

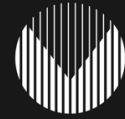


Vernon
Constitution Place



PRE-APPLICATION COMMUNITY AND STAKEHOLDER ENGAGEMENT
CONSULTATION REPORT | Block 40 Section 19 City



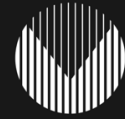


Acknowledgement of Country

We acknowledge the Ngunnawal people, the Traditional Custodians of the land, and recognise their continuing connection to land, waters and cultures. We pay our respects to their Elders past, present and emerging.

Documents Control

Version No.	Description	Date	Author	Checked	Checked
1	Final for WA Submission	18/7/24	AC	AC/ML	AC



CONTENTS

1	INTRODUCTION	4
2	COMMUNITY AND STAKHOLDER CONSULTATION STRATEGY	5
3	COMMUNITY AND STAKEHOLDER CONSULTATION/ENGAGEMENTS	7
5	CONCLUSION	11

1 INTRODUCTION

This Consultation Report has been prepared to accompany the submission of a Works Approval submission to the National Capital Authority for the construction of a multistorey commercial (office) and café use building situated at Block 40 Section 19 City (1A Constitution Avenue) refer to **Figure 1** below). The Consultation Report has had regard to the provisions of the *ACT Planning and Land Management Act*, National Capital Plan and NCA policies including Commitment to Community Consultation and Engagement 2019.

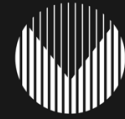
The Consultation Report outlines the stakeholder and community engagement/consultation which has taken place during the detailed design phases of the project. The Consultation Report structure is summarised below:

- Section **2 Community and Stakeholder Consultation Strategy** – outlines strategy for consultation and engagement.
- Section **3 Community and Stakeholder Consultations/Engagements** – Provides a list of the community and stakeholder consultations/engagements also provides a summary of the status with key community / stakeholder groups.
- Section **4 Conclusion** – concludes the report.

This Consultation Report should be read in conjunction with the Planning Report and various other plans and specialist reports submitted with the WA.




Figure 1: Locality Plan for Block 40 Section 19 City. (Source: Locality Plan by Capital Property Group)



2 COMMUNITY AND STAKHOLDER CONSULTATION STRATEGY

The International Association for Public Participation (**IAP2**) model for public participation is generally considered the industry best practice and approach to undertaking community and stakeholder engagement. The IAP2 public participation principles can be readily applied to community, stakeholder and government agency consultation and engagement. Accordingly, the IAP2 Core Values and Spectrum of Public Participation have been considered in the pre-application consultation approach and are outlined below.

Table 1: IAP2 Spectrum of Public Participation (Source: IAP2 website accessed July 2024)

	INCREASING IMPACT ON THE DECISION 				
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and asportations are understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decision to the maximum extent possible.	We will implement what you decide

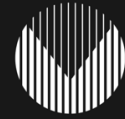
Using the above IAP2 Spectrum of Public Participation a detailed consultation and engagement plan was created. The following engagement methods were considered for the duration of detailed design phase of the project.

Drop in consultation /information sessions: run drop in consultation / information session about the project.

Public hearings: Formal public hearings could be used to provide information on the project, can involve logging questions from public members and/or a designated time allotment for people to comment.

Town hall meetings: A more of an open public forum to obtain feedback from various groups about the project and

Informal, targeted discussions: These involve short presentations to targeted audiences (e.g., local businesses, community groups, government agencies), followed by open discussions and ongoing feedback.

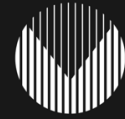


Focus groups: A way to learn more initial reactions and ideas from a select group. On the one hand, these can be very valuable in the early stages when developing more concrete engagement plans, however, need to be undertaken in a way that they are not perceived as exclusionary.

One-on-one meetings: These can be valuable for developing relationships, but the best practice is to conduct them transparently because perceptions of a developer secretly meeting with people can undermine trust.

Virtual and in person workshops: These can combine aspects of the above formats (open houses, informal chats, town hall meetings).

Based on the type of community and stakeholders engaged throughout the pre-application design development a mixture of one-on-one meetings and virtual/in-person workshops were completed. In addition, ongoing engagement via phone and email was completed if required for each interested party.

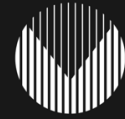


3 COMMUNITY AND STAKEHOLDER CONSULTATION/ENGAGEMENTS

This section provides an overview Capital Property Groups NCA and ACT Government Agency engagements. Capital Property Group has extensive experience engaging with both the NCA and a variety of ACT Government Agencies, including utilities providers. A summary of the CPG community and stakeholder engagements/consultations is provided in table 2 below.

Table 2: RIAP2 Spectrum of Public Participation (Source: IAP2 website accessed July 2024)

Community / Stakeholder	Date of Engagement/Consultation
Major Projects / Canberra Theatre	Meeting 1 – 9 November 2023 Meeting 2 – 13 December 2023 Meeting 3 – 14 February 2024 Meeting 4 – 14 March 2024 Meeting 5 – 1 May 2024 Meeting 6 – 18 July 2024 Ongoing email correspondence and engagements as required.
ACT – Environment Protection Sustainability Development Directorate	Meeting 1 – 6 May 2024 Ongoing email correspondence and engagements as required.
ACT – City Renewal Authority	Meeting 1 – 20 November 2023 Meeting 2 – 30 January 2024 Meeting 3 – 19 April 2024 Ongoing email correspondence and engagements as required.
ACT – Transport Canberra and City Services	Meeting 1 – 2 November 2023 Meeting 2 – 12 April 2024 Ongoing email correspondence and engagements as required.
ACT – Land Titles and Registry	Meeting 1 – October 2023 Meeting 2 – 9 January 2024 Ongoing email correspondence and engagements as required.
Cultural Facilities Corporation / Canberra Theatre Centre	Meeting 1 – October 2023 Meeting 2 - 9 January 2024 Meeting 3 - 9 April 2024 Meeting 4 - 6 May 2024 Meeting 5 - 3 June 2024 Meeting 6 - 18 July 2024 Ongoing email correspondence and engagements as required.
ACT Legislative Assembly	Email correspondence and in person meetings as required.
ACT – Major Projects – Stage 2A Light Rail	Meeting 1 - 7 February 2024 Meeting 2 - 5 March 2024 Meeting 3 - 11 June 2024 Meeting 4 - 6 August 2024 Ongoing email correspondence and engagements as required.
2 Constitution Avenue – Private Lessee	Meeting 1 - 28 February 2024
220 London Circuit – Private Lessee	Meeting 1 – 7 March 2024.
3-5 Constitution Avenue – Private Lessee	Email correspondence and phone calls as required.
Other Public Engagements and Media Releases	
Public information posted on website: https://constitutionplace.com.au/news/constitution-place-is-expanding	2 November 2023
ABC Canberra radio interview with CRA (Malcolm Snow) and Richard	23 November 2023
Formal Sod Turning Event with CPG and ACT Government Representatives	22 July 2024



A summary of the outcomes and status of community and stakeholder consultations/engagements is provided below.

National Capital Authority

CPG representatives have held several meetings with senior executives from the NCA, including the Chief Planner and the Director of Statutory Planning. These meetings have covered the proposed architectural design and siting of the development, strategy and timing for WA submissions, offsite utilities and services works, as well as CPG's ongoing engagement with the Canberra Theatre Centre, other ACT Government agencies and surrounding property owners.

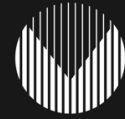
To date CPG has obtained two Works Approvals related to the development of the site. These are:

- Works Approval application number WA103505 approved on 16 January 2023 for the temporary installation of a freestanding sign.
- Works Approval application number WA001019 approved on 2 July 2024 for early works including tree/vegetation removal, site establishment, basement excavation and structure, utilities relocation, public realm temporary works and temporary traffic management plans.

ACT Government Agency Engagements

The following key ACT Government agencies have been engaged with prior to submission of this WA application:

- *Canberra Light Rail (Major Projects)* – CPG representatives met with Senior Executives of Canberra Light Rail on the site regarding the proposed development and interface with Stage 2A Light Rail. CPG representatives will continue to meet with Senior Executives of Canberra Light Rail to ensure all inputs form part of the Works Approval application to the NCA and will continue to liaise with Canberra Light Rail on site for the duration of construction workste.
- *Canberra Theatre Centre, care of ACT Major Projects (CTC/MP)* – CPG representatives have met with CTC/MP representatives on approximately 6 occasions since acquiring the site in early 2023. At these meetings CPG and BATES SMART have provided briefings/updates on the proposed development design and interface with the envisaged redevelopment of the Canberra Theatre Centre. On Thursday 14 March 2024, CPG and CCrepresentatives met with CTC/MP representatives to provide a comprehensive presentation on the WA application for early works, including an interactive presentation on the site establishment works and offsite compound. During this meeting CTC/MP representatives were supportive of the construction program and methodology. No concerns were raised at or following the meeting.
- *City Renewal Authority* – CPG representatives have met with CRA representatives on the site of the future development. These meetings will continue for the duration of the planning, design and construction phases of the development.

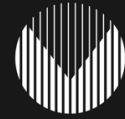


- *Transport Canberra and City Services* - Capital Property Group representatives held a meeting with Senior Executives of TCCS on the site and proposed development. At this meeting discussions were held regarding vehicular access to the site and the future development. Capital Property Group representatives will continue to hold meetings with Senior Executives of TCCS with a view of securing support for the proposed development and referral comments to accompany the Works Approval submission to the NCA. These meetings will continue for the duration of the planning, design and construction phases of the development.
- *Evo-energy* - Capital Property Group representatives and the project engineers have held meeting with Evoenergy regarding the site, proposed development and interface with the electricity network. Capital Property Group representatives will continue to hold meetings with Evoenergy to ensure all utility provider inputs form part of the detailed design for the development and Works Approval application to the NCA.
- *ICON Water* - Capital Property Group representatives and the project engineers have held meeting with ICON Water regarding the site, proposed development and interface with the water and sewer network. Capital Property Group representatives will continue to hold meetings with ICON to ensure all utility provider inputs form part of the detailed design for the development and Works Approval application to the NCA.

Surrounding Lessee and Tenant/Occupant Engagements

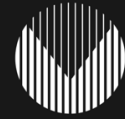
The following key ACT Government agencies have been engaged with prior to submission of this WA application:

- *Canberra Theatre Centre* – Meetings with the CEO and senior facilities managers from the Canberra Theatre have been held to brief them on the proposed development and construction activities. CPG and CC representatives will continue to engage with Canberra Theatre representatives for the duration of the construction works.
- *ACT Legislative Assembly* - Meetings with ACT Legislative Assembly representatives have been held to brief them on the proposed development and construction activities. CPG and CC representatives will continue to engage with ACT Legislative Assembly representatives for the duration of the construction works.
- *1 Constitution Avenue, City* – CPG is the lessee of the adjoining site so engagement is not necessary on this adjoining site.



- *A by Adina Hotel (1 Constitution Avenue, City)* – Meetings with the Hotel operator have been held to brief them on the proposed development and construction activities. CPG and CC representatives will continue to engage with the Hotel operator for the duration of the construction works.
- *220 London Circuit, City* - CPG representatives have met with the Lessee of 220 London Circuit regarding the proposed development and no issues were raised regarding the proposal.
- *3-5 Constitution Avenue, City* - CPG representatives have met with the Lessee of 3-5 Constitution Avenue regarding the proposed development and no issues were raised regarding the proposal.
- *2 Constitution Avenue, City* – CPG representatives have met with the Lessee of 2 Constitution Avenue regarding the proposed development and no issues were raised regarding the proposal.

As outlined above CPG and its representatives have undertaken an extensive program of community and stakeholder consultations/engagements prior to the submission of the Works Approval application for construction of the multistorey commercial (office) and café use building at the site. Where necessary CPG and its representatives will continue to engage with community and stakeholders for the duration of construction works and ongoing operation of the building if required.



5 CONCLUSION

This Consultation Report has been prepared to accompany the submission of a Works Approval submission to the National Capital Authority for the construction of a multistorey commercial (office) and café use building situated at Block 40 Section 19 City (1A Constitution Avenue).

The Consultation Report has had regard to the provisions of the *ACT Planning and Land Management Act*, National Capital Plan and NCA policies including Commitment to Community Consultation and Engagement 2019.