

1 SECTION A  
102 1:100

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed Eddie Gonzalez Date 02 Mar 2018

Contact phone: 6248 3111

\\Mac\Home\Desktop\Revit Local Files\A17041 Mitchell C\_Central\_R17\_Jarrad.rvt 13/02/2018 9:30:03 AM

Rev	Amendment	Date	Int

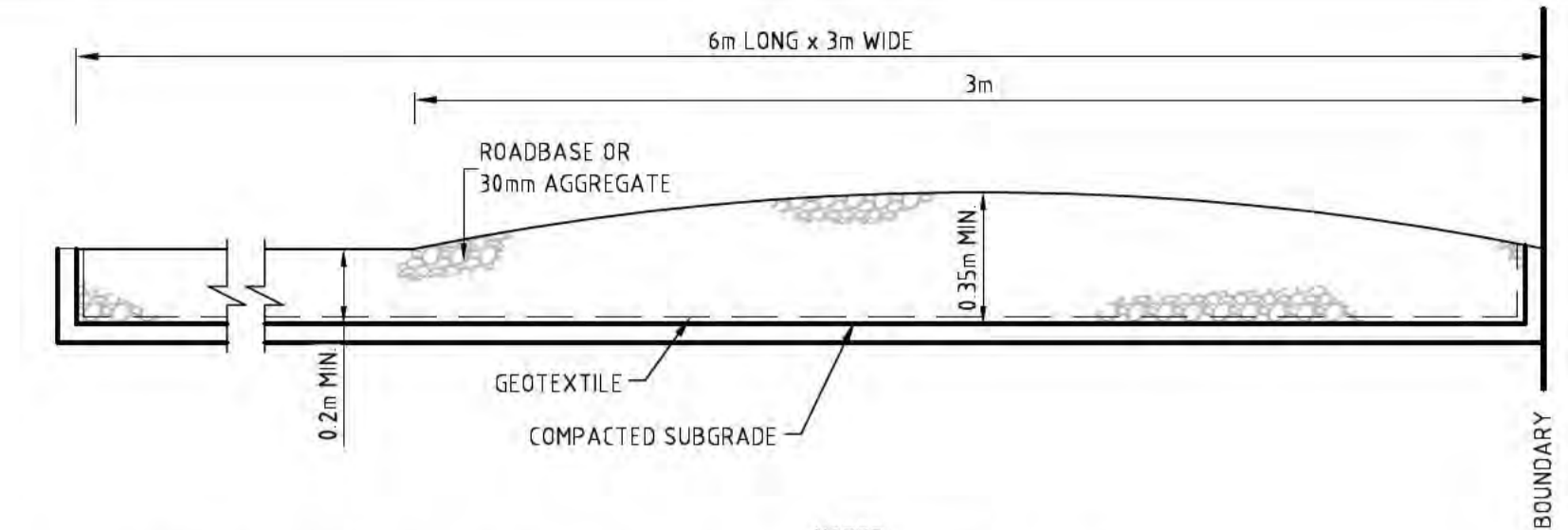


Address | Alice Springs | Canberra | Darwin | Hobart | Melbourne | Perth  
Level 5, 15 Moon Street Canberra ACT 2601 P: (02) 61 68 4097 | E: info@arpm.net.au

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

SECTIONS					
Drawn	Date	Scale	Project Number		
Author		1:100	A3	A17041	
Review	Date	Project Leader	Date	Drawing Number	
Checker		Designer		SK 300	
PRELIMINARY					

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or stop drawings



- NOTES**
- STRIP TOPSOIL & LEVEL SITE.
  - COMPACT SUB-GRADE.
  - COVER AREA WITH NEEDLE PUNCHED GEOTEXTILE.
  - CONSTRUCT GRAVEL PAD OVER GEOTEXTILE USING ROADBASE OR 30mm AGGREGATE. MINIMUM 3m WIDE.
  - CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR TRAP
- GEOTEXTILE FABRIC DESIGNED TO PREVENT INTERMIXING OF SUBGRADE & BASE MATERIALS & TO MAINTAIN GOOD PROPERTIES OF THE SUB-BASE LAYERS. GEOTEXTILE MAY BE WOVEN OR NEEDLE PUNCHED PRODUCT WITH A MINIMUM CBR BURST STRENGTH (AS3706 4-90) OF 2500N.

**STABILISED SITE ACCESS DETAIL**

**NOTES**

- GENERAL:**
- THE CONTRACTOR MUST ENTER INTO AN ENVIRONMENT PROTECTION AGREEMENT WITH THE EPA.
  - ENSURE THAT ALL ENVIRONMENT PROTECTION WORKS ARE IN PLACE BEFORE COMMENCING CONSTRUCTION ON THE SITE.
  - LIAISE AS NECESSARY WITH THE EPA AND OBTAIN AGREEMENT TO THE ADEQUACY OF THE PROTECTION WORKS.
  - KEEP A COPY OF THE EPA SIGNED EROSION AND SEDIMENT CONTROL PLAN ON SITE AT ALL TIMES. DISPLAY IN A PROMINENT LOCATION.
  - LOCATE ALL PROTECTION WORKS WHOLLY WITHIN THE SITE UNLESS OTHERWISE PRE-APPROVED.
  - CONSTRUCT AND MAINTAIN PROTECTION WORKS IN ACCORDANCE WITH THE "ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT" (2011) AND THE NSW BLUE BOOK AS APPROPRIATE.
  - ASSIGN A DESIGNATED PARKING AREA. ALL WORKERS VEHICLES ARE TO BE PARKED IN LEGAL PARKING ZONES, WHERE POSSIBLE VEHICLES TO BE PARKED WITHIN THE BLOCK.
  - MINIMISE DISTURBANCE OF THE EXISTING SURFACE AND VEGETATION

**SPOIL MANAGEMENT:**

- DESIGNATE AN AREA ON SITE FOR CONCRETE TRUCK WASH-DOWNS.
- BRICK CUTTING TO OCCUR ON SITE WITHIN THE MATERIALS AND WASTE STORAGE AREA.
- SPOIL TO BE DISPOSED OF APPROPRIATELY TO AN APPROVED LOCATION OFF SITE.

**NOISE:**

- ENSURE ALL CONSTRUCTION WORK THAT GENERATES NOISE TAKES PLACE ONLY WITHIN THE PRE-APPROVED OPERATING HOURS FOR THE PROJECT: MONDAY TO SATURDAY, BETWEEN 7AM AND 6PM.

**SEDIMENT CONTROLS AND STORMWATER:**

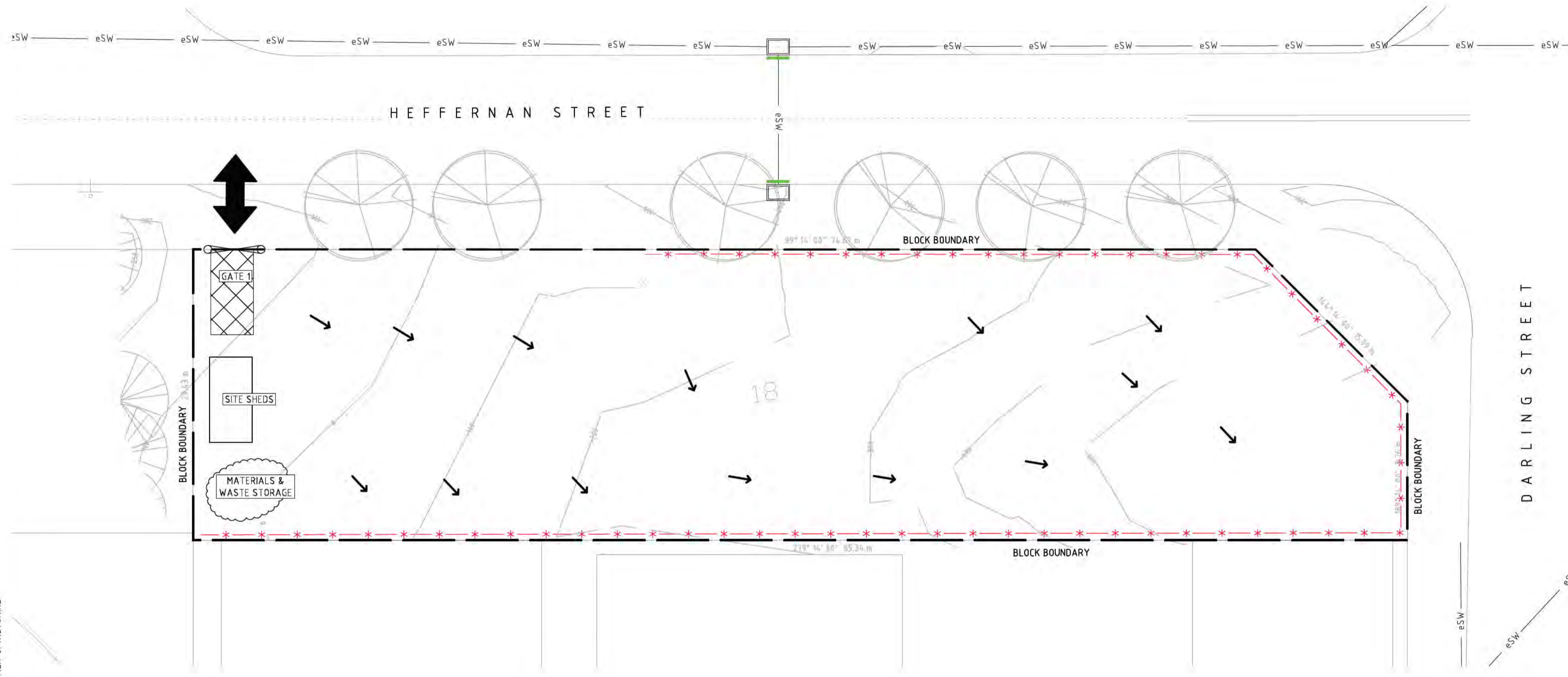
- MAINTAIN STRICT SITE ACCESS CONTROL WITH A STABILISED ACCESS POINT THAT ALL VEHICLES MUST USE.
- AT THE END OF EACH DAY OR WHEN DIRT OCCURS OR PRIOR TO ANY RAIN EVENT, REMOVE ANY SEDIMENT FROM PUBLIC ROADS ADJACENT TO THE WORK AREA. DO NOT WASH INTO THE STORMWATER SYSTEM.
- MAINTAIN AS MUCH VEGETATIVE COVER AS PRACTICAL PARTICULARLY BESIDE MAIN DRAINAGE LINES. FENCE OFF BUFFER AREAS TO PREVENT DISTURBANCE
- PROTECT ALL CUT AND FILL BATTERS FROM RUN-OFF AND STABILISE IMMEDIATELY AFTER CONSTRUCTION
- USE CONTOUR PLOUGHING AND/OR SURFACE ROUGHENING OF FINISHED LANDFORM TO SLOW WATER FLOW DURING RAIN EVENTS.
- INSTALL SILT FENCES ON THE LOW SIDE OF ANY STOCKPILE
- INSTALL PERMANENT DRAINAGE FACILITIES AT AN EARLY STAGE.
- FILTER SOCKS TO BE INSTALLED AT ALL OPEN PITS AND KERB SIDE SUMPS PROGRESSIVELY AS CONSTRUCTION PROCEEDS
- PROVIDE PROTECTION TO NEW DRAINAGE INLETS IMMEDIATELY ON CONNECTION TO THE DRAINAGE SYSTEM
- ESTABLISH ALTERNATIVE STABLE DRAINAGE SYSTEMS THROUGH THE SITE WHILE PERMANENT FACILITIES ARE BEING INSTALLED.
- USE DIVERSION STRUCTURES TO CONVEY RUN-OFF TO A STABLE DISPOSAL AREA.
- STABILISE AND GRASS ALL DIVERSION SWALES AND DRAINS. WHERE MAJOR TEMPORARY DRAINAGE PATHS ARE CREATED CONSTRUCT HAY BALE WEIRS (WRAPPED IN BIDDUM) ACROSS THE ENTIRE FLOW PATH AND AT 25M INTERVALS.
- STABILISE AND GRASS ALL DIVERSION SWALES AND DRAINS.
- INSTALL SEDIMENT TRAPS AT DRAINAGE INLETS AND OTHER POINTS OF DISCHARGE FROM AREAS OF DISTURBANCE.
- UNDERTAKE VEGETATIVE STABILISATION MEASURES IMMEDIATELY AFTER COMPLETION OF FINAL LAND FORMING.
- PLACE HAY BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE HAY TO FILL ANY GAPS BETWEEN BALES. - ENSURE THAT THE MAXIMUM HEIGHT OF THE FILTER IS ONE BALE.
- EMBED EACH BALE IN THE GROUND 75mm-100mm AND ANCHOR WITH TWO 12M STAR PICKETS OR STAKES. ANGLE FIRST STAR PICKET/STAKE IN EACH BALE TOWARDS PREVIOUSLY LAID BALE. DRIVE 600mm INTO THE GROUND AND WHERE STAR PICKETS PROTRUDE ABOVE BALES, ENSURE THEY ARE FITTED WITH SAFETY CAPS.
- PROVIDE OFF-STREAM SEDIMENT CONTROL PONDS PRIOR TO DISCHARGE OF RUN-OFF.
- PLACE A LEVEL INDICATOR WITHIN THE POND SHOWING 10% CAPACITY AND 20% CAPACITY.
- CLEAN OUT SEDIMENT WHEN ABOVE 10% CAPACITY.
- CLARIFY AND PUMP OUT WATER WHEN ABOVE 20% CAPACITY SO RUNOFF FROM THE NEXT RAIN EVENT CAN BE CAPTURED.
- DISCHARGE FROM SEDIMENT CONTROL PONDS IS ONLY ALLOWED WHEN WATER PH IS 6.5-8.5, IS CLARIFIED TO BELOW 60 MG/L SUSPENDED SOLIDS (50 NTU) AND WITH THE PRIOR APPROVAL OF THE EPA.
- MAINTAIN TEMPORARY SEDIMENT CONTROL PONDS UNTIL AT LEAST 85% OF THE PROJECT WORKS ARE COMPLETE OR WHEN ALL DISTURBED AREAS ARE STABILISED.

**INSPECTIONS AND MAINTENANCE SCHEDULE:**

- (RECORD MAINTENANCE ACTIVITIES AND DETAILS TO PROVIDE TO EPA.)
- DAILY:**
- CHUTES, BARRELS, WHEELBARROWS AND OTHER EQUIPMENT TO BE RINSED IN THE SITE WASH-DOWN AREA.
  - REMOVE ANY SEDIMENT FROM PUBLIC ROADS ADJACENT TO THE WORK AREA. DO NOT WASH INTO THE STORMWATER SYSTEM.
  - SUPPRESS DUST BY REGULAR SPRAYING OF WATER AND COVERING AND SECURING VEHICLE LOADS ENTERING/EXITING SITE.
- WEEKLY:**
- MAINTAIN AND INSPECT POLLUTION CONTROL MEASURES DURING CONSTRUCTION AND UNTIL FULL STABILISATION. REPAIR AND REINSTATE WORKS AS NEEDED.
- MONTHLY:**
- MAINTAIN AND INSPECT STABILISED SITE ACCESS POINTS
  - MAINTAIN AND INSPECT HAY BALES, REPLACE AS REQUIRED IF DEGRADED OR DAMAGED.
- AIR QUALITY:**
- SUPPRESS DUST BY THE INCLUDING FOLLOWING METHODS WHERE APPLICABLE:
- STAGE WORKS TO LIMIT THE EXTENT OF EXPOSED AND UNPROTECTED AREAS.
  - REGULAR SPRAYING OF WATER
  - COVER AND SECURE VEHICLE LOADS ENTERING/EXITING SITE
  - USE AN ENVIRONMENTALLY FRIENDLY CHEMICAL SPRAY TO BIND SOIL TOGETHER THUS STABILISING UNUSED SOIL
  - RESTRICT SPEED OF VEHICLES ONSITE
  - COVER STOCKPILES TO PROTECT FROM THE WIND
- IMPLEMENT MEASURES TO LIMIT AIR POLLUTION BY VEHICLES AND PLANT WORKING ON OR PASSING THROUGH THE SITE.
- MAINTAIN POLLUTION CONTROL MEASURES DURING CONSTRUCTION AND UNTIL FULL STABILISATION. ROUTINELY INSPECT EACH WEEK AND AFTER SIGNIFICANT RAINFALL EVENTS. REPAIR AND REINSTATE WORKS AS NEEDED TO MAINTAIN PROTECTION. RECORD MAINTENANCE ACTIVITIES AND DETAILS AND PROVIDE TO EPA FOR INSPECTION WHEN REQUESTED.

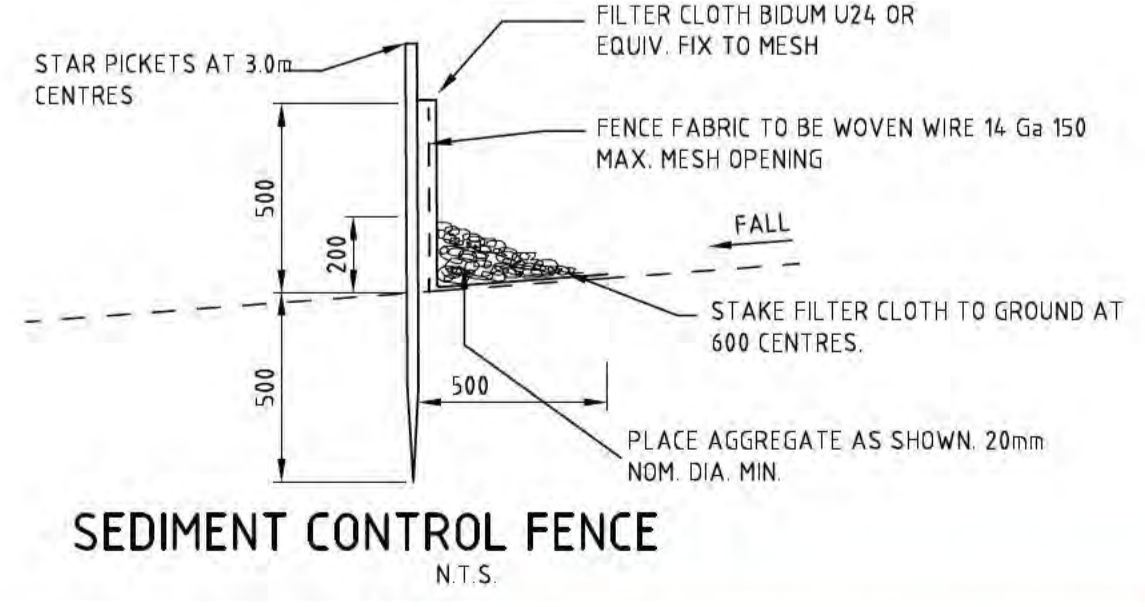
**FIRE:**

- BURNING OF WASTE MATERIALS MUST NOT BE UNDERTAKEN.
- FIRE MAY BE PERMITTED FOR GENERAL HEATING PURPOSES IF IN A BRAZIER OR CONSTRUCTED FIREPLACE, USING SEASONED, UNTREATED TIMBER.



**LEGEND**

- 600.0 RELATIVE CONTOUR
- 1.8m HIGH STEEL MESH TEMPORARY SITE FENCE
- TEMPORARY SEDIMENT CONTROL FENCE
- OVERLAND FLOW DIRECTION
- STABILISED ACCESS
- SITE ACCESS
- PROPOSED LOCATION OF FILTER SOCKS
- eSW EXISTING STORMWATER MAIN



<b>CIVIL WORKS LOCATION:</b>	MITCHELL CHILD CARE BLOCK 18, SECTION 11 MITCHELL, A.C.T.
<b>TOTAL WORKS AREA:</b>	APPROX. 1700m <sup>2</sup>
<b>HOURS OF OPERATION:</b>	MONDAY-SATURDAY, BETWEEN 7A.M-6P.M
<b>CONTACT DETAILS</b>	
<b>COMPANY:</b> xname Ph.	<b>SITE MANAGER:</b> xname Ph.
<b>PROJECT MANAGER:</b> xname Ph.	

DRAWN: A. HOWARD  
DESIGNED: A. HOWARD  
JOB MANAGER: D. FIELD  
VERIFIER: J. WILTSHIRE

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
1	DRAFT D.A.	AH		JW	22.11.17
2	D.A.	AH		JW	30.11.17

DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED

ARCHITECT  
**ARPM**  
**ARCHITECTURE PROJECT**  
**CONSULTING INTERIOR DESIGN**

CLIENT  
**CHILD CARE CENTRE**  
**BLOCK 18 SECTION 11 MITCHELL**

ALL SETOUT TO ARCHITECT'S DRAWINGS. DIMENSIONS TO BE VERIFIED WITH THE ARCHITECT AND ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.

**NORTHROP**  
Canberra  
Unit 2, 2-6 Shea Street, Phillip ACT 2606  
Ph (02) 6285 1822 Fax (02) 6285 1863  
Email canberra@northrop.com.au ABN 81 094 433 100

0 2 4 6 8 10m PLAN  
SCALE 1200 @ A1

PROJECT  
**CHILD CARE CENTRE**  
**BLOCK 18 SECTION 11 MITCHELL**

DRAWING TITLE  
**CIVIL WORKS**  
**CONCEPT EROSION, SEDIMENT**  
**AND POLLUTION CONTROL PLAN**

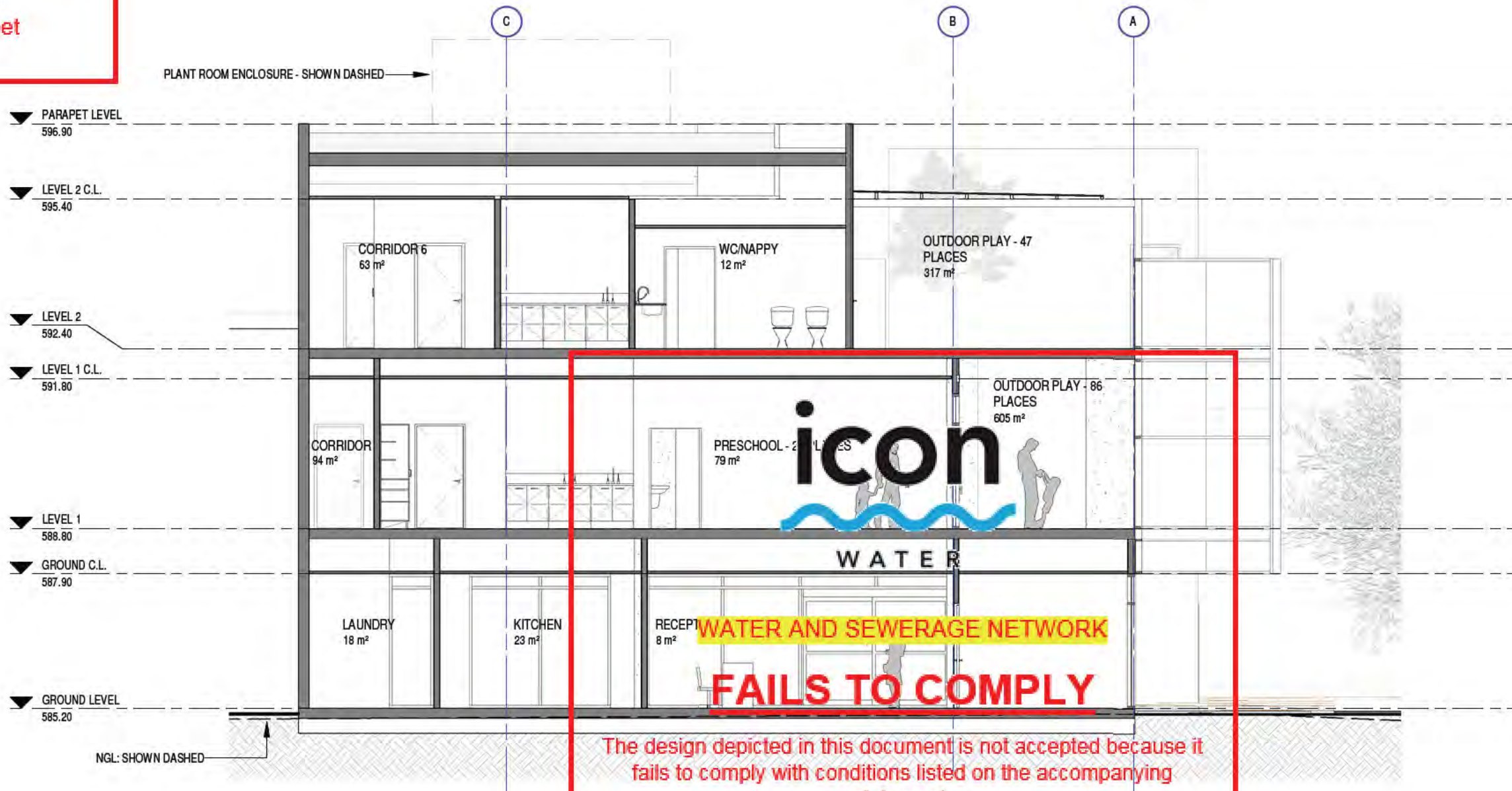
JOB NUMBER  
**CR171360**

DRAWING NUMBER  
**C010**

REVISION  
**2**

DRAWING SHEET SIZE = A1

**NOT FOR CONSTRUCTION**



1 SECTION B  
102 1:100

**WATER AND SEWERAGE NETWORK FAILS TO COMPLY**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed Eddie Gonzalez Date 02 Mar 2018

Contact phone: 6248 3111

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Rev	Amendment	Date	Init

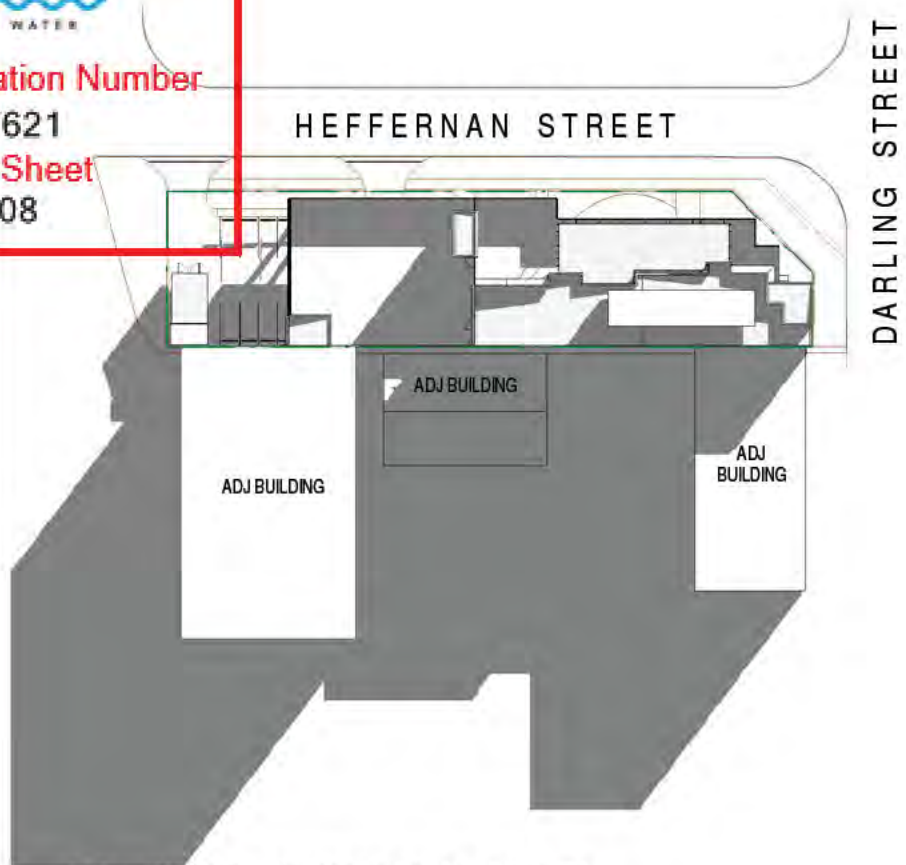


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MITCHELL CHILDCARE CENTRE  
BLOCK 18, SECTION 11 CORNER DARLING &  
HEFFERNAN STREET, MITCHELL, ACT

SECTIONS					
Drawn	Date	Scale	Project Number		
Author		1:100	A3	A17041	
Review	Date	Project Leader	Date	Drawing Number	
Checker		Designer		SK 301	
PRELIMINARY					

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or stop drawings



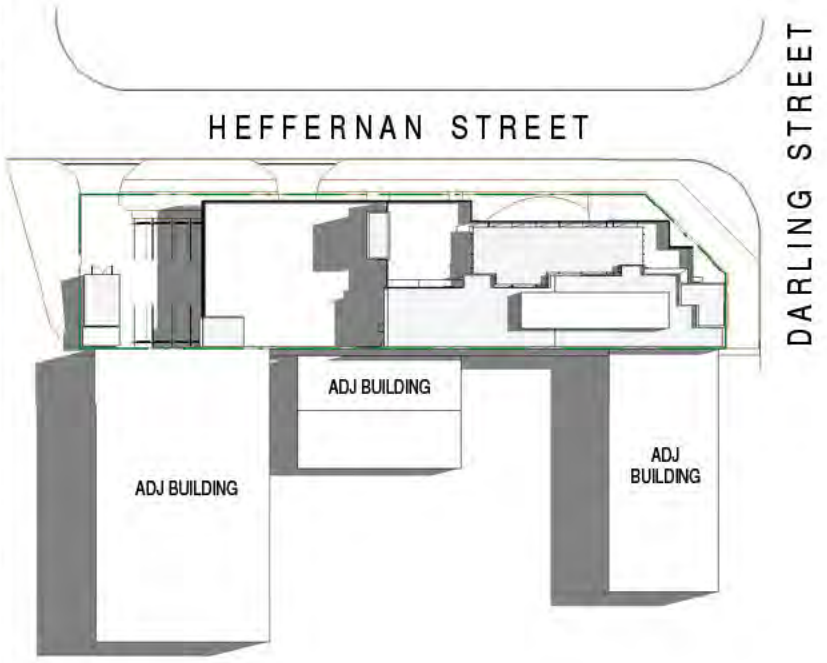
1 WINTER SOLSTICE SUN STUDY 9AM  
200 1:1000



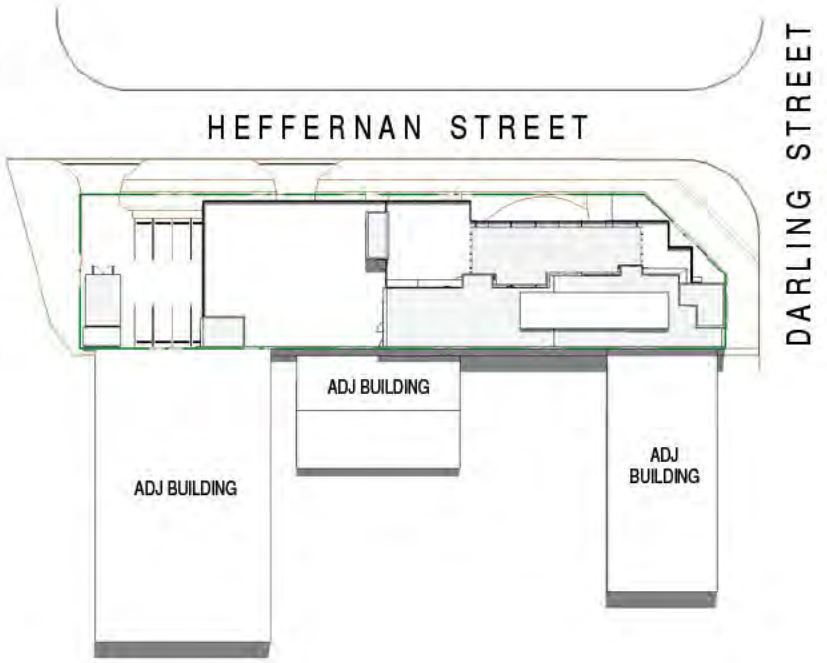
2 WINTER SOLSTICE SUN STUDY 12PM  
200 1:1000



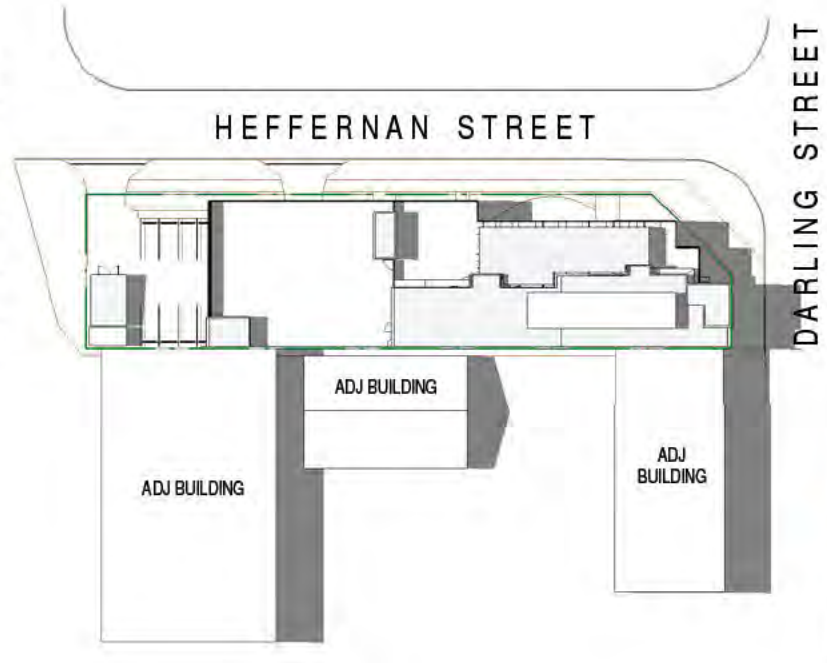
3 WINTER SOLSTICE SUN STUDY 3PM  
200 1:1000



4 SUMMER SOLSTICE SUN STUDY 9AM  
200 1:1000



5 SUMMER SOLSTICE SUN STUDY 12PM  
200 1:1000



6 SUMMER SOLSTICE SUN STUDY 3PM  
200 1:1000



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Rev	Amendment	Date	Init



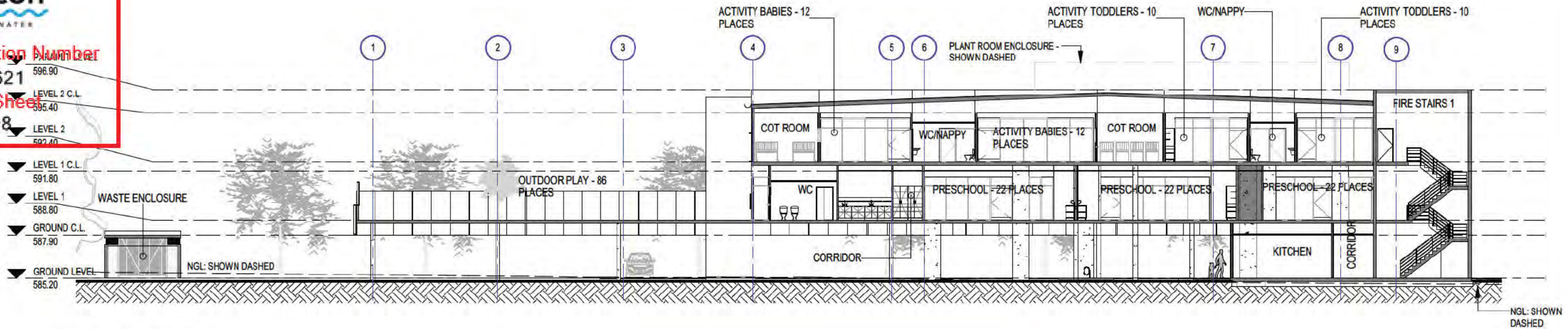
Address | Alice Springs | Canberra | Darwin | Hobart | Melbourne | Perth  
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MITCHELL CHILDCARE CENTRE  
BLOCK 18, SECTION 11 CORNER DARLING &  
HEFFERNAN STREET, MITCHELL, ACT

SUN STUDY			
Drawn	Date	Scale	Project Number
Author		1:1000	A3 A17041
Review	Date	Project Leader	Date
Checker		Designer	
PRELIMINARY			Drawing Number
			SK 900
			Arct

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or stop drawings

Application Number  
167621  
Sheet  
187 of 208



1 SECTION C  
102 1:250



**WATER AND SEWERAGE NETWORK**

**FAILS TO COMPLY**

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Signed Eddie Gonzalez Date 02 Mar 2018

Contact phone: 6248 3111

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Rev	Amendment	Date	Init
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MITCHELL CHILDCARE CENTRE  
BLOCK 18, SECTION 11 CORNER DARLING &  
HEFFERNAN STREET, MITCHELL, ACT

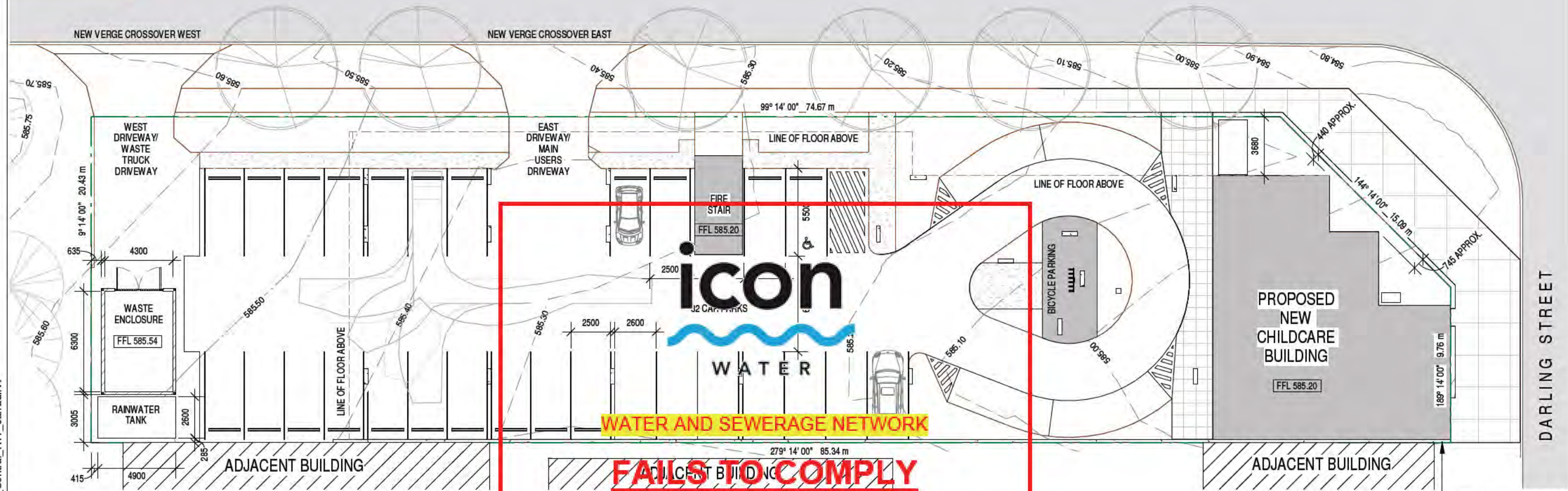
SECTIONS

Drawn	Date	Scale	A3	Project Number
Author		1:250		A17041
Review	Date	Project Leader	Date	Drawing Number
Checker		Designer		SK 302
PRELIMINARY				Arch.

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings



HEFFERNAN STREET



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13/02/2018 9:29:17 AM

**WATER AND SEWERAGE NETWORK**

**FAILS TO COMPLY**

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Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed Eddie Gonzalez      Date 02 Mar 2018

Contact phone: 6248 3111

**SITE NOTES:**

- THIS DRAWING TO BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DOCUMENTATION
- REFER TO SERVICES DOCUMENTS FOR LOCATION AND CO-ORDINATION OF KNOWN EXISTING IN GROUND SERVICES

BUILDING AREA		
Name	Level	Area
GROUND LEVEL BUILT AREA	GROUND LEVEL	201 m <sup>2</sup>
LEVEL 1 BUILT AREA	LEVEL 1	513 m <sup>2</sup>
LEVEL 2 BUILT AREA	LEVEL 2	373 m <sup>2</sup>
Grand total: 3		1087 m <sup>2</sup>

OUTDOOR AREA		
Name	Level	Area
LEVEL 1 OUTDOOR PLAY	LEVEL 1	668 m <sup>2</sup>
LEVEL 2 OUTDOOR PLAY	LEVEL 2	331 m <sup>2</sup>
Grand total: 2		999 m <sup>2</sup>

SITE AREA	
Name	Area
SITE AREA	1686 m <sup>2</sup>

Rev	Amendment	Date	Init



Address: [ Alice Springs ] | Customer: [ Darwin ] | Hubert | Melbourne | Perth  
Level 5, 19 Main Street Canberra ACT 2601 P: (02) 61 68 4087 | E: info@arpm.net.au

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

**SITE PLAN**

Drawn JS	Date	Scale 1:250	A3	Project Number A17041
Review Checker	Date	Project Leader AP	Date	Drawing Number SK 101

PRELIMINARY

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings



# HEFFERNAN

# STREET

18  
11  
1685m<sup>2</sup>

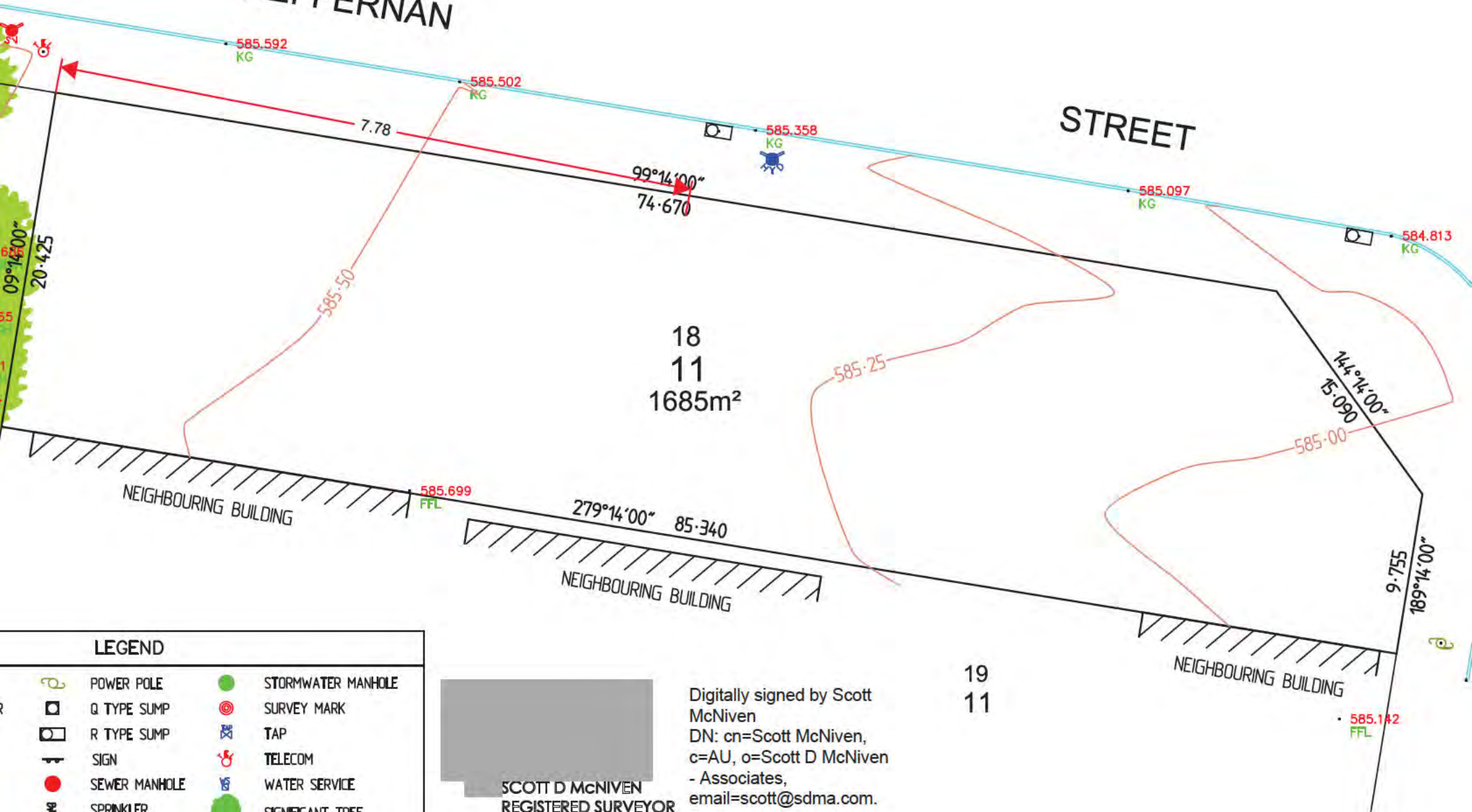
19  
11

LEGEND			
	POWER POLE		STORMWATER MANHOLE
	Q TYPE SUMP		SURVEY MARK
	R TYPE SUMP		TAP
	SIGN		TELECOM
	SEWER MANHOLE		WATER SERVICE
	SPRINKLER		SIGNIFICANT TREE
	SUBSOIL POINT		TREE
	STOP VALVE		



**SCOTT D McNIVEN**  
REGISTERED SURVEYOR  
PLANS WITH DIGITAL SIGNATURE  
SHOULD BE CHECKED FOR SCALE

Digitally signed by Scott  
McNiven  
DN: cn=Scott McNiven,  
c=AU, o=Scott D McNiven  
- Associates,  
email=scott@sdma.com.  
au  
Date: 2007.10.30 16:03:07  
+11'00'



**From:** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
**To:** [EPD\\_Customer\\_Services](#)  
**Subject:** Icon Water Application Decision. Application - 167621. Mitchell - 18/11 (Email 11 of 11)  
**Date:** 2 March 2018 8:50:43 AM  
**Attachments:** [SWMASTER-201733198-01.pdf](#)  
[TRAFFICREPORT-201733198-01.pdf](#)  
[TURNTEMPLATE-201733198-01.pdf](#)  
[WATERURBANDESIGN-201733198-01.pdf](#)

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## Icon Water

### Approval ID : 167621, Mitchell 18 /11

Your application has been assessed against Icon Water's water and sewerage network access and asset protection requirements.

Please find attached an Icon Water DECISION STATEMENT together with your stamped plans.

A failure to comply with decision statement conditions will invalidate the approval and will expose the land-holder to prosecution under the Utilities Act 2000.

Non-compliant submissions must be rectified and resubmitted to Icon Water for approval prior to construction commencing. A decision to proceed with construction using unapproved drawings will expose the land-holder to prosecution under the Utilities Act 2000.

Please note: Separate decision statements are required from other utilities (eg: electricity, gas, stormwater and communications)

### Future applications

Icon Water has introduced an online planning application process for obtaining utility clearances prior to submitting a development application or seeking building approval.

This revised application process consists of an electronic form available [here](#). By using the online form applicants will no longer need to complete the respective Water/Sewerage and Electricity/Gas application forms.

When an application is submitted it will be assessed against the water, sewerage, electricity and gas networks.

Icon Water requests that organisations register their details if they regularly submit applications. Registration will reduce the time it takes to lodge an application. To register, send a return email including the organisation's name, a contact name, phone number and email address.

Regards

**Eddie Gonzalez**  
[Building Approvals and Network Protection](#)  
[Icon Water](#)

**Telephone** 02 6248 3111  
**Facsimile** 02 6242 1459  
**Email** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
GPO Box 366 Canberra ACT 2601  
[www.iconwater.com.au](http://www.iconwater.com.au)

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\*\*\*\*\*

- STORMWATER MAIN
- STORMWATER MANHOLE
- STORMWATER SUMP
- STORMWATER GRATED PIT
- 24 KL RETENTION TANK
- STRUCTURE IDENTIFICATION
- OVERLAND FLOW DIRECTION

EXISTING SERVICES

- STORMWATER MAIN
- STORMWATER MANHOLE
- STORMWATER SUMP

WARNING:

EXISTING SERVICES SHOWN ARE BASED ON INFORMATION PROVIDED BY SERVICE AUTHORITIES AND ARE ESTIMATES ONLY. UNDER NO CIRCUMSTANCES SHOULD THE LOCATIONS OF SERVICES SHOWN ON THIS PLAN BE RELIED UPON FOR ON SITE WORK. ALL INFORMATION MUST BE CONFIRMED IN THE FIELD.

STORMWATER

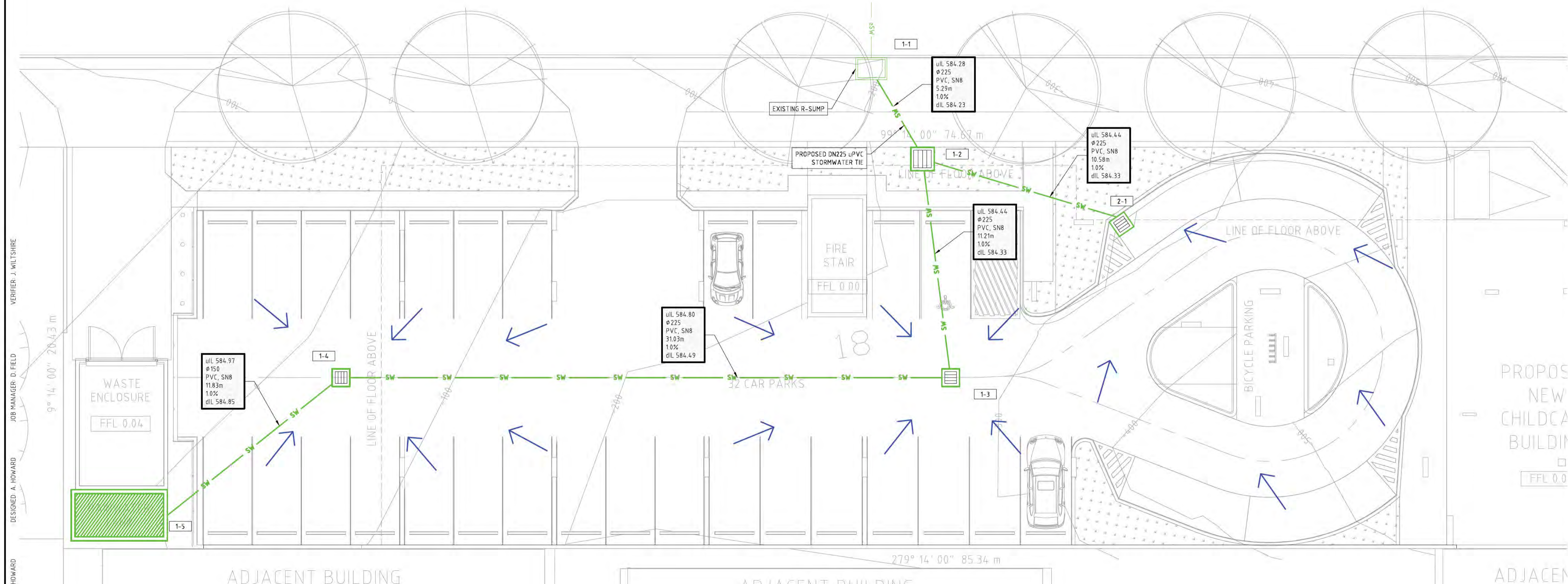
1. CARRY OUT WORKS IN ACCORDANCE WITH TAMS STANDARDS FOR URBAN INFRASTRUCTURE
2. CONSTRUCT STRUCTURES, CONNECTIONS, BENDS etc. IN ACCORDANCE WITH THE FOLLOWING STANDARD DRAWINGS:
  - ST-0001 - PIPE JUNCTIONS
  - ST-0002 - PIPE DETAILS
  - ST-0011 - SUMP INLETS ON KERBS AND GUTTERS
  - ST-0012 - TYPE R AND QS SUMPS
  - ST-0013 - PLANTATION AND GRATED SUMPS
  - ST-0014 - 1050 ND MANHOLES
  - ST-0017 - STRUCTURES MISCELLANEOUS DETAILS
  - ST-0018 - PIPE CONNECTION TO STRUCTURES
  - ST-0021 - PIPE CULVERTS 300-675 DIA ENDWALLS
3. FLEXIBLE JOINTS, BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH STANDARD DETAILS.
4. ALL PIPES SHALL BE RUBBER RING JOINTED, EXCEPT FOR 100mm UPVC PIPES WHICH SHALL BE SOLVENT WELDED.
5. ALL SUMPS AND MANHOLES OF GREATER DEPTH THAN 900mm SHALL BE FITTED WITH GALVANISED STEP IRONS.
6. ALL STORMWATER PIPES TO BE MIN 100mm DIA LAID AT MIN 1% GRADE. UNLESS NOTED OTHERWISE
7. MATERIALS:
  - STORMWATER MAIN - UNPLASTICIZED POLYVINYL CHLORIDE (uPVC). MANHOLE ACCESS COVERS - HD MH INDICATES MANHOLE WITH CAST IRON 'CLASS D GATIC' COVERS OR EQUIVALENT.
8. REFER TO HYDRAULIC DOCUMENTATION FOR DOWNPIPE CONNECTIONS FROM FIRST FLOOR DURING DETAILED DESIGN

STORMWATER STRUCTURE TABLE

PIT NUMBER	COVER LEVEL	EASTING	NORTHING	STRUCTURE
1-1	623.52	212 408.741	614 285.980	EXISTING R-SUMP
1-2	623.12	212 391.592	614 289.469	PROPOSED 900 x 900 GRATED PIT
1-3	622.82	212 377.383	614 292.360	PROPOSED 600 x 600 GRATED PIT
1-4	622.52	212 356.805	614 296.547	PROPOSED 600 x 600 GRATED PIT
1-5	622.31	212 336.227	614 300.733	24 KL ABOVE GROUND RAINWATER TANKS
2-1	622.19	212 092.056	610 807.956	PROPOSED 600 x 600 GRATED PIT

RETENTION TANK NOTE:

MIN 24 KL RETENTION TANK CONNECTED TO AT LEAST 235 m<sup>2</sup> ROOF RE-USED FOR TOILET FLUSHING CONNECTED TO AT LEAST 75% OF DEVELOPMENT TOILETS AND URINALS



VERIFIER: J. WILTSHIRE  
 JOB MANAGER: D. FIELD  
 DESIGNED: A. HOWARD  
 DRAWN: A. HOWARD

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
1	DRAFT D.A.	AH		JW	22.11.17
2	D.A.	AH		JW	30.11.17

CLIENT  
 DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED

ARCHITECT  
**ARPM**  
 ARCHITECTURE PROJECT  
 CONSULTING INTERIOR DESIGN

ALL SETOUT TO ARCHITECT'S DRAWINGS. DIMENSIONS TO BE VERIFIED WITH THE ARCHITECT AND ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.

PLAN  
 SCALE 1:100 @ A1

**NORTHROP**  
 Canberra  
 Unit 2, 2-6 Shea Street, Phillip ACT 2606  
 Ph (02) 6285 1822 Fax (02) 6285 1863  
 Email canberra@northrop.com.au ABN 81 094 433 100

PROJECT  
**CHILDCARE CENTRE**  
**BLOCK 18 SECTION 11 MITCHELL**

DRAWING TITLE  
**CIVIL WORKS**  
**CONCEPT STORMWATER**  
**MANAGEMENT PLAN**

JOB NUMBER <b>CR171360</b>	
DRAWING NUMBER <b>C160</b>	REVISION <b>2</b>
DRAWING SHEET SIZE = A1	



**MITCHELL SECTION 11 BLOCK 18**

**DEVELOPMENT APPLICATION FOR CHILD CARE CENTRE  
TRAFFIC IMPACT AND PARKING ASSESSMENT**

**1.0 PURPOSE AND BACKGROUND**

The purpose of this report is to consider the traffic and parking issues relating to the proposed development of a child care centre for 130 child care places on Block 18 Section 11 Mitchell (the Site).

A variation to the Crown Lease to permit Community Use limited to Child Care Facility within the IZ2 Industrial Mixed Use Land Use Zone was the subject of a Development Application DA 201528763 which was lodged on 4 January 2016 by Capital Crown Leasing Pty Ltd.

The primary purpose of this report is to provide a Traffic Impact and Parking Assessment report in support of the DA for the proposed child care centre for 130 places. The designs for the proposed development on this vacant block of land are shown on architectural drawings prepared by arpm [Project Number A17041].

**2.0 PROPOSED DEVELOPMENT**

The proposed development is for a child care centre with 130 child care places and 32 car parking spaces on the site. The vehicular access to the on site carparking area will be from Heffernan Street which runs along the northern frontage to the site (with separate access for waste collection vehicles).

**3.0 EXISTING ROAD NETWORK AND TRAFFIC CONDITIONS**

The road network in the vicinity of the Site which lies in the minor industrial suburb of Mitchell and the Site lies in the southern section of Mitchell which is bounded by Flemington Road (Arterial Road and Intertown Public Transport Corridor) to the east, Lysaght Street (Major Collector Street) to the north, Hoskins Street (Major Collector Street) to the west and Sandford Street (Major Collector Street) to the south.



# GRAEME SHOBRIDGE ADVISORY SERVICES

ABN 90 451 246 623

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This section is further divided by local streets running north/south parallel to Hoskins Street (Grimwade Street) in the west and parallel to Flemington Road (Darling Street) to the east and running east/west between these streets and approximately mid-way between Lysaght Street and Sandford Street (Heffernan Street) with these streets forming the letter “H” through the middle of the section.

There is an additional local street running in a north/south direction through the middle of the section (Brookes Street) approximately midway between Grimwade Street and Darling Street. The intersection of Brookes Street and Heffernan Street is controlled by a single lane roundabout and there is a local shopping centre at the northwest corner of this intersection. Brookes Street has a direct connection to both Sandford Street to the south and Lysaght Street to the north.

Within the finer grain of the road system the local roads typically take the form of courts and lanes that provide parking areas and direct street access to the shop frontages and rear service areas.

The traffic volumes and classification of vehicles along the Major Collector Streets generally reflect the role of these streets in providing access to Mitchell for vehicles including heavy vehicles, however heavy industrial sites (such as concrete batching plants) are generally located along Hosking Street, rather than the local street network.

There is limited traffic volume data generally available throughout Mitchell, however observations of traffic patterns indicate that peak activity times during weekdays are between 7.00am and 8.30am and 3.00pm and 4.30pm. This activity pattern is consistent with the arrival and start-up at the beginning of the day for businesses and similarly during the afternoon associated with the end of the business day. The customer activity is generally spread throughout the day with a change from a majority of tradespersons early in the day and private retail customers after 9.00am and with a noticeable peak during the lunch time period.

Traffic conditions along Heffernan Street are generally good with vehicles mainly gaining access to adjoining shop frontages (rather than through traffic) as the street runs only between Darling Street and Grimwade Street. I have estimated that the traffic volumes along Heffernan Street between 7.00am and 9.00am are of the order of 50 to 60 vph and daily volumes are approximately 700 vpd (with very low flows after 4.00pm). Traffic volumes along Baillieu Court/Lane and Winchcombe Court/Lane are estimated to be not greater than 500 vpd and these are typical of the local streets which are operating well within their design and respective environmental capacities.

There are generally no parking restrictions along the local streets such as Heffernan Street, Baillieu Court and Winchcombe Court in the vicinity of the Site (except for some short stay parking controls along the shop frontages). The local street road widths (typically 9.2 metres wide) are generally insufficient to accommodate on street parking on both sides of the street whilst still allowing two way traffic to flow, although there is generally limited on street parking demand and obstruction to traffic flow has not ever been observed during my observations.

#### **4.0 EXISTING PARKING SUPPLY AND OCCUPANCY**

The existing parking supply in the vicinity of the site is a combination of on street parking (along Darling Street, Heffernan Street, Baillieu Court and Winchcombe Court) and off street parking within Baillieu Court (Section 5 Block 1) and Winchcombe Court (Section 12 Block 1). The majority of parking supply is unrestricted except for some short stay parking along the shop frontages.

I have conducted comprehensive parking occupancy surveys in the vicinity of Darling Street, Heffernan Street, Baillieu Court, Winchcombe Court and Darling Street. The surveys indicated that the number of occupied spaces increased from 10% at 8.00am, 35% to 40% between 10.30am and 12 noon, 80% to 85% between 12 noon and 2.00pm and decreased to 70% to 80% between 2.00pm and 3.30pm and further decreased significantly after 4.00pm.



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Observations in the vicinity of the site typically indicate car parking occupancy in the unrestricted parking spaces on business days to be of the order of 4 cars parked on street along Heffernan Street (between Darling Street and Brookes Street), 55 cars parked on street on Winchcombe Court, 65 cars parked off street in Winchcombe Court, 27 cars parked on street along Baillieu Court and 36 cars parked off street (formal and informal) in Baillieu Court.

There is low occupancy of on-street parking along the western side of Darling Street north of Heffernan Street but high occupancy during business hours in the time restricted spaces south of Heffernan Street. Parking is not permitted along the eastern side of Darling Street, however Darling Street generally displays high occupancy of both on street (public) and off street (private) car parking during business hours.

There is an apparent overspill of parking onto Heffernan Street from businesses in Darling Street during busy periods, however there are currently no public entrances to any business from Heffernan Street between Darling Street and Brookes Street.

Heffernan Street has shown variable numbers of cars parked on street, ranging between 4 and 13 cars (estimated capacity 30 cars) during my observations and these cars were parked between Darling Street and Baillieu Lane.

Baillieu Court/Lane has shown very low numbers of cars parked on street at the southern end in the vicinity of the Site and Winchcombe court has shown variable numbers of cars parked on street and off street ranging from 40% after 9.30am up to 80% during the period 12 noon to 2.00pm.

**5.0 PARKING REQUIREMENTS**

The parking requirements for child care centres in industrial zones are set out in the Parking and Vehicular Access General Code (PVAGC) Clause 3.5.5 Schedule 5 as follows:

- 1 space / centre, plus
- 2 spaces per 15 child care places for employees, plus
- Visitor parking 2 spaces < 30, 3 spaces 30 to 59, 4 spaces 60 to 90 plus
- 1 pick up/set down per 10 child care places.

Table 1 below sets out the number of car spaces required by PVAGC for a child care centre with 130 child care places.

Table 1 Car Parking Requirements for 130 place Child Care Centre

<b>N° Places</b>	<b>Centre</b>	<b>Employees</b>	<b>Visitors</b>	<b>PUSD</b>	<b>Total Required</b>
130	1	18	6	13	19E, 6V, 13 PU

The employee parking is long stay (all day) parking which should be a combination of on site (management and senior staff) and off site within 200 metres (balance of staff). The visitor parking is short stay (2 hour limit is suggested) and the pick up / set down spaces are required to be available during morning and afternoon peak activity periods (7.30am to 9.00am and 4.00pm to 6.00pm Monday to Friday).

The suggested parking management strategy is for the proposed employee parking (19 spaces required) to be unrestricted and for the pick up and set down spaces (13 spaces required) to be marked as 15 Minute Parking 7.30 to 9.00am and 4.00 to 6.00pm Mon to Fri and 2 Hour Parking 9.00am to 4.00pm. The pick up and set down spaces will be available during peak activity times and during these times they will be available for use by visitors to the child care centre (6 spaces required).

The proposed on site car parking is for 28 perpendicular car spaces (including one accessible space) and 4 parallel parking spaces in the vicinity of the main entrance (which may be suitable for pick up and set down of young children). These spaces would be sufficient to accommodate all of the parking requirements (as set out in PVAGC) wholly within the site.

It is however noted that some parents may prefer to park along the Heffernan Street frontage to the site for pick up and drop off (5 spaces available along block frontage) and there is no apparent reason to believe that this would need to be restricted by signage except in the vicinity of the proposed access driveway to the site.

It is noted that the driveway to the car park is proposed to be located clear of the intersection between Heffernan Street and Baillieu Lane (in accordance with the requirements of AS2890.1).

## 6.0 TRAFFIC GENERATION AND IMPACT

It is estimated that the maximum traffic generation from a child care centre in Mitchell has been calculated as follows:

- Morning drop off period 7.00am to 9.00am  
Number of child care places X 1.8 plus Number of Employees X 1
- Evening drop off period 4.00pm to 6.00pm  
Number of child care places X 1.8 plus Number of Employees X 1
- Total Daily Trips  
Number of child care places X 4 plus Number of Employees X 2 plus Number of Visitor spaces X 5

This provides for drop off (IN) and pick up (OUT) of children (deduction allowing multiple children in same family or out of peak hour delivery, absences, etc), employees arriving at work and departing after work and turnover of all visitor spaces five times during the middle of the day from 9.00am to 4.00pm. The total traffic generation estimated for the proposed development with 130 child care places is shown in Table 2 below.



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ABN 90 451 246 623

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Table 2 Estimated Traffic Generation for 130 Place Child Care Centre

Number of Places	AM 7.00 to 9.00		PM 4.00 to 6.00pm		TOTAL DAILY	
	IN	OUT	IN	OUT	IN	OUT
130	137vph	114 vph	114 vph	137 vph	290 vpd	290 vpd

The most conservative approach will be to assume that the peak AM traffic will be 2/3 of the 2 hour drop off traffic volume generated and that this coincides with the AM commuter peak traffic period and that all of these vehicle movements are along Heffernan Street and this would result in an increase in traffic along Heffernan Street as shown in Table 3 below.

Table 3 Additional Vehicle Movements - Heffernan Street AM Peak

Number of Places	7.00 to 9.00		8.00-9 00		2 Way 8-9	
	IN	OUT	IN	OUT	EAST	WEST
130	137vph	114 vph	90 vph	75 vph	110 vph	55 vph

This estimation will result in additional two way traffic volumes following the route of Flemington Road to Lysaght Street or Sandford Street to Darling Street to Heffernan Street (indicated as EAST) and the route from Brookes Street roundabout along Heffernan Street (indicated by WEST) in Table 3 above during the commuter peak hour 8.00 am to 9.00 am.

I have estimated that a greater proportion of the traffic will come from Flemington Road as the worst case (rather than from Hoskins Street direction) and this traffic could be further distributed to the north and south along Darling Street before Lysaght Street or Sandford Street respectively.

In the absence of detailed intersection turning counts or undertaking SIDRA Intersection Performance Analysis, I have made observations during the morning commuter traffic period and I believe that the intersections of Darling Street / Lysaght Street and Darling Street / Sandford Street will have the capacity to absorb the additional turning movements noting that during the busiest periods, drivers may choose to turn left rather than right to avoid conflicts with other vehicles while turning right.

It is suggested that the afternoon pick up between 4.00pm and 6.00pm (with peak during the period 5.00pm to 6.00pm) is not expected to coincide with the local peak traffic flows within Mitchell which decrease after 4.00pm due to closure of trades-based light industrial businesses. Traffic volumes and parking demand on the road network in the vicinity of the Site have been observed to be reduced significantly after 4.00pm when compared with those earlier in the day.

Similarly, during the morning drop off period (with peak during the period 8.00am to 9.00am) the local peak is expected to be higher between 7.30am and 8.30am during the trades-based light industry business start up and the peak drop off and commuter peak traffic conditions are slightly offset.

## 7.0 OTHER CONSIDERATIONS

Public Transport Options – ACTION Bus Services in the vicinity of the Site through Mitchell include Route Services 56 and 57 which run along Sandford Street, Brookes Street, Lysaght Street and Hoskins Street and there are two stops in close proximity to the intersection of Brooke Street (south of the roundabout) and Heffernan Street (West of the roundabout) approximately 200 metres from the site. Other bus services which run along Flemington Road include Route Service 58 (from Harrison) and the Red Rapid Services 200, 202, 251, 252, 255 & 259, however these services do not have frequent stops in the vicinity of Lysaght Street or Sandford Street so they may not provide a viable option for service to a child care centre on the Site.

It is not expected that many parents will select public transport (Bus or light rail services) to drop off or pick up children from the services along the Flemington Road corridor.

The assessment (in Section 6.0 above) has set out the estimated traffic generation and anticipated distribution of vehicle trips to and from the Site and based on the observations of current morning peak traffic conditions, it is considered that the additional traffic arising from a 130 place child care centre can be accommodated safely on the road network and intersections without adverse impacts on the operation of roads or intersections.

Pedestrian Safety issues are not considered to be critical to the development of a child care centre on the Site, particularly if “No Parking” signs are erected along the northern side of Heffernan Street opposite the site frontage in order to discourage parents from parking on the northern side. This will generally discourage parents from stopping along the northern side of Heffernan Street then walking across the street to the child care centre.

## **8.0 CONCLUSIONS AND RECOMMENDATIONS**

I have prepared a table of parking requirements for the proposed child care centre and I am satisfied that the proposed provision of 34 parking spaces on the site will be in excess of the minimum requirements set out in PVAGC for a child care centre with 130 child care places and that the proposed development will not be dependent on any off site car parking spaces.

I have considered the maximum likely traffic generation from the proposed 130 place child care centre and without relying on optimistic distribution and dispersion assumptions (vehicles have been assumed to take the most direct route from the main road network) I am satisfied that the peak period and daily traffic volumes and vehicle movements expected to be created by a child care centre on the Site will not have adverse impacts on safety and operational Level of Service on the road network or at nearby intersections.



# GRAEME SHOBRIDGE ADVISORY SERVICES

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Application Number

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Off-site works should be limited to making appropriate changes to parking restrictions immediately adjacent to the site.

I recommend approval of the development application on parking and traffic grounds.

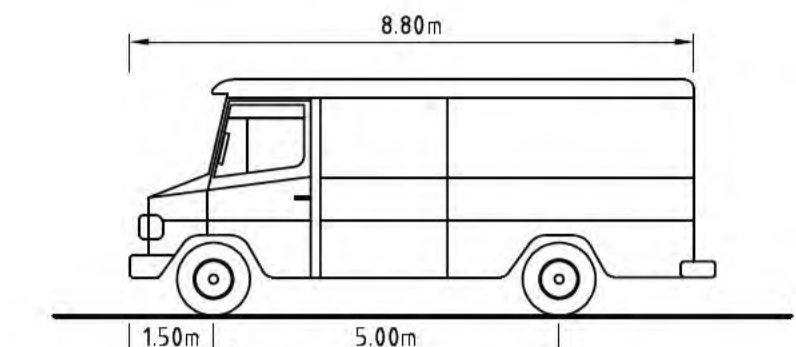
Graeme Shoobridge

29 November 2017

**GRAEME SHOBRIDGE ADVISORY SERVICES**

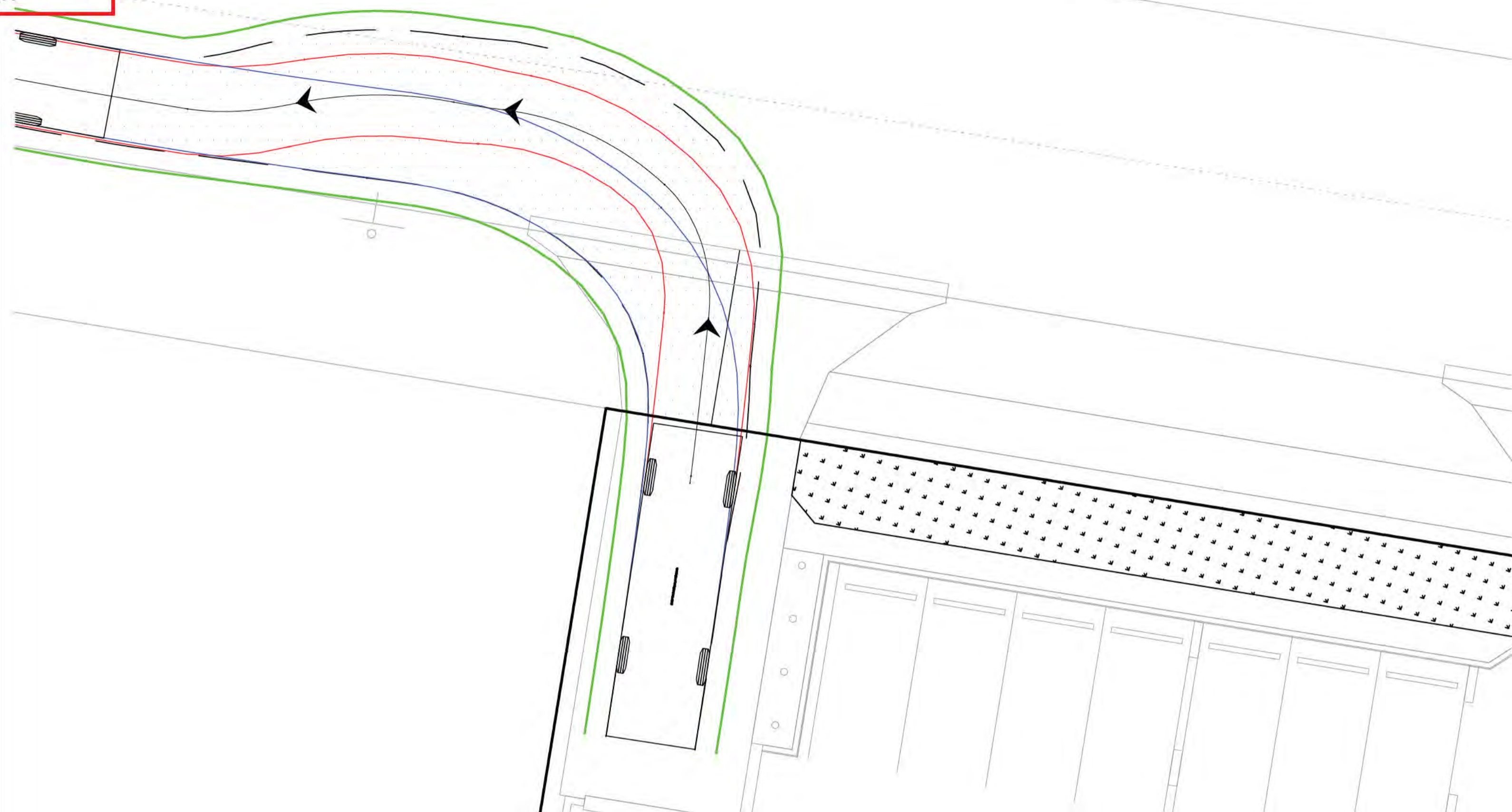
LEGEND

-  DENOTES FRONT WHEEL PATH
-  DENOTES REAR WHEEL PATH
-  DENOTES VEHICLE BODY OVER HANG
-  DENOTES 300mm VEHICLE BODY OFFSET



**AS2890.2 - MEDIUM RIGID VEHICLE**  
NOT TO SCALE

WIDTH	2.50m
TRACK	2.50m
LOCK TO LOCK TIME	6.0s
STEERING ANGLE	26.2°



MEDIUM RIGID VEHICLE - 8.8m SERVICE VEHICLE - FORWARD OUT  
SCALE 1:100



MEDIUM RIGID VEHICLE - 8.8m SERVICE VEHICLE - REVERSE IN  
SCALE 1:100

NOT FOR CONSTRUCTION


DRAWN: A. HOWARD  
DESIGNED: A. HOWARD  
JOB MANAGER: D. FIELD  
VERIFIER: J. WILTSHIRE

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
1	DRAFT D.A.	AH		JW	22.11.17	
2	D.A.	AH		JW	30.11.17	

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ARCHITECT  
**ARPM**  
ARCHITECTURE PROJECT  
CONSULTING INTERIOR DESIGN

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0 5 10 15 20 25m PLAN  
SCALE 1:500 @ A1



Canberra  
Unit 2, 2-6 Shea Street, Phillip ACT 2606  
Ph (02) 6285 1822 Fax (02) 6285 1863  
Email canberra@northrop.com.au ABN 81 094 433 100

PROJECT  
**CHILDCARE CENTRE**  
**BLOCK 18 SECTION 11 MITCHELL**

DRAWING TITLE  
**CIVIL WORKS**  
**MEDIUM RIGID VEHICLE**  
**REVERSE IN/FORWARD OUT**

JOB NUMBER <b>CR171360</b>	
DRAWING NUMBER <b>C020</b>	REVISION <b>2</b>
DRAWING SHEET SIZE = A1	

**From:** [Crowe, Rochelle](#)  
**To:** [EPD, Customer Services](#)  
**Cc:** [EPD Strategic Planning Referrals](#)  
**Subject:** FW: REFERRAL-STRATEGIC PLANNING-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]  
**Date:** 15 March 2018 9:49:15 AM  
**Attachments:** [image001.jpg](#)  
[plans.obr](#)  
[supporting docs.obr](#)

---

Hi Customer Services

Thank you for the opportunity to comment on the following DA.

**DEVELOPMENT APPLICATION NO: 201733198 – 18/11 Mitchell-01**  
14/02/2018

**DATE:**

---

**DESCRIPTION OF THE PROPOSAL:** construction of a new 3 storey childcare centre, new driveways, car park and dropoff area, landscaping and associated site works.

<b>BLOCK: 18</b>	<b>SECTION: 11</b>	<b>DIVISION: Mitchell</b>
------------------	--------------------	---------------------------

<b>This proposal was reviewed by Strategic Planning</b>	<b>Yes</b>
---	------------

<b>Planning Policy's position is:</b>	
<b>That the proposal is supported</b>	<b>X</b>
<b>That the proposal is not supported</b>	
<b>That advice is provided</b>	<b>X</b>
<b>No comment</b>	
<b>That further information is required</b>	

**Comments:**

Strategic Planning provides the following comments for consideration.

Appropriateness of the site

- The site is located in an industrial zone which could have potential impacts in terms of noise, smell and exposure to other potential impacts associated with neighbouring industrial uses. As such the treatment of boundaries to ensure adequate amenity is important. Screening should be incorporated into the outdoor play area to ensure

adequate amenity and minimise adjoining use impacts.

- The sites proximity to public transport routes and local services is considered adequate.

Landscape and shade and outdoor play areas

- It is noted that the outdoor play areas for the child care centre is located above ground level. This concept is supported in principle however the design and layout is critical to maximise solar access and ensure adequate amenity for outdoor spaces given the lack of natural vegetation due to the above ground location. Opportunities to ensure quality amenity, landscaping and deep rooted planting should be incorporated. Some consideration as to noise impacts particularly given the other uses adjoining and nearby should be incorporated into the design.

Kind regards  
Rochelle

---

**From:** Evatt, Ebony **On Behalf Of** EPD, Customer Services  
**Sent:** Thursday, 22 February 2018 9:28 AM  
**To:** EPD Strategic Planning Referrals <[EPDStrategicPlanningReferrals@act.gov.au](mailto:EPDStrategicPlanningReferrals@act.gov.au)>  
**Subject:** REFERRAL-STRATEGIC PLANNING-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]

**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**

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

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

[www.planning.act.gov.au](http://www.planning.act.gov.au) | [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

*Land titles and revenue services are moving to Dame Pattie Menzies House, 16 Challis Street, Dickson and will be co-located with the Access Canberra Environment, Planning and Land Shopfront. These services will be available at this new location from 1 December 2016. For more information visit [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)*

cid:image001.jpg@01D39906.DF4B3DA0



**Annette Pogas**  
Project Architect  
ArPM Pty Ltd  
Level 5, 15 Moore Street  
Canberra ACT 2601

Email: [redacted]@arpm.net.au

Dear Annette,

**Project: Mitchell Childcare  
Block 18 Section 11 Mitchell  
Statement on WSUD requirements Conditions**

Northrop has reviewed Water Sensitive Urban Design (WSUD) Requirements above mentioned blocks and has prepared this statement. This letter is prepared using the most recent architectural ground Floor Plan provided by ArPM on 10/11/2017.

**Site Summary**

Block 1 Section 11, (1,685m<sup>2</sup>) is located on the corner of Heffernan St & Darling St in Mitchell. In accordance with the Territory Plan this Block is designated as Land Use IZ2: INDUSTRIAL MIXED USE. The block is currently undeveloped as shown in the figure below.

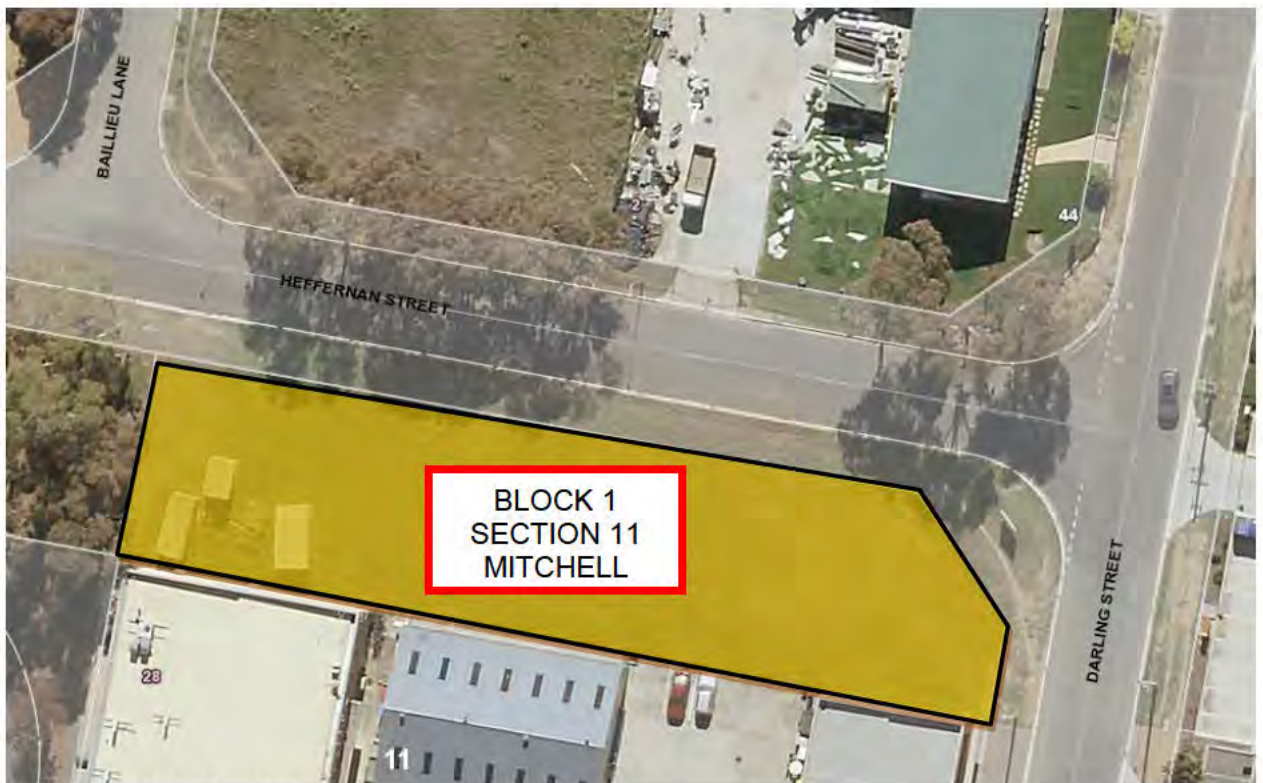


Figure 1 – Site location within Wanniasa





This spreadsheet is an online calculator for individuals, designers and developers to gauge possible methods of reducing mains water consumption for commercial, industrial and institutional developments. Please enter ALL the relevant information for your development before using the reduction percentage. This calculator will not be able to cover all water use and water savings for every commercial, industrial and institutional developments. If your development has significant water use or savings that can not be shown in this calculator, then this needs to be disclosed in your Development Application.

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**Percentage Reduction**

=

**40%**

**Indoor information**

What is the Net Lettable Floor Area (m <sup>2</sup> )?	<b>2,249</b>
What is the water rating of the shower head?	3 Star ▼
What is the water rating of the dishwashers?	3 Star ▼
What is the water rating of the sink in the kitchen?	4 Star ▼
What is the water rating of the toilets?	4 Star ▼
What is the water rating of the urinals?	4 Star ▼
What is the water rating of the basins in the bathroom?	4 Star ▼

**Site information**

Site area (m <sup>2</sup> )?	<b>1,685</b>
Roof area (including house and garage or carport) (m <sup>2</sup> )?	<b>470</b>
Irrigated garden area (m <sup>2</sup> )?	<b>0</b>

**Other water use**

What is the approximate yearly water consumption of the Cooling System (L/yr)?	<b>0</b>
What is the approximate yearly water consumption of the Fire Testing System (L/yr)?	<b>0</b>

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### Rain water tank information

Is there going to be a water tank installed?	Yes
What is the size of the tank (L)?	<b>24,000</b>
What is the approx. roof area flowing into the tank (m <sup>2</sup> )?	<b>235</b>
What will be the use for the water in the tank?	Toilet and Urinal
What is the % of Toilets connected to Rain Water?	<b>75%</b>
What is the % of Urinals connected to Rain Water?	<b>75%</b>

### Grey water information

What type of grey water system is installed?	None
What is the size of the grey water storage tank (L)?	<b>0</b>
Where will the grey water be collected from?	
What will be the use for the grey water?	
What is the % of Toilets connected to Grey Water?	<b>0%</b>
Does this treated Grey water supply Toilets that have Rain water supplied to them?	No
What is the % of Urinals connected to Grey Water?	<b>0%</b>
Does this treated Grey water supply Urinals that have Rain water supplied to them?	No

### Pool, spa or water feature information

Is there going to be a pool, spa, or water feature?	No
Is there going to be a cover on the pool or water feature?	No
Average depth of the pool, spa or water feature (m)?	<b>0</b>
Average length of the pool, spa or water feature (m)?	<b>0</b>
Average width of the pool, spa or water feature (m)?	<b>0</b>
The volume of the pool, spa or water feature is (L)	<b>0</b>

From: [Chowdhury, Abu Sayem](#)  
 To: [EPD, Customer Services](#)  
 Cc: [TCCS\\_CW\\_DRCDAOORD](#); [Bell, Jeff](#)  
 Subject: COMM-TCCS-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]  
 Date: 14 March 2018 2:25:15 PM  
 Attachments: [image001.jpg](#)  
[Tree Planting Detail -Street Tree 2017.pdf](#)

Dear App Sec,

**DEVELOPMENT APPLICATION NO: 201733198**

**Project Description:**

**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>SUBURB: Mitchell</b>
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This DA has been assessed in regards to the following:

Traffic	X	Driveways	X
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management	X	Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	
Lease Variation		Capital Works	

X = Areas Assessed.

And TCCS' position is:

That It Is Supported	
That It Is Supported Subject to Compliance With The Following Conditions	X
That Further Information Is Required	
That It Is Not Supported	

**Conditions**

1. All offsite works including driveway must be constructed in accordance with TCCS Design Standards.
2. Proposed footpath must be 1.5m wide. A clearance of 0.5m must be maintained between footpath and the block boundary.
3. The pedestrian walkway / footpath must take precedence over the driveway.
4. The proposed trees must be located in the middle of the new footpath and the road kerb so that trees are 1.4m from the edge of both.
5. The official street trees for Heffernan Street are eucalypt species but there is not sufficient space for eucalypts to be planted on the Heffernan Street verge outside the new childcare centre at Block 18 Section 11. The new tree plantings should be that

**Melaleuca linariifolia** selected from good quality tree stock and meet Australian Standards 2303: Tree Street Stock for Landscape Use (e.g. single trunked, with good amenity tree form and sufficient calliper to be self-supporting). The new trees will need to be maintained for a minimum of 12 months prior to formal handover to TCCS Development Review and Coordination.

6. The new trees should also be planted in accordance with the latest TCCS planting specification for street trees to ensure best practice planting methodology (please see Urban Treescapes planting specification attached).

### **Standard Conditions**

*Following general conditions will apply as appropriate for Works on and Use of Territory Land in addition to the above:*

*In accordance with the Public Unleased Land Act 2013 no work is to be undertaken on road verges and other unleased Territory Land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Development Review and Coordination, TCCS by the ways of:*

1. A Letter of Design Review prior to the commencement of any work; and
2. A certificate of Operational Acceptance on completion of all works to be handed over to TCCS.

### **Design Review and Operational Acceptance**

*A Letter of Design Review is required for all off-site works from the Senior Manager, Development Review and Coordination, TCCS, prior to the construction.*

*In order to obtain the Letter of Design Review, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, storm water, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with Ref No 06: "Requirements for Design Review Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the Senior Manager, Development Review and Coordination, TCCS.*

*A Certificate of Operational Acceptance on completion of the works is required from the Senior Manager, Development Review and Coordination, TCCS, prior to the issue of a Certificate of Occupancy.*

*Similarly a Chartered Engineer/Landscape Architect should certify compliance with TCCS Ref No 08: "Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance is made to the Senior Manager, Development Review and Coordination, TCCS on completion of all off-site works*

*A Waste Management Plan in accordance with the Development Control Code for Best Practice Waste Management in the ACT should also be included if not approved at the Development Application stage.*

### **Temporary Traffic Management (TTM)**

*A TTM plan approval from the Manager, Traffic Management & Safety, Roads ACT, TCCS. All times during construction the site and surrounds shall be managed in accordance with a Temporary Traffic Management Plan, prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices.*

### **Landscape Management & Protection Plan (LMPP)**

*LMPP approval from the Senior Manager, Development Review and Coordination, TCCS. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with the Landscape Management Protection Plan (LMPP) approved by the Senior Manager, Development Review and Coordination, TCCS. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.*

### **Use of Verges or other Unleased Territory land**

*In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land must not be used for carrying out of works, including storage of materials or waste, without prior approval of the Territory. Such approval can be obtained from Licensing and Compliance, City Services, Parks and Territory Services, TCCS.*

### **Repair of Damage to Public Assets**

*The applicant/lessee is held responsible for all damages to ACT Government assets (including footpaths) caused by the development and they must properly repair any damages to those assets. Before work commences, they should notify TCCS of any existing damage to public facilities.*

### **Notice of Commencement of Construction**

*Notice of Commencement for the Works in Unleased Territory Land shall be submitted to the Senior Manager, Development Review and Coordination, TCCS one week prior to the commencement of works. The Notice shall also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.*

Regards

**Abu Sayem Chowdhury** M Engg MIEAust

**Senior Engineer - Development Review and Coordination**

Phone 02 6205 9091 | Email: [abusayem.chowdhury@act.gov.au](mailto:abusayem.chowdhury@act.gov.au)

**Capital Works and Development Support** | Transport Canberra and City Services Directorate | **ACT Government**

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

**From:** Evatt, Ebony **On Behalf Of** EPD, Customer Services  
**Sent:** Thursday, 22 February 2018 9:28 AM  
**To:** TCCS\_CW DRCDA <TCCS.DA@act.gov.au>  
**Subject:** REFERRAL-TCCS-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]

**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**

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

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

[www.planning.act.gov.au](http://www.planning.act.gov.au) | [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

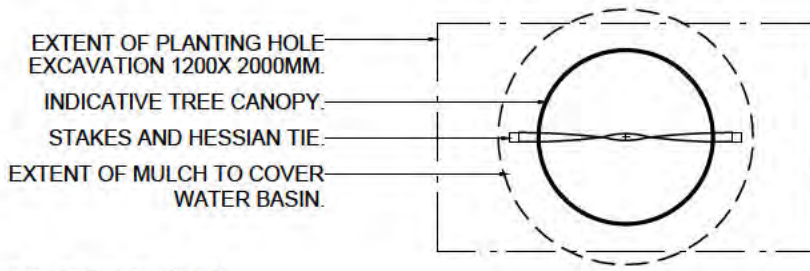
*Land titles and revenue services are moving to Dame Pattie Menzies House, 16 Challis Street, Dickson and will be co-located with the Access Canberra Environment, Planning and Land Shopfront. These services will be available at this new location from 1 December 2016. For more information visit [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)*

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# TREE TYPE 2 - TREES >300MM\* POT SIZE AND BARE ROOT STOCK

\*INCL. 200MM AS POTS



**TYPICAL PLAN**  
SCALE: 1:40 @A4

**PLANTING NOTES:**

1. ROOT PRUNE CONTAINERISED STOCK BY USING A SHARP TOOL TO REMOVE 10-30MM FROM CIRCUMFERENCE AND BOTTOM OF ROOTBALL.
2. SOAK ROOTBALL IN 50% SOLUBLE KELP EXTRACT 50% FULVIC ACID POWDER DILUTED AT 1:1000 IE. 10g PER 10L OF WATER.
3. EXCAVATE PLANTING HOLE LONG SIDE PARALLEL TO STREET AND 1.2M WIDE AS DETAILED. ENSURE SIDES AND BASE ARE BROKEN OUT TO A MINIMUM DEPTH OF 100MM AND SIDES OF HOLE ARE ANGLED AT 45°.
4. BACKFILL WITH SOIL 1 AS SPECIFIED.
5. INSTALL TREE ENSURING ROOTS ARE SPREAD LATERALLY AND TOP OF ROOTBALL IS FLUSH WITH GROUND LEVEL.
6. BACKFILL WITH SOIL 2 AS SPECIFIED.

TREE TO BE POSITIONED OR FORMATIVELY PRUNED SO LARGE LATERAL BRANCHES ARE PARALLEL TO ROAD AND CLEAR OF FOOTPATHS.

2400X50X50MM HARDWOOD TIMBER STAKES MIN. 800MM DEEP IN SOIL. STAKES TO BE POSITIONED MINIMUM 300MM FROM TRUNK AND CLEAR OF BRANCHES, POSITIONED PERPENDICULAR TO PREVAILING WINDS.

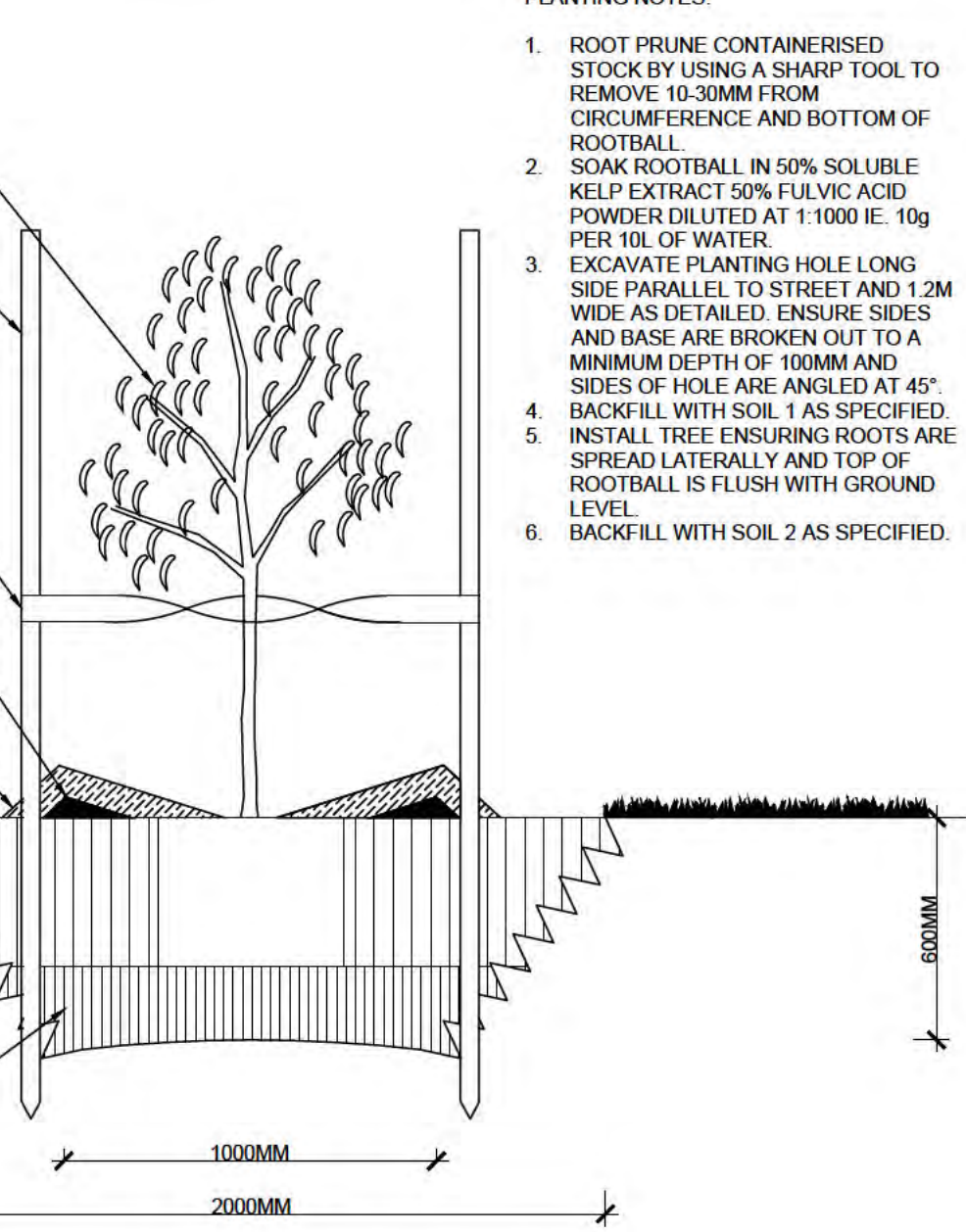
50MM WIDE SOFT WOVEN HESSIAN TIE AT  $\frac{1}{3}$  -  $\frac{1}{2}$  OF TREE HEIGHT TIED IN CONTINUOUS LOOP FIGURE 8.

FORM 1M DIAMETER WATERING RING WITH COMPACTED SITE SOIL MIN. 75MM HIGH TO HOLD MIN. 20L OF WATER.

75MM DEPTH COARSE WOOD MULCH TO COVER WATERING RING AND EXTENT OF EXCAVATED AREA. MAINTAIN 50MM CLEARANCE FROM TRUNK.

400MM DEPTH SOIL 2 ("TREE PLANTING SOIL" COMPRISED OF 50% SITE TOPSOIL & 50% WELL MIXED 80:20 SANDY LOAM WITH 20% COMPOSTED ORGANICS). ALSO ADD A TREE NUTRIENT AND SOIL CONDITIONER (APPROVED BY ACT GOVT. CONTRACT MANAGER) AS PER MANUFACTURERS SPECIFICATION.

200MM DEPTH SOIL 1 (TYPE "B" 80:20 SANDY LOAM).



**TYPICAL SECTION**  
SCALE: 1:20 @A4

**TREE PLANTING DETAIL - STREET TREE**



**ACT**  
Government

## Pini, Hayden

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**From:** Cilliers, George  
**Sent:** Monday, 30 April 2018 10:51 AM  
**To:** Pini, Hayden  
**Subject:** FW: EPA ADVICE: REFERRAL-EPA-NOISE-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** EPAPanningLiaison  
**Sent:** Monday, 30 April 2018 9:31 AM  
**To:** Cilliers, George <George.Cilliers@act.gov.au>; Sargent, Narelle <Narelle.Sargent@act.gov.au>  
**Cc:** EPAPanningLiaison <EPAPanningLiaison@act.gov.au>; Stedman, Andrew (Health) <Andrew.Stedman@act.gov.au>; Ponton, Ben <Ben.Ponton@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>  
**Subject:** RE: EPA ADVICE: REFERRAL-EPA-NOISE-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]

Hi George,

I am available and would be happy to attend. Can you please forward a copy of the advice the Health Protection Service have provided in response to this referral.

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:** Cilliers, George  
**Sent:** Friday, 27 April 2018 5:39 PM  
**To:** Sargent, Narelle <[Narelle.Sargent@act.gov.au](mailto:Narelle.Sargent@act.gov.au)>  
**Cc:** EPAPanningLiaison <[EPAPanningLiaison@act.gov.au](mailto:EPAPanningLiaison@act.gov.au)>; Stedman, Andrew (Health) <[Andrew.Stedman@act.gov.au](mailto:Andrew.Stedman@act.gov.au)>; Ponton, Ben <[Ben.Ponton@act.gov.au](mailto:Ben.Ponton@act.gov.au)>; Phillips, Brett <[Brett.Phillips@act.gov.au](mailto:Brett.Phillips@act.gov.au)>  
**Subject:** RE: EPA ADVICE: REFERRAL-EPA-NOISE-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]

Good afternoon Narelle,

This DA will be considered at the next MPRG meeting – Tuesday, 1 May @2pm.

The MPRG (Major Projects Review Group) is an advisory panel to assist the assessment of large or complex development proposals, and also provide advice to the assessing officer if a departure from entity advice is considered.

It would be good if you can attend the meeting's deliberation of this item. Discussion is usually limited to about 15minutes per item, and I'm happy to arrange the agenda to suit your availability. Let me know and I'll send an invite and associated documentation.

Regards

George

Phone: 02 6207 6804

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**From:** Sargent, Narelle  
**Sent:** Friday, 27 April 2018 5:13 PM  
**To:** Ponton, Ben <[Ben.Ponton@act.gov.au](mailto:Ben.Ponton@act.gov.au)>  
**Cc:** EPAPanningLiaison <[EPAPanningLiaison@act.gov.au](mailto:EPAPanningLiaison@act.gov.au)>; Stedman, Andrew (Health) <[Andrew.Stedman@act.gov.au](mailto:Andrew.Stedman@act.gov.au)>; Cilliers, George <[George.Cilliers@act.gov.au](mailto: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

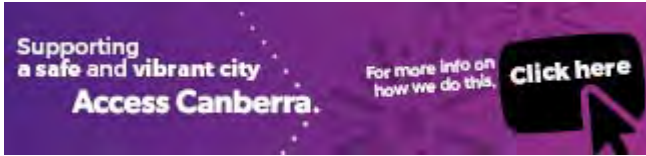
Narelle Sargent  
Environment Protection Authority

**Narelle Sargent | DeputEnvironment 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**

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

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**Pini, Hayden**

---

**From:** Sargent, Narelle  
**Sent:** Wednesday, 16 May 2018 3:37 PM  
**To:** EPD, Customer Services  
**Cc:** Cilliers, George; Pini, Hayden; EPAPlanningLiaison  
**Subject:** CLARIFICATION: EPA ADVICE: REFERRAL-EPA-NOISE-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Customer Services

**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	X
Further Information/amendments Required	

To clarify, the Environment Protection Authority does not support the Development Application and recommends the application be refused. Should the Planning Authority choose to approve the application, the applicant should first be required to complete an Environmental Assessment that includes an Air Quality Impact Assessment (AQIA) that assesses permitted uses in the zone and potential sources of pollution impacting the subject site. The report should 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 and demonstrate that the site is suitable for the proposed activity to ensure human health is not put at unnecessary risk.

The report should also demonstrate that the proposed use will not jeopardise the use of surrounding land for any industrial purposes.

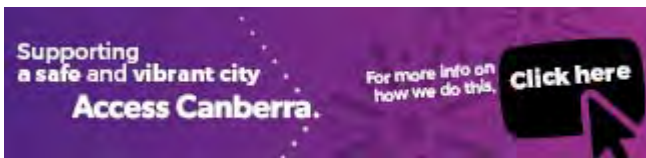
Your sincerely  
Narelle Sargent

**Narelle Sargent | Deputy Director Environment Protection (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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**Cc:** EPAPlanningLiaison <EPAPlanningLiaison@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]

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

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DA 201733198

BLOCK: 18	SECTION: 11	DIVISION: MITCHELL
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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.

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Yours sincerely

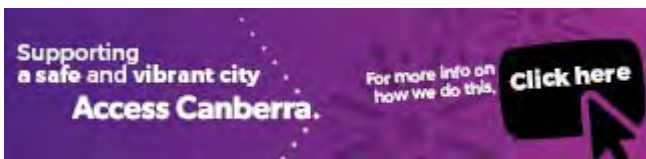
Narelle Sargent  
Environment Protection Authority

**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**

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



---

**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

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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**

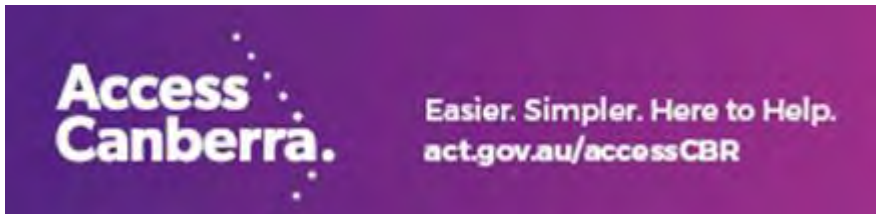
**Access Canberra | ACT Government**

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**From:** [Evatt, Ebony](#)  
**To:** ["devapp@actewagl.com.au"](mailto:devapp@actewagl.com.au)  
**Subject:** REFERRAL-ACTEWAGL-UTILITIES-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]  
**Date:** 22 February 2018 9:23:24 AM  
**Attachments:** [image001.jpg](#)

---

**An invitation from Objective Connect to view the documents will be sent shortly**

**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)**.

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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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cid:image001.jpg@01D39906.DF4B3DA0



**From:** [Evatt, Ebony](#)  
**To:** [Percival, Tom](#)  
**Cc:** [Lyll, Scott](#)  
**Subject:** REFERRAL-CAPITAL METRO-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]  
**Date:** 22 February 2018 9:23:27 AM  
**Attachments:** [image001.jpg](#)

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**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.**

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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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cid:image001.jpg@01D39906.DF4B3DA0



**From:** [Evatt, Ebony](#)  
**To:** [DETSchoolPlanning@act.gov.au](mailto:DETSchoolPlanning@act.gov.au)  
**Cc:** [CECA](#); [Sullivan, Susan](#); [Simon, Martin](#); [Jones, CraigW](#)  
**Subject:** REFERRAL-EDUCATION-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]  
**Date:** 22 February 2018 9:23:31 AM  
**Attachments:** [image001.jpg](#)

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**DEVELOPMENT APPLICATION NO:** 201733198

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

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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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cid:image001.jpg@01D39906.DF4B3DA0



**From:** [Evatt, Ebony](#)  
**To:** [EPAPanningLiaison](#); [McKeown, Helen](#)  
**Subject:** REFERRAL-EPA-NOISE-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]  
**Date:** 22 February 2018 9:28:17 AM  
**Attachments:** [image001.jpg](#)  
[plans.obr](#)  
[supporting docs.obr](#)

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**NOTE: CHILD CARE IN INDUSTRIAL ZONE.**

**DEVELOPMENT APPLICATION NO:** 201733198

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

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

Regards,  
Ebony Evatt  
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**Phone 02 6207 1923**

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cid:image001.jpg@01D39906.DF4B3DA0



**From:** [Evatt, Ebony](#)  
**To:** [EmergencyManagement](#)  
**Subject:** REFERRAL-ESA-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]  
**Date:** 22 February 2018 9:23:38 AM  
**Attachments:** [image001.jpg](#)

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**An invitation from Objective Connect to view the documents will be sent shortly**

**DEVELOPMENT APPLICATION NO:** 201733198

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

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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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cid:image001.jpg@01D39906.DF4B3DA0



**From:** [Evatt, Ebony](#)  
**To:** [EPD Strategic Planning Referrals](#)  
**Subject:** REFERRAL-STRATEGIC PLANNING-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]  
**Date:** 22 February 2018 9:28:13 AM  
**Attachments:** [image001.jpg](#)  
[plans.obr](#)  
[supporting docs.obr](#)

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

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

Regards,  
Ebony Evatt  
Customer Services

**Phone 02 6207 1923**

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cid:image001.jpg@01D39906.DF4B3DA0



**From:** [Evatt, Ebony](#)  
**To:** [TCCS\\_SPATAS\\_DA](#)  
**Subject:** REFERRAL-TCCS-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]  
**Date:** 22 February 2018 9:28:10 AM  
**Attachments:** [image001.jpg](#)  
[plans.obr](#)  
[supporting docs.obr](#)

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

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

Regards,  
Ebony Evatt  
Customer Services

**Phone 02 6207 1923**

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cid:image009.jpg@01D31C1B.E0820B30

**From:** [ED-HPS-Support](#)  
**To:** [EPD, Customer Services](#)  
**Cc:** [Barr, Conrad \(Health\)](#); [Stedman, Andrew \(Health\)](#)  
**Subject:** REFERRAL-ACT HEALTH- 201733198-S165A-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]  
**Date:** 9 January 2019 4:10:18 PM  
**Attachments:** [APP-201733198-S165A-01.pdf](#)  
[S165STATE-201733198-S165A-01.pdf](#)  
[image001.png](#)  
[Referral-Health- DEVELOPMENT APPLICATION - Additional documents submissi...pdf](#)

---

Good Afternoon EPSDD

Regarding this submission – please see attached and below.

We are submitting the response that we have previously sent directly to the developer, as our response to you ( see attached).

HPS have previously seen these documents as they were provided directly to HPS by the developer.

I met with the developer (and EPSDD) late last year in relation to our comments (contained in our letter). At that meeting it was decided that the EPSDD would refuse the application and the developer would resubmit. As we have not received notification that this application has been cancelled, please see attached for our response.

Kind regards

**Conrad Barr | Executive Branch Manager**  
**Health Protection Service | Public Health, Protection and Regulation | ACT Health**  
**PH 5124 9252 | FAX 6205 1705**  
25 Mulley Street, HOLDER ACT 2611 | Locked Bag 5005, Weston Creek, ACT, 2611  
E [ED-HPS-Support@act.gov.au](mailto:ED-HPS-Support@act.gov.au) W [health.act.gov.au](http://health.act.gov.au)

---

**From:** EPD, Customer Services  
**Sent:** Monday, 17 December 2018 1:05 PM  
**To:** ED-HPS-Support <[ED-HPS-support@act.gov.au](mailto:ED-HPS-support@act.gov.au)>  
**Subject:** REFERRAL-ACT HEALTH- 201733198-S165A-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]

**Email 1 of 2**

**DEVELOPMENT APPLICATION NO:** 201733198-S165A  
**BLOCK:** 18 **SECTION:** 11 **DIVISION:** MITCHELL

Description - **Response addressing Condition A2 of the NOD provided.**

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 **(14/01/2019)**.

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-TAMS-201401234-10/10 Dickson-01**

Kind Regards

David

Phone 6207 1923

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

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

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

cid:image004.png@01D3DE12.73C7D510



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Planning and Development Act 2007

**Development Application**Application Number: **201733198S165A****Type of Application**

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

**Lease/Site Details****Site Number: 1**

Suburb	Section	Block Number	Unit Number
MITCHELL	11	18	

Street Address

MITCHELL

**Site Number: 2**

Suburb	Section	Block Number	Unit Number
MITCHELL	11	18	

Street Address

MITCHELL

**Applicant Details**

ACN or ABN

66131577261

Company Name

Canberra Town Planning Pty Ltd

Position held / Title

administration assistant

Salutation

None

First Name

Jodie

Surname

Roberson

Postal Address 1

5/32 Lonsdale Street

Postal Address 2

Postal Address 3

Suburb

Dickson

State/Territory

ACT

Postcode

2602

Country

Australia

Phone Number

0262625091

Fax Number

Mobile Number

Email

admin@canberratownplanning.com.au

## Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

Company

Australian Company Number (ACN)

49088414742

Company Name

Konstantinou Developments Pty Ltd

Position held / Title

Director

Salutation

None

First Name

John

Surname

Konstantinou

Postal Address 1

PO Box 222

Postal Address 2

Postal Address 3

Suburb

Mitchell

State/Territory

ACT

Postcode

2911

Country

Australia

Phone Number

0262423933

Fax Number

Mobile Number

0419654655

Email

## List Amendments Being Satisfied

Response addressing Condition A2 of the NOD provided.

## Applicant Declaration

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

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

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

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

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

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

I accept the above declarations:

Accept

Acceptance Date

6/11/2018