



**ACT**  
Government

Environment, Planning and  
Sustainable Development

Canberra Town Planning Pty Ltd  
Attention: Jodie Roberson  
5/32 Lonsdale Street  
Braddon ACT 2612

**BLOCK 18 SECTION 11 – MITCHELL**  
**Application Number: 201733198-S165C**

Dear Ms. Roberson,

I refer to the plans you submitted in response to condition **A3** and **A4** of the Notice of Decision with respect to the above Development Application.

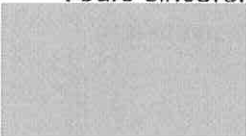
The plans now satisfy condition **A3** and **A4** of the Decision and have been endorsed to form part of the above Development Approval.

Enclosed are copies of the approved plans.

Please note that any other outstanding conditions of approval in the Notice of Decision may need to be addressed prior to development commencing on the site.

If you would like to discuss this matter further, please telephone DA Coordinator on (02) 6207 6383.

Yours sincerely



Hayden Pini  
Delegate of the planning and land authority  
Environment, Planning and Sustainable Development Directorate  
20 February 2020

**From:** [Cilliers, George](#)  
**To:** "[Pieter Van Der Walt](#)"  
**Cc:** [Morgan Bryant](#); [Nichelle Jackson](#)  
**Subject:** RE: DA201733198 – Block 18 Section 11 Mitchell – Development Conditions [SEC=UNCLASSIFIED]  
**Date:** 20 December 2018 19:13:00

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Good afternoon Pieter,  
In the absence of written support from ACT Health Protection Service, condition A2 remains unsatisfied and the development approval cannot take effect. The planning and land authority is therefore unable to issue endorsed drawings at this stage.

You have the options of continuing to attempt to satisfy condition A2; apply for reconsideration if you think the condition is unreasonable; or to seek a review thereof in the ACT Civil and Administrative Tribunal.

Regards

George Cilliers | Director, Development Assessment

Phone 02 6207 6804

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

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

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**From:** Pieter Van Der Walt <[REDACTED]@CanberraTownPlanning.com.au>  
**Sent:** Wednesday, 19 December 2018 9:33 AM  
**To:** Cilliers, George <George.Cilliers@act.gov.au>  
**Cc:** Morgan Bryant <[REDACTED]@vivaleisure.com.au>; Nichelle Jackson <[REDACTED]@CanberraTownPlanning.com.au>  
**Subject:** DA201733198 – Block 18 Section 11 Mitchell – Development Conditions

George,

Further to our discussion can you please provide advice in relation to the Section 165 submission prepared and submitted in relation to the above DA.

Thank you in advance.

Regards

Pieter



**Pieter Van der Walt**  
Director • Town Planner

Mobile [REDACTED]



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**From:** DiCampli, Nicki  
**To:** [admin@canberratownplanning.com.au](mailto:admin@canberratownplanning.com.au)  
**Subject:** DA 201733198 (Block 11 Section 18 Mitchell) [SEC=UNCLASSIFIED]  
**Date:** 9 May 2019 17:09:00

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Dear Jodie

I have reviewed your s.165A application in relation to DA 201733198 (Block 11 Section 18 Mitchell) following the consent decision of the ACT Civil and Administrative Tribunal dated 15 April 2019.

Further to my review I advise conditions A3 and A4 remain outstanding and are to be resolved for the approval to take effect and in turn facilitate release of approved plans.

Condition A3

Please provide a Statement of Compliance from Evoenergy.

Condition A4

Please provide a Statement of Acceptance from all relevant areas of Icon Water in relation to both on-site and off-site/external works, noting these endorsements are provided by two separate areas.

Please respond at your earliest convenience.

Regards

Nicki Di-Campli

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Nicki Di-Campli | Assessment Officer

**Development Assessment** | Environment, Planning and Sustainable Development Directorate | **ACT Government**  
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

**From:** [Sargent, Narelle](#)  
**To:** [EPD, Customer Services](#)  
**Cc:** [Ponton, Ben](#); [EPAPanningLiaison](#)  
**Subject:** EPA RESPONSE: REFERRAL-EPA-NOISE-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]  
**Date:** Thursday, 15 March 2018 1:39:26 PM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)

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Dear Ben

Thank you for the referral of Development Application No: 201733198, a proposal for a childcare centre on the industrially zoned Block 18, Section 11, Mitchell.

The Environment Protection Authority (EPA) does not support the Development Application and recommends the application be refused.

The Environment Planning & Sustainable Development Directorate (EPSDD) specified in the circulation of the Draft Variation to the Territory Plan Number 352 (DV352), which proposed to remove child care centres from the list of Merit Track assessable uses in industrial zones and was supported by the EPA, that the Territory Plan does not currently specify health and safety considerations for an application for a child care centre in an industrial zone.

The EPA also notes EPSDDs position stated in DV352 that:

*"The location of a childcare centre within an Industrial Zone could have the following impacts:*

- *Potential risks to children's health and safety being exposed to industrial air, soil and noise pollutants from neighbouring industrial uses.*
- *Potential risks to children's health and safety being placed in a location in close proximity to hazardous industries (e.g. potential risks from chemical and gas storage facilities).*
- *Potential future impact on land uses and new industrial opportunities that may want to locate around child care centres in industrial zones*
- *Potential to limit potential future industrial development on adjacent and surrounding parcels.*
- *Potential to limit the ability of existing lessees to activate uses (currently included in their leases) which may have a negative impact on the health and wellbeing of children located in a nearby child care centre.*
- *Potential to affect the price of industrial land surrounding a child care centre.*
- *Potential risk for compensation claims if a child care centre is allowed to establish in this zone and a neighbouring business decides to undertake a development that is included in its lease purpose."*

Based on similar concerns to those listed above, the EPA supports EPSDD's stated position *"that certain areas within industrial zones are not suitable for child care centres"*, and notes the Directorate has committed to complete *"Further policy work and investigation into this matter."*

The EPA agrees that the proposed activity of a childcare centre is incompatible with the surrounding land use zoning and that the zone is not suitable for a childcare centre. Further, the EPA recommends the Territory Plan be amended to restrict "Childcare Centres" in industrial zones.

Please do not hesitate to contact me if you need to discuss this matter further.

Regards  
Narelle

**Narelle Sargent | Environment Protection Authority**

Phone: 02 6207 5782 | Mobile: [REDACTED] | Email: [narelle.sargent@act.gov.au](mailto:narelle.sargent@act.gov.au)

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

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

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**From:** Evatt, Ebony **On Behalf Of** EPD, Customer Services

**Sent:** Thursday, 22 February 2018 9:28 AM

**To:** EPAPlanningLiaison <[EPAPlanningLiaison@act.gov.au](mailto:EPAPlanningLiaison@act.gov.au)>; McKeown, Helen <[Helen.McKeown@act.gov.au](mailto:Helen.McKeown@act.gov.au)>

**Subject:** REFERRAL-EPA-NOISE-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]

NOTE: CHILD CARE IN INDUSTRIAL ZONE.

**DEVELOPMENT APPLICATION NO:** 201733198

**BLOCK:** 18 **SECTION:** 11 **DIVISION:** MITCHELL

**Description: PROPOSAL FOR CHILDCARE CENTRE - construction of a new 3 storey childcare centre, new driveways, car park and dropoff area, landscaping and associated site works.**

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(15/03/2018)**.

In accordance with Section 150 of the Planning and Development Act 2007 If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services – [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Regards,  
Ebony Evatt  
Customer Services

**Phone 02 6207 1923**

**Access Canberra | ACT Government**

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**From:** [EPAPlanningLiaison](#)  
**To:** [EPD, Customer Services](#)  
**Cc:** [Cilliers, George](#); [Pini, Hayden](#); [Sargent, Narelle](#)  
**Subject:** RE: REFERRAL-EPA-NOISE-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 18 April 2018 12:57:47 PM  
**Attachments:** [image001.jpg](#)

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Environment Planning & Sustainable Development Directorate,

It has come to our attention this DA has not been referred to the Health Protection Service who previously provided advice in response to the lease variation to add the childcare as a use. Following discussions with the Health Protection Service in relation to concerns about Legionella Pneumophila bacteria (the bacterium that causes Legionnaires Disease) potentially impacting the site from the adjacent landscape supply facility, it is strongly recommended this DA be referred to the HPS for comment due to the potential for a large cohort of at risk population being introduced to the immediate area should the development proceed.

It should be noted further comments will be provided by the EPA in relation to this and other matters. I will endeavour to provide these further comments as soon as possible.

Regards,

Robin Brown | Environment Protection Authority Planning Liaison

**Phone 02 6207 5642**

**Environmental Quality** | Construction Environment & Workplace Protection | Access Canberra | **ACT Government**

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

**From:** Evatt, Ebony **On Behalf Of** EPD, Customer Services  
**Sent:** Thursday, 22 February 2018 9:28 AM  
**To:** EPAPlanningLiaison <EPAPlanningLiaison@act.gov.au>; McKeown, Helen <Helen.McKeown@act.gov.au>  
**Subject:** REFERRAL-EPA-NOISE-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]

NOTE: CHILD CARE IN INDUSTRIAL ZONE.

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COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01  
Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Regards,  
Ebony Evatt  
Customer Services

**Phone 02 6207 1923**

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**From:** Sargent, Narelle  
**Sent:** Friday, 27 April 2018 5:13 PM  
**To:** Ponton, Ben <Ben.Ponton@act.gov.au>  
**Cc:** EPAPanningLiaison <EPAPanningLiaison@act.gov.au>; Stedman, Andrew (Health) <Andrew.Stedman@act.gov.au>; Cilliers, George <George.Cilliers@act.gov.au>  
**Subject:** EPA ADVICE: REFERRAL-EPA-NOISE-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]

Dear Ben

Following is the EPA's advice in response to **DEVELOPMENT APPLICATION NO: 201733198**  
**BLOCK: 18 SECTION: 11 DIVISION: MITCHELL**

**Description: PROPOSAL FOR CHILDCARE CENTRE - construction of a new 3 storey childcare centre, new driveways, car park and dropoff area, landscaping and associated site works.**

DA 201733198

BLOCK: 18	SECTION: 11	DIVISION: MITCHELL
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And EPA provide the following:

No comments	
Recommend Conditions of Approval	
Advice for the applicant	
Recommend Lease Conditions	
Recommend Not Supported	
Further Information/amendments Required	X

The air quality monitoring report titled "Ambient Air Quality Monitoring Report – Mitchell, ACT", dated 9 February 2018, is not sufficient to demonstrate the site is suitable for the proposed use from an air quality perspective. The Report provides limited commentary on the surrounding activities, does not assess uses permitted by the zoning and failed to identify existing risks in the immediate area that have the potential to adversely impact the health of occupants including children at the centre.

An Air Quality Impact Assessment (AQIA) report should be prepared that includes an assessment of the permitted uses in the zone and potential sources of pollution impacting the subject site. The air quality monitoring report does not adequately refer to activities and potential pollutants and odours from neighbouring sites such as the landscape supply business to the north on block 44 section 7 Mitchell. The business supplies potting mix and other landscape supplies which are likely at times to emit odours and human pathogens such as *Legionella Longbeachae* which could be present in dust that can be released into the surrounding environment when handling these products is carried out on a scale that utilises large loaders and dump trucks. The landscape supply block is 17 metres from the subject site.

The DA and AQIA report should be referred to the Health Protection Service for their consideration.

Further, it is recommended that a Hazard Analysis be required to be completed by a suitably qualified consultant in accordance with the NSW Planning and Environment's Hazardous Industry Planning Advisory Papers. As the introduction of this sensitive use to the industrially zoned area may have consequences for land use in the area in the future. The applicant should be required to prepare a planning report, informed by the Hazard Analysis and AQIA, to assess and discuss the potential planning land use impacts to the surrounding land should the proposal be approved.

Please do not hesitate to be in contact if you have any questions.

Yours sincerely

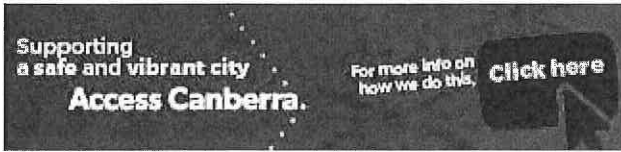
Narelle Sargent  
Environment Protection Authority

**Narelle Sargent | Deputy Environment Protection Authority**

Phone: 02 6207 5782 | Mobile [REDACTED] | Email: [narelle.sargent@act.gov.au](mailto:narelle.sargent@act.gov.au)

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

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**Subject:** REFERRAL-EPA-NOISE-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]

NOTE: CHILD CARE IN INDUSTRIAL ZONE.

**DEVELOPMENT APPLICATION NO:** 201733198

**BLOCK:** 18 **SECTION:** 11 **DIVISION:** MITCHELL

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Regards,  
Ebony Evatt  
Customer Services

**Phone 02 6207 1923**

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**ACT**  
Government



**ACT Emergency Services Agency**  
Development Application Review

Risk and Planning Section | 9 Amberley Avenue | Fairbairn Business Park | Majura ACT 2609

EPD Customer Services  
Environment, Planning and Sustainable Development Directorate  
16 Challis Street  
DICKSON ACT 2602

**DEVELOPMENT APPLICATION NO: 201733198**  
**ESA REFERENCE: 2018020**

**DATE RECEIVED: 22 February 2018**  
**DATE DUE: 15 March 2018**

**DESCRIPTION OF THE PROPOSAL:** PROPOSAL FOR CHILDCARE CENTRE - construction of a new 3 storey childcare centre, new driveways, car park and drop off area, landscaping and associated site works.

<b>BLOCK: 18</b>	<b>SECTION: 11</b>	<b>DIVISION: Mitchell</b>
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The ACT Emergency Service Agency has assessed the proposal and provided the following advice:


	Reviewed	Advice Provided	Further Information Required	Attachment Provided
ESA Risk and Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACT Fire & Rescue	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ACT Rural Fire Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACT State Emergency Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACT Ambulance Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RECOMMENDATION:**

That you NOTE the ESA Review of this Development Application.

Advice provided       No Advice Provided       Further information required

Comments:

David Foot ASM. Executive Director Risk and Planning  
  
 Mr David Foot ASM  
 6/3/18



## ACT FIRE & RESCUE DEVELOPMENT APPLICATION REVIEW

Risk and Planning Section | 9 Amberley Avenue | Fairbairn Business Park | Majura ACT 2609

DEVELOPMENT APPLICATION NO: 201733198

DATE: 6 March 2018

BLOCK: 18	SECTION: 11	DIVISION: Mitchell
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**DESCRIPTION OF THE PROPOSAL:** PROPOSAL FOR CHILDCARE CENTRE - construction of a new 3 storey childcare centre, new driveways, car park and drop off area, landscaping and associated site works.

ACT Fire & Rescue (ACTF&R) has assessed the proposal in regards to the following:

Criteria	Assessed	Not Applicable
Fire Station Response Area	Inside Built Up Area	
Water Supply	X	
Fire Brigade Access	X	
Bushfire Prone Land Requirements		X
Hazardous Materials		X
Street Furniture, Landscaping and Tree Planting	X	
Building Fire Safety Systems	X	

ACT Fire & Rescue's position is:	
That the proposal is supported	X
That the proposal is supported with conditions	
That the proposal is not supported	
That further information is required for assessment	

**ACTF&R Advice /with Conditions/ requires further information**

### *Fire Station Response Area*

The location of the proposed development indicates that ACTF&R will be able to maintain operational response to the area and its surrounds.

## ***Water Supplies***

Small institutions and small places of public assembly are classified as Fire Risk Type F5. The proponents are to seek clarification from ICON Water to determine the adequacy of existing infrastructure, including hydrant spacing, for the proposed development.

## ***Fire Brigade Access***

### Pumper:

All roads and driveways for the development site are to be suitably constructed to allow the access and egress of fire fighting vehicles, crews and equipment.

ACTF&R pumpers require a minimum turning circle of 18 metres and weigh 14 tonne. The dimensions of an ACTF&R urban pumper is 2.5m wide, 8.1m long and 3.2m high.

Paths of travel that traverse over or are in close proximity to basement surfaces or water retention pits require pavement loading suitable for ACTF&R emergency vehicle access/egress.

### ACTF&R Access requirements for building greater than 3 storeys

Where buildings are greater than 3 stories high, the "Bronto Skylift" aerial appliance may be required to access the upper levels in an emergency. The Bronto Skylift has the following dimensions:

- Length: 11.2m
- Minimum height clearance: 3.9m
- Width: 2.9m (with mirrors)
- Weight: 30t, with point loads up to 11 Bars @ 21t on each outrigger (no ground plate) and 3 bars @21 tonnes (with ground plate)
- Minimum turning radius: 21m
- Working footprint: 12 x 6.5m

Appropriate access and a working footprint is required to at least one corner of all buildings to give the Bronto Skylift access to two sides of a building. When set up, the Bronto Skylift requires a working footprint of 12m x 6.5m with a maximum gradient of 6 degrees and should not be further than 15m from the building wall. Potential point loads up to 21 tonnes (within surface area of 0.7 m<sup>2</sup>) may be applied by the ground pads, and must be taken into account for pavement loadings and particular care taken when in close proximity to basement or podium surfaces.

## ***Bushfire Prone Land Requirements***

This development is located outside of the declared Bushfire Prone Area.

## ***Street Furniture, Landscaping and Tree Planting***

ACTF&R has the following requirements in relation to the location of street furniture, landscaping, existing trees and tree planting. The following should be observed:

- In ground and above ground hydrants, other water supplies and all services shut offs must not be impeded by street furniture, landscaping, trees or be covered by materials;
- Hydrants should be clearly identified, easily accessible and not have vehicles parking over them; and

- Street furniture, landscaping and trees must not impede the progress of emergency service vehicles attending the facility. The minimum height clearance for ACTF&R vehicles is 4.5 metres. Site maintenance should include pruning of any overhanging branches over driveways and pathways.

ACTF&R also recommends that consideration be given in the landscape design to bushfire landscaping principals and that plants are selected for low flammability characteristics. The ACT is often subject to bushfire and utilising the bushfire landscaping provisions is considered best practice. Landscaping is to consider the principals detailed in Appendix 5 of NSW Planning for Bushfire Protection 2006, and Fire retardant plants - Yarralumla nursery Garden Advice series located: [http://www.tams.act.gov.au/data/assets/pdf\\_file/0012/389937/Fire\\_retardant\\_plants\\_for\\_canberra.pdf](http://www.tams.act.gov.au/data/assets/pdf_file/0012/389937/Fire_retardant_plants_for_canberra.pdf)

### ***ACTF&R Fire Safety Section***

Compliance to the National Construction Code and inbuilt fire safety systems are **outside** the scope of this document and will be assessed separately by ACTF&R Fire Safety Section at the building approval stage.

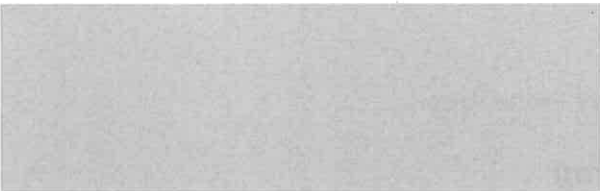
All significant alterations, construction or extensions of buildings greater than 500m<sup>2</sup> will require a fire safety review at the building application to ensure NCC compliance.

ACTFR recommends that hard wired interconnected smoke detectors are fitted to all sleeping areas, such as the cot rooms.

For further information regarding fire safety reviews, please contact ACTF&R Fire Safety Section on 62078370.

### ***Further Information***

Further information regarding development applications or bushfire principles can be obtained by emailing [actf&risk&planning@act.gov.au](mailto:actf&risk&planning@act.gov.au)



Mark Brown AFSM  
Chief Officer,  
ACT Fire & Rescue  
6 March 2018



Electricity Networks

## **FAILS TO COMPLY**

**Application No:** 167848 **Suburb:** Mitchell

**Block/Section** 18 / 11

**Applcn Type:** Non residential/New Construction Inclusions : Car Park/driveway

### **Attached Plans**

Site plan.pdf

Elevations 1.pdf

Elevations 2.pdf

This application has been assessed against legislation protecting Evoenergy's infrastructure and access to it.

### **Reasons for Failure to Comply**

Development is to comply with minimum clearances to overhead conductors and poles. Ref Evoenergy Drawing 3811-004

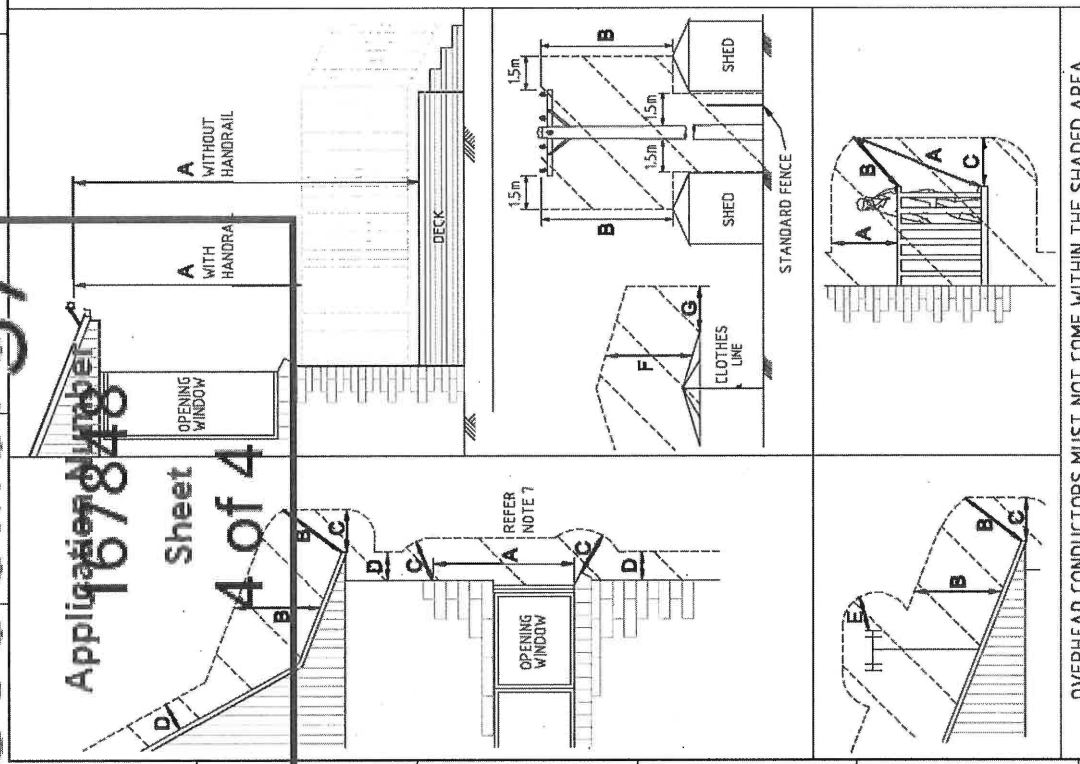
Survey location of closest conductor at pole 27066, show minimum 2.7m clearance from proposed building to conductor on elevations. Scaffolding required during construction will not comply with clearances to bare overhead low voltage conductors.

**Resubmission of this application must be made to both Icon Water and Evoenergy in order to ensure that subsequent changes to the plans meet the compliance requirements of both areas.**

### **Comments:**

**Signed** David Newton

**Date** 07 Mar 2018



**TABLE 1 - GROUND CLEARANCE (OTHER THAN INSULATED SERVICE CONDUCTORS)**

LOCATION	U-1kV 1kV-U-33kV	33kV-U-132kV	DISTANCE TO GROUND IN ANY DIRECTION
OVER LAND WHICH DUE TO ITS STEEPNESS OR SWAMPINESS IS NOT ABLE TO BE TRAVERSED BY VEHICLES.	4.5m	5.5m	5.5m
OVER LAND OTHER THAN THE CARRIAGEWAY OF ROADS.	5.5m (note 4)	6m	6.7m
OVER THE CARRIAGEWAY OF MINOR ROADS	6m	6.7m	8m
OVER THE CARRIAGEWAY OF MAJOR ROADS	6.7m (note 5)	6.7m	9m

**TABLE 2 - GROUND CLEARANCE (INSULATED SERVICE CONDUCTORS)**

LOCATION	DISTANCE TO GROUND IN ANY DIRECTION
OVER THE CENTRE OF A ROAD.	5.5m
OVER ANY OTHER PART OF A ROAD.	4.6m
OVER A FOOTWAY OR LAND THAT IS LIKELY TO BE USED BY HEAVY VEHICLES	4.6m
OVER A FOOTWAY OR LAND THAT IS NORMALLY USED ONLY BY MOTOR CARS OR VEHICLES OF SIMILAR HEIGHT ELSEWHERE.	3.0m
	2.7m

**TABLE 3 - CLEARANCE FROM STRUCTURES**

LOCATION	CONDUCTOR	DISTANCE TO GROUND IN ANY DIRECTION
A	U-1kV INSULATED BARE	2.7m
	U-1kV INSULATED WITH EARTHED SCREEN	3.7m
B	U-1kV INSULATED BARE	1.2m
	U-1kV INSULATED WITH EARTHED SCREEN	2.7m
C	U-1kV INSULATED BARE	1.5m
	U-1kV INSULATED WITH EARTHED SCREEN	1.5m
D	U-1kV INSULATED BARE	0.3m
	U-1kV INSULATED WITH EARTHED SCREEN	1.5m
E	U-1kV INSULATED BARE	1.8m
	U-1kV INSULATED WITH EARTHED SCREEN	1.8m
F	U-1kV INSULATED BARE	3.0m
	U-1kV INSULATED WITH EARTHED SCREEN	3.0m
G	U-1kV INSULATED BARE	3.0m
	U-1kV INSULATED WITH EARTHED SCREEN	3.0m

- GENERAL NOTES:**
- THE MINIMUM DISTANCE FROM ANY PART OF AN AERIAL LINE IS TO BE MEASURED FROM THE NEAREST POINT TO WHICH THE LINE SAGS OR SWINGS. FOR SAG THIS IS AT THE MAXIMUM DESIGN OPERATING TEMPERATURE (PROBABLY 85°C FOR DISTRIBUTION LINES AND 75°C FOR TRANSMISSION LINES). FOR SWING THIS IS AT THE MAXIMUM DESIGN WIND LOADING (30m/s WIND).
  - COVERED CONDUCTORS TO BE TREATED AS BARE CONDUCTORS
  - THIS CLEARANCE CAN BE FURTHER REDUCED TO ALLOW FOR TERMINATION AT THE POINT OF ATTACHMENT
  - LOW VOLTAGE CONDUCTORS CONSTRUCTED PRIOR TO 1998 REQUIRE ONLY 4.6m GROUND CLEARANCE OVER LAND OTHER THAN ROADS
  - MAJOR ROADS ARE DEFINED AS ROADS WITH DUAL CARRIAGEWAYS OR 100kph (or GREATER) SPEED LIMIT. ALL OTHER ROADS SHALL BE CONSIDERED AS MINOR ROADS
  - REFER TO DRAWING 3832-020. CLEARANCE REQUIREMENT FOR SWIMMING POOL FROM ELECTRICAL INFRASTRUCTURE
  - WHERE THERE IS A RISER BRACKET INSTALLED OVER AN EYES OVERHANG ABOVE WINDOW DIMENSION "A" IS NOT APPLICABLE
  - ELECTRICAL POINT OF ATTACHMENT MUST BE ACCESSIBLE AND FREE OF OBSTRUCTION AT ALL TIMES.

<p><b>evoenergy</b></p> <p>MINIMUM CLEARANCES INSULATED &amp; BARE OVERHEAD CONDUCTORS</p>		<p>Scale: _____</p> <p>Date: _____</p> <p>Work Pack No: _____</p> <p>Status: _____</p> <p>Current</p> <p>3811-004</p>
<p>DESIGNED: A - NNR</p> <p>PROJECT NO: _____</p> <p>ACT Cabling Information supplied by the ACT Environment &amp; Sustainability Department (2011)</p>		<p>Sheet No: _____</p> <p>Rev N</p>

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Date Plotted: 1/10/2018 Plot Style: ArchWABL\_STD.ctb Plotted by: Patie, Joseph

# evoenergy

Application Number  
**167848**

Sheet  
**2 of 4**

Rev	Amendment	Date	By

**arom**

MITCHELL CHILDCARE CENTRE  
BLOCK 18 SECTION 11 CORNER DARLING & HEFFERNAN STREET, MITCHELL, ACT

Project	AS	Project Number	A17041
Author	As Issued	Drawn	
Checker		Display	

PRELIMINARY

SK 200

ELEVATIONS

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# evoenergy

Electricity Network

## FAILS TO COMPLY

This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it.

The information contained in this application is not accepted because it fails to comply with electricity network protection and access requirements listed on the accompanying statement.

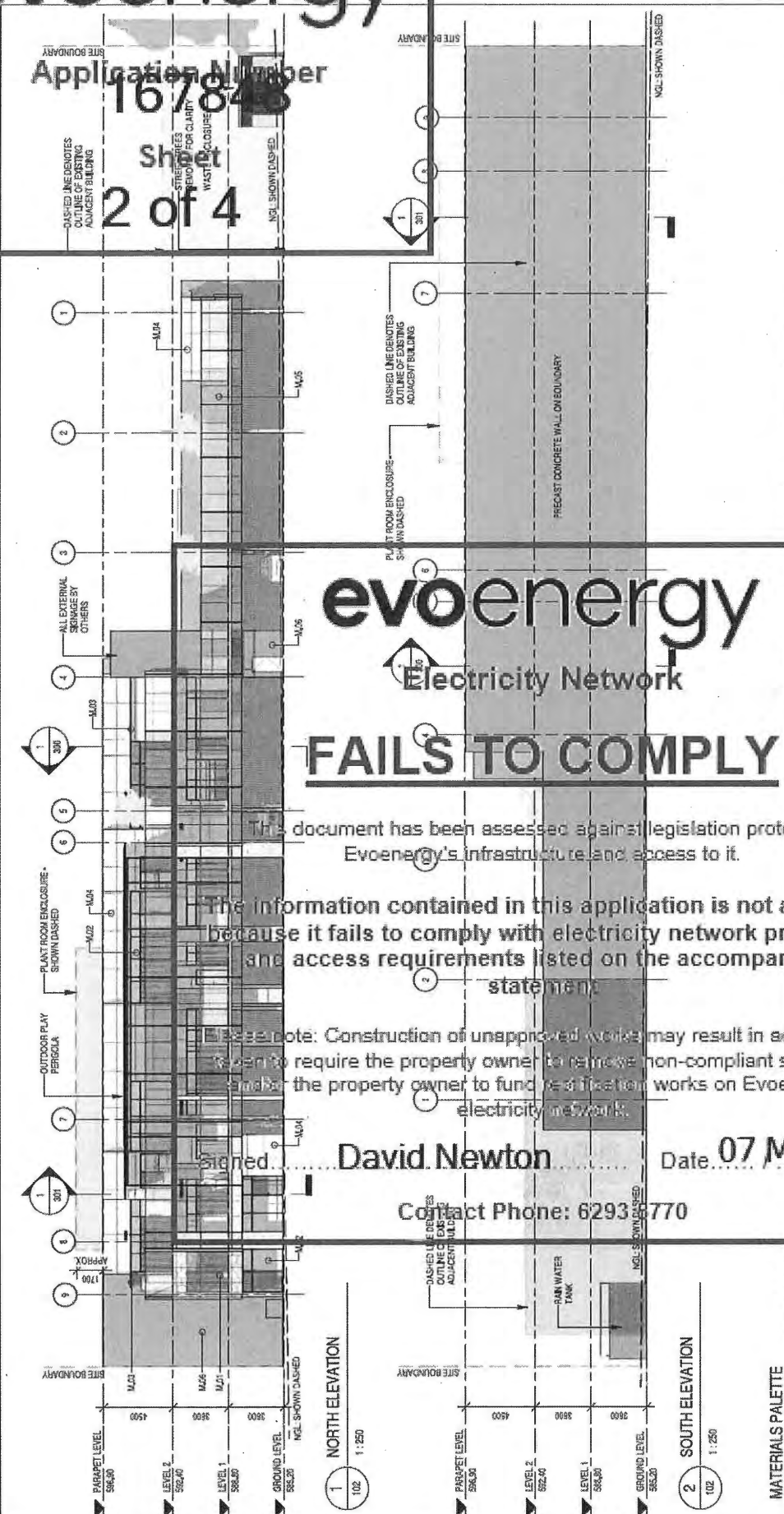
Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund restoration works on Evoenergy's electricity network.

Signed: **David Newton** Date: **07 Mar 2019**

Contact Phone: 6293 6770

**MATERIALS PALETTE**

- M17 M300 H300 ALU WIRE COLOUR-COLOURED MONUMENT
- M16 ALU CLADDING IN POWDERCOATED ALUMINIUM COLOUR-COLORBOND MONUMENT
- M15 COLOURED STEEL SCREEN COLOUR-TO MATCH TRANSPARENT CLADDING (M8)
- M14 METAL BARRISTONE EXTERNAL CLADDING COLOUR-CARESTONE
- M13 SPARETY COLOURED EXTERNAL CLADDING COLOUR-AS SHOWN INDICATIVELY ON ELEVATIONS
- M12 TEXTURED PRECAST CONCRETE PANELS
- M11 M300 H300 ALU WIRE COLOUR-COLOURED MONUMENT
- M10 M300 H300 ALU WIRE COLOUR-COLOURED MONUMENT
- M9 M300 H300 ALU WIRE COLOUR-COLOURED MONUMENT
- M8 M300 H300 ALU WIRE COLOUR-COLOURED MONUMENT
- M7 M300 H300 ALU WIRE COLOUR-COLOURED MONUMENT
- M6 M300 H300 ALU WIRE COLOUR-COLOURED MONUMENT
- M5 M300 H300 ALU WIRE COLOUR-COLOURED MONUMENT
- M4 M300 H300 ALU WIRE COLOUR-COLOURED MONUMENT
- M3 M300 H300 ALU WIRE COLOUR-COLOURED MONUMENT
- M2 M300 H300 ALU WIRE COLOUR-COLOURED MONUMENT
- M1 M300 H300 ALU WIRE COLOUR-COLOURED MONUMENT

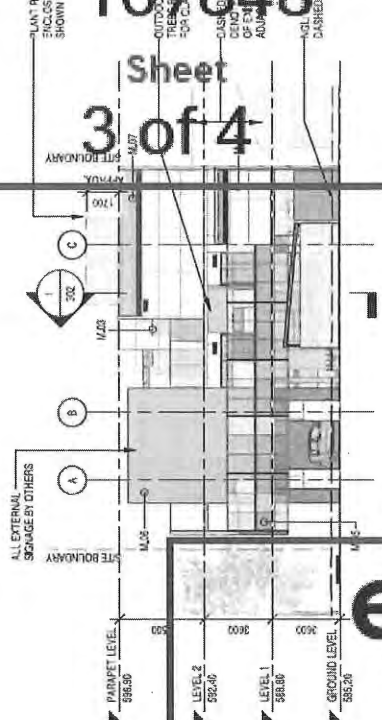


Application Number

167848

Sheet

3 of 4



Electricity Network

## FAILS TO COMPLY

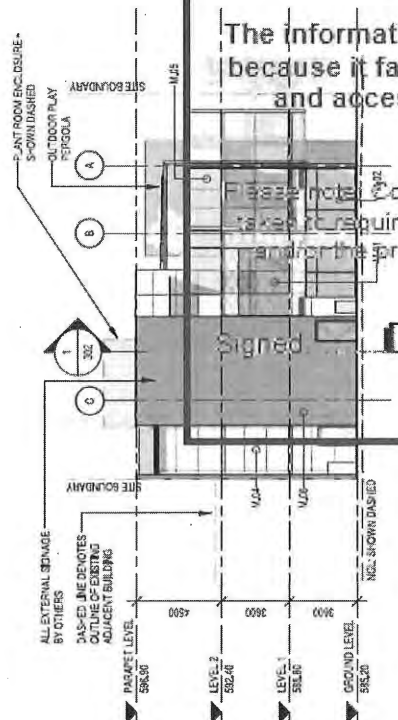
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Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's electricity network.

Signed **David Newton** Date **07 Mar 2019**

Contact Phone: 6293 5770



1 EAST ELEVATION  
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### MATERIALS PALETTE

	M01 PERFORATED STEEL SCREEN CLADDING TO MATCH TRANSPARENT CLADDING (VSE) COLOUR - COLOURBOND MONUMENT
	M02 HEXAGONAL ALUMINIUM CLADDING COLOUR - COLOURBOND MONUMENT
	M03 GRANITE CLADDING EXTERNAL CLADDING COLOUR - CARLESTONE
	M04 TRANSPARENT COLOURED EXTERNAL CLADDING COLOUR - AS SHOWN IN KIBKATILYU ELEVATIONS
	M05 TEXTURED PRECAST CONCRETE PANELS
	M06 MILLOR STEEL ROOFING COLOUR - SHALE GREY

Project: Mitchell Childcare Centre  
Block 12, Section 11, Corner Darling & Hefferman Street, Mitchell, ACT

Client: Mitchell Childcare Centre

Design: Preliminary

SK 201

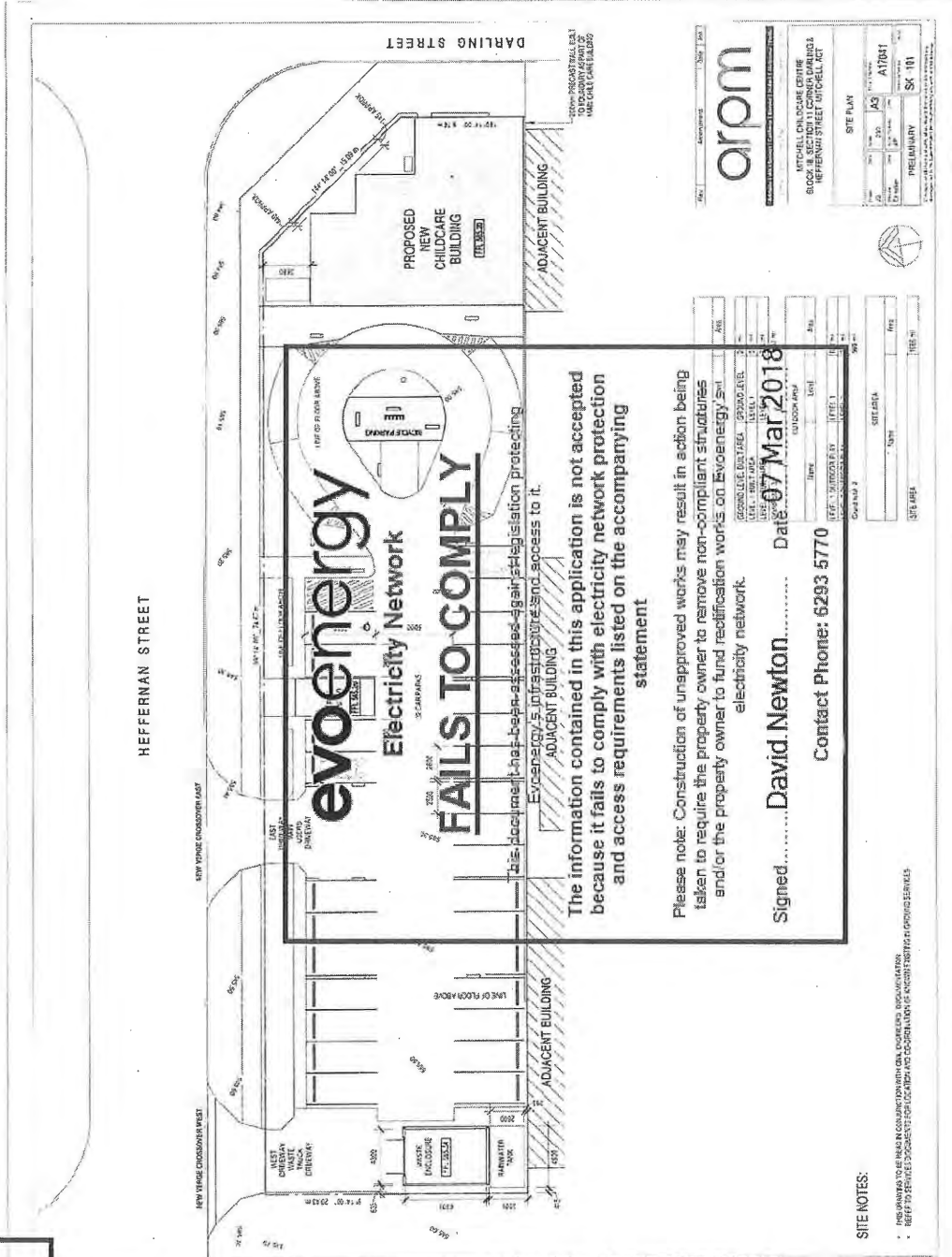
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Checked: A17041

Drawn: A17041

Date: 07/03/19

ELEVATIONS



**evoenergy**  
Electricity Network

**FAILS TO COMPLY**

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Signed ..... **David Newton** ..... Date **07 Mar 2018**

Contact Phone: **6293 5770**

**arom**

MITCHELL CUI-CHEE CENTRE  
BLOCK 18 SECTION 11 CORNER DARLING &  
HEFFERNAN STREET MITCHELL ACT

SITE PLAN

DATE	NO.	DESCRIPTION
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SITE NOTES:

- THIS DRAWING TO BE USED IN CONJUNCTION WITH ALL OTHERS, SPECIFICATIONS AND CONDITIONS OF CONTRACT.
- REFER TO RELEVANT DOCUMENTS FOR LOCATION AND COORDINATES OF KNOWN SURFACE AND SUBSURFACE SERVICES.

15062915.02.11 AM



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

## **Referral-Health - DEVELOPMENT APPLICATION - 201733198- Block 18 Section 11 MITCHELL**

Dear Sir/Madam,

Thank you for the documentation received on 23 April 2018 regarding the proposed construction of a 130 place childcare centre within an IZ2 industrial zone in Mitchell ACT.

The Health Protection Service (HPS) notes that the development application will comprise:

- 3 storey building with total floor area of 1,087m<sup>2</sup>
- Large undercover ground floor carpark with 29 spaces
- 2 Baby activity rooms (12 places each room), 4 toddler rooms (10 places each room) and 3 pre-schooler rooms (22 places each room).
- Outdoor play area of 923m<sup>2</sup> shared over levels 1 and 2.

The HPS has reviewed the application and provided documents and has the following comments:

- The provided Report 'Ambient Air Quality Monitoring Report – Mitchell, ACT (Pacific Environment, 2018)' references a report undertaken on behalf of the Government Solicitors Office in relation to the refusal of DA 201528763 titled '*Review of Health Issues – Proposed Childcare Centre, Block 18 Section 11 Mitchell ACT (EnRisks, 2017)*'. The Pacific Environment, 2018 report specifies the EnRisks, 2017 report as the basis for its investigation. The HPS was not provided the report and is unable to assess whether cumulatively a comprehensive air quality assessment has been undertaken. The HPS requests the EnRisk, 2017 report be provided to the HPS for assessment.
- The HPS considers that the provided 'Ambient Air Quality Monitoring Report – Mitchell, ACT (Pacific Environment, 2018)' report does not adequately discuss the potential expansion of permitted activities by surrounding businesses, and future land uses in the surrounding area, which may pose a health risk to vulnerable populations such as children. The HPS requests this report be amended to discuss the above.

The HPS considers that the protection of vulnerable populations from known and unknown pollutants from current and future neighbouring industrial uses cannot be assured whilst the development is proposed within an industrial zone. Therefore the HPS does not support the proposed development on this basis.

Where the development proceeds, despite the objection of the HPS, the applicant is advised:


- The development details that a 24KL rainwater tank will be installed, with retained water being used to flush toilets and urinals. The applicant is advised that any outlets supplied by rainwater are clearly labelled as being provided with non-potable water and should be located in an area inaccessible to children or provided with tamperproof fittings.
- The development details a kitchen within the ground floor of the childcare facility. If the kitchen is used to produce food to be sold, or is used to prepare food provided to the children, the kitchen will require a food business license. The applicant is advised to submit a food business registration and fitout application (with suitably details plans) to the HPS prior to construction.

Please contact Andrew Stedman, Public Health Officer on (02) 6205 4404 or email [andrew.stedman@at.gov.au](mailto:andrew.stedman@at.gov.au) you require any further information.

Yours Sincerely



Conrad Barr  
Executive Director  
Health Protection Service

 April 2018