ACT Government | Territory Planning Authority

NOTICE OF DECISION

Made under part 7.6 of the *Planning Act 2023*

AMENDMENT TO DEVELOPMENT APPROVAL DETAILS

This Decision Notice relates to the proposed amendment of the below development application (DA)

Application number	**DA 202443633-S205H**
Lodgement date	**23 October 2025**
Site Description	Blocks 26, 99 & 103 Section 7 Hume
Crown Lease	Block 26 Section 7 Hume – unleased Territory land Block 99 Volume: 2130 Folio: 56 Block 103 Volume: 2355 Folio: 1
Type of Development	Industrial – Data Centre
Proposal Amendments	1. Inclusion of Block 26 Section 7 Hume to facilitate installation of underground electrical and communication conduits connecting the infrastructure on adjoining developments on Blocks 99 and 103 Section 7 Hume

DECISION

The below is made pursuant to section 206 of the *Planning Act 2023.*

Decision	**APPROVED SUBJECT TO CONDITIONS**
Decision Date	**28 November 2025**
Reasons for the Decision and Considerations	**PART 1: Application and Assessment Summary** **PART 2: Statutory Considerations:** - **Public notification and representations** - **Entity advice** - **The Territory Plan and relevant design guides** - **Other Statutory Considerations**
Conditions, Administrative Information and other Attachments	**APPENDIX A: Conditions of approval and advisory notes** **APPENDIX B: Attachments of relevant entity advice** **APPENDIX C: Administrative Information**

CONTACT / ENQUIRIES

DA Gateway team
Phone: (02) 6207 6383
Online Form:
https://services.accesscanberra.act.gov.au/s/forms/land-planning-and-building-enquiry

ANITA YUSOFF
Delegate of the Territory planning authority

REASONS FOR THE DECISION AND CONSIDERATIONS

PART 1 APPLICATION AND ASSESSMENT SUMMARY

Pursuant to section 206 of the *Planning Act 2023* (the Act) the proposal to amend the development approval (DA202443633-S205D) is **approved subject to conditions**.

In accordance with section 205 of the Act, this decision was made, and the application was considered as if the development originally approved is completed. In other words, this decision only relates to the proposed amendments – the entire development proposal was not re-assessed.

The plans and documentation submitted as part of the amendment application and any subsequent information, as outlined in Table 1 below, were considered throughout the assessment and decision-making process. All conditions of approval and advice are noted in **APPENDIX A**.

Table 1: Timeline of the application

	Reference	Lodgement(L)/ Request (R) Date	Public notification period	Number of representations received	Entity referrals
Amendment Application (S205D)	202443633-S205D	L- 23 October 2025	Waived	N/A	28 October 2025 to 18 November 2025
Further information requested	205D	R – 14 November 2025	N/A	N/A	N/A
Response to further information	205D	L- 24 November 2025	Waived	N/A	Waived

THE ASSESSMENT

The Territory Planning Authority (the Authority) utilises a 6-stage process when assessing and determining all DAs. This allows different officers to work on different aspects of the same application to ensure probity and integrity is upheld during the assessment process.

More information about the 6-stage assessment process and what's involved is available online at https://www.planning.act.gov.au/applications-and-assessments/development-applications/after-you-apply.

For this DA:

- Stage 5 (Quality and Outcomes Assurance) consisted of all of the following:
  - Review and advice by a senior officer
- A total of 4 assessment officers were involved in the assessment and decision-making process, which included 1 during the stage 5 review.

PART 2 STATUTORY CONSIDERATIONS

PUBLIC NOTIFICATION AND REPRESENTATIONS – S186(H)

Pursuant to section 208 of the *Planning Act 2023*, public notification of this amendment application was waived.

Public notification was waived as the authority were satisfied that no essential design elements outlined in the original notice of decision would be changed, and that the amendments will do no more than minimally

increase the adverse impacts of the development (other than on the applicant) and the environmental impacts of the development. In making this decision, the authority considered the representations (if any) received during the initial public notification period and the cumulative impacts of the changes to the development.

ENTITY ADVICE – S186(I) AND S189(1)

Pursuant to Division 7.5.3 of the Act, the application was referred to entities, as outlined below, for the periods outlined in Table 1 above.

1. CITY AND ENVIRONMENT DIRECTORATE (CED)

   CED were referred the amendment application (S205D) for advice.

   CED provided advice stating that they support the proposal reiterating original conditions remain applicable.

2. ENVIRONMENT PROTECTION AUTHORITY (EPA)

   EPA were referred the amendment application (S205D) for advice.

   EPA provided advice stating no comments on the amended application reiterating original conditions remain applicable.

3. OFFICE OF THE CONSERVATOR OF FLORA AND FAUNA (OCFF)

   The OCFF were referred the amendment application (S205D) for advice.

   The OCFF provided advice stating no comments on the amended application.

4. ACT EMERGENCY SERVICES AGENCY (ACTESA)

   ACTESA were referred the amendment application (S205D) for advice.

   ACTESA provided advice stating no comments on the amended application.

5. ICON WATER

   Icon Water were referred the amendment application (S205D) for advice.

   Icon Water provided advice stating the amended proposal was not supported issuing a Failed To Comply Notice dated 11 November 2025.

   The applicant was advised of the non-support and liaised directly with Icon Water. The applicant subsequently submitted further information including a Statement of Conditional Acceptance from Icon Water dated 21 November 2025.

   Please refer to **APPENDIX A** for conditions consistent with the Icon Water advice.

6. EVOENERGY (ELECTRICITY)

   Evoenergy Electricity were referred the amendment application (S205D) for advice.

   Evoenergy Electricity provided advice stating they support the proposal subject to conditions.

   Please refer to **APPENDIX A** for conditions consistent with the Evoenergy Electricity advice.

7. EVOENERGY (GAS)

   Evoenergy Gas were referred the amendment application (S205F) for advice.

   Evoenergy (Gas) provided advice stating they support the proposal subject to conditions.

   Please refer to **APPENDIX A** for conditions consistent with the Evoenergy Gas advice.

THE TERRITORY PLAN AND DESIGN GUIDES– S186(A)-(B)

In making this decision, the decision-maker considered the applicable policies in the Territory Plan and applicable guidance in relevant design guides. These include:

- East Canberra District Policy
- Industrial Zones Policy
- Biodiversity Sensitive Urban Design Guide

The proposed amendments were **approved subject to conditions** as it was found that the proposal with the imposed conditions was **consistent with** the Territory Plan, including the above Policies.

While the decision-maker considered all relevant sections in the applicable policies and guides, below provides details on some key assessment themes.

INCLUSION OF BLOCK 26 SECTION 7 HUME
The amendment seeks to propose works on land not originally included in the application. The permanent nature of the works proposed requires the lessee to obtain ownership of the land. Accordingly, the amendment is approved conditional on the granting of a Crown lease authorising the use prior to the works commencing. Relevant conditions have been imposed.

OTHER STATUTORY CONSIDERATIONS

SUBSTANTIALLY THE SAME – S206(3)

The decision-maker was satisfied that, after the amendment, the development approved would be substantially the same as the development which was originally approved.

In making this decision, the decision-maker made the consideration outlined in Advisory Note 03: Substantially the same – DA amendments, available at https://www.planning.act.gov.au/professionals/resources.

SUITABILITY OF THE DEVELOPMENT IN THE CONTEXT OF THE SITE AND SURROUNDS – S186(E)

Considering the nature of the area as primarily an industrial area and the permissible uses for that area, the proposed amendment was considered to be suitable subject to the acquisition of unleased Territory land.

THE PROBABLE IMPACT OF THE PROPOSED DEVELOPMENT – S186(F)

The probable impact of the proposed development, including the nature, extent and significance of environmental impacts, were considered as part of the assessment. It is noted that any development will have a level of impact, however the proposed development was deemed to have reasonable impact based on the assessment of the Territory Plan.

THE INTERACTION OF THE PROPOSED DEVELOPMENT WITH ADJOINING OR ADJACENT DEVELOPMENT PROPOSALS – S186(G)

The amended application seeks approval to install underground electrical and communication conduits connecting the development/infrastructure of the adjoining developments (data centres) on Blocks 99 and 103 Section 7 Hume.

APPROPRIATE TRANSITION BETWEEN ZONES (WHERE THE SITE ADJOINS ANOTHER ZONE) – S186(D)

The development proposal is located in IZ1 General Industrial zone and adjoins other blocks in the same zone. The proposed works are underground and there is no transition of/between zones.

ENVIRONMENTAL SIGNIFICANCE OPINION – S186(J), S206(2)(A)

Not applicable

ENVIRONMENTAL IMPACT STATEMENT– S186(F)

Not applicable

NATIONAL CAPITAL DESIGN REVIEW PANEL ADVICE AND THE PROPONENT'S RESPONSE – S186(L)

Not applicable

PUBLIC LAND MANAGEMENT PLAN – S186(K)

Not applicable

LAND MANAGEMENT AGREEMENT – S189(B)

Not applicable

ADVICE FROM THE COMMONWEALTH – S189(E)

Not applicable

ENVIRONMENTAL OFFSETS – S206(2)(B)

Not applicable

APPENDIX A CONDITIONS OF APPROVAL AND ADVISORY NOTES

This development 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.

All original approval conditions continue to apply unless superseded by the following conditions.

ADMINISTRATIVE AND GENERAL CONDITIONS

1. APPROVAL DOES NOT TAKE EFFECT - GRANT OF CROWN LEASE

   This amended approval does not take effect until a Crown lease that permits the approved development is granted over Block 26 Section 7 Division of Hume and registered at Access Canberra Land Titles.

2. COMPLIANCE WITH CONDITION – APPROVAL NOT TO TAKE EFFECT

   In accordance with Section 213(2)(c) of the *Planning Act 2023*, this approval will end if the lessee has not complied with Condition 1 within 36 months of the date of this decision.

3. ORIGINAL DECISION

   The amended approval is to be read in conjunction with the original decision and its associated conditions and advisory notes.

4. CONDITIONS IN THE ORIGINAL DA 202443633 TO CONTINUE

   a) Conditions in the existing approval i.e. the Notice of Decision dated 12 June 2025 remain in place and are to be complied with unless in conflict with the following additional conditions.

   b) In the event of any conflict between conditions, the following conditions shall prevail for the extent of the inconsistency.

   Note: Further administrative information is also available in APPENDIX C.

DEVELOPMENT-SPECIFIC CONDITIONS

5. ELECTRICIAL AND COMMUNICATION CONDUITS

   All electrical and communication conduits are to be wholly contained within the property boundaries of that part of Block 26 Section 7 Hume the subject of Condition 1 above.

   Note*: Access onto adjoining blocks to facilitate construction is subject to consent of the respective lessee(s) to enter their premises.*

ENTITY REQUIREMENTS

6. ICON WATER

   The lessee/applicant must address and comply with any additional requirements imposed by Icon Water at **APPENDIX B**.

7. EVOENERGY ELECTRICITY

   The lessee/applicant must address and comply with any additional requirements imposed by Evoenergy Electricity at **APPENDIX B**.

8. EVOENERGY GAS

All works must comply with:

a) the ACT Government regulations and Development/Building Approvals as detailed at https://www.legislation.act.gov.au/View/a/2010-41/current/html/2010-41.html
b) All due care must be taken around underground assets noting there is a gas network in the vicinity. Ensure appropriate Before You Dig Australia (BYDA) processes are strictly followed during the construction phase.
c) Any meter or service pipe is relocations must comply with Evoenergy standards. Only personnel accredited by Evoenergy are authorised to carry out such work.

STANDARD CONDITIONS

9. WASTE MANAGEMENT – DURING CONSTRUCTION PHASE

All building waste is to be stored on the site in suitable receptacles/containers 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.

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, s187 further Information, Entity non-compliance) are complied with to the satisfaction of the planning authority.

2. 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 https://www.planning.act.gov.au/community/build-or-renovate/before-you-start/find-a-professional.

3. TREE DAMAGING ACTIVITY APPROVAL

A Tree Management Plan under the *Urban Forest Act 2023* 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 City and Environment Directorate at https://www.tccs.act.gov.au/city-living/trees.

4. 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 City and Environment Directorate at https://www.cityservices.act.gov.au/public-land/use.

5. 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, City and Environment Directorate (CED) 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 CED.

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.

APPENDIX B ENTITY ADVICE

All entity attachments to this decision must be complied with, any changes may result in non-compliance with entity requirements. Entity advice attached to this decision as follows:

ICON WATER ENDORSEMENT NOTICE

EVOENERGY (ELECTRICITY) ENDORSEMENT NOTICE

APPENDIX C ADMINISTRATIVE INFORMATION

DATE THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise, this approval does not impact on the date the original decision and approval takes effect.

INSPECTION OF THE APPLICATION AND DECISION

A copy of the application and the decision can be inspected on the territory planning authority website and between 9.00am and 4:00pm weekdays at the Land, Planning and Building Shopfront at 8 Darling Street in Mitchell, ACT, 2911.

RECONSIDERATION OF THE DECISION

If the applicant is not satisfied with a conditional approval or refusal decision made by the territory planning authority, they are entitled to apply to the territory planning authority for reconsideration within 20 working days of being told of this decision (or any longer period allowed by the territory planning authority) in accordance with section 199 of the Act.

A reconsideration application is able to be made electronically through the Access Canberra SmartForms.

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

1. Decisions that are reviewable (sometimes referred to as appealable) by the ACAT are identified in Schedule 5 of the Act, except for matters that are exempted under Schedule 6 of the Act.
2. The time limit to make a request for a third-party review is 20 working days from the date the notice of decision is given to the recipient, pursuant to section 507 of the *Planning Act 2023*. This time limit cannot be extended under the *ACT Civil & Administrative Tribunal Act 2008*.
3. The notice of decision and this advice have been sent to all people who made a representation in relation to the application.
4. 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.
5. More information on appeal rights is available online at https://www.planning.act.gov.au/applications-and-assessments/development-applications/amend-or-appeal-an-application and in the *Development Applications: Appeals to a court or tribunal factsheet*, available from https://www.planning.act.gov.au/professionals/resources.
6. 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 website. You can also download the form from the ACT Legislation Register. It is recommended you seek independent advice in regard to such reviews (e.g. from a legal practitioner).
7. 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.
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 0300
- ACT 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.

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 territory planning authority's web site at https://www.environment.act.gov.au/about-us/access-government-information.

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.

NOTICE OF DECISION

DA 202443633-S205D

CONTACT DETAILS FOR RELEVANT AGENCIES

ACT Civil and Administrative Tribunal Level 4, 1 Moore Street 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
City and Environment Directorate 480 Northbourne Avenue DICKSON ACT 2602 GPO Box 158, CANBERRA 2601 • *Territory planning authority* - list of certifiers for building approval - demolition information - asbestos information • *Office of the Surveyor-General and Land information* - *Requests for new or amended address* • *Environment Protection Authority* - environment protection - water resources - Conservation, Planning and Research - threatened species/wildlife management • *WorkSafe ACT* - asbestos information • *ACT Heritage Council* - Aboriginal, historic and natural heritage management • Tree Protection Unit - *Development Applications (DA) issue:* - *Tree Damaging Activity Applications (TDAA) issue:*	www.planning.act.gov.au 02 6207 1923 DigitalData@act.gov.au EPAPlanningLiaison@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
City and Environment Directorate • landscape management and protection plan approval • use of verges or other unleased Territory land • works on unleased Territory land - design acceptance • driveway inspections or building applications • damage to public assets	www.tccs.act.gov.au 132 281 02 6207 0019 (development coordination) tccs.dcdevelopmentcoordination@act.gov.au
Health and Community Services Directorate	www.health.act.gov.au hps@act.gov.au 02 5124 9700
Education Directorate	www.education.act.gov.au 02 6205 5429
Utilities • Telstra (networks) • TransACT (networks) • Icon Water • Electricity reticulation	 02 8576 9799 02 6229 8000 02 6248 3111 02 6293 5749

NOTICE OF DECISION

DA 202443633-S205D

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 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	Ако вам је потребна помоћ преводиоца телефонирајте:
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

STATEMENT OF CONDITIONAL ACCEPTANCE

Application No: 04424/2025

Suburb: HUME **Block/Section** 99 / 7

Application Details:

Other

New Construction

Inclusions
Landscaping Other

Additional Block and Sections
Nil

The following plans and documentation have been included in our assessment of your application.
Electrical Services In Ground 1.pdf Icon Water Design Acceptance External Services.pdf Roof Plan.pdf Electrical Services In Ground 2.pdf

Conditions of Acceptance.

- Earthing study is required.

  An AS/NZS4853 assessment with approval by Icon Water is required for any proposed works that meets the scope set out in Icon Water document STD-SPE-E-008.

  If unsure of the requirements please contact Earthing@iconwater.com.au for more details.
- An Icon Water sewer manhole or water main is located on this block.

  Access to Icon Water assets (including any manholes and mains) must be provided and

maintained in accordance with Icon Water emergency access requirements.
No structures are to be built over Icon Water emergency access passageways without approval from Icon Water in writing.

- A water or sewer network asset is located on this block.
  Access to Icon Water assets must be provided and maintained in accordance with Icon Water maintenance access requirements.
  No structures are to be built over Icon Water maintenance access passages without approval from Icon Water in writing.
- Access to Icon Water assets to be maintained.
  All Icon Water Valves, Hydrants, Meters and Maintenance Holes/Pits must have 24/7 access by Icon Water and Emergency Services.
  The developer is to obtain Icon Water padlocks which must be installed in a daisy chain fashion at each entry and exit point of the construction site. No stockpile, Temporary structures or equipment is to be located within the pipe protection envelope.
- A Liquid Trade Waste agreement must be entered into with Icon Water to discharge to the sewer network.
  Please visit www.iconwater.com.au/Developers-and-Renovators/LiquidTradeWaste.aspx
- Icon Water assets shall be protected for the duration of the construction works from short term load shedding from construction machinery or vibration and groundwater ingress or infiltration.
  Any damage to Icon Water assets resulting from the construction works will be repaired by Icon Water at the developers expense.
  Icon Water must be provided 24/7 access to its assets including sewer structures, manholes, hydrants and valves for the duration of the construction works.
- Servicing of water and sewerage must be in accordance with Icon Water standards. Design of External Services Plans and/ or offsite works must be approved by Icon Water - Developer Services team. Icon Water assets shall be protected for the duration of the construction works at all times from machinery, vibration and groundwater ingress or infiltration. All costs associated with repairing damage to Icon Water assets resulting from the construction works must be paid by the developer.
- A private sewer riser must be installed by the developer at the sewer connection to ground level. Sewer riser must be installed clear off driveway, footpath and pavements.
- Location of the water meter is to be clear of driveways and footpaths with a 1m radius unhindered access maintained. If required, relocation of the water service is to be undertaken by Icon Water at the lessee's cost. Relocations further than 1.5m laterally require a hydraulics plan to be approved by Icon Water prior to applying for the relocation. Evidence of this being performed and constructed must be confirmed prior to the certificate of occupancy and use is issued.

- An Icon Water surveillance inspector is required to be on site during horizontal boring of conduit under Icon Water sewer network, please contact Anthony Savle M 0483181223. A WAE is required to be provided to Icon Water on completion of conduit works.

See Additional Comments below.

Please Note:

- Separate applications are required for ActewAGL electricity and gas networks.
- Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to Icon Water.
- Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with Icon Water is advised if such structures and landscaping are planned.
- Icon Water recommends setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- Construction of works without the approval of Icon Water may result in connection to Icon Water's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

The following plans and documentation have <u>NOT</u> been included in our assessment of your application.

Nil

WARNING

Failure to comply with these conditions is likely to result in interference with an Icon Water sewer or water asset. Part 14 of the Utilities (Technical Regulation) Act 2000 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 landholder 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:

Nil

Signed Peter Clarke **Date** 21/11/2025

For further information please phone Icon Water 6248 3111.

Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 226193 **Suburb:** Hume **Block/Section** 99 / 7

Applcn Type: Public works/Services/New Construction

Addtnl Block/Sect Hume 103/7, Hume 26/7

Attached Plans
ENTITYENDORSEMENT-202443633-S205D-TCCS-02.pdf

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

Conditions
A Minimum of 1.0M clearance is required within the block boundary for the proposed or existing Meter Box.
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 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.
Proponent is required to submit the Request for "Preliminary Network Advice" via https://www.evoenergy.com.au/Forms/PrelimElecNetworkAdvice prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets.
Proposed and existing development is to comply with minimum 1.5m machinery access clear of obstacles and vegetation to assets within or adjacent to the block. The development must maintain existing access arrangements to Evoenergy assets that located within or adjacent to the block at all time. • No development activity shall be undertaken a) within an electricity easement or, b) that restricts access to Evoenergy asset/s
The location of the proposed or existing Point of Entry/ Meter Box is to comply with Evoenergy's Service and Installation rules.
The proponent is responsible for ensuring that Evoenergy’s Design and Siting requirements for substations are met. This includes but not limited to meeting all the requirements of Evoenergy Drawing 3832-018, in particular that no underground uninsulated metal work, metal pipes, metal fencing or metal clad buildings are within 7 meters of any part of a padmount substation. Unhindered direct access to the substation will be required 24/7.

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** 05 Nov 2025

For further information please phone Evoenergy Electricity Networks: 6293 5770

Evoenergy Gas Networks: 6203 0640