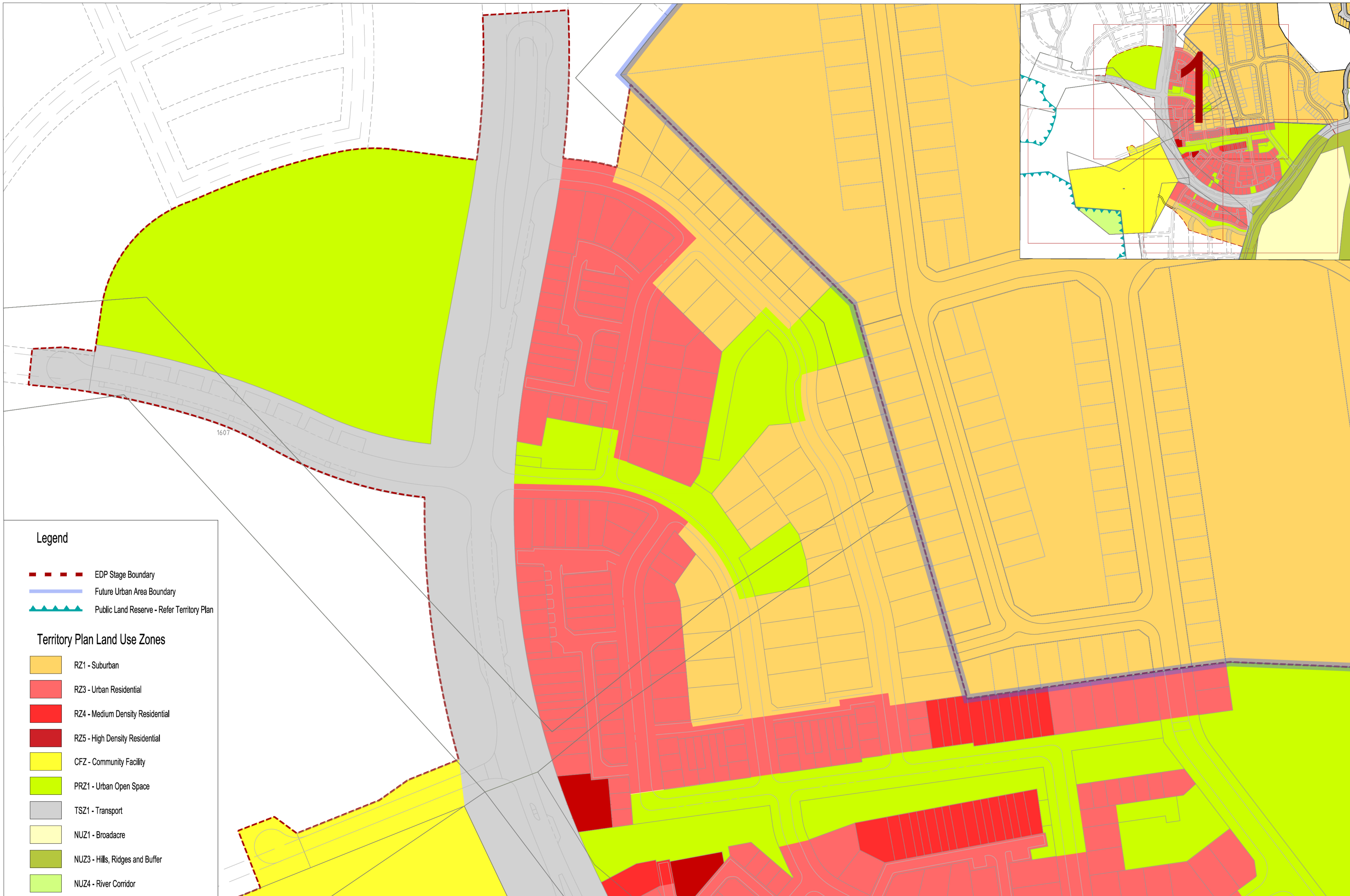
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SCALE NTS
PRINT DATE 6-5-16
DESIGNED BY DM
DRAWN BY JM

PROJECT NAME
BLOCK 16 SECTION 99 Holt
Ginninderra Estate
Stage Two Development
Application

DA SUBMISSION
DA 201629153
DRAWING TITLE
LAND USE PLAN

PROJECT No	DWG No	ISSUE	REVISION
31300	A700	1	B



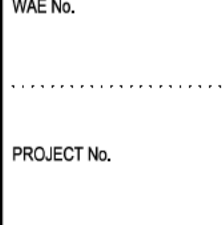
Legend

- EDP Stage Boundary
- Future Urban Area Boundary
- Public Land Reserve - Refer Territory Plan

Territory Plan Land Use Zones

- RZ1 - Suburban
- RZ3 - Urban Residential
- RZ4 - Medium Density Residential
- RZ5 - High Density Residential
- CFZ - Community Facility
- PRZ1 - Urban Open Space
- TSS1 - Transport
- NUZ1 - Broadacre
- NUZ3 - Hills, Ridges and Buffer
- NUZ4 - River Corridor

FIRST ISSUE	DESIGN	DRAWN	CHECK	APPROVED	DATE	AMENDMENT DETAILS
A	BR	CS	LC	BR	24.06.16	First round EDP agency consultation
B	BR	BR	HL	BR	15.06.16	Design amendments and control updates
C	BR	CS	LC	LC	25.11.16	Zone amendment following 2nd circulation and control updates

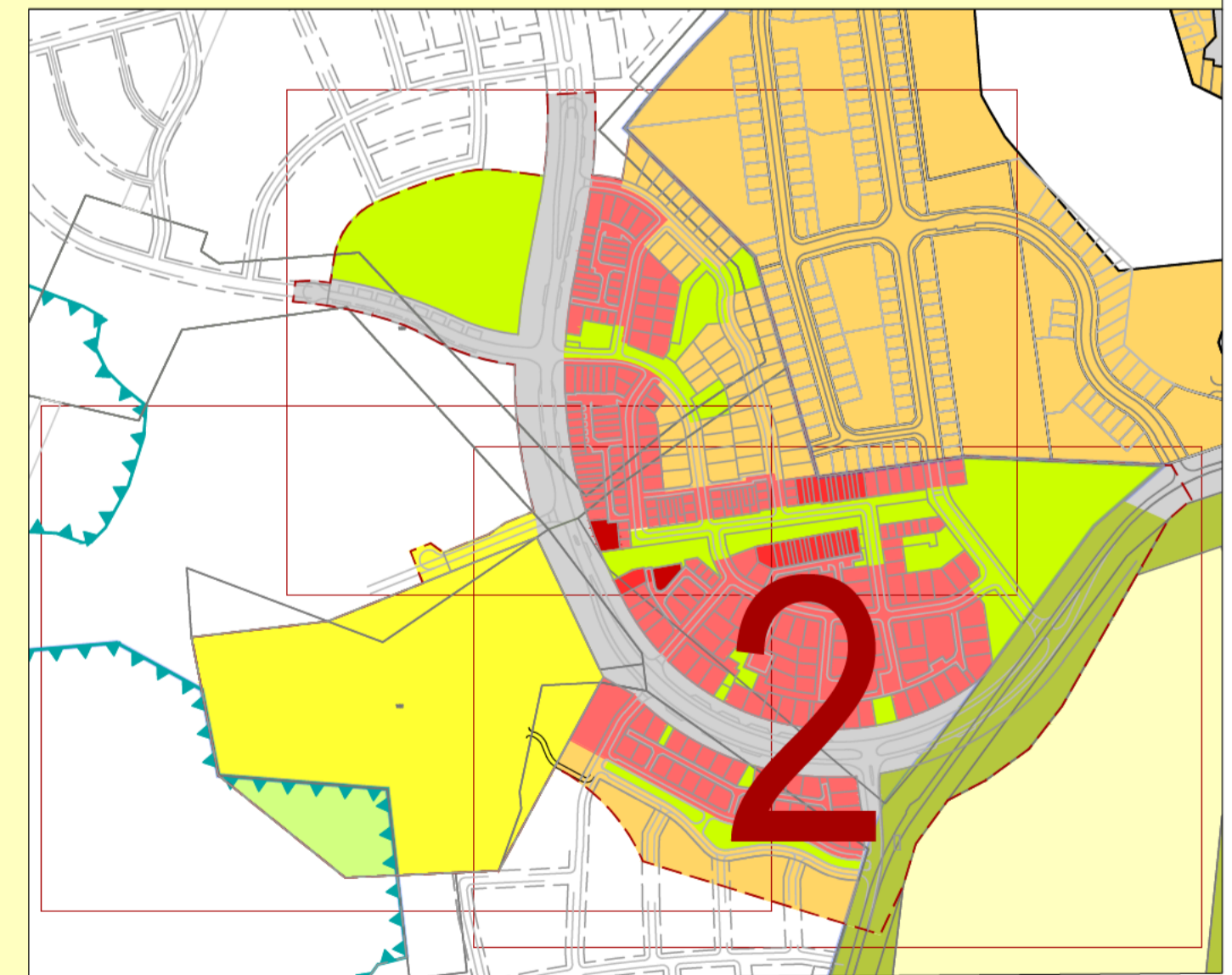
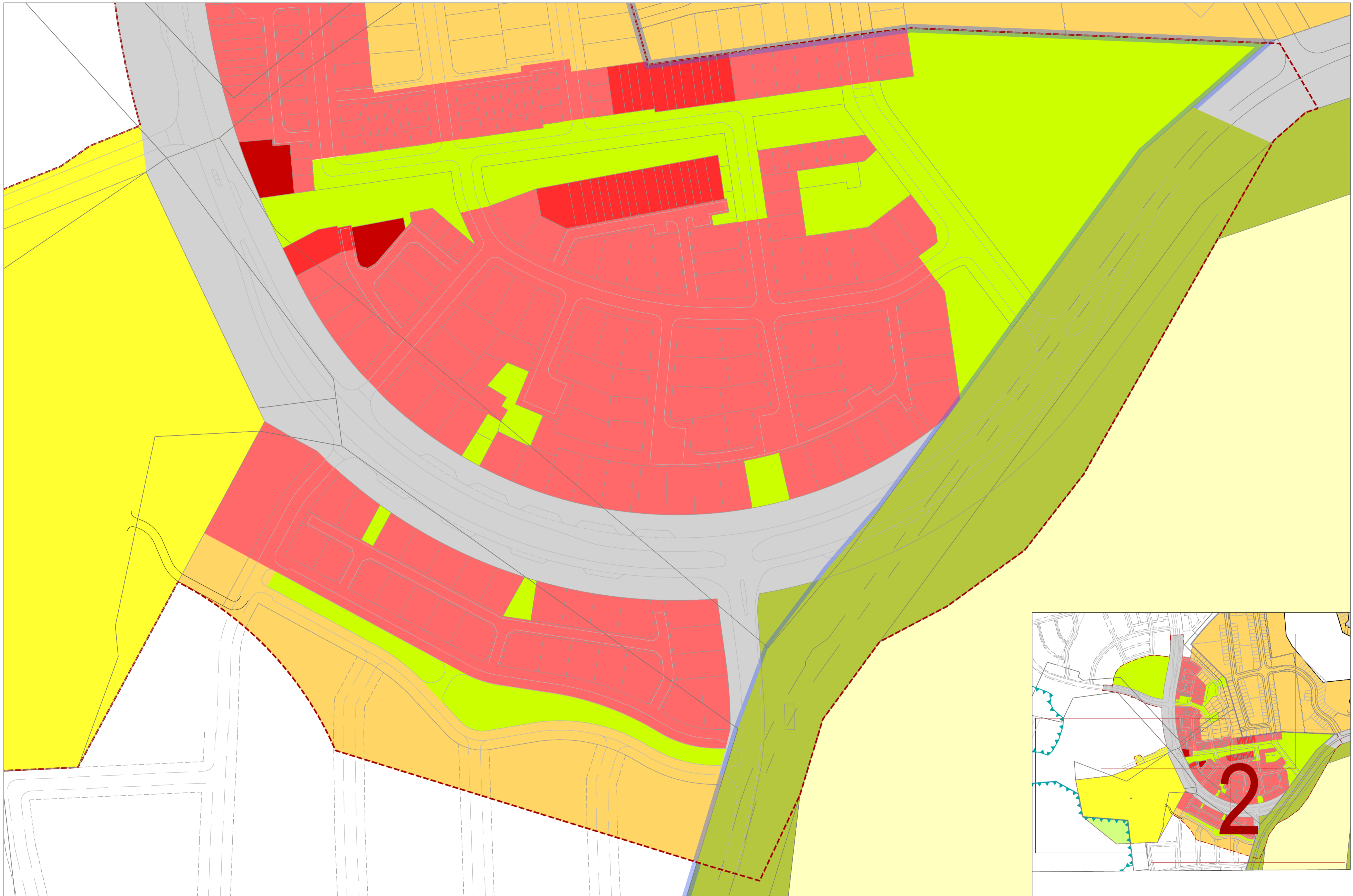


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 PROJECT No. _____

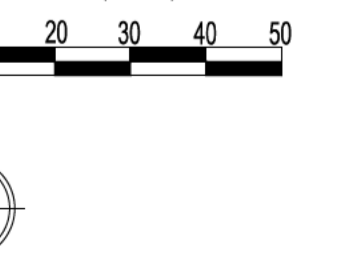
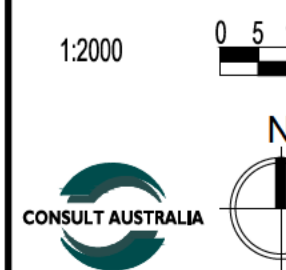
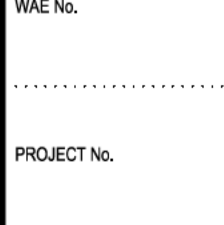
CLIENT RIVERVIEW PROJECTS (ACT)
 PROJECT WEST BELCONNEN STAGE 1 ESTATE DEVELOPMENT PLAN

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DRAWING TITLE LAND USE PLAN SHEET 1 OF 3
 DRAWING NUMBER 107868.09-007 EDP Plan No. 07.01
 AMEND. C



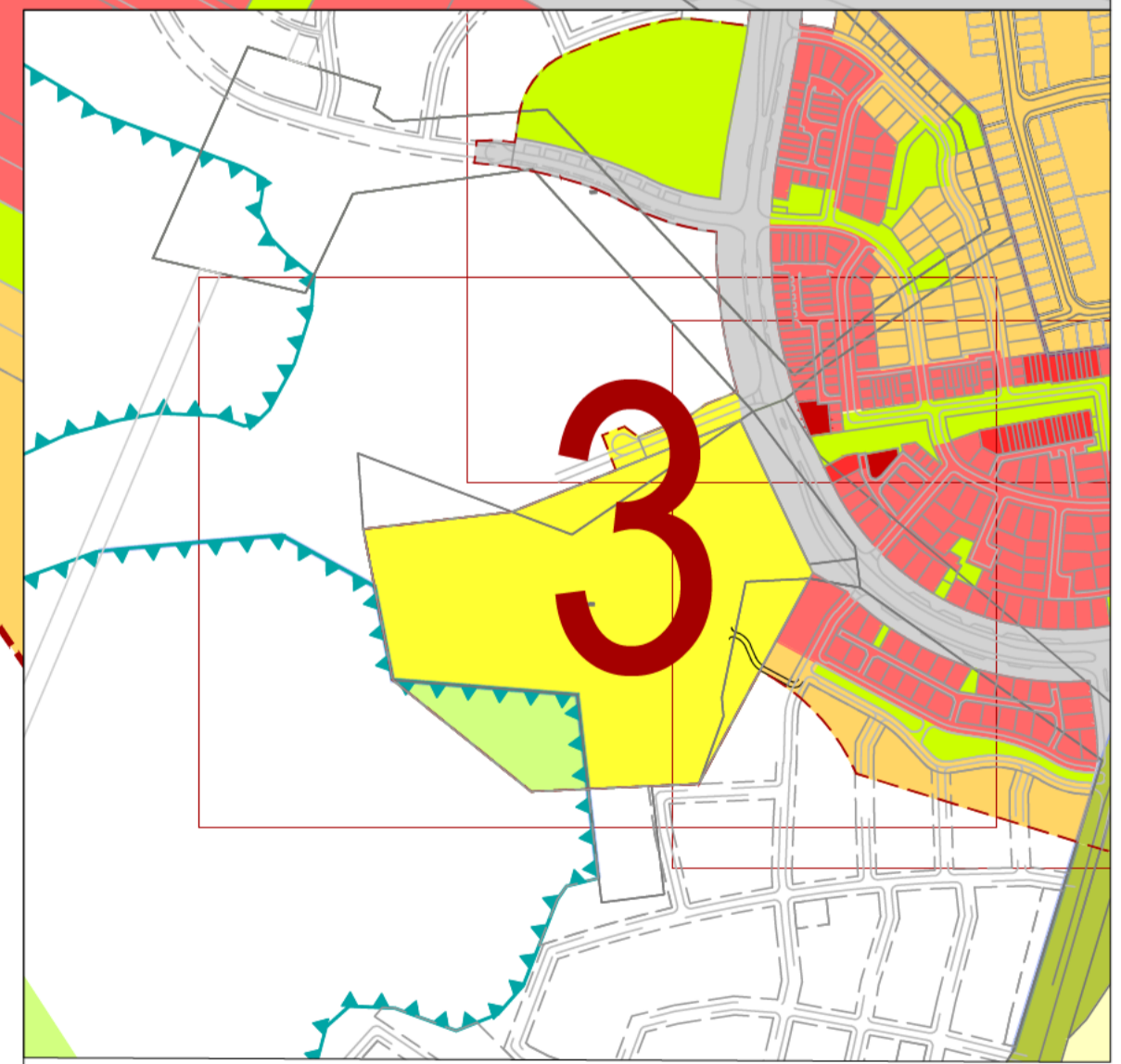
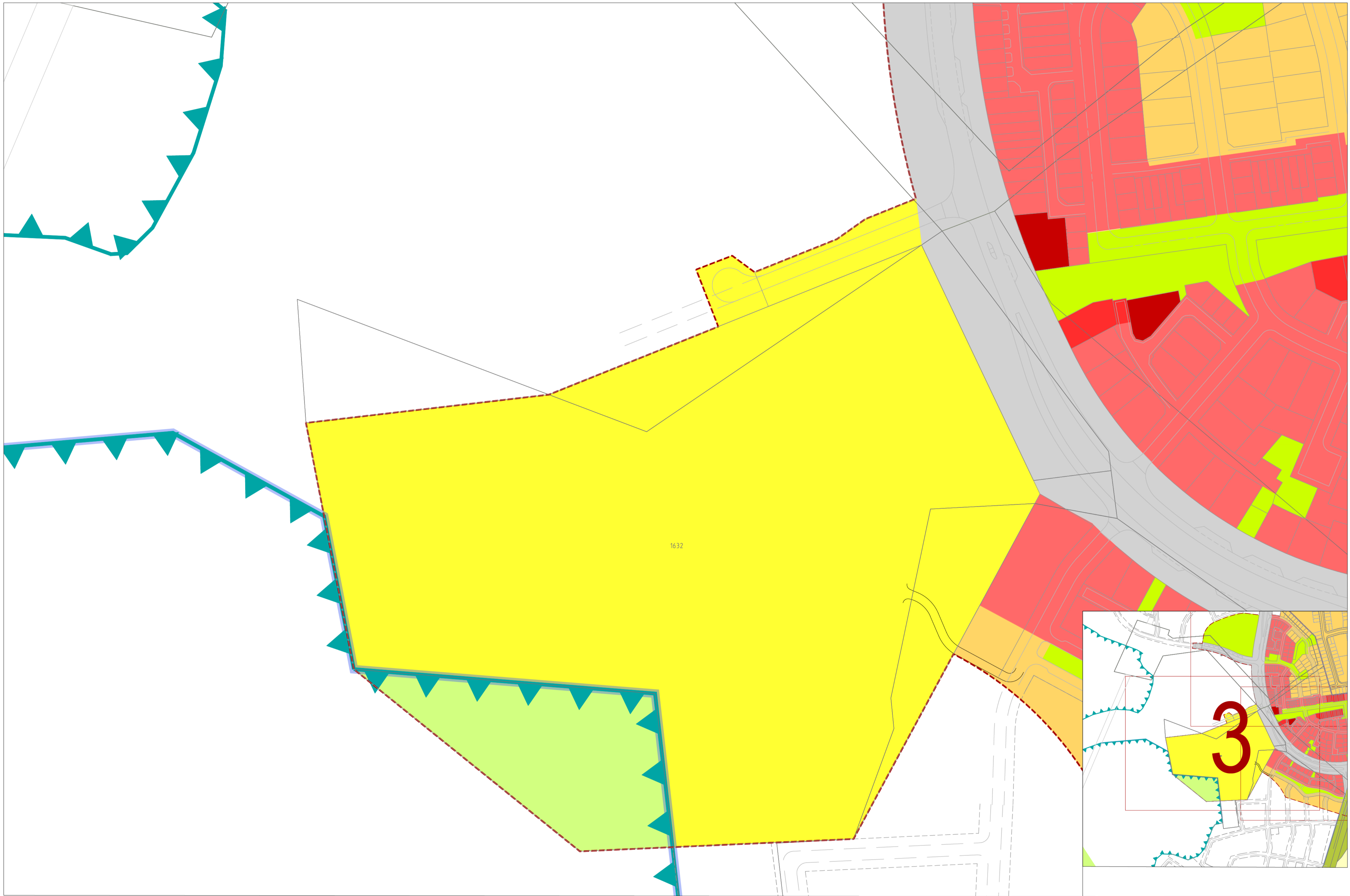
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A	BR	CS	LC	BR	24.06.16	First round EDP agency consultation
B	BR	BR	HL	BR	14.08.16	Design amendments and control updates
C	BR	CS	LC	LC	25.11.16	Zone amendment following 2nd circulation and control updates



CLIENT: RIVERVIEW PROJECTS (ACT)
 PROJECT: WEST BELCONNEN STAGE 1 ESTATE DEVELOPMENT PLAN



DRAWING TITLE LAND USE PLAN SHEET 2 OF 3	
DRAWING NUMBER 107868.09-007	AMEND. C
EDP Plan No. 07.02	



FIRST ISSUE	DESIGN	DRAWN	CHECK	APPROVED	DATE	AMENDMENT DETAILS
A	BR	CS	LC	BR	24.08.16	
B	BR	BR	HL	BR	15.06.16	First round EDP agency consultation
C	BR	CS	LC	LC	14.09.16	Design amendments and control updates
					25.11.16	Zone amendment following 2nd circulation and control updates



WAE No.
PROJECT No.

A3 PLOT 1:2000
SCALE (METRES) 0 5 10 20 30 40 50
A1 PLOT 1:1000
CONSULT AUSTRALIA

CLIENT RIVERVIEW PROJECTS (ACT)
PROJECT WEST BELCONNEN STAGE 1 ESTATE DEVELOPMENT PLAN



DRAWING TITLE LAND USE PLAN SHEET 3 OF 3
DRAWING NUMBER 107868.09-007
AMEND. C
EDP Plan No. 07.03

president@ginninderra.org.au

www.ginninderra.org.au

Access Canberra

Email: EPDCustomerservices@act.gov.au

**DEVELOPMENT APPLICATION: 201732500 BLOCK: 1560 SECTION: 0
BELCONNEN**

Proposal: CONCURRENT DEVELOPMENT APPLICATION - PROPOSAL FOR PUBLIC WORKS - Construction of a new 330/132kV electrical substation, new 330kV electrical transmission lines, fencing, vegetation clearing and associated works as part of the ACT Second Electricity Supply Project

**Development Application: 201732485 Address: 135 STOCKDILL DRIVE, HOLT
Block: 1582 Section: 0**

Proposal: CONCURRENT DEVELOPMENT APPLICATION - PROPOSAL FOR PUBLIC WORKS - Construction of new 132-kilovolt electrical transmission lines and vehicle access tracks, vegetation clearing and associated works as part of the ACT Second Electricity Supply Project.

SYNOPSIS

1. The Ginninderra Falls Association (GFA) has four concerns about this proposed extension to the ACT's electricity supply. GFA considers it highly unfortunate that this proposal has arisen after approval for two separate residential developments in the vicinity has been granted and construction commenced.
2. Firstly, the proposed 330 kV power line will run very close to the eastern edge of the new Ginninderra Estate currently under construction on the golf course, and along the eastern edge of Stages 1 and 1A of the proposed Ginninderry housing development.
3. Secondly, the new 330 kV power line will link up with the existing 330 kV power line to Williamsdale, thus enclosing the land around Strathnairn homestead which is a known area frequented by the Little Eagle. In so doing, it will cut across the open access path to wider foraging areas and potentially discourage future use of the area by Little Eagles.
4. Thirdly, a short section of 132 kV power line will be constructed linking the new substation to the existing line to Woden. This is right in the area where the Ginninderry Conservation Corridor links to the Pine Ridge area, and thence to the Pegasus and Lands End locations south of Drake Brockman Drive, both sites known to be frequented by the Little Eagle. Thus, there will be two power lines adjacent to each other impeding passage from west to east and presenting a potential hazard to airborne creatures.
5. Fourthly, the location of the substation is exposed to catastrophic fire danger associated with dynamic fire propagation associated with the landscape.

Ginninderra Estate

6. The Ginninderra Estate, when first proposed by Woodhaven Investments Pty Ltd in 2010 and approved by ACTPLA in 2011, intended to put the existing overhead 132kV power line underground. When this proved unviable, a 92 m wide overhead power line reservation was

created to separate the power line from residences. It is now intended to put the very high tension 330 kV power line between the lower-powered line and residences. The higher tension line will now be closer to residents than the lower tension line.

7. While current research has not confirmed any link between the magnetic field around power lines and health issues such as cancer, there is no definitive evidence to completely allay concerns that such a link exists. Further, it is not clear whether research has been conducted into the cumulative effects of regular exposure to magnetic fields associated with the large number of very high tension power lines in the broader local area. Research into these matters can take many decades to provide convincing evidence one way or the other. Hence, the precautionary principle should prevail in making decisions about location of housing and power lines.

Little Eagle

8. The Little Eagle and Superb Parrot, both listed as ACT Threatened Species, are regarded as having a high likelihood of occurring in the area of this proposed development. It is stated that no significant impact to either species is expected but as with magnetic field effects, current research is not necessarily comprehensive and might not be adequate to properly predict all impacts thoroughly. The commencement of construction work at Ginninderra Estate could already have discouraged the Little Eagle from using the Strathnairn nesting tree, 600 m away, in the 2017 breeding season.¹ This effect is likely to be exacerbated in the near future by commencement of roadworks only 300 m from the tree under Stage 1 of the Ginninderry project.
9. While the electrical works will not occur within 800m of the nesting tree, there is an admission that:

Only foraging habitat would be impacted. The likelihood of electrocution on new lines would be minimised with line marking.²

Foraging habitat and safe access to it are both essential to the survival of the Little Eagle in this area. While protection of the nests is important, nests will not be used if there is no suitable foraging ground within 2-3 km of the nest when a chick is being raised. Danger from power lines will add to that discouragement. It is likely that the combination of two housing developments and the construction of an additional power line and substation right in the Little Eagles' foraging route will seal the future of this bird in the Strathnairn vicinity. Accordingly, the precautionary principle should be applied.

10. The supporting studies referenced in this development application include one on movements of the Little Eagle commissioned by Riverview Developments Pty Ltd for Ginninderry³ and another refuting the notion that the number of Little Eagles breeding in the ACT has collapsed⁴.

¹ The nest has been found to be infested with beetle larvae which complicates any analysis of why the nest was not used in 2017, despite a pair of eagles being seen there.

² Table 5.2 Potential impacts to threatened species habitat, TransGrid and ActewAGL, ACT SECOND ELECTRICAL SUPPLY PROJECT - BIODIVERSITY IMPACT ASSESSMENT, p.78.

³ Renee Brawata and Bernd Gruber, *Movements of the Little Eagle (Hieraetus morphnoides) surrounding the proposed Riverview Development Area*, Institute for Applied Ecology, University of Canberra, 2016.

⁴ Penny Olsen and Stuart Rae, "Invalid Evidence for purported 'collapse' in the number of breeding Little Eagles in the Australian Capital Territory", *Canberra Bird Notes*, December 2017.

Recently, bird numbers of nine breeding pairs and four chicks were reported for 2017/18.⁵ This latest research was again funded by the Ginninderry Joint Venture via the ACT Government's Little Eagle Research Panel. Given that earlier studies were largely reliant on sightings reported by volunteers, combined with the difficulty involved in sighting all birds and distinguishing individuals, along with their tendency to roam over large areas, it is reasonable to question whether the latest study confirms that Little Eagle numbers in the ACT are healthy OR that they have, in fact, declined over time.

11. While the Little Eagle is found over a wide area of the country, their nesting trees and foraging areas are continuously being removed as human population grows. Two ACT little Eagles have been tracked successfully in recent years, one to Daly Waters in the Northern Territory then back to Strathnairn, the other up to Queensland. They return south to lowland, open woodland and rural areas where they nest and raise their young. That four chicks were produced in the ACT in the 2017/18 season out of nine sighted pairs, does not augur well for the future of the Little Eagle here as foraging areas are continuously being removed along the lower Molonglo valley in favour of residential use. This project could add to the loss of sufficient foraging grounds, thus contributing to the disappearance of the Little Eagle from the south-western part of the ACT altogether.

Bushfire risk

12. GFA is pleased to see the acknowledgment and comprehensive assessment of the catastrophic fire risk in this area. In particular, GFA supports the recommendations made in the last paragraph of the report:

The existing TransGrid (TransGrid 2017₂) and ActewAGL (ActewAGL 2015) bushfire management plans may require updating to incorporate recommendations of this BRA. Consultation with TCCS and ACT ESA may be required to incorporate recommended APZs into the Regional Bushfire Management Zones and annual Bushfire Operational Plans.

GFA notes that the substation is proposed for an area exposed to the north-westerly prevailing winds and the gorges of the Murrumbidgee River. Slopes of over 20 degrees combined with strong winds result in dynamic fire propagation in certain conditions. Attached for information is a report on the latest science on the fire risk in the Ginninderry area.⁶

Conclusion

13. GFA acknowledges the careful assessment displayed in this development application. The location is, however, considered to be unsuitable given the huge residential development intended for this area. GFA notes that the original Transgrid substation was located in this area when there was no intention for residential use to be permitted. There is now a conflict of

⁵ Stuart Rae, *Little Eagles in the ACT and nearby NSW in 2017/18, A brief summary from the Little Eagle Research Group*, <http://canberrabirds.org.au/wp-content/uploads/2012/03/GG-2018-April-web.pdf>.

⁶ Melanie E. Roberts, Jason J. Sharples, Andrew A. Rawlinson, *Incorporating ember attack in bushfire risk assessment: a case study of the Ginninderry region*, Paper presented to the 22nd International Congress on Modelling and Simulation (**MODSIM2017**) held at The Hotel Grand Chancellor Hobart, Tasmania, December 2017.

needs and a suggestion of poor planning by the ACT Government with a lack of foresight. The precautionary principle should be employed in assessing this development application.



Robyn Coghlan
President,
Ginninderra Falls Association Incorporated
Ph. [REDACTED]
Mob. [REDACTED]

26 April 2018

JOB REPORT - Public Notification Generator

JOB DATE: 1 March 2018 1:41 pm

JOB CODE: 133050

OPERATOR: [REDACTED]

Development Application 201732500

PUBLIC NOTIFICATION

Application lodged on 22 February 2018.

Notification begins on 5 March 2018 and ends on 26 April 2018.

SUBJECT BLOCK

BLOCK: BELCONNEN RURAL BLOCK 1601

STREET ADDRESS: [REDACTED]

LESSEE(S): [REDACTED]

ADDRESS: [REDACTED]

APPL_TYPE: SUBC

DEV DESC: CONCURRENT DEVELOPMENT APPLICATION - PROPOSAL FOR PUBLIC WORKS - Construction of a new 330/132kV electrical substation, new 330kV electrical transmission lines, fencing, vegetation clearing and associated works as part of the ACT Second Electricity Supply Project. The proposal is a concurrent development application submitted with a draft Environmental Impact Statement (EIS). For more information, go to www.planning.act.gov.au/topics/design-andbuild/assessment_of_dev/environmental_assessment/environmental_impact_statements

NEIGHBOURING LESSEES

1. BLOCK: BELCONNEN BLOCK 1382

NAME(S): [REDACTED]

ADDRESS: [REDACTED]

2. BLOCK: BELCONNEN BLOCK 1382

NAME(S): THE RESIDENT

ADDRESS: [REDACTED]

APPLICANTS

1. NAME(S): [REDACTED] WSP
ADDRESS: LV1, 121 MARCUS CLARKE STREET
Canberra ACT 2600

S U M M A R Y

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No of interested party notifications created = 0
No of advertisement authorisation letters created = 1
No of outdoor signs created = 1
No of letters to applicants created = 1

JOB REPORT - Public Notification Generator

JOB DATE: 1 March 2018 2:03 pm

JOB CODE: 135948

OPERATOR: [REDACTED]

Development Application 201732500

PUBLIC NOTIFICATION

Application lodged on 22 February 2018.

Notification begins on 5 March 2018 and ends on 26 April 2018.

SUBJECT BLOCK

BLOCK: BELCONNEN RURAL BLOCK 1600

STREET ADDRESS: 29 STOCKDILL DRIVE

LESSEE(S): [REDACTED]

ADDRESS: [REDACTED]

APPL_TYPE: SUBC

DEV DESC: CONCURRENT DEVELOPMENT APPLICATION - PROPOSAL FOR PUBLIC WORKS - Construction of a new 330/132kV electrical substation, new 330kV electrical transmission lines, fencing, vegetation clearing and associated works as part of the ACT Second Electricity Supply Project. The proposal is a concurrent development application submitted with a draft Environmental Impact Statement (EIS). For more information, go to www.planning.act.gov.au/topics/design-andbuild/assessment_of_dev/environmental_assessment/environmental_impact_statements

NEIGHBOURING LESSEES

1. BLOCK: BELCONNEN BLOCK 1382

NAME(S): [REDACTED]

ADDRESS: [REDACTED]

2. BLOCK: BELCONNEN BLOCK 1598

NAME(S): THE RESIDENT

ADDRESS: 0 DRAKE-BROCKMAN DRIVE

BELCONNEN DISTRICT ACT BELCONNEN DISTRICT

- 3. BLOCK: BELCONNEN BLOCK 1582
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

- 4. BLOCK: HOLT SECTION 99 BLOCK 12
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

- 5. BLOCK: HOLT SECTION 34 BLOCK 47
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

- 6. BLOCK: HOLT SECTION 34 BLOCK 47
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16. BLOCK: HOLT SECTION 34 BLOCK 38
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ADDRESS: [REDACTED]

17. BLOCK: BELCONNEN BLOCK 1382
NAME(S): THE RESIDENT
ADDRESS: 35 DRAKE-BROCKMAN DRIVE
BELCONNEN ACT

18. BLOCK: BELCONNEN BLOCK 1599
NAME(S): THE RESIDENT
ADDRESS: 151 DRAKE-BROCKMAN DRIVE
BELCONNEN ACT

19. BLOCK: BELCONNEN BLOCK 1582
NAME(S): THE RESIDENT
ADDRESS: 135 STOCKDILL DRIVE
BELCONNEN ACT

20. BLOCK: HOLT SECTION 132 BLOCK 2
NAME(S): THE RESIDENT
ADDRESS: 140 BRITTEN-JONES DRIVE
HOLT ACT 2615

APPLICANTS

1. NAME(S): [REDACTED] WSP
ADDRESS: LV1, 121 MARCUS CLARKE STREET
Canberra ACT 2600

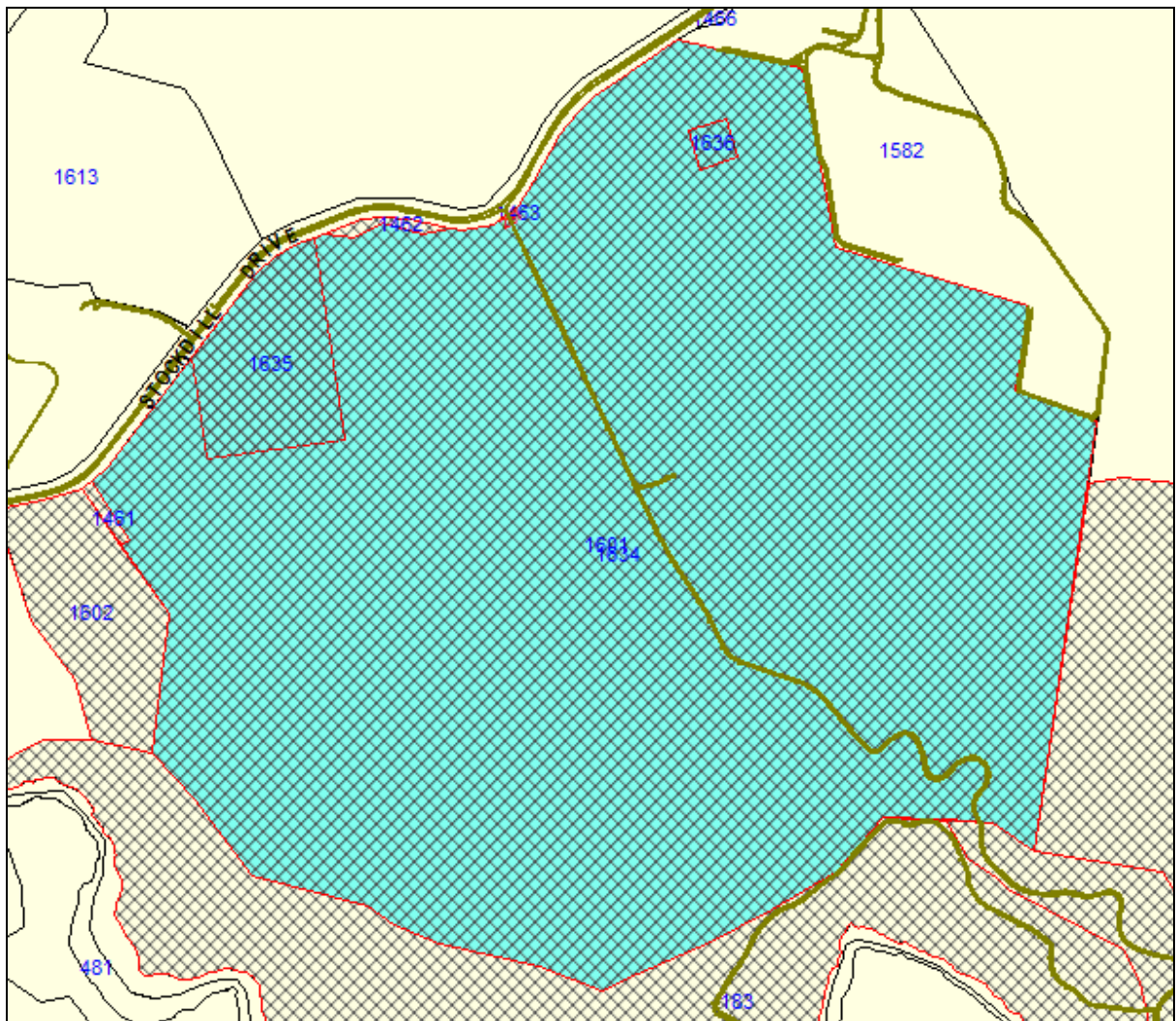
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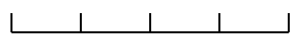
BELCONNEN
Block 1601

5 March 2018 to 26 April 2018

Development Application
201732500



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