



Australian Government
National Capital Authority

Consultation Report

Works Approval No WA101772-D

Site Development Precinct 5
(Blocks 4 and 5 Section 38 Campbell)

April 2023

Contents

Introduction	3
Public Consultation requirements	4
1.1 National Capital Plan	4
1.2 Commitment to Community Engagement	4
Summary of Public Consultation	5
2.1 The public consultation process	5
2.2 Submissions Received, Comments and Response	5
Conclusion	6
Attachment A - The Canberra Times Public Notice and site signage	7
Attachment B – Summary of concerns and NCA Response	8
List of Submitters	11

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 18 August 2022, the NCA received a Works Approval application from Purdon Planning for Foothills Development - Precinct 5 located at Blocks 4 and 5 Section 38 Campbell.

Public Consultation requirements

1.1 National Capital Plan

Under the Plan, requirements for public consultation apply to:

- Major developments proposed for Section 9 Barton;
- A landmark building to RL617 adjacent to Commonwealth Avenue (within the Constitution Avenue and Anzac Parade Precinct);
- Detailed plans for development at Academy Close, Campbell;
- High-impact telecommunications facilities;
- All residential proposals within the Deakin/Forrest Residential Area Precinct; and
- All residential and commercial development proposed for Section 5 Campbell.

1.2 Commitment to Community Engagement

The NCA's 'Commitment to Community Engagement' 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 'Commitment to Community Engagement' describes the minimum requirements for consultation, and the process by which WA applications that are released for public consultation will be assessed.

Part 2.7 *Works Applications* and Attachment C *Protocol for Development Applications for Works Which Require Consultation* of the NCA's 'Commitment to Community Engagement' describes the consultation process for WA applications. 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 is 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 the applicant, the NCA or both. Where consultation is undertaken by the applicant, the NCA may choose to stipulate specific requirements that the applicant is required to implement.

The NCA may set aside the requirement to undertake full public consultation where:

- previous consultation has been undertaken on the proposal
- minor amendments to previously approved works are required
- the NCA determines no stakeholders will be affected
- proposals are given exemption, as outlined in Part 2.3 of the 'Commitment to Community Engagement'

Public consultation was undertaken on the application as the proposal may have adverse impacts on public space, community amenity, environment, heritage and landscape values.

Summary of Public Consultation

2.1 The public consultation process

Public consultation was undertaken by the NCA between Saturday 1 October 2022 - Monday 24 October 2022 in the following manner:

- On Saturday 1 October 2022, 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 A](#))
- Between 1 October and 24 October 2022, publishing details of the proposal on the NCA's website
- Between 3 and 24 October 2022, placing three A1 size signs on site
- The NCA writing to adjoining lessees, neighbours and interested stakeholders advising of the consultation process and inviting comments

On 6 October 2022 an article was published in the Canberra Times and Riot Canberra in relation to the proposal. The article outlined that the application was currently under consideration by the NCA and that submissions were due by COB on 24 October 2022.

2.2 Submissions Received, Comments and Response

The NCA received a total of seven (7) submissions on the proposal. Seven (7) submissions raised issues or objections in relation to elements of the proposal or the whole proposal.

Emails and letters of acknowledgment were sent to all submitters advising them that their submissions will be taken into consideration before a decision is made on the application.

The National Capital Authority (NCA) undertakes an open and transparent works approval application process. As part of this process the NCA prepares a Consultation Report for publication on the NCA website, which includes a summary of the themes of the submissions, along with the name of each person making the submission. Names of submitters have been omitted where a submitter requested confidentiality.

Key issues raised in the submissions were:

- Traffic and Parking
- Lack of open space
- Environmental and Heritage impacts
- Tree removal
- Number of dwellings
- Advertisement of previous precincts
- Bush fire risk
- Construction management

There were a number of matters raised that are not considered to be related to planning matters and do not form part of NCA's responses.

A summary of each issue and the NCA response is provided at [Attachment B](#).

Conclusion

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


The NCA has assessed issues raised by submitters and have been taken into account as part of the assessment process.

The NCA is satisfied that major concerns of the community have been addressed. The proposal is not inconsistent with the provisions of the National Capital Plan and is supported by the NCA.

On 22 March 2023 the NCA approved the proposal.

Attachment A

The Canberra Times Public Notice and site signage




Australian Government
National Capital Authority

WORKS APPROVAL
Open for Public Consultation

Blocks 4 and 5 Section 38 Campbell
Redevelopment - The Foothills - Site
Development Precinct 5

The National Capital Authority (NCA) has received an application for approval for the Foothills Development - Precinct 5 at 30 Limestone Avenue, Campbell.






The plans and supporting documentation for the application can be viewed at the NCA's website.

The NCA welcomes feedback on this application **by 5.00pm, Monday 24 October 2022.**


Submissions can be made via email to WAconsultation@nca.gov.au or in writing to GPO Box 373, Canberra ACT 2601.

Please contact the NCA for further information on: (02) 6271 2888.

 [nca.gov](https://www.facebook.com/nca.gov)  [nca_gov_au](https://www.instagram.com/nca_gov_au)  [@nca_media](https://twitter.com/nca_media)


www.nca.gov.au

Building the National Capital in the hearts of all Australians

HAVE YOUR SAY 

BLOCKS 4 & 5 SECTION 38 CAMPBELL
THE FOOTHILLS SITE DEVELOPMENT PRECINCT 5

The National Capital Authority (NCA) has received an application for approval for the Foothills Development - Precinct 5 at 30 Limestone Avenue, Campbell.



The plans and supporting information can be viewed at the NCA's website. The NCA welcomes feedback on this application **by close of business, Monday 24 October 2022.**

Submissions can be made via email to WAconsultation@nca.gov.au or in writing to GPO Box 373 Canberra ACT 2601.

Please contact the NCA for further information on (02) 6271 2888

www.nca.gov.au

Attachment B

Summary of concerns and NCA Response

The National Capital Authority (NCA) undertakes an open and transparent works approval application process. As part of this process the NCA prepares a Consultation Report for publication on the NCA website, which includes a summary of each issue, along with a list of the name of each person making the submission. Names of submitters have been omitted where a submitter requested confidentiality.

Matters unrelated to the assessment of the proposal against the National Capital Plan are not included in the table below.

Issue	NCA response
Traffic and Parking	
Concerns have been raised about the potential increase in traffic due to the additional townhouses. It was also raised that the townhouses do not have a sufficient number of parking spots.	A traffic assessment report was completed by Calibre on 25 June 2022 and the report concluded the following: <ul style="list-style-type: none">• The parking requirements as per EPSDD PVAGC for the development is 478 parking spaces to accommodate the development parking use. 409 parking spaces required for residential parking and 69 parking spaces for visitor parking.• The current design for onsite parking is sufficient to provide all parking requirements of the proposed design. The current parking on site offers 658 parking spaces.• The existing site access to the site was assessed based on safety and capacity, it is recommended the existing site access arrangement as a left in, left out, right out be retained.• A review of crash data did not identify any crashes associated with the site access turning movements and no trends indicating the site access existing layout is a high-risk movement.• The site traffic generation is expected to be 151vph in the AM and PM peak.• There is adequate capacity in the surrounding road network to accommodate for the development traffic generation. Impacts on the local network and intersections are expected to be minimal with small effects on queueing and delays. Additional traffic generation from the updated design of Precinct 5 is expected to have minimal impact on the traffic network with just 5 additional vehicles per hour against previous assessments.• Provision for bicycle parking/facilities will be achieved on site through secure parking

Issue	NCA response
	<p>areas within the townhouses and apartment buildings, this is acceptable as per the Bicycle Parking General Code.</p>
Lack of open space	
<p>One submitter raised concerns over the lack of communal open space, including playgrounds.</p>	<p>The Foothills Development documentation includes a number of open space areas including a pool, a tennis court and some green spaces. While the development does not include a playground there are at least three playgrounds within walking distance of the site.</p>
Environmental and Heritage impacts	
<p>A few submitters raised concerns over the environmental and heritage impacts the proposed development will have on the site.</p>	<p>The original proposal received approval under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) in 2018. The EPBC Act decision was reassessed based on new information provided by the applicant. The then Department of Agriculture, Water and the Environment (DAWE) found that the EPBC Act decision did not require amendment. Monitoring of EPBC Act decisions is the responsibility of the Environment Department.</p>
Tree removal	
<p>One submitter raised concerns over the number of trees proposed to be removed.</p>	<p>No additional trees are being removed as part of this application. All tree removals formed part of the original Works Approval application approved by the NCA in February 2021.</p>
Number of dwellings	
<p>Some concerns were raised over the increased number of dwellings.</p>	<p>The total number of dwellings is consistent with the Crown Lease for the site.</p>
Advertisement of previous precincts	
<p>A number of submitters raised concerns about the lack of public consultation for the previous precincts.</p>	<p>All other precincts within the Foothills Development formed part of the original Works Approval application. The original application was publicly advertised and approved by the NCA in February 2021. There have been some amendments to the original application since then, however they were considered minor and were not required to be publicly advertised.</p>

Bush fire risk

One submission raised concerns over the Bushfire Risk Assessment & Compliance Report. The submitter is concerned that the information is redundant and out of date.

It has been confirmed by the applicant that the Bushfire Risk Assessment & Compliance Report provided as part of this Works Approval application is correct and information provided is up to date with the Australian Standards.

Construction management

One submitter has raised concerns for the protection of the grassland and woodlands to the north for the duration of construction.

The site boundary forms the extent to which construction works are permitted and fencing will be included during construction. The construction works methodology is very strict with regards to mandating that there is no impact on the natural temperate grasslands immediately to north of the site, which is also clearly stipulated within the conditions of the EPBC Act approval.

List of Submitters

(List of names agreed to be published)

Stephen Ryan

Shane West

Christine Vincent

Sarah Sharp – Friends of Grasslands

Sallyann Ducker

Marianne Albury-Colles