



Australian Government  
National Capital Authority

An aerial photograph of a campus area, showing various buildings, parking lots, and green spaces. A large blue diagonal graphic element, consisting of several overlapping shapes, is overlaid on the left side of the image, extending from the top left towards the bottom right.

# CONSULTATION REPORT

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## **Works Approval No 100090**

Works Associated with the demolition of the Bruce Dining Hall and the construction of two new student accommodation buildings (800 beds)  
(Block 1 Section 63 Acton)

*June 2017*



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# 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 8 November 2016 the NCA received a Works Approval application from Purdon Planning on behalf of the Australian National University for the demolition of the Bruce Dining Hall building and the construction of two new student accommodation buildings (800 beds). The application also includes landscaping, civil and site establishment works at Block 1, Section 63, Acton. The following report details the public consultation process undertaken by the NCA relating to this application.

# Public Consultation Requirements

## 1.1 National Capital Plan

Under the Plan, requirements for public consultation apply to:

- » Major developments proposed for Section 9 Barton;
- » A landmark building to RL 617 adjacent to Commonwealth Avenue
- » Detailed plans for development at Academy Close, Campbell
- » 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.

None of these requirements are applicable to the Works Approval application.

## 1.2 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 the proposal may have adverse impacts on public space, community amenity, environment, heritage and landscape values.

# Summary of Public Consultation

## 2.1 The public consultation process

Prior to the submission of the Works Approval application, consultation was undertaken separately by the ANU. The ANU has advised that this consultation was undertaken throughout the design development phase and with a number of stakeholders. The stakeholders included: current students, student associations, ANU Campus Development Committee, Design Review sub-Committee and Bruce Hall Alumni. Focus groups workshops were also held with the existing Bruce Hall students on the 24 March and 14 April 2016.

A further six workshops were held by ANU and students between 2 and 10 August 2016. The purpose of these workshops was to present the proposed development and respond to student feedback about the design of the buildings.

Public consultation was undertaken by the NCA between 14 January and 6 February 2017 in the following manner:

- » On Saturday 14 January 2017, 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;
- » Between 14 January and 6 February 2017, publishing details of the proposal on the NCA's website;
- » Between 16 January and 6 February 2017, placing four A1 size signs on site; and
- » The NCA writing to interested stakeholders advising of the consultation process and inviting comments; and
- » Between 16 January and 6 February

2017, a sponsored Facebook post was made detailing the proposed works and inviting submissions to be made to the NCA in relation to the proposal.

The NCA sent an email to the following stakeholders: Bruce Hall college, CSIRO, Griffin Society, Save Bruce Hall group, Derek Wrigley (ex ANU Architect) and an individual (P Barry) who had requested that he be notified about any applications to do with the redevelopment.

## 2.2 Submissions Received, Comments and Response

The NCA received a total of 15 submissions on the proposal. One submission was in support of the proposal and the other 14 submission raised issues with 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:

- » Heritage and history of the building
- » Completeness of the planning report
- » Lack of consultation from the ANU
- » The design of the new accommodation

A summary of each submission and the NCA response is provided at Attachment B.

# 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 Commonwealth Department of the Environment and Energy has determined that the demolition of Bruce Hall will not have a significant impact on the environment and has issued a Referral Decision which allows for the demolition of Bruce Dining Hall and the redevelopment of the site subject to a number of measures being undertaken by the ANU.

The proposal for the demolition of the Bruce Dining Hall building and the construction of two new student accommodation buildings (800 beds) is not inconsistent with the provisions of the National Capital Plan, and is supported by the NCA.




# Attachment A

The Canberra Times Public Notice and Sponsored Facebook Post



**Block 1, Section 63, Acton (Daley Road)  
Purdon Planning Pty Ltd**


The NCA has also received a Works Approval application from Purdon Planning Pty Ltd on behalf of the ANU for the demolition of the Bruce Dining Hall building and the construction of two new student accommodation buildings (800 beds). The application also includes landscaping, civil and site establishment works.



The NCA welcomes community feedback on these applications **by close of business Monday, 6 February 2017**. The applications can be viewed on the NCA's website and submissions can be made via email to [worksapproval@natcap.gov.au](mailto:worksapproval@natcap.gov.au) or sent to GPO Box 373, Canberra ACT 2601. Please contact the NCA for further information on (02) 6271 2888.

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 @NCA\_Media     NCA.gov  
[www.nca.gov.au](http://www.nca.gov.au)

 **National Capital Authority**  
16 January at 12:00 pm · 🌐

Consultation is now open for the Works Approval application for proposed works associated the demolition of the Bruce Dining Hall building at the Australian National University and the construction of two new student accommodation buildings (800 beds).

Consultation ends at the close of business Monday 6 February 2017.

You can view the application online then post a comment here or lodge a formal submission. <http://tinyurl.com/h82nyhj>





# 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
<b>1. Mara Lejins</b>		
1.1	The submitter opposes the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis that new design is out of proportion with the low density aesthetic of Daley Road.	<p>Section 4.17.3 of the ANU Precinct Code states that '<i>land use on the Acton campus will be dominated by academic uses including university related administration, open space, residential accommodation for students and researchers.....</i>' The proposed land use for student accommodation is consistent with the National Capital Plan.</p> <p>Figure 135 (Campus Structure) of the Precinct Code provides for the campus structure and the proposed development is consistent with this structure by providing open space between a strong built form edge on the primary axis University Avenue between the city and CSIRO. Figure 137 (Indicative Building Heights) provides for buildings of a height 6-8 storeys (21m-28m). The maximum height of the student accommodation buildings is 26.2 metres. The building does include a lift overrun located above the 8th storey, therefore making the total building height 29.3m. This extends a small section of the building 1.3m above the described building height. This has been assessed as not being material to the overall compliance with the NCP.</p> <p>The overall design of the building is considered to respect and contribute positively to the landscape setting of the campus.</p>
1.2	The submitter also comments that there is no need to demolish a valuable part of Canberra history.	<p>The environmental impacts (including heritage) of the proposed demolition of Bruce Hall have been assessed by the Commonwealth Department of the Environment and Energy (DEE) through the Environment Protection Biodiversity Conservation Act 1999 (EPBC Act) referral process. The purpose of a referral is to determine whether the proposed works will need formal assessment and approval under the EPBC Act.</p> <p>On 6 January 2017 the DEE issued a Notification of Referral Decision. The Referral Decision stated that the proposed action (the demolition of six buildings making up the Bruce Hall residence including the dining hall and the construction of a new ANU Hall) is not a controlled action provided it is undertaken in the manner set out in the decision. By deciding that the proposed action is not a controlled action, DEE's decision allows for the demolition of Bruce Hall and the construction of new buildings.</p> <p>The decision outlines the manner in which the proposed action must be undertaken to avoid significant impacts on the environment. The measures include matters relating to: design, tree protection, building features and characteristics, memorialisation, commemoration and recording, student and alumni relations and construction.</p>

Submission	Issue	NCA response
<b>2. Lauren Brennan</b>		
2.1	The submitter opposes the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis much a larger facility will make it impossible to preserve the pastoral care and community support give to residents in its current form.	The operation of the new accommodation building is not a planning matter and is not considered in the assessment of the application.
2.2	The submission also notes the ANU's argument that the culture is in the students not in the building misses the point. Good architecture enables culture to be preserved and built on.	Noted. This is not a planning matter
2.3	The submitter notes that Bruce Hall has significant heritage value. It is the vista up to University Avenue that generations have shared. This view cannot be enjoyed by future generations if Bruce Hall is demolished. A small picture on a plaque or in a library will not suffice as an alternative.	Refer to Submission 1.2.
2.4	The submitter also states that there are plenty of alternative sites for new student accommodation.	Noted. The site has been identified by ANU as the most suitable location for a new student residence building as part of their ongoing commitment for new and improved student accommodation.
<b>3. Jane Simpson</b>		
3.1	The submitter opposes the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis of Bruce Dining Hall heritage, architectural, aesthetics and associative values. The submitter refers to the heritage assessment of Bruce Hall and how it was found to meet the threshold for inclusions of the CHL under A, D and H.	Refer to Submission 1.2.
3.2	The submitter comments that two applications should have been submitted as one.	The way the ANU chose to structure its submission of Works Approval applications is a matter for the ANU. Following receipt of the application for the demolition of the accommodation wings, the NCA received the application for the demolition of Bruce Dining Hall and the construction of the new student accommodation buildings. The NCA has been waiting for the outcome of the EPBC Act referral before progressing with the assessment of the applications. The EPBC Act Referral Decision considered the demolition of all buildings associated with Bruce Hall.
3.3	The submission includes questions about the ongoing costs and maintenance of the new building.	The ongoing operations of the new facility is not a planning matter and is not considered in the assessment of the application.
<b>4. Brett Odgers</b>		
4.1	The submitter opposes the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis that the assessment by ANU and Purdon Planning is not sufficient.	Refer to the response to Submission 1.2.

Submission	Issue	NCA response
<b>5. Ken Evenden</b>		
5.1	The submitter opposes the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis that Bruce Hall is a significant architectural building.	Refer to the response to Submission 1.2.
<b>6. Chris Ronan</b>		
6.1	The submitter opposes the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis that Bruce Hall is a significant architectural building with heritage values.	Refer to the response to Submission 1.2.
6.2	The submitter comments on ANU lack of public consultation.	Noted.
<b>7. John Hutchison</b>		
7.1	The submitter opposes the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis that Bruce Hall is a significant architectural building with heritage values.	Refer to the response to Submission 1.2.
<b>8. Alison Hutchison</b>		
8.1	The submitter opposes the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis that Bruce Hall is a significant architectural building with heritage values. The submitter also states that the demolition of Bruce Hall will result in the loss of one of University Avenue's landscape focal points.	Refer to the response to Submission 1.2.
<b>9. David Nash</b>		
9.1	The submitter opposes the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis that Bruce Hall is a significant architectural building with heritage values.	Refer to the response to Submission 1.2.
9.2	The submitter opposes the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis that the assessment by ANU and Purdon Planning is not sufficient.	Refer to the response to Submission 1.2.
<b>10. Jonny Lontayao</b>		
10.1	The submitter opposes the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis that Bruce Hall is a significant architectural building with heritage values.	Refer to the response to Submission 1.2.

Submission	Issue	NCA response
10.2	The submitter opposes the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis that the assessment by ANU and Purdon Planning is not sufficient.	Refer to the response to Submission 1.2.
10.3	The submitter also states that the design seems rushed and not enough time and effort was put into the design.	Noted.
<b>11. Marion Stanton</b>		
11.1	The submitter opposes the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis that Bruce Dining Hall is a significant architectural building with heritage values. It is one of the only two Dining Halls at ANU.	Refer to the response to Submission 1.2.
11.2	The submitter also states that there are plenty of alternative sites for new student accommodation.	Noted. The site has been identified by ANU as the most suitable location for a new student residence building as part of their ongoing commitment for new and improved student accommodation.
<b>12. Kate Robinson</b>		
12.1	The submitter opposes the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis that Bruce Dining Hall is a significant architectural building with heritage values.	Refer to the response to Submission 1.2.
12.2	The submitter also comments on the lack of understanding ANU has for its Alumni and consultation.	Noted. This is a matter for ANU and its Alumni.
12.3	The submitter also questioned why a heritage architect was not engaged for the rebuild.	Noted. This is not a matter for consideration by the NCA in the assessment of the application.
<b>13. Bec Duncan (BHAA)</b>		
13.1	The submitter opposes the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis that the heritage assessment by ANU, Purdon Planning and the Department of the Environment and Energy is not sufficient.	Refer to the response to Submission 1.2.
13.2	The submitter also comments on the lack of understanding ANU has for its Alumni and consultation.	Noted. The relationship between the ANU and its Alumni is not a matter for consideration by the NCA.

Submission	Issue	NCA response
13.3	The submitter includes a letter to the Minister Frydenberg requesting an emergency listing of Bruce Hall.	Noted.
13.4	<p>The submission also includes a heritage assessment conducted by Marilyn Truscott. The report states that the Heritage Impact report was undertaken for ANU regarding the impact on the heritage values of Bruce Hall of its proposed demolition. As such the findings in the report do not appear to meet certain ethical responsibilities to both the already identified heritage values of 2012 and 2015, as well as and to the ANU statutory role.</p> <p>The report strongly urges that before any demolition is approved that a proper heritage assessment and impact assessment is undertaken.</p>	Refer to the response to Submission 1.2.
<b>14. Lachlan Burke</b>		
14.1	The submitter supports the demolition of Bruce Dining Hall and the construction of two new student accommodations on the basis every student should be given the opportunity to live on campus.	Support noted.
<b>15. Sponsored Facebook Post</b>		
15.1	The sponsored Facebook post includes 44 comments and a number of likes. Generally the comments involved tagging and sharing the post with a friend and a number of discussions were had about the demolition of Bruce Hall.	All comments have been noted and all commenters were invited to submit a formal submission.

