

# Consultation Report

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Blocks 7, 8, 9, 10, 11 Section 100 City, Canberra

This report outlines the Community Consultation for the planned demolition of the existing surface carpark occupying Blocks 7-11 of Section 100 Canberra City and replacement with the construction of an 8-9 storey mixed-use building over a shared basement carpark, associated facilities and public realm works, including an extension of Edinburgh Avenue from London Circuit to Vernon Circle.

# Contents

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|  |    |
|--|----|
| Introduction .....                           | 3  |
| Community Consultation Requirements .....    | 4  |
| 1.1 National Capital Plan .....              | 4  |
| 1.2 Commitment to Community Engagement ..... | 4  |
| Summary of Community Consultation .....      | 6  |
| 2.1 The Community Consultation process ..... | 6  |
| Attachment 1 .....                           | 7  |
| Attachment 2 .....                           | 8  |
| Attachment 3 .....                           | 9  |
| Attachment 4 .....                           | 10 |
| Attachment 5 .....                           | 11 |
| Attachment 6 .....                           | 12 |
| Attachment 7 .....                           | 13 |

# Introduction

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**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.

Morris Property Group represented by BJM Canberra Pty Limited is the Crown Lessee of Blocks 7, 8, 9, 10 and 11 Section 100 City in the Australian Capital Territory.

The lessee will submit a Works Approval application for the demolition of existing surface carpark and construction of a 8-9 storey mixed-use building over a shared basement car park with associated facilities and public realm works located on Blocks 10 and 11, Section 100 City.

A separate Works Approval application will be submitted for the extension of Edinburgh Avenue from London Circuit to Vernon Circle and associated works to be located on Block 7 Section 100 City.

## Objectives for City Hill Precinct (National Capital Plan)

1. Maintain and promote the City Centre as the main commercial centre of Canberra and the region – with the City Hill Precinct as the pre-eminent heart of City.
2. The design of buildings and the amenity and environmental quality of the main public spaces should result in an accessible, attractive, high quality and distinctive centre, consistent with the City's role as the major metropolitan centre and its location at one point of the National Triangle, the major organising element of the Central National Area.
3. That the City Hill Precinct provides a vibrant, interesting and lively centre with high levels of human activity.
4. Development must command the highest standards of urban design, sustainability, exemplary architecture and social inclusion, reflecting the character of the National Capital.
5. The City Hill Precinct must complement and actively relate to, and integrate with, the existing and future structure of the rest of City.
6. Encourage a mix of land uses, including residential uses, which contribute to a diverse and active character.
7. Major buildings of municipal or cultural significance should be located adjacent to City Hill Park, with their main address to Vernon Circle

# Community Consultation Requirements

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## 1.1 National Capital Plan

The Central National Area includes the following Precincts:

1. Parliamentary Zone
2. Barton
3. Deakin/Forrest Residential Area
4. City Hill
5. West Basin
6. Constitution Avenue and Anzac Parade
7. Australian Defence Force Academy, Royal Military College Duntroon, and Campbell Park Precinct
8. Australian National Botanic Gardens
9. Jerrabomberra Wetlands
10. Lake Burley Griffin and Foreshores
11. Acton Peninsula
12. Diplomatic Precinct (Yarralumla, Deakin and O'Malley)
13. Australian Institute of Sport
14. Australian National University
15. CSIRO Black Mountain
16. Canberra Airport (within the Central National Area however not within Designated Areas).

Community and stakeholder consultation was undertaken due to the scale of the proposed development and highly prominent location in the City Hill Precinct. The requirement for public consultation is consistent with clause 2.7 Works Applications in the NCA's 'Commitment to Community Engagement'.

## 1.2 Commitment to Community Engagement

The NCA's 'Commitment to Community Engagement' details how consultation is undertaken.

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; and
- 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; and
- Proposals are given exemption, as outlined in Part 2.3 of the 'Commitment to Community Engagement'.

Public consultation was undertaken by the Lessee prior to lodgement of this Works Approval Application.

# Summary of Community Consultation

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## 2.1 The Community Consultation process

Community Consultation was undertaken by the Lessee between 3 and 17 July 2018 in the following manner:

- On Tuesday 3 July 2018, 500 flyers (DL 6 panel) were distributed to residences, offices and retail businesses in the immediate proximity of Section 100 (see Attachment 1);
- On Thursday 5 July 2018, two A0 size notice signs were installed at the entrance to the Section 100 carpark and on the Vernon Circle verge (see Attachment 2);
- Also on Thursday 5 July 2018, a personal invitation was sent to all members of the ACT Legislative Assembly, ACT Federal Members and Senators as well as stakeholder agencies both Federal and ACT (all senior position holders were individually invited), the CFMEU, ACT Police and the ACT Law Courts (see Attachment 3);
- On Friday 6 July 2018, Saturday 7 July 2018 and Monday 9 July 2018, a public notice was published in *The Canberra Times* inviting the public to attend a Community Consultation meeting (see Attachment 4).
- On Tuesday 11 July 2018, a community and stakeholder consultation session was held between 3pm and 6pm. 12 x A0 and 1 x A1 plans, elevations and architectural renders were on display, with these same images also projected as slides onto a large screen (see Attachment 5).  
9 x Morris Property Group representatives (staff, architects and engineers) were available throughout the 3 hours to listen, discuss and answer any questions raised. 49 parties registered their attendance, with a number of people choosing not to register. Anecdotal feedback was extremely positive from attendees with no objections voiced on the day (see Attachment 6).
- Information made available at the Community Consultation session has also been placed on the Morris Property Group website.  
([www.morrispropertygroup.com.au/projects/section-100-canberra-city/](http://www.morrispropertygroup.com.au/projects/section-100-canberra-city/)).
- Following the session, a survey was distributed to the all registered attendees. The feedback received in response to this was overwhelmingly positive (see Attachment 7).

# Attachment 1

Flyer distributed to nearby residences, offices and retail businesses.



**40** years  
est.1978

5/28 Eyre Street  
Kingston ACT 2604

02 6283 8777

[info@morrispropertygroup.com.au](mailto:info@morrispropertygroup.com.au)

**“In our 40th year,  
we are thrilled  
to be creating  
a world class  
residential precinct  
in Canberra.”**

Barry Morris

Morris Property Group is a multi-faceted property business focusing on property investment, asset management, development and construction that has been built over three decades.

Established in Canberra in 1978, Morris Property Group has grown from an investment background, acquiring strategic investment properties from which hospitality and retail businesses were operated across Canberra in the 1980s.

Morris Property Group progressively redeveloped those holdings and new sites to deliver several high-profile property developments in the ACT, NSW and Queensland and become an industry leader in property development.

**The City  
Starts Here.**

10 July 2018  
5:00pm – 6:30pm

QT Hotel  
Conference Room  
Level 1  
1 London Circuit  
Canberra City

**40** years  
est.1978

 morris  
property group





## Attachment 2

Site signage placed along Vernon Circle verge and at carpark entrance.

# SECTION 100 CANBERRA CITY

# PROPOSED DEVELOPMENT COMMUNITY CONSULTATION

QT HOTEL

10 JULY 2018

4:30PM - 6PM

# Attachment 3

Invitation sent to all stakeholders.

## Community Consultation Section 100 London Circuit

— Vernon Circle — Edinburgh Avenue — London Circuit

**“In our 40th year, we are thrilled to be creating a world class residential precinct in Canberra.”**

Barry Morris

10 July 2018  
3:00pm – 4:00pm

QT Hotel  
Conference Room, Level 1  
1 London Circuit  
Canberra City



Morris Property Group have appointed world renowned architects, **fjmt studio**, to create a vibrant new precinct for all Canberrans to be proud of.

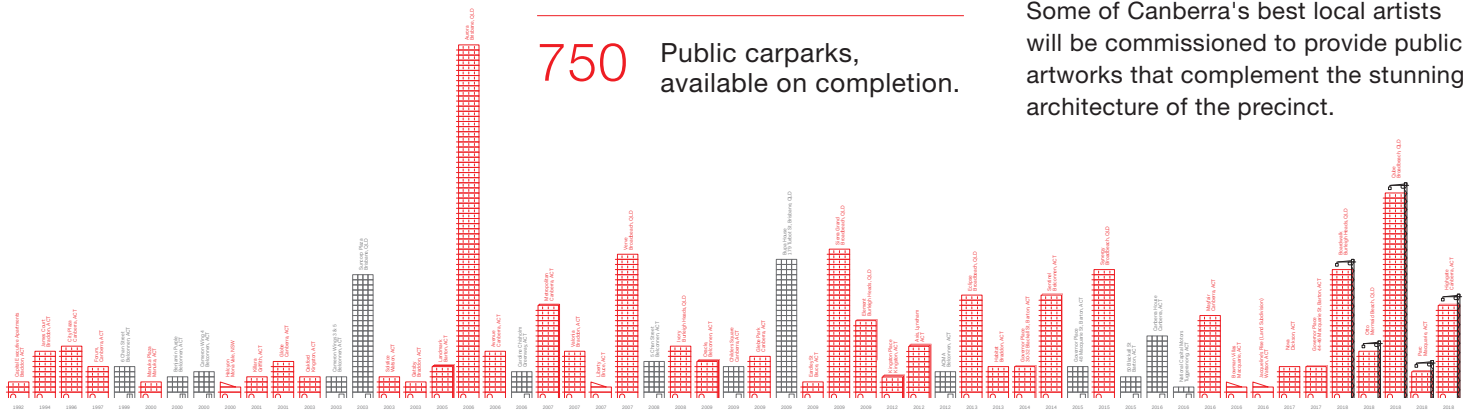
**300+** Residential apartments in stage 1.

**200** Public carparks maintained during construction.

**750** Public carparks, available on completion.

At the heart of this new precinct will be a much needed supermarket, surrounded by a lively collection of retail spaces, restaurants, cafes and beautifully designed public spaces.

Some of Canberra's best local artists will be commissioned to provide public artworks that complement the stunning architecture of the precinct.



Morris Property Group is a multi-faceted property business focusing on property investment, asset management, development and construction that has been built over four decades. Established in Canberra in 1978, Morris Property Group has grown from an investment background, acquiring strategic investment properties from which hospitality and retail businesses were operated across Canberra in the 1980s. Morris Property Group progressively redeveloped those holdings and new sites to deliver several high-profile property developments in the ACT, NSW and Queensland and become an industry leader in property development.

40 years  
est.1978

**morris**  
property group

5/28 Eyre Street  
Kingston ACT 2604  
02 6283 8777  
info@morrispropertygroup.com.au  
[morrispropertygroup.com.au](http://morrispropertygroup.com.au)

# Attachment 4

Notice placed in Canberra Times newspaper.

# **Attachment 4**

## **Canberra Times - Public Notice**

**6 July 2018**

**7 July 2018**

**9 July 2018**

**SECTION 100 CITY**  
Proposed Development  
Community Consultation,  
QT Hotel 10 July 2018,  
4:30pm-6pm.

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## Attachment 5

Plans and architectural renders on display at the Community Consultation session.

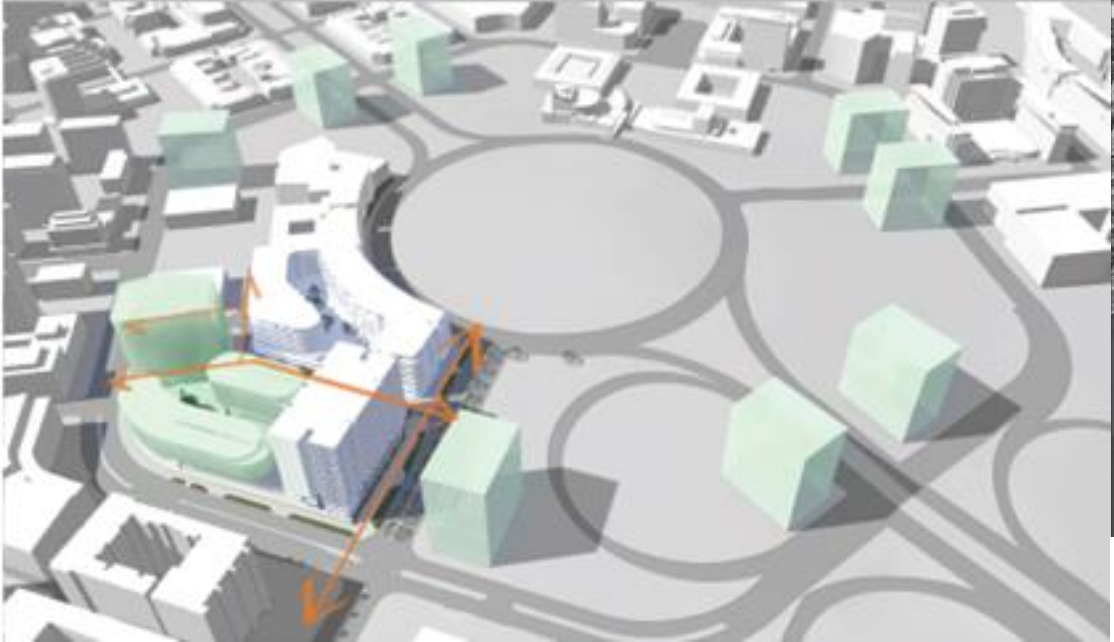


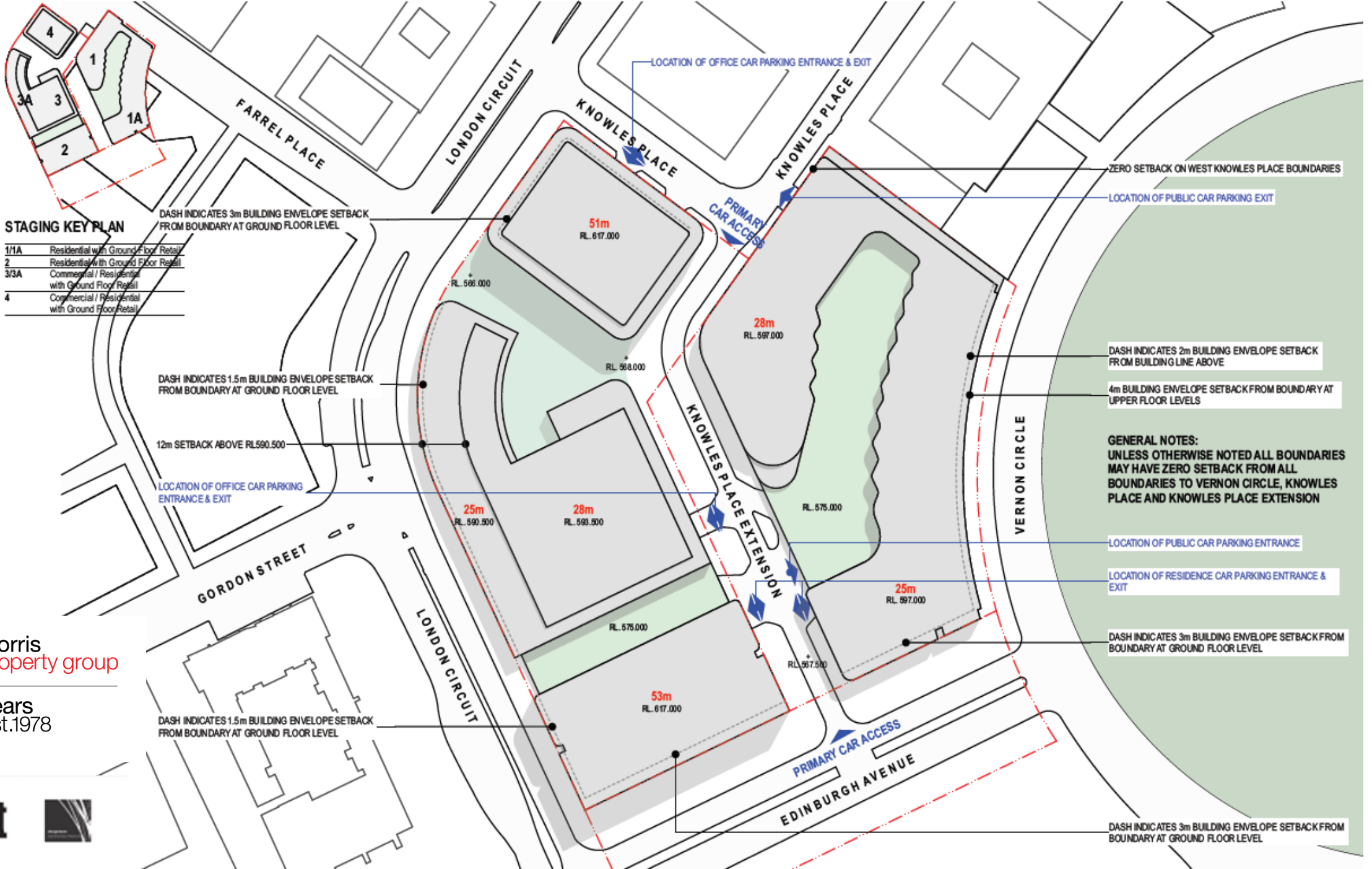
# Location

Section 100, Canberra



45 years  
est. 1978





**STAGING KEY PLAN**

|      |   |
|------|---|
| 1/1A | Residential with Ground Floor Retail              |
| 2    | Residential with Ground Floor Retail              |
| 3/3A | Commercial / Residential with Ground Floor Retail |
| 4    | Commercial / Residential with Ground Floor Retail |

DASH INDICATES 3m BUILDING ENVELOPE SETBACK FROM BOUNDARY AT GROUND FLOOR LEVEL

DASH INDICATES 1.5m BUILDING ENVELOPE SETBACK FROM BOUNDARY AT GROUND FLOOR LEVEL

12m SETBACK ABOVE RL590.500

LOCATION OF OFFICE CAR PARKING ENTRANCE & EXIT

DASH INDICATES 1.5m BUILDING ENVELOPE SETBACK FROM BOUNDARY AT GROUND FLOOR LEVEL

LOCATION OF OFFICE CAR PARKING ENTRANCE & EXIT

ZERO SETBACK ON WEST KNOWLES PLACE BOUNDARIES

LOCATION OF PUBLIC CAR PARKING EXIT

DASH INDICATES 2m BUILDING ENVELOPE SETBACK FROM BUILDING LINE ABOVE

4m BUILDING ENVELOPE SETBACK FROM BOUNDARY AT UPPER FLOOR LEVELS

**GENERAL NOTES:**  
UNLESS OTHERWISE NOTED ALL BOUNDARIES MAY HAVE ZERO SETBACK FROM ALL BOUNDARIES TO VERNON CIRCLE, KNOWLES PLACE AND KNOWLES PLACE EXTENSION

LOCATION OF PUBLIC CAR PARKING ENTRANCE

LOCATION OF RESIDENCE CAR PARKING ENTRANCE & EXIT

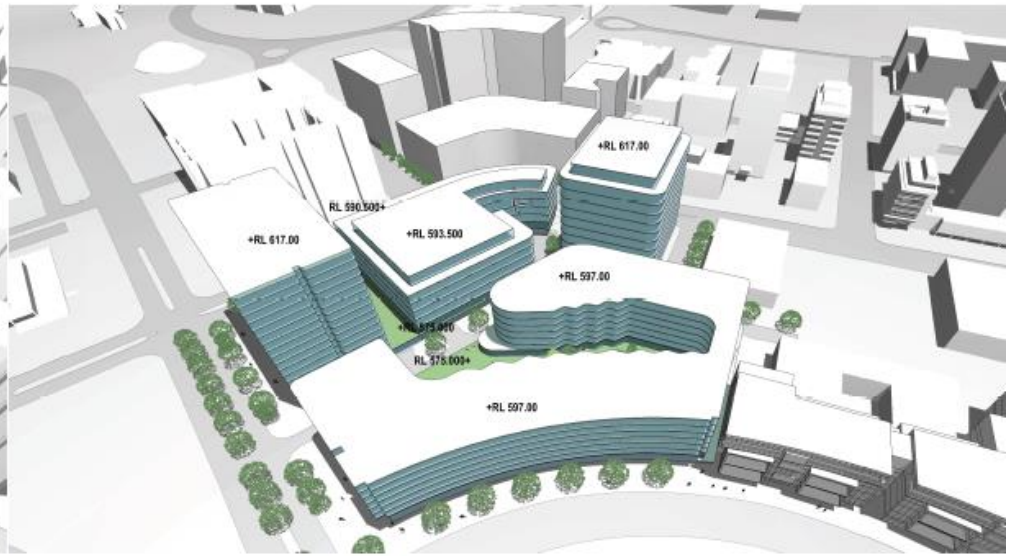
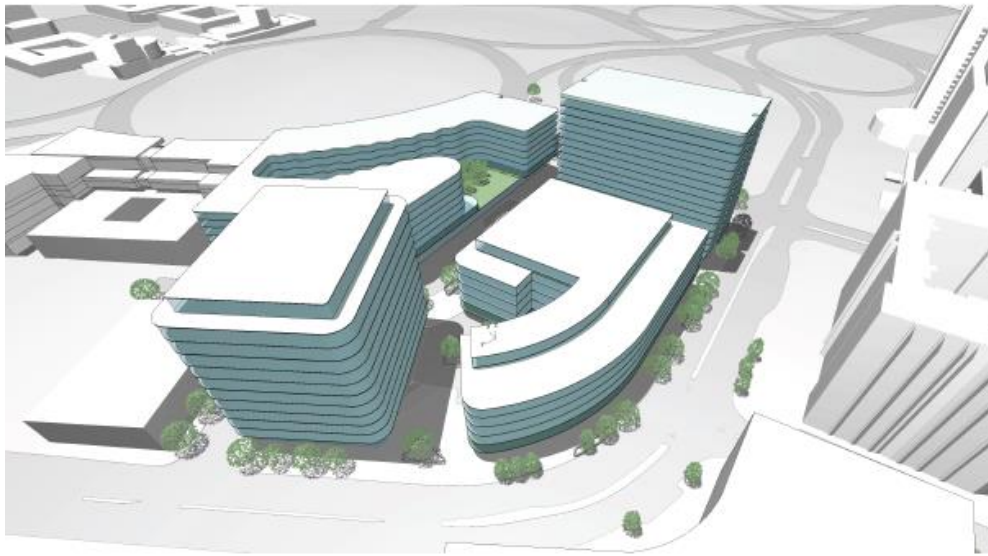
DASH INDICATES 3m BUILDING ENVELOPE SETBACK FROM BOUNDARY AT GROUND FLOOR LEVEL

DASH INDICATES 3m BUILDING ENVELOPE SETBACK FROM BOUNDARY AT GROUND FLOOR LEVEL



45 years est.1978

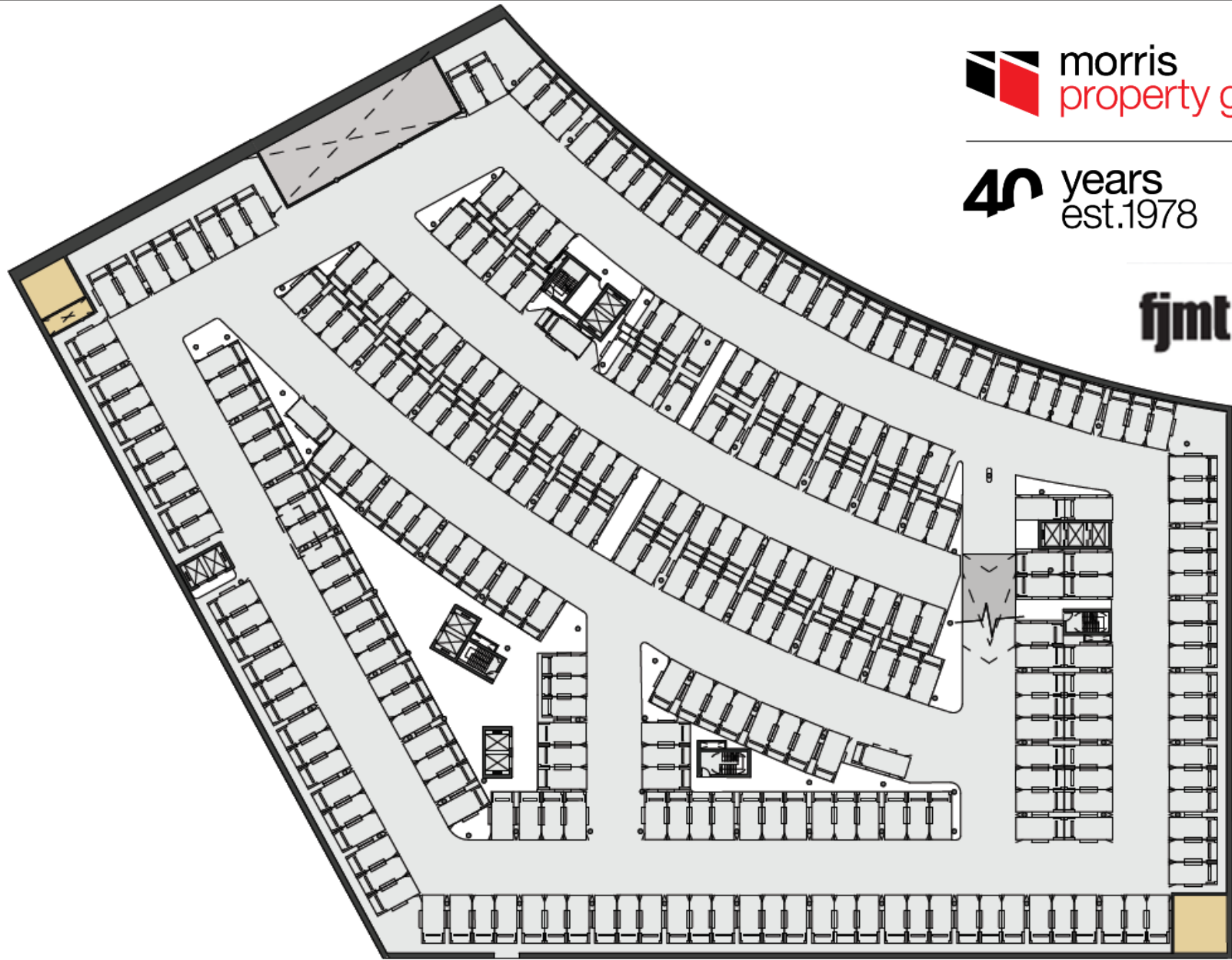


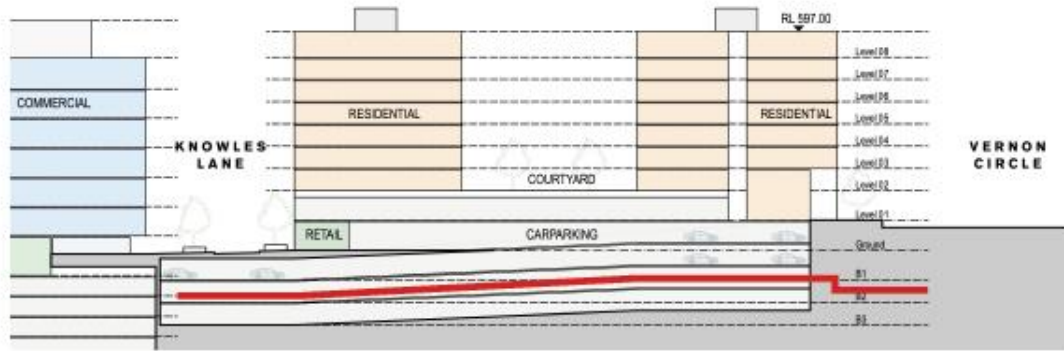


# Masterplan

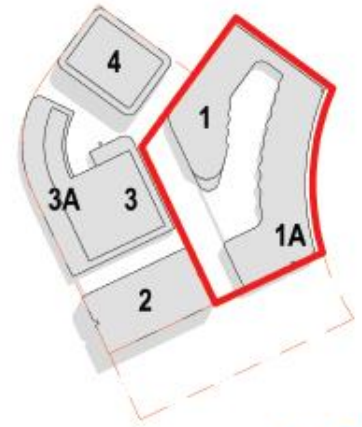
Section 100, Canberra







Section Diagram

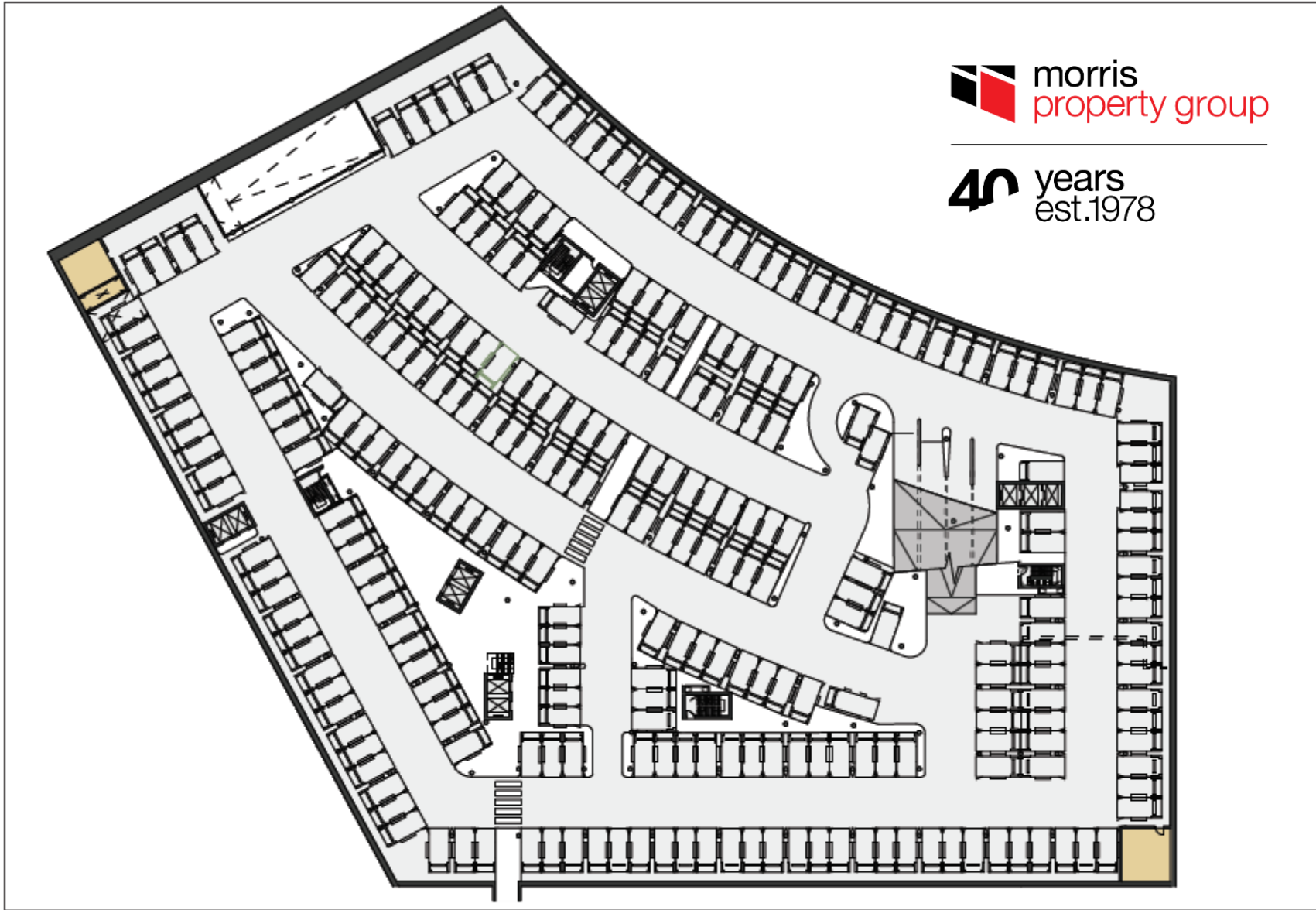


Key Plan

# Commercial Parking: B2

Section 100, Canberra





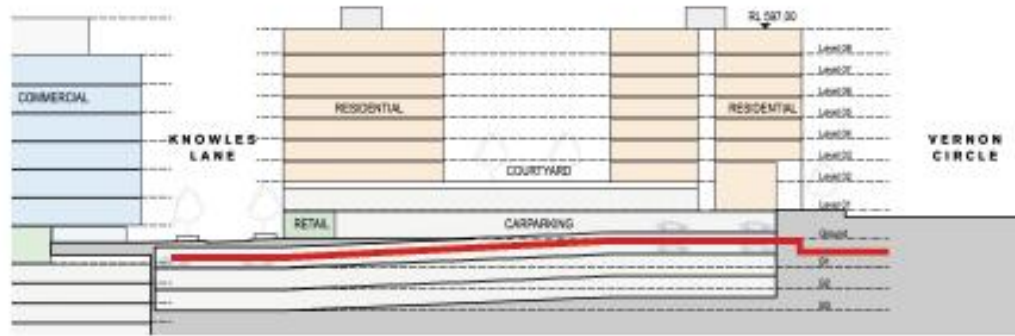
 morris  
property group

40 years  
est.1978

Stage 1 / 1a  
Level B1  
General Arrangement Plan





Section Diagram

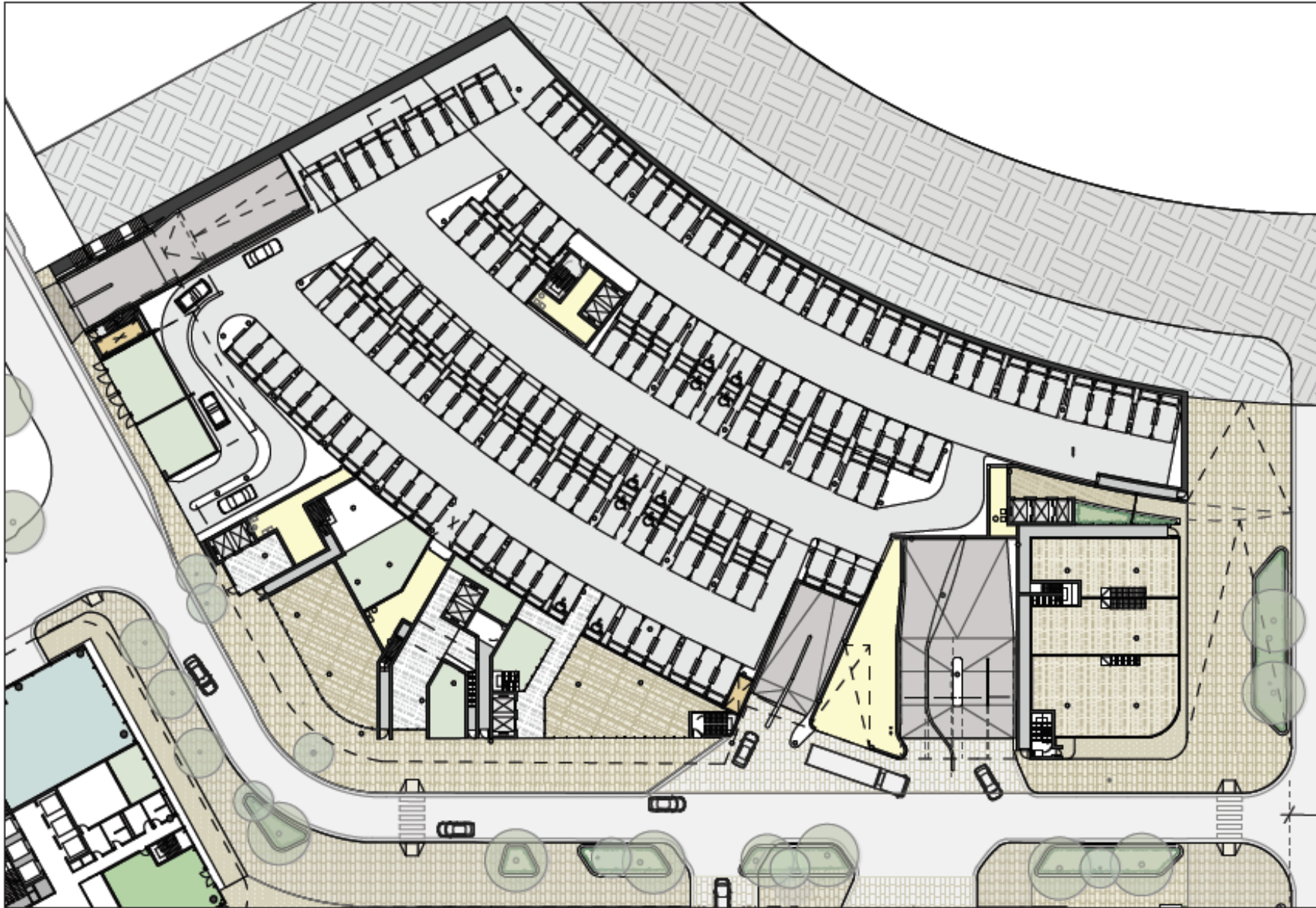


Key Plan

# Commercial Parking: B1

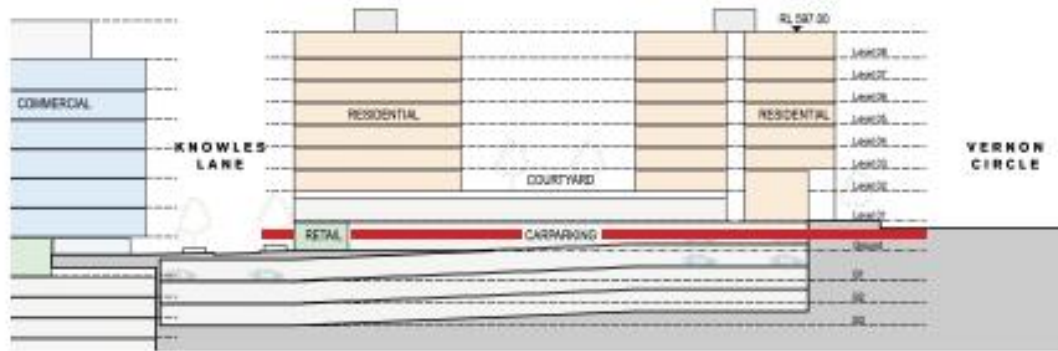
Section 100, Canberra





Stage 1 / 1a  
**Ground Level - Knowles Place Extension**  
General Arrangement Plan





Section Diagram



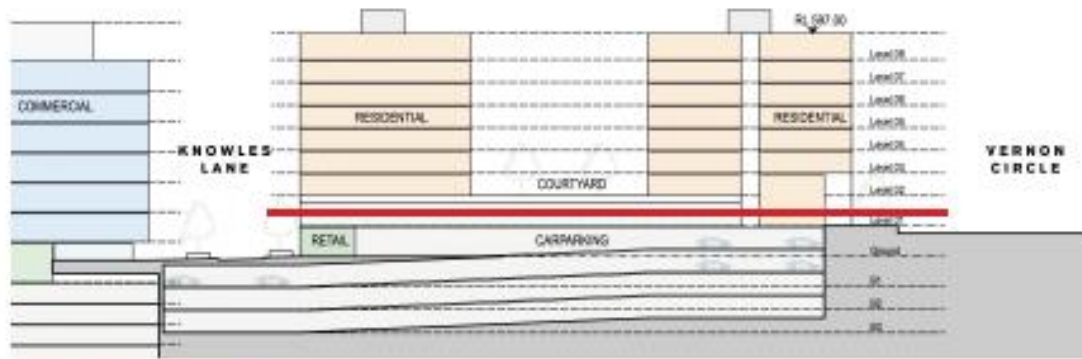
Key Plan

# Commercial Parking: Ground

Section 100, Canberra







Section Diagram



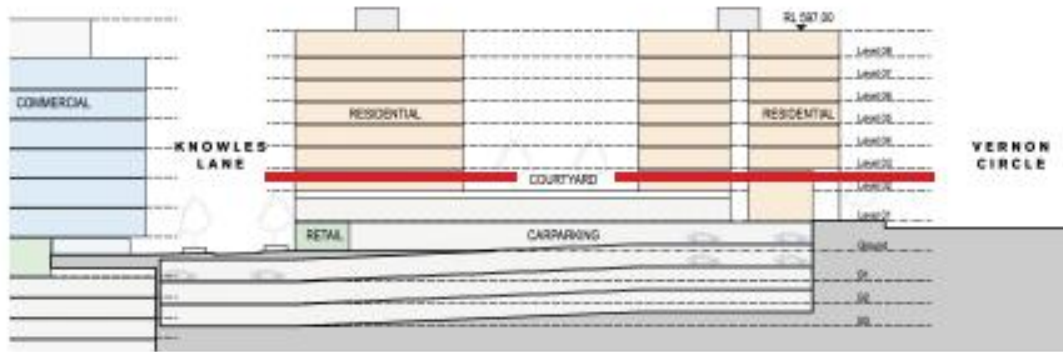
Key Plan

# Residential / Carparking: Level 01

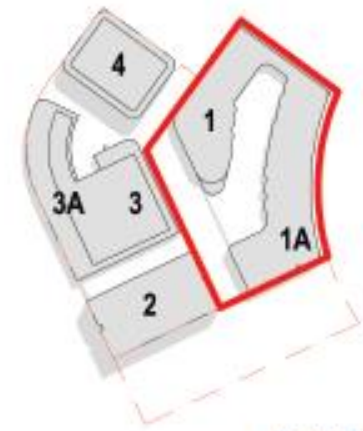
Section 100, Canberra







Section Diagram



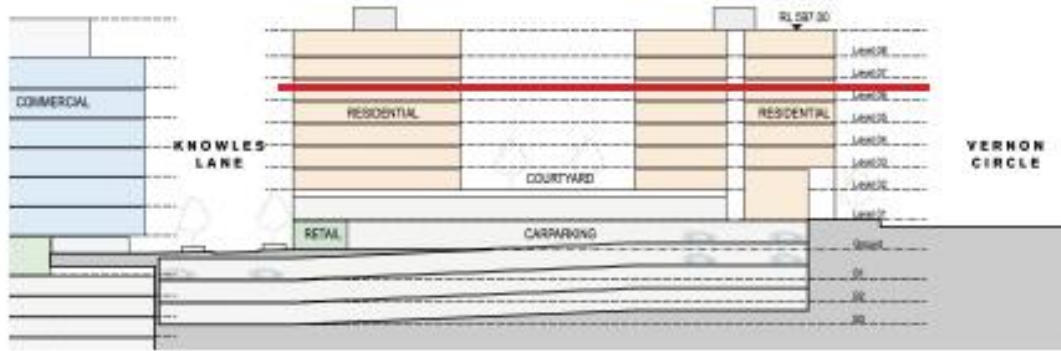
Key Plan

# Residential: Level 02

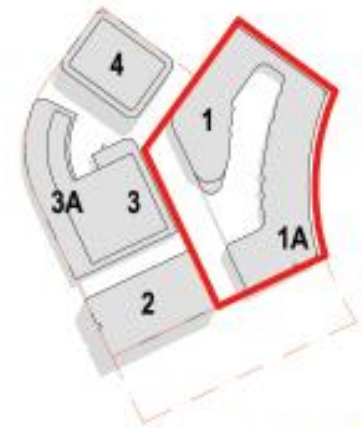
Section 100, Canberra







Section Diagram



Key Plan

# Residential: Typical Level

Section 100, Canberra









# Stage 1/1 a Residential

Section 100, Canberra



**fjmt**



**morris**  
property group



Page 17 of 19  
Sketch view from Edinburgh Avenue



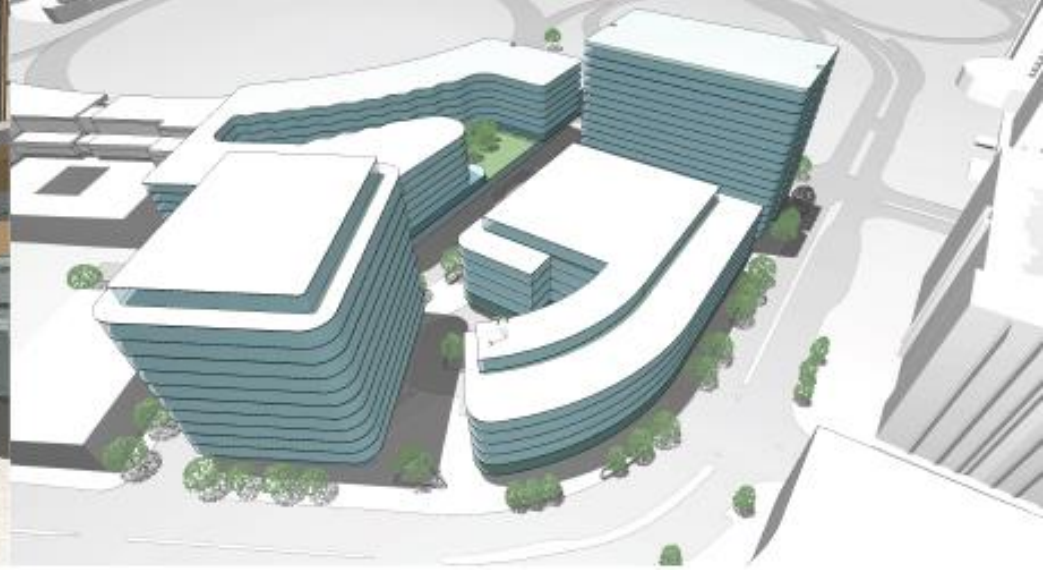
# Stage 1/1a Residential

Section 100, Canberra





Stage 3/ 4 - Commercial Buildings  
Sketch view from London Circle



# Future Stage 3/4 Commercial

Section 100, Canberra







# Public Domain

Section 100, Canberra



## Attachment 6

Feedback received from Community Consultations attendees.

- *“We have been waiting 10 years for this carpark to go.”*
- *“We can’t wait to see more.”*
- *“The design is classic and sophisticated.”*
- *“When can we buy an apartment?”*
- *“We accept that parking will be challenging for a period but 750 public carparks in Stage 1 is fantastic.”*
- *“The mix of larger apartments overlooking City Hill will definitely attract people who want to live in the city.”*
- *“Morris Property Group always deliver on their apartment design.”*
- *“Why can they build to 113m in Belconnen and not in the City?”*
- *“A supermarket and more activation on this side of the city has been left wanting for far too long. Great to see a local is getting on with the job.”*
- *“Will there be a pub?”*
- *“What types of retail will there be?”*
- *“When will the first apartments be available?”*
- *“How high will the apartments be?”*
- *“Extending Edinburgh Avenue is a good idea, removing the clover leaves off and onto Commonwealth Avenue is a bad idea.”*
- *“We think it is great that a local developer is finally doing something on this eyesore.”*
- *“We live in New Acton and this development will help to make the area safer, eliminating a long stretch of dead space when walking to and from the city at night.”*



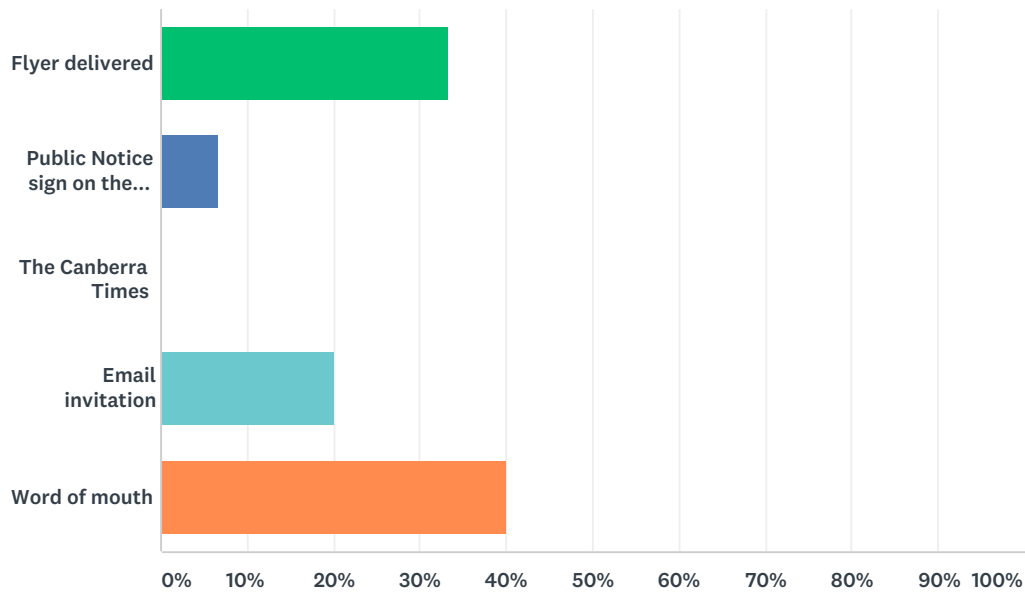
## Attachment 7

Post-consultation survey feedback received from attendees.

# Attachment 8

## Q1 How did you find out about the public consultation for the proposed redevelopment of Section 100?

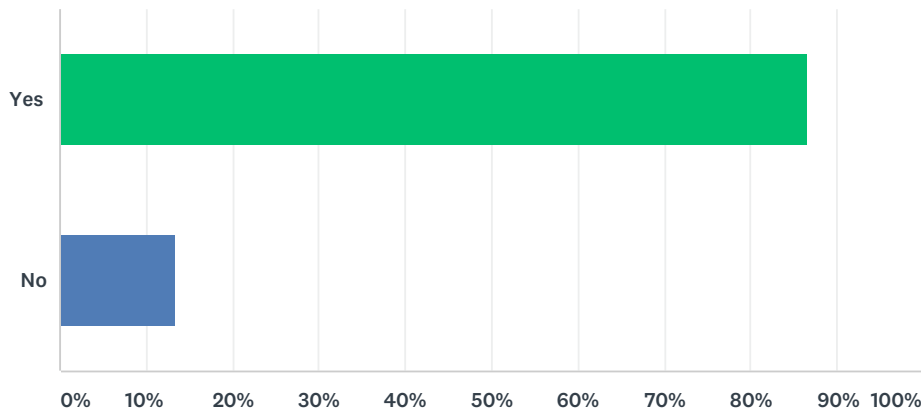
Answered: 15 Skipped: 0



| ANSWER CHOICES                 | RESPONSES |
|--------------------------------|-----------|
| Flyer delivered                | 33.33% 5  |
| Public Notice sign on the site | 6.67% 1   |
| The Canberra Times             | 0.00% 0   |
| Email invitation               | 20.00% 3  |
| Word of mouth                  | 40.00% 6  |
| TOTAL                          | 15        |

## Q2 Did you find the information on display helpful in understanding the proposed redevelopment of Section 100 Canberra City?

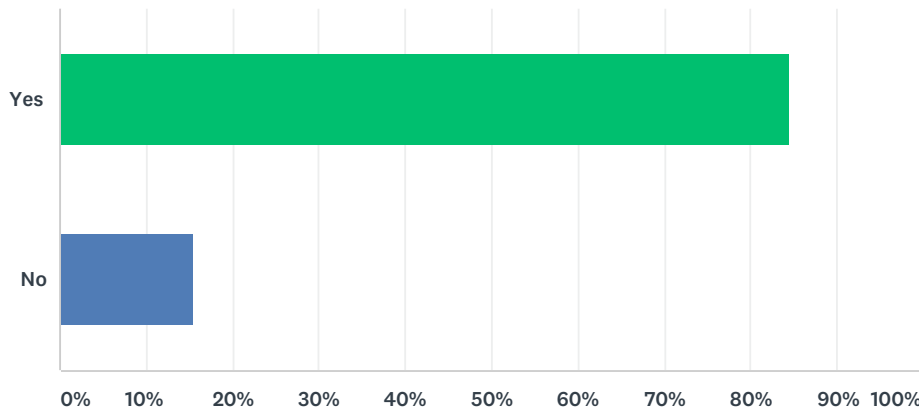
Answered: 15 Skipped: 0



| ANSWER CHOICES | RESPONSES |    |
|----------------|-----------|----|
| Yes            | 86.67%    | 13 |
| No             | 13.33%    | 2  |
| TOTAL          |           | 15 |

### Q3 Were staff able to provide answers to your questions?

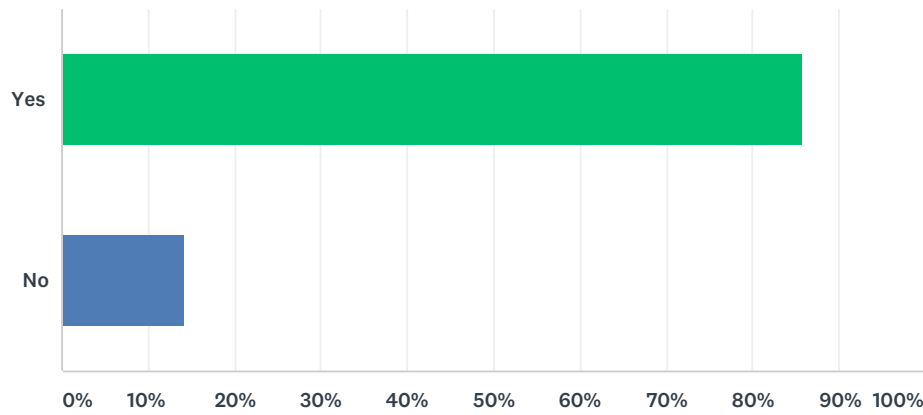
Answered: 13 Skipped: 2



| ANSWER CHOICES | RESPONSES |           |
|----------------|-----------|-----------|
| Yes            | 84.62%    | 11        |
| No             | 15.38%    | 2         |
| <b>TOTAL</b>   |           | <b>13</b> |

### Q4 Are you supportive of the proposed redevelopment presented by Morris Property Group for Section 100 Canberra City?

Answered: 14 Skipped: 1



| ANSWER CHOICES | RESPONSES |    |
|----------------|-----------|----|
| Yes            | 85.71%    | 12 |
| No             | 14.29%    | 2  |
| TOTAL          |           | 14 |