



Australian Government
National Capital Authority

Report on Consultation Works Approval No 20078

Block 8 Section 5 Campbell ('Campbell 5') Construction Management Plan 'St Germain'

September 2015

Table of Contents

1. Introduction	3
2. Public consultation.....	3
2.1 National Capital Plan.....	3
2.2 Commitment to community engagement	3
3. Summary of public consultation	4
3.1 Public consultation process	4
3.2 Submissions received.....	4
3.2.1 – Summary of submissions	4
4. Conclusion.....	5
Attachment 1 – Location Plan.....	6
Attachment 2 – Photographs of signs on site	7
Attachment 3 – Canberra Times advertisement.....	8

1. Introduction

Under the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Authority (NCA) prepares and administers the National Capital Plan (the Plan) to ensure Canberra and the Territory are planned and developed in accordance with their national significance.

The Plan sets out the broad planning framework for the Australian Capital Territory (ACT). Areas designated as having special characteristics of the National Capital are subject to detailed planning policies and guidelines.

Any buildings or structures, demolition, landscaping or excavation works in Designated Areas require the approval of the NCA. The NCA considers such proposals in the context of the relevant provisions of the Plan.

On 24 August 2015, the National Capital Authority (NCA) received a Works Approval application from SHL Development for the Construction Management Plan (CMP) associated with the construction of the approved multi-residential development of Block 8 Section 5 Campbell ('Campbell 5') near the corner of Constitution Avenue and Anzac Parade. The CMP outlines the site establishment and operational details of construction including details of the site compound; dust, noise and vibration mitigation measures; hours of work; traffic management; construction vehicle parking; and vehicle access points.

(Attachment A – Location Plan).

The following report details the public consultation process undertaken by the NCA relating to this application.

2. Public consultation

2.1 National Capital Plan

Under the Plan, the requirements for public consultation apply, but are not limited to, certain residential developments, telecommunications facilities (that are not considered low impact) and amending or issuing an instrument under the Plan (including Development Control Plans).

2.2 Commitment to community engagement

The NCA's 'Commitment to Community Engagement' (February 2015) details how the NCA conducts consultation. The purpose is to achieve a greater level of consistency and transparency in the NCA's decision making process.

The NCA will make an assessment of whether a proposal is consistent with the National Capital Plan and if it requires public consultation. An assessment will be made in relation to adverse impacts on:

- public space and community amenity
- environment, heritage or landscape values
- amenity of the locality in terms of materials, finishes, scale, massing, design and quality
- consistency with an existing Heritage Management Plan.

When an application for works is lodged and consultation is required, consultation with the community and stakeholders will be undertaken by either the applicant, the NCA, or both. The protocol for applications for works which require consultation under the National Capital Plan is set out in Attachment B of the Commitment of Community Engagement.

As the application for the construction phase of the multi-residential building was assessed as having the potential to have impacts on public space and community amenity, and

environment, full public consultation was undertaken.

3. Summary of public consultation

3.1 Public consultation process

Public consultation was undertaken on the works approval application and took the form of:

- On Saturday 26 August 2015, publishing a public notice in *The Canberra Times* detailing the proposed works and inviting submissions to be made to the NCA in relation to the proposal (Attachment B of the Consultation Report).
- Between 26 August and 15 September 2015 publishing details of the proposal, including the applicant's plans and planning report on the NCA's website.
- Between 26 August and 15 September 2015 placing two A1 size signs on site.
- The NCA writing to adjoining neighbours/lessees advising of the consultation process and inviting comments.
- Referring the application to Government agencies including; the Commonwealth Department of Finance, ACT Heritage Council, ACT Environment Protection Authority Liaison (EPA), and ACT Conservator of Flora and Fauna Liaison.

3.2 Submissions received

The NCA received two written submissions during the consultation period which are summarised and responded to below.

In relation to the Government responses, at the time of writing, comments had been received from the Department of Finance and ACT Heritage Council who both raised no issues.

The Australian War Memorial (AWM) raised a number of issues in relation to possible impacts from construction noise on planned ceremonial events including; Anzac Day, Remembrance Day and a number of anniversary events run by Department of Veterans Affairs. The proponent has liaised directly with the AWM and will ensure that appropriate arrangements are made for these events (e.g. ceasing of work during Remembrance Day ceremony).

3.2.1 – Summary of submissions

A summary of the comments received and an NCA response appears below:

Submission 1

Concern regarding construction traffic travelling along Creswell Street and directly to Fairbairn Avenue therefore avoiding Constitution Avenue, Anzac Parade and Blamey Crescent.

Acoustic report needs to be revised to include the potential impact of noise levels produced from the residential units to residential areas to the east and north within Campbell.

NCA Response

The contractors managing construction will impose restrictions on heavy vehicles accessing the site and will be required to ensure the approved traffic route is adhered to. Contractor induction will reinforce the need to avoid residential routes.

An acoustic report on noise levels produced by the new buildings is to be lodged with a future works approval application where mixed uses are proposed.

Submission 2

Concern regarding construction traffic travelling through the surrounding neighborhood.

Concern regarding developer commitments relating to monitoring of development impacts (contractor car parking, site amenities, hours of operation). Request NCA act as 'Watchdog' to ensure developer commitments are adhered to.

NCA Response

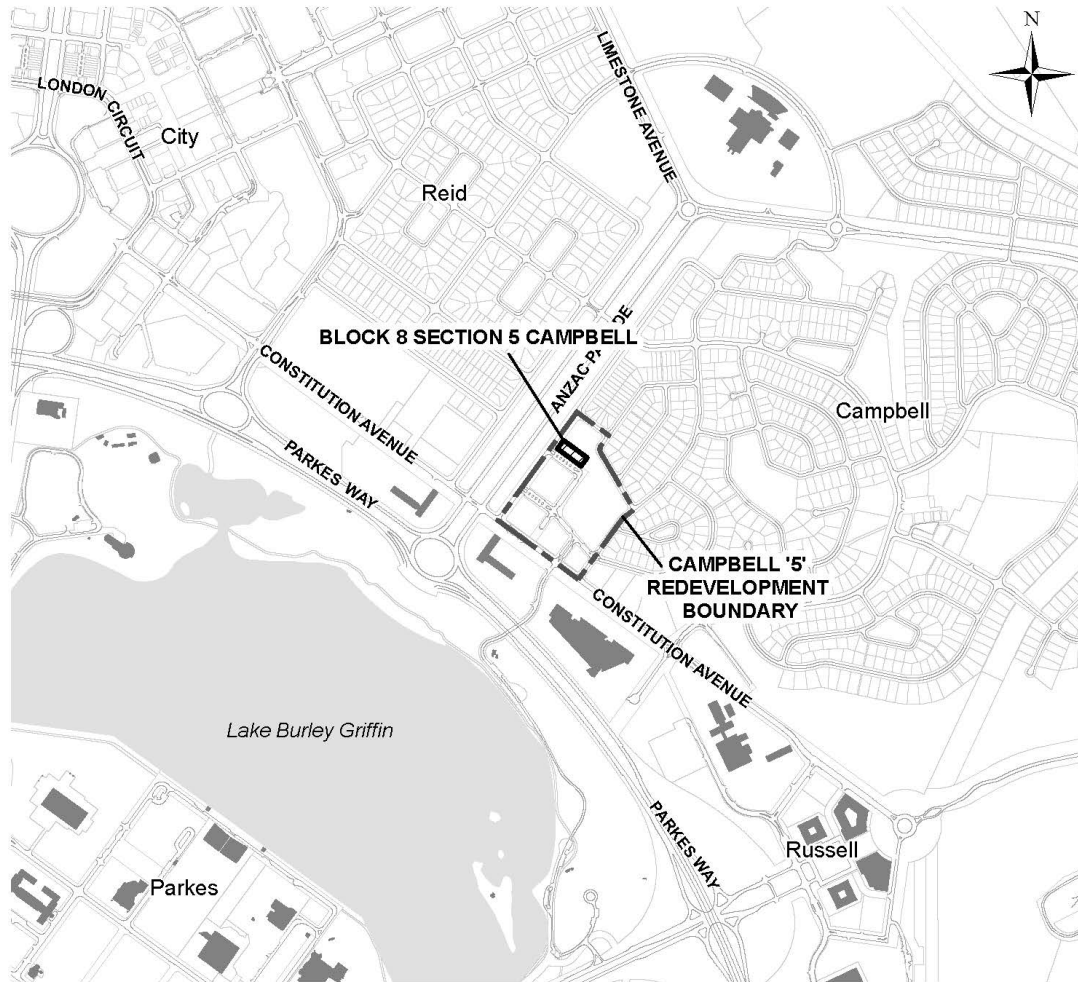
The contractors managing construction will impose restrictions on heavy vehicles accessing the site and will be required to ensure the approved traffic route is adhered to. Contractor induction will reinforce the need to avoid residential routes. The head contractor is responsible for ensuring compliance with the CMP.

4. Conclusion

The NCA's consultation process was carried out in accordance with the Plan and the NCA's 'Commitment to Community Engagement' (February 2015).

Two submissions were received during the consultation period. The NCA is satisfied that the major concerns of the community have been addressed and that sufficient opportunity was offered to members of the public to comment on the proposal.

Attachment 1 - Location Plan



Attachment 2 - Photographs of signs on site



Attachment 3 – Canberra Times advertisement



Australian Government
National Capital Authority

WORKS APPROVAL

Open for Public Consultation

Block 8, Section 5 Campbell - St Germain Construction Management Plan

The National Capital Authority (NCA) has received a Works Approval application from SHL Development Pty Ltd, for the Construction Management Plan (CMP) associated with the construction of the approved multi-residential development at 'Campbell 5' on the corner of Constitution Avenue and Anzac Parade. The CMP outlines operational details, including the site compound, dust, noise and vibration mitigation measures, hours of work, traffic management measures, construction vehicle parking and access points.



Information and plans for this application can be found at www.nationalcapital.gov.au. For further information, please contact the Works Approval unit on (02) 6271 2888. The NCA welcomes community feedback on this Works Approval by close of business 15 September 2015.

Feedback can be submitted via email, worksapproval@natcap.gov.au or a letter to GPO Box 373, Canberra, ACT 2601. All submissions, including names and addresses will be made publicly available at the NCA office and on the website, subject to approval in writing by the submitter, in accordance with the NCA's Commitment to Community Engagement.

.....
www.nationalcapital.gov.au