

TABLE 1 – GROUND CLEARANCE (OTHER THAN INSULATED SERVICE CONDUCTORS)

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

TABLE 3 – CLEARANCE FROM STRUCTURES

	LOCATION
A	VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NORMALLY ACCESSIBLE TO PEOPLE
B	VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PEOPLE BUT ON WHICH A PERSON CAN STAND
C	ANY DIRECTION (OTHER THAN VERTICALLY), FROM THOSE PARTS OF THE STRUCTURE NORMALLY ACCESSIBLE TO PERSONS, OR FROM ANY PART NOT NORMALLY ACCESSIBLE TO PERSONS BUT ON WHICH A PERSON COULD STAND.
D	ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PERSONS.
E	ANY DIRECTION, FROM AN OUTDOOR WIRES OR TELEVISION AERIAL OR PART OF A STAY WIRE FOR THE AERIAL
F	VERTICALLY FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE
G	ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE

GENERAL NOTES:

1. 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 (NORMALLY 85°C FOR DISTRIBUTION LINES AND 120°C FOR TRANSMISSION LINES). FOR SWINGS THIS IS AT THE MAXIMUM DESIGN WIND LOADING (200% WIND)
2. COVERED CONDUCTORS TO BE TREATED AS BARE CONDUCTORS
3. THIS CLEARANCE CAN BE FURTHER REDUCED TO ALLOW FOR TERMINATION AT THE POINT OF ATTACHMENT
4. LOW VOLTAGE CONDUCTORS CONSTRUCTED PRIOR TO 1998 REQUIRE ONLY 4.6m GROUND CLEARANCE OVER LAND OTHER THAN ROADS

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

CONDUCTOR	U-1kV		1kV-U-33kV		33kV-U-132kV	
	INSULATED	BARE	INSULATED WITHOUT EARTHED SCREEN	INSULATED WITH EARTHED SCREEN	BARE	BARE OR COVERED
	2.7m	3.7m	2.7m	3.7m	4.6m	5.0m
	1.2m	2.7m	2.7m	2.7m	3.7m	4.5m
	1.5m (note 3)	2.0m	1.5m	1.5m	2.7m	3.0m
	0.3m (note 3)	1.5m	0.3m	1.5m	2.7m	2.7m
	1.5m	1.5m	1.5m	1.5m	1.5m	2.7m
	1.8m	3.7m	4.6m	4.6m	4.6m	5.5m
	1.8m	3.0m	3.0m	3.0m	3.0m	3.0m

5. MAJOR ROADS ARE DEFINED AS ROADS WITH DUAL CARRIAGEWAYS OR 100kph (or GREATER) SPEED LIMIT. ALL OTHER ROADS SHALL BE CONSIDERED AS MINOR ROADS
6. REFER TO DRAWING 3832-020. CLEARANCE REQUIREMENT FOR SWIMMING POOL FROM ELECTRICAL INFRASTRUCTURE.
7. WHERE THERE IS A RISER BRACKET INSTALLED OVER AN EYES OVERHANG ABOVE WINDOW DIMENSION "A" IS NOT APPLICABLE
8. ELECTRICAL POINT OF ATTACHMENT MUST BE ACCESSIBLE AND FREE OF OBSTRUCTION AT ALL TIMES.

Drawn: GA

Checked: SF

Approved: W. Ibrahim

Project No: G ASTBURY

Date: 24/04/2015

Checked: WC

Approved: Approved

Designed: A-NNR

Scale: A3

Date: 9

Sheet No: 10

evoenergy

MINIMUM CLEARANCES
INSULATED & BARE
OVERHEAD CONDUCTORS

Revision

No

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ACT Electrical Engineers supplied by the ACT Environment & Sustainability Development Directorate.

ACT Lic. 2017.

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11/01/2018

Plot Style: ActwA6L_STD.ctb

Plotted by: Patu, Joseph

11/01/2018

Plot Style: ActwA6L_STD.ctb

Plotted by: Patu, Joseph

From: [Steve Donnelly](#)
To: [EPD, Customer Services](#)
Subject: COMM - Jemena - 201733198 - Block 18 Section 11 Mitchell
Date: 1 March 2018 7:54:16 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[01032018075313-0001.pdf](#)

Your application has been assessed by Evoenergy and conditionally complies with our Gas Networks requirements.

Please find attached, your stamped plans together with a statement of compliance.

Separate compliance statements are required from other utilities (eg: electricity, water and sewerage, stormwater and communications).

Regards

Steve Donnelly

Network Development Manager

Jemena

Unit 1, 5-7 Johns Place, Hume, ACT 2620

(02) 6192 6270 | [REDACTED]

[REDACTED]@jemena.com.au | www.jemena.com.au



cid:CD1B5F24-1C8F-4830-BF1C-00CF2420C49A@gateway



From: basubmission_electricity@Evoenergy.com.au
[mailto:basubmission_electricity@Evoenergy.com.au]
Sent: Thursday, 22 February 2018 9:36 AM
To: Steve Donnelly [REDACTED]@jemena.com.au>
Subject: Evoenergy - Notification of Building Application - Application ID : 167567 (Email 6 of 6)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and are expecting the content or attachment from the sender.

Evoenergy

A new Development Application has been raised for Evoenergy and has been sent for your review. **(Application ID : 167567)**

Application is at **Heffernan Street, Mitchell Block/Section 11 /18**

Application Type **Non residential**

Development Type **New Construction**

Inclusions **Car Park/driveway**

Application Received **22 Feb 2018**

Applicant Contact Details **ACT Planning and Land Authority, Linda Southwell,
02 62050060, EPDcustomerservices@act.gov.au**

Please find attached all submitted documents.

Regards

Denise Thurtell
Evoenergy

Telephone 02 6293 5770
Facsimile 02 6293 5762
Email devapp@evoenergy.com.au
GPO Box 366 Canberra ACT 2601
www.evoenergy.com.au

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Gas Networks Statement of CONDITIONAL COMPLIANCE

For Non-residential and High Rise Residential

Application N°:	<u>201733198</u>	Drawings in set	<u>4</u>
Block:	<u>18</u>	Section:	<u>11</u>
Suburb:	<u>MITCHELL</u>		

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

This application is approved subject to compliance with the following conditions:

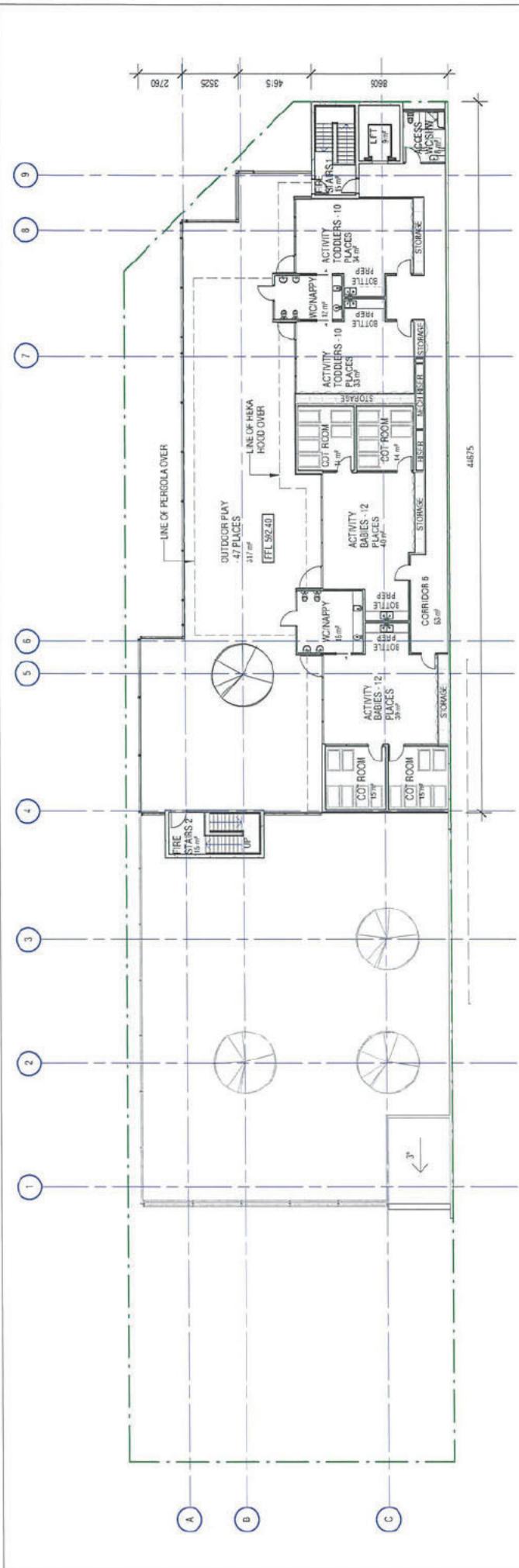
- The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules. The latest version of these rules can be downloaded from:
<http://www.actewagl.com.au/About-us/The-ActewAGL-network/Natural-gas-network.aspx>
- Development is to comply with minimum separation requirements to underground assets
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.
- If a meter relocation or service pipe relocation is required in order to comply with Evoenergy standards, please contact your gas retailer and book a meter relocation. Only people accredited by Evoenergy can carry out this work.
- Other:

Please note:

- WARNING: Evoenergy underground gas pipes may be in or adjacent to this block. Evoenergy Asset Location Advice may be required. Call 1100.
- Development and Building Applications will need to include any proposed Evoenergy works
- If Evoenergy approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, electricity and communication network services.
- 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 gas network
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity

Signed.....  Date 1/3/18

For further information please phone Steve Donnelly – Jemena 6192 6270



WALL TYPE LEGEND:

INTERNAL WALLS:



E01 STANDARD WALL - STANDARD
 - 90mm INTERNAL STEEL STUD FRAMING @ 400mm MAX CENTRES
 - 13mm PLASTERBOARD LINING TO BOTH SIDES, FLUSHED AND PAINTED
 - 11 kg/m² POLYESTER ON GLASS WOOL 75mm INSULATION



E02 SLAB FRAMED WALL - COT ROOMS
 - 90mm INTERNAL STEEL STUD FRAMING @ 400mm MAX CENTRES
 - 13mm PLASTERBOARD LINING TO BOTH SIDES, FLUSHED AND PAINTED
 - R2.5 HIGH DENSITY GLASSWOL ACUSTIC INSULATION TO STUDS

EXTERNAL WALLS:



E01 EXTERNAL STUD FRAMED WALL - STANDARD
 - 90mm STEEL STUD FRAMING @ 400mm MAX CENTRES AND NOGGINGS @ 800mm MAX CENTRES
 - 13mm PLASTERBOARD LINING INTERNALLY, FLUSHED AND PAINTED
 - R2.5 INSULATION TO STUDS
 - 9mm CEMTEL BURESTONE EXTERNAL CLADDING (1200 X 2400mm PANELS) ON 35mm TOPHATS @ 800mm CENTRES



E02 SLAB FRAMED WALL - COT ROOMS
 - 90mm STEEL STUD FRAMING @ 400mm MAX CENTRES AND NOGGINGS @ 800mm MAX CENTRES
 - 20mm THICK POLYURETHANE INSULATION WITH 60mm AIR SPACE AND 20mm THICK POLYURETHANE INSULATION INTERNALLY, FLUSHED AND PAINTED
 - 2 LAYERS 9mm G/C SHEET FIELD DIRECTLY TO OUTSIDE OF STEEL STUDS, 9mm CEMTEL BURESTONE EXTERNAL CLADDING (1200 X 2400mm PANELS) ON 35mm TOPHATS @ 800mm CENTRES OVER THE TOP OF THE SLAYERS OF G/C SHEET



E03 PRECAST CONCRETE WALL
 - 200mm THICK PRECAST CONCRETE PANELS

ActewAGL Gas Networks

CONDITIONALLY COMPLIES

This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it. The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

Please note: The addition 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 connect to ActewAGL's gas network.

Signed: [Redacted Signature] Date: 1/3/18 2:55 7:05

Rev | Amendment | Date | Int

arom

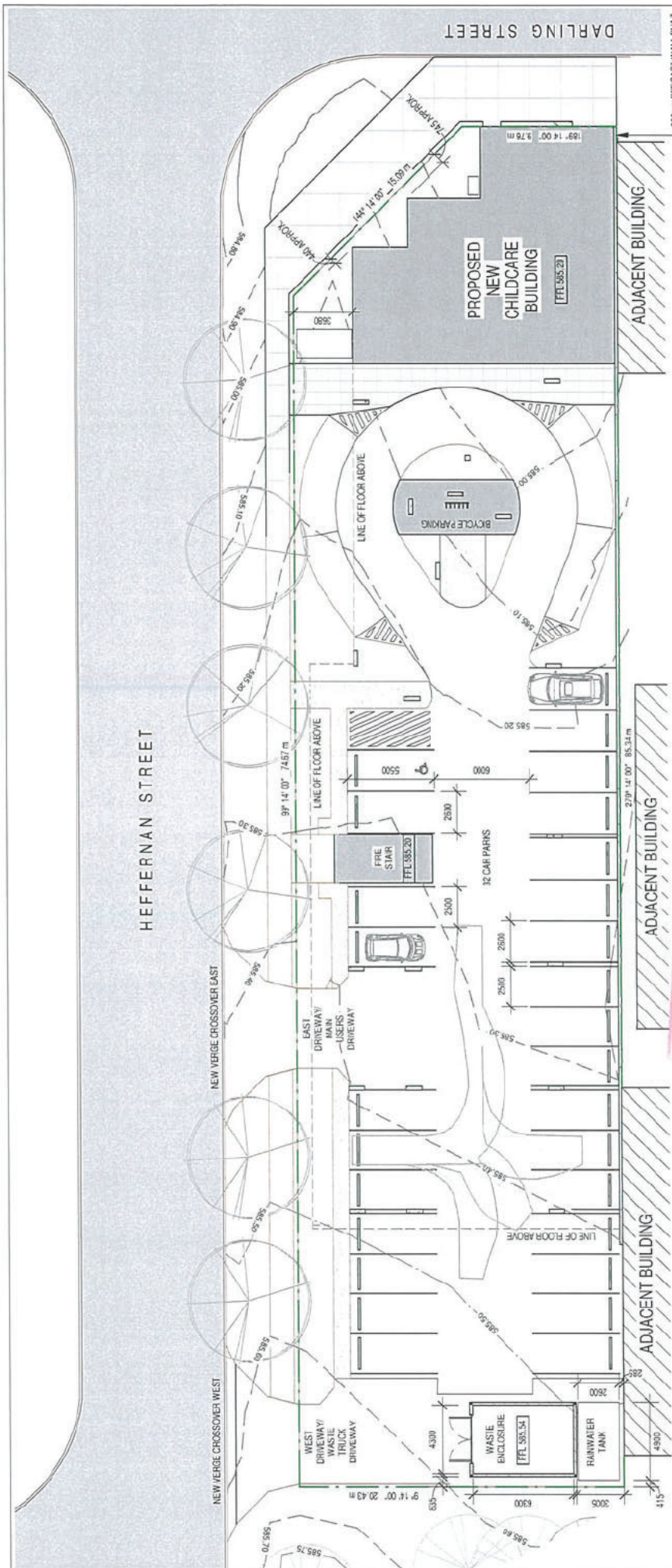
Author: A3 | Project No: A17041
 Checker: | Designer: | Drawn: | Date: |
 Status: PRELIMINARY | Drawing Number: SK 104

SECOND FLOOR PLAN

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

Scale: 1:100





ActewAGL
Gas Networks

CONDITIONALLY COMPLIES

This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it. The information contained in this application with ActewAGL's gas network protection access requirements is subject to the conditions on the Statement of Conditional Compliance.

Please note: Construction of unapproved works may result in a breach of the property owner's obligations under the ActewAGL's gas network protection works on ActewAGL's gas network. The property owner is advised to ensure that any works are in accordance with the relevant legislation.

Signed: [Redacted] Date: 13/11/18

BUILDING AREA		OUTDOOR AREA	
Name	Level	Level	Area
GROUND LEVEL BUILT AREA	GROUND LEVEL		201 m ²
LEVEL 1 BUILT AREA	LEVEL 1		513 m ²
LEVEL 2 BUILT AREA	LEVEL 2		313 m ²
Grand total 3 levelled			1027 m ²
		LEVEL 1 OUTDOORPLAY	859 m ²
		LEVEL 2 OUTDOORPLAY	331 m ²
		Grand total 2	999 m ²
SITE AREA		1886 m ²	



SITE NOTES:

- THIS DRAWING TO BE READ IN CONJUNCTION WITH CIVIL ENGINEERS DOCUMENTATION
- REFER TO SERVICES DOCUMENTS FOR LOCATION AND COORDINATION OF KNOWN EXISTING IN GROUND SERVICES

Rev	Amendment	Date	Int
arpm			
<p>MITCHELL CHILD CARE CENTRE BLOCK 18, SECTION 11 CORNER DARLING & HEFFERNAN STREET MITCHELL ACT</p>			
SITE PLAN			
Drawn	DATE	PROJECT	
JS	1.250	A3	A17041
Check	DATE	PROJECT	
JP			
PRELIMINARY			Sheet
			SK 101

From: [Steve Donnelly](#)
To: [EPD, Customer Services](#)
Subject: COMM - Jemena - 167848 - Block 18 Section 11 Mitchell
Date: 7 March 2018 1:52:50 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[07032018135142-0001.pdf](#)

Your application has been assessed by Evoenergy and conditionally complies with our Gas Networks requirements.

Please find attached, your stamped plans together with a statement of compliance.

Separate compliance statements are required from other utilities (eg: electricity, water and sewerage, stormwater and communications).

Regards

Steve Donnelly

Network Development Manager

Jemena

Unit 1, 5-7 Johns Place, Hume, ACT 2620

(02) 6192 6270 | [REDACTED]

[REDACTED]@jemena.com.au | www.jemena.com.au



cid:CD1B5F24-1C8F-4830-BF1C-00CF2420C49A@gateway



From: basubmission_electricity@Evoenergy.com.au
[mailto:basubmission_electricity@Evoenergy.com.au]
Sent: Wednesday, 7 March 2018 12:18 PM
To: Steve Donnelly [REDACTED]@jemena.com.au>
Subject: Evoenergy - Notification of Building Application - Application ID : 167848 (Email 1 of 3)

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Evoenergy

A new Development Application has been raised for Evoenergy and has been sent for your review. **(Application ID : 167848)**

Application is at **Heffernan Street, Mitchell Block/Section 11 /18**

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Development Type **New Construction**

Inclusions **Car Park/driveway**

Application Received **22 Feb 2018**

Applicant Contact Details **ACT Planning and Land Authority, Linda Southwell, 02 62050060, EPDcustomerservices@act.gov.au**

Please find attached all submitted documents.

Regards

Denise Thurtell
Evoenergy

Telephone 02 6293 5770
Facsimile 02 6293 5762
Email devapp@evoenergy.com.au
GPO Box 366 Canberra ACT 2601
www.evoenergy.com.au

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Gas Networks Statement of CONDITIONAL COMPLIANCE

For Non-residential and High Rise Residential

Application N°:	<u>167848</u>	Drawings in set	_____
Block:	<u>18</u>	Section:	<u>11</u>
Suburb:	<u>MITCHELL</u>		

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

This application is approved subject to compliance with the following conditions:

- The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules. The latest version of these rules can be downloaded from:
<http://www.actewagl.com.au/About-us/The-ActewAGL-network/Natural-gas-network.aspx>
- Development is to comply with minimum separation requirements to underground assets
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.
- If a meter relocation or service pipe relocation is required in order to comply with Evoenergy standards, please contact your gas retailer and book a meter relocation. Only people accredited by Evoenergy can carry out this work.
- Other:

Please note:

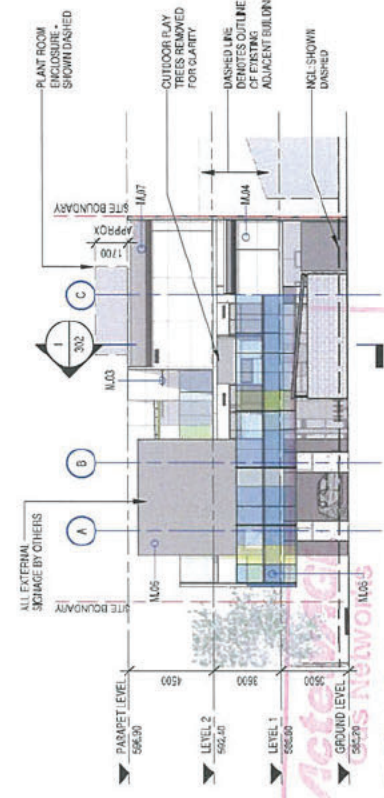
- WARNING: Evoenergy underground gas pipes may be in or adjacent to this block. Evoenergy Asset Location Advice may be required. Call 1100.
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- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity

Signed.....  Date 7/3/18

For further information please phone Steve Donnelly – Jemena 6192 6270



1 EAST ELEVATION
1:250



2 WEST ELEVATION
1:250

CONDITION 2 WEST ELEVATION IMPLIES

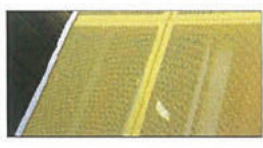
This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it.

The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

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 have modifications made to ActewAGL's gas network

Signed: Date: 7.3.18
285 7705

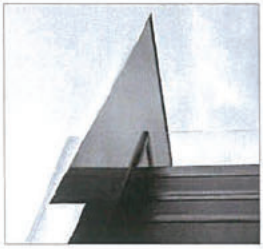
MATERIALS PALETTE



M.01 PERFORATED STEEL SCREEN, COLOUR TO MATCH TRANSPARENT CLADDING (1/05)



M.02 CLEAR GLAZING IN POWDER-COATED ALUMINIUM FRAMES - COLOUR TO MATCH COLOUR-BOARD (1/05)



M.03 HEXA-HOOD (4800MM WIDE) COLOUR - COLOURBOARD



M.04 CEMENT BARESTONE EXTERNAL CLADDING COLOUR - COLOURBOARD



M.05 TRANSPARENT COLOURED EXTERNAL CLADDING COLOUR - AS SHOWN IN MATERIAL ELEVATIONS



M.06 TEXTURED PRECAST CONCRETE PANELS



M.07 KLIP OX STEEL ROOFING COLOUR - SHALE GREY

Rev	Amendment	Date	By
-----	-----------	------	----



1-800-133-3333 | 133-3333 | 133-3333 | 133-3333

MITCHELL CHILDRENS CENTRE
BLOCK 1/18 SECTION 11 CORNER DARLING &
HEFFERNAN STREET, MITCHELL, ACT

ELEVATIONS			
Project Name	Issue No	Issue Date	Project No
Mitchell Childcare Centre	A3	18/03/2018	A17041
Author	Issue	Drawn	Checked
Designer	Designer	Designer	Designer
Checker	Checker	Checker	Checker
PRELIMINARY	SK 201		

Contractor to verify all work and dimensions on the site prior to commencement of construction. All work to be done in accordance with the relevant AS/NZS standards.

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

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

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

cid:image007.png@01D3AFF2.FEECBAF0



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.

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

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

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXX-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 | 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

cid:image001.jpg@01D39906.DF4B3DA0



From: [Sargent, Narelle](#)
To: [EPD, Customer Services](#)
Cc: [Cilliers, George](#); [Pini, Hayden](#); [EPPlanningLiaison](#)
Subject: CLARIFICATION: EPA ADVICE: REFERRAL-EPA-NOISE-201733198-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]
Date: 16 May 2018 3:36:48 PM
Attachments: [image003.jpg](#)
[image001.png](#)

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
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

cid:image007.png@01D3AFF2.FEECBAF0

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

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

cid:image007.png@01D3AFF2.FEECBAF0



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

Sent: Thursday, 22 February 2018 9:28 AM

To: EPAPanningLiaison <EPAPanningLiaison@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.

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

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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cid:image001.jpg@01D39906.DF4B3DA0



From: [Inskeep, David](#)
To: [EPD, Customer Services](#)
Cc: [ACTF&R Risk & Planning](#)
Subject: ACT Emergency Services Agency comment DA 201733198 Mitchell Block 18 Section 11`.pdf [DLM=Sensitive]
Date: 7 March 2018 3:02:01 PM
Attachments: [ACT Emergency Services Agency comment DA 201733198 Mitchell Block 18 Section 11`.pdf](#)
[image001.jpg](#)

Good afternoon

Please find attached, ACT Emergency Services Agency comment, DA 201733198, Mitchell, Block 18, Section 11. For your action.

Thank you.

David Inskeep

Kind regards

David Inskeep | Administration & Support

Phone: 02-620 78713 | Mobile: [REDACTED]

Risk & Planning | Emergency Services Agency | ACT Government

9 Amberley Avenue **Fairbairn** | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

act-esa-logos





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.

BLOCK: 18	SECTION: 11	DIVISION: Mitchell
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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 

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 m²) 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

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 500m² 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



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

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

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

From: Evatt, Ebony **On Behalf Of** EPD, Customer Services
Sent: Thursday, 22 February 2018 9:28 AM
To: EPAPanningLiaison <EPAPanningLiaison@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.

DEVELOPMENT APPLICATION NO: 201733198

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Ebony Evatt
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