



Australian Government

National Capital Authority

CONSULTATION REPORT

WORKS APPROVAL No. 20492

**BLOCK 1 SECTION 132 CAMPBELL
MIXED USE RESIDENTIAL DEVELOPMENT**

OCTOBER 2016

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1. INTRODUCTION

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

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

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

On 28 June 2016 the NCA received a Works Approval application from SHL Development for the construction of a seven storey mixed use residential development on Block 1 Section 132 Campbell. The following report details the public consultation process undertaken by the NCA relating to this application.

2. WORKS APPROVAL PUBLIC CONSULTATION REQUIREMENTS

2.1 National Capital Plan

Under the Plan, requirements for public consultation apply to:

- Major developments proposed for Section 9 Barton;
- Landmark buildings within the Constitution Avenue and Anzac Parade Precinct;
- Developments within the Australian Defence Force Academy (ADFA), Royal Military College (RMC) Duntroon and Campbell Park Precinct;
- High-impact telecommunications facilities;
- All residential proposals within the Deakin/Forrest Residential Area Precinct; and
- All residential and commercial development proposed for Section 5 Campbell.

2.2 Commitment to Community Engagement

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

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

Part 2.7 *Works Applications* and Attachment C *Protocol for Development Applications for Works Which Require Consultation* of the NCA's 'Commitment to Community Engagement' describes the consultation process for WA applications. The NCA will make an assessment of whether a proposal is consistent with the National Capital Plan and if it requires public consultation. An assessment is made in relation to adverse impacts on:

- public space and community amenity
- environment, heritage or landscape values
- amenity of the locality in terms of materials, finishes, scale, massing, design and quality

- consistency with an existing Heritage Management Plan.

When an application for works is lodged and consultation is required, consultation with the community and stakeholders will be undertaken by the applicant, the NCA or both. Where consultation is undertaken by the applicant, the NCA may choose to stipulate specific requirements that the applicant is required to implement.

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

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

Public consultation was undertaken on the application as it is mandatory under the National Capital Plan, as the proposed work is located at Section 5 Campbell.

3. SUMMARY OF PUBLIC CONSULTATION

3.1 The public consultation process

Consultation was undertaken separately by the proponent in April 2016 with the local community to seek input on the concept design and further refine the development, prior to lodgement of the works approval application.

The community engagement approach undertaken was informed by previous consultation on the LDA's Campbell 5 Master Plan and the National Capital Plan Amendment 74. The proponent's consultation with the local community took the form of:

- Placing a Public Notice in the Canberra Times and direct emailing 230 people on the Campbell 5 distribution list, advising of information sessions (held on 7 and 28 April 2016)
- Letterbox distribution of an information leaflet inviting recipients to participate in the consultation (distributed to approximately 2200 residential and commercial premises in Campbell and Reid).

Key issues raised during the proponents consultation period were:

- Design (building height, façade treatment and the publicly accessible central landscape plaza)
- Construction traffic management
- Car parking

The proponent's Campbell 5 Pre-Works Approval Consultation Summary Report – Sections 132 and 133 Campbell is provided at [Attachment C](#).

Public consultation was undertaken by the NCA between 3 and 26 September 2016 in the following manner:

- On Saturday 3 September 2016, publishing a public notice in *The Canberra Times* detailing the proposed works and inviting submissions to be made to the NCA in relation to the proposal ([Attachment A](#))
- Between 3 and 26 September 2016, publishing details of the proposal on the NCA's website
- Between 3 and 26 September 2016, placing four A1 size signs on site

- The NCA writing to nearby lessees, neighbours and interested stakeholders advising of the consultation process and inviting comments.

On 10 September 2016 an article was published in the Canberra Times in relation to the proposal. The article outlined that the application was currently under consideration by the NCA and submissions were due to the NCA by close of business 23 September 2016.

3.2 Submissions Received, Comments and Response

The NCA received a total of seven submissions on the proposal.

One submission (supported by five other written submissions) raised concerns in relation to elements of the proposal. One submission noted general support for the proposal.

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

Key issues raised in the submissions were:

- Building height
- Completeness of the planning report
- Noise management
- Car parking and traffic management
- Construction and environmental management

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

4. CONCLUSION

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

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

The NCA is satisfied that major concerns of the community have been addressed, or will be addressed through a future works approval application for the Construction Management Plan (which will also be subject to public consultation).

The proposal is not inconsistent with the provisions of the National Capital Plan, and is supported by the NCA.

Attachment A – Canberra Times Advertisement

Building the National Capital in the hearts of all Australians



Australian Government
National Capital Authority

WORKS APPROVAL OPEN FOR PUBLIC CONSULTATION

BLOCK 1 SECTION 132, CAMPBELL 55 CONSTITUTION AVENUE

The National Capital Authority (NCA) has received a Works Approval application from SHL Development for the construction of a mixed use residential development on Block 1 Section 132, Campbell.

The NCA welcomes community feedback on this application **by close of business 23 September 2016**. Submissions can be made on the NCA's website, via email to worksapproval@natcap.gov.au or sent to GPO Box 373, Canberra ACT 2601.

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

www.nationalcapital.gov.au

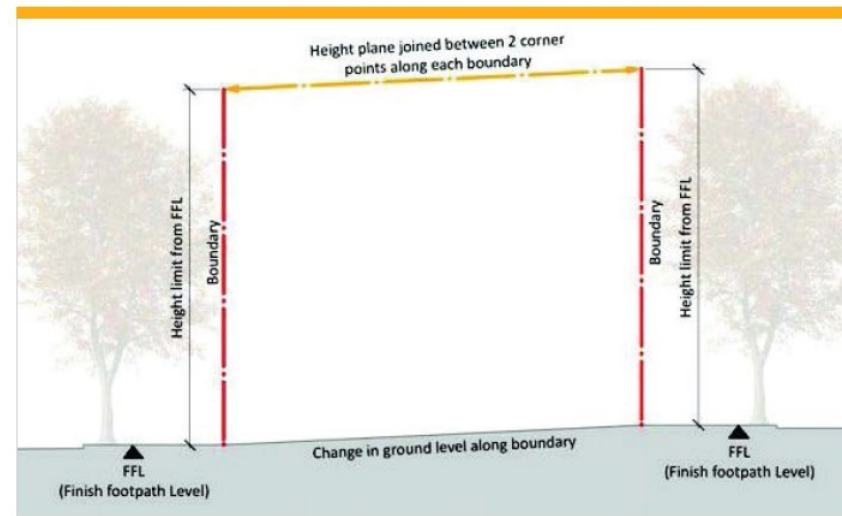
Attachment B – Summary of Submissions and NCA Response

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

Submission	Issue	NCA response
1.	Jack Kershaw	
1.1	The building footprint/format works well for the site's locality. "Giving back" public open space in return for additional floor space is happening to a pleasing degree in the subject project. It should be mandatory on Constitution Avenue where several new developments will face south, putting many commercial parts, notably street-front cafes etc. in shade.	Noted.
2	Mark Anderson	
2.1	Concerned with height of west wing. Both wings of the building should be level, to a maximum of 19m in height.	<p>The building height policy outlined in the National Capital Plan (NCP) specific for Section 5 Campbell states:</p> <p><i>“Overall building heights are to comply with those shown in Figure 90. Minor departures from heights shown in Figure 90 [19 and 25m] will only be considered where it can be demonstrated that the mass and bulk of buildings is not significantly increased, and where it enhances the architectural quality of the building, and fosters energy efficiency, indoor amenity, appropriate urban scale, and adds visual interest to the skyline.”</i></p> <p>Part 4.8 Constitution Avenue and Anzac Parade Precinct Code of the NCP states:</p> <p><i>“building height is to be measured from and between the finish footpath level at each corner of a development block”.</i></p> <p>This is demonstrated in the diagram below.</p>

Submission	Issue	NCA response
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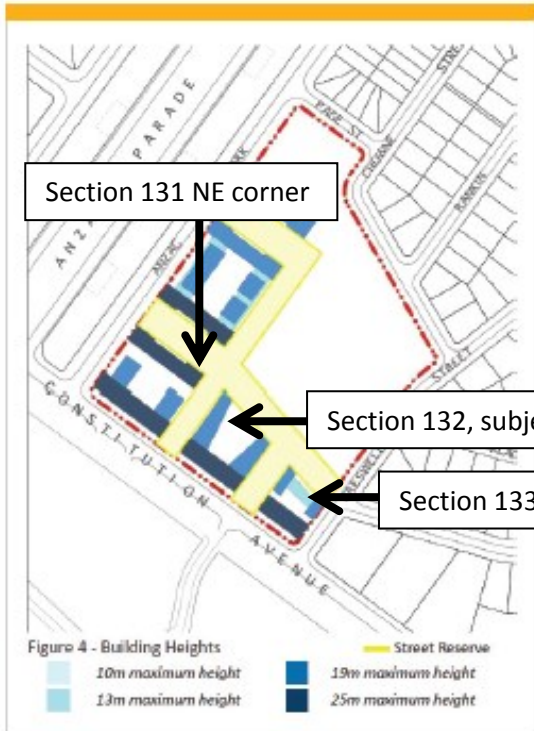
Figure 82: Constitution Avenue and Anzac Parade - Measurement of building height



The proposed heights of the Pentland Street frontage (North Elevation) vary in height due to the fall in site topography from the west to the east, as shown in the design control diagram below.



The proposed development and height of the 'wings' respond to the site topography, and how height is measured under the NCP.

Submission	Issue	NCA response
		<p>A minor encroachment occurs along the Pentland street frontage for the western wing. The eastern wing is one storey lower than the western wing and is under the permissible 19m height plane.</p> <p>The NCP permits minor departures from the maximum permissible building height. This is assessed on a case by case basis. Due to the fall in topography across the site, down toward the site's south eastern boundary, the building encroaches above the permissible height limit at certain areas.</p> <p>The height of the western wing (which is 21.38m from finished footpath level to the top of the 900mm parapet) allows for a gradual transition from the 25m height limit permissible for Section 131 at its NE corner (shown in Figure 90 of the NCP, below).</p> <p>Figure 90: Section 5 Campbell - Building height</p>  <p>Figure 4 - Building Heights</p> <ul style="list-style-type: none"> 10m maximum height 13m maximum height 19m maximum height 25m maximum height Street Reserve

Submission	Issue	NCA response
		<p>The design provides an improved outcome for the precinct by providing a gradual transition from the future 25m buildings on Section 131, to a five storey building proposed for Section 133 with terrace style residences fronting Pentland Street.</p> <p>The proposal ensures single floorplates from Level One and above for the entire building resulting in a more effective building to improve indoor amenity. The height encroachment to certain parts of the site is not sufficient to constitute an additional building level and does not significantly increase the overall mass and bulk of the building. The proposal is considered acceptable in the context of the locality.</p>
2.2	Parapet elements shown above 25m building height, and what is the height of the parapet.	The parapet is 900mm, off white precast concrete. The parapet is proposed to screen rooftop plant (lift over runs, basement exhaust risers and ancillary vent risers). The parapet screens these elements from Constitution Avenue and from existing Campbell residences. This feature enhances the built form and architectural quality in accordance with the desired outcomes of the NCP.
2.3	Completeness of planning report – confusion regarding missing appendices and draft documentation (traffic report). Are the published documents complete.	<p>Comments on the planning report are noted and do not change content or the outcome of the works.</p> <p>The planning report should be read in conjunction with the detailed design documents submitted as part of the application. The report itself does not refer to appendices, but does refer to documents submitted with the application. The Cardno report was prepared as part of the Campbell 5 Master Plan. This report was included for information only. The Sellicks civil component is complete and is the main document for review as part of this application.</p>
2.4	Duplication of draft Traffic Report and Waste/recycling management report – which is the authoritative version.	The Cardno report was prepared on behalf of the Land Development Agency (LDA) as part of the Campbell 5 Master Plan and has been provided for reference for this application. The Sellicks report and plans have been prepared to specifically address the Section 132 proposal. The Sellicks report is the report that has been considered as part of the assessment process.
2.5	There is no separate Noise Management Plan for construction of the development.	The NCA will require a Construction Management Plan be prepared and submitted for works approval prior to works commencing on site. This will be subject to public consultation, and will address noise management.

Submission	Issue	NCA response
2.6	There is no Consultation Report included in the WA package. When will it be provided and confirmed by participants.	The applicant undertook their own consultation prior to the lodgement of the works approval application, separate to the consultation process undertaken by the NCA. The pre consultation report was prepared by the proponent, and is provided at Attachment C below.
2.7	View of the proposed development from the northern elevation. Materials and finishes are unclear.	<p>The proposed view of the northern elevation was included in the application (Drawing DA200) with a materials schedule (Drawing DA551).</p> <p>The plans indicate that the northern façade will incorporate face brick to the ground floor of the building with bronze tinted glazing, with predominantly lighter elements to the floors above such as glazing and glass balustrades to take advantage of the aspect. Light grey metal and clear glass operable screens with timber soffit elements will also be included to the northern and courtyard elevations, with off white precast concrete parapet to the roof.</p>
2.8	Lighting to the building facades that face existing residences should have minimal light spill.	<p>It is an NCA requirement that lighting is to be full cut off. The applicant has provided a lighting plan that indicates all lighting will be full cut off to minimize light spill. Small wall mounted lights are the only external lights proposed to be located to the areas facing the Campbell residential area.</p> <p>All external lighting will comply with the following standards:</p> <ul style="list-style-type: none"> - AS/NZS 1158.3.1- Lighting for roads and public spaces - AS/NZS 1158.2 - Lighting for roads and public spaces - AS 4282 – Control of the obtrusive effects of outdoor lighting - ACPLA - Crime Prevention through Environmental Design General Code <p>AS 4282 relates to the obtrusive effects of outdoor lighting, and will be achieved through the proposed lighting design.</p>
2.9	Number of car parks is above the requirements of the National Capital Plan. How many additional car parks are allocated to each listed category.	The proposed development provides 261 car parking spaces (55 above the prescribed requirement under the NCP). The allocation of additional car parking spaces will be defined through the unit titling process.
2.10	What do the 'minor articulation elements' located outside of the block boundary mean.	Articulation elements located outside the block boundary consist of horizontal and vertical, off white concrete spandrels 600mm deep marking the form of balcony elements. These accentuate living spaces along the Kalma Way frontage

Submission	Issue	NCA response
		intermittently, from level one and above. A licence through Transport Canberra and City Services (TCCS) is currently being sought for the spandrels located outside of the block boundary.
2.11	Access to basement.	Street access is from Provan Street, not Creswell. This was an error in the report.
2.12	Temporary traffic management needs to be resolved and made available to the Campbell community.	Refer to response at 2.5. Temporary traffic management will be included in the CMP.
2.13	No traffic control device plan provided	Refer to response at 2.5. Traffic control devices will be included in the CMP.
2.14	Dust control needs to be prevented.	Refer to response at 2.5. Dust control and prevention will be included in the CMP.
3	Julie Doyle	
3.1	Supportive of Submission 2.	Noted. Refer responses to Submission 2 above.
4	Andrew Schuller	
4.1	Supportive of Submission 2.	Noted. Refer responses to Submission 2 above.
4.2	National Capital Plan requirements are for a building transitioning from five storeys down to three (proposal is for seven storeys transitioning to five).	<p>Refer to response at 2.1 above.</p> <p>The NCP prescribes <u>general controls</u> for the Anzac Parade and Constitution Avenue Precinct, and prescribes <u>detailed conditions</u> for Section 5 Campbell. The NCP states:</p> <p><i>“Where an inconsistency arises between these detailed conditions and the general conditions of the Precinct Code, these detailed conditions prevail.”</i></p> <p>The proposed development responds to the Section 5 Campbell location specific controls of the NCP where these inconsistencies, such as number of storeys, arise. Figure 90 (included at response to 2.1 above) of the NCP sets building heights for the Section 5 Campbell precinct which have informed the design of Section 132.</p>
4.3	The 25m building height limit is breached for minor encroachments such as parapet, and why is the slope of Constitution Avenue given as a reason for the eastern end of the building rising above 25m.	<p>Refer to 2.1 above for building height response.</p> <p>The height of the building from the finished footpath level to the top of the parapet on Constitution Avenue is 26.37m at the south eastern corner, and 25.306m at the south western corner. Given the topography across the site, the</p>

Submission	Issue	NCA response
		NCA considers that the minor encroachment (of predominantly the 900mm parapet) is not sufficient to constitute an additional building level and does not significantly increase the overall mass and bulk of the building.
4.4	Materials to the northern elevation of the building should be clarified.	Refer to response at 2.7.
4.5	The heritage vista from the War Memorial to Parliament House has been spoilt by the development of Campbell 5 in that the built density of the area to the East of Anzac Parade will differ significantly from the green expanse to the West. To allow 35m buildings at the southern end of Anzac Parade would be a travesty of the heritage principles and would be further evidence of the NCA's inability to stand up to those powers whose sole interest is financial.	The proposal is not inconsistent with the building height limits prescribed in the NCP, and the development is respectful of the cultural heritage values of the National and Commonwealth Heritage listed places in the vicinity of the site.
5	Lynn Harden	
5.1	Supportive of Submission 2.	Noted. Refer responses to Submission 2 above.
5.2	Closing Pentland Street to through traffic from Anzac Park East was contrary to assurances previously made by SHL.	Refer to response at 2.5. Temporary traffic management will be included in the CMP.
5.3	No consideration given to the existing community regarding construction management of development to Section 5 Campbell. Consultation with the community is disingenuous.	Community consultation has been undertaken extensively for proposed development at Section 5 Campbell: from the NCP Amendment process to specific works approval applications for each block. Consultation has been undertaken separately by the proponent and by the NCA in accordance with the NCA's Commitment to Community Engagement.
6	Susan R Wilson	
6.1	Supportive of Submission 2.	Noted. Refer responses to Submission 2 above.
7	Mary Lou Pooley	
7.1	Supportive of Submission 2.	Noted. Refer responses to Submission 2 above.

Attachment C – Campbell 5 Pre-Works Approval Consultation

Summary Report – Sections 132 and 133 Campbell



CAMPBELL 5 PRE-WORKS APPROVAL CONSULTATION SUMMARY REPORT SECTIONS 132 & 133 CAMPBELL



Prepared for SHL Development



May 2016

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Version Control

Version	Date	Author	Reviewer	Approval	Date	Notes
0.1	11 May 2016	RWS/TP	TP	MP		Draft 1 for SHL review
0.2	11 Oct 2016	TP	TP	RN	11.10.2016	Final for the NCA

Disclaimer

This report has been prepared with due care by the consultants, who believe the contents to be fair and accurate.

However, neither Tania Parkes Consulting nor individual authors of the Report accept any responsibility for any error or omission, nor for any application of its contents.

Front cover diagram sourced from the LDA website

1.0 Introduction

1.1 Background

The site

The Campbell 5 development is located on the northern edge of Constitution Avenue and to the east of Anzac Parade. Nearby developments include the St John the Baptist Anglican Church (consecrated in 1845), the Anzac Park East and ASIO buildings and recently completed Creswell and Jamieson apartments.

The site is within a designated area under the National Capital Plan.

Prior to the sale of the five block site through public auction to SHL Development in June 2014, the ACT Government's Land Development Agency (LDA) developed a Master Plan for the site informed by community consultation (see section 3.2 for more information) and design studies.

The original LDA Master Plan includes:

- A new park that contributes to both the National Capital Open Space System and to the local community of Campbell. This park was formally opened on 3 April 2016
- A sustainable design in the public domain and within future buildings
- A mix of building types with residential, retail and commercial uses
- A focus on pedestrian amenity and vibrant active streets.

The LDA's Master Plan incorporates 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 to play.

National Capital Plan Amendment 74

Amendment 74 to the National Capital Plan was approved by the Commonwealth Government in November 2012, and is incorporated into the National Capital Plan. It will continue to be used by the National Capital Authority (NCA) as the regulatory framework to guide and assess all future development on the site.

Amendment 74 includes detailed conditions to ensure that the planning, design and development of Campbell 5 integrates with the established residential suburb of Campbell and contributes to the character of Constitution Avenue. It includes specific information on building setbacks, height, facade treatment, landscape and lighting, all of which assist with ensuring that development of the site contributes to the character of Constitution Avenue. *Amendment 74* also addresses any

potential impact on cultural heritage by setting out a landscape strategy to reduce the visibility of buildings from Anzac Parade and its memorials.

The Campbell 5 site is at the junction of two major Griffin axes between Capital Hill and Mount Ainslie, and Civic and Russell. Key considerations in developing the site include:

- Development of Campbell 5 is to integrate with the suburb of Campbell and is to contribute to the character of Constitution Avenue
- Public spaces are to respond to the established streets, parks and public spaces and to site topography and through improvements to passive surveillance and visual permeability
- Building form is to respond to the scale and pattern of Constitution Avenue development and the proposed public space network and to achieve a transition that responds to the established urban form. Building articulation, material and colour must be sympathetic and respectful to the heritage values of the adjacent heritage places (e.g. the New Zealand Memorial), and in particular the corner of Constitution Avenue and Anzac Parade East. Outdoor lighting impact to Anzac Parade is to be minimised and the heritage listed places shall be considered
- Landscaping in the road reserve areas is to be consistent with the existing landscape character of Campbell. Landscaping within site blocks is to provide neighbour privacy and maintain winter sunlight, and is to include mature and large scale plantings
- Primary vehicle access is to be from Constitution Avenue other than basement car parking. Pedestrian access to buildings is to be at ground floor. A minimum of 150 on-street ground level visitor parking spaces are to be provided.

Amendment 74 is available at

<http://www.nationalcapital.gov.au/attachments/article/2682/Amendment-74-Section-5-Campbell.pdf>.

Environment Protection and Biodiversity Conservation (EPBC) Act

In February 2012, the Department of Sustainability, Environment, Water, Population and Communities (SEWPaC) concluded that the development of Campbell 5 was a Controlled Action under the Environment Protection and Biodiversity Conservation Act.

On 13 May 2013, the SEWPaC issued their final approval for the EPBC Referral allowing the LDA to undertake the development of the site. The ecological matters of National Environmental Significance have been offset and additional steps taken to mitigate any impact on the heritage values of Anzac Parade, its memorials and the Parliament House vista in the form of conditions to the approval.

LDA Works Approval applications (pre SHL Development purchase)

On 22 May 2013, the National Capital Authority approved the following LDA Works Approval applications:

- WA18715 for the infrastructure and landscape works required to deliver the Estate
- WA18766 for the remediation of contaminated land.

The Works Approvals enabled the LDA to commence site remediation and delivery of estate civil infrastructure and upgrade to Constitution Avenue.

Contamination

A Site Environmental Assessment identified that the site contained areas of contamination. The remediation has been conducted by a licensed asbestos contractor and in accordance with the Code of Practices for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)] and the Dangerous Substances General Regulation 2004. These codes aim to ensure members of the public are not exposed to asbestos dust or materials during remediation works.

1.2 Purpose of this report

SHL has commenced development of the first two blocks on Campbell 5, that is, Block 8 Section 5 (furthest site along Anzac Parade from Constitution Avenue, known as the Saint Germain site) and Block 1 Section 130 (middle block along Anzac Parade, known as the Greenwich Park site). SHL is now preparing development concepts for the next two blocks to be developed, being Block 1 Section 132 and Block 1 Section 133.

In preparation to seek Works Approval (WA) from the NCA for the next proposed developments, SHL has engaged with the local community to seek their input to the concept design and use their feedback to refine further development.

This report summarises the community engagement process undertaken by SHL, the key themes that arose from it, and responses to the issues raised by the community during April 2016.

2.0 Consultation Methods

SHL Development is committed to engaging with the community over the anticipated 5 to 7 years that it will take to realise the development of all five blocks comprising Campbell 5. This long term engagement could include a range of methods such as website information, direct email distribution, frequently asked questions, meetings, on-site events, workshops, exhibitions, surveys and letterbox drops. SHL will listen to all community concerns that are raised and where possible and practical will address them.

The community engagement approach taken by SHL Development, prior to seeking Works Approval for Sections 132 and 133 has been informed by previous consultations including those undertaken by the LDA in preparing the Campbell 5 Master Plan and by the NCA seeking approval for National Capital Plan *Draft Amendment 74*. The design development was also informed by the community consultations undertaken by the ACT Government for the City Plan, City to the Lake, Constitution Avenue and Parkes Section 3 projects.

This feedback included:

- Design of appropriate building density, scale and typology
- The cumulative impact of development and population increase in the area on traffic and car parking
- Traffic management during construction
- Commuter short cuts or 'rat running' through nearby suburbs and unlawful car parking
- Respecting the heritage context and environmental requirements
- Innovation in design and sustainability.

The SHL community engagement focussed on seeking community input to the proposed concept design for the proposed Section 132 and 133 developments. At the community consultation sessions the project architects provided an overview of the proposals for each of the sites and the influences that informed the designs. This report will be submitted with the Works Approval application.

2.1 NCA public consultation requirements

National Capital Plan

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

Commitment to Community Engagement

The NCA's 'Commitment to Community Engagement (August 2011)' details how the NCA conducts consultation. The purpose is to achieve a greater level of consistency and transparency in the NCA's decision making process.

The Commitment to Community Engagement describes:

- the minimum requirements for consultation
- the timeframes for amendments to the Plan
- what is involved in preparing a new Development Control Plan
- the process for amending or issuing an instrument under the Plan
- the process by which WA applications, which are released for public consultation, will be assessed.

Part 2 (Consultation Protocol) of the NCA's Commitment to Community Engagement (August 2011) describes the consultation process for WA applications. The consultation protocol includes criteria for which an application will be assessed, in order to determine whether the application should be released for public notification or full public consultation.

For development applications, the NCA undertakes a risk assessment of each proposal against the assessment criteria set out in the Consultation Protocol. The public notification process will include information about the NCA's risk assessment of the proposal against the assessment criteria below.

1. What is the likelihood that the proposal will adversely affect existing public space and / or community amenity?
2. What is the likelihood that the proposal will adversely affect existing environmental, heritage or landscape values?
3. What is the likelihood that the proposal is discordant with the general development and amenity of the locality in terms of materials, finishes, scale, massing, design and quality?
4. What is the likelihood that the proposal is inconsistent with an existing Heritage Management Plan (HMP)? (If there is no HMP, this question is not applicable).

The combination of the likelihood and consequence from the criteria above categorises an overall perceived risk into five ratings being 'negligible', 'low', 'significant', 'high' or 'extreme'. Works assessed as having an 'extreme' risk will be rejected.

Full public consultation for WAs will be required where the NCA's perceived risk rating is 'significant' or 'high', and also for any development where consultation is a mandatory requirement under the Plan.

When a WA application is lodged and consultation is required, the applicant is required to consult with the community and stakeholders. The NCA may stipulate specific requirements for consultation and, for higher perceived risk proposals, may undertake the consultation process itself.

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

- a) previous consultation has been undertaken
- b) for minor amendments to previously approved works
- c) proposals are exempt, as demonstrated in the 'Commitment to Community Engagement (August 2011)'
- d) the NCA determines it unnecessary and no stakeholders will be affected.

The Plan has specific requirements in relation to consultation for telecommunications facility, in relation to any new towers, masts or monopoles.

2.2 LDA and NCA consultations

There has already been considerable community and authority consultation undertaken by the ACT Government in preparing the LDA's Campbell 5 Master Plan and also for the civil infrastructure Works Approval.

The consultation activities were:

- A three stage community consultation undertaken from September to December 2011
- A Campbell 5 Project Reference Group that met several times in 2011
- Consultation with authorities during 2012.

Summary of LDA September to December 2011 community consultations

Prior to the sale of Campbell 5 the LDA conducted a number of community engagement exercises for the project and adjacent future park area. The purpose of the community engagement was to facilitate dialogue with key stakeholder groups including local residents, business owners, those who work in the area, and interested parties in the wider community to assist the LDA in understanding community expectations, to gain local knowledge and to share ideas.

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 focused on:

- Presenting the preferred 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 preferred Master Plan option
- Collecting and collating community feedback on the preferred Master Plan option.

Key matters reported in the LDA consultations included:

- Incorporation of open space, parkland and park frontages received strong support
- Inclusion of sustainability measures in open space and built form design received support
- Inclusion of cycle paths and pedestrian friendly streets and provision for vehicle, bicycle and pedestrian access to and movement around the site received support
- Orientation and design quality of built form including support for L-shaped positioning and inclusion of 'stepping' for buildings fronting open space was supported
- Acknowledgement that building heights had been reduced and redistributed
- Streetscape and character elements of the design that activate Constitution Avenue, incorporating trees and greenery was supported
- Areas where respondents suggested improvement to the then Master Plan included
 - 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
 - Park integration and design.

The full report of the LDA consultations can be viewed at

http://www.lda.act.gov.au/uploads/ckfinder/files/pdf/2_Residential/Campbell5/Campbell%20Section%205%20Stage%203%20Consultation%20Outcomes%20Report.pdf .

In addition to the ACT Government consultations, the NCA undertook public consultation regarding National Capital Plan Draft *Amendment 74*. This consultation closed in April 2012. The LDA's community and authority consultations undertaken to date were referred to and formed part of the NCA's consideration of the LDA's proposed Master Plan and the civil infrastructure Works Approval.

The NCA received two WA applications for the development of Section 5, Campbell. One application was for the provision of site services infrastructure and the second application was for site remediation and decontamination. The NCA report detailed the process undertaken by them relating to these applications.

2.3 SHL consultations undertaken in 2014

SHL Development as purchaser of the five sites undertook significant community consultations during 2014 for works approval for Block 8 Section 5 and Block 1 Section 130.

The SHL community engagement undertaken in 2014 was built on the consultation activity that had been previously undertaken and was designed to collect qualitative information from local Campbell and Reid residents and businesses, and from representative organisations with an interest in the development of Campbell 5. The methods used focussed on seeking community input to the Block 1 Section 132 and Block 1 Section 133 design development and refinement.

The SHL consultations occurred during September and October 2014 and involved a range of activities and communication methods including an extensive letterbox drop of a Campbell 5 Postcard invitation to participate, a key stakeholder roundtable, two public workshops, regularly updated Frequently Asked Questions, telephone contacts, direct email distribution and written communications. Two public workshops were held at the St John the Baptist Anglican Church (Robertson Room), Reid on Wednesday 22 September 2014 and Thursday 2 October 2014. An additional community event was held 24 November 2014 where local author, Mr Alan Foskett presented on the history of the suburb of Campbell.

The *Pre-Works Commencement Consultation Summary Report* of the October 2014 consultation undertaken by SHL was provided to the NCA in December 2014 relating to the proposed mixed use development proposals for Block 8 Section 5, Block 1 Section 130 and for the installation of the temporary sales suite on Block 1 Section 133, Campbell.

2.4 SHL consultations undertaken in 2016

In preparing development concepts for the next two blocks to be developed at Campbell 5, Block 1 Section 132 and Block 1 Section 133, SHL engaged with the local community in April 2016 to seek their input to the design and use their feedback to refine further development prior to seeking Works Approval (WA) from the NCA for the proposed developments.

This report summarises the community engagement undertaken by SHL, the key themes that arose from it, and the response to the issues raised by the community.

The following methods were used to engage with the community during the April 2016 community consultation.

Public Notice in the Canberra Times

Advertisements were placed in the Public Notices section of the Canberra Times advising the public of the information sessions held on 7 and 28 April 2016 were included in the 6, 23 and 27 April editions. The advertisements advised the purpose, date, location and registration details of the public workshops.

Letterbox distribution

A leaflet inviting recipients to participate in the consultation and contact information to register for activities was distributed to approximately 2,200 residential and commercial premises in Campbell and the majority of Reid on 22, 23, 24 and 25 April 2016.

The leaflet invited the community to register for an information session on 28 April 2016.

Information sessions

Two information sessions were undertaken. In addition to Canberra Times advertising, the first session was promoted through direct emailing to the 230 people on the Campbell 5 distribution list and through referral by these Campbell and Reid residents to their broader contacts letterbox distribution, Canberra Times advertising. The second session was promoted through advertising, direct emailing and letterboxing 2,200 Campbell and Reid residential and business premises.

The two information sessions were held at the St John the Baptist Anglican Church (Main Hall) on Thursday 7 April 2016 and Thursday 28 April 2016, 5.30 to 7.30pm.

The information sessions contained presentations from the SHL design team including architects, landscape designers, builders and project managers.

One hundred and eight (108) people registered to attend the information sessions. The issues raised are in Section 3.0 of this report

Written communication

Email communications were received from 35 individuals and organisations, of which most were general inquiries and 5 were substantial communications. The issues raised are in Section 3.0 of this report.

Email communications from community members were responded to in a timely manner and Frequently Asked Question (see Appendix 2) were regularly updated and distributed to the email distribution list of 230 stakeholders.

Telephone contact

A telephone number direct to the project's consultation consultant was available for those who preferred to speak directly to the SHL team.

There were 45 telephone contacts ranging from simple information requests to detailed discussions about the proposal. The issues raised are in Section 3.0 of this report.

3.0 Key Themes – April 2016

3.1 Summary of consultation activity

Approximately 2,200 Campbell and Reid residential and commercial premises were letterboxed Campbell 5 leaflets with contact details to register to participate in the engagement activities for the next stage of the development at Campbell 5, Block 1 Section 132 and Block 1 Section 133.

One hundred and eighty eight (188) interactions occurred with members of the local community who sought further information and participated in the consultation process through a range of activities.

Consultation activity	Number
Letterboxed residential and commercial premises	2200
Information sessions	108
Written communications	35
Telephone inquiries	45

The Campbell and Reid residents and representative organisations who participated in the SHL consultations were generous with their time and considered in their contributions. The spirit and energy with which the local community participated was very much appreciated by the SHL team, who listened to all the issues raised and comments made, and where possible and practical, have sought to address them.

The key matters raised have been categorised into the following themes:

- Design
- Construction traffic management
- Car parking

An issue raised by a number of participants was management of the current construction sites in relation to traffic and routes to and from the Saint Germain and Greenwich Park sites (i.e. for Block 8 Section 5, Block 1 Section 130 respectively) and how additional construction traffic for the proposed Sections 132 and 133 sites would be managed.

3.2 Responses to key themes

Design

- Ensuring that building design and height will be developed in conformity with the National Capital Plan and in particular Amendment 74.

Response: SHL will comply with all development conditions for Campbell 5 including those under the National Capital Plan. SHL aims to make Campbell 5 the premier address in

Canberra and as such it is in their interests to pay attention to these important factors and to ensure that they create a precinct that the community wants to enjoy.

- Ensuring that the proposed plaza in Block 132 will be publically accessible and complimentary to the recently opened park.

Response: *SHL is ensuring that the design of the plaza connects with the adjacent areas and is available for use by the wider community. The community will have access to Section 132 from the park, the new building and also by a laneway created through the building itself leading from Constitution Avenue. The landscaping is being carefully designed to provide a year round seasonal transition experience with activation through proposals including a lawn, an open catenary, carefully selected plants and adjacent active commercial uses such as restaurants and cafes designed as a set of interacting zones.*

- Local residents want to ensure that the design of the new buildings and in particular the facades are in conformity with local Campbell architecture design values and the National Capital Plan.

Response: *SHL has deliberately sought diversity in design by employing a different design team for Section 132 and 133 from those that designed Saint Germain and Greenwich Park. SHL has retained expert local architects that are keen to ensure that the approaches and designs take account of local design values (such as the use of face brick, respecting the limestone base, the unique location and heritage, and the overall character of the area) noting that the design must be in conformity with the National Capital Plan. Seeking and responding to the communities views on proposed design solutions and plans is an important part of SHL's design philosophy. Matters such as facade treatments and the reflection from glazing are understood as important considerations to the local community. SHL will be guided by the NCA requirements and pay attention to the view from existing Campbell residences as they do to the views from Constitution Avenue and Anzac Parade. SHL advises that the design is generally within the NCP building envelope which means that there are allowable exceptions.*

- The proposed construction period for Sections 132 and 133.

Response: *SHL Development advised that the proposed completion dates for the current Saint Germain and Greenwich Park developments are estimated to be approximately early 2017 and mid 2017 respectively. The aim is to submit Works Approval applications for Sections 132 and 133 is approximately August 2016. The commencement and completion of construction is market driven based on the take up of units, and SHL Development is endeavouring to commence construction as soon as possible, anticipating that construction could commence in late 2016 to early 2017 with the project duration for both developments estimated to be between 15 to 18 months.*

Construction traffic management

- Local residents are fatigued by the unlawful access of construction vehicles to and from the current Saint Germain and Greenwich Park building sites.

Response: SHL Development has entered into a Construction Management Plan and Traffic Management Plan with the builder and its subcontractors. It is noted that there has been access issues by a small percentage of construction vehicles, particularly using Creswell Street rather than the nominated access. SHL will reinforce the commitments in the construction and traffic plans and identify management options with the builder to better manage construction traffic being experienced currently and in future developments. SHL will also advise the ACT Government (via TAMS) that it appears that some private and other traffic is disobeying no right hand turn signs from Constitution Avenue into the precinct and that off-street car parking limits may not be regularly monitored. It is also noted that the current Traffic Management Plan for the construction of Saint Germain and Greenwich Park had to be varied by limiting construction vehicle access to and from Anzac Parade East due primarily to safety concerns. SHL will continue to pay attention to the amenity of local residents and comply with all development and legislative conditions.

Car parking

- Car parking to be provided in the buildings will not be sufficient.

Response: SHL Development intends to provide a higher level of car parking in its buildings than is required under the Amendment 74 car parking code which is one space per unit.

- There are few options for different car parking and service access points to the new buildings on Sections 132 and 133.

Response: SHL Development purchased all five development sites with development controls in place according to Amendment 74 of the National Capital Plan. The NCP nominates the only access points for each development sites and these cannot be altered.

4.0 Appendices

Appendix 1: Leaflet

CAMPBELL 5

SECTIONS 132 & 133
CONSULTATION MEETING

Please join us for a community consultation to discuss progress of the development at 51 Constitution Avenue Campbell

Date: Thursday 28 April 2016

Time: 5.30pm - 7.30pm

Place: The Hall at St John the Baptist Anglican Church, 45 Constitution Avenue, Reid (Light refreshments will be provided)

To register please email:
campbell5@taniaparkes.com.au
or telephone free-call:
1800 172 173 (mobile charges may apply)

campbell5.com.au

SHL GREENWICH PARK SAINT-GERMAIN CAMPBELL 5

Appendix 2: Frequently Asked Questions**CAMPBELL 5 – FREQUENTLY ASKED QUESTIONS (AS AT 1 MAY 2016)****1. What is the current stage of construction at Campbell 5?**

Construction of Block 8 Section 5 (St Germain) and Block1 Section 130 (Greenwich) are well underway. Both basements have been fully excavated and the structure for the two buildings will be coming out of the ground shortly.

Construction of St Germain is on schedule to be completed in early 2017, and Greenwich is on schedule to be completed in mid-2017.

2. How many residential apartments will be built on Sections 132 and 133?

Section 133 has a total residential yield of 60 apartments and Section 132 has a total residential yield of 110 apartments. Both sites are required to have activated commercial ground levels.

3. When will work commence on Sections 132 and 133?

Timing of construction is market driven and dependant on sales volume and rate. Based on the success of Saint Germain and Greenwich we anticipate construction commencement late 2016 to early 2017 with the project duration for both developments estimated to be between 15 to 18 months.

The total project duration of all five sites is possibly 4 to 5 years, subject to market influences.

4. What disruptions will there be to traffic in and around Constitution Avenue?

SHL Development is very fortunate to have secured the five blocks that make up the precinct. Consequently SHL can use the whole site during the construction phase to reduce construction impacts on the community, including providing a fenced area for workers' car parking.

5. What is next in the precinct?

SHL have commenced the design of the next two buildings, being Block 1 Sections 132 and 133. Both have frontages to Constitution Avenue. Block 1 Section 133 is bounded by Creswell Street, Pentland Street and Kalma Way and is adjacent the recently completed Creswell development. Section 132 is bounded by Kalma Way, Pentland Street and Provan Street.

6. Will there be any public car parking?

There are approximately 175 on-street public car parking spaces in the precinct. The National Capital Plan Amendment 74 applies to the precinct, which allows for one car space per dwelling and one visitor space per four dwellings. Amendment 74 was approved by the Commonwealth Government in November 2012, and is incorporated into the National Capital Plan. More information is available at Amendment 74 Section 5 Campbell.

SHL Development is providing a higher level of car parking in some parts of the precinct than prescribed. Shared cars have also been proposed for the larger developments.

7. Will there be any community space?

Yes. Block 1 Section 132 will have a large ground level plaza that opens up in a northerly direction and faces the new park. It is envisaged that the plaza will be activated by restaurants and cafés and available for use by the community as well as precinct residents.

8. Are there plans for public art in the precinct?

Yes. Public art is integral to the Campbell 5 precinct. Once the public plaza on Block 1 Section 132 has been designed, the landscape architect in collaboration with an artist will develop an arts strategy. Art installations will also be incorporated into the design of Section 133.