

Planning and Development (Approval of Application – DA202342503 – Territory Battery) Notice 2025

Notifiable instrument NI2025–231

made under the

Planning and Development Act 2007, s 170 (Notice of approval of application); Planning Act 2023, s613 (Development applications made before commencement day)

1 Name of instrument

This instrument is the *Planning and Development (Approval of Application – DA202342503 – Territory Battery) Notice 2025*.

2 Commencement

This instrument commences on the day after its notification day.

3 Application

- (1) This instrument applies to development application DA202342503 for construction, operation, maintenance and decommissioning of a large scale battery energy storage system of up to 300 megawatts and associated works at Blocks 1634 and 1635 in Belconnen. (the **DA**).
- (2) The DA includes construction, operation, maintenance and decommissioning of a large scale battery energy storage system of up to 300 megawatts, including installation of standalone battery packs and inverter stations, new electrical substation to be connected to existing substation via transmission line, storage warehouse, construction laydown area, demountable office, car parking, access road from Stockdill Drive, two water tanks each with a minimum capacity of 300,000 litres, perimeter barrier fence, landscaping and other associated site works, at Block 1634 and Block 1635 in the district of Belconnen.

4 Impact track development approval

- (1) On 14 April 2025, pursuant to the *Planning and Development Act 2007* (repealed), section 162 (1) (b), a delegate of the planning and land authority approved the DA in the impact track, subject to conditions.
- (2) The notice of decision for the DA is in schedule 1.

George Cilliers
Chief Planner
30 April 2025



ACT
Government

Environment, Planning and
Sustainable Development

NOTICE OF DECISION

Made under part 7 of the *Planning and Development Act 2007*

I, Hayden Pini, delegate of the planning and land authority, pursuant to section 162 of the *Planning and Development Act 2007*, **approve subject to conditions** the proposal for **construction, operation, maintenance and decommissioning of a large scale battery energy storage system (BESS) of up to 300 megawatts (MW), including installation of standalone battery packs and inverter stations, new electrical substation to be connected to existing substation via transmission line, storage warehouse, construction laydown area, demountable office, car parking, access road from Stockdill Drive, two water tanks each with a minimum capacity of 300,000 litres, perimeter barrier fence, landscaping and other associated site works**, at Block 1634 and Block 1635 Belconnen, in accordance with the plans, drawings and other documentation approved and endorsed as forming part of this approval.

DA Number: 202342503
Block: 1634 & 1635
Section: 00
Suburb: Belconnen
Application lodged: 18 October 2024
Assessment track: Impact

This decision contains the following information:

PART A – conditions of approval
PART B – reasons for the decision
PART C – public notification & entity advice
Attachment 1 – administrative information
Copies of entity advice – as attached

A copy of the development application and this approval may be inspected at the planning and land authority's office from 9:00 am to 4.00 pm, Monday to Friday at 480 Northbourne Avenue, Dickson, ACT 2602

CONTACT / ENQUIRIES

Phone: (02) 6207 6383

Online Form:

https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Hayden Pini
Delegate of the Planning
and Land Authority
14 April 2025

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PART A – CONDITIONS OF APPROVAL

This application is approved subject to the following conditions being satisfied. Some conditions of the approval require attention before work commences or before approved drawings will be released.

FURTHER INFORMATION

1. FURTHER INFORMATION

The applicant must lodge an application under s165 of the *Planning and Development Act 2007* (the Act) with the planning and land authority (the authority) for approval:

- a) revised plans, showing one of the following options:
 - i) if a sealed access road is constructed to service the site, at least two separate wildlife grids that provide connectivity for small reptiles. These grids must be at least 2 m long and placed on raised section of the road where the grids won't become waterlogged. At least one grid must be placed in the area where the habitat patches are closest together; OR
 - ii) if a gravel at grade access road is constructed to service the site, two sections constructed of larger sized rip-rap (rock) to improve connectivity for small reptiles. These sections must be at least 4 m long and extend the full width of the road. At least one grid must be placed where the habitat patches are closest together.
- b) Revised plans showing retention and protection of the mature native tree within the BESS site (Tree 7). Temporary fencing must be installed around the tree on the outside of the Tree Protection Zone (TPZ). "No-entry - environmentally sensitive area" signs are to be placed on the fence so that they are visible from all angles.
- c) Detail plans, including elevations and sections, of the proposed perimeter barrier or fence once the type and height have been determined.
- d) An updated planting schedule replacing *Rytidosperma geniculatum* plantings with a suitable local native *Rytidosperma* spp and inclusion of *Austrostipa bigen* and *scabra*.

To the satisfaction of the authority.

Note: Any substantial changes to the development required to comply with the above conditions will need to be submitted for the consideration of the territory planning authority with an application to amend the approval under Section 205 of the Planning Act 2023.

CONDITIONS RELATING TO LEASE VARIATION

2. APPROVAL DOES NOT TAKE EFFECT

This approval does not take effect until the provisions of the Crown lease for Block 1634 District of Belconnen are varied to permit the approved development.

Note: The proposed development of a major electrical substation and major electricity storage facility is not currently permitted by the Crown lease. A development application to vary the Crown lease for Block 1634 District of Belconnen is required.

3. COMPLIANCE WITH CONDITION – APPROVAL NOT TO TAKE EFFECT

In accordance with Section 184(2)(a) of the *Planning and Development Act 2007*, this approval will end if the lessee has not varied the Crown lease for Block 1634 District of Belconnen to permit the approved development and commenced the approved construction and/or demolition on the site within 36 months of the date of this Decision.

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GENERAL CONDITIONS

4. COMMENCEMENT AND COMPLETION OF DEVELOPMENT

- a) This development must be started (commenced) within **three years** from the date when this approval take effect.
- b) This development must be finished (completed) within **three years** from the date when it started, or within such further time as approved in writing by the authority.

Note: The authority may extend the time to commence or finish the development if an application, to extend the time to commence or finish the development, is made prior to when the development has to be started or finished – refer to section 184(3) and 188 of the Planning and Development Act 2007 (the Act).

5. ENVIRONMENTAL IMPACT STATEMENT (EIS) – 202100027

All works must be consistent with the mitigation measures in the completed [Territory Battery Revised Environmental Impact Statement](#), prepared by Umwelt (Australia), dated 2 February 2024 (the EIS), and the recommended conditions in section 6 of the [Planning and Development \(Territory Battery-Blocks 1634 and 1635, Belconnen\) EIS Assessment Report 2024](#).

6. ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT (EPBC Act) APPROVAL DECISION 2021/8884

All works must be consistent with the approval decision [EPBC 2021/8884](#), dated 31 May 2024 or any subsequent amended decision.

7. MATTERS OF NATIONAL ENVIRONMENTAL SIGNIFICANCE (MNES)

- a) The proponent must not clear more than 6.19 hectares (ha) of White box Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland.
- b) The proponent must not clear more than 0.5 ha of Pink-tailed Worm-lizard (*Aprasia parapulchella*) (PTWL) habitat.

8. CONSTRUCTION BOUNDARY

Works approved under DA202342503 must not clear outside of the approved area of clearance identified as the proposal area within Figure 5.7 of [the EIS](#).

9. TRANSMISSION LINE CONNECTION TO STOCKDILL SUBSTATION

The proponent must contact EPDImpact@act.gov.au prior to any works being undertaken in relation to the proposed connection of the BESS to the Stockdill substation, as further development approval may be required.

Note: Please refer to advisory notes for further information about this condition.

10. COMPLIANCE WITH ENTITY REQUIREMENTS

The development must satisfy the requirements of the following entities as stated in each of their advice.

- a) ICON Water;
- b) Emergency Services Agency (ESA);
- c) Evoenergy (Electricity); and
- d) Transport Canberra and City Services (TCCS) – Standard Conditions.

Copies of advice from the relevant entities are attached to the Notice of Decision and are relevant to this condition.

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PRIOR TO CONSTRUCTION

11. CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN (CEMP)

Prior to construction, an industry best practice CEMP must be prepared and submitted to the authority (EPDImpact@act.gov.au) for endorsement.

- a) The CEMP must outline the construction conditions, methods and temporary environmental protection measures to manage the impact of construction activities, consistent with the EIS and entity requirements. The CEMP must include the mitigation measures proposed in the EIS and incorporate any other relevant management sub-plans including, but not limited to:
 - i) Soil and Water Management Plan (SWMP);
 - ii) Noise and Vibration Management Plan (NVMP);
 - iii) Bushfire Operations Plan (BOP);
 - iv) Emergency Response Plan (ERP);
 - v) Waste Management Plan (WMP);
 - vi) Chemical Storage and Management Plan (CSMP) (including Remediation Action Plan (RAP));
 - vii) Flora and fauna management;
 - viii) Reporting unapproved impacts on MNES to EPSDD;
 - ix) Weed management;
 - x) Erosion and Sediment Control Plan;
 - xi) Contamination Unexpected Finds Protocol;
 - xii) Health and Safety Protocol for works at AEC's;
 - xiii) Dust and air quality management;
 - xiv) GHG emissions from construction machinery;
 - xv) Environment Protection Agreement with the EPA including an EPA endorsed Environmental Management Plan (EMP);
 - xvi) EPA Unexpected Finds Protocol.
 - xvii) Heritage Management Plan;
 - xviii) Heritage Unexpected Finds Protocol;
 - xix) Waste management; and
 - xx) Surface water management.
- b) The CEMP must indicate the impact of construction, heavy vehicle movements during the construction, and conflict with vulnerable road users and potential environmental impact as a result.
- c) The Sediment and Erosion Control Plan must also be submitted to TCCS to assess any possible impact on the surrounding land uses
- d) The proponent is required to demonstrate noise from the proposed development complies per the *Environment Protection Regulation 2005*
- e) The CEMP must reference the *National Light Pollution Guidelines for Wildlife* for all works and provide assurance that the guidelines will be followed for the project.
- f) The EMP must outline the conditions/methods for temporary environmental protection measures to manage the impact of operational activities, consistent with the EIS and

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entity requirements. The EMP must include the mitigation measures proposed in the EIS and any relevant management sub-plans including, but not limited to:

- i) Soil and Water Management Plan;
- ii) Noise and Vibration Management Plan;
- iii) Waste Management Plan; and
- iv) Chemical Storage Management Plan (including Remediation Action Plan).

Note: The CEMP will be referred to relevant entities for endorsement and therefore will need to incorporate their comments provided through the EIS and Development Application stages, including the conditions of this Decision.

12. OFFSET MANAGEMENT PLAN

An Offset Management Plan (OMP) must be prepared by a suitably qualified specialist and include detail of how the offset is to be managed, including reporting and monitoring requirements. The completed Biodiversity Offset Strategy must be used to inform the OMP.

Once approved by the Minister responsible for administering the EPBC Act, a copy of the OMP must be submitted to the authority (EPDImpact@act.gov.au).

13. LAND MANAGEMENT AGREEMENT (LMA) – OFFSET SITE

The LMA for the proposed offset site at Block 118, Tuggeranong must not be inconsistent with objectives of the Offset Strategy and approved OMP.

14. ICON WATER – WORKS NOT TO COMMENCE

- a) No works in relation to this development approval are to commence until the lessee/applicant has obtained a Statement of Acceptance from ICON Water in relation to the proposed development and submits the Statement of Acceptance to the authority as satisfying this condition of approval under s165 of the *Planning and Development Act 2007*.
- b) The lessee/applicant must address and comply with any additional conditions imposed by ICON Water.

Note: Any substantial changes to the development required for utility services compliance will need to be submitted for the consideration of the territory planning authority with an application to amend the approval under Section 205 of the Planning Act 2023.

15. ICON WATER ENGAGEMENT

The applicant must engage actively with Icon Water during later stages of the project with regards to bushfire protection, hydrogen fluoride (HF) gas, and emergency planning. Once a brand of battery pack is chosen, these details/specifications must be provided to Icon Water.

16. CONSERVATOR OF FLORA AND FAUNA – WORKS NOT TO COMMENCE

- a) Pre-clearance surveys must be undertaken by a suitably qualified ecologist following consultation with the Office of the Conservator of Flora and Fauna (OCFF).
- b) PTWL salvage surveys must be undertaken for all PTWL habitat (including low quality) during Spring or Autumn at temperatures between 17-27°C.
- c) All salvaged PTWL must be translocated to Mulanggari Nature Reserve as part of a trial translocation for the species. Salvage and relocation works must be undertaken in consultation with the ACT Parks and Conservation Service.

17. TRANSPORT CANBERRA AND CITY SERVICES (TCCS) – WORKS NOT TO COMMENCE

Landscape Management And Protection Plan (LMPP)

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- a) Trees must be managed with strict protocols outlined in an LMPP with Tree Management Notes. LMPP approval must be obtained from the Development Coordination Branch, TCCS. This plan must be implemented before the commencement of works, including earthworks on the site and must be in accordance with TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works.

Waste Management

- b) The proponent must provide TCCS with a Waste and Recycling Management Plan (WRMP), and any other mandatory documentation at the Design Review (DR) stage.

Temporary Traffic & Parking Management Plan

- c) A temporary traffic and parking management plan must be submitted to TCCS prior to construction.

Substations

- d) The electrical substation must be wholly located within the block boundary.

18. ENVIRONMENT PROTECTION AUTHORITY (EPA) – WORKS NOT TO COMMENCE

Environmental Authorisation/Agreement

- a) As the site is greater than 0.3 ha, the construction is an activity listed in Schedule 1 as a Class B activity under the [Environment Protection Act 1997](#). The contractor/builder developing the site must hold an Environmental Authorisation or enter into an Environmental Protection Agreement with the EPA in respect of that activity prior to works commencing.
- b) As the facility falls under Schedule 1, Item 25, Class A activities (i.e., the generation of electricity by a generator classified as a scheduled generating unit under the national electricity rules, clause 2.2.2, under the National Electricity (ACT) Law) of the *Environment Protection Act 1997*, the lessee/operator must apply for and hold an Environmental Authorisation issued by EPA.
- c) An Environment Management Plan (EMP) identifying key potential environmental issues during the operation of the facility, including but not limited to, fire risk and fire water run-off management, decommissioning of damaged battery, noise emission and stormwater discharge along with preventive and mitigation measures must be developed in accordance with the [“Environmental Guidelines for preparation of an Environment Management Plan, May 2013”](#). The EMP must be submitted with the application for an Environmental Authorisation.

Erosion And Sediment Control Plan

- d) An Erosion and Sediment Control Plan (ESCP) must be submitted to and be endorsed by EPA prior to works commencing on site. Any subsequent changes to the ESCP must be endorsed by EPA prior to implementation.

Noise

- e) Compliance with noise zone standards must be achieved at the nearest receiver(s). A detailed Noise Management Plan (NMP) must be submitted to and be approved by EPA once the technology to be used has been established. The NMP must be endorsed by EPA prior to installation and operation of the BESS.

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Note: Any substantial changes to the development required for EPA endorsement will need to be submitted for the consideration of the territory planning authority with an application to amend the approval under Section 205 of the Planning Act 2023.

Contamination

- f) Prior to any development occurring, a site-specific CEMP incorporating an Unexpected Finds Protocol (UFP) must be prepared by a suitably qualified environmental consultant. The CEMP must include, amongst other things, appropriate procedures for the identification, assessment, management, validation, and disposal of potential contamination at the site, and contractor induction procedures into the use of the CEMP.

Note: Where remediation and validation is required at the site under the CEMP and UFP, the site validation report must be forwarded to EPA for review and endorsement prior to occupancy of the site.

- g) A pre-construction assessment of the construction laydown area, as identified in [the EIS](#), must be undertaken by a suitably qualified environmental consultant to confirm the contamination status of the area. The pre-construction assessment report must be submitted to EPA for review and endorsement before construction.

Waterway Works Licence

- h) Work around waterways may require a Waterway Works Licence. The proponent must contact the EPA to determine whether a Waterway Work Licence is required before commencement of work.
- i) No water may be taken without an EPA approved Licence. Prior to taking non-potable water for long-term or short-term purposes, EPA must be contacted to discuss 'Water Access Entitlement' and 'Licence to take Water' requirements under the [Water Resources Act 2007](#).

19. UTILITIES TECHNICAL REGULATION (UTR)

Unless licensed from Independent Competition Regulatory Commission, the owners are required to apply and obtain a Design and Construct operating certificate from the UTR prior to commencement of construction works relevant to electrical infrastructure.

20. TREE PROTECTION ZONE

Unless advised otherwise by TCCS, the proposed 6 m wide access road should be routed to avoid existing trees on the verge. All site works will be outside of the Tree Protection Zone and in accordance with *AS4970-2009 Protection of trees on development sites*.

21. DETAILED DESIGN

The detailed design must consider additional options to avoid and minimise impacts to ecological values and avoid habitat fragmentation through the positioning of the transmission lines and the access road.

DURING CONSTRUCTION

22. CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN (CEMP)

During construction, all works must be undertaken in accordance with the endorsed CEMP.

Note: Please refer to Condition 11 above for details of the CEMP.

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23. DEFENDABLE SPACE, NOISE BARRIERS AND SECURITY

Any barriers, such as noise barriers and security fencing, will need to be designed in consultation with the ACT Parks and Conservation Service to ensure minimised impact to faunal movement and habitat connectivity.

24. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)

Driveway/Verge Crossing

- a) The driveway must be designed and constructed in accordance with TCCS Municipal Infrastructure Design Standards.
- b) Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5 m away from the closest edge of the driveway. In the case of stormwater sumps the minimum distance is 1.2 m.
- c) A clear sight triangle must be provided in accordance with the Section 3.2.4 of *Australian Standards (AS) 2890.1 Off-street Car Parking*.

25. ENVIRONMENT PROTECTION AUTHORITY (EPA)

- a) All works must be carried out in accordance with [“Environment Protection Guidelines for Construction and Land Development in the ACT, August 2022”](#).
- b) All sediment and erosion control measures must be in place prior to commencing works and must be maintained until development completion.
- c) Adjacent roads must be swept clean at all times.
- d) For sites greater than 1 ha, sediment control ponds must be incorporated during the construction phase of the development until 85% of the site is stabilised. Pond construction must be in accordance with the following guidelines:
 - i) Be of adequate size to control all runoff from the site.
 - ii) No discharge from dam unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.
 - iii) Water level must never exceed 20% capacity to ensure there is runoff storage during a rain event.
 - iv) Regular dredging of the dam must be carried out to remove silt.
 - v) Site drawing and details must be provided to the Environment Protection Unit, Environment ACT for approval prior to works commencing.
 - vi) Temporary Erosion & Sediment control ponds must be incorporated into each stage of development.
 - vii) The size of the ponds must be a minimum of 190 cubic metres per ha and the temporary ponds must not be removed until 85% of the developments are complete or all the disturbed areas are stabilised.
- e) All soil subject to disposal from the site must be assessed in accordance with EPA [Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT](#).
- f) No soil is to be disposed from the site without EPA approval.

26. EMERGENCY SERVICES AGENCY (ESA)

Water Tanks For Fire Fighting

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- a) Two water tanks (each with a capacity of 300,000L) connected to fire hydrants must be designed in accordance with the *AS 2419.1 Design Guidelines and Model Requirements for Renewable Energy Facilities* and as per consultation with ACT Fire & Rescue. The water tanks for fire-fighting and consumption must be clearly labelled at their outlets.

Firefighting Access

- b) In accordance with the Bushfire Risk Assessment Report prepared by Graham Swain of Australian Bushfire Protection Planners Pty Ltd, the access for firefighting operations from Stockdill Drive must be 6 m wide with a minimum vertical clearance of 4 m. The roads must also be capable of carrying 23 tonnes GVM fire-fighting appliances. Gates must be at least 3.6 m wide when open and corners must provide an inner radius minimum of 6 m and outer radius of 12 m. The access road must be suitable to carry fire-fighting appliances in all weather conditions.
- c) All roads and driveways for the development site must be suitably constructed to allow the access and egress of fire fighting vehicles, crews and equipment as per the specifications in the attached ESA advice.
- d) All emergency access gates must be fitted with standard Fire Brigade locks.

Water Supply

- e) In accordance with the Bushfire Risk Assessment Report, the proposed 2 x 300,000L water tanks with booster assembly, ring main, layby parking adjacent to tanks, and hydrants designed in accordance with the CFA's 'Design Guidelines and Model Requirements for Renewable Energy Facilities' must be installed as per provided plans.

Bushfire Protection Requirements

- f) The minimum defendable space proposed in Figure 14 of the Bushfire Risk Assessment Report, must be incorporated into the final development and as shown in the plans provided with the DA submission.
- g) The proposed sound barrier must be constructed of a non-combustible material as listed in Section 4.2 of the Bushfire Risk Assessment Report.

Asset Protection Zones

- h) Asset Protection Zones within the development footprint must be managed by the proponent, must consider ecological constraints, maintenance requirements and responsibilities, and be defined and agreed to in perpetuity. Country Fire Authority Design Guidelines and Model Requirements for Renewable Energy Facilities should be used as guidance.

27. ACT HERITAGE

The Unanticipated Discovery Protocols (UDP) included in [the EIS](#) must be followed during all works and incorporated into the project's CEMP (where applicable).

28. JEMENA (GAS)

All care is to be taken around Jemena underground assets. Appropriate Before You Dig Australia (BYDA) processes must be followed as part of the construction process.

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29. GRAVELLING OF THE PROPOSAL SITE

The proposal must be gravelled to reduce the risk of ignition from sparks from construction machinery, vehicles, or electrical works.

30. SEDIMENTATION PONDS

The design and construction of any sedimentation ponds must minimise the potential for them to cause an insanitary condition (local mosquito nuisance) under the *Public Health Act 1997*.

31. WATER SENSITIVE URBAN DESIGN (WSUD)

Management of site generated stormwater and site discharge must be in accordance with the principles and requirements of the Water Sensitive Urban Design (WSUD) Guidelines. All stormwater must be managed on site by retention/detention tanks and WSUD principles.

32. UNDERGROUND TRANSMISSION LINES

Should the transmission line be underground, it must be installed in accordance with *AS/NZS 3000 Electrical Installations* (Wiring Rules) and *AS 2067 Substation and HV Installations* to prevent accidental excavation and the associated safety hazard.

33. TREE REMOVAL

Trees removed as part of the proposal must be harvested for off-site reuse as coarse woody debris in the offset site to the satisfaction of the Conservator of Flora and Fauna.

34. CLEAN FILL AND SPILL KITS

Only certified clean fill will be imported to site, if required, and spill kits must be located on site during construction.

35. LIGHTING

All external lights must comply with Australian Standards AS4282 Control of the obtrusive effects of outdoor lighting.

36. DUST

Where building work generates dust, all reasonable and practicable measures must be taken to minimise that dust.

37. WASTE MANAGEMENT

All building waste must be stored on the site in suitable receptacles/containers and collected regularly. The lessee must take all reasonable steps to ensure that waste, particularly wind-borne litter, does not affect adjoining or adjacent properties.

38. SIGNAGE

Directional signage must comply with the requirements of *AS1742.10 (1991) Manual of Uniform Traffic Control Devices – Pedestrian Control and Protection*.

39. SIGHTLINES

To ensure open sightlines are maintained, plantings adjacent to the shared path must be low planting (maximum height of 600 mm) and high-branching trees (2 m). There should be no tall bushes, dense shrubbery and dense clusters of trees immediately adjacent to the shared path and at stopping points such as road crossings.

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POST CONSTRUCTION

40. CONSERVATOR OF FLORA AND FAUNA

- a) Impacted moderate and high quality PTWL habitat must be replaced at a ratio of 1:3, including native groundstorey restoration and habitat rock placement at a density of 10- 20% cover.
- b) Should any rehabilitated PTWL habitat be disturbed by construction of the proposed 330kV or 132kV transmission line connections to the Stockdill Substation, this habitat must be replaced at a 3:1 ratio, to the satisfaction of the Conservator of Flora and Fauna and be located immediately adjacent to and south of the rehabilitated habitat.

41. REHABILITATION WORKS

- a) Rehabilitation works must include restoration of vegetation in construction laydown areas and any other areas decommissioned or no longer required for the project.
- b) Rehabilitation works must be undertaken by a suitably qualified and experienced professional, to the satisfaction of the Conservator of Flora and Fauna.

42. EIS BOUNDARIES - SHAPEFILES

Post construction, the applicant shall provide shapefiles showing a limit of works boundary to EPDImpact@act.gov.au. The limit of works must be shown in relation to [the EIS](#) boundaries and show exact impacts from the works on the environmental values of the site.

43. ENVIRONMENT PROTECTION AUTHORITY (EPA)

The construction laydown area and other construction compound areas must be verified by a suitably qualified environmental consultant following the completion of onsite construction works. The verification report must be submitted to EPA for review and endorsement prior to occupancy of the site.

44. EMERGENCY SERVICES AGENCY (ESA)

The proponent must develop an emergency management plan and bushfire operational plan and submit these to ACT Rural Fire Service (ACTRFS) and ACT Fire & Rescue (ACTF&R) prior to the site becoming operational. The bushfire operational plan must be reviewed at intervals no greater than two years.

45. UTILITIES TECHNICAL REGULATOR (UTR)

- a) A Provision of Service Operating Certificate must be obtained from the UTR to provide grid services after successful testing and commissioning of the BESS.
- b) Ongoing engagement must be undertaken with ACT Emergency Services Agency (ESA) to ensure the facility is well equipped and adequately prepared, having appropriate protection measures to the satisfaction of the ESA, to manage any fire related exigency that needs to be considered.

46. SERVICING OF EQUIPMENT

All proposal equipment must be regularly serviced in accordance with manufacturer requirements to minimise the possibility of faults or failure and the risk of ignition. Only trained, competent and inducted personnel will be authorised to operate and maintain the electrical equipment.

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ADVISORY NOTES

This application is approved with the following advisory notes. It is recommended that careful consideration be given to advisory notes prior to commencing work.

1. RELEASE OF APPROVED PLANS

Final stamped plans may not be released until all relevant conditions of the decision (including Leasing, s165 further Information, Entity requirements) are complied with to the satisfaction of the authority.

2. TRANSMISSION LINE CONNECTION

The proposal includes the construction of either a 330 kV or 132 kV underground or overhead transmission line connecting the BESS to the Stockdill Substation. However, plans have not been submitted as part of this DA showing the connection.

The authority understands that it has not yet been determined who would construct, own and operate the transmission lines connecting the BESS to the substation and is the reason why the connection has not been included in the submitted plans.

A condition has been included in **Part A** of this Decision that the proponent must contact EPDImpact@act.gov.au prior to any works being undertaken in relation to the proposed connection of the BESS to the Stockdill substation, as further development approval may be required.

3. CONSERVATOR OF FLORA AND FAUNA

Considering damage to PTWL and other fauna habitat, the Office of the Conservator of Flora and Fauna requests that the proponent fund a study in conjunction with Office of Nature Conservation and their chosen academic partner to further understand how unnatural habitat fragmentation can be mitigated by good design principles.

4. OFFSET SITE – HERITAGE

If any future works are proposed in offset locations, Council advice on those works must be sought as offset locations contain three registered Aboriginal places and have high potential to contain additional unrecorded Aboriginal places. No works can commence in offset locations until Council endorsement is provided, or *Heritage Act 2004* approval(s) have been obtained, and any relevant conditions of those approval(s) have been met (where applicable).

5. ICON WATER - BUILDING APPROVAL

The works require Building Approval from Icon Water, this approval is separate to and additional to, approval of the DA.

47. JEMENA (GAS)

The development must comply with the ACT Government regulations & Development/Building Approvals <https://www.legislation.act.gov.au/View/a/2010-41/current/html/2010-41.html>. It is noted that there is a gas network in the vicinity.

Note: If a meter relocation or service pipe relocation is required, you must comply with Evoenergy standards. Please contact your gas retailer; only people accredited by Evoenergy can carry out this work.

6. SIGNAGE

All signage installed at the site, including advertising signage and hoarding, should comply with the Australian Association of National Advertisers (AANA) Code of Ethics and the ACT Government's Hoarding Signage Advertising Guidelines available online at <https://www.planning.act.gov.au/build-buy-renovate/for-industry/industry-resources/hoarding-signage-guidelines>

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7. FIRE

Burning of waste materials on site, including building waste such as plastics, chemicals, or wood that is painted, chemically treated, or contaminated with chemicals is illegal.

A fire may be permitted for heating purposes provided it is in a brazier or constructed fireplace. Only seasoned untreated timber can be burnt for heating purposes.

8. EMERGENCY SERVICES AGENCY

ACTRFS recommends a site familiarisation with ACTRFS Volunteer Brigades and Staff as well as staff from ACTF&R once the site is completed. This will allow responders to become familiar with the site in the event they are required to respond to a fire or other emergency threatening the BESS or within the BESS.

Compliance with the National Construction Code (NCC) 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, alternate building solutions or extensions of buildings greater than 500m² will require a fire safety review at the building application to ensure NCC compliance.

PART B – REASONS FOR THE DECISION

Proposal

The proposal is for development of a large-scale battery energy storage system (BESS) in western Belconnen. Referred to as the Territory Battery, the Development involves the construction, operation, maintenance and decommissioning of a 300 megawatt (MW) BESS, on Registered Rural Blocks 1634 and 1635 in the District of Belconnen. Block 1634 was chosen because it allows for direct connection to the Stockdill Substation on Block 1635, without the need for transmission lines to cross Stockdill Drive or other properties. These blocks cover a total area of 313.6 ha, of which 8.9 ha will be used for the development footprint. The development site is classified as Territory Land and zoned NUZ3 Hills, Ridges and Buffer Areas. A small part of Block 1634 is zoned NUZ4 River Corridor, but is located outside of the development footprint.

Crown Lease

The proposed development of a major electrical substation and major electricity storage facility is not currently permitted by the Crown lease for Block 1634 District of Belconnen. A development application to vary the Crown lease for this Block is required. Conditions have been included in **Part A** of this Decision consistent with this requirement.

Background

The proponent submitted a referral ([EPBC 2021/8884](#)) to the Commonwealth Department of Agriculture, Water and the Environment (DAWE), now the Department of Climate Change, Energy, the Environment and Water (DCCEEW) in February 2021 due to the potential for the proposal to have significant impact on White box – yellow box – Blakely's red gum grassy woodland and derived native grassland (BGW), which is listed as a threatened ecological community (TEC) under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). On 22 March 2022, a delegate of the Minister for the Environment determined that the proposal was a 'controlled action' in accordance with Section 75 of the EPBC Act and would be assessed under the ACT Assessment Bilateral Agreement.

Legislative Requirements

DA202342503 was lodged and assessed under the impact track as it is a development of a kind mentioned in Schedule 4 of the *Planning and Development Act 2007* (the Act). The proposal triggers Schedule 4, part 4.2 item 2(a), *a proposal that involves electricity transmission line construction*,

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including additions or realignment works, outside an existing easement or exceeding 500m in length, that are intended to carry underground or above - ground transmission lines with a voltage of 132kV or more; part 4.3 item 1 (i), a proposal that is likely to have a significant adverse environmental impact on a protected matter; and part 4.3 item 2 (a), a proposal involving clearing of more than 0.5ha of native vegetation.

Under section 127 of the Act, a development application for a development proposal in the impact track must include a completed Environmental Impact Statement (EIS) in relation to the proposal (unless the application is exempted under section 211 of the Act).

An EIS (EIS202100027) was completed for the proposed development on 12 April 2024 when the Minister for Planning decided to take no action on the EIS. EIS202100027 outlines the environmental impacts of the proposal and identifies a range of avoidance, mitigation and offset measures to reduce environmental impacts arising from construction and operational activities. The mitigation measures in the EIS and the recommended conditions in the authority's EIS assessment report have been incorporated into this Decision and are included under **PART A**.

EPBC Decision

Following the completion of EIS202100027, on 31 May 2024, a delegate of the Commonwealth Minister for the Environment approved the development with conditions ([EPBC 2021/8884](#)). Conditions are included under **Part A** of this Decision to ensure that all works are consistent with the Commonwealth Minister's approval decision.

Representations

Two written representations were received during the public notification period for DA202342503. The main issues raised in the representations and how they were considered in making this Decision are noted under **PART C**.

Entity Advice

The main concerns raised by entities were those received from the Conservator of Flora and Fauna, the Environment Protection Authority (EPA), Transport Canberra and City Services (TCCS) and Icon Water. Concerns included tree protection, the need for further information to understand and mitigate impacts to Pink-tailed Worm-lizard (PTWL) habitat, noise management and sediment and erosion control measures, traffic and parking, and utility asset protection requirements.

Further details about entity comments received for DA202342503 are included in **Part C** of this Decision.

s141C Further Information:

An s141C application for the DA202342503 was lodged with the authority on 7 February 2025 to address the outstanding requirements from the authority and entities. The information included clarification regarding the proposed connection of the BESS to the Stockdill Substation; further justification for the proposed access road to remain unsealed with a detailed erosion and sediment control plan to be submitted by the applicant at a later date; detailed design measures to avoid PTWL habitat fragmentation where possible - in addition to those established through the EIS process; further consultation with and approval from TCCS for the proposed intersection design and construction parking arrangement at the detailed design stage; and preparation of a detailed noise management plan to be provided to the EPA for endorsement once the technology for the BESS has been determined. The S141C application also confirmed that the applicant has submitted a minor works application with Icon Water to satisfy their water and sewerage network protection requirements.

The S141C application was referred to relevant entities and, with the conditions imposed in **Part A**, the Decision is considered to be consistent with all entity advice.

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Conclusion

In deciding the development application, the authority has considered the zone objectives in conjunction with other requirements of the Territory Plan, including the relevant codes and the Strategic Directions, to achieve a balanced approach in assessing economic, social and environmental impacts. Upon considering the issues and impacts raised during the assessment process, the authority is satisfied that the social, environmental and other impacts that may arise from the development are adequately addressed by the conditions imposed.

The Decision is made with the understanding that conditions imposed by DCCEEW under the provisions of the EPBC Act must be complied with. Conditions imposed under the EPBC Act are in addition to those listed in this Decision. This Decision is not inconsistent with the Commonwealth decision and relevant conditions have been included under **PART A**.

The application has been approved because it was found to meet the relevant rules and criteria of the Territory Plan and section 129 of the Act. Conditions have been imposed in regard to the issues identified during assessment to ensure the development satisfies the Territory Plan, addresses assessment issues including relevant entity advice, issues raised in the representations and generally follows standard process and practices.

All relevant conditions are included under **PART A** and entity advice is noted in **PART C**.

EVIDENCE

The following evidence formed part of the assessment of this application:

Development Application:	202342503
Territory Plan Zones:	NUZ3: Hills, Ridges and Buffer Areas; and NUZ4: River Corridor
Development Codes:	Non-Urban Zones Development Code
Precinct Code:	Belconnen District Precinct Map and Code
General Codes:	Parking and Vehicular Access General Code; Signs General Code; Water Use and Catchment General Code; Waterways: Water Sensitive Urban Design General Code; and Planning for Bushfire Risk Mitigation General Code
Crown Lease:	Volume 2351 and Folio 49; Volume 2398 and Folio 29
Legislative requirements:	the <i>Planning and Development Act 2007</i> in particular sections 119 and 120
Representations and Entity advice:	As addressed in PART B and PART C of this Decision

PART A and **PART C** provide further details and considerations informing the reasons for the decision.

PART C – PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the *Planning and Development Act 2007* (the Act), the application was publicly notified from 28 October 2024 to 15 November 2024. Two written representations were received during public notification period.

The issues raised in the representations were considered in the assessment and making of the decision for this development application. A summary of the key issues raised by representors is provided below, with a response provided in italics.

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- Concerns about the proposed loss of up to 6.19 ha of the derived native grassland form of EPBC listed BGW from West Belconnen.

*The proposal area contains a total of 7.52 ha of Box Gum Woodland (BGW). All areas meet the commonwealth criteria for the critically endangered ecological community. 6.19 ha of BGW is within the construction footprint and would be directly impacted by the proposal. This includes 4.1 ha for the placement of the BESS and site access road, up to 0.59 ha for transmission line connections to the Transgrid Stockdill Substation, and up to 1.5 ha of temporary impacts for construction laydown. **Part A** of this Decision includes a condition that restoration of vegetation must occur in construction laydown areas and any other areas no longer needed by the project.*

No wooded areas of BGW present in the project area are proposed to be impacted by the development. Investigations undertaken through the EIS process found that majority of BGW to be cleared as part of the proposal is highly degraded, meeting condition thresholds on the basis of being part of a continuous patch of native groundcover. It is therefore unlikely that the proposal will fragment or increase fragmentation of an ecological community. However, given the likelihood for a significant adverse impact, impacts to BGW require offsetting.

An environmental offset package has been prepared to compensate for the residual impacts to BGW from the proposal. A Biodiversity Offset Strategy (BOS) was prepared as part of the EIS process. The BOS has been designed to be consistent with the National Recovery Plan for White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassland.

The offset site is proposed within the ACT, at Registered Rural Block 118 in the District of Tuggeranong. The BOS details the offset requirements and the proposed strategy to meet these requirements.

The proposed offset will protect and maintain 17.65 ha of high-quality box gum woodland (ACT 16.1), 36.08 ha of moderate-high quality derived native grassland (ACT16.3 and ACT16.4), and 6.29 ha of low quality derived native grassland (ACT 16.5). By improving an area of BGW that is greater than the impacted area, and of a higher quality, in addition to the protection and long-term improvement of the entire patch, a no net loss outcome will be achieved and the proposal will offset 105% of its impact.

- Concerns about mature tree loss, especially Tree 7 Eme H, which is to be felled at the Battery site despite the tree's remnant-tree status and its pre-eminence as habitat in the construction proposal area for the Battery. This leaves only 5 other trees similar in stature, Tree 1 being the only other that is hollow-bearing.

The location of the access road connecting the BESS to Stockdill Drive has been positioned to avoid all moderate-high quality PTWL habitat in the northern and north-western parts of the project area. Additionally, the access road is positioned to minimise impacts to trees in the woodland adjacent to Stockdill Drive (ACT16.1) and paddock trees (ACT16.2) in the north-central part of the project area.

The location of the project area means that almost all moderate-high quality PTWL habitat present east and west of the project area is avoided and that no wooded areas of BGW will be impacted with only one woodland tree likely to be removed as a result of construction.

*The DA proposes the removal of six *Eucalyptus macrorhyncha* and a single *Eucalyptus melliodora* (Tree 7). A condition has been included in Part A of this Decision that Tree 7 be retained.*

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Any trees to be removed as part of the proposal must also be harvested for off-site reuse as coarse woody debris in the proposed offset site at Block 118 in Tuggeranong.

- Concerns that the temporary impact on 1.5 ha for a construction laydown area may become permanent.

A condition is included in Part A of this Decision that rehabilitation works must include restoration of vegetation in construction laydown areas and any other areas decommissioned or no longer required for the project. Rehabilitation works must also be undertaken by a suitably qualified and experienced professional, to the satisfaction of the Conservator of Flora and Fauna.

- The offset proposed, if properly created, managed and protected, offers positives for conservation of habitat. The Offset Area will require stock access and grazing for biomass management. It will therefore remain subject to a Land Management Agreement (LMA). The LMA will need to be tailored to the ecological condition and value of the area since the objective is to improve conservation value in the long term, not just keep fuel load within criteria.

A condition has been included in Part A of this Decision that the LMA for Block 118, Tuggeranong must not be inconsistent with objectives of the Offset Strategy and subsequent Offset Management Plan.

The following offset management activities have been identified in the Offset Strategy in accordance with the four key outcomes – improve connectivity, maintain extent, improve condition, and reduction of threats for each BGW zone in the proposed offset area:

- *Manage invasive weeds and pest animals in accordance with an integrated management strategy with neighbouring land managers.*
 - *Maintain an understorey with a heterogenous structure and herb mass using ecological burns and conservation grazing.*
 - *Protect regenerating canopy species from grazing and browsing.*
 - *Revegetate with canopy species to meet benchmark levels.*
 - *Increase native forb diversity from low to moderate - high through targeted revegetation with local native species that are consistent with the BGW TEC, with at least one important species to be included.*
 - *Revegetate to increase the cover of midstorey species and to replace habitat lost by the control of woody weeds.*
 - *Add coarse woody debris, with the aim of meeting the benchmark level where possible.*
 - *Management of areas of ACT18 and existing nature reserve located within the proposed offset area.*
 - *Maintain a diversity of native grassland species and heterogenous structure within patches of BGW.*
 - *Undertake appropriate measures to protect creek and gully lines and to control erosion following advice from an expert with demonstrated experience in gully erosion abatement and restoration.*
 - *Remediate 4WD buggy tracks using native understorey species in accordance with grassland restoration techniques.*
 - *Coarse woody debris will be sourced from the proposal area and other approved development sites and added into the proposed offset area in accordance with best practice. The distribution of the coarse woody debris across the proposed offset area will be limited to areas that are accessible by machinery and where potential site disturbance from the machinery can be avoided.*
- Concern that the DA package was not well organised so that it could be easily navigated or quickly and efficiently analysed.

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This is noted. It is understood that this comment relates mainly to the EIS documentation submitted with the DA. As an EIS is a supporting document for DAs of this nature, they are generally consolidated into one document to reduce the size of the DA package. However, any active completed EIS can be viewed on EPSDD's [EIS webpage](#). On this webpage EISs have been separated into individual documents so that the main report and appendices can be viewed independently for ease of use.

- Concern that the noise and vibration will have a negative impact on the bird and animal life that surrounds the golf course, not just the superb parrot as listed in the risk assessment.

Investigations undertaken through the EIS process found that noise and vibration from the proposal is unlikely to have adverse indirect impacts on ecological values given the nature of the impact and the ecological values present. To assist in the management of noise impacts, a condition has been included in Part A of this Decision that a Noise and Vibration Management Plan (NVMP) be developed for the proposal and submitted as part of the CEMP and EMP. The NVMP would identify strategies for works required both during and outside daytime hours during construction and operation.

- Concerns about the proximity of the large residential area of Ginninderry to the proposed site and questions about why Oaks Estate wasn't a better option given the lower residential numbers near this mainly industrial area.

The authority can only assess the development application as presented. However, information submitted with the DA states that a BESS needs to be connected to the transmission network in order to provide grid stability support services, and the Stockdill Substation was the only substation on the transmission network in the ACT with connection capacity available for a BESS. Block 1634, Belconnen was identified as a suitable site for the Proposal as it would allow for a direct connection to the Stockdill Substation on Block 1635, without needing the transmission line to cross Stockdill Drive or other properties.

ENTITY ADVICE and REQUIREMENTS

Pursuant to Division 7.3.3 of the Act, the application was referred to the entities below. Where an entity requested conditions to be imposed on this development, those conditions have been incorporated into **PART A** of this Decision.

A summary of entity comments can be found below.

1. CONSERVATOR OF FLORA AND FAUNA (Conservator)

The Conservator provided advice on 14 November 2024 stating that further information/amendments to the proposal are required, primarily to further understand and mitigate impacts to Pink-tailed Worm-lizard habitat, before an informed decision can be made.

On 28 February 2025, in response to the s141C application, the Conservator provided advice stating that, the proposal is supported subject to compliance with the following conditions:

- The Erosion and Sediment Control plan must be reviewed and agreed by the Office of Water prior to any work commencing.
- Should the rehabilitated Pink-tailed Worm-lizard habitat be disturbed by construction of the 330kV or 132kV linkages to the substation, this habitat must be replaced at a 3:1 ratio, and located immediately adjacent to and south of the rehabilitated habitat.
- If a sealed access road is constructed to service the site, it must have at least two separate wildlife grids that provide connectivity for small reptiles. These grids should be at least 2m long and placed on raised section of the road where the grids won't become waterlogged. At least one grid must be placed in the area where the habitat patches are closest together.

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- If a gravel, at grade, access road is constructed to service the site, it must have two sections constructed of larger sized rip-rap (rock) to improve connectivity for small reptiles. These sections must be at least 4 m long and extend the full width of the road. At least one grid must be placed where the habitat patches are closest together.
- PTWL salvage surveys must be undertaken for all PTWL habitat (including low quality) during Spring or Autumn at temperatures between 17-27°C.
- All salvaged PTWLs must be translocated to Mulanggari Nature Reserve as part of a trial translocation for the species. Salvage and relocation works must be undertaken in consultation with PCS.
- Impacted moderate and high quality PTWL habitat must be replaced at a ratio of 1:3, including native groundstorey restoration and habitat rock placement at a density of 10-20% cover.

Refer to **PART A** for conditions regarding compliance with entity advice.

2. ENVIRONMENTAL PROTECTION AUTHORITY (EPA)

The EPA provided advice on 13 November 2024 stating that they do not support the DA in its current form due to the Noise Management Plan (NMP) failing to demonstrate compliance at the boundary of the site and at the nearest receiver, and the Erosion & Sediment Control Plan (ESCP) not meeting EPA requirements. In addition, insufficient information has been provided regarding the management of potential water runoff from the installation of 2 x 300 kilolitre fire suppression tanks. Prior to approval of the DA, a revised NMP and ESCP is required to be submitted to the EPA for review and endorsement.

On 5 March 2025, in response to the s141C application, the EPA provided advice stating that, the proposal is supported subject to compliance with the following conditions:

Construction

- All works must be carried out in accordance with “[Environment Protection Guidelines for Construction and Land Development in the ACT, August 2022](#)” available at [ACT Environment Protection Guidelines](#) or by calling 132281.
- As the site is greater than 0.3 hectares, the construction is an activity listed in Schedule 1 as a Class B activity under the [Environment Protection Act 1997](#). The contractor/builder developing the site must hold an Environmental Authorisation or enter into an Environmental Protection Agreement with the Environmental Protection Authority (EPA) in respect of that activity prior to works commencing.
- An Erosion and Sediment Control Plan (ESCP) must be submitted to and be endorsed by EPA prior to works commencing on site. Any subsequent changes to the ESCP must be endorsed by EPA prior to implementation.
- All sediment and erosion control measures shall be in place prior to commencing works and shall be maintained until development completion.
- Adjacent roads shall be swept clean at all times.
- For sites greater than 1 hectare, sediment control ponds must be incorporated during the construction phase of the development until 85% of the site is stabilised.
- Pond construction should be in accordance with the following guidelines:
 - Be of adequate size to control all runoff from the site.
 - No discharge from dam unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.

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- Water level must never exceed 20% capacity to ensure there is runoff storage during a rain event.
- Regular dredging of the dam must be carried out to remove silt.
- Site drawing and details must be provided to the Environment Protection Unit, Environment ACT for approval prior to works commencing.
- Temporary Erosion & Sediment control ponds must be incorporated into each stage of development.
The size of the ponds must be a minimum of 190 cubic metres per hectare and the temporary ponds shall not be removed until 85% of the developments are complete or all the disturbed areas are stabilised.

Noise

- Compliance with noise zone standards must be achieved at the nearest receiver(s). A detailed Noise Management Plan (NMP) must be submitted to and be approved by EPA once the technology to be used has been established. If noise walls are required, this may trigger required approvals; please check with the ACT Planning Authority on this. The NMP must be endorsed by EPA prior to installation and operation of the BESS.

Contamination

- Prior to any development occurring, a site-specific Construction Environmental Management Plan (CEMP) incorporating an Unexpected Finds Protocol (UFP) must be prepared by a suitably qualified environmental consultant. The CEMP must include, amongst other things, appropriate procedures for the identification, assessment, management, validation, and disposal of potential contamination at the site, and contractor induction procedures into the use of the CEMP.

Note: Where remediation and validation is required at the site under the CEMP and UFP, the site validation report must be forwarded to EPA for review and endorsement prior to occupancy of the site.

- A pre-construction assessment of the construction laydown area, as identified in the EIS, must be undertaken by a suitably qualified environmental consultant to confirm the contamination status of the area. The pre-construction assessment report must be submitted to EPA for review and endorsement before construction.
- All soil subject to disposal from the site must be assessed in accordance with EPA [Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT](#) available at [ACT Contaminated Sites](#).
- No soil is to be disposed from the site without EPA approval.
- The construction laydown area and other construction compound areas must also be verified by a suitably qualified environmental consultant following the completion of onsite construction works. The verification report must be submitted to EPA for review and endorsement prior to occupancy of the site.

Environmental Authorisation

- As the facility falls under Schedule 1, Item 25, Class A activities (i.e., the generation of electricity by a generator classified as a scheduled generating unit under the national electricity rules, clause 2.2.2, under the National Electricity (ACT) Law) of the Environment Protection Act 1997, the lessee/operator must apply for and hold an Environmental Authorisation issued by EPA.
- An Environment Management Plan (EMP) identifying key potential environmental issues during the operation of the facility, including but not limited to, fire risk and fire water run-off management, decommissioning of damaged battery, noise emission and stormwater discharge along with preventive and mitigation measures must be developed in

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accordance with the “[Environmental Guidelines for preparation of an Environment Management Plan, May 2013](#)” available at [ACT Environment Protection Guidelines](#) or by calling 132281.

The EMP must be submitted with the application for an Environmental Authorisation.

Water

- Work around waterways may require a Waterway Works Licence. Applicant is to contact EPA to determine whether a Waterway Work Licence is required before commencement of work.
- No water may be taken without an EPA approved Licence. Prior to taking non-potable water for long-term or short-term purposes, EPA must be contacted to discuss 'Water Access Entitlement' and 'Licence to take Water' requirements under the [Water Resources Act 2007](#).

Please refer to **PART A** for conditions consistent with the EPA advice.

3. ACT HERITAGE COUNCIL – The Council

The Council provided the following advice on 13 November 2024 stating that the proposal is supported subject to conditions.

The parts of the two subject blocks where works are proposed have been subject to cultural heritage assessment as documented in ‘*Neoen’s Territory Battery Project, Block 1634 and 1635 Belconnen, Cultural Heritage Assessment*’ prepared by Navin Officer Heritage Consultants (NOHC December 2022). This assessment determined that the Territory Battery site, the site access road corridor and the construction laydown area contain no known Aboriginal places or objects and are of low Aboriginal archaeological potential. The study area has been cleared and is not in a landform predicted to contain Aboriginal archaeological sites. However, there are three registered Aboriginal places located within the proposed offset location for the project (Block 1188 Tuggeranong). An Environmental Impact Statement (EIS202100027) has also been completed for this project and the Council endorsed the revised EIS202100027 on 13 October 2023 subject to the following condition:

- The Unanticipated Discovery Protocols included in the EIS must be followed during all works and incorporated into the project’s CEMP (where applicable).

The part of Block 1188 Tuggeranong, which will be used for offsets, contains three registered Aboriginal places. These are ‘MRC90a’ (a stone artefact scatter), ‘MRC90b’ (a quartz quarry) and ‘MRC90c’ (an outcrop of jasper, considered a possible source of raw material). There is also high potential for unrecorded Aboriginal places in this block. It is understood that no specific works are currently proposed for the offset area, but a change in zoning, and public use for recreation, education and research is proposed in future. This changed use will include actions such as new access tracks, fencing and other aspects of land management such as revegetation. It is considered that these future actions could avoid impacts to Aboriginal places through careful planning of the location and nature of the works.

Any works or actions associated with the creation of the offset area and its ongoing management must not cause damage to Aboriginal places without *Heritage Act 2004* approvals. Heritage assessment requirements may also be identified in the future depending on the extent and nature of any proposed works (such as access tracks) or revegetation activities.

In this context, and as a delegate of the Council, I advise that there is no objection to DA202342503, subject to the following conditions:

- The Unanticipated Discovery Protocols included in the endorsed EIS202100027 must be followed during all works and incorporated into the project’s CEMP; and
- If any future works are proposed in offset locations, Council advice on those works must be sought, as offset locations contain three registered Aboriginal places and have high potential to contain additional unrecorded Aboriginal places. No works can commence in

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offset locations until Council endorsement is provided, or Heritage Act 2004 approval(s) have been obtained, and any relevant conditions of those approval(s) have been met (where applicable).

Refer to **PART A** for conditions regarding compliance with entity advice.

4. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)

TCCS provided advice on 13 and 20 November 2024 stating that further information in relation to traffic and parking is required before the application can be supported.

On 1 March 2025, in response to the s141C application, TCCS provided advice stating that the proposal is supported subject to compliance with the following conditions:

Driveway / Verge Crossing

- The driveway must be designed and constructed in accordance with TCCS MIS Design Standards.
- Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5m away from the closest edge of the driveway. In the case of stormwater sumps this minimum distance is 1.2m.
- A clear sight triangle must be provided in accordance with the Section 3.2.4 of AS 2890.1 Off-street Car Parking.

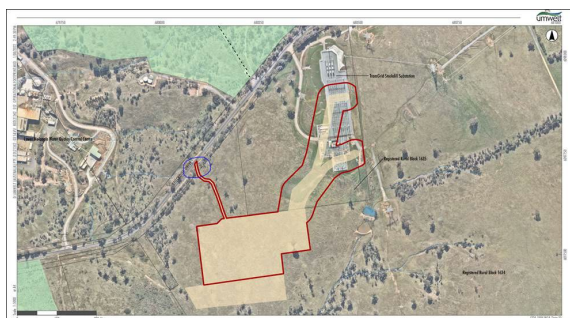
Stormwater

- All Stormwater must be managed on site by Retention/Detention tanks and Water Sensitive Urban Design (WSUD) principles.

Traffic / Public Transport

- It is understood that the proposed access is circled in blue as per Image 1 below. Responses in item C6 and C7 are acceptable for access design to be undertaken at the detailed design stage prior to the construction stage for both operation and construction.
- The typical number of vehicle movements during construction are also not significant and it is understood a temporary traffic and parking management plan will be submitted to TCCS prior to construction.

Image 1 – Proposed access



Waste

- TCCS does not collect any commercial / industrial waste; however, the applicant will need to provide the Waste and Recycling Management Plan (WRMP) and all the mandatory documentation as part of the next submission at the Design Review (DR) stage.

Sub-Station

- Electrical substation for a particular development / block must be located within the block boundary.

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This project must undergo Design Review. Therefore, the following Standard Conditions will apply:

TCCS STANDARD CONDITIONS

The following general conditions will apply, as appropriate, for the Works and use of Territory land and potential impacts on TCCS services in addition to any specific conditions imposed in the DA Notice of Decision. In accordance with the Public Unleased Land Act 2013 no Works are to be undertaken without the approval of the TCCS. Such approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch by the ways of a Letter of Early Works Approval, or a Letter of Design Review prior to the commencement of any Works.

Design Review generally applies to a residential development of more than 3 dwellings or any commercial or industrial developments or subdivision of any block requiring a new stormwater tie. Early Works approvals are required if the applicant wishes to expedite the process for this category of development ahead of the Design Review process.

Early Works Approval

Early works typically include site preparation and establishment, implementation of temporary traffic management plan and landscape management and protection plan and earthworks / excavations. Early Works do not include any building works or offsite works.

Fees and charges will apply for Early Works Approval as per TCCS "GEN-06 - Submissions and Inspections Guideline Principles and Related Fees and Charges for TCCS and Industry".

Design Review

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, stormwater, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with TCCS "REF-06 - Requirements for Design Review Submissions", must be certified by a Chartered Engineer/Registered Landscape Architect and submitted to the relevant Senior Director of the TCCS Development Coordination Branch.

Waste and Recycling Management Plan (WRMP) review

Unless a fully completed WRMP and mandatory submission documents (in accordance with 2019 Development Control Code for Best Practice Waste Management in the ACT) have been submitted and endorsed by TCCS at the DA stage, then noncompliance will not be supported. A performance-based-application can only be considered if a pre-application meeting is held (before a DA is submitted) and TCCS provides the Applicant with a letter of endorsement which is presented to EPSDD at the DA stage.

Operational Acceptance/Soft Landscape Consolidation Commencement

On completion of the Works, a Certificate of Operational Acceptance is required from the relevant Senior Director of the TCCS Development Coordination Branch, prior to the issuance of a Certificate of Occupancy.

Where required, a Certificate of Soft Landscape Consolidation Commencement must also be obtained from the relevant Senior Director of the TCCS Development Coordination Branch for the placement of soft landscape works on consolidation.

A Chartered Engineer/Registered Landscape Architect must certify compliance with TCCS "REF 08 - Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance and/or Consolidation Commencement is made to the relevant Senior Director of the TCCS Development Coordination Branch on completion of all Works.

Final Acceptance/Soft Landscape Handover

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A Certificate of Final Acceptance for all civil and hard landscape works must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Defects Liability Period (DLP) as noted in the Certificate of Operational Acceptance.

A Certificate of Soft Landscape Handover for all soft landscape works must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Consolidation Period as noted in the Certificate of Consolidation Commencement.

Temporary Traffic Management (TTM)

A TTM plan approval from the Manager of TCCS Traffic Management & Safety, Roads ACT, must be obtained prior to commencement of Works. This plan must be prepared by a suitably qualified person and address, as a minimum, measures to be employed at all times during construction activities to manage all traffic, including construction and regular traffic in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated temporary traffic control devices.

Landscape Management & Protection Plan (LMPP)

LMPP approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch or the delegated authority. During construction, all existing vegetation (trees, shrubs and grass) located within the verge and unleased Territory land immediately adjacent to the development must be managed, protected and maintained in accordance with the approved LMPP. This plan must be implemented before the commencement of any Works, including demolition on the site, and must be in accordance with TCCS "REF 04 - Requirements for the Protection of Public Landscape Assets Adjacent to Development Works".

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 from TCCS. If required, a license can be obtained from TCCS Licensing and Compliance.

Repair of damage to public assets

Before the Works commence TCCS must be notified of any existing damage to public assets via a Dilapidation Report. The applicant/lessee is held responsible for repairing any damage to ACT Government's assets, caused by the development activities, to the satisfaction of TCCS. If a Dilapidation Report is not provided, any pre-existing damage must also be repaired at the applicant/lessee's cost.

Notice of Commencement of construction

A Notice of Commencement for the Works within Unleased Territory Land must be submitted to TCCS one week prior to the commencement of Works. The notice must also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.

Please refer to **PART A** for conditions consistent with the TCCS advice.

5. ACT EMERGENCY SERVICES AGENCY (ESA)

ESA provided advice on 13 November 2024 stating that the proposal is supported subject to conditions and advice.

Refer to **PART A** for conditions regarding compliance with entity advice.

A copy of ESA advice is attached to this Notice of Decision.

6. ACT HEALTH (HPS)

HPS provided advice on 13 November 2024 stating that the proposal is supported subject to the following conditions:

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- The HPS supports the development and implementation of a Construction Environment Management Plan, Environmental Management Plan and associated sub plans.
- Documents indicate sediment control measures. The applicant is advised that the design and construction of any sedimentation ponds must minimise the potential for them to cause an insanitary condition (local mosquito nuisance) under the *Public Health Act 1997*.

Refer to **PART A** for conditions regarding compliance with entity advice.

7. UTILITIES TECHNICAL REGULATOR (UTR)

UTR provided advice on 12 November 2024 stating that they have the authority to grant a Design and Construct operating certificate for the BESS in accordance with the *Utilities (Technical Regulation) Act 2014 (UTR Act)*. Unless licensed from the Independent Competition and Regulatory Commission (ICRC), the owners are required to apply and obtain a Design and Construct operating certificate prior to commencement of construction works relevant to electrical infrastructure.

Ongoing engagement with ACT Emergency Services Agency (ESA) to ensure facility is well equipped and adequately prepared having appropriate protection measures to the satisfaction of the ESA to manage any fire related exigency that needs to be considered.

Refer to **PART A** for conditions regarding compliance with entity advice.

8. ICON WATER

Icon Water provided advice on 13 November 2024 and 5 March 2025 stating that the proposal fails to comply with their water and sewerage network protection requirements.

A condition requiring the development to satisfy relevant entity requirements has been imposed in **PART A**.

A copy of Icon Water advice is attached to this Notice of Decision.

9. EVOENERGY (ELECTRICITY)

EvoEnergy (Electricity) provided advice on 31 October 2024 stating that the proposal is supported subject to conditions.

A condition requiring the development to satisfy relevant entity requirements has been imposed in **PART A**.

A copy of Evoenergy advice is attached to this Notice of Decision.

10. EVOENERGY (GAS)

EvoEnergy (Gas) provided advice on 24 October 2024 stating that the proposal is supported subject to conditions.

A condition requiring the development to satisfy relevant entity requirements has been imposed in **PART A**.

11. COMMONWEALTH ADVICE

In accordance with section 127A of the *Planning and Development Act 2007*, the proposed decision was referred to the Commonwealth Minister responsible for administering the EPBC Act on 31 March 2025. A delegate of the Minister provided advice on 9 April 2025 stating that the draft notice has been reviewed with respect to the EPBC Act, including EPBC Act approval 2021/8884, and that they have no comments.

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ATTACHMENT 1

ADMINISTRATIVE INFORMATION RELATING TO NOTICE OF DECISION

DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise, this approval takes effect 20 working days after the day this notice of decision is given to every person who made a representation on the application. The effective date for development applications approved subject to conditions may also be adjusted if the approval is reconsidered by the planning and land authority or if an application is made to the ACT Civil and Administrative Tribunal.

Pursuant to section 184 of the *Planning and Development Act 2007* ([Act](#)), this approval will expire if:

- the development or any stage of the development is not started within three years after the day the approval takes effect;
- the development is not finished three years after the day the development begins; or
- the development approval relates to land comprised in a lease that requires the development to be completed on a stated date – the date stated in the lease for completion of the development, or the approval is revoked pursuant to section 189 of the Act.

Under section 184 of the Act, the applicant may apply to the planning and land authority to extend the prescribed period to finish the development, but such an application must be made within the original period specified for completion.

A development approval, to which section 184 of the Act applies, continues unless the approval ends under sections 184, 185, 186 or 187 of the Act.

Inspection of the Application and Decision

A copy of the application and the decision can be inspected between 9.00am and 4:00pm weekdays at the Environment, Planning and Sustainable Development Directorate Dickson Customer Service Centre at 480 Northbourne Avenue, Dickson, ACT.

Submission of revised drawings or documentation

If a condition of approval requires the applicant to lodge revised drawings and / or documentation with the planning and land authority for approval pursuant to section 165 of the Act, the submission must be made by completing an application in e-development.

Reconsideration of the Decision

If the DA applicant is not satisfied with the decision made by the planning and land authority, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision pursuant to section 191 of the Act. A longer timeframe may apply only if granted in writing by the planning and land authority pursuant to section s191(5)(b) of the Act.

More information is available online at <https://www.planning.act.gov.au/build-buy-renovate/build-buy-or-renovate/approvals/development-applications/appeal-a-da-decision>.

Please contact Access Canberra Customer Services if you wish to lodge a reconsideration application.

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Review by the ACT Civil and Administrative Tribunal (ACAT)

1. Decisions that are reviewable (sometimes referred to as appeals) by the ACAT are identified in Schedule 1 of the [Act](#), except for matters that are exempted under Schedule 3 of the [Planning and Development Regulation 2008](#) (matters exempt from third party review).
2. The notice of decision and this advice have been sent to all people who made a representation in relation to the application.
3. The ACAT is an independent body. It can review a large number of decisions made by ACT Government ministers, officials and statutory authorities on their merits. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.
4. More information on appeal rights is available online at <https://www.planning.act.gov.au/build-buy-reno/build-buy-or-reno/approvals/development-applications/appeal-a-da-decision>.
5. The ability to review the Authority's decision is a matter of law. **If** you think you have a right of review, you may apply to the ACAT for a review of the decision. Application forms can be obtained from the ACAT at the website listed below. You can also download the form from the ACT Legislation Register. It is recommended you seek independent advice in regards to such reviews eg a legal practitioner.
6. If you are applying on behalf of an organisation or association, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.
7. The time limit to make a request for a review is 28 days from the date of this notice of decision. The time limit can be extended in some circumstances (refer to sections 10 (2), 10(3), 25(1)(e) and 25(2) of the *ACT Civil & Administrative Tribunal Act 2008*; and rule 38 of the *ACT Civil and Administrative Tribunal Procedures Rules 2020*).
8. Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Applications should be made in writing to: the Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. You can ask the ACAT for more details.
9. The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.
10. The following organisations may be able to provide you with advice and assistance if you are eligible:
 - ACT Law Society, telephone 6274 0300ACT
 - Legal Aid Office, telephone 1300 654 314
 - ACT Council of the Ageing, telephone 02 6154 9740
 - Welfare Rights Centre, telephone 1800 226 028
 - Environmental Defender's Office (ACT), telephone 02 6243 3460.
11. You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party in the circumstances specified in s 48 of the *ACT Civil and Administrative Tribunal Act 2008*. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.

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12. You may apply for access to any documents you consider relevant to this decision under the *ACT Freedom of Information Act 2016*. Information about Freedom of information requests is available on the planning and land authority's web site at <https://www.environment.act.gov.au/about/access-government-information> or by contacting us by phone on 02 6207 1923.
13. The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

Review by the ACT Supreme Court

1. The Authority's decision may also be subject to judicial review by the ACT Supreme Court under the *Administrative Decisions (Judicial Review) Act 1989* (ADJR Act).
2. Under the ADJR Act, an *eligible person* may make an application for review of a decision.
3. An *eligible person* must demonstrate that their interests are adversely affected by the decision and that the application raises a significant issue of public importance.
4. Section 5 of the ADJR Act sets out the grounds on which a decision can be reviewed.
5. The time limit to make an application for review is 28 days from the date the Notice of Decision is provided to the applicant and those people who made a representation.
6. The ACT Supreme Court is a costs jurisdiction where costs generally follow the event. This means that the unsuccessful party is required to pay the costs of the successful party.
7. For more information on ACT Supreme Court processes and fees, please visit <https://courts.act.gov.au/home>.

Other approvals

A notice of decision under the *Planning and Development Act 2007* grants development approval only. Other approvals may be required, including:

1. **Building Approval**

Most building work requires building approval under the *Building Act 2004* to ensure it complies with building laws such as the *Building Code of Australia*. The lessee should engage a private building certifier to determine whether building approval is required and assess and approve the building plans before construction commences. A list of certifiers can be obtained from the [Environment, Planning and Sustainable Development Directorate](#).

2. **Tree damaging activity approval**

A Tree Management Plan under the *Tree Protection Act 2005* is required for approval where it is proposed to undertake groundwork within the tree protection zone of a protected tree or likely to cause damage to, or remove, any trees defined as protected trees by that Act. More information is available from the Transport Canberra and City Services Directorate at <https://www.tccs.act.gov.au/city-living/trees>.

3. **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 the carrying out of works, including the storage of materials or waste, without prior approval of the Territory. More information is available from the Transport Canberra and City Services Directorate at https://www.tccs.act.gov.au/city-living/public_land_use.

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4. Works on unleased Territory Land

In accordance with the *Public Unleased Land Act 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Place Coordination and Planning, Transport Canberra and City Services Directorate by way of:

- (a) a certificate of design acceptance prior to the commencement of any work; and
- (b) a certificate of operational acceptance on completion of all works to be handed over to TCCS.

Works on unleased Territory land may include the construction or upgrading of driveway verge crossings, public footpaths, roads, street lighting, stormwater works, waste collection amenities, street signs and line marking, road furniture and landscaping.

Contact details for relevant agencies

ACT Civil and Administrative Tribunal Allara House 15 Constitution Avenue CANBERRA CITY ACT 2601 GPO Box 370, CANBERRA, ACT 2601	www.acat.act.gov.au tribunal@act.gov.au 02 6207 1740 02 6205 4855 (Fax)
ACT Supreme Court 4-6 Knowles Place, CANBERRA CITY ACT 2601 GPO Box 1548, CANBERRA CITY, ACT 2601	www.courts.act.gov.au 02 6205 0000
Environment, Planning and Sustainable Development Directorate 480 Northbourne Avenue DICKSON ACT 2602 GPO Box 158, CANBERRA 2601 <ul style="list-style-type: none"> • <i>Planning and land authority</i> <ul style="list-style-type: none"> - list of certifiers for building approval - demolition information - asbestos information • <i>Environment Protection Authority</i> <ul style="list-style-type: none"> - environment protection - water resources - Conservation, Planning and Research - threatened species/wildlife management • <i>WorkSafe ACT</i> <ul style="list-style-type: none"> - asbestos information • <i>ACT Heritage Council</i> <ul style="list-style-type: none"> - Aboriginal, historic and natural heritage management • Tree Protection Unit <ul style="list-style-type: none"> - <i>Development Applications (DA) issue:</i> - <i>Tree Damaging Activity Applications (TDAA) issue:</i> 	www.planning.act.gov.au 02 6207 1923 EPAPanningLiaison@act.gov.au 6207 5642 worksafe@worksafe.act.gov.au 132 281 www.environment.act.gov.au 132 281 TCCS.TreeProtectionACTPLARef@act.gov.au TCCS.TreeProtection@Act.gov.au
Transport Canberra and City Services <ul style="list-style-type: none"> • landscape management and protection plan approval 	www.tccs.act.gov.au 132 281

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<ul style="list-style-type: none">• use of verges or other unleased Territory land• works on unleased Territory land - design acceptance• driveway inspections or building applications• damage to public assets	02 6207 0019 (development coordination) tccs.dcdevelopmentcoordination@act.gov.au
Health Directorate	www.health.act.gov.au hps@act.gov.au 02 5124 9700
Education Directorate	www.education.act.gov.au 02 6205 5429
Utilities <ul style="list-style-type: none">• Telstra (networks)• TransACT (networks)• Icon Water• Electricity reticulation	02 8576 9799 02 6229 8000 02 6248 3111 02 6293 5749

Translation and interpretation services

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week by calling 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week



FAILED TO COMPLY

Application No: 222929 **Suburb:** Belconnen District **Block/Section** 1635 / 0

Applcn Type: Public works/Services/New Construction Inclusions : Other

Addtnl Block/Sect Belconnen District 1634/0

Attached Plans

APP-202342503-S141A-01.pdf

SUPP-202342503-RFIRESPONSE-202342503-01-S141A-02-R.pdf

The design depicted in this application has been assessed by Icon Water and fails to comply with their water and sewerage network protection.

Reasons for Failure to Comply

Design Acceptance for External Services or off site works must be in principle design approved by Icon Water Hydraulic Assets. Phone Icon Water Asset Acceptance on ph.: 02 6248 3111 or email to hydraulicassetacceptance@iconwater.com.au. This needs to be referred back to Icon Water Building Approvals area for approval prior to any DA/BA Approval by ACTPLA or certifiers.

Please complete attached Icon Water Design Form Pack, Hydraulic servicing plans and email to hydraulicassetacceptance@iconwater.com.au. Icon Water will then identify whether your development falls into the capital contribution code scheme, and will write you a letter to confirm.

On confirmation, please resubmit Development Application to Icon Water for Building Approval prior to any DA/BA approval by ACTPLA or certifiers.

Additional details and requirements will be applicable subject to detailed response to previous Icon Water comments including an 'In-Principle' acceptance of the External services plan.

Resubmission of this application must be made to both Water and Energy Networks in order to ensure that subsequent changes to the plans meet the compliance requirements of both areas. You may also need to resubmit the application to other referral entities to ensure the changes comply with their requirements.

WARNING

This submission fails to comply with Icon Water requirements. A decision to proceed is likely to result in interference with an Icon Water sewer or water asset. Part 5 of the Utilities (Technical Regulation) Act 2014 applies, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is 200 penalty units, imprisonment for two years, or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:

Signed

Bibek Ligal

Date

05 Mar 2025

For further information please phone Icon Water 6248 3111.

ACTESA | 9 Amberley Avenue | Fairbairn Business Park | Majura ACT 2609

DEVELOPMENT APPLICATION NO: 202342503

DATE RECEIVED: 23rd October 2024

BLOCKS: 1634, 1634	SECTION: 0	DIVISION: BELCONNEN
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DESCRIPTION OF THE PROPOSAL: The proposal is for the development of a battery energy storage system (BESS). The project comprises of construction, operation, maintenance and decommissioning of a large-scale BESS of up to 300 megawatts (MW), including installation of standalone battery packs and inverter stations, new electrical substation to be connected to existing substation via transmission line, storage warehouse, construction laydown area, demountable office, access road from Stockdill Drive, 2 water tanks and a 3.0 m tall chain-wire fence.

COMMENTS PROVIDED FROM:ACTF&R ☒ ACTRFS ☐ ACTSES ☐ ACTAS ☐

ACT Emergency Services Agency's (ACTESA) position on the Development Application is:	
That the proposal is supported	
That the proposal is supported with conditions	X
That the proposal is not supported	
That further information is required for assessment	

**ACTF&R Advice**

ACT Fire & Rescue (ACTF&R) has assessed the proposal regarding the following:

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

ACTF&R Support with Conditions

Water Supplies:

In accordance with the Bushfire Risk Assessment Report prepared by Graham Swain of Australian Bushfire Protection Planners Pty Ltd, ACTRFS supports the proposal on the condition that the proposed 2 x 300,000l water tanks with booster assembly, ring main, layby parking adjacent to tanks, and hydrants designed in accordance with the CFA's 'Design Guidelines and Model Requirements for Renewable Energy Facilities' are installed as per provided plans.

ACT Fire and Rescue Access:

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

- Construction of a minimum four (4) metre perimeter road within the perimeter fire break.
- Roads must be of all-weather construction and capable of accommodating a vehicle of fifteen (15) tonnes (e.g. **no compacted earth**).
- Constructed roads should be a minimum of four (4) metres in trafficable width with a four (4) metre vertical clearance for the width of the formed road surface. Ensure any fencing along access routes allows for width of fire vehicles.
- The average grade should be no more than 1 in 7 (14.4% or 8.1°) with a maximum of no more than 1 in 5 (20% or 11.3°) for no more than fifty (50) metres.
- Dips in the road should have no more than a 1 in 8 (12.5% or 7.1°) entry and exit angle.

Compressed Air Foam System Appliance

- Length: 10.5m
- Width: 3.2m (with mirrors)
- Height: 3.7m
- Weight: 23 tonnes
- Turning circle: 21.2m

All emergency access gates are to be fitted with standard Fire Brigade locks.

Bushfire Protection Requirements:

Bushfire Threat Assessment and Compliance Report:

This development is located **inside** the area declared by the ESA to be subject to the threat of bushfire.

Bushfire Assessment Report:

ACTF&R has reviewed bushfire assessment report - prepared by Australian Bushfire Protection Planners Pty Ltd and concur with its findings and recommendations including the provision and specifications of:

Asset Protection Zones

ACTF&R supports the proposal on the condition that the minimum defensible space proposed in Figure 14 of the Bushfire Risk Assessment Report, are incorporated into the final development and as shown in the plans provided with the DA submission.

Sound Barrier

ACTF&R supports the proposal on the condition that the sound barrier is constructed of a non-combustible material as listed in Section 4.2 of the Bushfire Risk Assessment Report.

Building Fire Safety System:

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, alternate building solutions or extensions of buildings greater than 500m² will require a fire safety review at the building application to ensure NCC compliance.

For further information regarding building fire safety reviews, please contact ACTF&R Fire Safety Section on 62078370 or ACTFRFireSafety@act.gov.au

ACTF&R Further Information:

Further information regarding these comments can be obtained by emailing actfr.riskplanning@act.gov.au

ACTESA Further Information:

Further information regarding Development Applications can be obtained by emailing ACTESA Emergency Management EmergencyManagement@act.gov.au



.....
Glenn Brewer
A/g Chief Officer,
ACT Fire & Rescue
12/11/24

ACTESA | 9 Amberley Avenue | Fairbairn Business Park | CANBERRA AIRPORT ACT 2609**DEVELOPMENT APPLICATION NO:** 202342503**DATE RECEIVED:** 23rd October 2024

BLOCK: 1634, 1635	SECTION: N/A	DIVISION: Belconnen
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DESCRIPTION OF THE PROPOSAL:

The Proposal involves the construction, operation, maintenance and decommissioning of a large-scale BESS with capacity of up to 300 MW. It comprises the following components:

- Standalone battery packs (with a combined volume equivalent to up to 150 x 40 foot (ft) shipping containers) and medium voltage transformer/inverter stations (with a combined volume equivalent to up to 75 x 40 ft shipping containers)¹
- Warehouse for storage of spare parts during operation of the Proposal and for any maintenance work able to be undertaken on site, with approximate dimensions of 10 m length and 25 m width
- Electrical substation with maximum dimensions of 120 m length and 80 m width
- Demountable office for construction and decommissioning, with maximum dimensions of 12 m length, 4 m width and 3 m height, and two car spaces
- Construction laydown area
- A 6 m wide gravel access road from Stockdill Drive
- Two water tanks each with a minimum capacity of 30,000 litres (L)
- All the above set within a compound with a perimeter barrier or 3 m high chain-wire fence. The height and type of barrier/fence would be determined during detailed design in accordance with noise and bushfire mitigation requirements.

The BESS substation would be located in the north-eastern corner of the BESS site and would connect to the newly constructed TransGrid Stockdill Substation on Block 1635 via an overhead or underground transmission line.

The BESS component of the Proposal comes under the umbrella term ‘major utility installation’. The electrical substation and transmission line are classified as a major electrical substation and major service conduit, respectively, and also come under the umbrella term of a major utility installation. According to Section 9.1 of the Territory Plan, major utility installations in zone NUZ3 require a minimum assessment of merit track under the PD Act. the Proposal is subject to impact track assessment as it involves an activity or process specified in Schedule 4 of the PD Act and requires an EIS

COMMENTS PROVIDED FROM:**ACTF&R****ACTRFS** ☒**ACTSES** ☐**ACTAS** ☐

ACT Rural Fire Service’s (ACTRFS) position on the Development Application is:	
That the proposal is supported	
That the proposal is supported with conditions	X
That the proposal is not supported	
That further information is required for assessment	



ACT Rural Fire Service (ACTRFS) has assessed the proposal regarding the following:

Criteria	Assessed	Not Applicable
Firefighting Access	X	
Water Supply	X	
Bushfire Protection Requirements	X	

ACTRFS supports the proposal with conditions.

ACTRFS conditionally supports the proposal on the basis that the details provided in the Bushfire Risk Assessment Report prepared by Graham Swain of Australian Bushfire Protection Planners Pty Ltd, are incorporated into the construction of the BESS.

Conditions have been outlined below in the relevant sections below.

ACTRFS recommends a site familiarisation with ACTRFS Volunteer Brigades and Staff as well as staff from ACTF&R once the site is completed. This will allow responders to become familiar with the site in the event they are required to respond to a fire or other emergency threatening the BESS or within the BESS.

Firefighting Access:

In accordance with the Bushfire Risk Assessment Report prepared by Graham Swain of Australian Bushfire Protection Planners Pty Ltd, ACTRFS Supports the proposal on the condition that the proposed access for firefighting operations from Stockdill Drive is 6m wide with a minimum vertical clearance of 4m. The roads must also be capable of carrying 23tonnes GVM fire-fighting appliances. Gates are to be at least 3.6m wide when open and corners must provide an inner radius minimum of 6m and outer radius of 12m. The access road must be suitable to carry fire-fighting appliances in all weather conditions.

Water Supply:

In accordance with the Bushfire Risk Assessment Report prepared by Graham Swain of Australian Bushfire Protection Planners Pty Ltd, ACTRFS supports the proposal on the condition that the proposed 2 x 300,000l water tanks with booster assembly, ring main, layby parking adjacent to tanks, and hydrants designed in accordance with the CFA's 'Design Guidelines and Model Requirements for Renewable Energy Facilities' are installed as per provided plans.

Bushfire Protection Requirements:

Asset Protection Zones – ACTRFS supports the proposal on the condition that the minimum defendable space proposed in Figure 14 of the Bushfire Risk Assessment Report prepared by Graham Swain of Australian Bushfire Protection Planners Pty Ltd, are incorporated into the final development and as shown in the plans provided with the DA submission.

Sound Barrier – ACTRFS supports the proposal on the condition that the sound barrier is constructed of a non-combustible material as listed in Section 4.2 of the Bushfire Risk Assessment Report prepared by Graham Swain of Australian Bushfire Protection Planners Pty Ltd.

Bushfire Emergency Evacuation Plan and Bushfire Operational Plan – The proponent must develop an emergency management plan and bushfire operational plan and submit these to ACTRFS and ACTF&R prior to the site becoming operational. The bushfire operational plan must be reviewed at intervals no greater than 2 years.

ACTRFS Further Information:

Further information regarding Development Applications can be obtained by emailing ACT Rural Fire Service – rfs@act.gov.au.



.....
Rohan Scott
Chief Officer,
ACT Rural Fire Service
31st October 2024



Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 221384 **Suburb:** Belconnen District **Block/Section** 1634 / 0

Appcn Type: Public works/Services/Addition Inclusions : Alteration/Addition,
Retaining walls/fencing, Substation, Water Tank

Addtnl Block/Sect Belconnen District 1635/0

Attached Plans

LOCALITY-202342503-01.pdf
LSCAPE-202342503-01.pdf
LSCAPE-202342503-02.pdf
LSCAPE-202342503-03.pdf
LSCAPE-202342503-SET-01.pdf
PLAN-202342503-GEN ARRANGEMENT-01.pdf
SECTION-202342503-01.pdf
SITE-202342503-01.pdf
SURVEYCERT-202342503-01.pdf
SURVEYCERT-202342503-02.pdf
SURVEYCERT-202342503-03.pdf
SURVEYCERT-202342503-SET-01.pdf

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

Conditions

Development is to comply with minimum 1.5m machinery access clear of obstacles and vegetation to assets within the block.

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

Development is to comply with minimum separation requirements to underground assets. Ref Evoenergy Drawing 3832-018

Installation of electrical conduits (on or off block) will be the responsibility of the proponent.

If LV supply required proponent to contact Evoenergy

Please Note

- WARNING Evoenergy underground assets may be in or adjacent to this block. It is your responsibility to ascertain the location of such assets.
- 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, 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 electricity network.
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity.
- A failure of this application to show accurately located electricity assets may result in damage and costs for which the proponent will be liable. Damage to network assets must be reported to Evoenergy.

Comments:

Signed Peter Drummond

Date 31 Oct 2024

For further information please phone Evoenergy Electricity Networks: 6293 5770

Evoenergy Gas Networks: 6203 0640

A

B

C

D

E

F

OPENING WINDOW

A
WITH
HANDRAIL

A
WITHOUT
HANDRAIL

DECK

OPENING WINDOW

REFER
NOTE 7

CLOTHES
LINE

STANDARD FENCE

B

B

SHED

SHED

A

B

C

OVERHEAD CONDUCTORS MUST NOT COME WITHIN THE SHADED AREA

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.	4.5m	4.5m	5.5m
OVER LAND OTHER THAN THE CARRIAGEWAY OF ROADS.	5.5m (note 4)	5.5m	6.7m
OVER THE CARRIAGEWAY OF MINOR ROADS	6m	6.7m	8m
OVER THE CARRIAGEWAY OF MAJOR ROADS	6.7m (note 5)	6.7m	9m

TABLE 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 WIRELESS 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 65°C FOR DISTRIBUTION LINES and 120°C FOR TRANSMISSION LINES). FOR SWING THIS IS AT THE MAXIMUM DESIGN WIND LOADING (500Pa 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	3.0m
ELSEWHERE.	2.7m

CONDUCTOR					
U<1kV		U>1kV		1kV<U<33kV	33kV<U<132kV
INSULATED	BARE	INSULATED WITH EARTHED SCREEN	INSULATED WITHOUT EARTHED SCREEN	BARE or COVERED	BARE
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 EAVES OVERHANG ABOVE WINDOW DIMENSION "A" IS NOT APPLICABLE
8. ELECTRICAL POINT OF ATTACHMENT MUST BE ACCESSIBLE AND FREE OF OBSTRUCTION AT ALL TIMES.

K	HV CLEARANCE ABOVE MAJOR RD'S REVISED TABLE 1	26/07/2007	GA	GA
J	NOTE 1 AMENDED INCLUDE TRANS. LINE DESIGN TEMP.	13/08/2003	GA	SF
N	LOGO AND REFERENCES UPDATED TO EVOENERGY	8/01/2018	C. Desai	W. Ibrahim
M	DRG APPROVED AS CURRENT	24/04/2015	CD	WC
No	Revision	Date	Checked	Approved

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TABLE 1 - MINIMUM SEPARATION REQUIREMENTS

FROM AND TO:	TO NEAREST PART TO:	MIN SEPARATION (mm)
PADMOUNT SUBSTATION / SWITCHING STATION SEE NOTES 4, 5, 6.	BUILDING	7500 (NOTE 6)
	PROPERTY BOUNDARY	1500
	Above GROUND OBJECTS	1500 (NOTE 5)
	DRIVEWAYS & ROADS	1500
	COMMS CABLES, GAS & WATER PIPES, SEWER LINES	1500 (NOTE 5)
	BUILDINGS & STRUCTURES	1200 (300-NOTE 2, 6.1)
PILLAR	PROPERTY BOUNDARY	50
	ROADS	1200
	FOOTPATH	NOTE 10
	DRIVEWAYS	1200 (1000- NOTE 2)
	SHRUBS AND SMALL TREES	1200 (500- NOTE 2)
	TREES THAT CAN GROW >3 M	1500
SERVICE PIT	BUILDINGS & STRUCTURES	1000
	PROPERTY BOUNDARY / FOOTPATH / DRIVEWAY	40 (NOTE 14)
	ROAD	1200
	SHRUBS	1200
HV CABLES (1kV < U ≤ 22kV)	WATER PIPES	500 (H) 300 (V) (NOTE 1)
	SEWER PIPE LINES & STORMWATER PIPE LINES	600 (H), 300 (V) (NOTE 1)
	COMMUNICATIONS CABLES	300
	GAS PIPES	IN ACCORDANCE TO P006135 (NOTE 13)
	HV CABLES (22kV < U ≤ 132kV)	750 (NOTE 3)
	EDGE OF INGROUND SWIMMING POOLS OR SPAS	3500
	HV CABLES (1kV < U ≤ 22kV)	250 CENTRE TO CENTRE (NOTE 7)
LV CABLES (≤ 1kV) SERVICE MAINS CABLE PITS SERVICE PITS	WATER PIPES	500 (H) 275(V) (NOTE 1)
	SEWER PIPE LINES & STORMWATER PIPE LINES	600 (H), 150(V) (NOTE 1)
	COMMUNICATIONS CABLES	150
	GAS PIPES	IN ACCORDANCE TO P006135 (NOTE 13)
	EDGE OF INGROUND SWIMMING POOLS OR SPAS	REFERENCE DRAWING 3832-020
	HV CABLES (1kV < U ≤ 22kV)	250 CENTRE TO CENTRE (NOTE 7)
	LV CABLES	50 PHYSICAL SEPARATION
LV & HV CABLES (NOT COVERED BY SHARED TRENCH)	PROPERTY BOUNDARY	300- OR AS PER DESIGN VARIATION
	BUILDINGS & STRUCTURES	1200 (H) (NOTE 8, 9)
	ROAD (SPEED LIMIT ≤ 60 km/hr)	300 (H) (NOTE 11)
	ROAD (SPEED LIMIT > 60 km/hr)	1500 (H) (NOTE 11)
EVOENERGY ASSET, TRENCH OR CABLE	ROCK ANCHOR OR SOIL NAIL	1500

TABLE 1 NOTES:

- (H) - MINIMUM HORIZONTAL CLEARANCE, (V) MINIMUM VERTICAL CLEARANCE AT CROSS OVER POINTS FOR DIRECT BURIED CABLES. THE MINIMUM VERTICAL CLEARANCE CAN BE REDUCED TO 200MM (FOR HV) AND 150MM (FOR LV) FOR CABLE/S IN CONDUIT.
 - NO HV/LV CABLES OR EQUIPMENT ARE TO BE INSTALLED WITHIN A SEWER "TIE" PROTECTION ENVELOPE. REFER TO ICON WATER DOCUMENT, "BUILDING REQUIREMENTS FOR ICON WATER APPROVAL".
 - THE LOCATION OF EVOENERGY NETWORK CABLES OR POLES WITHIN 5m OF ICON WATER SEWER MAINS WITH A DIAMETER EQUAL TO OR GREATER THAN 300mm MUST BE SPECIFIED IN CONSULTATION WITH ICON WATER.
 - HORIZONTAL SEPARATION BETWEEN AN EVOENERGY CABLE(S) AND A SEWER OR STORM WATER MANHOLE, WATER METER PIT, WATER THRUST, VALVE OR HYDRANT SHOULD BE AT LEAST 1.0m (MEASURED FROM NEAREST POINT OF THE THIRD PARTY ASSET TO THE EDGE OF THE CABLE). WHERE THERE IS NO ALTERNATIVE, THIS REQUIREMENT MAYBE REDUCED TO NOT LESS THAN THE SEPARATION REQUIREMENT LISTED IN TABLE ONE IN CONSIDERATION TO AN EVOENERGY CABLE & A WATER OR SEWER PIPE.
- EXCLUDING THE FRONT SIDE OF ASSET- MINIMUM CLEARANCE MAYBE REDUCED TO THE FIGURE STATED ON ONE SIDE ONLY
- NO STRUCTURES OR SERVICES ARE PERMITTED WITHIN 750mm OF THE VERTICAL PROJECTION OF ANY 132KV CABLES. FOR FURTHER DETAILS REFER TO EVOENERGY DOCUMENT "P00718-A GUIDE TO WORKING WITHIN TRANSMISSION LINE RESERVATIONS".
- THE PADMOUNT SUBSTATION & SWITCHING STATION SITING CHECKLIST MUST BE COMPLETED AND APPROVED IN ACCORDANCE WITH THE EVOENERGY DOCUMENT "P007373 - PADMOUNT SUBSTATION & SWITCHING STATION SITING GUIDE".
- MINIMUM SEPARATION CLEARANCES QUOTED DO NOT CONSIDER EVOENERGY NETWORK EARTHING COMPLIANCE, EACH PROPOSED SUBSTATION LOCATION MUST HAVE A SITE SPECIFIC EARTHING DESIGN IN ACCORDANCE WITH EVOENERGY DOCUMENT "P007127-DISTRIBUTION EARTHING DESIGN AND CONSTRUCTION MANUAL".
- THIS DISTANCE MAY BE REDUCED IN ACCORDANCE WITH BOTH:
 - THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA IN CONSIDERATION TO THE EVOENERGY ASSET BEING A FIRE SOURCE FEATURE. APPROPRIATE FRLs TO THE BUILDING OR STRUCTURE MUST BE OBSERVED, AND;
 - AS2067 (SUBSTATIONS AND HIGH VOLTAGE INSTALLATIONS EXCEEDING 1kV a.c), SECTION 6.
- MINIMUM 450mm CENTRE TO CENTRE SEPARATION REQUIRED FOR CABLES INSTALLED IN CONDUIT.
- CABLES THAT SERVICE THE BUILDING OR STRUCTURE MAY ENCROACH THE SPECIFIED MINIMUM REQUIREMENT.
- REQUIREMENT MAYBE REDUCED (THROUGH RISK ANALYSIS), TO ENSURE ENOUGH SEPARATION FOR ASSET MAINTENANCE / REPLACEMENT.
- SEPARATION REQUIREMENTS ARE OUTLINED IN TCCS DOCUMENT "DESIGN STANDARDS FOR URBAN INFRASTRUCTURE" AND TCCS ROAD VERGE DRAWING "DS4-04, FOOTPATHS SERVICE MODULES"
- FIGURES STATED ARE HORIZONTAL CLEARANCE REQUIREMENTS FOR CABLE TRENCHES RUNNING IN PARALLEL TO THE ROAD.
 - ANY VARIATION TO MINIMUM CLEARANCE MUST BE APPROVED BY ROADS ACT.
 - SEPARATION REQUIREMENT IS MEASURED FROM THE OUTER MOST EDGE OF THE FORMED KERB (GUTTER) OR ROAD SURFACE WHERE FORMED KERBS ARE NOT INSTALLED TO THE NEAREST EDGE OF CABLE TRENCH.
- A POWER POLE MUST BE MINIMUM OF 1500mm FROM AN UNDERGROUND GAS MAINS, WATER & SEWER MAINS. ALSO VERIFY THE REQUIREMENT WITH THE RESPECTIVE UTILITIES AND REFER P00793 CIVIL WORKS FIELD MANUAL FOR NO DIG ZONE.
- REFER TO EVOENERGY DOCUMENT P006135 - SAFE WORK AROUND OR NEAR THE ACT GAS NETWORK.
- PITS MAY ONLY BE ADJACENT TO A SINGLE DRIVEWAY AND MUST NOT BE INSTALLED BETWEEN TWO DRIVEWAYS.

TABLE 2 - RECOMMENDED BURIAL DEPTHS FOR UNDERGROUND LINES

TYPE OF UNDERGROUND LINE 22kV < U ≤ 132kV	DIRECT BURIED AND COVERED WITH A MECHANICAL COVER OR ENCLOSED IN HEAVY DUTY PIPE OR CONDUIT MINIMUM (mm) 1000
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TABLE 2 NOTES:

- MAXIMUM TRENCH DEPTH FOR INSTALLATION OF CABLES IS 1.5 METRES
- COVERAGE REQUIREMENTS FOR CABLES UP TO 22kV ARE DEPICTED AND OUTLINED ON:
 - 390-002: CONDUIT INSTALLATION ROADWAYS AND DRIVEWAYS
 - 393-010: UNDERGROUND SERVICES IN A SHARED TRENCH, ELECTRICAL PIT REQUIREMENT UNDERGROUND RESIDENTIAL DISTRIBUTION
 - 393-007: CABLE TRENCH DETAILS FOR CABLE INSTALLATIONS NOT COVERED BY SHARED TRENCH AGREEMENT

MINIMUM SEPARATION REQUIREMENTS TO EVOENERGY EARTHING ASSETS

NOTES:

- EARTHING MUST BE ASSESSED, DESIGNED AND VALIDATED IN ACCORDANCE WITH THE EVOENERGY DOCUMENT "P007127-DISTRIBUTION EARTHING DESIGN AND CONSTRUCTION MANUAL".
- 11kV EARTHING ASSETS INCLUDE GRADING RINGS, DEEP EARTH ELECTRODES, EARTHING GRIDS, 11kV CONDUCTIVE POLES AND COPPER CLAD EARTH STAKES.
- MINIMUM SEPARATION REQUIREMENTS FROM ANY CONDUCTIVE BURIED ITEM OR CONDUCTIVE STRUCTURE ABOVE THE GROUND TO ANY EVOENERGY 11kV NETWORK EARTHING MUST BE DETERMINED ON A CASE BY CASE BASIS BY A DESIGNER OR REPRESENTATIVE OF THE EVOENERGY CUSTOMER ASSET PROTECTION TEAM
- ALL LOW VOLTAGE EARTHING MUST BE POSITIONED IN ACCORDANCE WITH EVOENERGY DOCUMENT "P007127-DISTRIBUTION EARTHING DESIGN AND CONSTRUCTION MANUAL" AND MAINTAIN A MINIMUM 4m SEPARATION TO ANY EVOENERGY 11kV EARTHING INFRASTRUCTURE.

S	TABLE 1 & TABLE 1 NOTE 1 AMENDED - KV	26/10/2021	N. Azizi	W. Cleland	Drawn: G. Adamaitys	Designed: G. Smith	<div>evoenergy</div> <div>SEPARATION AND COVER REQUIREMENTS FOR CABLES AND PLANT</div>	Scale:	Date: 12/05/2022	Sheet No:	
T	'WF13143' REPLACED WITH 'P006135' AND NOTE 13 ADDED-KV	12/05/2022	N. Azizi	W. Cleland	Checked:			Work Pack No:	File:		
U	UPDATED NOTE 12 - MS	3/02/2023	N. Azizi	W. Cleland	Approved: G. Astbury			Status:	Current		
V	NOTE 7 AMENDED - KV NOTE 14 ADDED; SERVICE PIT DETAILS AMENDED	22/11/2023	J. Primmer	N. Azizi	Project No:			A3		3832-018	Rev V
No	Revision	Date	Checked	Approved	The information contained within this drawing & associated electronic file shall remain the property of Evoenergy and shall not be copied or used for any other purpose without express written permission from Evoenergy. ACT Cadastral information supplied by the ACT Environment & Sustainable Development Directorate. Evoenergy. 2018. ACT Gov. 2018.						

TCCS STANDARD CONDITIONS

The following general conditions will apply, as appropriate, for the Works and use of Territory land and potential impacts on TCCS services in addition to any specific conditions imposed in the DA Notice of Decision. In accordance with the Public Unleased Land Act 2013 no Works are to be undertaken without the approval of the TCCS. Such approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch by the ways of a Letter of Early Works Approval, or a Letter of Design Review prior to the commencement of any Works.

Design Review generally applies to a residential development of more than 3 dwellings or any commercial or industrial developments or subdivision of any block requiring a new stormwater tie. Early Works approvals are required if the applicant wishes to expedite the process for this category of development ahead of the Design Review process.

Early Works Approval

Early works typically include site preparation and establishment, implementation of temporary traffic management plan and landscape management and protection plan and earthworks / excavations. Early Works do not include any building works or offsite works.

Fees and charges will apply for Early Works Approval as per TCCS "GEN-06 - Submissions and Inspections Guideline Principles and Related Fees and Charges for TCCS and Industry".

Design Review

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, stormwater, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with TCCS "REF-06 - Requirements for Design Review Submissions", must be certified by a Chartered Engineer/Registered Landscape Architect and submitted to the relevant Senior Director of the TCCS Development Coordination Branch.

Waste and Recycling Management Plan (WRMP) review

Unless a fully completed WRMP and mandatory submission documents (in accordance with 2019 Development Control Code for Best Practice Waste Management in the ACT) have been submitted and endorsed by TCCS at the DA stage, then noncompliance will not be supported. A performance-based-application can only be considered if a pre-application meeting is held (before a DA is submitted) and TCCS provides the Applicant with a letter of endorsement which is presented to EPSDD at the DA stage.

Operational Acceptance/Soft Landscape Consolidation Commencement

On completion of the Works, a Certificate of Operational Acceptance is required from the relevant Senior Director of the TCCS Development Coordination Branch, prior to the issuance of a Certificate of Occupancy.

Where required, a Certificate of Soft Landscape Consolidation Commencement must also be obtained from the relevant Senior Director of the TCCS Development Coordination Branch for the placement of soft landscape works on consolidation.

A Chartered Engineer/Registered Landscape Architect must certify compliance with TCCS "REF 08 - Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance and/or Consolidation Commencement is made to the relevant Senior Director of the TCCS Development Coordination Branch on completion of all Works.

Final Acceptance/Soft Landscape Handover

A Certificate of Final Acceptance for all civil and hard landscape works must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Defects Liability Period (DLP) as noted in the Certificate of Operational Acceptance.

A Certificate of Soft Landscape Handover for all soft landscape works must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Consolidation Period as noted in the Certificate of Consolidation Commencement.

Temporary Traffic Management (TTM)

A TTM plan approval from the Manager of TCCS Traffic Management & Safety, Roads ACT, must be obtained prior to commencement of Works. This plan must be prepared by a suitably qualified person and address, as a minimum, measures to be employed at all times during construction activities to manage all traffic, including construction and regular traffic in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated temporary traffic control devices.

Landscape Management & Protection Plan (LMPP)

LMPP approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch or the delegated authority. During construction, all existing vegetation (trees, shrubs and grass) located within the verge and unleased Territory land immediately adjacent to the development must be managed, protected and maintained in accordance with the approved LMPP. This plan must be implemented before the commencement of any Works, including demolition on the site, and must be in accordance with TCCS "REF 04 - Requirements for the Protection of Public Landscape Assets Adjacent to Development Works".

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 from TCCS. If required, a license can be obtained from TCCS Licensing and Compliance.

Repair of damage to public assets

Before the Works commence TCCS must be notified of any existing damage to public assets via a Dilapidation Report. The applicant/lessee is held responsible for repairing any damage to ACT Government's assets, caused by the development activities, to the satisfaction of TCCS. If a Dilapidation Report is not provided, any pre-existing damage must also be repaired at the applicant/lessee's cost.

Notice of Commencement of construction

A Notice of Commencement for the Works within Unleased Territory Land must be submitted to TCCS one week prior to the commencement of Works. The notice must also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.