

Client

Land Development Agency (LDA)

Project

Campbell Section 5 Master Plan  
Stage 3 Consultation Outcomes Report

Date

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# 1 Introduction

## 1.1 Project background

Elton Consulting was engaged by the ACT Government Land Development Agency (LDA) to undertake community consultation for the Campbell Section 5 Master Plan.

The project involves developing a master plan for Campbell Section 5, an area of Canberra located on the northern edge of Constitution Avenue and east of Anzac Parade. The area is ACT Government owned land, designated under the *National Capital Plan*, and the National Capital Authority (NCA) is responsible for planning and works approval.

## 1.2 About this report

This report is the third in a series of consultation outcomes reports to document the engagement activities undertaken as part of the Campbell Section 5 project. It follows a preliminary consultation outcomes report dated 3 November 2011 and a master plan design options consultation outcomes report dated 25 November 2011.

It is important to note that the feedback contained in this report:

- Cannot be construed as being statistically representative of opinion within the local community
- Will be submitted along with other master planning documentation to the National Capital Authority (NCA) for their consideration.

## 1.3 Community engagement overview

The Campbell Section 5 master plan project has been designed to incorporate multiple stages of community consultation and opportunities for feedback.

The project has now reached the third stage of community engagement, progressing through the first information gathering stage, and the second options evaluation phase.

Throughout the whole community engagement process, the focus has been to facilitate dialogue with key stakeholder groups including local residents, business owners, people who come to the area to

work, and interested parties in the wider community to assist the LDA understand community expectations, gain local knowledge and share ideas.

A brief overview of the community engagement actions follows below.

The first stage of consultation focused on:

- Conducting preliminary meetings with key stakeholders
- Holding a community information and feedback session
- Forming a Project Reference Group
- Conducting a door knock survey of residents living adjacent to the site.

The second stage of consultation focused on:

- Presenting three master plan design options to the community
- Showing how feedback gathered in the first stage had been incorporated into each of the design options
- Collecting feedback on each proposed design to contribute to selection of the preferred master plan option.

The third stage of consultation, which will soon be complete, has focused on:

- Presenting the draft master plan option to the community, providing information on the preferred option, a forum for discussion, and opportunities for giving feedback
- Showing how feedback gathered in the second stage of consultation has been incorporated into the draft master plan option
- Collecting and collating community feedback on the draft master plan option for inclusion in this Consultation Outcomes Report.

## 1.4 Engagement approach - Stage 3

As with the first and second stages of community engagement, the third stage of the community engagement approach has been designed to:

- Inform, consult with and involve the community in the master plan for the future of Campbell Section 5

- Ensure that the Campbell Section 5 draft master plan was informed by rigorous consultation and community involvement.

The guiding principles for engagement on this project are to:

- Provide the opportunity for a range of community members to actively participate in the design of the Campbell Section 5 draft master plan by ensuring that a variety of engagement techniques are employed
- Ensure that accurate and relevant information regarding the project is supplied to community members
- Promote a process that is inclusive, transparent and responsive to community concerns and values.

### 1.5 Engagement activities - Stage 3

The third stage of consultation began with the third Project Reference Group meeting, held 1 December 2011. At that meeting, the draft master plan was presented to the project reference group and participants had the opportunity to offer preliminary feedback.

The LDA published a Project Update in November, and refreshed the project website, making information including the display boards used at the community information session available for download.

The major milestone during the third stage of the engagement was the Campbell Section 5 Community Information and Feedback Session (CIFS) held on 10 December 2011. The CIFS was attended by approximately 130 residents, business owners and members of the wider community.

### 1.6 Next steps

The LDA, NCA, and other ACT government agencies are carrying out a coordinated planning process for the Campbell Section 5 master plan project.

The draft master plan will be lodged with the NCA for consideration in early 2012 and will require a National Capital Plan variation to Amendment 60. If approved detailed design and staged construction will commence in mid-2012.

## 2 Consultation Activities

### 2.1 Community information and notification

A newsletter was distributed to residents and businesses within the ACT suburbs of Campbell and Reid during November. The project update provided background to the site context, information about the master plan design process and invited the community to an information and feedback session held on 10 December 2011 (Project Update included as **Appendix 6.1**).

### 2.2 Project Reference Group Meeting 3

The Project Reference Group (PRG) met for the third time on 1 December 2011. The purpose of the PRG meeting was to update group members on the community consultation initiatives conducted since the previous meeting (3 November 2011), and to provide an update on feedback received during the second stage of consultation.

A draft of the preferred design option for the Campbell Section 5 master plan was presented to group members to gain preliminary feedback.

### 2.3 Website update

The Campbell Section 5 website was updated to include Consultation Outcomes Report 2 and the November 2011 Project Update. Website text was refreshed to refer to the key themes that emerged from feedback received following the Design Options Workshop.

Information about the CIFS, including the display boards and feedback forms used at the session are now featured on the project website. The LDA also circulated PDF versions of the feedback form to registered attendees following the CIFS and extended the date for feedback accordingly.

### 2.4 Community Information and Feedback Session (CIFS)

The Campbell Section 5 CIFS was held on Saturday 10 December 2011 and attended by approximately 130 members of the community. The informal drop-in style session provided the opportunity for attendees to view the draft master plan design option, ask questions about features of the design and have their questions answered by members of the project team.

Members of the project team were on hand to answer questions from community members, and listen to participant feedback. Members of the project team including representatives from the LDA, Hill Thalys Architecture + Urban Projects, Jane Irwin Landscape Architecture and Elton Consulting were on hand to answer questions from community members, and listen to participant feedback.

Feedback was gathered by two main channels; via feedback forms and recording verbal comments at the CIFS. Feedback forms were available at the CIFS, and approximately twenty participants completed a feedback form on the day. The remaining feedback forms were received during the three week period following the session.

The LDA also received submissions following the session, providing further comments and ideas, in some cases in addition to feedback provided by the standard form.

### 2.5 Consultation activities in previous project stages

#### 2.5.1 Stage One

The first stage of consultation included distribution of a newsletter to residents within the ACT suburbs of Campbell and Reid during September 2011. Initial interviews with key stakeholders also took place, and the PRG was formed to provide input and protocols for engagement on the project. The first CIFS was held on 29 September, and attended by approximately 100 people.

A survey of residents adjacent to the site was also conducted on 20 October 2011, and the project website was launched and updated with information about the project. A project contact email was also established.

#### 2.5.2 Stage Two

The second stage of consultation began with a second Project Reference Group meeting on 3 November 2011 at which three proposed design options were presented to community representatives.

The major milestone during the second phase was the Campbell Section 5 Design Options Workshop, held on 12 November 2011 which was attended by approximately 70 residents, business owners and members of the wider community.

The LDA also published a community project update, refreshed the project website to include the preliminary Community Consultation Outcomes Report, the options display boards used at the Design Options Workshop and explain the key themes that emerged from feedback received in the first consultation phase.

# 3 Overview of Community Information and Feedback Session

The second Community Information and Feedback Session (CIFS) for the Campbell Section 5 master plan project was held on 10 December 2011 from 10.00am – 1.00pm at the St John's Church Hall, Reid.

The format for the second CIFS was similar to the first CIFS held in late September. The event was an open house session where members of the public were encouraged to attend to view information on the site context, the draft master plan and the next steps in the project process.

Features of the master plan design including built form positioning, open space, environmental features, streetscape and amenity and access and movement were exhibited on display panels.

Representatives from the LDA and members of the project team engaged directly with participants to explain elements of the design and answer questions about technical considerations for the site.

The LDA provided a three dimensional model of the draft master plan, which was used as a tool to show built form orientation, street corridor alignment with Anzac Parade and position the features of the site within the context of existing buildings and access corridors.

Feedback was gathered primarily via feedback forms (included as **Appendix 6.2**) which ensured that structured, specific comments were able to be obtained from participants. Members of the project team also heard verbal feedback by conversing informally with participants, and a small number of participants provided submissions to the LDA during the three week period following the event.

## 3.1 Feedback responses

Feedback forms made available at the CIFS and via the project website asked four main questions about the draft master plan on display, and an additional question on the respondent's profile. The questions about the master plan were qualitative and asked respondents to offer comments on three aspects of the design that they found favourable, and three aspects of the design that could be improved.

The remaining question asked respondents if there were any aspects of the draft master plan that they would like further information about, and there was also space for respondents to make additional comments.

A total of 43 feedback forms were received by Elton Consulting following the second CIFS, and approximately 20 participants completed feedback forms during the event. The remaining forms were received by post and email in the three weeks following the session.

As with feedback received following the first CIFS and the Design Options Workshop, a number of consistent themes emerged on the master plan design, and the majority of responses included extensive amounts of detailed local knowledge.

The feedback responses have been collated and form the basis of this report. This Campbell Section 5 Consultation Outcomes Report 3 will be submitted to the NCA with the draft master plan documentation for its consideration as part of the master plan decision making framework.

The subsections below provide an outline of feedback received via feedback forms on elements of the Campbell Section 5 master plan.

### 3.1.1 What are three things you like about the Campbell Section 5 master plan on display today?

This question provided respondents with the opportunity to provide structured comments on what they thought were three positive elements of the draft Campbell Section 5 master plan.

Feedback indicated a number of common themes including support for open space design, park features and park frontage for existing residences.

An overview of the themes that emerged is detailed below:

#### Open space, parkland and park frontages – 38 responses

- Support for the inclusion of large areas of open space in the draft master plan design was the most frequent answer given by respondents
- A significant number of respondents also noted support for the design's aim to ensure that all existing houses would front parkland
- Respondents also indicated support for the draft master plan design ensuring retention of trees around Page Street, Chowne Street and Creswell Street, and retention of open space along the northern portion of the site

- Many respondents also indicated support for the sustainability elements included in the draft master plan design, including water filtration measures, drainage, native grasses and water recycling.

#### **Access, traffic and parking – 11 responses**

- Respondents also indicated support for the elements of the draft master plan that provided for access and movement to and around the site
- Positive responses included comments on the inclusion of cycle paths, and pedestrian-friendly streets
- Feedback showed support for the amount of open space between the built form and car parking spaces, and inclusion of underground parking with built form design.

#### **Built form design quality and orientation – 9 responses**

- Built form orientation and design was a common theme throughout feedback responses provided
- Respondents indicated support for the L-shaped built form design in the draft master plan, and the gradual stepping of buildings fronting open space
- Feedback generally indicated that the draft master plan achieves a “balance of parkland and buildings”
- Respondents also acknowledged that “building heights have been reduced” and that the built form design had “architectural merit.”

#### **Streetscape, amenity and Constitution Avenue frontage – 10 responses**

- Streetscape design and character elements in the draft master plan received support from respondents
- Feedback indicated support for the draft master plan elements that activate Constitution Avenue with cafes, local shops, cycle paths and pedestrian-friendly streets
- Responses also indicated support for the incorporation of trees and grasses as part of streetscape design.

#### **Consultation and engagement – 12 responses**

- A number of respondents used Question 1 as an opportunity to provide positive feedback on the consultation undertaken by the LDA for the development of the Campbell Section 5 master plan

- Respondents indicated support for having “experts on hand” at community events to answer questions, and support for use of the three dimensional model on display.

#### **3.1.2 What are three things you think could be done better?**

This question provided respondents with the opportunity to provide structured comments on what they thought were three aspects of the draft Campbell Section 5 master plan design that could be further improved.

As with Question 1, feedback indicated a number of common themes, with comments about the built form height concentration and orientation attracting the most responses.

An overview of the themes that emerged is detailed below:

#### **Built form height concentration and orientation – 35 responses**

- Respondents commented that the height of built form at the northern end of the site could be redistributed a second time
- Respondents also noted that the parkland fronting Page Street could be open space, that is “integrated” with the other open space areas
- Feedback showed concern for the concentration of building height away from Constitution Avenue.

#### **Access and traffic management – 13 responses**

- Respondents commented that traffic distribution through the site remained a concern despite the draft master plan design
- Concerns that additional workers and visitors to the site will generate additional traffic were expressed, with respondents noting that street parking, and parking overflow into surrounding suburban streets would likely result despite traffic management measures in the draft master plan design
- Respondents suggested incorporating speed bumps into the draft master plan design, and expressed support for elements that “reduce the incentive to use Campbell as a thoroughfare.”

#### **Park integration and use – 15 responses**

- A number of respondents noted the inclusion of large areas of open space as a positive element of the draft master plan design
- However, some respondents queried efforts to integrate the northern park with the main open space area as a way to connect the northern and southern areas of the site



- Comments regarding the uses planned for the northern park were also made, with respondents noting a preference for the northern park to have an “open nature”, not community gardens
- Respondents noted that it was important to locate public toilets where they were easily accessible to park users, and preferred that toilets were located centrally
- A number of respondents also commented that incorporation of “wooded areas”, “tall trees”, and “urban forest” to screen the northern building from Chowne Street was an important factor for consideration.

### 3.1.3 Are there any aspects of the master plan you would like further information about?

This question was open-ended and allowed respondents to ask for more information on particular aspects of the draft Campbell Section 5 master plan. Some of the questions regarding construction on the site are beyond the scope of the master planning process.

A number of respondents took the opportunity to reiterate concerns with aspects of the master plan design and the question prompted a wide range of responses, which are grouped according to themes detailed below:

- **Traffic management plan and parking** – respondents requested a more detailed outline of the estimated effect of increases to the number of residents in new dwellings on future traffic and parking in Campbell and Reid.
- **Construction** – respondents asked questions regarding the construction phase for the site including:
  - Dates for key milestones
  - How progress updates would be communicated to residents
  - The anticipated effect of road closures and changed traffic conditions
  - How noise minimisation would be achieved.
- **Species of plants** – respondents were interested in which species of plants are being proposed for the green areas of the development
- **Building Height** – respondents requested that they be kept informed of outcomes relating to building heights, more specifically the built form positioned on the northern corner of the site
- **Provision of services** – respondents asked for information on plans for upgrading water,

electricity, gas and communications services to cater for the planned residences.

### 3.1.4 Would you like to make any additional comments?

Respondents used the opportunity provided by this question to offer general comments about the draft master plan design, the engagement process, and what is next for the Campbell Section 5 master plan project.

Generally, comments made in Question 4 reiterated themes first raised in Question 1 and Question 2. Key themes mentioned included:

- Distribution of built form height – particularly the northern building in relation to Anzac Parade and Page Street
- Traffic management and parking in the Campbell area, and the effect of the additional dwellings on existing capacity
- Construction timeframes and procedures for the development
- Consultation process undertaken by the LDA, including a desire to be kept informed beyond the master plan design process
- Specific features of the draft master plan design, from support for the master plan as a solution for the future of Campbell Section 5, to concern that the proposed draft master plan will change the character of the suburb.

### 3.1.5 Respondent profile

Below is information regarding the respondent profile for feedback received during and after the CIFS held on 10 December 2011. Some respondents ticked multiple options for this series of profile questions, and others left this section blank.

#### Which best describes you?

- A resident/landowner adjacent to the site - **19**
- A resident/landowner in the local area – **26**
- A representative of a local community group – **3** (community groups included project reference group and community watch)
- Other – **0**
- No response – **1**

#### How did you hear about today's information session?

- Newsletter – **20**
- Word of mouth – **15**

- Other – **18** (sources included local media, resident group emails, community groups, government information sheets and ABC news).
- No response – **1**

## 4 Project Reference Group Meeting 3

The Project Reference Group (PRG) met for the third time on 1 December 2011 at the LDA offices in Dickson, ACT. Twelve members of the project reference team attended the meeting, and a meeting record is available at **Appendix 6.3**.

The purpose of the PRG Meeting was to update group members on the community consultation initiatives conducted since the previous meeting held in early November 2011, including the Design Options Workshop, and to provide an update on feedback received during the second stage of consultation.

A draft of the preferred option for the Campbell Section 5 master plan was presented to group members to gain preliminary feedback. Members of the PRG provided feedback on key features of the master plan design including:

- Built form design, set back and orientation
- Water sensitive urban design
- Streetscape connectivity, transport connectivity and traffic connectivity
- Car parking amounts and location
- Open space and public domain
- Master plan design panel and NCA decision-making processes.

Following the formal presentations an open discussion took place where attendees raised the following key issues:

- Access to primary schools
- Cycle way features
- Housing affordability
- Directional signage and landscaping
- Site symmetry and consistency
- The upcoming CIFS
- Key areas for further research and analysis
- National Capital Plan amendment process
- Referral and assessment under the *Environmental Protection and Biodiversity Conservation Act* referral and assessment
- Infrastructure provision in Campbell
- Consultation process for the master plan project
- Cumulative construction in the long term.

The PRG meeting provided an opportunity for the LDA and its project team to obtain preliminary feedback, prior to presenting the materials at the community information and feedback session.

## 5 Feedback summary: CIFS and PRG

The third stage of consultation on the Campbell Section 5 master plan involved a range of consultation activities, culminating in the CIFS held in December 2011 which attracted approximately 130 attendees, and resulted in more than 40 completed feedback forms.

The majority of feedback was provided by residents who live in the suburbs of Campbell and Reid, with contributions also from local business owners and other community groups who live and work in the area.

Participant feedback on the draft master plan design revealed a number of key themes which ranged from broad support of elements of the draft master plan design, to reiteration of concerns about other issues which had been raised in previous stages of consultation.

The open ended Question 3 also provided respondents with the opportunity to ask questions about the project, with many expressing a desire to be kept informed of project progress beyond the master plan consultation and design phase.

This Consultation Outcomes Report Three will be used by the LDA as part of the package of documentation submitted to the NCA for their consideration.

The key positive themes that the LDA has heard from the community regarding the draft master plan design for Campbell Section 5 are:

- Incorporation of **open space, parkland and park frontages** in the draft master plan design received strong support from respondents. Feedback indicated that the design achieved a balance between built form and open space, and indicated support for the design on the premise that it ensures that all existing houses front parkland
- Inclusion of **sustainability measures in open space and built form design** received widespread support
- Positive responses regarding the inclusion of cycle paths and pedestrian friendly streets, and **provision for vehicle, bicycle and pedestrian access** to and movement around the site

- Orientation and design quality of **built form** including support for the L-shaped positioning and inclusion of 'stepping' for buildings fronting open space
- Acknowledgement that **built form heights had been reduced and redistributed** after consulting with the community
- **Streetscape and character** elements of the design that activate Constitution Avenue and incorporate trees and greenery performed strongly, attracting strong support from participants.

Areas where respondents saw room for improvement for the draft Campbell Section 5 master plan are:

- **Concentration and orientation of built form** particularly to the north of the site
- Concern at concentration of **building height away from Constitution Avenue**
- **Traffic distribution** through the site remained a concern despite elements built into the master plan design
- **Park integration and design** including efforts to integrate the northern park with other areas of open space, and incorporation of an urban forest to screen existing residences on adjacent streets.

## 6 Consultation and the master plan response

### 6.1 Stage one feedback and master plan response

Key themes that the LDA heard from the community during the first stage of consultation included:

- **Parking space and traffic management** as issues that currently affect the Campbell area. Feedback indicated concern that a development at Campbell Section 5, along with others in the vicinity may potentially add to the existing issue. Ensuring effective traffic management and parking were top priorities identified for planning for the future of Campbell Section 5
- **Open space** as a current characteristic of the site, and a desire for retaining as much open space as possible in the master plan. There was a strong preference for open space to be passive formal, with structured spaces and or gardens, or passive informal, with a bush/environmental feel. Both options received wide support in all types of feedback gathered
- The incorporation of **trees, greenery and plantings** into the streetscape and open space elements of the master plan. Respondents indicated a strong preference to retain as many existing trees as possible, to lessen environmental impacts
- Including a **children's playground** or play area, particularly an 'imaginative' play area in the master plan design received consistent support. An area for exercise and dog walking as part of the open space component was also popular
- **Activation of the Constitution Avenue frontage** with cafes and retail uses as an area to benefit visitors, workers and locals received strong support
- **Consideration of the Anzac Parade frontage** having ceremonial significance, through incorporation of sensitive design elements in the master plan to recognise the national significance of landmarks in close proximity to the site
- **Retaining as much as possible the amenity** of the area with spaces for families, existing residents, new residents, workers and visitors incorporating design elements like open space,

sympathetic built form and areas for informal recreation

- **Built form** positioned to enable a "light building footprint", sympathetic to surrounding open space, with tiered elements and an activated frontage along Constitution Avenue. A number of respondents expressed concern over 25m building heights
- **A possible amendment to built form positioning** received strong support, with a unique opportunity to incorporate innovation and sustainability elements in the built form design
- **Mixed use** including commercial, retail and residential uses, or residential-only uses as an option for built form uses at the site.

### 6.2 Stage two feedback and master plan response

Stage 2 of the engagement involved a range of consultation and communications activities, culminating in the Design Options Workshop which attracted approximately 70 participants and resulted in more than 50 completed feedback forms and submissions. Design Option 2 emerged as the most commonly identified design option by those who offered feedback.

Feedback indicating support for Design Option 2 focused on:

- **Design of open space areas and public domain** including the park and piazza as usable and attractive, connecting the development and suburb
- **Design quality and variety of the built form** proposed in the master plan design options presented at the Design Options Workshop
- **Integration with the surrounding area** providing accessibility, good amenity and good connections
- Environmental **sustainability initiatives** incorporated into the master plan design options
- **Use of open space** and the need for the park to provide opportunities for off leash dog walking, as well as spaces for families
- **Public amenity and community benefits** including the need to ensure the proposed retail and dining opportunities 'work for the residents who already live there', and to provide benefits such as 'water saving benefits' to the wider community

- **Building height and scale** including that the height of the proposal should be reduced or relocated and that the proposed number of dwellings should be reduced
- **Traffic and access** including comments on increased traffic congestion relating to the proposal and the need for this to be addressed as a priority issue.
- Built form fronting Anzac Park East has incorporated increased setbacks, based on feedback that indicated activation should be achieved on Constitution Avenue with heights concentrated in that area
- Increases to greenery and landscaping to extend the bush character of the streetscape, and enhance sustainability elements that were emphasised through feedback
- Water capture from the buildings based on feedback that identified the unique opportunity to incorporate innovation and sustainability elements in to the built form design.

### 6.3 How the master plan responded

The LDA refined Design Option 2 based on technical requirements and community feedback, resulting in the current draft master plan. The structure and layout of the streetscape, and the design of the built form remained the same, however design elements of the streetscape, open space and built interface were amended in three main ways by changing elements of the public domain, parkland and built form.

#### 6.3.1 Public Domain

- The east-west streets were aligned to provide views to the Anzac Park memorials based on community feedback that emphasised the importance of the site's Anzac Parade frontage
- Streets within the site align with existing streets, providing access corridors and connecting the development and suburb of Campbell
- Water sensitive elements have been integrated into the design based on feedback that emphasised environmental sustainability initiatives as important considerations for the draft master plan.

#### 6.3.2 Park Elements

- The park features elements an 'urban forest' based on feedback that emphasised the importance of providing screening to existing residences and promoting biodiversity
- Play and exercise pods have been integrated along the main circulation path of the park based on feedback that rated areas for exercise and public amenity as important inclusions in the draft master plan design
- Open recreation space has been provided for away from other areas of activity based on feedback that emphasised a desire for areas to walk dogs and enjoy other informal recreation.

#### 6.3.3 Built Form

- Built form heights were redesigned to ensure that all 25m elements would be within existing Amendment 60 boundaries

# 7 Appendices

## 7.1 Campbell Section 5 project update





# Campbell Section 5 Project Update

November 2011

## Dear Resident

Welcome to the third community project update for the Campbell Section 5 Project.

This newsletter is designed to keep you up to date with the latest developments on the project and information on upcoming events.

This update provides:

- A report on the recent Campbell Section 5 Design Options Workshop
- Information about the upcoming Community information session on Saturday, 10 December 2011
- Information on the next steps for the project

## About the Project

Campbell Section 5 is ACT Government owned land, located on the northern edge of Constitution Avenue and east of Anzac Parade. The site is identified under Amendment 60 for future development, and the ACT Government has identified the land for release in 2011-12, 2012-13. The Land Development Agency (LDA) is preparing a master plan for Campbell Section 5 that will govern how the site is developed.



## Planning for the future of Campbell Section 5

The LDA is committed to working with the local community, businesses and residents to identify a preferred master plan for the site. We engaged a multidisciplinary design team to assist in developing a number of master plan options for Campbell Section 5. The options were informed by technical studies, feedback received from the community and the site's role in planning for the future of Canberra.

Three master plan options were developed for Campbell Section 5. Each of the designs incorporated key design elements identified as centrally important by the community:

- Preservation of large open spaces
- Activation of Constitution Avenue
- Location of built form to respond to surrounding housing
- Creating places for families and children to play

## Design Options Workshop

The three master plan designs were presented to the community at a workshop on 12 November 2011. Approximately 70 local residents and community representatives attended.

The session was an opportunity for attendees to get detailed information on the three options and provide their views on the pros and cons of each option.

A presentation was made to the group by the LDA, project architects Hill Thalys, and landscape designers JILA. Following the presentation the participants viewed information boards showing different aspects of the three design options, including where buildings would be located, proposed built-form uses, traffic management and access routes and designs for new parkland and open space. Representatives from the LDA and the design team were on hand to answer questions.







# Campbell Section 5 Project Update

November 2011

The LDA wishes to thank everyone who participated in the design workshop for the thoughtful and constructive feedback that was received. What we heard on the day will contribute to the draft master plan for Campbell Section 5.

The information panels used at the session are accessible at the project website for you to refer to, and feedback received at the Design Options Workshop will be documented and made available via [www.lda.act.gov.au](http://www.lda.act.gov.au)

## December Community Consultation Session

The LDA and the design team are currently working to finalise a master plan for Campbell Section 5. The draft Master Plan will be presented to the community, and submitted to the NCA before the end of 2011 for consideration and Amendment to the National Capital Plan (NCP). A draft Amendment to the NCP will be exhibited in February 2012.

A Community Information Session will be held on 10 December 2011 at St John's Church Hall, Reid. The session will be held as an open house, so you can drop in anytime between 10am – 1pm. Information on the draft master plan will be on display, and members from LDA and the design team will be on hand to answer questions.

We encourage you to come along and have your say.

## How To Have Your Say

You can get information and have your say by:

- Attending the Community Information Session on Saturday, 10 December 2011
- Visiting the project webpage at [www.lda.act.gov.au](http://www.lda.act.gov.au)

## Next Steps

The chart below outlines where we are in planning for Campbell Section 5 and the remaining steps.



## Campbell Section 5 Community Information and Feedback Session

Visit us at the Community Information and Feedback Session at  
 St John's Church Hall  
 43 Constitution Avenue, Reid  
**Saturday 10 December 2011**  
**10am-1pm**

Disclaimer: The Land development Agency (LDA) makes no warranty regarding the accuracy or completeness of information in this publication and recommends obtaining independent legal, financial and accounting advice before considering purchasing land or making an offer to purchase land.



**ACT**  
Government  
Economic Development



## 7.2 Feedback form

## Campbell Section 5 – Survey Feedback Form

Thank you for attending today's community information session. We would appreciate your comments on the master plan on display as well as any other issues you consider relevant.

If you would like to make further written comments, please attach them to this form. All feedback will be collated by Elton Consulting and included in a report that will be made publicly available on the LDA website. No individual will be identifiable in any reporting associated with this process, unless specifically requested.

**1. What are three things you like about the Campbell Section 5 master plan on display today?**

1.

2.

3.

**2. What are three things you think could be done better?**

1.

2.

3.

3. Are there any aspects of the master plan you would like further information about?

4. Would you like to make any additional comments?

## Respondent Profile

5. Which best describes you? *(Please tick one or more)*

- A resident/landowner adjacent to the site
- A resident/landowner in the local area (please specify where)
- A representative of a local community group (please specify which)
- Other (please specify)

6. How did you hear about today's information session? *(Please tick one or more)*

- Newsletter
- Word of mouth
- Other (please specify)

Contact details (optional). If you would like to receive further updates and information, please provide your contact details:

Name

Postal address

Email

Telephone

### Thank you for taking the time to provide feedback on the project

Please place completed forms in the box provided. If you would like to make more detailed comments, please return your feedback by **Friday 16 December 2011** via:

Post: PO Box 1488 Bondi Junction NSW 1355 (using the reply paid envelope)

Fax: 02 9387 2557 (please fax both sides of the form)

Email: [consulting@elton.com.au](mailto:consulting@elton.com.au)

7.3 Project reference group minutes – meeting three

## Land Development Agency

### Record of Meeting

Meeting	<b>Project Reference Group Meeting 3</b>	Ref No.	11/2273
Project	Campbell Section 5	Date	1 December 2011
Venue	LDA, Level 6, TransACT House, 470 Northbourne Avenue, Dickson, ACT	Time	6.00pm – 8.00pm

Attendees	<ul style="list-style-type: none"> <li>Gregor Mews, Heart Foundation ACT (GM)</li> <li>Julie Doyle, Campbell Residents' Group (JD)</li> <li>Leon Arundell, North Canberra Community Council (LA)</li> <li>Andrew Smith, Chief Planner, National Capital Authority (NCA)</li> <li>Oliver Young, Elton Consulting (OY)</li> <li>Nicole Eastaway, Elton Consulting (note-taker) (NE)</li> <li>Ian Wood-Bradley, Land Development Agency (Chair) (IWB)</li> <li>Stephen Wallace, Land Development Agency (SW)</li> <li>Dean Payne, Land Development Agency (DP)</li> <li>Philip Thalys, Hill Thalys Architecture + Urban Projects (PT)</li> <li>Jane Irwin, Jane Irwin Landscape Architecture (JI)</li> <li>Scott McCallister, Reid Residents Association (SM).</li> </ul>
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Apologies	<ul style="list-style-type: none"> <li>Alistair Swain, ACT Government Architect</li> <li>Mark Anderson, Campbell Residents' Group</li> <li>Michael Prendergast, Land Development Agency.</li> </ul>
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Purpose	<p>To update the group on community consultation initiatives conducted since the last meeting, and provide an update on feedback received.</p> <p>To present the group the draft master plan for Campbell Section 5.</p> <p>To gain preliminary feedback from group members on key planning considerations for the draft master plan</p>
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Time	Item No.	Discussion points	Presenter
6.10pm	<b>1</b>	<b>Welcome and introductions</b> <ul style="list-style-type: none"> <li>Ian Wood-Bradley (IWB) welcomed attendees and thanked them for their attendance</li> <li>IWB provided an update on progress since the last PRG meeting, and explained that the purpose of the meeting was to explain and gain feedback on the draft master plan for the Campbell Section 5 Estate</li> </ul>	LDA

- 
- The record of meeting 2 was agreed.
- 

6.15pm 2

## Consultation and project update

Elton  
Consulting  
and Hill  
Thalis

Oliver Young (OY) provided an overview of the Design Options Workshop, making the following key points:

- A Design Options Workshop was held on 12 November, which featured four 'stations' displaying the three options and a summary board comparing each of these options
- Attendees at the session were well-engaged and provided constructive feedback. A high-rate of written responses was also received, with six detailed submissions and more than 50 feedback forms completed.
- Key outcomes from the design workshop were:
  - 70 participants
  - 52 completed feedback forms and six made detailed submissions
  - 56 per cent of people preferred option two, 26 per cent of people preferred option one, six per cent of people preferred option three and 12 per cent of people provided no indicated preference.
- Attendees who selected option 2 pointed to the following key features as desirable:
  - Design of open space areas and public domain
  - Design of built form
  - Integration with the surrounding area
- Attendees said option 2 would benefit from further consideration of:
  - Use of open space, e.g. providing off-leash dog walking and spaces for families
  - Public amenity and community benefits, e.g. ensuring the proposed retail and dining also worked for the wider community, not just new residents
  - Ensuring design quality that is carried through to construction
  - Height and location of built form
  - Traffic and access.

Philip Thalis (PT) gave an overview of each of the three options presented at the Design Options Workshop, referring to powerpoint slides and making the following key points:

- **Option 1:**
    - 3.41 hectares of open space (including 2.82 hectare park and 0.583 hectare edge street reserve), in line with Amendment 60
    - Open space faces one side of new development and maintains park frontage for 75 per cent of existing homes
    - Street grid connects to Constitution Avenue and a new park edge street links Feakes Place to Anzac Park East
    - A central street links Anzac Park East with Getting Crescent
    - Public domain made up of streets, consolidated parkland and urban plaza
    - Opportunities for natural stormwater treatment limited.
  - **Option 2:**
    - 3.49 hectares of open space (including 2.915 hectare park and 0.575 hectare edge street reserve), and maintains a park frontage for 100 per cent of existing homes
    - A park edge street (420m)
-

- Two short streets conveniently link Constitution Avenue with the new park
- Offers diversity of park experiences
- Public domain made up of two linked parks and a generous square, linking Constitution Avenue to the park
- Scheme makes best use of contours for natural stormwater treatment and flood control.

- **Option 3:**

- 3.43 hectares of open space (including 2.85 hectare park and 0.577 hectare edge street reserve), and maintains a park frontage for 100 per cent of existing homes
- Park edge street (320m)
- New small street and pedestrian link connect Constitution Avenue with the park and a public square
- Park layout is constrained by greater building block depth and has steeper slope
- Layout and contours limit stormwater treatment
- Diverse uses are offered by the park and plaza.

***Discussion:***

Q: Is the area of the park consistent between the three options?

PT: Yes, it is virtually the same area in each case.

OY: Throughout each of the options, open space and character were features seen as highly important and this was reflected in each of the design options.

IWB: There will be a more detailed consultation outcomes report uploaded to the website once it is finalised.

6.35pm 4

**Presentation of draft master plan**

Hill Thalís and Jane Irwin Landscape Architecture

Philip Thalís (PT) and Jane Irwin (JI) provided an overview of the draft master plan option, noting the key features and that a finalised draft master plan option would be on display at the community information and feedback session on Saturday 10 December. Discussion took place throughout the presentation, during which the following key points were made:

- **Built form—**

- The apartments are designed so there are many front doors facing the street, offering neighbourhood character and a beautiful park front
- Buildings are set out to provide sky and greenery behind the monuments and a lovely vista back towards Civic where you can see the park and the hills – like a contemporary urban version of the Reid Squares
- There will be a three metre front garden zone on each side and 33 metres from building to building
- There was significant debate at the last meeting and community session about the height limit up to 25 metres. In response, the team is looking to reduce the tallest building height in the area rezoned from Open Space to Land Use A to between 19 and 19.5 metres – that is two storeys lower
- Buildings along Constitution Avenue will remain under the 25 metre height limit.
- Setbacks will vary and will likely be much tighter than in other areas of Canberra, from 1.2 to 1.5m
- LDA advised that the release and development of the Estate would



- 
- occur over a number of stages.
- A question was asked as to how architecture and built form consistency would be achieved with potentially a variety of developer. LDA advised that development will be subject to controls in the National Capital Plan, urban design sales conditions and any works approvals conditions. It was noted that built form uniformity is not an objective in itself and design competition
- **Water sensitive urban design—**
    - An Australian expert on water sensitive design has been engaged to provide advice on the waterways and to design some innovative initiatives for the public realm
    - Two natural waterway systems would be implemented to improve the environmental quality of the water: a park system and a street system
    - Water would be discharged into the park, other water could be reused in the buildings for toilets and car washing and the 2-100 year flow would be channelled as overland flow through the streets
    - A swale feature and detention system would be used to capture stormwater and ensure it is spread evenly across the site – this is something the team is currently considering with engineers
    - A GPT would be attached to remove sediment and to control flooding
    - This could be a prototype project that could be used elsewhere around the lake.
  - **Connectivity—**
    - Streetscape:
      - Street configuration is currently being adjusted, in collaboration with engineers. More information on the sections will be made available at the community information and feedback session
      - There is potential to have three to four different kinds of streets, for example, a wider street with big trees and a mix of others. There are ongoing negotiations to restrict the carriageways to allow for more pedestrian space
      - Streets are generally quite shallow and gentle in grade
      - Constitution Avenue is the key strategic link into Canberra and it is important to ensure the transport network works for not just Campbell, but the wider city as well. Constitution Avenue has the potential to be as good as any boulevard around the world
      - The project is aiming to maintain street quality, including trees, and offer a sense of urbanism
    - Cycle ways:
      - People living at Campbell Section 5 could cycle through the park and the LDA is starting to look at potential access points, including via the lake.
      - A central path through the park will accommodate a cycleway, which widens towards the end where more people would congregate. There may be a stripe of colour to denote the separation of cycle and pedestrian ways. The swale might weave in and out with rocks and natural spaces.
    - Traffic:
      - Traffic will be managed to ensure drivers use the main intersection, reducing through-running in Campbell
      - Median strips will be used to increase pedestrian amenity
      - A roundabout may be installed at the Creswell Street/ Getting Crescent intersection
-

- 
- The Anzac Park East/ Constitution Avenue and the Creswell Street/ Constitution Avenue intersections are planned to be left in / left out only.
  - There will be transit stops in front of the development along Constitution Avenue.

Pedestrians:

- Footpath upgrades, treatment to street edges and pedestrian plazas would ensure a clear, safe route for pedestrians at all times of the day
- All new streets will have footpaths and will have relatively flat and direct links for pedestrians
- There has been discussion about the appropriate width of pedestrian and cycle ways.

- **Car parking—**

- Car parking within the Estate will be self contained
- More spaces will be placed on the street, rather than in basements, as this is a more efficient approach that will help to activate the streets
- Over time, depending on needs, this means that parking lanes can be removed to accommodate, for example, a bus lane
- We are uncertain how many car parks will be provided in basements for residents
- The amount of parking in the development will comply with the ACT and NCA Parking Codes
- Car-share opportunities exist in the development, including both via companies such as Go-Get and/or a resident car pool, however it was noted there needs to be enough customers for it to work.

- **Open space and public domain—**

- A small urban square, oriented northeast, offering a space for cafes and restaurants and for people to sit in the sun
  - The park will be part of the urban space and be a real point of attraction and street activity
  - Potential for a café both in the park and around the edge of it
  - Currently considering the position for cafes and public toilets
  - Examples of what the design aims to achieve can be seen in Kingston and parts of Civic
  - Human scale compared to buildings in the courtyard need to be closely considered, particularly any wind tunnel effect and fog impacts
  - There are opportunities for green building roofs, manipulation of levels and high quality pavement
  - Low maintenance features are key to successful open space design
  - The design aims to maintain the current street edge, provide wide, sunny and shaded areas, a clear path which organises the space and highlights the existing forest
  - The park is about the size of a soccer field and could be used to undertake active recreation
  - While the park's overall sense will not change, it will be more functional, robust and better environmentally
  - There is some contamination from the 1950s that will need to be remediated
  - In Estate presentation images, a scale of tree sizes at 10 years then 30 years could be provided
  - The preference is to maintain the existing large oaks, as this large canopy of mature trees make the area look good, however cannot be guaranteed at this stage
  - The streets will have central planting (70-80 metres long) and
-

- 
- landscape elements connecting public and private spaces
  - Opportunities to incorporate play pods, which use natural elements rather than equipment, for children to balance on and climb over
  - Exercise equipment, such as cross-trainers, could also be used. The City of Sydney has introduced this and it is getting a lot of use. Also, along Lake Burley Griffin there are some play stations which have enjoyed much use.
- **Design panel and NCA process—**
    - The National Capital Authority (NCA) will consider the master plan
    - Design quality is central to the NCA's decision-making criteria and key guidelines have been developed around this
    - LDA is considering a design competition
    - Design review panel processes have been used effectively on past projects, including the LDA's Design Review Panel.

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7.20pm

5

## Discussion

All

The following key points were raised during discussion:

- **Convenient and safe access to primary schools** was raised as an important issue to be tested further by the design team
  - **Cycle way features** around the lake were seen as “promising”, while the need to reduce the incidence of conflict between pedestrians and cyclists was viewed as important
  - **Housing affordability** the current ACT Government policy is that 20 per cent of all new estates include affordable housing. This included a current house and land purchase price of \$337,000; and also introduction of a land rent scheme. Involvement of organisations such as Community Housing Canberra also has potential. The LDA acknowledged the importance of housing affordability, and is investigating how the policy should be implemented in high property value locations.
  - **Directional signage and landscaping** would be useful to guide people towards the lake and other landmarks.
  - **Maintaining the site's symmetry and a level of consistency** with the surrounding area in the design was seen as important.
  - **Community information and feedback session** on 10 December will see the draft design option unveiled, however will still provide an opportunity for feedback. The next formal step will then be the NCA approvals process.
  - **Key areas for further research/analysis to inform the development:**
    - Potential to submit grant applications to look at this as a demonstration project or, alternatively, for the LDA to carry out the research themselves
    - Key areas for analysis include the impact of microclimate on buildings, such as use of air conditioning, and potential innovations, such as green walls and humidifiers
    - 3D testing, looking at solar performance, will ensure optimal solar performance is achieved.
  - **Nature of the National Capital Plan Amendment – major or minor?**
    - AS: The format of any amendment is not yet known. What we are
-

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aiming to be confident about is that undertakings made to the community through this process can be delivered through the planning framework. It will likely be an attachment to the appendix of the plan, which embeds a master plan tied to some detailed development conditions. This would override the more general provision of Amendment 60.

- Depending on the outcomes of the community information session, the formal NCA process will likely start in February, go to the Minister in May/late April and enacted into law by the end of this financial year.

- **EPBC referral due to vistas**

- AS/IWB: There will need to be a natural and cultural EPBC assessment. The EPBC referral will include all matters of national environmental significance, including Natural Temperate Grassland and Golden Sun Moth. The referral will also cover Commonwealth Heritage Places including Parliament House Vista and the Australian War Memorial and Memorial Parade.

- **Infrastructure provision in Campbell seen as lacking**

- This process has shown the ACT Government needs to improve ageing infrastructure in Campbell.
- JD also noted that many streets don't have footpaths and street lighting is often poor. LDA provided JD with contact details in TAMS as the infrastructure asset owner in developed parts of Campbell. Maintenance.

- **Consultation process – consultation with adjoining owners**

- OY: We doorknocked 18 homes, made face to face contact with 11, of the other seven, one returned a form and we didn't hear back from six people.
- SW: A newsletter was personally delivered to all commercial offices along Constitution Avenue in Campbell and someone was spoken to at most of the offices. IWB said he would make contact with Hindmarsh as they are the adjacent property developer on Constitution Avenue.
- PT: Has ASIO been consulted? It's the biggest job in Canberra.
- AS: NCA has made approaches to Finance who is the building owner. No response has not yet been received

- **Cumulative construction effects**

- JD: With the RSL approved, Hindmarsh approved and now this, there is potential for a significant amount of noise if everyone builds together. ASIO has been a nightmare. Will this be staged?
  - IWB: Exact staging hasn't yet been determined and we are still talking through how we would approach that.
  - JD: Everyone has noise management plans but the EPA does not police it.
  - IWB: If Hindmarsh and RSL start their works soon, they would be fairly advanced by the time this would start. However, we recognise it is an issue and we will try to address it.
  - JD: RSL are saying they won't be occupying until 2015.
  - SW: Standard working hours for construction would apply, and if they want to exceed these periods, they would have to seek permission. LDA may start on the south-western corner, the furthest
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point. LDA will be in control of the staging. Construction traffic measures, such as ingress and egress points away from existing residential areas, are important control. These controls would be implemented as part of development conditions.

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7.53pm

**Next steps and close**

LDA

- A community information and feedback session will be held on 10 December, with more information about the draft master plan on display, together with a physical model
  - Formally, this is the last PRG meeting, however there is an opportunity to continue the conversation in the new year
  - IWB closed the meeting.
-

## 7.4 Information panels from CIFS

# Welcome

Thank you for coming to today's community information and feedback session about Campbell Section 5 – ACT Government owned land, located on the northern edge of Constitution Avenue and east of Anzac Parade.

The LDA has gathered feedback from the community over the past four months, which has contributed to planning for the future of the site, and the development of a Master Plan for Campbell Section 5.

Today's information session presents the Master Plan, which will be lodged with the National Capital Authority for approval. The Master Plan on display was selected following a design options workshop held on 12 November 2011.

At that workshop, the LDA and the design team presented three Master Plan Options to the community for feedback. The Master Plan presented today was the option preferred by the community at that workshop.

Representatives from the project team are here to answer questions on the Master Plan, and hear what you have to say.

Members of the project team include representatives from:

ACT Land Development Agency (LDA)  
Hill Thallis Architecture + Urban Projects  
Jane Irwin Landscape Architecture  
Elton Consulting

Thank you for your feedback to date, and we look forward to hearing from you today.



*Campbell Section 5 site and surrounding context*



The LDA sells and develops land on behalf of the ACT Government and is dedicated to achieving new standards of innovation, excellence and value in urban renewal projects, and sustainable development in Canberra.

One of these important urban renewal projects is Campbell Section 5, located on Constitution Avenue and Designated under the National Capital Plan.

Amendment 60 to the National Capital Plan, The Griffin Legacy, came into effect in 2006, and set the framework of land use, planning and urban design policies to guide future development along Constitution Avenue.

This envisages Constitution Avenue as an elegant, vibrant boulevard and ensures Campbell Section 5 is designed in line with the spirit of 'The Griffin Legacy', featuring:

- 3.4 hectares of open space and public domain;
- Building heights up to 25 metres;
- Consolidated urban form to Constitution Avenue, Anzac Parade and Creswell Street;
- Sustainable design in the public domain and future buildings;
- Vibrant, active streets offering pedestrian amenity with broad tree-lined footpaths; and
- Dedicated public transport routes, bicycle paths, central medians, parking bays and through-lanes.



Amendment 60 visualisation for Constitution Avenue character, 'Amendment 60, NCA'



Amendment 60 visualisation for Constitution Avenue character, 'Amendment 60, NCA'

## 2. Project Overview

### Campbell Section 5

10th December 2011



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# Consultation

The LDA's process for the Campbell Section 5 Master Plan has benefited from ongoing consultation and feedback from the community. Consultation activities have included:

- Community newsletters
- A project website with information downloads and online feedback forms;
- A Project Reference Group (PRG) including representatives from local community groups;
- A community information and feedback session (29 September 2011);
- A survey of households close to the site was also conducted during October; and
- A design workshop (12 November 2011).

# Key Themes

Key themes that informed the development of master plan options for Campbell Section 5 included:

- Parking and traffic management must be top priorities in planning for the future of Campbell Section 5;
- Open space should feature strongly in the master plan, including trees, green space and plants as well as a children's playground;
- A vibrant, active Constitution Avenue featuring cafes and shops to benefit visitors, workers and locals;
- Design layout that responds to surrounding, nationally significant landmarks, particularly those fronting Anzac Parade;
- A family-friendly place that offers spaces for residents, new workers and visitors;
- Buildings in keeping with surrounding open space and that incorporate innovation and sustainability elements; and
- Commercial, retail and residential uses to form a vibrant mixed use precinct.



Amendment 60 Developable Envelope



Preferred Option Developable Envelope

## 3. Community Consultation - What We Have Heard Campbell Section 5

10th December 2011



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# Master Plan Options

Three Master Plan Options were presented to the community at a design workshop, held on 12 November 2011. These options, which were closely informed by ongoing consultation and feedback from the community:



OPTION 1



OPTION 2



OPTION 3

Attendees at the design workshop were asked which master plan option they preferred.

The results were as follows:

- Option Two - 56%
- Option One – 26%
- Option Three – 6%
- No preference – 12%

Respondents who chose Design Option 2 said it was preferable because it offered:

- Attractive open spaces and public domain areas, including a park and piazza;
- High-quality building design and varied layout;
- Integration with the surrounding area, with accessibility, amenity and connection; and
- Environmental sustainability initiatives, including opportunities to restore native grass and an efficient, natural approach to the watercourse.

Some respondents gave feedback on some matters to be considered in implementing Design Option 2, such as opportunities for off-leash dog walking in parks, reduction or relocation of building heights and a priority response to any increased traffic.





- Master Plan Elements**
1. Boutique Hotel / Constitution Avenue  
Landmark building with rooftop bar or vantage point
  2. A new town square opening north to the new park
  3. Quality housing with sustainable, communal roofs and generous landscape
  4. A new Canberra park

# 5. Preferred Master Plan - Option 2

Campbell Section 5

10th December 2011



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# 6. Constitution Avenue Character

## Campbell Section 5

10th December 2011



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TIM HEDDERLEY  
NOV 2011

# 7. Park Edge Character

## Campbell Section 5

10th December 2011



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Informal areas

- Long native grasses for habitat
- Walking trails



Grassed terraces

- Informal gathering space
- Amphitheatre



Urban square

- Active hub
- Pedestrian link to Constitution Avenue



Play pods

- Balance of sand and water play
- Imaginative play environments



Active open areas

- Informal sports
- Sunny grassed spaces



Stormwater filtration

- Planted swales filter stormwater

# 8. Open Space Character

## Campbell Section 5



## Wendouree Drive (extension)

- Is the main link into the site from Constitution Avenue
- Links the new park with the greater open space network of Lake Burley Griffin
- Functions as a water street, treating runoff and forming a natural path to the Lake
- Features three rows of native planting, and swale understorey
- Has ground floor activity, such as cafes, retail, and commercial space



Section Locations



Section1



Section2

## Getting Crescent (west)

- Extends from Getting Crescent as a park-edge street
- Has a northern verge that makes a generous edge extension to the park
- Includes deciduous plantings and buildings, with a landscaped setback
- Includes terrace buildings that are adaptable for home office, or small business at ground level



Terrace Character



Central swale planting



Residential apartment character



## Park Terrace

- Is a broad park edge street, with a structured urban edge, and more open park edge
- Has a built form which reinforces the corner, and steps back in the centre
- Includes large open balconies, and high quality articulated frontage
- Provides opportunities for a cafe opposite the park, in a privileged setting



Section Locations



Section 3



Section 4

## Park Terrace (southern end)

- Is not connected to Constitution Avenue for vehicles, but terminates in a small plaza that extends the public domain
- Has a slower vehicle speed and narrow carriageway
- Incorporates planting within the parking land, and provides for generous footpaths
- Provides for activity at ground level, including retail and homewares, bookshops, cafes etc



Park fronting built form character



Share-way street character



## Memorial Avenues

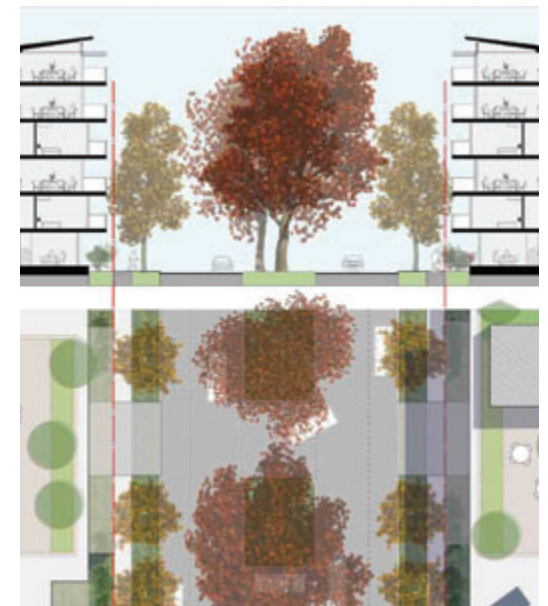
- Are park-to-park streets, terminating at one end by a memorial and Anzac Parade; and at the other by the new park
- Have street reservations and multiple rows of plantings
- Have a generous centre landscape for robust deciduous planting
- Have a distinctive character and spatial definition to reinforce the built form



Section Locations



Section 5



Section 6

## Anzac Park East

- Incorporates set backs to mediate the built frontage to Anzac Parade
- Maintains the existing row of strawberry trees in the verge
- Includes new layers of planting in the public and private domain, and generous courtyards which extend the public domain landscape



Central planting character



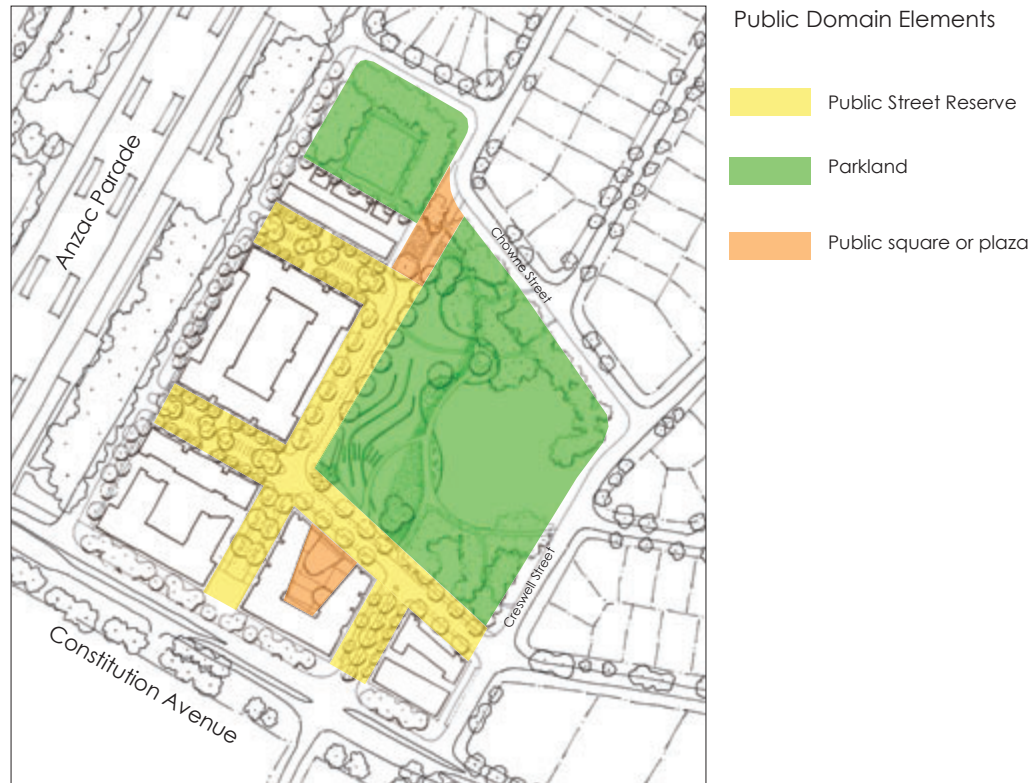
Apartment setback character



## Public Domain

The public domain structure provides legibility within the plan, and promotes access as a genuine piece of the city. Walkable, connected streets provide continuity of view corridors from the existing context.

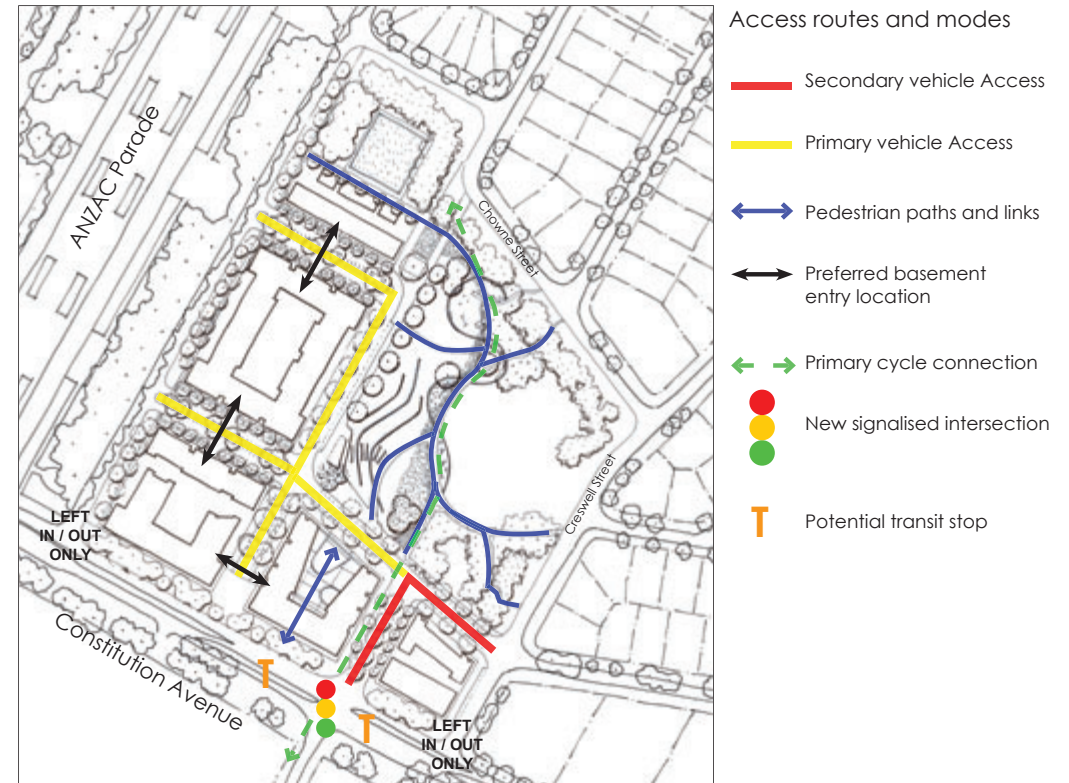
Termination of two beautiful streets, in the form of outdoor rooms, reinforce the importance of Anzac Parade and its memorials.



- Open space of 3.44 ha
- Open space addresses three faces (two major) of new development, and maintains a Park frontage for 100% of existing residences
- A park edge street (420m) links Getting Crescent West to terminate at two Anzac Parade memorials
- Two short streets conveniently link Constitution Avenue with the new park

## Access

Access for pedestrians, cyclists and motorists are coordinated to provide coherent movement into the site from Constitution Avenue, and the existing suburb of Campbell. Controlled movement from Wendouree Drive ensures that new streets are local, quiet, and green with wide verges.



- Wendouree Drive signalised upgrade is to serve as the primary vehicle access point, to reduce direct access to Campbell
- The introduction of a median in Constitution Avenue prevents right turn movements into, and out of, Creswell and Anzac Park East
- New street connections terminate at, and heighten the importance of, the Anzac Parade monuments

# Water Sensitive Urban Design

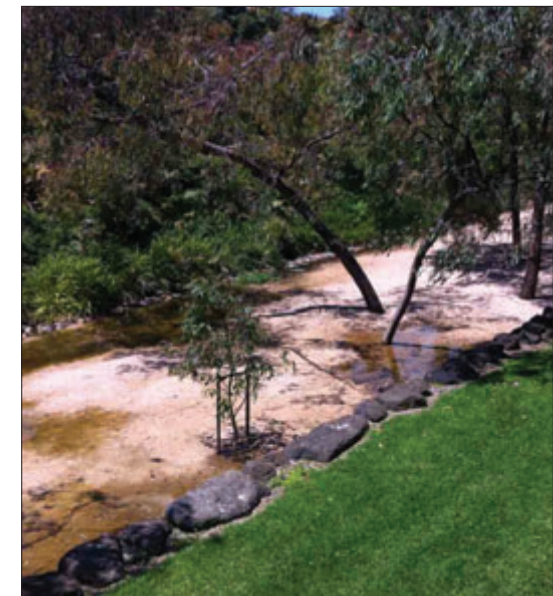
In a water-sensitive precinct, the dynamic interactions between water supply, wastewater and storm-water quality, land-use, climate, social capital, and the receiving waterways are strategically integrated into the planning and design process of the urban landscape across the full spatial scale, from the building to whole-of-city planning.

The approach to developing the water sensitive design strategy for Campbell Section 5 is guided by the following principles:

- Water efficiency and access to fit-for-purpose water supply
- Quality of public spaces
- Clean and healthy water environment
- Effective drainage and flood mitigation
- Efficient and low energy systems
- Mitigating urban heat



- Greater catchment biofiltration swale
- In-street biofiltration and cleansing
- Capture and circulation within blocks



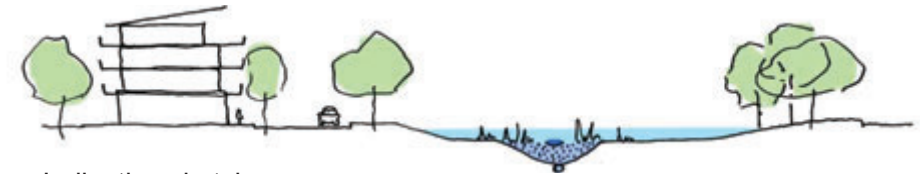
Swale as dry creek bed

## Park System

### Greater catchment biofiltration swale

This system takes water out of the main stormwater line that collects water from Campbell up to the War Memorial, and treats it in the following ways:

- Everyday low flows will be carried through the site in a vegetated swale and filtered. There is potential to capture and reuse this water in buildings and the landscape;
- Storm flows will run through the swale and be filtered before going into Lake Burley Griffin; and
- Flood flows will be detained on site, filtered through vegetation, before being released into Lake Burley Griffin.



Indicative sketch

## Street System

- Storm water from streets is collected in biofiltration swales and rain gardens, and filtered before release into Lake Burley Griffin.

## Block System

- Water captured from roofs can be stored within the blocks for reuse in toilet flushing, car washing, and watering of landscape. In some instances, the water can be filtered and treated, and used for things such as hot water.



Wetland area with boardwalk



Planted swale



# Thank You

Thank you for your time today and for your contributions to the Campbell Section 5 Master Plan.

Please complete a feedback form and return it to the team today. Alternatively, you can fill in your feedback form from home, and return it to us in a reply paid envelope by 17 December 2011.

Feedback received today will form the basis of a consultation outcomes report. The report will be submitted, along with other master planning documentation, to the NCA for their consideration. The report will also be uploaded to the project website [www.lda.act.gov.au](http://www.lda.act.gov.au) in early 2012.

LDA is committed to keeping you informed throughout the planning process for Campbell Section 5. Updated information on the project will continue to be made available on our website [www.lda.act.gov.au](http://www.lda.act.gov.au).

## Next Steps

The LDA, National Capital Authority, and other ACT Government Agencies are carrying out a coordinated planning process for the Campbell Section 5 project.

The Master Plan, to be lodged with the NCA, will require a National Capital Plan variation to Amendment 60. The next steps in the planning process for Campbell Section 5 are outlined below:



Site in Campbell looking toward Lake Burley Griffin



Site in Campbell looking toward the City



Height Distribution

- 10m maximum height
- 15m maximum height
- 25m maximum height
- Current boundary
- Amendment boundary



Building forms are calibrated to achieve greatest amenity, perimeter to north (or variant of) and reinforce the open space and public domain structures:

- All built form to 25 metres is within the existing Amendment 60 Boundary, shown in red
- Heights are calibrated to reinforce street reservations as well as interfaces to the public domain

# 15. Built form distribution and height

Campbell Section 5