



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

# Consultation Report

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## Works Approval No 101125

Block 32 Section 19 Campbell  
Proposed Mixed Use Development

*April 2019*

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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 21 September 2018, the NCA received a Works Approval application from Canberra Town Planning for Construction of a Mixed Use Development located at Block 32 Section 19 Campbell.

Community Consultation was undertaken by the NCA between 24 November 2018 and 14 December 2018. The NCA received 32 submissions on the proposal. All submissions raised issues or objections in relation to elements of the proposal or the whole proposal.

The NCA reviewed the proposal and determined there were many inconsistencies with the National Capital Plan, and requested the applicant provide a revised scheme consistent with the National Capital Plan.

On 19 March 2019, the applicant submitted a revised proposal. Additional community consultation was undertaken by the NCA between 23 March 2019 and 12 April 2019. The NCA received a total of 48 submissions on the proposal. The submissions raised concerns about the proposed building height and parking arrangements during construction.

# Public Consultation requirements

## 1.1 National Capital Plan

Under the NCP, 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.

## 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
- 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 due to high community interest and potential 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 23 March 2019 and 12 April 2019 in the following manner:

- On Saturday 23 March 2019, 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 23 March 2019 and 12 April 2019, publishing details of the proposal on the NCA's website.
- Between 23 March 2019 and 12 April 2019, placing two A1 size signs on site.
- On 22 March 2019, the NCA wrote to key stakeholders via email advising of the consultation process and inviting comments.

## 2.2 Submissions Received, Comments and Response

The NCA received a total of 48 submissions on the proposal. All submissions raised issues or objections in relation to the proposed building height.

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:

- The proposed building height exceeding the 25m height limit for the precinct.
- Traffic and parking during and after construction.

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 reviewed the proposal and is satisfied that the concerns of the community have been taken account of.

The proposal 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 Site Notice



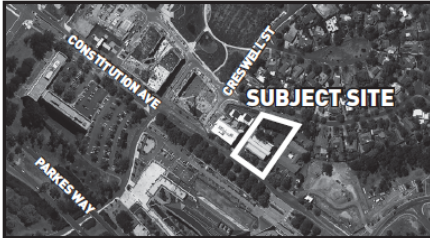
**Australian Government**  
**National Capital Authority**

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### WORKS APPROVAL

Open for Public Consultation  
**Block 32 Section 19 Campbell**  
**(71 Constitution Avenue)**

The National Capital Authority (NCA) has received a Works Approval (WA) for the demolition of the existing building and construction of a mixed use residential building.





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

The NCA welcomes feedback on this application **by close of business, Friday 12 April 2019.**

Submissions can be made via email to [worksapproval@nca.gov.au](mailto:worksapproval@nca.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)



# 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.	<p><b>Julie Doyle</b></p> <p>The submission expressed concern about the location of site sheds and to the need to ensure they are not located on the Getting Crescent frontage creating additional stress on traffic and public safety.</p> <p>The submission noted that on-street parking during construction has not been resolved. No formal provision has been made for preparation of Schedules of Dilapidation for the existing houses on Getting Crescent – the site is wholly rock and there will be major excavation to the street boundary for 4 months.</p> <p>The site at 71 Constitution Avenue is not a greenfield stand-alone development but adjoins existing residential development which has been under stress for an extended period.</p> <p>A subsequent submission expresses concern for the building height and support for Mark Anderson’s submission.</p>	<p>A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.</p> <p>A Construction Management Plan addressing parking, temporary traffic management, dust management and other potential impacts on the surrounding sites, will form part of a future works approval application which will be subject to community consultation.</p> <p>The construction of the development is to be undertaken in accordance with the 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 minimise environmental harm or environmental nuisance.</p> <p>Support noted.</p>



Submission	Issue	NCA response
2.	Mark Anderson	

The submission expressed concern about the building height exceeding the 25m height limit. The building height is RL591 and this proposal maintains an additional storey above the 25m height limit.

The submission expressed concern that this development will set a precedent for future developments on Constitution Avenue in Campbell.

The submission expressed concern about traffic and parking during and after construction.

A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.

The National Capital Plan permits minor departures from the maximum permissible building height. This is assessed on a case by case basis.

Due to fall in topography across the site, the building encroaches above the permissible height limit at certain points.

The Constitution Avenue and Anzac Parade Precinct Code states “Building height is to be measured from and between the finished footpath levels at each corner of the a development block”. This is shown on Figure 82 below.

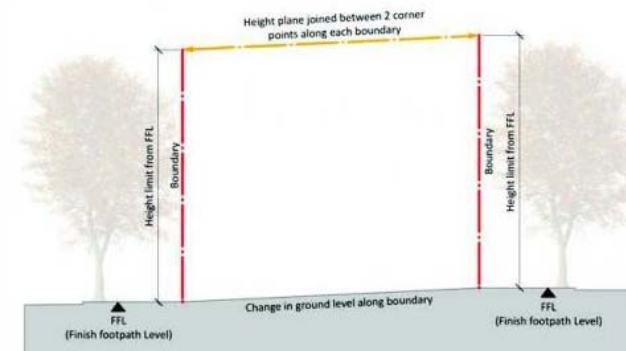


Figure 82: Constitution Avenue and Anzac Parade - Measurement of building height  
Minimum floor-to-ceiling heights within buildings are to be as follows:

The proposal is considered acceptable in the context of the locality.

The NCA will require a Construction Management Plan to be submitted for approval prior to works commencing on-site. This will be subject to public consultation and will address parking and traffic, dust management and other potential impacts on the surrounding sites.

Submission	Issue	NCA response
3.	<p><b>Marie-Charlotte McKenna and Nicholas Southwood</b></p> <p>Support expressed for Mark Anderson’s submission.</p> <p>The submission expressed concern that the building exceeds the 25m height limit.</p>	<p>Support noted.</p> <p>A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.</p>
4.	<p><b>Judy Barfield and John Spinks</b></p> <p>Support expressed for Mark Anderson’s submission.</p> <p>The submission expressed concern that the building exceeds the 25m height limit.</p>	<p>Support noted.</p> <p>A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.</p>
5.	<p><b>Catherine Doherty</b></p> <p>Support expressed for Mark Anderson’s submission.</p> <p>The submission expressed concern that the building exceeds the 25m height limit.</p>	<p>Support noted.</p> <p>A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.</p>
6.	<p><b>Carol Perron</b></p> <p>Support expressed for Mark Anderson’s submission.</p> <p>The submission expressed concern that the building height exceeds the 25m height limit.</p>	<p>Support noted.</p> <p>A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.</p>

Submission	Issue	NCA response
7.	<p><b>Professor James Cotton</b></p> <p>The submission expressed concern for the proposed building height and that the rear section of the main block is a full storey higher than the front section.</p> <p>The submission expressed concern that the terrace houses proposed along Getting Crescent will increase vehicular traffic.</p> <p>The submission expressed concern about the removal of the existing trees along Getting Crescent and the subject site. Along with the need to consider the siting of the footpath along Getting Crescent.</p>	<p>Support noted.</p> <p>A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.</p> <p>A Construction Management Plan addressing traffic and parking issues will form part of a future works approval application and be subject to further community consultation.</p> <p>The subject site does not include any significant trees. Three new <i>Quercus cerris</i> trees are proposed along the Getting Crescent verge.</p> <p>Any works including a new footpath along Getting Crescent are subject to ACT Government -TCCS approval.</p>
8.	<p><b>Fiona Cotton and Sabina Whyte</b></p> <p>The submission expressed concern that the building height exceeds the 25m height limit.</p> <p>The submission expressed concern about traffic and parking arrangements along Getting Crescent.</p> <p>The submission expressed concern about the removal of trees between the new townhouses and the HIA property.</p> <p>Concern about the NCA consultation process.</p>	<p>A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.</p> <p>A Construction Management Plan addressing traffic and parking issues will form part of a future works approval application and be subject to further community consultation.</p> <p>The subject site does not include any significant trees. The Tree Assessment Report indicates that the existing <i>Pinus radiata</i> trees are in poor condition. The <i>Pinus radiata</i> and <i>Pinus pinea</i> species adjacent to the eastern boundary are in medium health. The proposed landscaping within the internal courtyards comprises mass planting of trees, shrubs and groundcovers.</p>

Submission	Issue	NCA response
		<p>Public consultation on the original and revised proposal was undertaken in accordance with the NCA’s Commitment to Community Engagement. Public consultation was undertaken by the NCA between 23 March 2019 and 12 April 2019 in the following manner:</p> <ul style="list-style-type: none"> <li>• On Saturday 23 March 2019, publishing a public notice in The Canberra Times detailing the proposed works and inviting submissions to the NCA in relation to the proposal (Attachment A).</li> <li>• Between 23 March 2019 and 12 April 2019, publishing details of the proposal on the NCA’s website.</li> <li>• Between 22 March 2019 and 12 April 2019, placing two A1 size signs on site.</li> <li>• On 22 March 2019, the NCA wrote to key stakeholders via email advising of the consultation process and inviting comments.</li> </ul>
9.	<p><b>Catherine Cronan</b></p> <p>Support expressed for Mark Anderson’s submission.</p> <p>The submission expressed concern that the building height exceeds the 25m height limit.</p>	<p>Support noted.</p> <p>A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.</p>
10.	<p><b>Debra Galwey</b></p> <p>Support expressed for Mark Anderson’s submission.</p> <p>The submission expressed concern that the building height exceeds the 25m height limit.</p>	<p>Support noted.</p> <p>A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.</p>
11.	<p><b>Kashmir Singh</b></p> <p>Support expressed for Mark Anderson’s submission.</p> <p>The submission expressed concern that the building height exceeds the 25m height limit.</p>	<p>Support noted.</p> <p>A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.</p>

Submission	Issue	NCA response
12.	Leslie Devereaux	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
13.	Lee Wallace	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
14.	Lynette Valentine	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
15.	Peter Layton	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
16.	Trevor Lipscombe	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.

Submission	Issue	NCA response
17.	<b>Michael Nash</b>	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
18.	<b>Keith and Susan Mackay</b>	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
19.	<b>Max Bourke AM</b>	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
20.	<b>Gino Moliterno</b>	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
21.	<b>Patrick and Claire Newton</b>	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.

Submission	Issue	NCA response
22.	<b>Jason Otter</b>	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
23.	<b>Diane and Andrew Overall</b>	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
24.	<b>Susan Stothart</b>	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
25.	<b>Sabine Wythes</b>	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
26.	<b>Andrew Schuller</b>	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.

Submission	Issue	NCA response
27.	<b>Dominic Staun</b>	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
	Concern expressed about traffic and parking due to construction.	A Construction Management Plan addressing parking and temporary traffic management will form part of a future works approval and be subject to community consultation.
28.	<b>Dr Robert Preece on behalf of the Executive Committee – The Creswell</b>	
	The submission expressed concern about traffic issues in relation to the basement parking easement. The submission noted there will be approximately 270 car spaces that will converge at one single point on Creswell Street. Concern expressed about possible congestion at a single point on Creswell Street.	There is a registered easement between 'The Creswell' and 71 Constitution Avenue. Documentation included for approval is consistent with the Contract of Sale.
29.	<b>Nina Woolf</b>	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
30.	<b>John P. Warren</b>	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
	The submission expressed concerns relating to inadequate provision of parking for the proposed residential buildings.	The proposed development provides 187 carparking spaces (77 above the prescribed requirements under the National Capital Plan).



Submission	Issue	NCA response
31.	Christine Vincent	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
	The submission expressed concern about traffic and parking problems associated with the proposed development.	A Construction Management Plan addressing parking and temporary traffic management will form part of a future works approval application and be subject to community consultation.
32.	Luisa Capezio	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
33.	Craig Phillips	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
34.	Name Withheld	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.

Submission	Issue	NCA response
35.	Ian Doherty	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
36.	Name Withheld	
	The submission expressed concern about the consultation process.	The NCA undertook consultation in accordance with the NCA's 'Commitment to Community Engagement'. Public consultation was undertaken by the NCA between 23 March 2019 and 12 April 2019 in the following manner:
	Concern expressed over the proposed building height.	<ul style="list-style-type: none"> <li>On Saturday 23 March 2019, publishing a public notice in The Canberra Times detailing the proposed works and inviting submissions to the NCA in relation to the proposal (Attachment A).</li> <li>Between 23 March 2019 and 12 April 2019, publishing details of the proposal on the NCA's website.</li> <li>Between 22 March 2019 and 12 April 2019, placing two A1 size signs on site.</li> <li>On 22 March 2019, the NCA wrote to key stakeholders via email advising of the consultation process and inviting comments.</li> </ul>
		A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
37.	Helen Batt	
	Support expressed for Mark Anderson's submission.	Support noted.
	The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.

Submission	Issue	NCA response
38.	<b>Marianne Albury-Colless</b> Support expressed for Mark Anderson's submission.  The submission expressed concern that the building height exceeds the 25m height limit.	Support noted.  A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
39.	<b>Catherine Marker</b> Support expressed for Mark Anderson's submission.  The submission expressed concern that the building height exceeds the 25m height limit.	Support noted.  A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
40.	<b>Catherine Walsh</b> Support expressed for Mark Anderson's submission.  The submission expressed concern that the building height exceeds the 25m height limit.	Support noted.  A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
41.	<b>Roger Neilson</b> Support expressed for Mark Anderson's submission.  The submission expressed concern that the building height exceeds the 25m height limit.	Support noted.  A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
42.	<b>Andrew Gillespie</b> Support expressed for Mark Anderson's submission.  The submission expressed concern that the building height exceeds the 25m height limit.	Support noted.  A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.

Submission	Issue	NCA response
43.	Joan Lipscombe Support expressed for Mark Anderson's submission.  The submission expressed concern that the building height exceeds the 25m height limit.	Support noted.  A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
44.	David Poland The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
45.	Margaret Dudley Support expressed for Mark Anderson's submission.  The submission expressed concern that the building height exceeds the 25m height limit.	Support noted.  A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
46.	Michael Wilson Support expressed for Mark Anderson's submission.	Support noted.  A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
47.	Siobhan Hennessy-Davis The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.
48.	Kevin Murray Support expressed for Mark Anderson's submission.  The submission expressed concern that the building height exceeds the 25m height limit.	A small number of minor building elements rise above the 25m height in the middle of the building. In each instance this has occurred to support building servicing. Such measures are permitted by the Plan.