



Australian Government
Department of Finance



National Security
Office Precinct

Annual Compliance Report 2025

John Gorton Campus Car Park
EPBC Ref: 2022/09400

Revision: B – Draft for Publishing

Date: 21 July 2025

Table of Contents

Quality Information	3
Purpose.....	4
Background	4
General.....	4
Design	5
Scope	5
Environment	6
Compliance.....	6
Conditions of Approval Compliance Table.....	8
Attachment 1: Arborist Report.....	19
Attachment 2: Tree Removal Plan	20
Attachment 3: North Elevation – JGC Car Park Relative Height Comparison	21
Attachment 4: JGC Car Park Planting Schedules	22
Attachment 5: Landscape Architect Compliance Letter	23
Attachment 6: Tree Planting Plan	24
Attachment 7: Unexpected Finds Procedure	25
Attachment 8: Publication of Contamination Protocol Notice	26
Attachment 9: Commencement of the Action Notice – EPBC 2022/09400	27
Attachment 10: Publication of Annual Compliance Report – Notification to the Department	28

Quality Information

Project Name	John Gorton Campus Car Park (JGC Car Park)		
Document Title	JGC Car Park Development Annual Compliance Report 2025		
EPBC Referral	2022/09400		
Approval Holder	Department of Finance (ABN: 61 970 632 495)		
Version	Revision	Approved	Date
Draft for Approval	A		21/07/2025
Draft for Publishing	B		21/07/2025

Purpose

On 7 December 2022, the Department of Finance applied to the Department of Climate Change, Energy, the Environment and Water (DCCEEW) to take an action (the Action) to develop a five-storey building incorporating a structured car park and childcare centre facility at the John Gorton Building campus, Parkes, ACT.

On 27 April 2023, DCCEEW granted approval for the proposed Action (the Approval) under Part 9 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) for the development proposed by the Department of Finance (Finance). The Approval was subject to 28 conditions (the Conditions) under the EPBC Act (EPBC Ref: 2022/09400).

On 22 May 2024 Finance published the 2024 Annual Compliance Report in accordance with conditions 16 to 19 of the Approval.

This Annual Compliance Report demonstrates that, since the commencement of the Action, Finance, as the approval holder, is compliant with all conditions of the Approval.

Background

General

Finance has developed a five-storey building at the John Gorton Building campus within the Parliamentary Triangle in Parkes, ACT. The project provides 1,000 car parking spaces and has a provision for an early care and education facility on the ground floor (childcare).

The structure is located to the south of the John Gorton Building within Section 21 Block 2 as per the redistribution of Block and Section boundaries for the JGCC development. The site is bounded by King George Terrace to the west; Kings Avenue to the south; and King Edward Terrace to the east. The Dorothy Tangney Place Road reserve was consolidated within the existing blocks to form new Blocks (2 and 3) within Sections 21. The site was previously utilised as on-grade car parking to service the John Gorton Building and adjacent attractions, with roads, pedestrian access and open spaces that have been transformed as part of the Action.

The car park and childcare development will service current and future needs for the working population utilising the John Gorton Building and surrounding institutions within the Parliamentary Triangle.

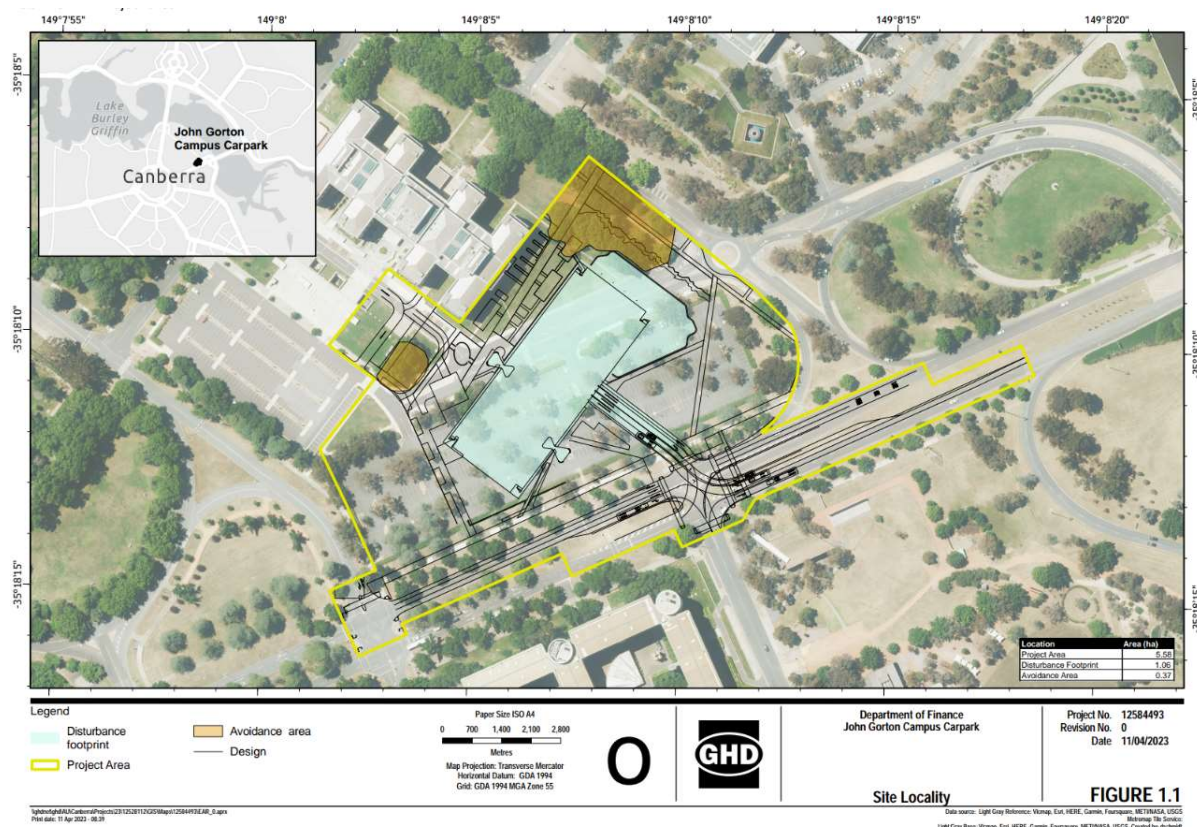


Figure 1: Location plan of the development site

Design

The design of the structure is sympathetic to the surrounding environment and heritage values. The northern and southern facades are constructed from precast concrete panels which reflect the profiles of the adjacent structures, such as the Edmund Barton Offices located opposite the site on Kings Avenue.

The eastern and western facades will utilise Corten steel vertical blades to reflect the John Gorton Building façade as the interplay of light and shadow change during the course of the day. The concrete and steel façade material selection require no ongoing maintenance.

Scope

The project area incorporates 4.57ha of National Land and includes:

- A disturbance footprint of 1.06ha; and,
- An avoidance area of 0.09ha which includes a tree protection zone around 1920's era tree plantings.

The scope of the development includes:

- A five-storey concrete structure to accommodate:
 - Over 1,000 car parking spaces; and,

- A childcare facility on the ground floor at the eastern end of the structure.
- Demolition, removal, relocation and installation of services:
 - Demolition of existing stormwater infrastructure along Dorothy Tangney Place;
 - Construction of a new stormwater trunk main to the west of the development site;
 - Partial diversion of the water main to the east of the development site outside of the building footprint;
 - Partial diversion of the water main to the north of the development site outside of the building footprint;
 - Relocation of in-ground communications infrastructure outside of the building footprint; and,
 - Connection of high and low voltage power supply from Kings Avenue to a substation at the western end of the structure.
- Access and road modifications:
 - Kings Avenue and Blackall Street intersection signalised;
 - Introduction of turning lanes for east and west bound traffic;
 - Services relocations;
 - Extension of Blackall Street to the north to provide access from Kings Avenue; and,
 - Associated lane marking, median and kerb modifications.
- Landscaping works:
 - Irrigated lawn, pedestrian footpaths, replacement tree planting, lighting and street furniture.

Environment

The development required the clearing of up to 50 identified trees, causing a temporary reduction in urban foraging habitat for native species. Under the conditions of approval, each identified tree which is cleared must be replaced with an advanced tree as part of the landscaping for the development.

The clearing of the trees may indirectly impact the Gang Gang Cockatoo and Superb Parrot which are matters of national environmental significance through temporarily decreasing the urban foraging habitat. There are no EPBC Act or ACT Nature Conservation Act listed threatened species or communities mapped to occur within the affected area.

The construction of the structure will impact matters of heritage significance through the clearing of trees within the disturbance footprint, along with the addition of a built structure within a precinct with heritage values. The development has been assessed against the Parliament House Vista and John Gorton Building heritage management plans as part of the development approvals process in consultation with the National Capital Authority.

Compliance

The development is subject to compliance with 28 conditions of the approval which was granted on 27 April 2023 (EPBC Ref: 2022/09400).

The Conditions of Approval Table below demonstrates the measures implemented by the project since the commencement of the Action by Finance as the approval holder. Finance remains compliant with all 28 conditions of the Approval at the date of the assessment of the conditions, undertaken 12-months and 24-months from the date of approval.

All referenced attachments in the Conditions of Approval Compliance table are provided to DCCEE via email.

Conditions of Approval Compliance Table

Condition No.	Condition	Compliance	Evidence/Comments
Annexure A - Part A - Conditions specific to the Action			
1 a)	In taking the Action, the approval holder must not clear outside of the project area	Compliant	The Contractor has confirmed that no clearing has, or will, occur outside of the project area. Some elements of the works are required to take place outside of the project area due to the requirements of the National Capital Authority which were not contemplated at the time of the application. These include: • modifications to pavements on Blackall Street at the intersection with Kings Avenue; • minor landscaping changes at the north-east corner of the John Gorton Building directly adjacent to the project area; and, • landscaping to the Bowen Place roundabout. The approval holder advised DCCEEW of the proposed amendments to the Action to confirm that this does not constitute a breach of the Condition. The approval holder has undertaken a Self-Assessment against these new works and determined a referral to DCCEEW is not required. Works undertaken in the avoidance area, included landscaping and the installation of Stormwater Infrastructure under the supervision of an arborist. (Refer Attachment 1 – Arborist Report, dated 23 March 2024).

1 b)	In taking the Action, the approval holder must not clear : more than 50 identified trees .	Compliant	According to the Tree Removal Plan - 43 identified trees have been removed as part of the Works. Refer Attachment 2 (Tree Removal Plan, Drawing Number 22.14.100 Rev 1, dated 8 September 2023). On 17 January 2024, the approval holder advised DCCEEW that an identified tree (No. 12993 as per Tree Removal plan), not indicated for removal as part of the Action was damaged by high winds during a storm event on 08 December 2023. The notification included an arborists report assessing the damaged tree and advised removal of the tree as the recommended treatment. On 18 January 2024, DCCEEW confirmed that a breach the EPBC Act had not occurred and agreed to the arborist's recommendation for removal and replacement of the damaged tree. Works approval was obtained from the NCA, and agreement by DCCEEW for the removal of this tree. Approval provided by the NCA (dated 29 January 2024) states that replacement with an advanced tree of the same species (<i>Eucalyptus Mannifera</i>) is to be planted. The project Landscape Architect has confirmed the replacement tree has been planted in compliance with Condition 3a.
<i>Historic Heritage</i>			
2	To mitigate impacts on the Parliament House Vista and John Gorton Building , the approval holder must ensure the building height does not exceed 17.7 metres above ground level.	Compliant	Building height designed to 17.7 m (top of building RL 581.60, Ground Level 563.90) refer Attachment 3 (North Elevation – JGCC Relative Height Comparison, Drawing Number AR-A10-01-03 Rev C, dated 01 May 2025). At completion of the works, a survey will be conducted to confirm the finished height of the structure is compliant with the Condition.

3 a)	The approval holder must: replace each identified tree which is cleared with an advanced tree	Compliant	A total of 180 trees are to be planted as part of the landscaping scheme, which is 137 additional trees above the 43 Identified Trees to be cleared and replaced. Greater than 50 new trees are advanced specimens at least 2 years old and 2 m high with specified trees required to be 3.5 m in height (refer Attachment 4 – JGCC Planting Schedules, Drawing Number 22.014.400 Rev 5 dated 19 September 2024), to meet the definition of an advanced tree. As-built documentation will be prepared at completion of the works to demonstrate compliance with the Condition. The Landscape Architect Compliance Letter (refer Attachment 5, dated 14 March 2024) confirms compliance with this Condition. As-built documentation will be prepared at completion of the works to demonstrate compliance with the Condition.
3 b)	The approval holder must: replace each historically significant tree which is cleared with an advanced historically significant tree	Compliant	A total of 3 historically significant trees have been identified to be cleared (refer Attachment 2). 4 Platanus x Acerifolia; 2 Cedrus Deodara and, 22 Quercus palustris 'Freefall' are listed to be planted in the Tree Schedule (refer Attachment 4). The listed tree types are considered historically significant trees, and planted specimens are required to be 3.5 m in height, exceeding the 2 m height requirement to be considered advanced trees. Attachment 5 further confirms compliance with this Condition. As-built documentation will be prepared at completion of the works to demonstrate compliance with the Condition.
3 c)	The approval holder must: create a Tree Protection Zone for trees that are not being cleared using Australian Standards 4970-2009	Compliant	Attachment 1 confirms that the tree protection zones established within the approved construction area comply with the requirements of AS4970-2009. Decompaction works as specified in the report have been undertaken. Aerial measuring of canopy size and vigour have been conducted and the results of these works will be monitored throughout the next reporting period and updated within the next report. Follow up soil PSI testing has been scheduled now that landscaping works have been conducted.

3 d)	The approval holder must: plant at least 12 additional trees of a species that reach at least 15 metres in height on the western façade to screen the car park	Compliant	Planting of a total of 29 trees were planted within the Western Façade zone as highlighted in EPBC Final Decision Notice - Attachment D. Each tree type specified within the planting scheme is nominally capable of reaching at least 15 m in height. As-built documentation will be prepared at completion of the works to demonstrate compliance with the Condition. The nominated tree species to be planted within the Western Façade zone (refer Attachment 6 – Tree Planting Plan, Drawing Numbers 22.014.412, 22.014.414 and 22.014.415 Rev 5, dated 09 January 2025) shall be: • 13 Eucalyptus Blakelyi • 8 Eucalyptus Mannifera var. Mannifera • 3 Eucalyptus Sideroxylon • 2 Eucalyptus Polyanthemos var. Polyanthemos Attachment 5 further confirms compliance with this Condition. It is noted that two of the tree species have changed since the Landscape Architect letter of compliance dated 14 March 2024. The Landscape Architect has subsequently confirmed that the revised tree species are nominally capable of reaching at least 15 m in height. As-built documentation will be prepared at completion of the works to demonstrate compliance with the Condition.
3 e)	The approval holder must: plant four advanced evergreen trees in the specified locations .	Compliant	The project Landscape Architect has confirmed compliance with the Condition within the design (refer Attachment 5). It is noted that one of the tree species have changed since the Landscape Architect's letter of compliance dated 14 March 2024. The Landscape Architect has subsequently confirmed that the revised tree species is an evergreen. As-built documentation will be prepared at completion of the works to demonstrate compliance with the Condition. Evergreen tree plantings in the specified locations shall be (refer Attachment 6): • 3 Eucalyptus Rossii • 1 Eucalyptus Polyanthemos var. Polyanthemos
4	The approval holder must repurpose the cleared historically significant trees in the building or landscape design.	Compliant	Tree repurposing has been undertaken by the Head Contractor. The cleared historically significant trees have been carved and sculptured into 3 wombats, 3 totem poles and 1 crocodile which are all to be gifted to the childcare facility and incorporated within the design. As-built documentation will be prepared at completion of the works to demonstrate compliance with the Condition.

<i>Contamination Protocol</i>			
5	The approval holder must ensure there are no direct impacts to the JGB underground fuel tank .	Compliant	The location of the JGB underground fuel tank is well outside of the project area, and no works are proposed within the vicinity of the tank's location. The Contractor has confirmed no inadvertent impacts occurred during the works. No site vehicle traffic or other activity has taken place in close proximity to the JGB underground fuel tank because of the Action.
6	To ensure there are no impacts from contamination, the approval holder must document, and implement as necessary, an unexpected contamination finds protocol.	Compliant	The Contractor has provided a satisfactorily documented procedure for managing latent conditions encountered during the works (refer Attachment 7 – Unexpected Finds Procedure, dated 2 June 2023).
<i>Submission and Publication of the Protocol</i>			
7	Prior to commencement of the Action , the approval holder must submit the protocol required by condition 6 electronically to the department .	Compliant	Submission of Unexpected Contamination Finds Protocol to DCCEE's Approvals Compliance Section and confirmation of receipt on 21 June 2023 (refer Attachment 8 – Publication of Contamination Protocol Notice, dated 21 June 2023).
8	Unless otherwise agreed to in writing by the Minister , the approval holder must publish the protocol on the website within 15 business days of the date the protocol is submitted to the department .	Compliant	The protocol has been published on the website as of 21 June 2023 (refer National Security Office Precinct Department of Finance refer Compliance Reporting – Unexpected Contamination Finds Protocol). The approval holder has provided electronic communication to DCCEE's Approvals Compliance Section to confirm this action which was acknowledged via return email on 21 June 2023 (refer Attachment 8).
9	The approval holder must keep the protocol on the website until the expiry date of this approval.	Compliant	The website is live and will remain active for the duration of this approval (refer: National Security Office Precinct Department of Finance).
Annexure A - Part B - Administrative Conditions			

	<i>Notification of Date of Commencement of the Action</i>		
10	The approval holder must notify the department electronically of the date of commencement of the Action , within 5 business days of commencement of the Action .	Compliant	The approval holder provided electronic notice to DCCEEW on 13 July 2023 that the Action was due to commence on 17 July 2023 (refer Attachment 9 – Commencement of the Action Notice – EPBC 2022/09400, dated 13 July 2023).
11	If the commencement of the Action does not occur within 5 years from the date of this approval, then the approval holder must not commence the Action without the prior written agreement of the Minister .	Compliant	The Action commenced on 17 July 2023 (refer Attachment 9).
12	The approval holder must maintain accurate and complete compliance records .	Compliant	Compliance record is defined as “all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval in the approval holder’s possession, or that are within the approval holder’s power to obtain lawfully”. The approval holder maintains accurate and complete compliance records for the duration of the approval, and all records will be archived in accordance with statutory requirements post completion of the Action.
	<i>Compliance Records</i>		
13	If the department makes a request in writing, the approval holder must provide electronic copies of compliance records to the department within the timeframe specified in the request.	Compliant	The approval holder undertakes to comply with the requirements of the condition where compliance records are requested by the department.

14	The approval holder must ensure that any monitoring data , surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the Guide to providing maps and boundary data for EPBC Act projects, Commonwealth of Australia 2021, or as otherwise specified by the Minister in writing.	Compliant	The approval holder undertakes to prepare all monitoring data in accordance with relevant guidelines.
15	The approval holder must submit all monitoring data , surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the department within 12 months of the approval.	Compliant	The approval holder confirms that no monitoring data has been requested by the department in the reporting period for the works undertaken to date. Any future data will be provided to the department in accordance with the requirements of conditions 13 and 14.
<i>Annual Compliance Reporting</i>			
16	The approval holder must prepare a compliance report for each 12-month period following the date of this approval, or as otherwise agreed to in writing by the Minister .	Compliant	The approval holder prepared and published the first annual compliance report in accordance with conditions 16-19. The approval holder undertakes to maintain compliance with the requirements of this condition through the next reporting period.
17	Each compliance report must be consistent with the Annual Compliance Report Guidelines, Commonwealth of Australia 2014.	Compliant	The approval holder undertakes to complete the compliance report in accordance with relevant guidelines.

18	Each compliance report must include: a) Accurate and complete details of compliance and any non-compliance with the conditions and the protocol. b) A shapefile showing all clearing of trees and any areas within the Tree Protection Zone within the 12-month period at the end of which that compliance report is prepared. c) A schedule of the protocol implementation and accurate and complete details of how the protocol is being implemented.	Compliant	The Shapefile has been uploaded to the Finance website with this report (refer National Security Office Precinct Department of Finance refer Compliance Reporting) to show the clearing of trees and tree protection zones within the approved project area. The data file has been provided to the department separately.
19	The approval holder must: a) Publish each compliance report on the website within 60 business days following the end of the 12-month period for which that compliance report is required. b) The approval holder must: Notify the department electronically, within 5 business days of the date of publication that a compliance report has been published on the website. c) Provide the weblink for the compliance report in the notification to the department. d) Keep all published compliance reports required by these conditions on the website until the expiry date of this approval.	Compliant	The 2024 Annual Compliance Report has been uploaded to the Finance website (refer National Security Office Precinct Department of Finance refer Compliance Reporting). The approval holder notified the department within 5 business days of the date of publication that the 2024 Annual Compliance Report was published on the website (refer Attachment 9 Publication of Annual Compliance Report – Notification to the Department). The approval holder undertakes to lodge this compliance report on or before the due date of 22 July 2025, provide notification to the department and maintain on the website until the expiry of the approval.
Reporting Non-Compliance			
20	The approval holder must notify the department electronically, within 2 business days of becoming aware of any potential non-compliance and/or actual non-compliance with the conditions or commitments made in the protocol.	Compliant - N/A at this time.	The approval holder undertakes to comply with the requirements of this condition and notify the department within 2 business days when non-compliance is identified. No non-compliances have been identified during the reporting period.

21	The approval holder must specify in the notification: a) Any condition or commitment made in the protocol which has been or may have been breached. b) A short description of the potential non-compliance and/or actual non-compliance. c) The location (including co-ordinates), date, and time of the potential non-compliance and/or actual non-compliance.	Compliant - N/A at this time.	The approval holder undertakes to comply with the requirements of this condition and notify the department when a non-compliance has occurred. No non-compliances have been identified during the reporting period.
22	The approval holder must provide to the department in writing, within 12 business days of becoming aware of any potential non-compliance and/or actual non-compliance, the details of that potential non-compliance and/or actual non-compliance with the conditions or commitments made in the protocol. The approval holder must specify: a) Any corrective action or investigation which the approval holder has already taken. b) The potential impacts of the potential non-compliance and/or actual non-compliance. c) The method and timing of any corrective action that will be undertaken by the approval holder.	Compliant - N/A at this time.	The approval holder undertakes to comply with the requirements of this condition and provide written advice to the department within 12 business days a non-compliance has been identified. No non-compliances have been identified during the reporting period.
<i>Independent Audit</i>			
23	The approval holder must ensure that an independent audit of compliance with the conditions is conducted for every three-year period following the commencement of the Action until this approval expires, unless otherwise specified in writing by the Minister.	Compliant - N/A at this time.	The approval holder notes that Independent Audit of compliance is due to be undertaken prior to 27 April 2026.

24	For each independent audit, the approval holder must: a) Provide the name and qualifications of the nominated independent auditor, the draft audit criteria, and proposed timeframe for submitting the audit report to the department prior to commencing the independent audit. b) Only commence the independent audit once the nominated independent auditor, audit criteria and timeframe for submitting the audit report have been approved in writing by the department. c) Submit the audit report to the department for approval within the timeframe specified and approved in writing by the department. d) Publish each audit report on the website within 15 business days of the date of the department's approval of the audit report. e) Keep every audit report published on the website until this approval expires.	Compliant - N/A at this time.	The approval holder undertakes to comply with the requirements of this condition and notify the department of the details of the proposed independent auditor. No non-compliances have been identified during the reporting period.
25	Each audit report must report for the three-year period preceding that audit report.	Compliant - N/A at this time.	The approval holder undertakes to comply with the requirements of this condition.
26	Each audit report must be completed to the satisfaction of the Minister and be consistent with the Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines, Commonwealth of Australia 2019.	Compliant - N/A at this time.	The approval holder undertakes to comply with the requirements of this condition.
<i>Completion of the Action</i>			

27	The approval holder must notify the department electronically 60 business days prior to the expiry date of this approval, that the approval is due to expire.	Compliant - N/A at this time.	The approval holder undertakes to comply with the requirements of this condition on or before the due date of 7 October 2033, or at completion of the Action in accordance with Condition 28.
28	Within 20 business days after the completion of the Action, and, in any event, before this approval expires, the approval holder must notify the department electronically of the date of completion of the Action and provide completion data .	Compliant - N/A at this time.	The approval holder undertakes to comply with the requirements of this condition.

Attachment 1: Arborist Report

Dated 23 March 2024



gold leaf

John Gorton Carpark Project Tree Audit March 2024

Prepared for Barpa Construction Services by arborists [REDACTED]
[REDACTED]



Version	Date	Description
1.0	15/03/2024	Draft issued to client
1.1	23/04/2024	Final revision issued to client

Background

Gold leaf Tree Services were engaged in February 2024 to provide commentary and reporting on the John Gorton Carpark Project by Barpa Construction Services. A site visit was conducted on the 8th of March to collect data.

In early April, Gold Leaf conducted the first stage of rectification works to decompact the soil as per the recommendations from an initial soil compaction survey.

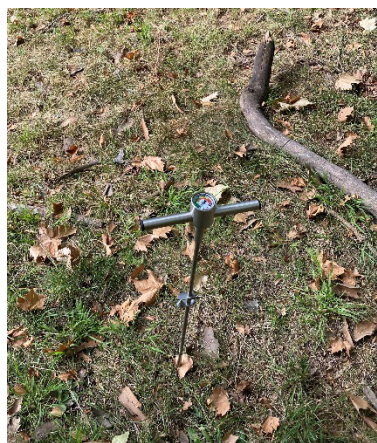
Scope

Gold Leaf Tree Services is to provide assessment and commentary on the following.

- Mitigation recommendation for construction of a storm water drain along northern side of the site
- Commentary on current condition on retained trees within the area
- Review compliancy of AS4970-2009 Protection of trees on development sites

Methodology

Soil compaction probing was carried out using a standard soil penetrometer with a 13mm probe head. Soil compaction measurements were taken at 100, 200 and 300mm.



Measurement of soil compaction will provide insight into ground conditions and impacts from environmental influences.

Soil compaction probe. Image credit [REDACTED]

Canopy coverage and density was assessed via historical satellite imagery provided by NearMaps. Canopy measurements of square meterage were taken using the same software.

A walkthrough assessment was conducted to assess the current health of the trees, using the Visual Tree Assessment (VTA) methodology.

Soil compaction findings



Figure 1 Soil Compaction results conducted on the 8/03/2024. Imagery source – NearMaps

Soil compaction was tested using a soil penetrometer in a grid method. The results above are from several penetrations, providing an average outcome. Ideally, readings are done at 100, 200, 300 millimetres. Due to the density of the soil, it was difficult to gain good readings, with many sample areas not allowing any measurement below 50mm. These results are reflected in a singular marker of **>300 (100mm)**.

Figure 2. Root penetration and penetration resistance.

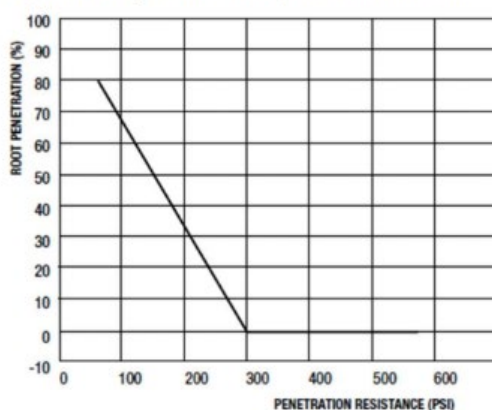


Table 1. Interpretation of penetration resistance measurements.

PERCENTAGE OF MEASURING POINTS HAVING CONE INDEX > 300 PSI IN TOP 15 INCHES	COMPACTION RATING	SUBSOILING RECOMMENDED
< 30	Little to none	No
30–50	Slight	No
50–75	Moderate	Yes
>75	Severe	Yes

Adapted from: Lloyd Murdock, Tim Gray, Freddie Higgins, and Ken Wells, 1995. *Soil Compaction in Kentucky*. Cooperative Extension Service, University of Kentucky, AGR-161.

Figure 2 Soil compaction data interpretation guide. Image source – College of Agricultural Sciences, Pennsylvania State University.

From figure 2, we can determine that the overall compaction rating is severe.

Conditions on the ground present as dry, and highly compacted. After recent flooding in late December, a noticeable amount of fine soil has settled in the surface, increasing the compaction

- Recent flooding
- Lack of irrigation
- Plant/foot traffic
- Changes in soil density from excavation

Mitigation recommendations for stormwater excavation works in northern section of construction

Decompaction of compacted soil, focusing on higher affected areas.

Air assisted soil decompaction utilizing a VOGT Geo-Injector.



*VOGT Geo-injector. Image courtesy
VOGT Baugeräte GmbH*

For dry soil the injection area should be watered with a watering system 3 days before, for about 3 h daily. During decompaction, fissures in the soil will be backfilled with injectable materials designed to aid in soil improvement.

Mulching

Placing high quality mulch within a trees drip line is shown to increase soil quality, reduce compaction, and aid in water retention. It is recommended to mulch in a 2m radius around each tree in the compacted area. Considering the intended aesthetics of the area, maintaining a small radius of mulch will garner some benefit over the lifespan of the construction.

“A combined treatment of air spading, biochar, and a woodchip mulch layer proved optimal in improving the soil quality of a heavily compacted soil over the 5-year period”

Percival, G. C., Graham, S., & Franklin, E. (2023). The Influence of Soil Decompaction and Amendments on Soil Quality. *Arboriculture & Urban Forestry (AUF)*, 49(4), 179-189.

Watering & Nutrient feeding

As advised by Barpa staff, the irrigation system was disconnected for the local area. Reconnecting this system is advised with a return to normal watering schedule.

With the recent soil changes, and prolonged compaction, an introduction of soil nutrients via a deep watering spear after decompaction works would allow the trees to react better to the changes in the root zones.

Impact assessment for trees with encroached Tree Protection Zones

The cluster of trees along the North Eastern corner have recently had large excavation carried out through the TPZ, a requirement for the installation of a large storm water drain.

Gold Leaf Tree Services was engaged to verify the pruning of three large roots (two roots at 35mm, one at 90mm) during the excavation works. Specifications around the pruning requirements and reinstatement was provided to ComplexCo staff on the 24/01/2024 via email.

Structural root loss was minimal, with feeder roots being the most affected. The impact to these trees will likely not surface for some months, though it can be assumed that the loss of feeder roots within the excavation area will have a measurable impact. This can be mitigated with works recommended in this report.

Review of general tree health in impact area

Northern side

Comparing canopy coverage from 25/02/2024 and 11/02/2023 (Figure 1.1 & 1.2), There is an upward trend of canopy growth. However in December 2023, the Canberra region suffered repeated severe storms which led to several branch failures and one tree failure in the construction area. A comparative review of canopy coverage for the most impacted group of trees shows a decrease of canopy.

While coverage has gone down, attributed from required clearance pruning and storm damage, the relative density of leaf mass has not.

There are signs of compaction stress observed from the ground when assessing these trees, though these changes would be recent.

Eastern side

Cedars along Kings Avenue have had a spoon drain installed along the inside boundary of the TPZ. There is no observable change in canopy density. A small amount of deadwood exists within these trees. Upon inspection of these dead branches show that these dead branches have sat for longer than 12 months.

Two cedars on the Kings Avenue side present with storm damaged limbs. These require pruning of broken stubs. (trees 11603, 11636)



Spoon drain along row of cedars. Image credit [REDACTED]



Example of observed storm damage. Image credit [REDACTED]



Excavation within TPZ. A review of the roots cut during this dig showed a minimal amount of roots above 20mm diameter were cut.

Image credit [REDACTED]

Southern side

The trees located within the designated site office area have not seen drastic changes to canopy density or shape. Some smaller branches have been observed as storm damaged from the Dec 2024 storms.

Trees experiencing decline within this area have been in this state prior to construction starting and have not been made worse by the presence of the offices.



E. mannifera in site office carpark. Image credit [REDACTED]



C. atlantica in site office carpark, alongside southern edge of construction. Image credit [REDACTED]



E. mannifera with minor deadwood. Image credit [REDACTED]

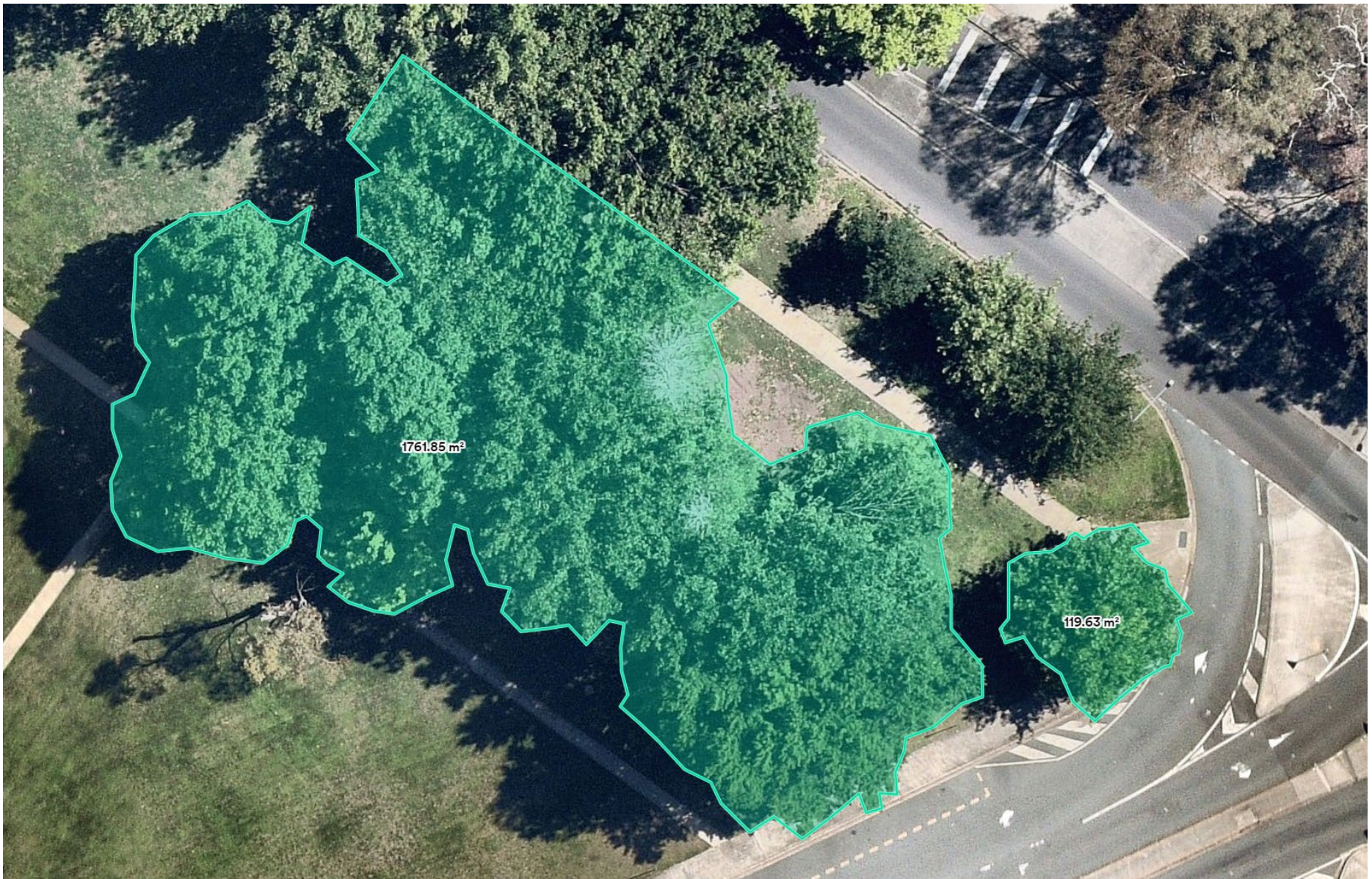


Figure 1.1 Canopy measurement as of 11/02/2023



Figure 1.2 Canopy measurement as of 25/02/2024

Review of compliancy with AS4970-2009 Protection of trees on development sites

Tree protection zones established in the construction area comply with the requirements of AS4970-2009.

Observing the retained *Eucalyptus mannifera* along the Eastern side of the area, the protection zones consist of flagging around the concrete edging. While the plant/vehicle exposure to these trees are minimal when compared to the Western side, there is material and other storage being used in proximity to these trees. While I assess the likelihood of damage to these trees as low, changing the flagging to temporary fencing will provide a more visual barrier to drivers and load carrying machinery.



Example 1. Image credit [REDACTED]



Example 2. Image credit [REDACTED]



Example 3. Image credit [REDACTED]



Example 4. Image credit [REDACTED]

Soil deposit

During the inspection on the 8/03/2024, it was discovered that a large deposit of soil had been placed within the TPZ of trees situated along King Edward Terrace.

While as a temporary feature the impact would be negligible. However if it remains in place for any longer than 3 months, it may start to alter the soil profile and ability for the trees to obtain water and nutrients. Oxygen cutoff will kill off fine root systems under the soil.



Northern side of soil deposit. Image credit [REDACTED]



Southern side of soil deposit. Signs of machinery within a *Eucalyptus bicostata*'s drip line are shown. Image credit [REDACTED]



Area of soil as shown through aerial imagery. Image credit NearMaps 2024.

Gold Leaf was advised that the presence of this soil is a temporary measure, and will be relocated as soon as practicable.

UPDATE: The soil deposit has been removed as of the 20th April 2024.

Review of implemented recommendations conducted 22/04/2024

After the initial audit on 15/03/2024, Barpa engaged Gold Leaf to implement the recommendations provided. After a consultation process, Gold Leaf provided specifications and timeframes to rectify the identified concerns.

Removal of soil deposit

As per the March 2024 audit observations, the temporary soil deposit has been removed from the collection of trees on the north eastern side of the site by Barpa staff.

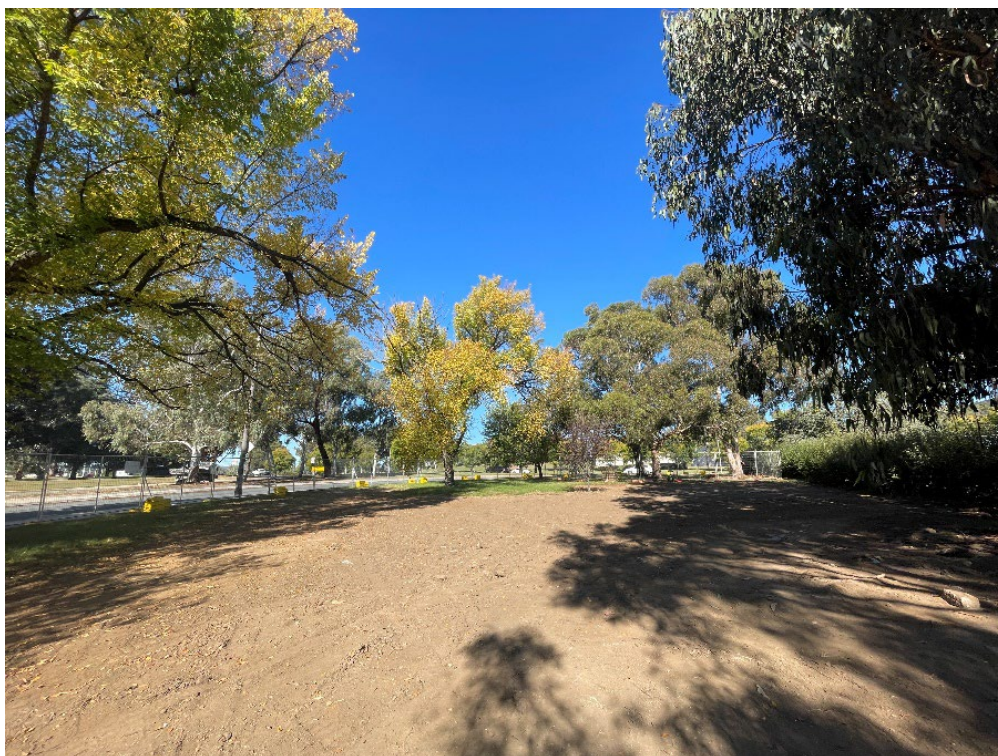


Image showing removed soil deposit. Image credit [REDACTED]

A review will be conducted in September 2024 of the trees in this area to monitor for any affects from the temporary soil storage. This review will assess historical canopy density, changes in deadwood occurrence and soil compaction. While the impact from this soil store likely wont have any major impact to the health and quality of these trees, conducting a review is within the clients best interests.

Decompaction of affected soil

As per recommendations made in March 2024, soil decompaction was carried out. The following rates were conducted.

Compaction rating	VOGT penetrations	Water spear penetrations	Water injection volume per penetration (approximate)
High	1 per 1m2	1 per 1m2	50L
Medium	1 per 2m2	1 per 2m2	50L
Low	1 per 2m2	1 per 2m2	25L

A site specific proprietary blend of soil ameliorants were used in both the VOGT application and the water spear injections.

Aged mulch is yet to be delivered, though a commitment has been made to meet these requirements. Gold Leaf will be delivering mulch with Barpa staff completing this last round of works in early May 2024. This timeframe is acceptable in rectifying soil compaction as the soil aeration and deep watering was the first stage of implementation.

Specifications around the spreading of mulch has not changed since initial recommendations and should not have any bearing on the landscaping phase of the project.

A follow up soil profile analysis/canopy growth comparison will be conducted in September 2024 to quantify the mitigation efforts.

Tree protection zones in eastern carpark

During the initial audit it was noted that the protection zones around the retained trees in the eastern carpark could be upgraded to fencing, though not a firm requirement as the assessed risk of damage was low. The flagging satisfies the requirements to provide a visual barrier for workers in the area.

The client has decided to retain the protection zones as flagging.

Assessor Qualifications

Our national industry body states that anyone seeking advice on trees should only engage an AQF Level 5 (Diploma) qualified Arborist (Arboriculture Australia, 2018). This ensures clients receive qualified and objective advice from professional Arborists who understand tree biology and their strategic management for the development or conservation of ecosystems. Gold Leaf Tree Services' Consulting Arborists for this report holds the following qualifications:

██████████ (Associate Consultant)

- Australian Arborist Industry Licence (Via Gold Leaf Tree Services) - Level 3 climbing Arborist, Arboriculture Australia
- Undertaking Diploma of Arboriculture
- Quantified Tree Risk Assessment practitioner (QTRA)
- Height safety equipment assessor

██████████ (Principal Consultant) Director, Gold Leaf Tree Services

- Graduate Certificate of Arboriculture
- Diploma of Arboriculture
- Quantified Tree Risk Assessment practitioner (QTRA)
- Australian Arborist Industry Licence (Via Gold Leaf Tree Services) - Level 6 Consulting Arborist, Arboriculture Australia.

Contact

Further enquiries regarding this report can be made to:

██████████

PH ██████████

Associate Consultant

Gold Leaf Tree Services Pty Ltd

E|

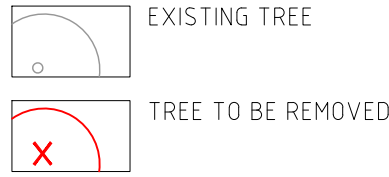
W| Goldleaftreeservices.com.au

Disclaimer: the information in any report by Gold Leaf Tree Services Pty Ltd covers only those trees listed and reflects the condition of those trees at the time of the inspection. Gold Leaf Tree Services' arborists conscientiously apply their knowledge in assessing trees and recommending treatments with the intention of the best outcome for their clients. However, given the natural variability of trees, the arborist may not be able to predict when a tree may fail. There is no guarantee that any mitigation action recommended, or agreed to with the client, will prevent failure in the future. Trees can be managed but neither they, nor the environmental influences on them, can be completely controlled, and to be near a tree is to accept some degree of risk.

Attachment 2: Tree Removal Plan

Drawing Number 22.14.100 Rev 1 dated 8 September 2023

LEGEND



NOTES:

EPBC REF 2022/09400

NO TREES ARE PROPOSED TO BE REMOVED OUTSIDE OF THE PROJECT AREA AS PER SECTION 1A OF THE EPBC.

43 TREES ARE PROPOSED FOR REMOVAL AND MEETS THE REQUIREMENTS OF LESS THAN 50 TREES AS PER SECTION 1b OF THE EPBC.

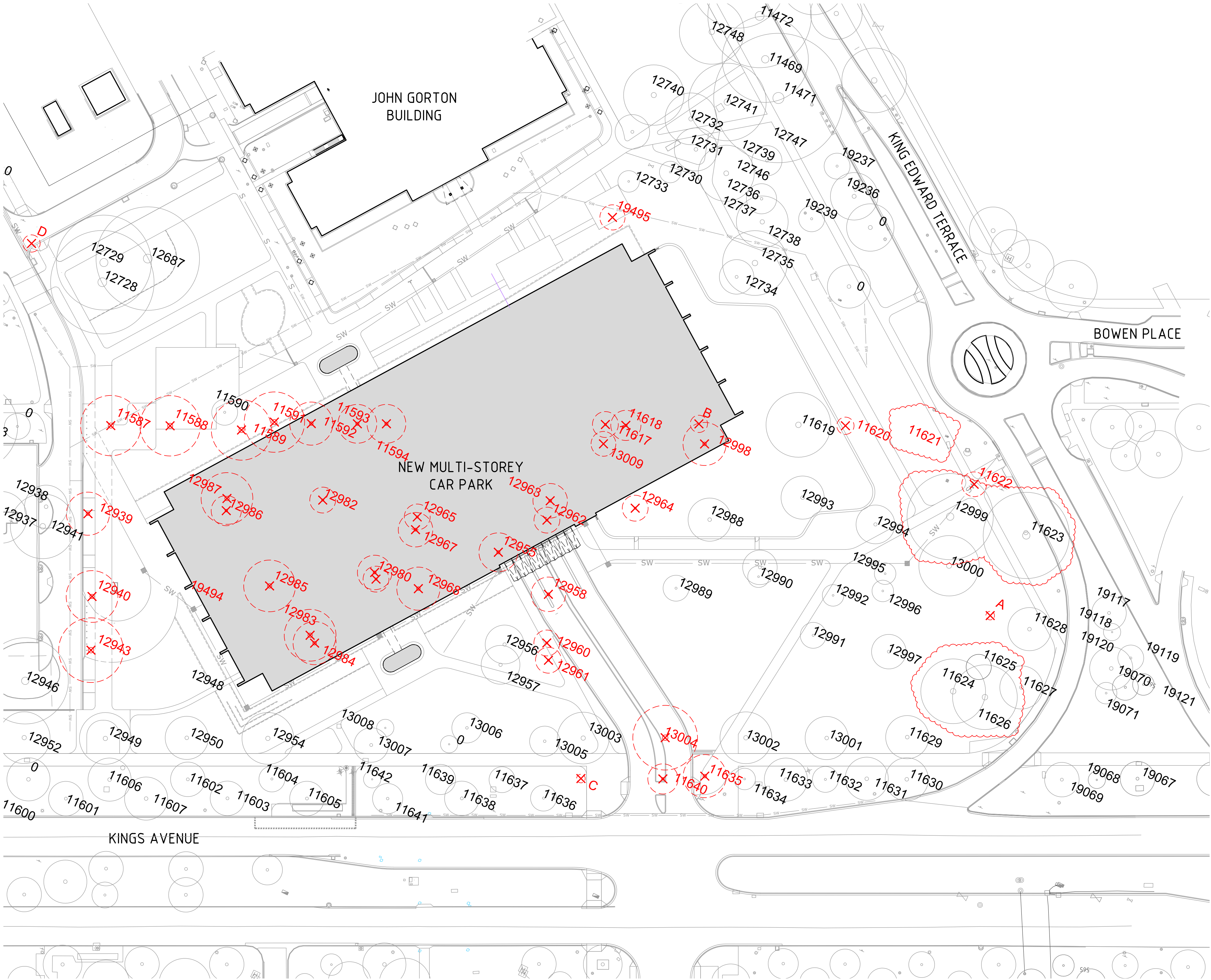
ALL TREES RETAINED WITHIN THE TREE PROTECTION ZONE AS PER SECTION 3c OF THE EPBC.

HISTORICALLY SIGNIFICANT TREES THAT HAVE BEEN REMOVED ARE BEING RETAINED ON SITE AS PER SECTION 4 OF THE EPBC. MIXTURE OF HABITAT LOGS, TOTEM POLES AND SCULPTURAL SEATS ARE PROPOSED AND WILL BE RESOLVED IN COLLABORATION WITH WELLSPRING ARTS.

PLEASE REFER LANDSCAPE SPECIFICATION AND AS 4970-2009 FOR PROTECTION OF TREES ON DEVELOPMENT SITES AS REQUIRED THAT ADDRESS SECTION 3f OF THE EPBC.

TREE REMOVAL SCHEDULE

NCA ASSET NUMBER	BOTANIC NAME	COMMON NAME	AGE	HEALTH	LANDMARK SURVEY 03/05/23 TREE NO / TRUNK SIZE / CANOPY SPREAD / HEIGHT
A	Prunus cerasifera	Cherry Plum	Semi-mature	n/a	T53 0.1 2 3
B	Eucalyptus bicostata	Southern Blue Gum	Semi-mature	Fair	T46 0.4 4 11
C	Ulmus parvifolia	Chinese Elm	Juvenile	Fair	T172 0.05 2 4
D	Quercus robur	English Oak	Juvenile	Good	NO DETAILS
11587	Eucalyptus bocosta	Southern Blue Gum	Semi-mature	Fair	T102 0.9 14 12
11588	Eucalyptus bocosta	Southern Blue Gum	Mature	Fair	T101 0.9 14 15
11589	Platanus x acerifolia	London Plane	Mature	Good	T99 0.5 14 15
11591	Eucalyptus bocosta	Southern Blue Gum	Semi-mature	Fair	T98 0.7 14 15.5
11592	Eucalyptus bocosta	Southern Blue Gum	Semi-mature	Fair	T97 0.45 10 11
11593	Eucalyptus bocosta	Southern Blue Gum	Semi-mature	Fair	T96 0.7 9 13
11594	Eucalyptus bocosta	Southern Blue Gum	Semi-mature	Fair	T95 0.7 9 13.5
11617	Calocedrus decurrens	Incense Cedar	Mature	Fair	T49 0.6 6 14
11618	Quercus palustris	Pin Oak	Semi-mature	Fair	T48 0.3 7 10
11620	Eucalyptus bocosta	Southern Blue Gum	Semi-mature	Fair	T44 0.4 4 10
11621	Ulmus americana	TREE ALREADY REMOVED FROM SITE. DELETED FROM TREE REMOVAL SCHEDULE.			
11622	Prunus cerasifera 'Nigra'	'Purple-leaved Cherry Plum'	Juvenile	Good	NOT SHOWN
11623	Ulmus x hollandica	TREE TO BE RETAINED. DELETED FROM TREE REMOVAL SCHEDULE.			
11624	Eucalyptus camaldulensis	TREE TO BE RETAINED. DELETED FROM TREE REMOVAL SCHEDULE.			
11625	Eucalyptus melliodora	TREE TO BE RETAINED. DELETED FROM TREE REMOVAL SCHEDULE.			
11626	Eucalyptus melliodora	TREE TO BE RETAINED. DELETED FROM TREE REMOVAL SCHEDULE.			
11635	Ulmus parvifolia	Chinese Elm	Mature	Fair	T177 0.6 10 12.5
11640	Ulmus minor	Smooth-leaved Elm	Semi-mature	Fair	T176 0.2 7 7
12939	Eucalyptus mannifera	Brittle Gum	Semi-mature	Fair	T104 0.6 10 10.5
12940	Eucalyptus mannifera	Brittle Gum	Mature	Fair	T105 0.6 12 12
12943	Eucalyptus mannifera	Brittle Gum	Mature	Fair	T106 0.9 15 13
12955	Ulmus americana	American Elm	Mature	Fair	T84 0.7 9 13
12958	Eucalyptus mannifera	Brittle Gum	Mature	Fair	T79 0.4 8 13
12960	Eucalyptus mannifera	Brittle Gum	Mature	Good	T80 0.35 6 10
12961	Eucalyptus mannifera	Brittle Gum	Mature	Fair	T81 0.35 6 12
12962	Eucalyptus mannifera	Brittle Gum	Semi-mature	Fair	T77 0.4 8 10
12963	Eucalyptus mannifera	Brittle Gum	Semi-mature	Fair	T78 0.35 6 11.5
12964	Eucalyptus mannifera	Brittle Gum	Mature	Good	T76 0.5 6 11
12965	Eucalyptus mannifera	Brittle Gum	Mature	Fair	T86 0.5 6 8
12967	Eucalyptus mannifera	Brittle Gum	Mature	Fair	T87 0.6 8 10.5
12968	Eucalyptus mannifera	Brittle Gum	Mature	Fair	T85 0.6 10 10
12980	Eucalyptus mannifera	Brittle Gum	Over-mature	Good	T89 0.5 8 10
12982	Eucalyptus mannifera	Brittle Gum	Semi-mature	Fair	T103 0.4 6 7
12983	Eucalyptus mannifera	Brittle Gum	Mature	Fair	T91 0.75 12 12
12984	Eucalyptus mannifera	Brittle Gum	Semi-mature	Fair	T92 0.6 10 10
12985	Eucalyptus mannifera	Brittle Gum	Mature	Fair	T90 0.6 12 10
12986	Eucalyptus mannifera	Brittle Gum	Semi-mature	Fair	T94 0.4 7 8
12987	Eucalyptus mannifera	Brittle Gum	Mature	Fair	T93 0.7 12 11.5
12998	Ulmus x hollandica	Dutch Elm	Mature	Fair	T47 0.8 10 12
12999	Eucalyptus melliodora	TREE TO BE RETAINED. DELETED FROM TREE REMOVAL SCHEDULE.			
13004	Cedrus atlantica	Atlas Cedar	Mature	Fair	T175 0.8 15 16
13009	Platanus x acerifolia	London Plane	Mature	Fair	NOT SHOWN
19494	Eucalyptus mannifera	ALREADY REMOVED FROM SITE. DELETED FROM TREE REMOVAL SCHEDULE.			
19495	Prunus cerasifera	Cherry Plum	Mature	Poor	NOT SHOWN



DRAFT: SENSITIVE

<table><tr><th>Revision</th><th>Date</th><th>Revision</th><th>DWN</th><th>CHK</th><th>APP</th></tr><tr><td>A</td><td>22.08.22</td><td>DRAFT</td><td>SD</td><td>TW</td><td>JH</td></tr><tr><td>B</td><td>12.10.22</td><td>DRAFT</td><td>HF</td><td>JH</td><td>JH</td></tr><tr><td>C</td><td>18.10.22</td><td>DRAFT</td><td>HF</td><td>JH</td><td>JH</td></tr><tr><td>D</td><td>09.12.22</td><td>DRAFT</td><td>SD</td><td>JH</td><td>JH</td></tr><tr><td>E</td><td>06.04.23</td><td>DRAFT</td><td>SD</td><td>JH</td><td>JH</td></tr><tr><td>F</td><td>16.06.23</td><td>DRAFT - NCA APPROVAL</td><td>SD</td><td>JH</td><td>JH</td></tr><tr><td>G</td><td>27.07.23</td><td>DRAFT</td><td>SD</td><td>JH</td><td>JH</td></tr><tr><td>H</td><td>18.08.23</td><td>DRAFT</td><td>SD</td><td>JH</td><td>JH</td></tr><tr><td>I</td><td>08.09.23</td><td>FOR CONSTRUCTION</td><td>SD</td><td>JH</td><td>JH</td></tr><tr><td colspan="6"> </td></tr><tr><td colspan="6"> </td></tr><tr><td colspan="6"> </td></tr></table>		Revision	Date	Revision	DWN	CHK	APP	A	22.08.22	DRAFT	SD	TW	JH	B	12.10.22	DRAFT	HF	JH	JH	C	18.10.22	DRAFT	HF	JH	JH	D	09.12.22	DRAFT	SD	JH	JH	E	06.04.23	DRAFT	SD	JH	JH	F	16.06.23	DRAFT - NCA APPROVAL	SD	JH	JH	G	27.07.23	DRAFT	SD	JH	JH	H	18.08.23	DRAFT	SD	JH	JH	I	08.09.23	FOR CONSTRUCTION	SD	JH	JH																			Scale 1:500 (A1), 1:1000 (A3) 0 5 10 15 20m Map Projection: Transverse Mercator Horizontal Datum: GDA 1994 Grid: GDA 1994 MGA Zone 55 Plot File Created: Sep 08, 2023	Project JOHN GORTON CAMPUS CARPARK Client BARPA Architecture BVN Civil & Hydraulic Engineering VDS Structural Engineer HERA Electrical Engineer HEYDAY5 Lighting Designer FPOV	oxygen Oxygen Pty Ltd 98-100 Halifax Street Adelaide SA 5000 T +61 (08) 7324 9600 design@oxygen.net.au oxygen.net.au	Drawing title TREE REMOVAL PLAN Project number 22.014 Drawing number 100 Revision 1
Revision	Date	Revision	DWN	CHK	APP																																																																														
A	22.08.22	DRAFT	SD	TW	JH																																																																														
B	12.10.22	DRAFT	HF	JH	JH																																																																														
C	18.10.22	DRAFT	HF	JH	JH																																																																														
D	09.12.22	DRAFT	SD	JH	JH																																																																														
E	06.04.23	DRAFT	SD	JH	JH																																																																														
F	16.06.23	DRAFT - NCA APPROVAL	SD	JH	JH																																																																														
G	27.07.23	DRAFT	SD	JH	JH																																																																														
H	18.08.23	DRAFT	SD	JH	JH																																																																														
I	08.09.23	FOR CONSTRUCTION	SD	JH	JH																																																																														

Attachment 3: North Elevation – JGC Car Park Relative Height Comparison

Drawing Number AR-A10-01-03 Rev C dated 01 May 2024



EXISTING RLS  RL XXX.XXX

PROPOSED RLS  RL XXX.XXX

Attachment 4: JGC Car Park Planting Schedules

Drawing Number 22.014.400 Rev 5 dated 19 September 2024

This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request. Copyright Oxygen Pty Ltd.

Plot File Created: Sep 19, 2024

Scale

AS SHOWN

TREE SCHEDULE

Key	Botanic Name	Common Name	Height	Caliper	Qty.
AMe	Acacia melanoxylon	Australian blackwood	3.5m	50mm	2
CDe	Cedrus deodara	Deodar cedar	3.5m	50mm	2
EBI	Eucalyptus blakelyi	Blakely's Red Gum	3.5m	50mm	28
EMa	Eucalyptus mannifera var. mannifera	Brittle Gum	3.5m	50mm	26
EMe	Eucalyptus melliodora	Yellow Box	3.5m	50mm	10
Epp	Eucalyptus polyanthemos var. polyanthemos	Red Box	3.5m	50mm	20
ERo	Eucalyptus rossii	Inland Scribbly Gum	3.5m	50mm	52
ESi	Eucalyptus sideroxylon	Red Ironbark	3.5m	50mm	8
EVi	Eucalyptus viminalis	Manna Gum	3.5m	50mm	6
PAc	Platanus x acerifolia	London Plane	3.5m	50mm	4
QPa	Quercus palustris 'Freefall'	Swamp Spanish Oak	3.5m	50mm	22

PLANTING AND UNDERSTOREY

Key	Botanic Name	Common Name	Spacing	Pot	Qty.
AB	Acacia buxifolia	Box-Leaf Wattle	1 / m ²	300mm	104
AV	Acacia vestita	Weeping Boree	1 / m ²	300mm	162
BS	Banksia spinulosa 'Birthday Candles'	Banksia	3 / m ²	140mm	1641
BD	Boronia denticulata	Mauve Boronia	2 / m ²	300mm	534
CL	Callistemon pallidus	Lemon Bottlebrush	1 / m ²	300mm	138
CU	Callistemon subulatus	Bottlebrush	2 / m ²	300mm	397
CM	Callitris muelleri	Cypress Pine	1 / m ²	300mm	75
CD	Correa 'Dusky Bells'	Spreading Correa	3 / m ²	140mm	1720
CA	Correa alba var. alba	White Correa	1 / m ²	300mm	143
CDE	Correa decumbens	Spreading Correa	3 / m ²	140mm	465
CP	Correa pulchella	Salmon Correa	3 / m ²	140mm	1433
CR	Correa reflexa var. reflexa	Common Correa	3 / m ²	140mm	3023
CS	Crowea saligna	Crowea Pink Star	2 / m ²	300mm	1046
DR	Dianella revoluta	Blue Flax-Lily	3 / m ²	Tube	925
DV	Dodonea viscosa 'Dwarf' variety	Broad Leaf Hop-bush	1 / m ²	300mm	249
GL	Grevillea langigera	Wooly Grevillea	2 / m ²	140mm	150
GLA	Grevillea lavandulacea	Lavender Grevillea	3 / m ²	Tube	95
GO	Grevillea obtusifolia	Obtuse-Leaved Grevilla	3 / m ²	Tube	613
GR	Grevillea 'Little Thicket'	Spider Flower	3 / m ²	Tube	692
GP	Grevillea 'Poorinda Constance'	Grevillea cultivar	1 / m ²	140mm	43
HV	Hardenbergia violacea	False Sarsaparilla	1 / m ²	Tube	175
KP	Kunzea pomifera	Muntries	3 / m ²	300mm	143
MS	Microlaena stipoides	Weeping Grass	5 / m ²	Tube	120
MP	Myoporum parvifolium	Creeping Boobiala	3 / m ²	Tube	221
PP	Polystichum proliferum	Mother Shield Fern	4 / m ²	140mm	958
TT	Themeda triandra	Kangaroo Grass	5 / m ²	Tube	148
TS	Thryptomene saxicola 'F.C. Payne'	Rock Thryptomene	2 / m ²	300mm	624
TF	Trachelospermum 'Flat Mat'	Star Jasmine	1 / m ²	Tube	333
WW	Westringia 'Wynyabbie Gem'	Native Rosemary	2 / m ²	140mm	227

Landscape Architecture

oxygen

Oxygen Pty Ltd
98-100 Halifax Street
Adelaide SA 5000

T +61 (08) 7324 9600
design@oxygen.net.au
oxygen.net.au

Project: JOHN GORTON CAMPUS CAR PARK

Client BARPA	Structural Engineer HERA
Architecture BVN	Electrical Engineer HEYDAYS
Civil & Hydraulic Engineering VDS	Lighting Designer FPOV

Drawing Title
PLANTING SCHEDULES

Project number	Drawing number	Revision
22.014	400	5

Rev	Date	Issue	DWN	CHK	APP
1	08.09.23	FOR CONSTRUCTION	SD	JH	JH
2	26.10.23	FOR CONSTRUCTION	SD	JH	JH
3	20.03.24	FOR CONSTRUCTION	SD	JH	JH
4	20.03.24	FOR CONSTRUCTION	SD	JH	JH
5	19.09.24	FOR CONSTRUCTION	SD	JH	JH

Attachment 5: Landscape Architect Compliance Letter

Dated 14 March 2024

14TH March 2024

Project Coordinator

Barpa Pty Ltd
L7/459 Church St,
Richmond VIC 3121

EPBC Compliance Letter - Landscape

Project: John Gorton Campus Carpark
Location: Block 1 Section 21, Parkes ACT
EPBC REF: 2022/09400

Dear [REDACTED]

To the best of our knowledge, Oxygen Pty Ltd confirms the landscape design is in accordance with the EPBC conditions for the **John Gorton Campus Carpark** in Parkes. Meeting the following conditions:

1. **Tree Planting Historically Significant Trees** - Confirm there are only 3 Historically Significant Trees, and the replacement trees meet the requirements for an "advanced historically significant tree" i.e. selected species, > 2 m tall and at least 2 years old.
Refer drawing 22.014.416 Revision 2 for EPBC note. Three QPa (Quercus palustris 'Freefall') are shown along King Edward Terrace to meet this criteria.
2. **Tree Planting Screening between JGCC and JGB** - Confirm trees listed above can grow above 15m as per the following requirement within ACT climate.
 - a. Requirement: The approval holder must: plant at least 12 additional trees of a species that reach at least 15 metres in height on the western façade to screen the carpark
Refer drawing 22.014.415 Revision 2 for EPBC note. More than 12 additional trees at least 15 meters in height (at maturity) are shown in the landscape design to meet this criteria.
3. **Tree Planting as per specific locations nominated** - Confirm the selected specified trees meet the criteria for Advance Evergreen Trees and are planted in the specified locations.
Refer drawing 22.014.411 and 22.014.15 Revision 2 for EPBC notes. Trees are planted in the specified locations to meet this criteria.
4. **Tree Planting** - Confirm a minimum of 50 advanced trees are planted (i.e. 2m tall and 2 years old).
Refer drawing 22.014.400 Revision 2 for Tree Schedule. The current landscape design will have over 50 advanced trees to meet this criteria.

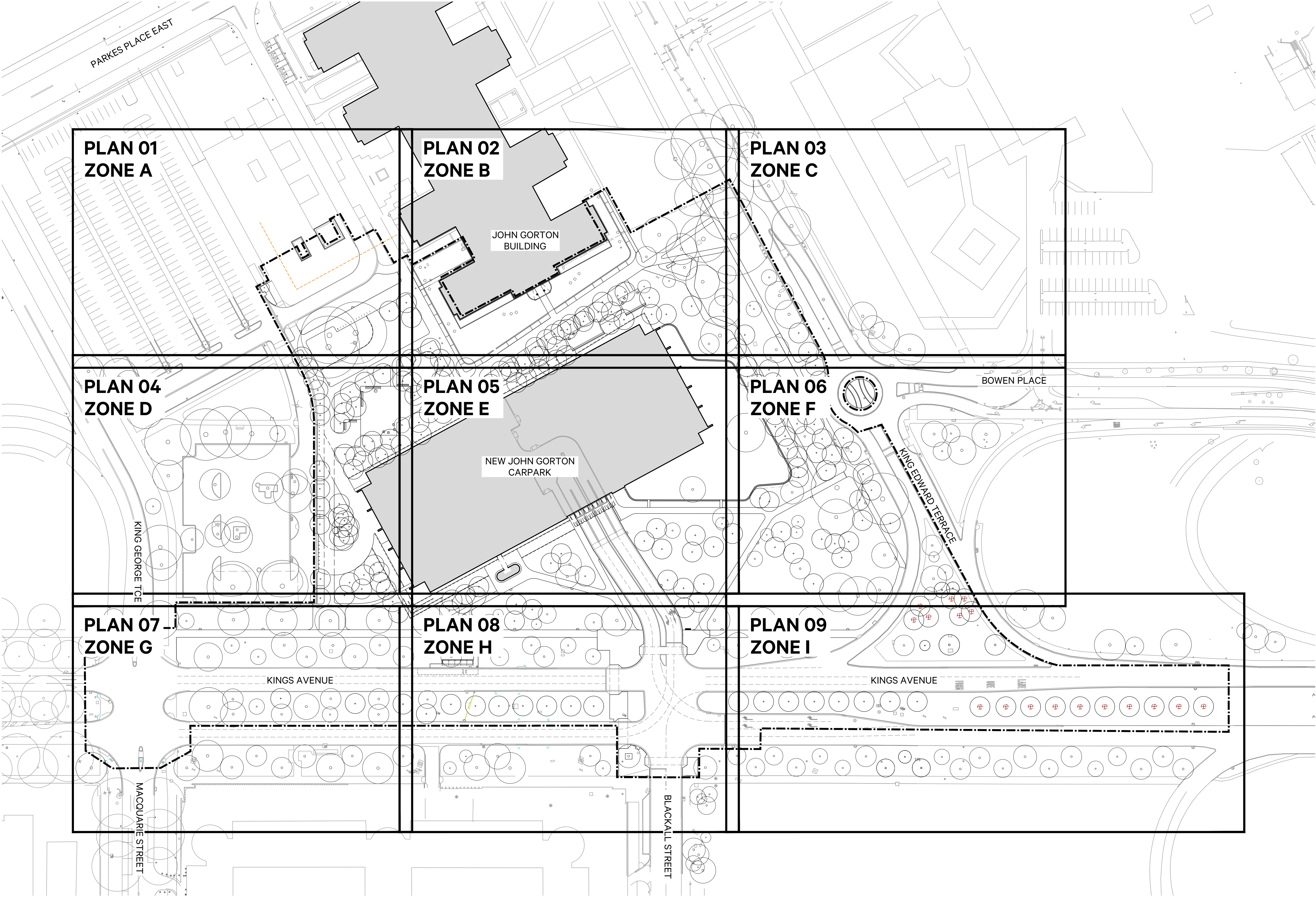
Regards,

Oxygen Pty Ltd

Landscape Architect

Attachment 6: Tree Planting Plan

Drawing Number 22.014.200 Rev 4 dated 09 January 2025
Drawing Number 22.014.411 Rev 3 dated 20 March 2024
Drawing Number 22.014.412 Rev 5 dated 09 January 2025
Drawing Number 22.014.413 Rev 3 dated 20 March 2024
Drawing Number 22.014.414 Rev 5 dated 09 January 2025
Drawing Number 22.014.415 Rev 5 dated 09 January 2025
Drawing Number 22.014.416 Rev 4 dated 19 September 2024
Drawing Number 22.014.417 Rev 4 dated 07 June 2024
Drawing Number 22.014.418 Rev 4 dated 07 June 2024
Drawing Number 22.014.419 Rev 5 dated 03 May 2024



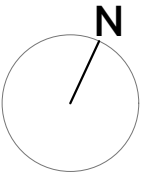
This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request. Copyright Oxygen Pty Ltd.

Plot File Created: Jan 09, 2025

Scale

1:750 (A1), 1:1500 (A3)

0 10 20 30 40 50m



Landscape Architecture

oxygen

Oxygen Pty Ltd
98-100 Halifax Street
Adelaide SA 5000

T +61 (08) 7324 9600
design@oxygen.net.au
oxygen.net.au

Project: **JOHN GORTON CAMPUS CAR PARK**

Client

BARPA

Architecture

BNV

Civil & Hydraulic Engineering

VDS

Structural Engineer

HERA

Electrical Engineer

HEYDAYS

Lighting Designer

FPOV

Drawing Title

KEY PLAN & SHEET LAYOUT

Project number

22.014

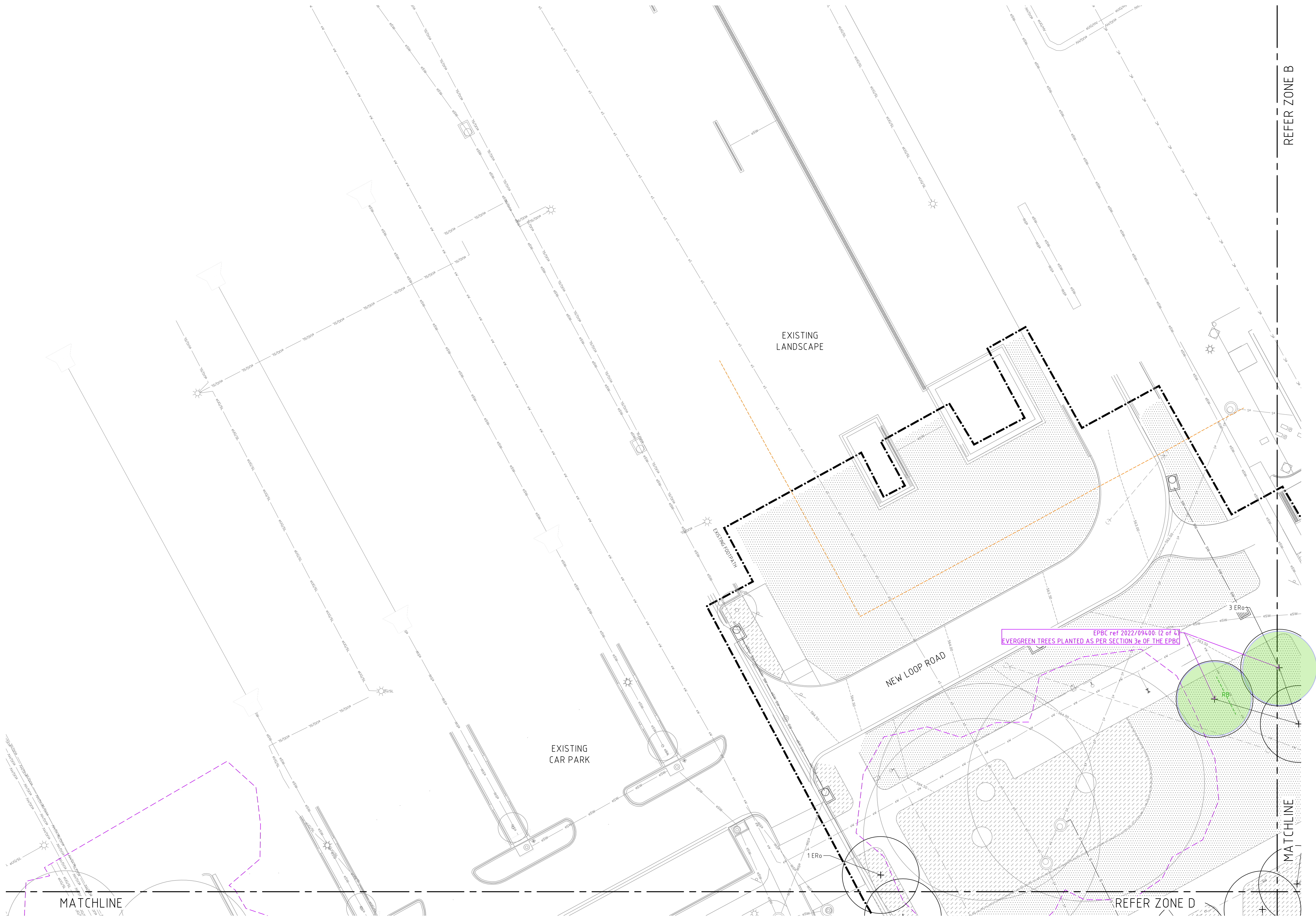
Drawing number

200

Revision

4

Rev	Date	Issue	DWN	CHK	APP
A	18.08.23	90% DESIGN DEVELOPMENT	SD	JH	JH
1	08.09.23	FOR CONSTRUCTION	SD	JH	JH
2	26.10.23	FOR CONSTRUCTION	SD	JH	JH
3	03.05.24	FOR CONSTRUCTION	SD	JH	JH
4	09.01.25	FOR CONSTRUCTION	SD	JH	JH



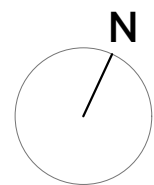
This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request. Copyright Oxygen Pty Ltd.

Plot File Created: Mar 20, 2024

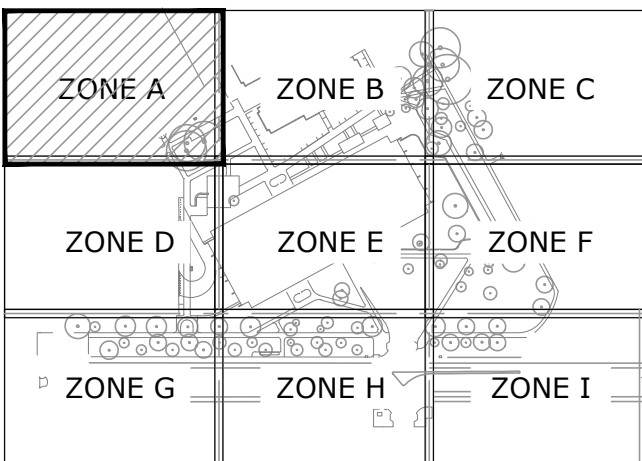
Scale

1200 (A1), 1400 (A3)

0 2 4 6 8 10m



KEYPLAN



LEGEND

EXISTING

- EXISTENT OF WORKS
- BLOCK BOUNDARY
- BASEMENT LINE

- EXISTING TREE
- TREE PROTECTION ZONE

EXISTING UNDERGROUND SERVICES

- EXISTING TELSTRA REFER SURVEY
- EXISTING COMMS REFER SURVEY
- EXISTING WATER REFER SURVEY
- EXISTING STORMWATER REFER SURVEY
- EXISTING SEWER REFER SURVEY
- EXISTING ELEC REFER SURVEY
- EXISTING UG HV REFER SURVEY
- EXISTING OPTUS REFER SURVEY
- EXISTING TRANS ACT REFER SURVEY

NEW UNDERGROUND SERVICES

- NEW WATER REFER VDS
- NEW DRAINAGE
- NEW STORMWATER REFER VDS
- NEW SEWER REFER VDS
- NEW ELECTRICAL CONDUIT

NEW LANDSCAPE

- IRRIGATED GRASS REFER DETAIL 3/503
- IRRIGATED PLANTING REFER DETAIL 2/503
- NEW TREE REFER DETAIL 1/503
- ROOT BARRIER REFER SCHEDULE
- NEW CONTOURS REFER VDS

Landscape Architecture

oxygen

Oxygen Pty Ltd
98-100 Halifax Street
Adelaide SA 5000

T +61 (08) 7324 9600
design@oxygen.net.au
oxygen.net.au

Project: **JOHN GORTON CAMPUS CAR PARK**

Client
BARPA
Architecture
BNV
Civil & Hydraulic Engineering
VDS

Structural Engineer
HERA
Electrical Engineer
HEYDAYS
Lighting Designer
FPOV

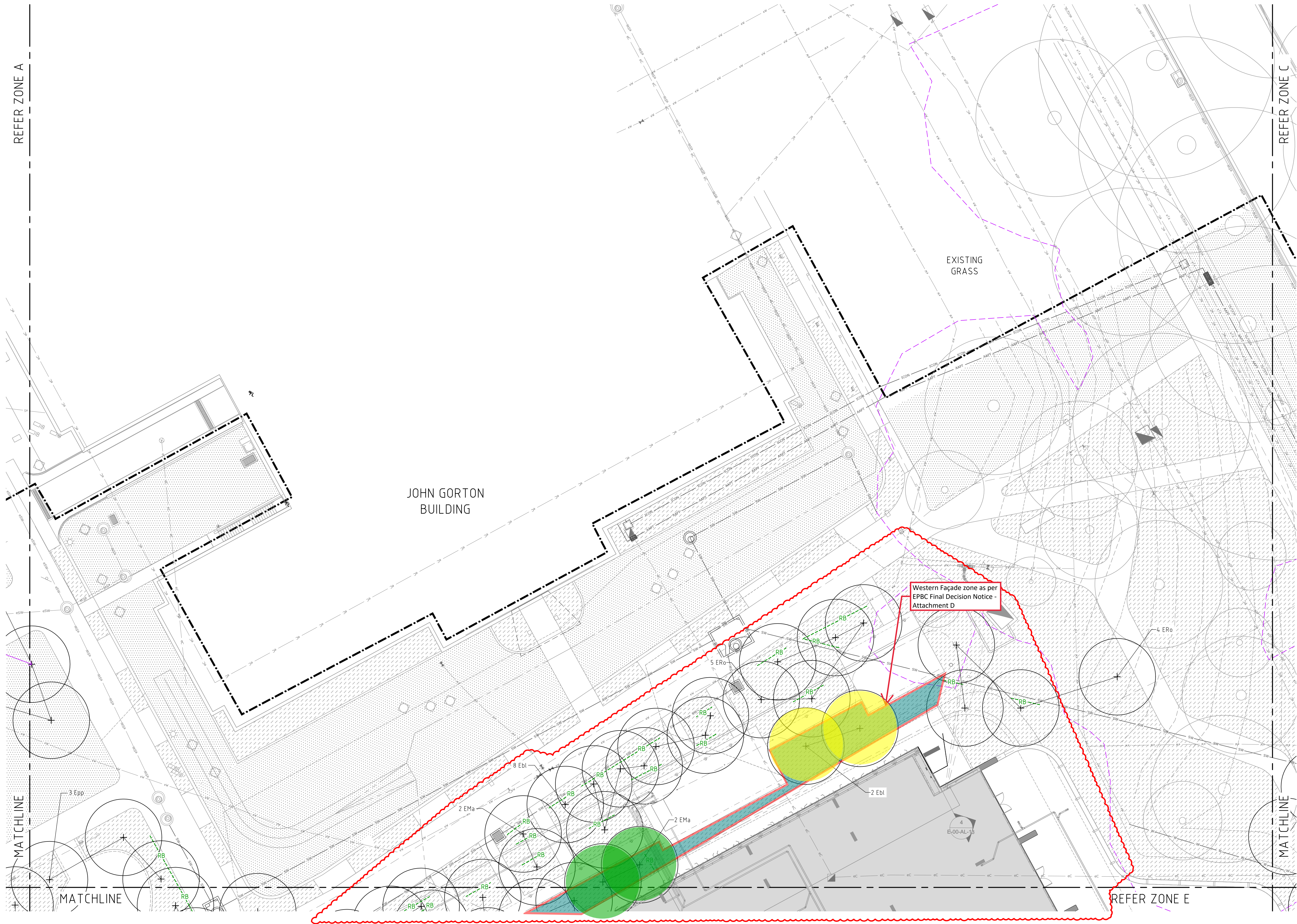
Drawing Title
TREE PLAN 01
ZONE A

Project number
22.014

Drawing number
411

Revision
3

Rev	Date	Issue	DWN	CHK	APP
1	08.09.23	FOR CONSTRUCTION	SD	JH	JH
2	26.10.23	FOR CONSTRUCTION	SD	JH	JH
3	20.03.24	FOR CONSTRUCTION	SD	JH	JH



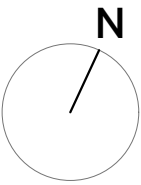
This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request. Copyright Oxygen Pty Ltd.

Plot File Created: Jan 09, 2025

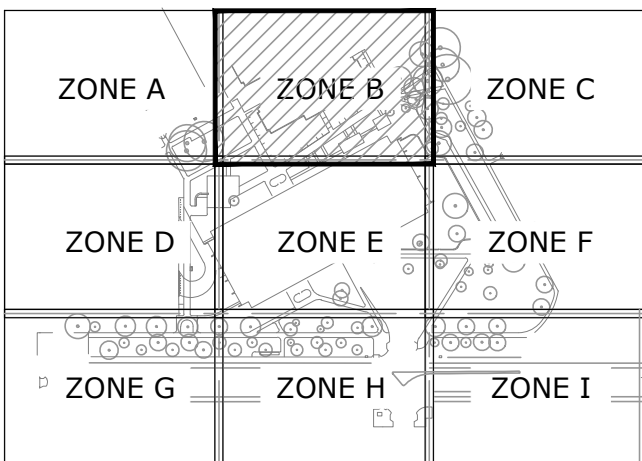
Scale

1200 (A1), 1400 (A3)

0 2 4 6 8 10m



KEYPLAN



LEGEND

- EXISTING**
- EXISTENT OF WORKS
 - BLOCK BOUNDARY
 - BASEMENT LINE
 - EXISTING TREE
 - TREE PROTECTION ZONE
- EXISTING UNDERGROUND SERVICES**
- EXISTING TELSTRA REFER SURVEY
 - EXISTING COMMS REFER SURVEY
 - EXISTING WATER REFER SURVEY
 - EXISTING STORMWATER REFER SURVEY
 - EXISTING SEWER REFER SURVEY
 - EXISTING ELEC REFER SURVEY
 - EXISTING UG HV REFER SURVEY
 - EXISTING OPTUS REFER SURVEY
 - EXISTING TRANS ACT REFER SURVEY
- NEW UNDERGROUND SERVICES**
- NEW WATER REFER VDS
 - NEW DRAINAGE & RETICULATION REFER VDS
 - NEW STORMWATER REFER VDS
 - NEW SEWER REFER VDS
 - NEW ELECTRICAL CONDUIT
- NEW LANDSCAPE**
- IRRIGATED GRASS REFER DETAIL 3/503
 - IRRIGATED PLANTING REFER DETAIL 2/503
 - NEW TREE REFER DETAIL 1/503
 - ROOT BARRIER REFER SCHEDULE
 - NEW CONTOURS REFER VDS

Landscape Architecture

oxygen

Oxygen Pty Ltd
98-100 Halifax Street
Adelaide SA 5000

T +61 (08) 7324 9600
design@oxygen.net.au
oxygen.net.au

Project: **JOHN GORTON CAMPUS CAR PARK**

Client
BARPA
Architecture
BNV
Civil & Hydraulic Engineering
VDS

Structural Engineer
HERA
Electrical Engineer
HEYDAYS
Lighting Designer
FPOV

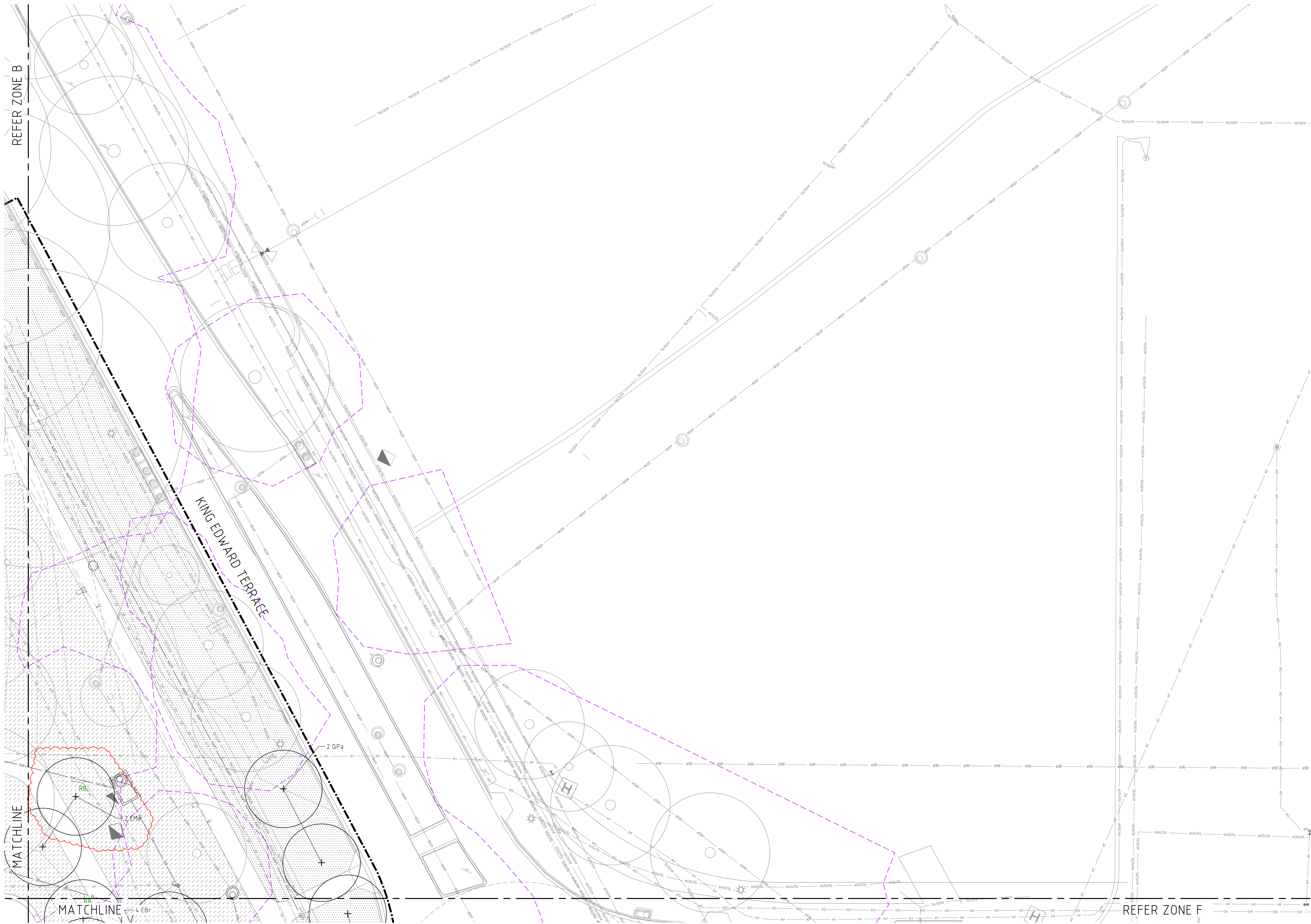
Drawing Title
TREE PLAN 02
ZONE B

Project number
22.014

Drawing number
412

Revision
5

Rev	Date	Issue	DWN	CHK	APP
1	08.09.23	FOR CONSTRUCTION	SD	JH	JH
2	26.10.23	FOR CONSTRUCTION	SD	JH	JH
3	20.03.24	FOR CONSTRUCTION	SD	JH	JH
4	07.11.24	FOR CONSTRUCTION	SD	JH	JH
5	09.01.25	FOR CONSTRUCTION	SD	JH	JH

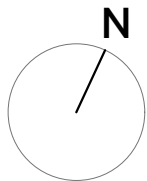


This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request. Copyright Oxygen Pty Ltd.

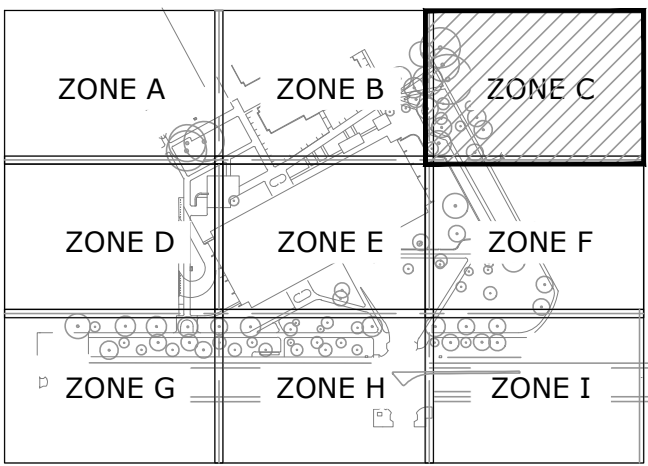
Plot File Created: Mar 20, 2024

Scale

1200 (A1), 1400 (A3)



KEYPLAN



LEGEND

- EXISTING**
- EXTENT OF WORKS
 - BLOCK BOUNDARY
 - BASEMENT LINE
 - EXISTING TREE
 - TREE PROTECTION ZONE
- EXISTING UNDERGROUND SERVICES**
- EXISTING TELSTRA REFER SURVEY
 - EXISTING COMMS REFER SURVEY
 - EXISTING WATER REFER SURVEY
 - EXISTING STORMWATER REFER SURVEY
 - EXISTING SEWER REFER SURVEY
 - EXISTING ELEC REFER SURVEY
 - EXISTING UG HV REFER SURVEY
 - EXISTING OPTUS REFER SURVEY
 - EXISTING TRANS ACT REFER SURVEY
- NEW UNDERGROUND SERVICES**
- NEW WATER REFER VDS
 - NEW DRAINAGE
 - NEW STORMWATER REFER VDS
 - NEW SEWER REFER VDS
 - NEW ELECTRICAL CONDUIT
- NEW LANDSCAPE**
- IRRIGATED GRASS REFER DETAIL 3/503
 - IRRIGATED PLANTING REFER DETAIL 2/503
 - NEW TREE REFER DETAIL 1/503
 - ROOT BARRIER REFER SCHEDULE
 - NEW CONTOURS REFER VDS

Landscape Architecture

oxygen

Oxygen Pty Ltd
98-100 Halifax Street
Adelaide SA 5000

T +61 (08) 7324 9600
design@oxygen.net.au
oxygen.net.au

Project: **JOHN GORTON CAMPUS CAR PARK**

Client
BARPA
Architecture
BNV
Civil & Hydraulic Engineering
VDS

Structural Engineer
HERA
Electrical Engineer
HEYDAYS
Lighting Designer
FPOV

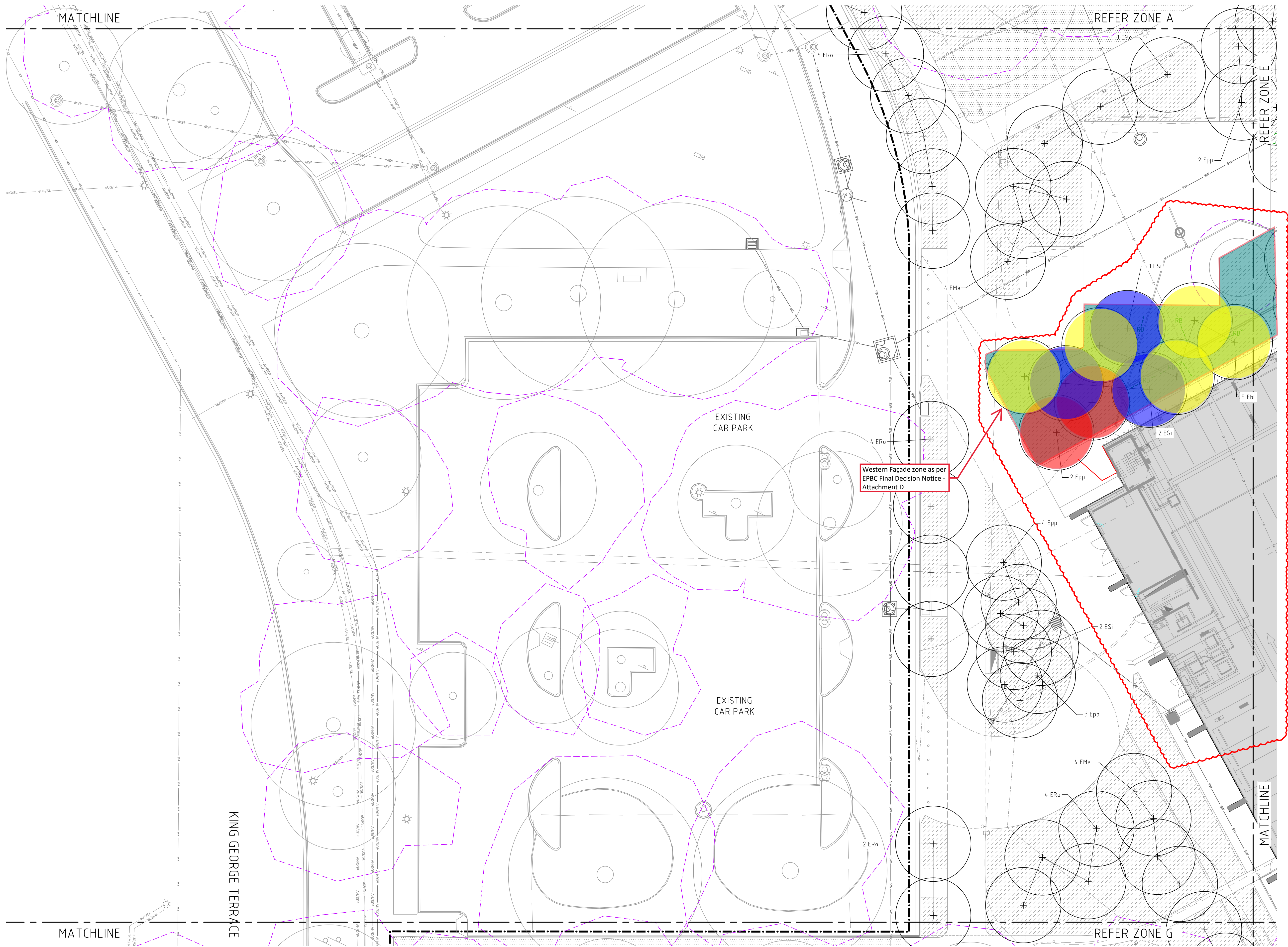
Drawing Title
TREE PLAN 03
ZONE C

Project number
22.014

Drawing number
413

Revision
3

Rev	Date	Issue	DWN	CHK	APP
1	08.09.23	FOR CONSTRUCTION	SD	JH	JH
2	26.10.23	FOR CONSTRUCTION	SD	JH	JH
3	20.03.24	FOR CONSTRUCTION	SD	JH	JH

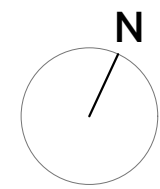


This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request. Copyright Oxygen Pty Ltd.

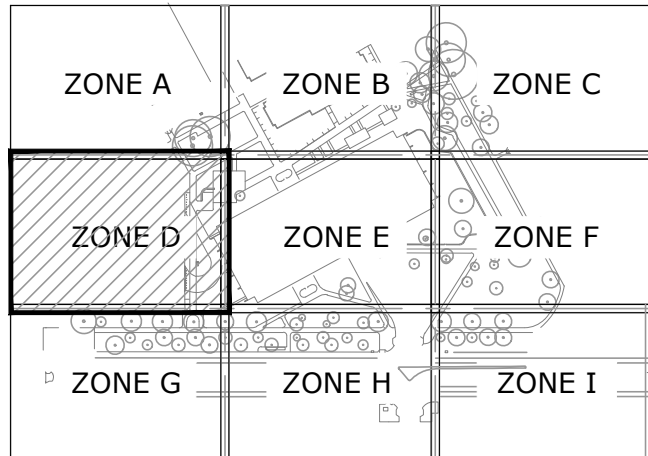
Plot File Created: Jan 09, 2025

Scale

1200 (A1), 1400 (A3)



KEYPLAN



LEGEND

- EXISTING**
- EXTENT OF WORKS
 - BLOCK BOUNDARY
 - BASEMENT LINE
 - EXISTING TREE
 - TREE PROTECTION ZONE
- EXISTING UNDERGROUND SERVICES**
- EXISTING TELSTRA REFER SURVEY
 - EXISTING COMMS REFER SURVEY
 - EXISTING WATER REFER SURVEY
 - EXISTING STORMWATER REFER SURVEY
 - EXISTING SEWER REFER SURVEY
 - EXISTING ELEC REFER SURVEY
 - EXISTING UG HV REFER SURVEY
 - EXISTING OPTUS REFER SURVEY
 - EXISTING TRANS ACT REFER SURVEY
- NEW UNDERGROUND SERVICES**
- NEW WATER REFER VDS
 - NEW DRAINAGE & RETICULATION REFER VDS
 - NEW STORMWATER REFER VDS
 - NEW SEWER REFER VDS
 - NEW ELECTRICAL CONDUIT
- NEW LANDSCAPE**
- IRRIGATED GRASS REFER DETAIL 3/503
 - IRRIGATED PLANTING REFER DETAIL 2/503
 - NEW TREE REFER DETAIL 1/503
 - ROOT BARRIER REFER SCHEDULE
 - NEW CONTOURS REFER VDS

Landscape Architecture

oxygen

Oxygen Pty Ltd
98-100 Halifax Street
Adelaide SA 5000

T +61 (08) 7324 9600
design@oxygen.net.au
oxygen.net.au

Project: **JOHN GORTON CAMPUS CAR PARK**

Client
BARPA
Architecture
BNV
Civil & Hydraulic Engineering
VDS

Structural Engineer
HERA
Electrical Engineer
HEYDAYS
Lighting Designer
FPOV

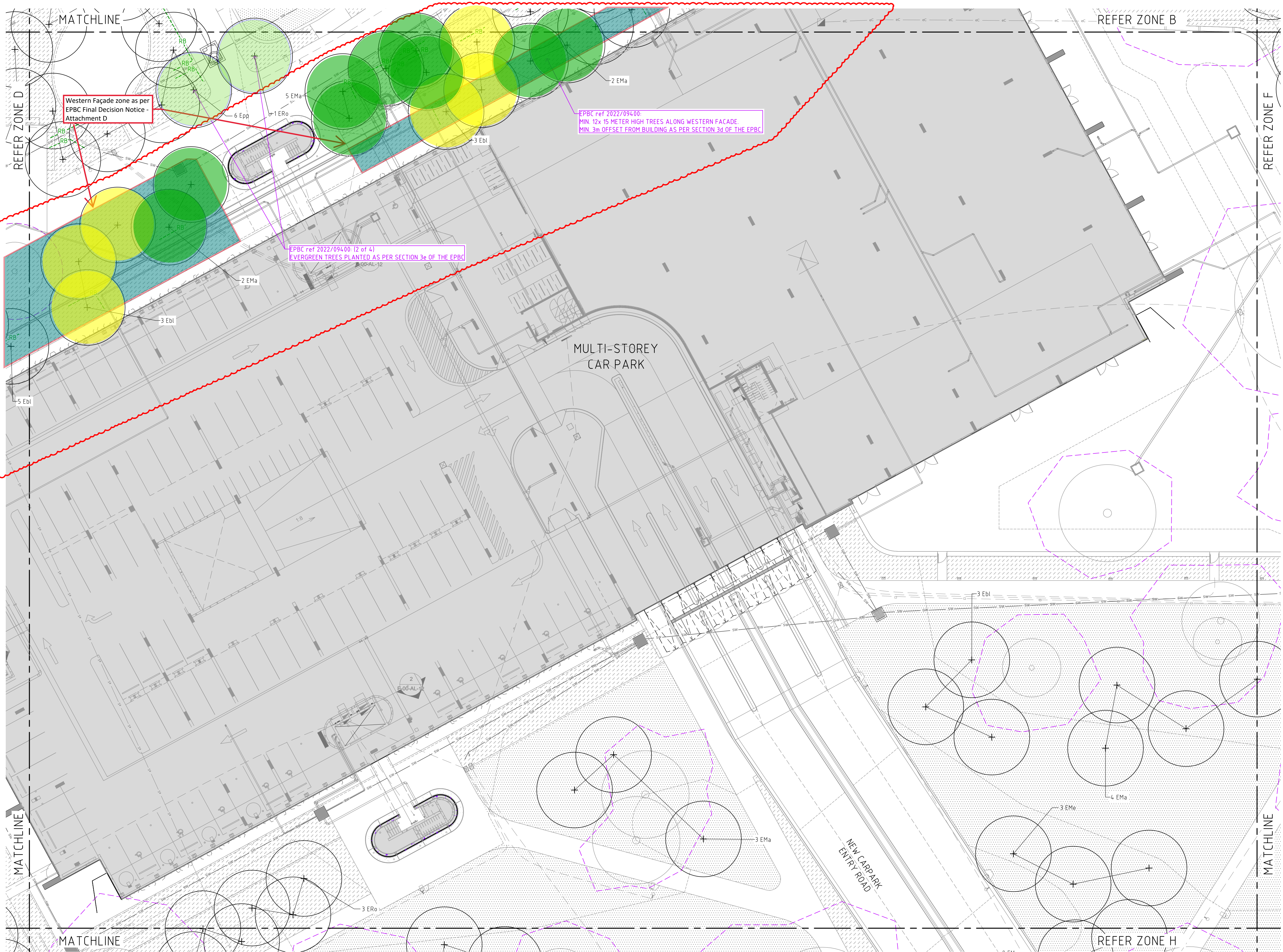
Drawing Title
**TREE PLAN 04
ZONE D**

Project number
22.014

Drawing number
414

Revision
5

Rev	Date	Issue	DWN	CHK	APP
1	08.09.23	FOR CONSTRUCTION	SD	JH	JH
2	26.10.23	FOR CONSTRUCTION	SD	JH	JH
3	20.03.24	FOR CONSTRUCTION	SD	JH	JH
4	19.09.24	FOR CONSTRUCTION	SD	TW	TW
5	09.01.25	FOR CONSTRUCTION	SD	JH	JH



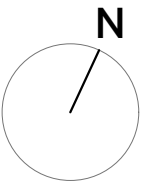
This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request. Copyright Oxygen Pty Ltd.

Plot File Created: Jan 09, 2025

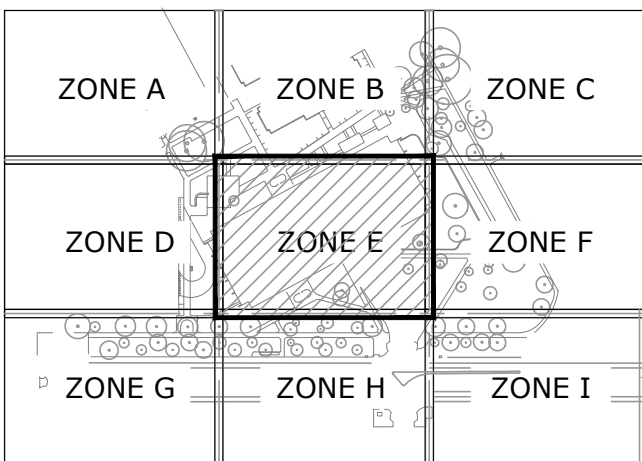
Scale

1200 (A1), 1400 (A3)

0 2 4 6 8 10m



KEYPLAN



LEGEND

- EXISTING**
- EXTENT OF WORKS
 - BLOCK BOUNDARY
 - BASEMENT LINE
 - EXISTING TREE
 - TREE PROTECTION ZONE
- EXISTING UNDERGROUND SERVICES**
- EXISTING TELSTRA REFER SURVEY
 - EXISTING COMMS REFER SURVEY
 - EXISTING WATER REFER SURVEY
 - EXISTING STORMWATER REFER SURVEY
 - EXISTING SEWER REFER SURVEY
 - EXISTING ELEC REFER SURVEY
 - EXISTING UG HV REFER SURVEY
 - EXISTING OPTUS REFER SURVEY
 - EXISTING TRANS ACT REFER SURVEY
- NEW UNDERGROUND SERVICES**
- NEW WATER REFER VDS
 - NEW DRAINAGE & RETICULATION REFER VDS
 - NEW STORMWATER REFER VDS
 - NEW SEWER REFER VDS
 - NEW ELECTRICAL CONDUIT
- NEW LANDSCAPE**
- IRRIGATED GRASS REFER DETAIL 3/503
 - IRRIGATED PLANTING REFER DETAIL 2/503
 - NEW TREE REFER DETAIL 1/503
 - ROOT BARRIER REFER SCHEDULE
 - NEW CONTOURS REFER VDS

Landscape Architecture

oxygen

Oxygen Pty Ltd
98-100 Halifax Street
Adelaide SA 5000

T +61 (08) 7324 9600
design@oxygen.net.au
oxygen.net.au

Project: **JOHN GORTON CAMPUS CAR PARK**

Client
BARPA
Architecture
BNV
Civil & Hydraulic Engineering
VDS

Structural Engineer
HERA
Electrical Engineer
HEYDAYS
Lighting Designer
FPOV

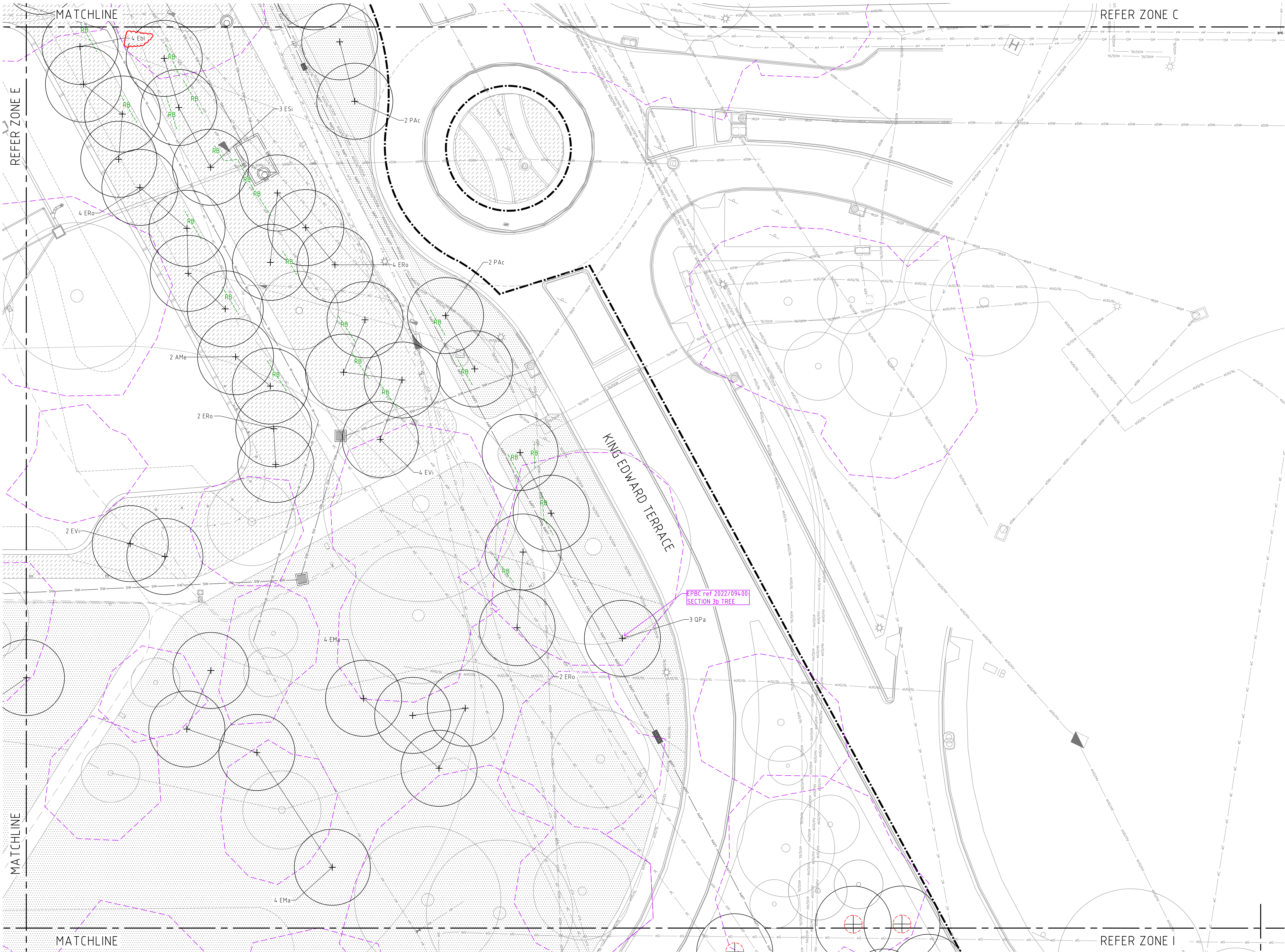
Drawing Title
TREE PLAN 05
ZONE E

Project number
22.014

Drawing number
415

Revision
5

Rev	Date	Issue	DWN	CHK	APP
1	08.09.23	FOR CONSTRUCTION	SD	JH	JH
2	26.10.23	FOR CONSTRUCTION	SD	JH	JH
3	20.03.24	FOR CONSTRUCTION	SD	JH	JH
4	19.09.24	FOR CONSTRUCTION	SD	JH	JH
5	09.01.25	FOR CONSTRUCTION	SD	JH	JH

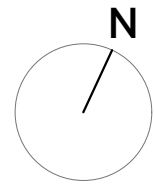


This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request. Copyright Oxygen Pty Ltd.

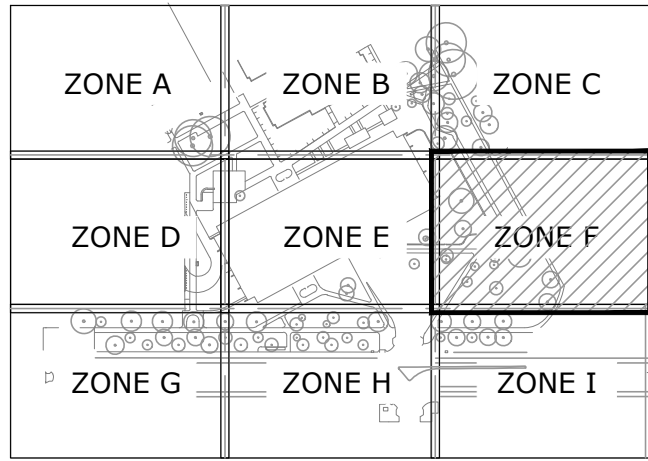
Plot File Created: Sep 19, 2024

Scale

1200 (A1), 1400 (A3)



KEYPLAN



LEGEND

- EXISTING**
- EXTENT OF WORKS
 - BLOCK BOUNDARY
 - BASEMENT LINE
 - EXISTING TREE
 - TREE PROTECTION ZONE
- EXISTING UNDERGROUND SERVICES**
- EXISTING TELSTRA REFER SURVEY
 - EXISTING COMMS REFER SURVEY
 - EXISTING WATER REFER SURVEY
 - EXISTING STORMWATER REFER SURVEY
 - EXISTING SEWER REFER SURVEY
 - EXISTING ELEC REFER SURVEY
 - EXISTING UG HV REFER SURVEY
 - EXISTING OPTUS REFER SURVEY
 - EXISTING TRANS ACT REFER SURVEY
- NEW UNDERGROUND SERVICES**
- NEW WATER REFER VDS
 - NEW DRAINAGE
 - NEW STORMWATER REFER VDS
 - NEW SEWER REFER VDS
 - NEW ELECTRICAL CONDUIT
- NEW LANDSCAPE**
- IRRIGATED GRASS REFER DETAIL 3/503
 - IRRIGATED PLANTING REFER DETAIL 2/503
 - NEW TREE REFER DETAIL 1/503
 - ROOT BARRIER REFER SCHEDULE
 - NEW CONTOURS REFER VDS

Landscape Architecture

oxygen

Oxygen Pty Ltd
98-100 Halifax Street
Adelaide SA 5000

T +61 (08) 7324 9600
design@oxygen.net.au
oxygen.net.au

Project: **JOHN GORTON CAMPUS CAR PARK**

Client
BARPA
Architecture
BNV
Civil & Hydraulic Engineering
VDS

Structural Engineer
HERA
Electrical Engineer
HEYDAYS
Lighting Designer
FPOV

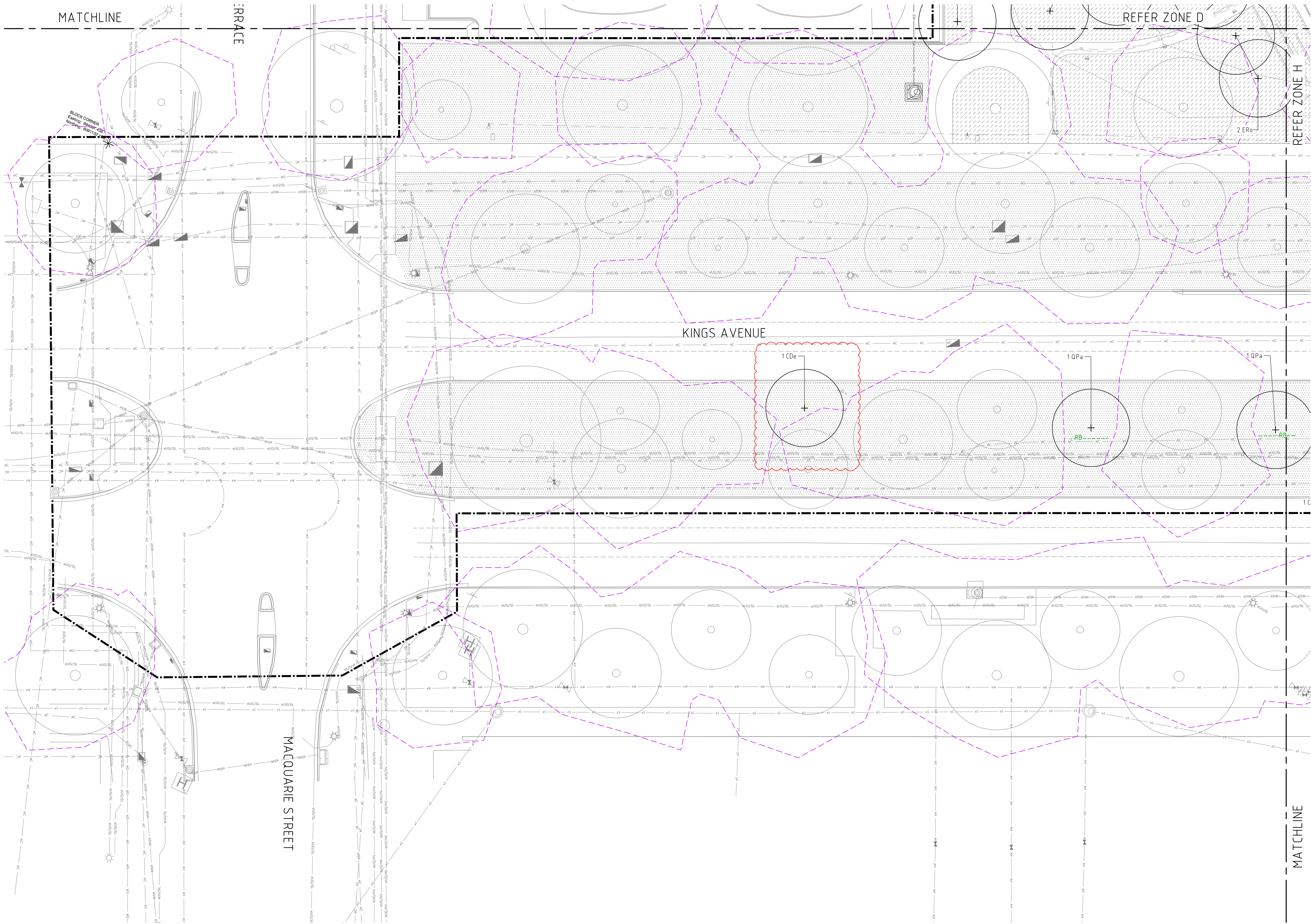
Drawing Title
**TREE PLAN 06
ZONE F**

Project number
22.014

Drawing number
416

Revision
4

Rev	Date	Issue	DWN	CHK	APP
1	08.09.23	FOR CONSTRUCTION	SD	JH	JH
2	26.10.23	FOR CONSTRUCTION	SD	JH	JH
3	20.03.24	FOR CONSTRUCTION	SD	JH	JH
4	19.09.24	FOR CONSTRUCTION	SD	JH	JH

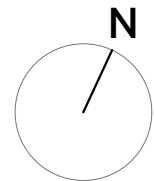
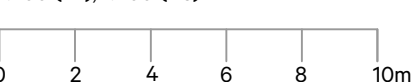


This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request. Copyright Oxygen Pty Ltd.

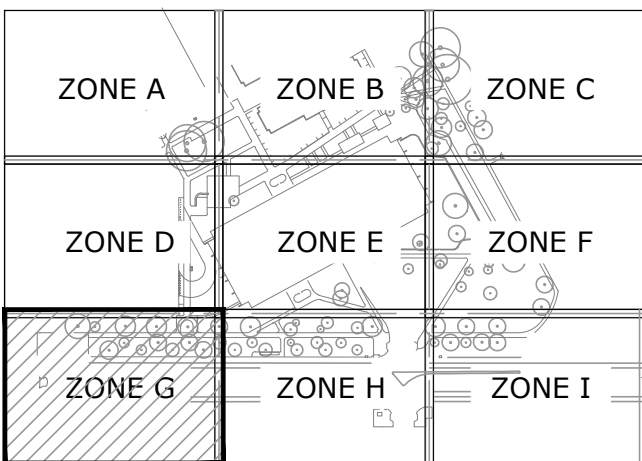
Plot File Created: Jun 07, 2024

Scale

1200 (A1), 1400 (A3)



KEYPLAN



LEGEND

- EXISTING**
- EXTENT OF WORKS
 - BLOCK BOUNDARY
 - BASEMENT LINE
 - EXISTING TREE
 - TREE PROTECTION ZONE
- EXISTING UNDERGROUND SERVICES**
- EXISTING TEL/STRA REFER SURVEY
 - EXISTING COMMS REFER SURVEY
 - EXISTING WATER REFER SURVEY
 - EXISTING STORMWATER REFER SURVEY
 - EXISTING SEWER REFER SURVEY
 - EXISTING ELEC REFER SURVEY
 - EXISTING UG HV REFER SURVEY
 - EXISTING OPTUS REFER SURVEY
 - EXISTING TRANS ACT REFER SURVEY
- NEW UNDERGROUND SERVICES**
- NEW WATER REFER VDS
 - NEW DRAINAGE
 - NEW STORMWATER REFER VDS
 - NEW SEWER REFER VDS
 - NEW ELECTRICAL CONDUIT
- NEW LANDSCAPE**
- IRRIGATED GRASS REFER DETAIL 3/503
 - IRRIGATED PLANTING REFER DETAIL 2/503
 - NEW TREE REFER DETAIL 1/503
 - ROOT BARRIER REFER SCHEDULE
 - NEW CONTOURS REFER VDS

Landscape Architecture

oxygen

Oxygen Pty Ltd
98-100 Halifax Street
Adelaide SA 5000

T +61 (08) 7324 9600
design@oxygen.net.au
oxygen.net.au

Project: **JOHN GORTON CAMPUS CAR PARK**

Client
BARPA
Architecture
BNV
Civil & Hydraulic Engineering
VDS

Structural Engineer
HERA
Electrical Engineer
HEYDAYS
Lighting Designer
FPOV

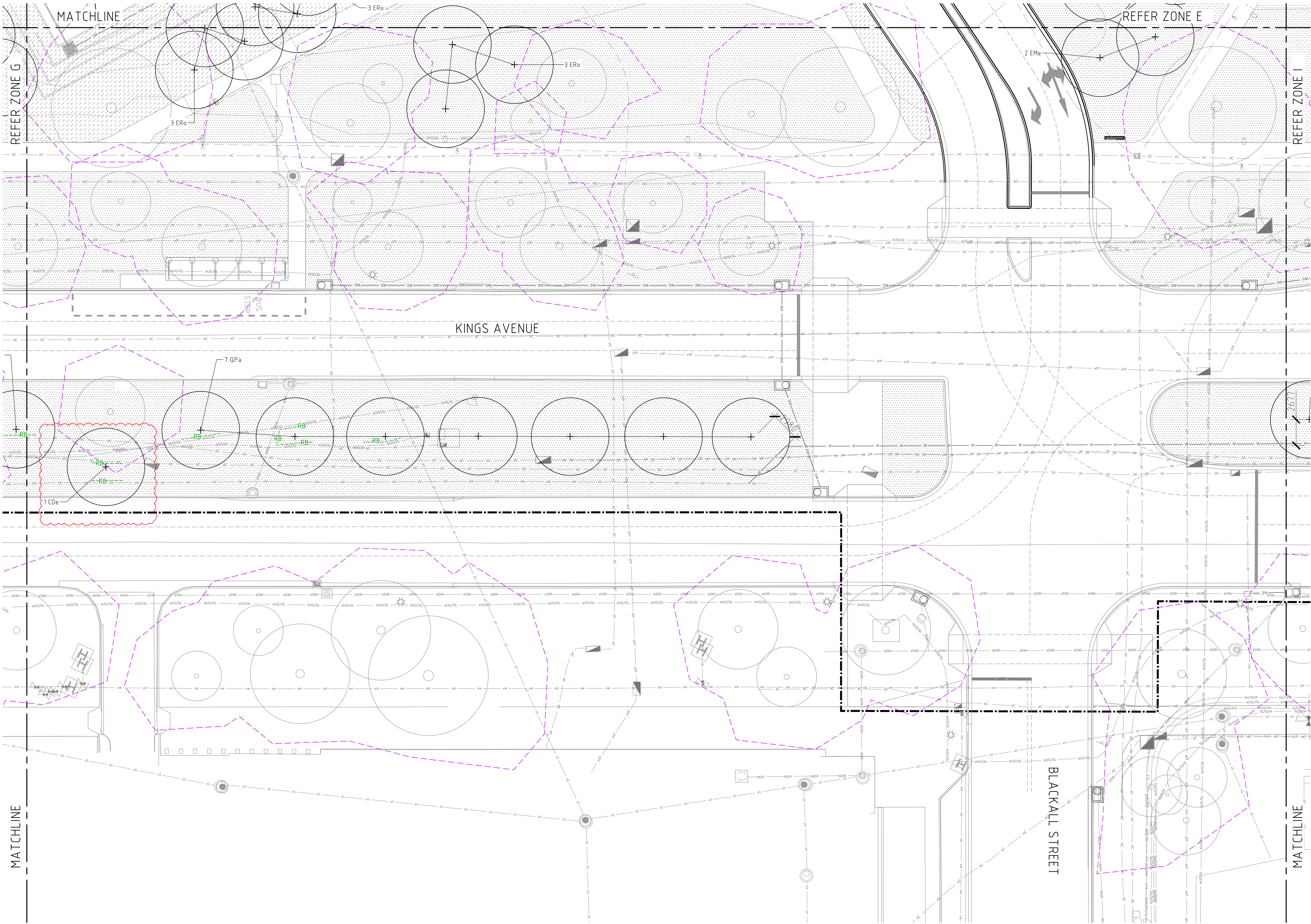
Drawing Title
TREE PLAN 07
ZONE G

Project number
22.014

Drawing number
417

Revision
4

Rev	Date	Issue	DWN	CHK	APP
1	08.09.23	FOR CONSTRUCTION	SD	JH	JH
2	26.10.23	FOR CONSTRUCTION	SD	JH	JH
3	20.03.24	FOR CONSTRUCTION	SD	JH	JH
4	07.06.24	FOR CONSTRUCTION	SD	JH	JH

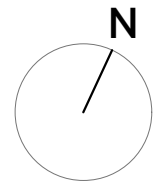


This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request. Copyright Oxygen Pty Ltd.

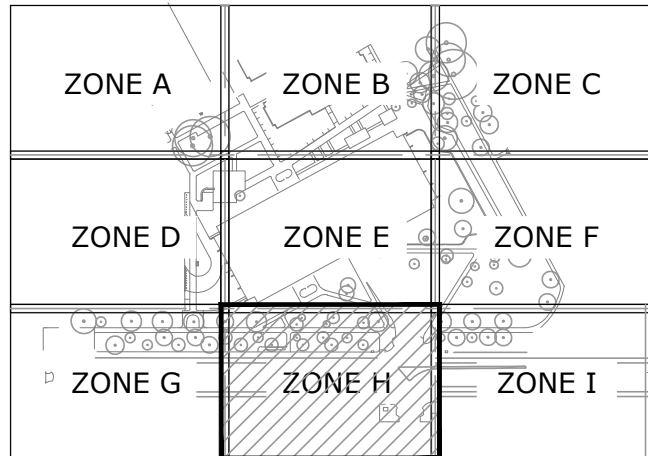
Plot File Created: Jun 07, 2024

Scale

1200 (A1), 1400 (A3)



KEYPLAN



LEGEND

- EXISTING**
- EXTENT OF WORKS
 - BLOCK BOUNDARY
 - BASEMENT LINE
 - EXISTING TREE
 - TREE PROTECTION ZONE
- EXISTING UNDERGROUND SERVICES**
- EXISTING TEL/STRA REFER SURVEY
 - EXISTING COMMS REFER SURVEY
 - EXISTING WATER REFER SURVEY
 - EXISTING STORMWATER REFER SURVEY
 - EXISTING SEWER REFER SURVEY
 - EXISTING ELEC REFER SURVEY
 - EXISTING UG HV REFER SURVEY
 - EXISTING OPTUS REFER SURVEY
 - EXISTING TRANS ACT REFER SURVEY
- NEW UNDERGROUND SERVICES**
- NEW WATER REFER VDS
 - NEW DRAINAGE
 - NEW STORMWATER REFER VDS
 - NEW SEWER REFER VDS
 - NEW ELECTRICAL CONDUIT
- NEW LANDSCAPE**
- IRRIGATED GRASS REFER DETAIL 3/503
 - IRRIGATED PLANTING REFER DETAIL 2/503
 - NEW TREE REFER DETAIL 1/503
 - ROOT BARRIER REFER SCHEDULE
 - NEW CONTOURS REFER VDS

Landscape Architecture

oxygen

Oxygen Pty Ltd
98-100 Halifax Street
Adelaide SA 5000

T +61 (08) 7324 9600
design@oxygen.net.au
oxygen.net.au

Project: **JOHN GORTON CAMPUS CAR PARK**

Client
BARPA
Architecture
BNV
Civil & Hydraulic Engineering
VDS

Structural Engineer
HERA
Electrical Engineer
HEYDAYS
Lighting Designer
FPOV

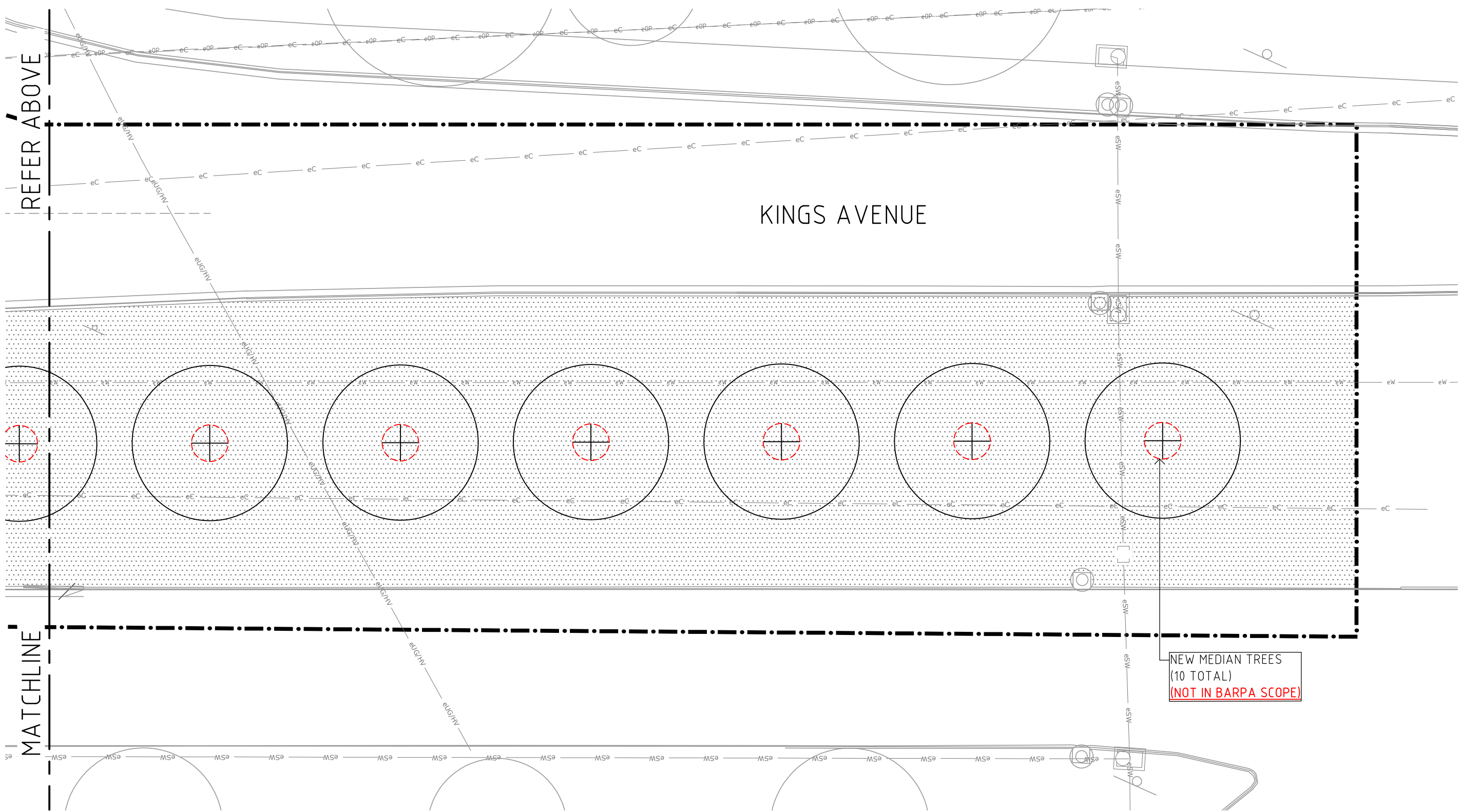
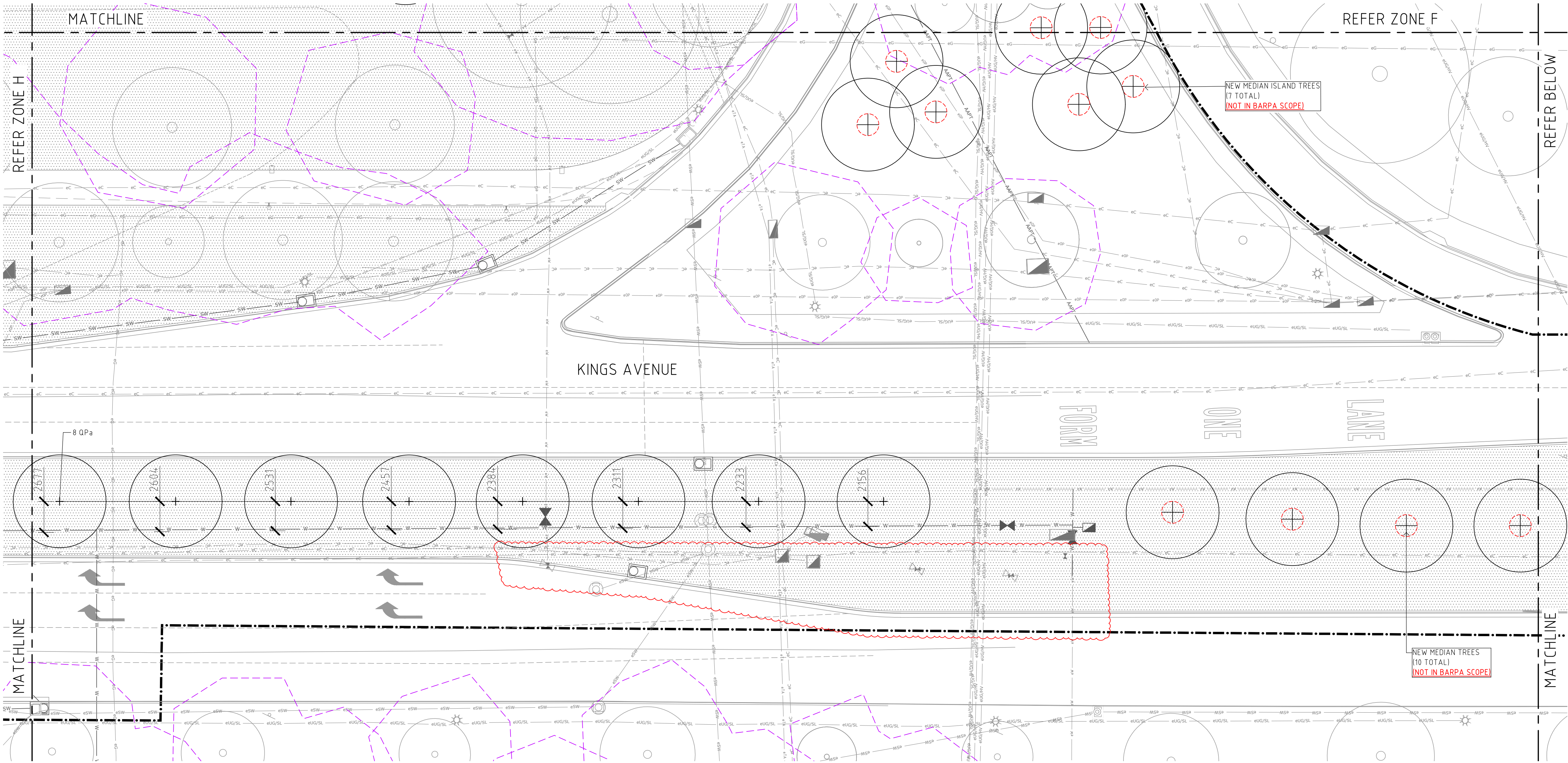
Drawing Title
TREE PLAN 08
ZONE H

Project number
22.014

Drawing number
418

Revision
4

Rev	Date	Issue	DWN	CHK	APP
1	08.09.23	FOR CONSTRUCTION	SD	JH	JH
2	26.10.23	FOR CONSTRUCTION	SD	JH	JH
3	20.03.24	FOR CONSTRUCTION	SD	JH	JH
4	07.06.24	FOR CONSTRUCTION	SD	JH	JH



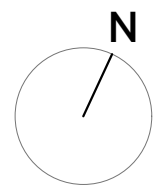
This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request. Copyright Oxygen Pty Ltd.

Plot File Created: May 03, 2024

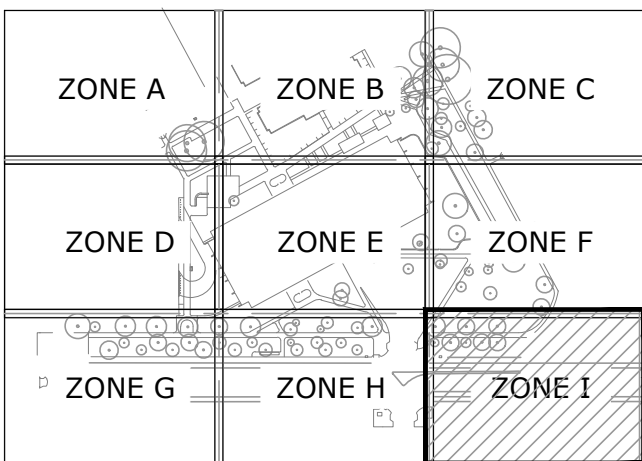
Scale

1200 (A1), 1400 (A3)

0 2 4 6 8 10m



KEYPLAN



LEGEND

- EXISTING**
- EXTENT OF WORKS
 - BLOCK BOUNDARY
 - BASEMENT LINE
 - EXISTING TREE
 - TREE PROTECTION ZONE
- EXISTING UNDERGROUND SERVICES**
- EXISTING TELSTRA REFER SURVEY
 - EXISTING COMMS REFER SURVEY
 - EXISTING WATER REFER SURVEY
 - EXISTING STORMWATER REFER SURVEY
 - EXISTING SEWER REFER SURVEY
 - EXISTING ELEC REFER SURVEY
 - EXISTING UG HV REFER SURVEY
 - EXISTING OPTUS REFER SURVEY
 - EXISTING TRANS ACT REFER SURVEY
- NEW UNDERGROUND SERVICES**
- NEW WATER REFER VDS
 - NEW DRAINAGE
 - NEW STORMWATER REFER VDS
 - NEW SEWER REFER VDS
 - NEW ELECTRICAL CONDUIT
- NEW LANDSCAPE**
- IRRIGATED GRASS REFER DETAIL 3/503
 - IRRIGATED PLANTING REFER DETAIL 2/503
 - NEW TREE REFER DETAIL 1/503
 - ROOT BARRIER REFER SCHEDULE
 - NEW CONTOURS REFER VDS

Landscape Architecture

oxygen

Oxygen Pty Ltd
98-100 Halifax Street
Adelaide SA 5000

T +61 (08) 7324 9600
design@oxygen.net.au
oxygen.net.au

Project: **JOHN GORTON CAMPUS CAR PARK**

Client
BARPA
Architecture
BNV
Civil & Hydraulic Engineering
VDS

Structural Engineer
HERA
Electrical Engineer
HEYDAYS
Lighting Designer
FPOV

Drawing Title
**TREE PLAN 09
ZONE I**

Project number
22.014

Drawing number
419

Revision
5

Rev	Date	Issue	DWN	CHK	APP
1	08.09.23	FOR CONSTRUCTION	SD	JH	JH
2	26.10.23	FOR CONSTRUCTION	SD	JH	JH
3	20.03.24	FOR CONSTRUCTION	SD	JH	JH
4	20.03.24	FOR CONSTRUCTION	SD	JH	JH
5	03.05.24	FOR CONSTRUCTION	SD	JH	JH

Attachment 7: Unexpected Finds Procedure

Dated 02 June 2023

UNEXPECTED CONTAMINATION FINDS PROTOCOL

PROJECT	John Gorton Campus Carpark
ADDRESS	Dorothy Tangney Place, Parkes, ACT
REVISION	1
ISSUE DATE	2 June 2023

1 PURPOSE

The purpose of this procedure is to provide information and guidance on how to safely conduct works when there is an Unexpected Contamination find. This procedure is to be read in conjunction with the Environmental Management Plan for the John Gorton Campus Carpark. The overall Environmental Management Plan for the John Gorton Campus Carpark align with the standards below.

1.1 FEDERAL ENVIRONMENTAL LEGISLATION

[Environment Protection and Biodiversity Conservation Act 1999](#)
[Aboriginal and Torres Strait Islander Heritage Protection Act 1984](#)
[Australian Heritage Council Act 2003](#)
[National Environment Protection Council Act 1994](#)
[National Environment Protection Measures \(Implementation\) Act 1998](#)
[Natural Heritage Trust of Australia Act 1997](#)

1.2 AUSTRALIAN CAPITAL TERRITORY

General Environmental Legislation	Environment Protection Act 1997 Environment Protection Regulation 2005
Laws relating to the administration of planning and environmental management	Commissioner for the Environment Act 1993 Magistrates Court (Dangerous Substances Infringement Notices) Regulation 2004 Magistrates Court (Environment Protection Infringement Notices) Regulation 2005 Magistrates Court (Litter Infringement Notices) Regulation 2004 Magistrates Court (Nature Conservation Infringement Notices) Regulation 2005 Magistrates Court (Pest Plants and Animals Infringement Notices) Regulation 2005 Magistrates Court (Plant Diseases Infringement Notices) Regulation 2005 Magistrates Court (Tree Protection Infringement Notices) Regulation 2006 Magistrates Court (Utilities Water Conservation Infringement Notices) Regulation 2006
Laws relating to water, oceans, rivers and waterways	Water Efficiency Labelling and Standards Act 2005 Lakes Act 1976 Utilities Act 2000 Utilities (Water Conservation) Regulation 2006 Water and Sewerage Act 2000 Water and Sewerage Regulation 2001 Water Resources Act 2007 Water Resources Regulation 2007
Other laws relating to parks, vegetation and land use	Tree Protection Act 2005 Plant Diseases Act 2002 Nature Conservation Act 1980 Nature Conservation Regulation 1982 Nature Conservation ACT 2014
Laws relating to heritage	Heritage Act 2004 Heritage Regulation 2006
Laws relating to animals	Pest Plants and Animals Act 2005 Animal Diseases Regulation 2006
Laws relating to the atmosphere and clean air	Climate Change and Greenhouse Gas Reduction Act 2010 Electricity (Greenhouse Gas Emissions) Act 2004 Electricity (Greenhouse Gas Emissions) Regulation 2004
Laws relating to dangerous goods etc.	Dangerous Substances Act 2004



	Dangerous Substances (General) Regulation 2004 Dangerous Substances (Explosives) Regulation 2004 Dangerous Goods (Road Transport) Act 2009
Laws relating to waste and sewage	Litter Act 2004 Waste Minimisation Act 2001 Waste Minimisation Regulation 2001

2 SCOPE

This procedure applies to all works relating to the John Gorton Campus Carpark construction works. The objective of this procedure is to document the management responsibilities, controls, and procedures to mitigate potential environmental and human health impacts associated with unexpected contamination finds that may be encountered during construction works.

3 RESPONSIBILITIES

Who	Responsible for
HSE Manager	Ensuring the implementation of this procedure across all sites and offices.
Project Manager	The Project Manager has overall responsibility for the implementation and compliance of this procedure on project sites.
Site Manager	Ensuring compliance to this procedure for all unexpected ACM finds or other contaminants.

4 DEFINITIONS

An unexpected find is defined as potential contaminated land that was not previously identified in project management plans (and sub-plans) or during pre-construction investigations.

For the purposes of this plan, contaminated land comprises land within the project area that meets the definition of contamination in the [Contaminated Sites Environment Protection Policy](#). This includes asbestos.

5 POTENTIAL UNEXPECTED FINDS CHARACTERISTICS

5.1 PETROLEUM HYDROCARBONS

May be identified by either odour and/or visual indications of contamination. Petroleum hydrocarbon contamination may be identified by characteristic petrol, diesel or 'oily' odours (e.g. hydraulic oil) which may vary in strength from weak (just detectable) to very strong (easily detectable at a distance from the source).

In soils, the odour may or may not be accompanied by specific areas of dark staining (black-grey) or larger scale discolouration of strata from a previously identified 'natural colour' (e.g. staining of orange and brown clay to dark grey and green.) May also be visible as a distinct coloured sheen on water within an excavation.

5.2 BURIED DRY WASTE MATERIALS

May include a variety of construction and demolition waste materials including wood, plastic, metal fragments, building rubble (e.g. concrete, brick, asphalt, asbestos containing materials etc.).



5.3 BURIED OR SURFACE BONDED ACM, ASBESTOS FINES/FRIABLE ASBESTOS

May include a variety of construction and demolition waste materials including wood, plastic, metal fragments, building rubble (e.g. concrete, brick, asphalt, asbestos containing materials etc.).

5.4 BURIED ORGANIC MATERIALS

Such materials may be associated with decomposed plant matter found within the natural alluvial soils. Although this process is generally naturally occurring, by-products of the decomposing natural material should be considered if encountered.

5.5 STRUCTURES OR CONDUITS CONTAINING POSSIBLE HAZARDOUS MATERIALS

Could be identified as follows:

- A buried storage tank or former pipelines (typically metal, concrete or plastic).
- Deeper sand fill sometimes with visual/olfactory indications of contamination.
- Presence of small concrete footings surrounding by odorous or visually impacted soils and/or groundwater.

5.6 ASH OR SAND DEPOSITS

Ash materials are typically light weight, grey and white sand and gravel sized particles (1mm to 10mm). Slag materials can be varied in consistency and colour and may comprise pale grey to blue/green/grey and be loose or cemented. Slag gravels can be very angular and appear to have a vesicular (i.e. 'honeycomb') texture.

5.7 LANDFILL TYPE MATERIAL

Could include a combination of the other categories detailed in this table along with domestic (e.g. rag, clothing), clinical (e.g. sharps, human tissue or hair, laboratory specimens or culture), and/or putrescible waste (e.g. food scraps, nappies, animal waste).

5.8 OTHER UNUSUAL ODOURS

Other unusual odours that are different from surrounding soils. For instance, a sweet odour could indicate the presence of chlorinated hydrocarbon contamination.

5.9 PER – AND – POLYFLUORALKYL SUBSTANCES (PFAS)

Foaming in waters (e.g. in excavations, dewatering sumps or discharge) with little agitation and minimal dissipation.

5.10 BURIED DRUMS

Metal or plastic drums containing potentially unknown hazardous substances. It is noted that management of drum contents may require specialist hazmat contractors. Drums should not be opened to inspect contents until a qualified hazmat contractor has been engaged to assess potential risks.

6 PROCEDURE

6.1 STOP WORK IMMEDIATELY

- a) Leave the area and alert nearby workers.
- b) Report the incident to your Supervisor, Site Manager, or Barpa Safety Coordinator/Manager.
- c) Workers or the person controlling the workplace who believe a worker or workers have or may have been exposed to asbestos, ACM, or other contaminant must be decontaminated as soon as possible.
- d) In certain cases, such as finding asbestos, clothing must be treated as waste and disposed of in the appropriate waste bags with any disposable PPE and the wet wipes used for



decontamination. Any item that can't be decontaminated such as socks must also be disposed of as asbestos waste; and

- e) Workers suspected of being exposed to asbestos, ACM, or other contaminant should undertake a baseline medical examination as soon as practical after the exposure.

6.2 INFORM WORKERS AND ISOLATE AREA

- a) Inform workers to clear the workplace until the hazard has been contained.
- b) Establish a suitable exclusion zone (minimum of 10 metres) using barricades and warning signs to restrict access. The size of the zone should be based on the nature of the disturbance and advice from asbestos assessor, occupational hygienist or competent person. For asbestos, anything less than 10 metres will require asbestos air monitoring to be conducted at the exclusion zone boundary. For other contaminants, this will be based on the advice of the occupational hygienist or relevant competent person.
- c) Consult a licensed asbestos assessor, occupational hygienist or competent person for advice should access within the exclusion zone be unavoidable (for example for essential maintenance), prior to entering the exclusion zone.
- d) Minimise disturbance of the material; and
- e) Workers must wear minimum PPE of P2 respirator (P3 preferred), disposable coveralls and boot covers should emergency access to the exclusion zone be required.

6.3 INSTALL WARNING SIGNAGE

- a) Asbestos/ACM or other appropriate warning signs must be positioned at all points of entry to the contaminated area.
- b) If **NO** warning signs are onsite, use danger flags or normal warning signs as a temporary measure; and
- c) If asbestos/ACM or other contaminants are assumed or confirmed, warning signs will be obtained for use when asbestos or ACM or other contaminants are being removed or used in the case of an unexpected find.

6.4 REPORTS TO REGULATOR

- a) Evaluation of the incident by the Barpa HSE Manager/Coordinator will determine if the Regulator should be notified such as in incidences of uncontrolled escape, spillage, or leakage of asbestos, and
- b) Notify the regulator immediately or within a maximum of 24 hours after becoming aware of the incident if the Barpa HSE Manager/Coordinator determines it is required.

6.5 ASSESSMENT, REMOVAL AND DECONTAMINATION

- a) Engage a licensed asbestos assessor, occupational hygienist or competent person who will inspect, test, and assess the area and the material and provide advice for remediation/decontamination; and
- b) Engage a licensed hazard removalist to safely remove the contaminated material and decontaminate the area in accordance with WHS regulations.

6.6 AIR MONITORING

- a) Air monitoring should be conducted by a licensed asbestos assessor, occupational hygienist or competent person with the analysis conducted by a NATA accredited testing facility.

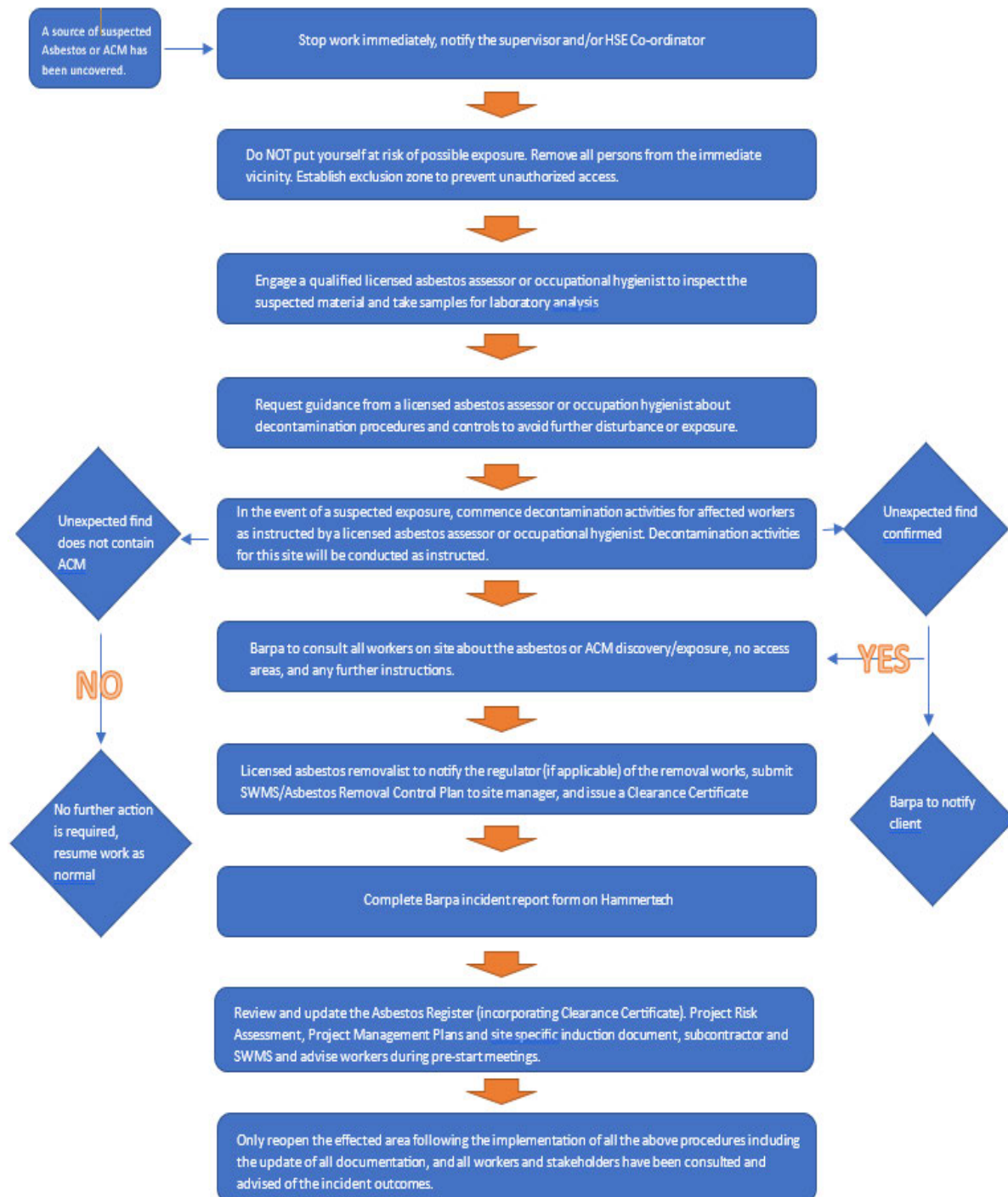


6.7 CLEARANCE AND REOCCUPATION

- a) No unprotected persons are permitted into the affected area (except asbestos removalists) prior to a Clearance Certificate being issued, and
- b) After decontamination and air monitoring has been completed a licensed asbestos assessor, occupational hygienist or competent person can conduct a clearance inspection and issue a Clearance Certificate prior to reoccupation.

6.8 UNEXPECTED CONTAMINATION FINDS – FLOWCHART

Please note the below flowchart refers to asbestos, however the same process will be followed for any unexpected contamination find.



Attachment 8: Publication of Contamination Protocol Notice

Dated 21 June 2023

[REDACTED]

From:

Sent:

Wednesday, 21 June 2023 3:00 PM

To:

Cc:

Subject:

[EXTERNAL] RE: John Gorton Campus Car Park EPBC 2022/09400 - Unexpected Contamination Finds Protocol [SEC=OFFICIAL]

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi [REDACTED]

Thank you for notifying the department of the website publication of the Unexpected Contamination Finds Protocol for EPBC 2022/09400.

The department acknowledges receipt of this notification.

Kind regards,

[REDACTED]
Administration Officer

Environmental Permitting and Compliance Division | Compliance and Enforcement Branch | Approvals Compliance Section |
Department of Climate Change, Energy, the Environment and Water
Ngunnawal Country, John Gorton Building, King Edward Terrace, Parkes ACT 2600 Australia

DCCEEW [.gov.au](https://www.dcceew.gov.au) ABN 63 573 932 849



Acknowledgement of Country

Our department recognises the First Peoples of this nation and their ongoing connection to culture and country. We acknowledge Aboriginal and Torres Strait Islander Peoples as the Traditional Owners, Custodians and Lore Keepers of the world's oldest living culture and pay respects to their Elders past, present and emerging.

From:

Sent: Wednesday, June 21, 2023 1:49 PM

To:

Cc:

Subject: RE: John Gorton Campus Car Park EPBC 2022/09400 - Unexpected Contamination Finds Protocol [SEC=OFFICIAL]

OFFICIAL

Good afternoon,

I can now confirm that the Unexpected Contamination Finds Protocol is now live on the Finance website [National Security Office Precinct | Department of Finance](#).

Regards,

[REDACTED]

[REDACTED]

[REDACTED]
National Security Office Precinct
Property and Construction Division
Department of Finance
[REDACTED]
[REDACTED]

A: One Canberra Avenue, FORREST 2603



Classification: OFFICIAL

Classified by: [REDACTED] on: 20/06/2023 4:19:08 PM

From: [REDACTED]

Sent: Tuesday, June 20, 2023 4:19 PM

To: [REDACTED]

Cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: John Gorton Campus Car Park EPBC 2022/09400 - Unexpected Contamination Finds Protocol
[SEC=OFFICIAL]

Good afternoon [REDACTED]

Thank you for your email submitting the Unexpected Contamination Finds Protocol as required by condition 7 of EPBC 2022/09400. I note that the Minister's approval is not required for this protocol. I have passed your email on to my colleagues in the Environmental Audit Section (cc'd) for their records.

Please reach out to EAS at [REDACTED] if you have any questions regarding compliance with conditions attached to EPBC 2022/09400.

Kind regards,

[REDACTED]

[REDACTED]

Post Approvals Assessment Officer
Nature Positive Regulation Division | Post Approvals Section
Department of Climate Change, Energy, the Environment and Water
[REDACTED]

Acknowledgement of Country

Our department recognises the First Peoples of this nation and their ongoing connection to culture and country. We acknowledge First Nations Peoples as the Traditional Owners, Custodians and Lore Keepers of the world's oldest living culture and pay respects to their Elders past and present.

From: [REDACTED]

Sent: Tuesday, June 20, 2023 3:43 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: John Gorton Campus Car Park EPBC 2022/09400 - Unexpected Contamination Finds Protocol
[SEC=OFFICIAL]

OFFICIAL

Good afternoon Post Approval,

I am writing in regards to the John Gorton Campus Carpark, ACT (EPBC 2022/09400). I have attached the Unexpected Contamination Finds Protocol to address conditions 5-9 of the EPBC Notification of Approval. Can you please confirm this meets the requirements and we will published on the Finance website.

Please give me a call if you have any further questions.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]
National Security Office Precinct
Property and Construction Division
Department of Finance

[REDACTED]
A: One Canberra Avenue, FORREST 2603



Australian Government
Department of Finance



Classification: OFFICIAL

Classified by: [REDACTED] **on:** 20/06/2023 3:42:35 PM

----- IMPORTANT - This email and any attachments have been issued by the Australian Government Department of Agriculture, Water and the Environment. The material transmitted is for the use of the intended recipient only and may contain confidential, legally privileged, copyright or personal information. You should not copy, use or disclose

it without authorisation from the Department. It is your responsibility to check any attachments for viruses and defects before opening or forwarding them. If you are not an intended recipient, please contact the sender of this email at once by return email and then delete both messages. Unintended recipients must not copy, use, disclose, rely on or publish this email or attachments. The Department of Agriculture, Water and the Environment is not liable for any loss or damage resulting from unauthorised use or dissemination of, or any reliance on, this email or attachments. If you have received this e-mail as part of a valid mailing list and no longer want to receive a message such as this one, advise the sender by return e-mail accordingly. This notice should not be deleted or altered -----

Be careful with this message

External email. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Attachment 9: Commencement of the Action Notice – EPBC 2022/09400

Dated 13 July 2023



Australian Government

Department of Finance

13 July 2023

Att: Post Approvals

[REDACTED]
Department of Climate Change, Energy, the Environment and Water
John Gorton Building, King Edward Terrace
Parkes ACT 2600

To whom it may concern

John Gorton Campus Car Park EPBC 2022/09400 - Commencement of the Action

I am writing in regard to the John Gorton Campus Car Park, ACT (EPBC 2022/09400) to address condition 10 of the EPBC Notification of Approval regarding commencement of the Action.

I can confirm that the date of commencement of the Action is scheduled to be the 17 July 2023.

Regards

[REDACTED]

[REDACTED]
Assistant Secretary
National Security Office Precinct Branch
Department of Finance

OFFICIAL

[REDACTED]

From: [REDACTED]
Sent: Thursday, 13 July 2023 4:46 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: [EXTERNAL] Notice: EPBC 2022/09400 - Commencement of the Action (John Gorton Campus Car Park) [SEC=OFFICIAL]
Attachments: JGCC Letter EPBC 2022.09400 - Commencement of the Action Notice (July 2023).pdf
Categories: Filing

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

OFFICIAL

Good afternoon Post Approvals

Please find attached notice on Commencement of the Action required under condition 10 of the approval for the John Gorton Campus Car Park (EPBC 2022/09400).

Please advise if you require anything further.

Kind regards



[REDACTED]
National Security Office Precinct
Department of Finance
[REDACTED]

A: One Canberra Avenue, FORREST ACT 2606

Classification: OFFICIAL

Classified by: [REDACTED] **on:** 13/07/2023 4:38:01 PM

Attachment 10: Publication of Annual Compliance Report – Notification to the Department

Dated 21 June 2024

[REDACTED]

From: [REDACTED]
Sent: Friday, 21 June 2024 4:03 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: EPBC Compliance Report for Publication on Website EPBC Act referral 2022/09400
[SEC=OFFICIAL:Sensitive]

OFFICIAL:Sensitive

Good afternoon Post Approvals,

I am writing to advise that the Annual Compliance Report for EPBC Act referral 2022/09400 for the John Gorton Campus Carpark Project in Parkes ACT has now been published on the Departmental project website in accordance with the conditions of approval. The report can be accessed via the following links:

- [National Security Office Precinct | Department of Finance](#) (see right-hand menu Compliance Report)
- [Annual Compliance Report 2024: John Gorton Campus Car Park \(finance.gov.au\)](#)

Please don't hesitate to contact me if you have any queries in relation to the report.

Kind Regards,

[REDACTED]



[REDACTED]
NSOP | Property and Construction Division
Department of Finance

[REDACTED]
A: One Canberra Avenue, FORREST ACT 2603

OFFICIAL

