



Australian Government
National Capital Authority

An aerial photograph of a residential development site. The image shows a circular road on the left, a large rectangular building in the center, and a parking lot to the right. The site is surrounded by trees and other buildings. A large blue diagonal graphic element is overlaid on the top left of the image.

CONSULTATION REPORT

Works Approval No 100102

CONSTRUCTION MANAGEMENT PLAN
associated with the construction of a
mixed use residential development
(Block 1 Section 132 CAMPBELL)

March 2017

Contents

INTRODUCTION.....	3
PUBLIC CONSULTATION REQUIREMENTS.....	4
1.1 National Capital Plan.....	4
1.2 Commitment to Community Engagement.....	4
SUMMARY OF PUBLIC CONSULTATION.....	5
2.1 The public consultation process.....	5
2.2 Submissions Received, Comments and Response.....	5
CONCLUSION.....	5
ATTACHMENT A - The Canberra Times Public Notice.....	6
ATTACHMENT B - Summary of submissions and NCA Response.....	7

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 15 November 2016 the NCA received a Works Approval application from Purdon Planning for the Construction Management Plan associated with the construction of a five to seven storey mixed use residential development on Block 1 Section 133 Campbell. The mixed use residential development was approved by the NCA on 2 November 2016.

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.

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 it is mandatory under the National Capital Plan, as the proposed work is located at Section 5 Campbell.

Summary of Public Consultation

2.1 The public consultation process

Public consultation was undertaken by the NCA between 3 and 23 December 2016 in the following manner:

- » On Saturday 3 December 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 13 and 23 December 2016, publishing details of the proposal on the NCA's website
- » Between 5 and 23 December 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.

2.2 Submissions Received, Comments and Response

The NCA received a total of one submission on the proposal. The submission raised concerns in relation to elements of the proposal. A mail of acknowledgment was sent to the submitter advising him that his submission would be taken into consideration before a decision is made on the application.

Key issues raised in the submissions were:

- » Noise management
- » Car parking and traffic management
- » Completeness of the Construction Management Plan
- » Vibration Measures

A summary of the issues raised in the 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 the submitter- and these have been taken into account as part of the assessment process. The NCA is satisfied that the concerns of the submitter have been addressed.

Attachment A

The Canberra Times Public Notice



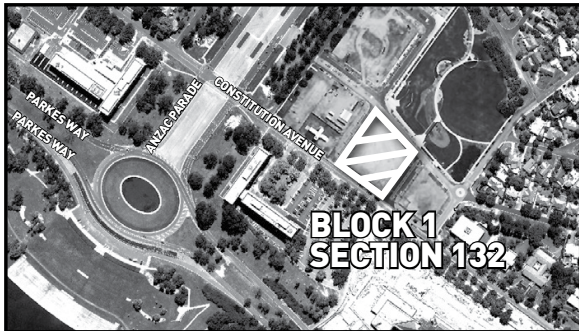
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WORKS APPROVALS

Open for Public Consultation

Block 1 Section 132 Campbell (55 Constitution Avenue) Construction Management Plan

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



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
Mark Anderson		
1.1	The submitter opposes the construction management plan on the basis that the document contains very little information on actual construction or its management.	Ultimately the construction of the development is to be undertaken in accordance with requirements of the NCA, the ACT Government's Environment Protection Authority (EPA), Municipal Services directorate and building controller. The EPA has a series of documents that apply to the building and construction industry. The developer has a general environmental duty that requires them to take such steps that are practicable and reasonable to prevent or minimize environmental harm or environmental nuisance.
1.2	The submitter expresses concerns about the lack of detail in the plans. In particular concerns are raised about the fact there is no detail whatsoever about entry and exit to the site and traffic movements.	The Temporary Traffic Plans that were available for viewing during the consultation period indicate a primary and secondary entry/exit point to the site located along Pentland street. The temporary traffic management plans will be need to be formally endorsed by Roads ACT prior to commencement of works.
1.3	The submitter is also concerned about the effect of vibration due to the works.	The applicant has indicated that they will not be undertaken any work that may require vibration compaction.
1.4	The submitter expressed concerns about the potential car parking issues. In particular the use of Anzac Park East car park to minimize the impacts on the surround residences.	The CMP notes that contractors and their staff will be notified of that location for construction worker parking is the public car park on the site across Constitution Avenue. Contractors will be notified of this during induction however there is nothing preventing contractors from utilising on street car parking which is available for public use. The NCA has been monitoring the parking on contractor vehicles around Anzac Parade and has been working with the ACT Government and developer to ensure that contractors are parking legally.
1.5	The submitter is also concerned about noise management during the construction phase.	A condition of approval will include a noise management report to be completed and endorsed by the Environment Protection Authority (EPA).

