

Planning and Development (Approval of application – 201527285 University of Canberra Hospital) Notice 2015 (No 1)*

Notifiable instrument NI2015–650

made under the

Planning and Development Act 2007, s 170 (Notice of approval of application)

1 Name of instrument

This instrument is the *Planning and Development (Approval of application – 201527285 University of Canberra Hospital) Notice 2015 (No 1)*.

2 Commencement

This instrument commences on the day after notification.

3 Impact track development approval

Under section 162 (1) (b) of the *Planning and Development Act 2007* (the Act), the planning and land authority has approved a development application for the University of Canberra Hospital on Block 1 Section 3 Bruce (impact track development approval).

The planning and land authority has given written notice of the impact track development approval under section 170(1) of the Act (approval notice).

In accordance with section 170 (4) of the Act, a copy of the approval notice is in the schedule.

A copy of the approval notice may also be obtained from the Environment and Planning Directorate's website:

http://www.planning.act.gov.au/topics/design_build/da_assessment/environmental_assessment/impact_track_development_approval_notices

Dorte Ekelund
Chief Planning Executive
12 November 2015

*Name amended under Legislation Act, s 60



ACT
Government

Environment and Planning

Notice of decision

Under Part 7 of the *Planning and Development Act 2007*

Impact track

DA NO: 201527285		DATE LODGED: 9 April 2015
DATE OF DECISION: 7 October 2015		
BLOCK: 1	SECTION: 3	SUBURB: BRUCE
STREET NO AND NAME: 11 Kirinari Street		
APPLICANT: Stefano Scalzo		
LESSEE: University Of Canberra		

THE DECISION

This application was lodged in the impact track. A section 144 amendment to the application was lodged on 31 July 2015. Pursuant to section 113 of the *Planning and Development Act 2007*, the application must be assessed according to the provisions relevant to impact track applications.

I, Lisa Van Vucht, delegate of the planning and land authority, pursuant to section 162 of the Act, hereby **approve subject to conditions** the proposal for:

- a sub acute hospital including separate building for hydrotherapy, inpatient accommodation, mental health facility, back of house areas and hardstand, outpatient clinics and workspace environments;
- education, research and workspace areas shared by the University of Canberra;
- construction of access road with intersection works at Aikman Drive and Ginninderra Drive;
- through a section 144 amendment to the application, the addition of 250 basement car parks and 60 surface car parks;

in accordance with the plans, drawings and other documents and items submitted with the application and section 144 amendment to the application and endorsed as forming part of this approval.

This decision is subject to the conditions of approval at **PART 1** being satisfied. Please note that plans will not be dispatched until conditions are satisfied.

PART 2 sets out the Reasons for the Decision

PART 3 is Public Notification and Entity Advice.

PART 4 contains administrative information relating to the determination.

DELEGATE

Lisa Van Vucht
Delegate of the planning and land authority
Environment and Planning Directorate
7 October 2015

CONTACT OFFICER

Lisa Van Vucht

Phone: (02) 6205 5187

Email: lisa.vanvucht@environment.gov.au**PART 1****CONDITIONS OF APPROVAL**

This application is approved subject to the following conditions being satisfied. Some conditions of approval will require attention before the approval takes effect, others before the approved drawings will be released by the planning and land authority (the authority), before work commences or before the completion of building work.

Please note that this approval includes leasing requirements.

A. APPROVAL DOES NOT TAKE EFFECT**A1. REVISED PLANS**

- (a) This approval does not take effect until the applicant or lessee has provided revised plans, endorsed by the planning and land authority, demonstrating or stating that:
- (i) sufficient motorcycle parking and disabled car parking of at least 22 spaces is provided onsite and immediately adjacent to the hospital, in accordance with the requirements of the Parking and Vehicular Access General Code and relevant standards, to meet the needs of people with disabilities;
 - (ii) the design of pickup and drop off areas are designed to allow for disabled and wheelchair access;
 - (iii) consideration of all weather access to onsite parking, including disabled parking;
 - (iv) all weather cover for all bus stops;
 - (v) pedestrian and cycle paths are clearly shown;
 - (vi) internal design is in accordance with relevant standards in the Access and Mobility General Code; and
 - (vii) pedestrian paths and bicycle paths are designed in accordance with *AUSTROADS Guide to Traffic Engineering*.
- (b) This approval does not take effect until the applicant or lessee has provided an updated traffic impact analysis (TIA) report that is endorsed in writing by the Territory and Municipal Services Directorate (TAMS). The TIA report needs to consider proposed entry / exit of the hospital including connection to the longstay carparks and any other development within the University of Canberra Campus.
- (c) This approval does not take effect until the applicant or lessee has provided revised plans, endorsed by TAMS, demonstrating that:
- (i) ACTION buses can service the proposed hospital site considering only left in / left out access is allowed at the intersection of East Road with Ginninderra Drive and showing that ACTION buses can negotiate sharp bends on site and access and service the bus stop on the southern road; and
 - (ii) The Southern and Eastern Roads will be designed as Minor Collector Roads in accordance with the Estate Development Code and applicable TAMS Standards. A typical section showing all intended elements within the road reserve including footpath must be provided. Any departures (i.e. design speed) from the applicable codes / standards must be approved by TAMS.

- (iii) Adequate clearance is provided for pedestrian paths from the kerb along South and East Roads in accordance with TAMS Design Standards.

A2. ICON WATER

- (a) The approval does not take effect until the lessee has obtained a statement of compliance from Icon Water in relation to water and sewer networks.
- (b) The lessee must comply with any conditions imposed on a statement of compliance by Icon Water.

A3. TIMEFRAME TO COMPLY WITH CONDITIONS A1 AND A2

- (a) The lessee shall comply with conditions A1 and A2 within 24 months of the date of this Decision.
- (b) This approval will end if the lessee has not complied with Conditions A1 and A2 within 24 months of the date of this Decision.
- (c) The lessee may apply to the planning and land authority in writing for an extension of time to the approved timeframe.

B. SUBLEASE CONDITIONS

B1. CERTIFICATE OF OCCUPANCY NOT TO BE GRANTED UNTIL SUBLEASE REGISTERED

- (a) Prior to the issue of a Certificate of Occupancy and Use for the proposed development and after notification of the Acquisition Declaration for the University of Canberra Hospital land on the ACT Legislation Register the lessee must:
 - (i) enter into a sublease agreement for the term of the Executive Crown lease over the University of Canberra hospital land with the Department of Health for 400 car park spaces to be used exclusively by Hospital staff, patients and visitors; and
 - (ii) Register this sublease at the Land Titles Office.
- (b) The 400 car park spaces must meet the requirements of Condition F1.

C. ADMINISTRATIVE/PROCESS CONDITIONS

C1. AUDIT OF REQUIREMENTS OF CONDITIONS OF APPROVAL

- (a) Prior to the commencement of construction works on site, the approval holder shall nominate an independent person, who must be approved by the authority to audit and ensure that all conditions of approval set out in the decision by the authority are fully completed.
- (b) That prior to the completion of work, the approval holder shall submit a report to the authority, prepared and endorsed by the person identified under condition C1 (a) of this decision, to provide demonstrated evidence that:
 - (i) the requirements set out in this decision have been fully completed to the satisfaction of the authority; and
 - (ii) the conditions committed to in the EIS Exemption for the University of Canberra hospital are completed to the satisfaction of the authority and to any relevant government entity to which that requirement relates.

C2 COMPLIANCE MONITORING AND TRACKING

- (a) That a Compliance Tracking Program be developed and implemented to track and audit the requirements and compliance with conditions of this approval. The Program shall be submitted to the authority prior to the commencement of construction works on site. The program shall relate to both the construction and operational stages of the project and shall include, but not necessarily be limited to:
- (i) a timeline which details the relevant approvals required and approving entities;
 - (ii) provisions for periodic reporting of compliance status of the development against the requirements and conditions of approval to the authority and the Environment Protection Authority (EPA); and
 - (iii) mechanisms for rectifying any non-compliance identified during auditing or review of compliance.

C3 COMMUNITY INFORMATION, CONSULTATION AND INVOLVEMENT

- (a) That prior to the commencement of construction works on site, the proponent shall ensure that the following are available for community enquiries and/or complaints for the life of the project (including construction and operation):
- (i) a telephone number on which complaints about construction and operational activities at the site can be registered;
 - (ii) a postal address to which written complaints may be sent; and
 - (iii) an email address to which electronic complaints can be transmitted.
- (b) A register of complaints shall be made available for inspection by EPD upon request.

C4 NOTICE OF COMMENCEMENT

- (a) The approval holder must give the authority a minimum of seven working days notice before commencement of any works. Notice is to be provided in writing to the contact officer on this decision.

D PRIOR TO CONSTRUCTION**D1 DESIGN ACCEPTANCE**

- (a) A Certificate of Design Acceptance must be obtained from the Senior Manager, Asset Acceptance, TAMS prior to the commencement of any work.
- (b) In order to obtain the Certificate of Design Acceptance the following must be provided:
- (i) detailed intersection plan/s for the Ginninderra Drive and East Road intersection;
 - (ii) intersection plan/s for the South Road and Aikman Drive intersection showing design consideration for the future planned duplication of Aikman Drive and in particular that this intersection can accommodate the future planned duplication of Aikman Drive;
 - (iii) updated plans that clearly show:
 - public transport operation through the proposed hospital and to the bus stop on the South Road;
 - that public transport can service the proposal on-site and the bus stop on the South Road;

- that buses can negotiate sharp bends on site and turnaround as required; and
 - bus shelter providing all weather protection for the bus stop on the eastern side of the South Road;
- (iv) revised plans showing that the South and East Roads will be designed as Minor Collector Roads in accordance with the Estate Development Code and applicable TAMS Standards unless otherwise approved by TAMS;
- (v) a typical section showing all intended elements within the road reserve, including that the location of pedestrian paths along the South and East Roads comply with TAMS design standards;
- (vi) fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, storm water, landscaping (and any other issues that may be found by audit of the plans);
- (vii) a design report in accordance with Ref No 06: "Requirements for Design Acceptance Submissions", that is certified by a Chartered Engineer/Landscape Architect and submitted to the Senior Manager, Asset Acceptance, TAMS; and
- (viii) A waste management plan and truck turning templates in accordance with the Development Control Code for Best Practice Waste Management in the ACT.

D2 TRAFFIC MANAGEMENT

- (a) Prior to commencement of any work on the site a Temporary Traffic Management (TTM) Plan must be prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety, Roads ACT, Roads Transport and Infrastructure Division. This plan is to address, as a minimum:
- (i) measures to be employed during construction to manage all traffic, including construction traffic, in and around the site;
 - (ii) provision of safe pedestrian movement around the site;
 - (iii) the provision of parking for construction workers; and
 - (iv) associated traffic control devices.

D3 TREE PROTECTION FENCING

- (a) Tree protection fencing, if required, shall be erected prior to the commencement of any work on the site.

D4 LANDSCAPE MANAGEMENT AND PROTECTION PLAN (LMPP)

- (a) A Landscape Management and Protection Plan (LMPP) must be approved by the Manager, Asset Acceptance, TAMS. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development will be managed, protected and maintained in accordance with the LMPP approved by the Manager, Asset Acceptance, TAMS.
- (b) The LMPP is to be approved before the commencement of any work, including demolition on the site and is to be in accordance with TAMS Reference No 04: 'Landscape Management and Protection Plans, Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works'.

D5 CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- (a) A site specific Construction Environmental Management Plan (CEMP) must be developed by a suitably qualified environmental consultant prior the commencement of any development activities at the site and submitted to, and approved in writing by, the authority.
- (b) The CEMP must detail, amongst other things:
- (i) the management of any unexpected finds identified during development works and the disposal of any impacted materials identified at the site;
 - (ii) permitted locations for stockpiles, material storage and car parking with associated controls to manage indirect impacts from stormwater runoff, erosion and sedimentation;
 - (iii) monitoring measures to be implemented in areas adjacent to box gum woodland;
 - (iv) the specific mitigation measures identified in the *Application for s.211 Consideration Report*, and any additional measures, in relation to:
 - infrastructure and engineering impacts;
 - traffic and transport impacts;
 - materials, waste and contamination;
 - noise and vibration;
 - air quality;
 - bushfire;
 - hydrology; and
 - amenity.
 - (v) the following plans as committed to by the proponent in the section 211 exemption application:
 - weed management plan;
 - stormwater management plan;
 - pollution control plan;
 - waste management plan;
 - noise and vibration management plan;
 - air quality and dust management plan; and
 - sediment and erosion control plan.

D6 ENVIRONMENT PROTECTION GUIDELINES

- (a) All work must be carried out in accordance with Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011, available by calling 132281.

D7 HERITAGE

- (a) Prior to the commencement of works, a 'Statement of Heritage Effect' (SHE) must approved in writing by the ACT Heritage Council. The SHE must be prepared in accordance with the requirements of section 61G of the *Heritage Act*. The SHE must consider:
- (i) impacts to heritage sites UCPH IF 1 and Uc2;
 - (ii) the two PADs within the development area identified by RAOs in February 2013. This should consider the potential for unrecorded Aboriginal objects to occur and, where appropriate, describe any management actions to be implemented for these areas. As recommended by Umwelt (2014), this should include continued RAO consultation on appropriate site management outcomes; and
 - (iii) 'Unexpected Discovery Protocols', which should describe management actions that will be implemented in the event that unrecorded Aboriginal heritage objects are located during construction works.
- (b) All approved heritage management actions in the SHE must be implemented.
- (c) If archaeological excavation (subsurface testing) is recommended to further investigate any Aboriginal heritage site as part of SHE preparation, an approved 'Excavation Permit' application should be sought from the Council prior to the commencement of such works.

D8 POLLUTION CONTROL PLAN

- (a) A pollution control plan is to be endorsed by the EPA prior to works commencing.

D9 HEALTH PROTECTION SERVICE

- (a) The applicant is required to complete a food business registration application and fit-out assessment application prior to construction. The applicant is advised to contact the Health Protection Service for further information.

E DURING CONSTRUCTION AND/OR DEMOLITION**E1** PROTECTED MATTERS

- (a) No habitat for Golden Sun Moth is to be impacted by the proposal.
- (b) The extent of clearing must be minimised wherever possible and all mature remnant eucalypts and native groundcover retained wherever practicable.
- (c) Disturbed areas must be reseeded with native grass mix wherever possible, particularly adjacent to areas of box gum woodland.
- (d) The limits for clearing must be clearly marked prior to any construction commencing.
- (e) The area outside the development footprint must be designated a 'no-go' zone and be clearly fenced and signposted.
- (f) Access to the site will be constrained to the connection to Aikman Drive and no construction traffic will be allowed access via Pantowora Street.
- (g) Weed species must be managed during construction to prevent the spread of weeds and further accelerated degradation of adjacent areas.
- (h) Areas must be cleared progressively and stabilised to minimise erosion and run-off to adjacent areas.

E2 WASTE MANAGEMENT

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

E3 IMPLEMENTATION OF PLANS

- (a) The CEMP must be implemented during development works at the site.
- (b) During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with the approved Landscape Management Protection Plan.
- (c) At all times, the site and surrounds shall be managed in accordance with the approved Temporary Traffic Management Plan.
- (d) The approved bushfire hazard management plan must be implemented during construction and operation.

E4 HEALTH PROTECTION SERVICE

- (a) Hydrotherapy pools must comply with the *Act Public Swimming and Spa pools Code of Practice 1999*. The applicant is advised to contact the Health Protection Service to arrange an inspection of the hydrotherapy pool before use.
- (b) Underground rainwater tanks must comply with the *Rainwater Tanks Guidelines 2010* and any rainwater taps must be clearly and appropriately labelled.

F POST CONSTRUCTION AND/OR DEMOLITION**F1** CERTIFICATE OF OCCUPANCY NOT TO BE GRANTED UNTIL CARPARKING AVAILABLE

- (a) The following conditions must be met prior to the issue of a Certificate of Occupancy and Use for the proposal:
 - (i) 400 hardstand offsite car parks must be constructed and available for exclusive use by hospital staff, patients and visitors;
 - (ii) short stay parking must be provided within 100 metres of the hospital and long stay parking within 200 metres of the hospital;
 - (iii) sufficient motorcycle parking is provided to meet the requirements of the Parking and Vehicular Access General Code;
 - (iv) evidence must be provided that car parking for the hospital has met the requirements of the Parking and Vehicular Access General Code and all relevant standards;
 - (v) car parking sites must adopt any recommendations in the revised traffic impact assessment in relation to access arrangements to carparks where relevant;
 - (vi) TAMS must endorse in writing that the carparking proposal has adequately assessed traffic impacts on the adjacent road network and demonstrated, through plans, suitable entry/exit arrangements and internal circulation of the car park; and
 - (vii) ACTION buses can service the site from the bus stop on the South Road.

F2 OPERATIONAL ACCEPTANCE

- (a) A Certificate of Operational Acceptance on completion of the works is required from the Senior Manager, Asset Acceptance, TAMS, prior to the issue of a Certificate of Occupancy.
- (b) A Chartered Engineer/Landscape Architect should certify compliance with TAMS Ref No 08: "Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance is made to the Senior Manager, Asset Acceptance, TAMS on completion of all off-site works.

G 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.

G1 ENVIRONMENTAL AUTHORISATION

- (a) 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 proposing to develop the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the Environment Protection Authority (EPA) in respect of that activity prior to works commencing.

G2 ENTITY ADVICE

- (a) Prior to commencing work on the site the applicant shall consider and address all relevant comments provided by TAMS, Health Policy, EPA and ActewAGL. Refer to Part 3 of this Notice of Decision.

G3 ACTEWAGL

- (a) Refer to statement of compliance for ActewAGL Electricity dated 18 August 2015.
- (b) Refer to statement of compliance for ActewAGL Gas dated 7 August 2015.

G4 APPROVALS PRIOR TO CONSTRUCTION

- (a) Refer to Appendix 1 for information about approvals that may be required for construction.

PART 2 REASONS FOR THE DECISION

The application, including the section 144 amendment submitted on 31 July 2015, satisfactorily meets the requirements for approval. The application was approved because, based on the documentation and in the form modified by the imposed conditions, it was considered to meet:

- the relevant codes, including the:
 - Community Facility Zone Development Code;
 - Bruce Precinct Map and Code;
 - Parking and Vehicular Access General Code;
 - Bicycle Parking General Code;
 - Access and Mobility General Code;
 - Crime Prevention through Environmental Design General Code;
 - Community and Recreation Facilities Location Guidelines General Code; and
 - Water Sensitive Urban Design General Code;
- the advice of the Conservator of Flora and Fauna under Section 147A in relation to protected matters;
- the advice of the Commonwealth Minister for the Environment in relation to the proposal; and
- the legislative requirements of the *Planning and Development Act 2007*.

Commonwealth advice

On 30 September 2015 the proposed decision was referred to the Commonwealth Minister responsible for administering the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) for 10 working days. The decision is consistent with the advice received from the Commonwealth Minister.

Conservator advice

In accordance with Section 147A the application was referred to the Conservator of Flora and Fauna on 10 April 2015. The decision is consistent with the advice received from the Conservator of Flora and Fauna on 5 May 2015 in relation to Section 147A.

Other entity advice

The decision is consistent with advice from other entities, except for advice from the Conservator in relation to the removal of regulated trees under the *Tree Protection Act 2005*. See Part 3 for a description of entity advice received.

Conditions have been imposed to address the key issues raised in the assessment and ensure that the proposal is consistent with the Territory Plan and the *Planning and Development Act 2007*. A decision to approve this application is consistent with the objectives of the Territory Plan.

EVIDENCE

Application No. 201527285

File No. 1-2015/05719/1

The Territory Plan zone – CFZ Community Facility Zone

The Development Codes – Community Facility Zone Development Code

The Precinct Codes – Bruce Precinct Map and Code

General Codes – Parking and Vehicular Access General Code, Bicycle Parking General Code, Access and Mobility General Code, Crime Prevention through Environmental Design General Code; Community and Recreation Facilities Location Guidelines General Code, Water Sensitive Urban Design General Code.

Current Crown Lease – Volume 927 Folio 19

Representations - One

Entity advice - Yes

Advice from the Commonwealth Minister - Yes

PART 3

PUBLIC NOTIFICATION, ENTITY ADVICE & COMMONWEALTH ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the *Planning and Development Act 2007*, the application was publicly notified from 15 April 2015 to 6 May 2015. One written representation was received during public notification.

An amendment to the application, under section 144 of the *Planning and Development Act 2007*, was lodged on 31 July 2015. This amendment application was publicly notified from 7 August 2015 to 28 August 2015. No representations were received on the amendment application.

The main issues raised in the representation on the original application are as follows. Comments are provided as appropriate.

(a) *Parking requirements*

Transport Planning within EPD and the planning and land authority have assessed the proposal in terms of parking requirements – it is considered that a total of 713 car parks with provision for 22 disabled car parks are required to meet parking demand for the hospital and meet the requirements of the Territory Plan.

A section 144 amendment to the application was lodged on 31 July 2015 to respond to concerns raised around parking by the public and the authority. As part of this amendment the applicant has provided an additional 250 basement car parks and 60 on ground surface car parks at the hospital site. The remaining 400 car parking spaces are proposed to be provided offsite but adjacent to the hospital as part of a separate development application.

As a total of 713 parking spaces are required, conditions have been included to ensure that a Certificate of Occupancy and Use is not granted for the hospital until a minimum of an additional 400 car parks are approved, constructed and available for the sole purpose of providing parking for the University of Canberra Hospital staff, patients and visitors. This will be ensured through a sublease arrangement which is required as part of the conditions of approval. These car parks must be provided in accordance with relevant territory Plan requirements and the Parking and Vehicular Access General Code.

The notice of decision also requires a minimum of 22 disabled car spaces to be provided on site and for revised plans to be provided to demonstrate how this requirement is met.

(b) Internal infrastructure, including the University of Canberra's internal road network

No connection is currently proposed from the hospital to internal University of Canberra roads. The proposal will rely on access from Aikman Drive and Ginninderra Drive. Any future connection to the Hospital from internal UC roads will need to be assessed as part of a future development application which would include an assessment of traffic impacts. A revised traffic impact analysis report has been required as a condition of approval prior to the approval taking effect to ensure that all relevant assumptions and car parking access arrangements are updated, considered and endorsed by TAMS.

(c) Public transport access

A condition of approval has been imposed that requires the applicant to submit revised plans to demonstrate that ACTION buses can service the bus stop on the South Road to the site, including negotiating sharp bends on the site. ACTION is supportive of a proposed bus stop arrangement on the South Road. The approval will not take effect until TAMS have endorsed revised plans and adequate public transport access is provided for the hospital to a dedicated bus stop without the need to walk from Aikman Drive.

(d) Traffic impacts and consideration of adjacent and surrounding road infrastructure

A traffic assessment has been provided and the proposal was referred to relevant entities for advice, including TAMS. The traffic assessment has considered adjacent and surrounding road infrastructure. It is noted that no connection to Pantowora Street is included as part of this proposal, and any proposal to connect to Pantowora Street in the future would require a traffic assessment as part of a separate development application.

A revised traffic impact analysis report has been required as a condition of approval prior to the approval taking effect to ensure that all relevant assumptions, project updates and car parking access arrangements in relation to traffic are considered and endorsed by TAMS.

TAMS did request information to demonstrate that proposed intersections can accommodate the future planned duplication of Aikman Drive. These plans were provided by the applicant, for information, as part of the section 144 amendment to the application. This will ensure that the hospital and the internal access road is built to accommodate any future road upgrades to service the region.

ENTITY ADVICE

Pursuant to Division 7.3.3 of the Act, the application and the section 144 amendment to the application were referred to entities and advice was received. The referral entities' comments are as follows. A response to the advice is provided as appropriate.

CONSERVATOR OF FLORA AND FAUNA - TREES

On 1 May 2015 advice was received from the Conservator Liaison Officer in relation to trees protected under the *Tree Protection Act 2005*. The advice states that:

The development application cannot be supported by the Conservator as the proposed development removes regulated trees, it has not been established that criteria for removal have been satisfied in clause (2) of Schedule 1 of Disallowable Instrument DI2006-60, Tree Protection (Approval Criteria) Determination 2006 (No2) to support the removal of these trees, although

these trees were assessed as medium quality and could be considered for removal under the Planning and Development Act.

There are a number of trees that are not covered under the provisions of the Tree Protection Act 2005, as these trees do not meet the size requirement to be a regulated tree.

On 27 August 2015 the Conservator Liaison Officer provided advice on the section 144 amendment that previous comments apply.

Assessment note: The decision of approval is inconsistent with advice from the Conservator in relation to the removal of regulated trees. However, pursuant to section 127(2) of the *Planning and Development Act 2007*, the advice received has been considered and the application was referred to the Major Projects Review Group (MPRG) for consideration. The MPRG considered the proposal including the location of regulated trees and the feasibility of alternate design options. The MPRG resolved to support a departure from the advice of the Conservator on the grounds that there is no reasonable alternative for design of the hospital and the retention of the trees. A decision to approve this application is consistent with the objectives of the Territory Plan.

CONSERVATOR OF FLORA AND FAUNA – PROTECTED MATTERS

In accordance with Section 147A the application was referred to the Conservator of Flora and Fauna on 10 April 2015 in relation to protected matters.

On 5 May 2015 advice was received from the Conservator of Flora and Fauna in relation to the proposal. The advice states that the proposal will impact on approximately 5 hectares in a larger woodland patch of 21 hectares. The advice notes key elements of the proposal and avoidance of known Golden Sun Moth habitat. In terms of impacts on protected matters the Conservator has advised that unlike much of the rest of its range, within the ACT Yellow Box – Red Gum woodlands typically exist in patches of greater than 100 hectares, with plant diversity in excess of 100 species in each patch and often in excess of 200 species. The development site makes up about 0.08% of box-gum woodlands in the ACT and 0.14% of the EPBC woodlands. The woodland patch in which the development is located is fragmented and isolated from other woodland. The woodland patch appears not to support threatened or rare animal species. None of the native plant species within the development area or surrounding woodland patch are considered rare in the ACT. The Conservator also noted that as a result of a previous referral to the Commonwealth, 19.5 hectares including 15.5 hectares of box gum woodland, is to be included in the Pinnacle Nature Reserve as an offset for the proposal.

On 27 August 2015 the Conservator Liaison Officer provided advice on the section 144 amendment that previous comments apply.

Assessment note: The proposed decision is consistent with the advice received from the Conservator of Flora and Fauna in relation to protected matters. An offset is required under the approval granted by the Commonwealth Environment Minister under the *Environment Protection and Biodiversity Conservation Act 1999*. Consistent with the Section 211 Exemption Consideration Report, the recommended mitigation measures for box gum woodland have been applied as conditions of approval. No additional offset is required.

ENVIRONMENT PROTECTION AUTHORITY (EPA)

On 6 May 2015 advice was received from the Environment Protection Authority (EPA) in relation to the proposal. The advice recommends conditions of approval, noting the following conditions:

A site specific construction environmental management plan (CEMP) must be developed by a suitably qualified environmental consultant prior the commencement of development activities at the site. The CEMP must detail, amongst other things, the management of any unexpected finds

identified during development works and the disposal of any impacted materials identified at the site. The CEMP must be implemented during development works at the site.

All work must be carried out in accordance with Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011, available 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 proposing to develop the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the Environment Protection Authority (EPA) in respect of that activity **PRIOR TO WORKS COMMENCING.**

A pollution control plan is to be endorsed by the EPA prior to works commencing.

On 7 August 2015 EPA advised that previously submitted comments stand in relation to the section 144 amendment and that the EPA has no further comments.

Assessment note: Matters raised have been incorporated as conditions of approval.

TERRITORY AND MUNICIPAL SERVICES DIRECTORATE (TAMS)

On 1 May 2015 advice was received from Territory and Municipal Services Directorate (TAMS) in relation to the proposal. TAMS provided the following advice:

- *No details of the access to the car parks (for the proposed hospital or any other developments adjacent to the current location) has been provided. Traffic impact analysis doesn't include any access to the car parks for this proposed hospital or any other developments. If access is proposed off the South or East Road an updated traffic impact assessment report must be submitted. The traffic report needs to identify any impact on the adjacent road network. The traffic report also needs to demonstrate (in drawings) entry/exit arrangement and internal circulation of the car park or any other developments.*
- *Consideration must be given to the design of the South Road and Aikman Drive intersection with respect to the future duplication of Aikman Drive.*
- *Public transport operation through the proposed hospital is not clearly articulated in the submitted documentation. As advised previously ACTION is supportive of the proposed bus stop arrangement on South Road as presented. However ACTION will be unable to service the site as it is shown on the current drawings. Please clarify how it is intended for public transport to service the proposed facility, noting access to Ginninderra Drive by buses via left in and left out cannot be supported. Please also clarify whether ACTION buses will be able to negotiate the sharp bends within the site.*
- *The proposed South and East Roads must be designed as Minor Collector Roads in accordance with the Estate Development Code and applicable TAMS Standards.*
- *The proposed location of pedestrian paths at the back of kerb along South and East Roads does not comply with TAMS Design Standards. A typical section showing all intended elements within the road reserve must be submitted.*

On 27 August 2015 TAMS provided advice on the section 144 amendment to the application. Additional points raised by TAMS include:

- Any changes to the original assumptions and access arrangements, including for car parking, must be supported by a further traffic impact analysis and be documented in an updated traffic impact analysis report.

- Any departures for the applicable TAMS standards for the proposed South and East Roads (i.e. design speed) must be approved by TAMS. The proposed 20 metre road reserve seems to be inadequate for Minor Collector road as per the Estate Development Code.

Assessment note: Matters raised have been incorporated as conditions of approval. These conditions of approval have been reviewed and endorsed by TAMS.

DIRECTOR-GENERAL, HEALTH POLICY

On 30 April 2015 advice was received from the Health Protection Service within the ACT Health Directorate in relation to the proposal. The advice states that:

Hydrotherapy pools must comply with the Act Public Swimming and Spa pools Code of Practice 1999. The application is advised to contact the HPS to arrange an inspection of the hydrotherapy pool before use.

The two underground rainwater tanks must comply with the rainwater tanks guidelines 2010 and any rainwater taps must be clearly and appropriately labelled.

A cafe and food services are proposed for the sub-acute public hospital. The applicant is required to complete a food business registration application and fit-out assessment application prior to construction. The applicant is advised to contact the HPS for further information.

The HPS has no other health concerns regarding the development application.

On 26 August 2015 the Health Protection Service advised that they had no additional public health concerns in relation to the Section 144 amendment.

Assessment Note: Matters raised have been incorporated in the notice of decision.

ACTEWAGL - Gas

On 22 April 2015 advice was received from ActewAGL Gas Networks in relation to the proposal. The advice states that the proposal conditionally complies with Actew's Gas networks requirements.

On 7 August 2015 ActewAGL Gas Networks provided advice that the amended application conditionally complies with gas network requirements.

Assessment Note: Matters raised have been incorporated in the notice of decision.

ACTEWAGL - Electricity

On 27 April 2015 advice was received from ActewAGL Electricity Networks in relation to the proposal. The advice states that the proposal conditionally complies with electricity network requirements.

On 18 August 2015 ActewAGL Electricity Networks provided advice that the amended application conditionally complies with electricity network requirements.

Assessment Note: Matters raised have been incorporated in the notice of decision.

ICON WATER

On 28 April 2015 advice was received from ActewAGL Water Division that the application failed to comply with Actew's water and sewerage network protection and that resubmission was required.

On 31 July 2015 a section 144 amendment was made to the application. This was referred to Icon Water who provided advice on 24 August 2015 that the proposal still failed to comply with Actew's water and sewerage network connection.

Assessment Note: A condition has been included in the notice of decision requiring an Icon Water statement of compliance prior to approval taking effect.

ACT HERITAGE COUNCIL

On 13 April 2015 the ACT Heritage Council provided advice on the proposal. The advice states that:

'The proposed development will have a detrimental impact upon the heritage values of the place, and prior to the commencement of works, a 'Statement of Heritage Effect' (SHE) approved by the ACT Heritage Council is required, and all approved heritage management actions must be implemented.

...

The Council advises that a SHE should be prepared in accordance with the requirements of section 61G of the Act, and Council approval obtained prior to the commencement of works. In addition to impacts to heritage sites UCPH IF 1 and Uc2 the SHE should consider:

- *The two PADs within the development area identified by RAOs in February 2013. This should consider the potential for unrecorded Aboriginal objects to occur and, where appropriate, describe any management actions to be implemented for these areas. As recommended by Umwelt (2014), this should include continued RAO consultation on appropriate site management outcomes; and*
- *'Unexpected Discovery Protocols', which should describe management actions that will be implemented in the even that unrecorded Aboriginal heritage objects are located during construction works.*

The Council also notes that should archaeological excavation (subsurface testing) be recommended to further investigate any Aboriginal heritage site as part of SHE preparation, an approved 'Excavation Permit' application should be sought from the Council prior to the commencement of such works.

Assessment note: The advice has been incorporated as conditions of project approval.

INFRASTRUCTURE POLICY, ENVIRONMENT AND PLANNING DIRECTORATE

Additional information in relation to water sensitive urban design (WSUD) in the form of a WSUD report against the WSUD requirements of the Territory Plan was provided by the applicant on 2 July 2015.

On 16 September 2015 Infrastructure Policy advised that the information needed was provided and that there are no concerns in relation to WSUD.

TRANSPORT PLANNING, ENVIRONMENT AND PLANNING DIRECTORATE (EPD)

On 28 April 2015 advice was received from Transport Planning within EPD with recommended support for the proposal noting a requirement for 712 car parks in total and for 22 disabled car parks to be provided on site. On 23 September 2015 further advice was received from Transport

Planning in relation to the section 144 amendment and additional information provided in relation to parking. Transport Planning advised that the proposed 713 car spaces (710 plus 3 additional accessible parks provided onsite) is reasonable and represents parking demand for the hospital.

Assessment note: conditions have been imposed in the notice of decision requiring the total number of 713 car parks to be provided and secured for the exclusive use of hospital staff, patients and visitors prior to a Certificate of Occupancy and Use being granted.

ACT FIRE AND RESCUE

On 7 August 2015 ACT Fire and Rescue advised that they have no considerations or objections in relation to the application or section 144 amendment.

OTHER ENTITIES WHO PROVIDED ADVICE

COMMONWEALTH ADVICE

The proposal was assessed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* for likely significant impacts on matters of national environmental significance (EPBC 2013/6987). On 17 October 2014, a delegate of the Commonwealth Minister approved the proposal subject to conditions.

Pursuant to section 127A of the Act, on 30 September 2015 the proposed decision was referred to the Commonwealth Minister responsible for administering the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth) as it was likely to have a significant adverse environmental impact on a matter protected by the Commonwealth.

Advice was received on 7 October 2015 noting that the Conservator of Flora and Fauna has proposed conditions to limit the impact of the development and that are consistent with the EPBC Act approval. On this basis the Department of the Environment has no further comments on the proposed decision.

The final decision is consistent with advice received from the Commonwealth Minister.

PART 4 ADMINISTRATIVE INFORMATION

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 conditions could 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 Act, this approval will expire if:

- the development or any stage of the development is not started within two years after the day the approval takes effect;
- the development is not finished two 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 under section 189 of the Act.

Conditional Approval

This approval will expire if, in accordance with Section 165(3)(d) of the Act, a condition has deferred the effect of the development approval **and** imposed a time frame during which another approval must be revoked, amended or given, and the time frame has expired.

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 8:30am and 4:30pm weekdays at the Environment and Planning Directorate Dickson Customer Service Centre at 16 Challis Street, Dickson, ACT.

RECONSIDERATION OF THE DECISION

If the applicant is not satisfied with the decision to approve the application subject to conditions, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision or within any longer period allowed by the planning and land authority.

To submit an application for reconsideration, documents must be provided electrically by email to epdcustomerservices@act.gov.au or provided at the customer service centre at on a CD/DVD. The delegate of the authority reconsidering the decision must be different from, and senior to, the original decision maker. An application for reconsideration does not prevent an application for a review of the same decision being made to the ACT Civil and Administrative Tribunal. Application forms and further information about reconsideration are available from the planning and land authority's website and Customer Service Centres.

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

Decisions that are reviewable by the ACAT are identified in Schedule 1 of the *Planning and Development Act 2007*, except for those precluded under Schedule 3 of the *Planning and Development Regulation 2008* – Matters exempt from third-party ACAT review.

This Notice of decision has also been sent to all people who made representations in relation to the proposal.

APPENDIX 1

CONTACT DETAILS OF RELEVANT AGENCIES

Health Directorate - health protection	Website: www.health.act.gov.au Telephone: (02) 6205 1700
Environment and Planning Directorate <i>Planning and land authority</i> - list of certifiers for building approval - demolition information - asbestos information <i>Environment Protection Authority</i> - environment protection - water resources - asbestos information <i>Conservation, Planning and Research</i> - threatened species/wildlife management	Website: www.actpla.act.gov.au Telephone: (02) 6207 1923 Website: www.environment.act.gov.au Telephone: (02) 6207 6251 Website: www.environment.act.gov.au Telephone: (02) 6207 1911
Territory and Municipal Services Directorate - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets	Website: www.tams.act.gov.au Telephone: 132 281 Telephone for asset acceptance: (02) 6207 7480
Utilities - Telstra (networks) - TransACT (networks) - ActewAGL - Electricity reticulation	Telephone: (02) 8576 9799 Telephone: (02) 6229 8000 Telephone: 1100 Telephone: (02) 6293 5738

ADVICE TO APPLICANT

SUBMISSION OF REVISED DRAWINGS AND DOCUMENTATION

If a condition of approval requires the applicant to lodge revised drawings and/or documentation with the planning and land authority for approval under section 165 of the *Planning and Development Act 2007* the submission shall be made by:

- Completing an application for s165 Satisfying Conditions of Approval and submitting the documentation online using edevelopment. More information on edevelopment can be found at http://www.actpla.act.gov.au/tools_resources/e-services/edevelopment

For further information regarding the lodgement of this information please contact Customer Service Centre by Phone: (02) 6207 1923, Email: esddcustomerservices@act.gov.au or on the planning and land authority website at www.actpla.act.gov.au.

FURTHER APPROVALS FOR CONSTRUCTION

The Notice of Decision grants development approval, but does not cover building approval or approvals which may be required during construction, which commonly include the following.

BUILDING APPROVAL

Most building work requires building approval to ensure it complies with building laws such as the Building Code of Australia. If this applies to this proposal, the lessee should engage a private building certifier to assess and approve the building plans before construction begins. A list of licensed certifiers and information about building approval is available from the planning and land authority's website and Customer Service Centres.

PERMITTED VARIATIONS TO APPROVED DEVELOPMENT

Under section 35 of the Planning and Development Regulation 2008 the development as built may vary from the approved development in accordance with section 35 and the permitted construction tolerances and other permitted variations identified in Schedule 1A of that regulation.

Note 1 The development may still need building approval, or further building approval, under the *Building Act 2004*

Note 2 The development must also comply with the lease for the land on which it is carried out.

"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 Territory and Municipal Services Directorate.

USE OF VERGES OR OTHER UNLEASED TERRITORY LAND

In accordance with the *Public Unleased Land Act of 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. Approval can be obtained from the Territory and Municipal Services Directorate.

WORKS ON UNLEASED TERRITORY LAND – DESIGN AND OPERATIONAL ACCEPTANCE

In accordance with the *Public Unleased Land Act of 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Manager Asset Acceptance, Asset Services Group, TAMSD by way of:

1. a certificate of design acceptance prior to the commencement of any work and
2. a certificate of operational acceptance on completion of all works to be handed over to TAMSD

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.

A certificate of compliance under s296 of the *Planning and Development Act 2007* may not be issued unless a certificate of design acceptance **AND** a certificate of operational acceptance has both been obtained from TAMSD.

CONSTRUCTION REQUIREMENTS

The following information are some key requirements that apply to building work in the Territory. Other requirements may apply to this development.

DEMOLITION AND ASBESTOS MANAGEMENT

Demolition and asbestos management must be undertaken in accordance with the *Building Act 2004* (including the Building Code of Australia) and the *Dangerous Substances Act 2004*. Information about demolition and asbestos management is available from the planning and land authority's web site and Customer Service Centres.

ENVIRONMENT PROTECTION

All building work must be undertaken in accordance with the *Environment Protection Act 1997*, particularly but not exclusively in relation to noise and pollution control. More information is available from the Environment Protection Authority.

REPAIR OF DAMAGE TO PUBLIC ASSETS

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

UTILITY ASSETS RETENTION

The lessee should obtain a plant location advice from ActewAGL to avoid conflict with existing plant or electrical easements. The lessee will be responsible for the costs associated with the relocation of assets, if necessary. The lessee is to ensure that the water service and water meter are retained in position and in good condition. ActewAGL water meters are accountable items and must not be removed from the site or otherwise disposed of.

WATER RESTRICTIONS AND FILLING OF NEW POOLS, PONDS AND FOUNTAINS

Water restrictions or permanent water conservation measures may be in force in the ACT and may prohibit or affect the filling of new pools, ponds and fountains using potable (tap) water drawn from ACTEW Corporation Limited's potable water supply system. Applicants wishing to use water drawn from the potable water supply system to fill a new pool, pond or fountain are advised to first contact ACTEW's Water conservation office on (02) 62483131. Where water restrictions or permanent water conservation measures would otherwise prevent or affect the filling of a new pool, pond or fountain, it might be possible to obtain an exemption to fill the pool, pond or fountain using potable water.

DRAINAGE

The Building Code of Australia contains provisions affecting surface drainage and the height of finished floor levels. These may apply to this proposal.

REVIEW OF THE DECISION

The following notes are provided in accordance with regulation 7 of the *ACT Civil and Administrative Tribunal Regulation 2009*. Refer to the Review by the ACT Civil and Administrative Tribunal (ACAT) section of the Notice of Decision for information about its relevance to this development application.

CONTACT DETAILS

The review authority is the ACT Civil and Administrative Tribunal (ACAT).

Location	Contact details
ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601	Website: www.acat.act.gov.au Email: tribunal@act.gov.au Telephone: (02) 6207 1740 Facsimile: (02) 6205 4855 Post: GPO Box 370, CANBERRA, ACT, 2601

POWERS OF THE ACAT

The ACAT is an independent body. It can review on their merits a large number of decisions made by ACT Government ministers, officials and statutory authorities. 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.

APPLICATIONS TO THE ACAT

To apply for a review, obtain an application form from the ACAT. You can also download the form from the ACT Legislation Register <http://www.legislation.act.gov.au/af/2009-278/current/pdf/2009-278.pdf>.

If you are applying on behalf of an organisation or association of persons, 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.

TIME LIMITS FOR APPLICATIONS

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*; section 7 of the *ACT Civil and Administrative Tribunal Procedure Rules 2009 (No 2)*; and section 409 of the *Planning and Development Act 2007*).

FEES

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. Write to: The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. Ask the ACAT for more details.

TIME LIMITS FOR REVIEWS OF DECISIONS

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.

FORMS OF LEGAL, FINANCIAL AND OTHER ADVICE AND ASSISTANCE

The following organisations can provide advice and assistance if you are eligible:

- ACT Attorney-General, write to The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601;

- the ACT Legal Aid Office, telephone 1300 654314;
- Legal Advice Bureau, telephone (02) 6247 5700;
- ACT Council of the Ageing, telephone (02) 6282 3777;
- Welfare Rights and Legal Centre, telephone (02) 6247 2177; and
- Environmental Defender's Office (ACT), telephone (02) 6247 9420.

AWARDING OF COSTS

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 if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. 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.

ACCESS TO DOCUMENTS ABOUT THE DECISION

You may apply for access to any documents you consider relevant to this decision under the ACT Freedom of Information Act 1989. Information about Freedom of information requests is available on the planning and land authority's web site or by contacting us by phone on (02) 6207 1923.

PROCEDURES OF THE ACAT

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.

TRANSLATION AND INTERPRETER SERVICES

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week. Telephone 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 τηλεφωνήσετε 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 telefonirajte:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız 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