



Australian Government
National Capital Authority

CONSULTATION REPORT

DEVELOPMENT CONTROL PLAN 12/01 BLOCK 3 SECTION 65 CAMPBELL

March 2012

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1. Introduction

1.1 Purpose and background

This report summarises the issues raised during the public consultation process undertaken by the National Capital Authority (NCA) on draft Development Control Plan (DCP) No. 12/01 for Block 3 Section 65 Campbell.

In April 2011, Purdon Associates on behalf of the Defence Housing Authority (DHA) requested for the NCA to prepare a DCP to set out planning and urban design policies to guide future redevelopment of Block 3 Section 65 Campbell.

1.2 National Capital Plan requirements

The National Capital Plan (the Plan) came into effect on 21 January 1990. The site is National Land located outside the Designated Areas of the Plan. Part 4.5 of the Plan (Special Requirements for Urban Areas) requires that any development, including subdivision and leasing proposals, of National Land not included in a Designated Area of the Plan, is to conform to a DCP agreed by the NCA.

Development proposals on National Land, including subdivision and proposals to lease National Land, are required to be referred to the NCA. The NCA will assess proposals to ensure they are not inconsistent with the provisions of the Plan and the relevant DCP.

1.3 Effect of the Development Control Plan

DCP 12/01 establishes planning and urban design provisions including building height, landscape character, access and parking for Block 3 Section 65 Campbell.

DCP 12/01 includes the following provisions:

- General planning and urban design objectives for redevelopment of Block 3 Section 65 Campbell
- Providing for redevelopment of the site for the purpose of defence housing as permitted by the Plan
- Requirements for building height and setback, and architectural quality in built form
- Requirements for access to the site and parking
- Providing for an enhanced landscape character along Fairbairn Avenue, Truscott Street and within the site area.

2. Public consultation

2.1 Development Control Plan process

The process for making a DCP is outlined in Figure 1.

Figure 1: Outline of the DCP process



2.2 Release of the draft Development Control Plan for public comment

The NCA released the draft DCP for public consultation on 6 January 2012. The following stakeholders were identified as having an interest in the future development of the site:

- ACT Government Environment and Sustainable Development Directorate
- ACT Government Territory and Municipal Services Directorate
- North Canberra Community Council
- Residents of the suburb of Campbell.

ACT Government agencies and the North Canberra Community Council were advised by letter about the release of the draft DCP for public comment and provided with a copy of the draft document. In regard to the residents of Campbell, a letter box drop was undertaken to inform residents in the immediate vicinity of the subject site, and email advice was provided to the convener of the 'Campbell Residents' Group'. The convener subsequently provided a response advising the notification email had been forwarded to around 100 or so people on the Campbell Residents' Group distribution list.

In accordance with the NCA's Commitment to Community Engagement (August 2011) the consultation period ran for six weeks and concluded on 20 February 2012. The consultation process included:

- Friday 6 January 2012 – draft DCP published on the NCA’s web site, a media release was provided to media outlets; the Chief Planner undertook radio interviews; RSS feeds were sent; and notice was published on Twitter
- Saturday 7 January 2012 – notice published in *The Canberra Times*
- Monday 9 January 2012 – written notices sent to identified key stakeholders (including email advice and letter box drop)
- Wednesday 18 January 2012 – public information session held at the Duntroon-Campbell Scout Hall between 5.30pm and 7.00pm
- Monday 20 February – period for written submissions concluded.

3. Issues

The NCA received two written submissions in response to the draft DCP. These submissions were acknowledged by the NCA, together with an undertaking to inform the submitter of how their comments were considered. One comment was made on the NCA’s Have Your Say website. Ten people attended the public information session.

The key issues raised are discussed below. These include issues raised through submissions, on the Have Your Say site, and verbally at the public information session. A summary of each formal submission, together with the NCA response, is at **Attachment A**.

3.1 Public access through the site and to amenities

Issue

Public access is currently available through the site on the western side, from Truscott Street to the Canberra Nature Park. There was some criticism that the width of the public access will be reduced. There was also some criticism that the draft DCP did not disclose this adequately.

It was also questioned whether public access to the children’s playground would be retained.

NCA response

The public access way is located on Block 3 Section 65 Campbell itself, and is not a formal public access way. DHA has proposed to retain this access for public use. DHA will also allow public use of new playground facilities.

3.2 Traffic, parking and access to the site

Issue

Vehicular access to the site is currently from Truscott Street only. Concern was raised about the increase in traffic volume resulting from an increased population on site. It was questioned whether a second access to the site from Fairbairn Avenue could be constructed to reduce vehicular traffic on Truscott Street.

Local residents also requested that all parking generated by the development (including both resident and visitor parking) be accommodated on site.

NCA Response

Fairbairn Avenue is classified as an arterial road. Both the Plan and ACT Government policies (including the ACT Parking and Vehicular Access General Code, and Territory and Municipal Services Design Standards) state that access to development from arterial roads will generally not be permitted. Access to the site from Fairbairn Avenue is unlikely to be supported by either the NCA or ACT Government, however DHA have undertaken to investigate the possibility of site access at this location with Territory and Municipal Services.

The DCP requires that parking be provided in accordance with the ACT Parking and Vehicular Access General Code. The intent of this code is to ensure that parking generated by a particular development is accommodated on site. The DCP also requires that a parking assessment accompany development proposals. This assessment will need to demonstrate that parking demand will not result in on street parking in normal circumstances.

3.3 Demand on infrastructure and impact of cumulative works

Issue

Concern was raised about the cumulative effects of development in Campbell. In addition to the redevelopment of Block 3 Section 65 Campbell, other major developments are either underway or planned for the near future. This will place increased demand on infrastructure, including gas, electricity, communication networks, parking at the local shops, and child care facilities.

NCA Response

Redevelopment of Section 65 Campbell, or any other site in the area will not be able to proceed without certification from service providers that the development is able to be catered for within existing infrastructure networks (or planned upgrades to these networks).

New development along Constitution Avenue has the potential to provide new retail, child care, and other service opportunities.

3.4 Construction phase

Issue

Local residents expressed concern about the impacts of the construction phase, including noise, dust, and asbestos.

NCA Response

The intent of the DCP is to guide future development and redevelopment of the site, and contains general planning and urban design objectives along with more detailed provisions relating to building height and setbacks, and landscape design.

Construction requirements (including control of runoff and time restrictions) are outside the scope of the DCP and are subject to other relevant legislation and regulations.

4. Recommended changes

In response to submissions received, and as a result of internal review, the following changes are recommended to draft DCP 12/01:

- Clause 8.4 be amended to read as follows:

Landscape treatments on site must be sympathetic to the surrounding area. Native species of advanced stock should dominate new plantings.

This change is intended to strengthen the requirement for new landscape planting to be sympathetic to the existing landscape character of the area. The requirement for advanced stock will ensure that new landscaping more readily fits in with the existing landscape, and reaches maturity more quickly.

- Clause 7.2 be amended to read as follows:

All building materials used on site shall comprise high quality durable materials consistent with the character of Campbell. Highly reflective external materials are not permitted.

This change is intended to restrict the use of highly reflective materials to ensure that new development is more sympathetic to existing residential development.

- An additional clause be added as follows:

Building materials, construction and finishes are to be responsive to microclimate issues. A high level of environmentally sustainable design is encouraged.

This change will encourage building design to be more responsive to climatic conditions and encourage the use of design solutions to provide a more comfortable indoor environment for inhabitants.

- DCP Drawing title be amended to read as follows:

Figure 2: DCP Drawing – Indicative Concept Plan

This change will more adequately identify that the DCP drawing does not illustrate the final layout of future development on the site, but represents one solution that would meet the needs of DHA.

- The pedestrian right-of-way labeled as such on DCP Drawing 12/01.

This change will supplement the clause that requires pedestrian access to be maintained along the western boundary of the site, to allow direct pedestrian access from Truscott Street through to the Canberra Nature Reserve.

- Clause 8.2 be amended to read as follows:

Mature vegetation should be retained to the maximum extent practicable and integrated into the landscape design. Where existing trees must be removed, this should be compensated for by planting elsewhere on the site. A tree report must accompany proposals for development and justification provided for the removal of medium or high quality trees.

This change introduces a requirement for a tree report to accompany development proposals. As part of the tree report, justification will need to be provided for the removal of medium and high quality trees. This will assist in ensuring that quality vegetation is retained, which will assist in ensuring the landscape character remains sympathetic to the locality.

- DCP drawing 12/01 be amended to illustrate the location of a footpath from Truscott Street to the children's play equipment intended to be located within the site.

This change will enhance pedestrian access to public facilities.

5. Conclusion

Draft Development Control Plan No. 12/01 Block 3 Section 65 Campbell was released for public consultation in January 2012 in accordance with the NCA's relevant *Commitment to Community Engagement (August 2011)*. Two written submissions was received in regard to draft DCP 12/01.

Seven changes to the DCP have been made.

Appendix A – Summary of submissions

Note: Details of each submission have only been reproduced in this table where a submitter has granted permission for their name and/or address to be used by the National Capital Authority for the purpose of the Report on Consultation for Development Control Plan 12/01.

Submission No.	Details of submitter	Key points raised in submission	NCA consideration
1		<p>Supports the return of the southern and western portions of the site to the surrounding parkland which will provide benefits to the environment, residents of the site, and other residents in the area.</p> <p>Considers it important to retain the existing suburban character of Campbell, which consists predominantly of free-standing homes in well-developed streetscapes. Medium of higher density development should be kept to limited areas such as the suburban core and Constitution Avenue. Generally supports higher density development on the site, given the site is located on the outer edge of the suburb and is physically and visually separated from nearby residential development. Higher density development should be subject to special considerations pertaining to building design, lighting and the bushland character of the area.</p> <p>Existing native trees should be retained, and new plantings on site (both in public areas and in private yards) should consist of native plantings. This will assist in</p>	<p>Noted.</p> <p>Noted. The DCP is intended to ensure that redevelopment of the site is of high quality and is compatible with the existing low density nature of adjacent residential development. It is recommended that additional requirements be included in the DCP in relation to native landscape treatments, building materials and design.</p> <p>The DCP requires that landscape treatments are to be sympathetic to the surrounding area. It is recommended that this clause be strengthened to require the majority of new</p>

		<p>maintaining landscape quality and biodiversity, and provide food and shelter for native fauna species. Introduced plant species have the potential to create a bad aesthetic effect, creating a bright green eyesore that is inconsistent with the surrounding khaki landscape.</p> <p>Buildings need to be designed to blend with the natural setting of the site and the character of existing houses nearby. Bright colours and shiny surfaces should be avoided, and shading by eaves and verandas should be incorporated into building designs.</p> <p>Any outdoor lighting should be muted to avoid light pollution, as bright lighting</p>	<p>plantings to be native species, including those endemic to the area. It is therefore recommended that Clause 8.4 be amended to read as follows:</p> <p><i>Landscape treatments on site must be sympathetic to the surrounding area. Native species of advanced stock should dominate new plantings.</i></p> <p>The DCP requires that buildings and structures are to be designed to a high design standard, and be comprised of high quality materials consistent with the existing character of Campbell. It is recommended that an additional clause be added that restricts the use of highly reflective materials, and encourages the use of shading devices such as verandas and eaves. It is recommended that Clause 7.2 be amended to read as follows:</p> <p><i>All building materials used on site shall comprise high quality durable materials consistent with the character of Campbell. Highly reflective external materials are not permitted.</i></p> <p>And an additional clause be added as follows:</p> <p><i>Building materials, construction and finishes are to be responsive to microclimate issues. A high level of environmentally sustainable design is encouraged.</i></p> <p>The DCP contains a clause specifically relating to outdoor lighting and requires that all</p>
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		would be detrimental to the surrounding suburbs and the bushland.	outdoor lighting be designed and sited to minimize light pollution. The requirement for full cut-off light fittings should assist in this regard and ensure that no light is directed above the horizontal of the base of the light fixture.
2	Environment and Sustainable Development Directorate GPO Box 158 CANBERRA ACT 2601	<p>Suggests that the Concept Plan be labeled as ‘indicative only – subject to a development application’ to avoid confusion. This is particularly pertinent as other comments provided by the Directorate may mean changes to the concept plan.</p> <p>Suggest the pedestrian right-of-way to the west of the site be labeled on the DCP drawing/concept plan.</p> <p>Notes that existing development on site encroaches onto public land, however this has been addressed through the proposed concept plan.</p> <p>The draft DCP indicates that a number of trees would be removed as part of future development. Suggests that the NCA may wish to remove this information from the concept plan as this would be done as part of a tree assessment at the development application stage.</p> <p>Suggests that a sketch may be useful to clarify what is meant by a ‘full cut-off light fitting’, as referred to in Clause 11.1 of the</p>	<p>The intent of the suggestions to label the concept plan as indicative, and indicate that public right-of-way are supported. It is recommended the DCP Drawing title be amended to read as follows:</p> <p><i>Figure 2: DCP Drawing – Indicative Concept Plan</i></p> <p>It is also recommended that the public right-of-way labeled as such.</p> <p>In regard to the removal of trees, the Concept Plan is indicative only, including the location of trees to be removed. The draft DCP does not require the retention of all mature vegetation, but requires retention where practicable. It is recommended that Clause 8.2 be amended to require a tree report accompany development applications, and justification provided for the removal of medium or high quality trees. It is recommended the clause be amended to read as follows:</p> <p><i>Mature vegetation should be retained to the maximum extent practicable and integrated into the landscape design. Where existing trees must be removed, this should be compensated</i></p>

		<p>draft DCP.</p> <p>Suggests that with a proposed density of 18 dwellings per hectare, it may not be possible to retain all mature vegetation. Suggests that the DCP could be amended to require that the proponent justify the removal of medium or high quality trees.</p> <p>Suggests a clause could be added which requires replacement plantings be of advanced stock.</p> <p>The draft DCP indicates that a timber paling fence is to be erected adjacent to the nature reserve. A more open style of fencing could be considered as it would provide better visual links and reduce the opportunity for graffiti.</p> <p>The following issues will need to be considered by the proponent of development:</p> <ul style="list-style-type: none"> • The 1050mm Googong Bulk Supply water main runs through Block 3, and water mains larger than 150mm are not permitted to be located within residential blocks. ActewAGL will require the portion of land over the water main be excised from the block – minimum setbacks from the centerline of the main to the block boundary is to be five metres with a further five metre setback from the block 	<p><i>for by planting elsewhere on the site. A tree report must accompany proposals for development and justification provided for the removal of medium or high quality trees.</i></p> <p>The NCA supports the suggestion that advance plant stock be used in new landscape treatments. It is recommended that Clause 8.4 be amended to read as follows:</p> <p><i>Landscape treatments on site must be sympathetic to the surrounding area. Native species of advanced stock should predominate new plantings.</i></p> <p>Timber paling fences will provide increased privacy for dwellings. This is pertinent as dwellings along the eastern and southern sides of the site adjoin a public reserve. The DCP requires that fencing is integrated with landscape design.</p> <p>As ESDD has provided advice that their submission can be made public, the NCA will forward a copy of the submission to the proponent (DHA) for their information and consideration, particularly in regard to the issues to be considered as part of any proposal for development.</p>
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		<ul style="list-style-type: none">• The concept plan indicates an internal road width of 3.5 metres. This may not be sufficient space to allow cars to reverse out of driveways. Access for removalist trucks and emergency vehicles should also be considered.• Waste removal will need to be considered, including whether waste collection will be from a communal area or from in front of each dwelling. Access for waste vehicles will need to be considered.	
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