



**Australian Government**  
**National Capital Authority**

# Consultation Report

---

## Works Approval No 100304

Block 1 Section 63 and Block 1 Section 39 (Union Court ANU) ACTON

Demolition of buildings including Arts Centre, Arts Centre Transportable, Concessions, University Union, Manning Clarke Centre, adjacent structures and surrounding pedestrian walkways largely within Union Court at the ANU Acton campus

*June 2017*

# Contents

<b>Contents</b>	2
<b>Introduction</b>	3
<b>Public Consultation requirements</b>	4
<b>1.1 National Capital Plan</b>	4
<b>1.2 Commitment to Community Engagement</b>	4
<b>Summary of Public Consultation</b>	5
<b>2.1 The public consultation process</b>	5
<b>2.2 Submissions Received, Comments and Response</b>	5
<b>Attachment A</b>	7
<b>Canberra Times Public Notice, Site Notices and Facebook Post</b>	7
<b>Attachment B</b>	8
<b>Summary of public and stakeholder submissions and NCA response</b>	8

# 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 16 March 2017 the NCA received a Works Approval application from Knight Frank on behalf of the Australian National University for the demolition of buildings including Arts Centre, Arts Centre Transportable, Concessions, University Union, Manning Clarke Centre, adjacent structures and surrounding pedestrian walkways largely within Union Court at the ANU Acton campus.

# 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 RL617 adjacent to Commonwealth Avenue (within the Constitution Avenue and Anzac Parade Precinct);
- 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 the above requirements are applicable to the subject Works Approval application. Public and stakeholder consultation was undertaken due to the scale of the proposed demolition works. 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 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; 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 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

Public consultation was undertaken by the NCA between 3 and 23 March 2017 in the following manner:

- On Wednesday 3 May 2017 a public notice was published in *The Canberra Times* detailing the proposed works and inviting public submissions to be made to the NCA in relation to the proposal ([Attachment A](#));
- Between 3 and 23 May 2017 the supporting plans and reports for the proposed development were published on the NCA's website;
- Between 3 and 23 May 2017 three A1 size site notice signs were installed at various locations on the subject site ([Attachment A](#)); and
- On 2 May 2017 a Facebook post and Twitter tweet were made detailing the proposed works and inviting submissions to be made to the NCA in relation to the proposal ([Attachment A](#)).

### 2.2 Submissions Received, Comments and Response

The NCA received a total of four submissions on 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. The issues in each public submission and a NCA response is provided in a table at [Attachment B](#).

As part of public consultation for the Work Approval application social media activities commenced on 3 May 2017. The social media activities included a post on Facebook and Twitter. No comments were posted on either social media sites.


# 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 taken into consideration the issues raised by the various public submissions, and where relevant to planning these matters will be considered as part of the assessment process.

The proposed demolition works are consistent with the provisions of the National Capital Plan having regard to the future redevelopment of Union Court which is subject to further Works Approval application. The NCA delegate granted approval on 7 July 2017.

# Attachment A

## Canberra Times Public Notice, Site Notices and Facebook Post

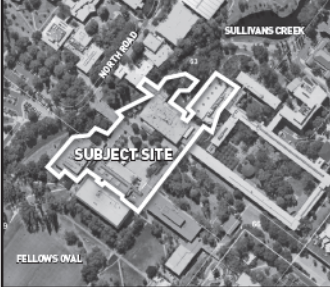
 **Australian Government**  
**National Capital Authority**

**WORKS APPROVAL**  
Open for Public Consultation

**Block 1 Section 39, Block 1 Section 63 and Block 1 Section 66 Acton (Union Court - ANU)**



A Works Approval application has been submitted to the National Capital Authority (NCA) to demolish the following buildings; Arts Centre, Arts Centre Transportable, Concessions, University Union, Manning Clarke Centre, adjacent structures and surrounding pedestrian walkways largely within the Union Court precinct of the Australian National University Acton Campus.

The plans and supporting documentation for this application can be viewed at the NCA's website see Public Consultation.




The NCA welcomes community feedback on this application **by close of business 23 May 2017**. Submissions can be made on the NCA's website, 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.

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




 **National Capital Authority**  
2 May · 🌐

A Works Approval application has been submitted to the National Capital Authority (NCA) to demolish the following buildings; Arts Centre, Arts Centre Transportable, Concessions, University Union, Manning Clarke Centre, adjacent structures and surrounding pedestrian walkways largely within the Union Court precinct of the Australian National University Acton Campus.

Consultation closes Tuesday 23 May 2017.

You can view the application online and formal submissions can be made by email to [worksapproval@natcap.gov.au](mailto:worksapproval@natcap.gov.au) or mail to GPO Box 373, Canberra ACT 2601.



Like Comment

# Attachment B

## Summary of public and stakeholder 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.

**TABLE 1: List of public and stakeholder submissions, Issues and NCA response**

Submission	Issue	NCA response
<b>PUBLIC SUBMISSIONS</b>		
<b>1. Name withheld</b>		
	<p><b>(1) Thoroughfare for students and staff</b></p> <p>Issue: If the University Avenue axis is temporarily fenced off, students will have very round-about walks/rides between geographically close locations. This creates significant disconnect between the West and East sides of campus, and major inconvenience. Lower attendance / late attendance is foreseeable.</p> <p>For example, a person wishing to go between Engineering Building (32) and Haydon-Allen (22) will need to go via bridge to South of Chifley, then around temporary fencing which extends currently to Beryl Rawson Building (13), then back along University Avenue. An alternative route is over unmarked stepping stones behind Sport Centre (19A) which have a 'No Access' sign.</p> <p><i>Suggestion 1:</i> There are several buildings to be demolished, away from the main University Avenue axis. It would make sense to keep a thoroughfare between two sets of temporary fencing</p> <p><i>Suggestion 2:</i> Improve access of the stepping stones (behind David Cocking sports centre) to a temporary bridge suitable for pedestrians and cyclists to connect the two parts of campus.</p>	<p>The proposed demolition works will require perimeter fencing to a large area of land surrounding Union Court. The site establishment works including perimeter fencing form part Works Approval application number 100344. The proposed demolition works and envisaged redevelopment of Union Court will disrupt student and staff movements for a period of up to 20 months. In a response to this public submission issue on pedestrian access a letter from Knight Frank states “<i>while some disruption of pedestrian routes will occur, alternative routes will be provided throughout the duration of the construction period. Demolition works will be immediately followed by excavation works to create the new basement (WA100390). Consequently it is not possible to retain a thorough fare between buildings to be demolished for the duration of the construction period.</i>” Accordingly the letter provided to the NCA on behalf of the ANU responds to concerns regarding pedestrian access for the duration of demolition and construction works. This letter indicates the ANU is aware of pedestrian access issues associated with the proposed development and indicates this is an unavoidable constraint of the site and scale of the proposed works. It is considered that the short term pedestrian inconvenience is an impact from the redevelopment of Union Court that is unavoidable and ANU have put in place appropriate measures to provide alternative routes.</p>
	<p><b>(2) Trees</b></p> <p><i>Issue:</i> the current application makes no application for tree removal.</p>	<p>This Works Approval application seeks approval for the removal of buildings, associated structures and elevated walkways and paths. While some of the associated structures contain landscaped planter boxes, the</p>



Submission	Issue	NCA response
	<p>Given the locations of many trees within the extent of site work (Demolition Site Plan) it seems likely some will need to be removed to enable access for major plant, equipment, and trucks. I understand that trees in this area include a protected Wollemi pine. I am concerned that the developers and university have predetermined the outcomes: see <a href="http://www.reunioncourt.com.au/news/will-happen-trees-union-court/">http://www.reunioncourt.com.au/news/will-happen-trees-union-court/</a> This makes clear trees will be removed, but in the current application it explicitly says tree removal is for a future application. Any tree removal related to demolition has not been consulted with the community and it is unclear what significance assessment has taken place.</p>	<p>planter boxes mostly comprise of low value shrubs, small trees and vegetation. Accordingly a tree report was not necessary to undertake a full and proper assessment of the Works Approval application. The proposed tree and vegetation removals are acceptable and will not unduly detract from the 'building in landscape' character of the Acton campus. The proposal to remove trees from within Union Court forms part of the Works Approval application number 100390 lodged with the NCA on 22 May 2017. This application will be taken to public consultation during which the planning report, plans, tree report and other documentation will be publically available for consideration and comment.</p>
<h2>2. RBHM Commercial Lawyers – Mr M Horton</h2>		
	<p>A letter was received from RBHM Commercial Lawyers regarding the lease arrangement between Mint International Pty Ltd (Gods Café owner) and the ANU.</p>	<p>The submission from RBHM Commercial Lawyers relates to a commercial matter between Mint International Pty Limited (including lawyers acting on its behalf) and the ANU. The Works Approval application has been assessed against all relevant provisions of the ACT (PALM) Act 1998 and National Capital Plan.</p>
<h2>3. Mr Auckett</h2>		
	<p><b>Loss of facilities/services</b></p> <ul style="list-style-type: none"> <li>• There are five autobanks in Union Court two Commonwealth Bank, NAB Westpac and ANZ. Will any be located in the pop up village and if so where?</li> <li>• There are forty eight individual lockers used by students each with their own individual padlock to hold textbooks etc as not every student lives on campus. They are located in the Union building and maintained by Union management near the newsagent on the ground floor. Will they be moved into Melville Hall or some other location so students can still access them during the day? I spoke with the person behind the counter in the union building this morning (23th May 2017) and as far as they were aware the university has NOT spoken to them at all about the lockers or given any indication they want the lockers.</li> </ul>	<p>The applicant has advised that plans are underway for the relocation of AMT machines in the Melville Hall foyer area as part of the pop-up village. To date CBE, Westpac and ANZ are all progressing with machines in that location.</p> <p>With regards to the loss of student lockers, currently there are no plans to relocate them within the temporary pop-up village. However the applicant has advised that an opportunity could be explored with the ANU Union as well as representative groups (ANUSA and PARSAs) who will be occupying Melville Hall. When Works Approval applications are submitted detailing the land uses and student facilities within Union Court these matters will be considered and assessed by the NCA.</p>

Submission	Issue	NCA response
	<p><b>Tree removal</b></p> <p>In the planning report Redevelopment of Union Court WA01 Section 4.1 Demolition (page 11) it states “no tree removals or excavations are proposed as part of this package. These works will be considered as part of a later civil and excavation application”. Due to the trees near the buildings it will be difficult to demolish some buildings. Is it all trees staying or only some? If some trees are staying which ones? There is a beautiful 1.5 metre tree opposite the bike shop and near the water dispenser. This could be replanted somewhere on the campus.</p>	<p>This Works Approval application seeks approval for the removal of buildings, associated structures and elevated walkways and paths. While some of the associated structures contain landscaped planter boxes, the planter boxes mostly comprises of low value shrubs, small trees and vegetation. Accordingly a tree report was not necessary to undertake a full and proper assessment of the Works Approval application. The proposed tree and vegetation removals are acceptable and will not unduly detract from the ‘building in landscape’ character of the Acton campus.</p> <p>The proposal to remove trees from within Union Court forms part of the Works Approval application number 100390 lodged with the NCA on 22 May 2017. This application will be taken to public consultation during which the planning report, plans and tree report will be publically available for consideration and comment.</p>
	<p><b>Redevelopment issues and inadequate information</b></p> <p>It appears the new Union Court development is downsizing. The Canberra Weekly 4<sup>th</sup> May 2017 page 18 states the current 336 capacity ANU Arts Centre will be replaced with a 150 seat professional theatre. That is LESS than half the size. As far as I am aware theatres 1, 2 and 3 in the Manning Clark building hold 336 seats each. The smaller theatres 4, 5 and 6 in Manning Clark hold 81 seats each. The total is 1,251 seats which will be lost if the building is demolished. Since the university is trying to increase student numbers for revenue purposes especially for future years all those seats will be lost until a new building with less seats is constructed. The ANU Reunion court website <a href="http://www.reunioncourt.com.au/news/student-fags/">http://www.reunioncourt.com.au/news/student-fags/</a> states “The new Collaborative Learning Environments (CLE) Building in Union Court will contain six floors of teaching spaces with a total capacity of 920 seats, with a variety of flexible configuration options.” This includes “seven spaces for 60 people and two spaces for 30 people”. Bearing in mind lecture sizes which are larger classes than tutorial classes I would reconsider some spaces to hold 80 seats similar to what is currently in the smaller theatres of Manning Clark. The new ANU Film Group cinema will be 300 seats instead of the 370 seats presently in the Coombs building. In the planning report Redevelopment of Union Court WA01 Section 3.4 Demolition (page 10) key elements of the development concept include “upgrading Sullivans Creek in the vicinity of Union Court from a drainage channel to a chain of ornamental ponds”. This sounds interesting but until I see more</p>	<p>This Works Approval application seeks approval for the removal of buildings, associated structures and elevated walkways and paths. The future redevelopment of Union Court will require further Works Approval applications and where applicable under the requirements of the NCA ‘Commitment to Community Engagement’ public consultation will be completed. Accordingly, all issues and matters regarding the future redevelopment and land uses within Union Court are not applicable to this Works Approval application.</p> <p>With regards to the second hand markets held on Thursday within Union Court. The applicant has advised i that the ANU has appointed a dedicated place manager to review and improve the level of activation in the temporary pop-up village precinct. This will include the continuation of market days, O-week activities, use of the venue by the ANU’s clubs and societies, and an ongoing role in providing events and live entertainment.</p>

Submission	Issue	NCA response
------------	-------	--------------

details I do not know whether it is even possible. In heavy rain I have seen the creek become a fast flowing river which will take anything in its path. If you have a look at the creek width you can understand why with torrential rain it needs to be that size. At present every Thursday in Union Court stalls are set up by second hand booksellers and others selling clothes and other items. Will these stallholders set up on the pavers before the pop up village once the fencing is put up for the demolition of the union court buildings?

---

**Donate or reuse materials and services within the buildings**

Before demolition of any building has any consideration gone into what can be saved? Not only for the university in the future but also possibly of use to St Vincent de Paul or the Salvation Army? An example is that in the Manning Clark building there is a large whiteboard on wheels in every theatre. Within the building on the entrance level there are 12 full length vinyl covered benches and 25 plastic chairs. If these can't be used by ANU somewhere else what about offering them to the University of Canberra? There are 4 almost 2 metre length whiteboards in theatres 1, 2 and 3 of Manning Clark on rollers connected to the wall which are far too good to take to the tip. I recommend a site inspection by NCA staff to see for themselves and discuss with university staff what can be saved across ALL the buildings.

A Waste Management Plan (WMP) has been submitted as part of Works Approval application number 100344. This WMP details a commitment to minimizing waste and maximizing recycling relating primarily to the extent of building materials and waste from the demolition work. With regards to reuse of internal furniture and teaching assets, this is a matter for the ANU to consider and determine the appropriate course of action.

Submission	Issue	NCA response
	<p><b>Schedule of demolition works and impact on ANU Open Day</b></p> <p>As not every building can be demolished at once I assume the ANU has presented an outline of the proposed schedule of what building will be demolished first and which will be last. This is important considering the building size, exact location, type of building materials within it and the space between buildings allowing for cranes, bulldozers and dump trucks to enter.</p> <p>Other factors to consider for the ANU to consider before demolition starts is whether the ANU Open Day Saturday 26<sup>th</sup> August 2017 will be held in the gym (people will not be able to get across the bridge) or in the hall at the School of Music. The location of Market Day 2018 where on a Wednesday in February there are stalls for university clubs and societies all the way down Union Court. Possibly next year Market Day could be held on the oval near Chifley library.</p>	<p>The response to public submission issues the applicant has advised “<i>while some disruption of pedestrian routes will occur, alternative routes will be provided throughout the duration of the construction period. Demolition works will be immediately followed by excavation works to create the new basement (WA100390). Consequently it is not possible to retain a thorough fare between building to be demolished for the duration of the construction period</i> Accordingly the letter provided to the NCA on behalf of the ANU responds to concerns regarding pedestrian access for the duration of demolition and construction works. This letter indicates the ANU is aware of pedestrian access issues associated with the proposed development and indicates this is an unavoidable constraint of the site and scale of the proposed works. It is considered that the short term pedestrian inconvenience is an impact from the redevelopment of Union Court that is unavoidable and ANU have put in place appropriate measures to provide alternative routes.</p>

#### 4. Mr I Cowan

**Demolition should not go ahead for the following reason:**

The Plans for new buildings and features of Stage 1 Union Court revitalisation, which can be viewed at the NCA website are inadequate. Eight projects are listed but in all cases but one, apart from a rather general explanation, it is said that “More information [is] to come soon”. Demolition of existing buildings and associated infrastructure should not take place until detailed plans are available for public inspection

This Works Approval application seeks approval for the removal of buildings, associated structures and elevated walkways and paths. The applicant has submitted adequate information and plans to undertake a full and proper assessment of the proposed works as part of this Works Approval application. The future redevelopment of Union Court will require further Works Approval applications and where applicable under the requirements of NCA ‘Commitment to Community Engagement’ public consultation will be undertaken.