

Australian Capital Territory

Planning and Development (Conditional Environmental Significance Opinion – Blocks 470, 502 and 504, Stromlo – Cotter Pumping Station improvement works) Notice 2022 (No 1)

Notifiable instrument NI2022–526

made under the

Planning and Development Act 2007, s 138AD (Requirements in relation to environmental significance opinions)

1 Name of instrument

This instrument is the *Planning and Development (Conditional Environmental Significance Opinion – Blocks 470, 502 and 504, Stromlo – Cotter Pumping Station improvement works) Notice 2022 (No 1)*.

2 Commencement

This instrument commences on the day after its notification day.

3 Conditional environmental significance opinion

- (1) On 1 June 2022, the ACT Heritage Council, pursuant to section 138AB (4) (b) of the *Planning and Development Act 2007* (the *Act*), gave the Applicant a conditional environmental significance opinion in relation to construction of a new pump station building, installation of three new pumps and associated pipework on Blocks 470, 502 and 504, Stromlo.

- (2) In this section:

conditional environmental significance opinion means the opinion in the schedule.

Note Under section 138AD (6) of the Act, the conditional environmental significance opinion and this notice expire 18 months after the day the notice is notified.

Craig Weller
Delegate of the planning and land authority
17 October 2022

Schedule

See section 3(2)



ACT Heritage Council

HERITAGE ADVICE

Environmental Significance Opinion

ACTPLA Reference: ESO202200002
Heritage Reference: Stromlo-B470, B502
and B504
Contact Officer: SH
Received by Council: 14 April 2022
Due date: 1 June 2022

TO: ACT planning and land authority
Environment, Planning and Sustainable Development Directorate
EPDImpact@act.gov.au

Blocks:	Section:	Division / District:	Heritage Place:
470 502 504	N/A	Stromlo	Cotter Pumping Station and Associated Housing

Status of Place: Registered Heritage Place
Description of Works: Pumping Station Improvements
Report Details: “CX11266 – Cotter Pumping Station Improvements,
Environmental Significance Opinion, Version 1.0” (Icon
Water, 14 February 2022)

Council Advice provided by: A/g Secretary / ACT Heritage Senior Director

Pursuant to Section 138AB of the *Planning and Development Act 2007* and Section 60 of the *Heritage Act 2004*, the ACT Heritage Council advises that:

The proposal is **unlikely to have a significant adverse environmental impact, subject to conditions** described below.

Background:

On 14 April 2022, the ACT planning and land authority referred an application for an Environmental Significance Opinion (ESO) to the ACT Heritage Council (the Council) for a decision (ESO202200002).

The application relates to the demolition of Pump 10, construction of a new pump station building, and installation of three new pumps and associated pipework at the Cotter Pumping Station.

Some of these works occur within the ‘Cotter Pumping Station and Associated Housing’ (the Precinct), which is a registered place on the ACT Heritage Register (the Register).

The Register Entry identifies that the existing Pumping Station with its original equipment, associated buildings, and the high-level bridge are significant as a historical industrial landscape and a contemporary landmark as the ‘gateway’ to the Cotter Reserve and other areas of public recreation west of Canberra. The Precinct demonstrates Canberra’s early engineering history and the development of its initial civil infrastructure, specifically the provision of a reticulated water supply for the proposed Federal Capital.

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As a registered heritage place, works within the Precinct are subject to *Heritage Act 2004* provisions, including the ‘Specific Requirements for the Conservation of the Precinct’ (the Guidelines), as set out in the Register Entry.

The application is supported by a report prepared by Icon Water (14 February 2022) titled “*CX11266 – Cotter Pumping Station Improvements, Environmental Significance Opinion, Version 1.0*” (the ESO Report) to assess potential impacts of the proposed developments.

Additionally, on 8 March 2022, Icon Water submitted the “*CX11266 – Cotter Water Pump Station No. 2 Augmentation Statement of Heritage Effect*” (GHD, December 2021) (the Heritage Assessment) directly to the Council for advice on *Heritage Act 2004* requirements for the project.

Assessment:

Following review of the proposal and the ESO Report against *Heritage Act 2004* requirements, the Council makes following comments:

- The proposal is mainly located within Block 502 and partially in Block 470. Following careful review of the *Site General Arrangement* that shows the location of the proposal, the Council identifies that the new building appears to be out of the registered boundaries of the Precinct. However, it is noted that construction of some infrastructures is within the registered area.

Accordingly, further information on the plans is required to clarify the siting of the proposed building and associated infrastructures in relation to the registered boundary.

- The Council notes that the application contains demolition of existing structural elements at Cotter WPS2, including Pump 10 and 1963 additions to the rising main, as indicated in the Heritage Assessment. However, The Council confirms that the proposed structures for removal are identified as containing no heritage values within the Precinct.
- The Council notes that *Appendix B – Sediment & Erosion Control, Waste, Air Quality & Noise Management Plan* shows that stabilised site access, wheel wash and stockpile locations are proposed around the construction site, that some of them appears to be within the registered boundary.
- While the Report concludes that no Aboriginal places will be impacted by the proposed works, further information is required to show the location of any other construction associated facilities (i.e. temporary construction office, machinery parking etc); to demonstrate that associated works will not damage Aboriginal places or objects.
- It is noted that Section 3.3.2 the Report confirms no tree removal and minimal vegetation disturbance as part of the proposed construction. *Appendix C – Landscape Management and Tree Protection Plan* also shows that the trees within the registered boundary and in the vicinity of the constructions site will be protected by the protective fencing and no ground activity is proposed within the Tree Protection Zones.
- The Plans show that there are some physical connections (i.e. pipes, electrical conduits etc) between new station and the existing facilities, within the registered heritage area. While these elements are unlikely to have significant adverse impacts, further details will be required to demonstrate that these activities are unlikely to diminish the heritage values of the Precinct prior to seeking development approval.

Additionally, the Council notes that the Heritage Assessment concludes that the proposed works are unlikely to have adverse impact on the heritage values of the Precinct. It is also noted that mitigation measures are recommended prior to proposed works commencing in order to reduce risk for the heritage values.

However, the Council considers that the Report does not assess the proposal for the consistency with the Guidelines, including potential archaeological impacts associated with the new infrastructures within and outside the registered boundary.

Decision and Conditions:

In light of the above, the Council advises that the proposed development is unlikely to have significant adverse environmental impacts, subject to the following conditions:

1. Prior to seeking development approval, further detailed information on the proposed development is to be submitted to the Council, and this is to include:
 - a. Detailed plans showing the works proposal and the registered boundary of the Precinct;
 - b. Detailed plans and information on all physical connections and infrastructure within the registered heritage place; and
 - c. Detailed plans showing the location of any associated works such as temporary construction office, machinery parking and equipment laydown areas.
2. Prior to seeking development approval, a revised Heritage Assessment is to be submitted to the Council that includes:
 - a. An assessment of the proposal against the Guidelines set out in the Register entry, as these have statutory effect;
 - b. An archaeological review to assess whether any works within the registered heritage boundary may damage archaeological features or deposits associated with the industrial and residential areas; and
 - c. A review of whether any associated works required for the proposal may damage Aboriginal places or objects in the vicinity of the Precinct, or affect land with potential for unrecorded Aboriginal places or objects.

As set out above, this information is required prior to seeking development approval for the proposal, and in the event that the Council identifies any additional *Heritage Act 2004* requirements for the proposal, these are to be addressed prior to making any development application for works. Submissions to Council must be sent to heritage@act.gov.au.



Edwina Jans
**A/g Secretary (as delegate for),
ACT Heritage Council**

1 June 2022