

CONSULTATION REPORT

PRE-WORKS APPROVAL COMMUNITY AND STAKEHOLDER CONSULTATION/ENGAGEMENT

BLOCK 40 SECTION 100 (60 LONDON CIRCUIT) CITY

Works Approval – Construction of a multi-storey mixed use (café/restaurant & commercial office) building set over three levels of basement and various public realm improvements including a Knowles Place extension to Northbourne Avenue.



Acknowledgement of Country

We acknowledge the Ngunnawal people, the Traditional Custodians of the land upon which the proposed works are located, and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

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Documents Control

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1	Draft	20/03/2025	AC	AC	AC
2	Final	16/04/2025	AC	AC	AC

1. INTRODUCTION

This Consultation Report has been prepared to accompany the submission of a Works Approval (**WA**) to the National Capital Authority (**NCA**) for the construction of a multistorey mixed use (café/restaurant and commercial office) building set over three levels of basement and various public realm works including construction of the Knowles Place extension to Northbourne Avenue at Block 40 Section 100 City (60 London Circuit). Refer to Figure 1 below for the Block location.

The Consultation Report has been prepared in accordance with the requirements of the NCA Major WA application checklist and regard have been given to the provisions of the *ACT Planning and Land Management Act*, National Capital Plan and NCA policies including the *NCA Commitment to Community Consultation and Engagement 2019*. This Consultation Report outlines the stakeholder and community engagements/consultations which have taken place during the early and progresse detailed design phases of the proposed development.

The Capital Property Group (**CPG**) representatives, Construction Control (**CC**) representatives and the various project consultants/designers have been undertaking an extensive program of stakeholders and community consultation/engagement since late 2023. Consultations have significantly increasing from January 2024 with CPG and CC establishing several regular meetings with key stakeholder groups to resolve various interface items such as Canberra Light Rail Stage 2A and the ongoing ACT Magistrate Court building operations. The Consultation Report structure is summarised below:

- Section **2 Consultation Methodology and Strategy** – outlines strategy for consultation and engagement.
- Section **3 Stakeholder Consultations/Engagements** – Provides a summary of the stakeholder consultations/engagements completed as part of the proposed development.
- Section **4 Conclusion** – concludes the report.

This Consultation Report should be read in conjunction with the Planning Report and various other plans and specialist reports submitted with the WA.

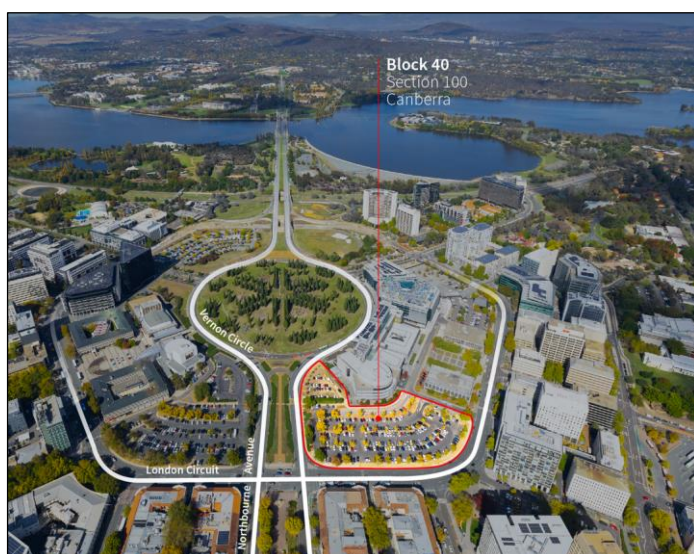



Figure 1: Site and Locality Plan for Block 40 Section 100 City. (Source: Locality Plan by Capital Property Group)

2. CONSULTATION METHDODOLOGY AND STRATEGY

The International Association for Public Participation (**IAP2**) model for public participation is generally considered the industry best practice and approach to undertaking community and stakeholder engagement. The IAP2 public participation principles can be readily applied to community, stakeholder and government agency consultation and engagement. Accordingly, the IAP2 Core Values and Spectrum of Public Participation have been considered in the pre-application consultation approach and are outlined below.

Table 1: IAP2 Spectrum of Public Participation (*Source: IAP2 website accessed October 2024*)

	INCREASING IMPACT ON THE DECISION 				
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and asportations are understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decision to the maximum extent possible.	We will implement what you decide

Using the above IAP2 Spectrum of Public Participation a detailed consultation and engagement plan was created. The following engagement methods were considered for the duration of detailed design phase of the project.

Drop in consultation /information sessions: run drop in consultation / information session about the project.

Public hearings: Formal public hearings could be used to provide information on the project, can involve logging questions from public members and/or a designated time allotment for people to comment.

Town hall meetings: A more of an open public forum to obtain feedback from various groups about the project and

Informal, targeted discussions: These involve short presentations to targeted audiences (e.g., local businesses, community groups, government agencies), followed by open discussions and ongoing feedback.

Focus groups: A way to learn more initial reactions and ideas from a select group. On the one hand, these can be very valuable in the early stages when developing more concrete engagement plans, however, need to be

undertaken in a way that they are not perceived as exclusionary.

One-on-one meetings: These can be valuable for developing relationships, but the best practice is to conduct them transparently because perceptions of a developer secretly meeting with people can undermine trust.

Virtual and in person workshops: These can combine aspects of the above formats (open houses, informal chats, town hall meetings).

Based on the type of community and stakeholders' engagement undertaken throughout the pre-application design development process a mixture of targeted one-on-one meetings and virtual/in-person workshops/meetings were completed as these forums enabled key matters to be detailed and discussed at length. In addition, ongoing engagement with stakeholders was completed via phone and email outside the meetings to ensure key matters progressed out of session and were closed out as required.

3. CONSULTATIONS/ENGAGEMENTS

This section provides an overview of the Capital Property Group, Construction Control and consultant designers stakeholder and community consultation/engagement activities and areas. These consultations have been separated into two sub-sections stakeholders such as the NCA, several ACT Government Agencies and independent utility providers/agencies, and separate sub-section details surrounding lessee consultations/engagements.

3.1 NCA, ACT Government Agencies, Utilities and Stakeholder Engagement

A summary of the CPG/CC and consultant's engagements with the NCA, ACT Government Agency, Utility and Stakeholder engagements is provided in table 2 below. All these engagements were either in person or virtual meetings to accommodate all attendees.

Table 2: List of Stakeholder Consultations / Engagements.

Stakeholder (NCA, ACT Government Agency, Utility Provider) / Summary Engagement Matter		Consultation/Engagement Type/Date/Action
Commonwealth - National Capital Authority <ul style="list-style-type: none"> National Capital Plan provisions Works Approval applications Various statutory planning matters Update on project and status of stakeholder engagement. 		Meeting 1 – 1 September 2023 Meeting 2 -13 December 2023 Meeting 3 - 6 June 2024 Meeting 4 – 9 January 2025 Ongoing email correspondence and engagements as required.
National Capital Design Review Panel		Meeting 1 – Wednesday 21 February 2024 (Original design) Meeting 2 – Wednesday 10 July 2024 (Revised design) Ongoing email correspondence and engagements as required.
ACT – Environment Protection Sustainability Development Directorate (EPSDD) – Deed Management Division <ul style="list-style-type: none"> Deed of Agreement requirements and submissions. Proposed development design. 		Meeting 1 – 28 August 2024 (General Deed Discussions) Meeting 2 – 20 November 2024 (Construction Updates) Meeting 3 – 27 November 2024 (Works Approval Discussions) Meeting 4 – 24 February 2025 (HV integration and design coordination) Meeting 5 – 26 February 2025 (Deed Manager Entity Advice review) Ongoing email correspondence and engagements as required.
ACT – City Renewal Authority <ul style="list-style-type: none"> Proposed development design and Deed of Agreement 		Meeting 1 – 13 December 2023 Meeting 2 – 3 March 2024 (presentation of design and update) Meeting 3 – 20 March 2024 Meeting 4 – 29 October 2024 (presentation of design and update) Ongoing email correspondence and engagements as required.

<p>Infrastructure Canberra (formerly ACT Major Projects) / Canberra Metro - Stage 2A</p> <ul style="list-style-type: none"> • Interface with Stage 2A Light Rail • Construction Management Plan interface and timing. • Various coordination matters. • Construction staging program. • Inground services coordination and staging program. • Licence agreement. 	<p>Meeting 1 – 22 February 2024 (discussions on project interface and design)</p> <p>Meeting 2 – 5 March 2024 (discussion on project timing)</p> <p>Meeting 3 – 20 March 2024 (discussions on interface and design)</p> <p>Meeting 4 – 19 June 2024 (discussions on project touch points)</p> <p>Meeting 5 – 11 July 2024 (discussions on interface and design)</p> <p>Meeting 6 – 4 July 2024 (General update and discussions on projects)</p> <p>Meeting 7 – 8 August 2024 (discussions on project touch points)</p> <p>Meeting 8 – 4 October 2024 (Light Rail Staging and Program)</p> <p>Meeting 9 – 20 November 2024 (Construction program updates)</p> <p>Meeting 10 – 11 December 2024 (Light Rail Design Coordination HV Relocation)</p> <p>Meeting 11 – 17 December 2024 (Light Rail – Construction Coordination)</p> <p>Meeting 12 – 20 December 2024 (included Evo Energy – HV)</p> <p>Meeting 13 – 23 December 2024 (Design Coordination)</p> <p>Meeting 14 – 17 January 2025 (Construction Coordination)</p> <p>Meeting 15 – 30 January 2025 (Coordination Light Rail and Evo Energy)</p> <p>Meeting 16 – 5 February 2025 (TTMP coordination)</p> <p>Meeting 17 – 20 February 2025 (Design Coordination Meeting)</p> <p>Meeting 18 – 24 February 2025 (included EPSDD)</p> <p>Meeting 19 – 3 March 2025 (In-principle HV review coordination)</p> <p>Meeting 20 – 20 March 2025 (Light Rail Construction Coordination)</p> <p>Meeting 21 – 4 April 2025 (Light Rail and 60LC TGS Coordination discussions)</p> <p>Ongoing email correspondence, phone calls and engagements were conducted to progress matters identified at the various meetings.</p>
<p>ACT – Transport Canberra and City Services / Roads ACT</p> <ul style="list-style-type: none"> • Traffic/Transport Impact Assessment Report • Northbourne Avenue and Knowles Place intersection. • Knowles Place detailed design. • Development Waste Management and Collection • Temporary Traffic Management Plans • Construction Management Plans 	<p>Meeting 1 – 7 June 2024 (Overview of site and development)</p> <p>Meeting 2 – 10 September 2024 (TIA and Intersection works)</p> <p>Meeting 3 – 30 October 2024 (Pre-Early Works WA submissions)</p> <p>Meeting 4 – 31 October 2024 (Construction update CPG city sites)</p> <p>Meeting 5 – 17 February 2025 (Knowles Place / Northbourne Avenue intersection discussions)</p> <p>Ongoing email correspondence, phone calls and engagements were conducted to progress matters identified at the various meetings.</p> <p>Separate to the meeting with TCCS and Roads ACT CPG/CC has applied for an secured several TTMP approvals.</p>

<p>TCCS Disruption Task Force includes:</p> <ul style="list-style-type: none"> • ACT Buses • Canberra Light Rail Stage 2A • Major Projects • Roads ACT • TCCS 	<p>Meeting 1 – 15 August 2024</p> <p>Meeting 2 – 20 November 2024</p> <p>Ongoing email correspondence and engagements as required.</p>
<p>ACT – Justice and Community Services Directorate</p> <ul style="list-style-type: none"> • ACT Magistrate Court • Department of Public Prosecutions (Reserve Bank building) • ACT Police • ACT Corrective Services 	<p><u>ACT Magistrate Court</u></p> <p>Meeting 1 – 1 July 2024 (Overview site and proposal)</p> <p>Meeting 2 – 25 July 2024 (Discussions around Court operations and requirements)</p> <p>Meeting 3 – 21 August 2024 (Discussions around VP requirements)</p> <p>Meeting 4 – 9 September 2024 (Discussions around construction and interface)</p> <p>Meeting 5 / Inspection – 10 October 2024 (basement inspection)</p> <p>Meeting 6 - 22 October 2024 (Briefing on development)</p> <p>Meeting 7 – 13 December 2024 (Traffic matters)</p> <p>Meeting 8 – 17 December 2024 (CCTV Cubicle Inspection)</p> <p>Meeting 9 – 21 January 2025 (Monthly meeting)</p> <p>Meeting 10 – 23 January 2025 (Sewerage upgrade works discussions)</p> <p>Meeting 11 – 21 February 2025 (Monthly meeting)</p> <p>Meeting 12 – 21 March 2025 (Monthly meeting)</p> <p><u>Department of Public Prosecutions</u></p> <p>Meeting 1 – 1 July 2024</p> <p>Meeting 2 – 21 August 2024</p> <p>Meeting 3 – 22 October 2024</p> <p>Meeting 4 – 21 February 2025</p> <p>Meeting 5 – 21 March 2025</p> <p><u>ACT Police</u></p> <p>Meeting 1 – 1 July 2024</p> <p>Meeting 2 – 22 October 2024</p> <p>Meeting 3 – 21 February 2025</p> <p>Meeting 4 – 21 March 2025</p> <p><u>ACT Corrective Services</u></p> <p>Meeting 1 – 21 February 2025</p> <p>Meeting 2 – 21 March 2025</p> <p>Ongoing email correspondence and engagements as required.</p>
<p>Joint Agency Meeting Infrastructure Canberra, TCCS, CRA and EPSDD</p>	<p>Meeting 1 - 20 November 2024</p>

ACT Fire and Rescue	Meeting 1 – 5 November 2024 (response to PBDB) Meeting 2 – 10 December 2024 (Discussions on PBDB) Ongoing email correspondence and engagements as required.
EVO Energy: <ul style="list-style-type: none"> Relocation of Canberra City High Voltage Electricity Mains Discussions on interface and integration with Canberra Light Rail Stage 2A. Detailed design meetings and discussions on conduit requirements and design. 	Meeting 1 – 16 July 2024 Meeting 2 – 30 August 2024 Meeting 3 – 9 October 2024 Meeting 5 – 28 October 2024 (Temp Electrical design) Meeting 4 – 5 December 2024 (City HV Discussions) Meeting 5 – 10 December 2024 (City HV Discussions) Ongoing email correspondence and engagements as required.
ICON Water <ul style="list-style-type: none"> Discussions around site sewer requirements and upgrades. Discussions on water mains connections and interface. Discussions on detailed design for sewer mains works. 	Meeting 1 – 9 October 2024 (design presentation) Meeting 2 – 11 October 2024 (design meeting) Meeting 3 – 29 November 2024 Meeting 4 – 2 December 2024 (Design Meeting) Meeting 5 – 3 March 2025 (In-principle review coordination) Ongoing email correspondence and engagements as required.
ICON Fibre <ul style="list-style-type: none"> Interface with ICON fibre. 	Meeting 1 – 14 October 2024 Ongoing email correspondence, phone calls and engagements were conducted to progress matters identified at the various meetings.
TPG	Meeting 1 – 20 March 2025 Ongoing email correspondence, phone calls and engagements were conducted to progress matters identified at the various meetings.

A summary of the outcomes and status of community and stakeholder consultations/engagements is provided below.

National Capital Authority

CPG representatives have held several meetings with senior NCA representatives on the proposed development and Works Approval submission strategy and timing. These meetings have covered the proposed architectural design and siting of the development, strategy and timing for WA submissions, offsite utilities and services works.

ACT Government Agency Engagements

The following key ACT Government agencies have been engaged with prior to submission of this WA application:

- *Infrastructure Canberra (iCBR - formerly ACT Major Projects)* – CPG and CC representatives meet regularly with Senior Executives of iCBR regarding the proposed development and interface with Stage 2A Light Rail. CPG representatives will continue to meet with Senior Executives, design and technical team representatives to ensure all inputs forming part of the Works Approval applications to the NCA are coordinated during and post construction works.
- *Canberra Metro* - CPG and CC representatives meet regularly with Senior Executives of CBR Metro regarding the proposed development and interface with Stage 2A Light Rail. CPG representatives will continue to meet with Senior Executives, design and technical team representatives to ensure all inputs forming part of the Works Approval applications.
- *City Renewal Authority* – CPG representatives have met with CRA representatives regarding the proposed development and continue to brief representatives on the proposal. These meetings will continue for the duration of the planning, design and construction phases of the development.
- *Transport Canberra and City Services and Roads ACT* - Capital Property Group representatives held a meeting with Technical and Senior staff of TCCS and Roads ACT. These meeting discuss various matters including traffic generation rates, parking, Knowles Place design and the Knowles Place / Northbourne Avenue intersection design and detail.. Capital Property Group representatives will continue to hold meetings with Technical and Senior TCCS staff with a view of securing support for the proposed development. Ongoing meeting with Roads ACT are held as required regarding matters like coordinating TTMPs and the like. These meetings will continue for the duration of the planning, design and construction phases of the development.
- *ACT Magistrate Court* - Capital Property Group and Construction Control representatives have held meetings with ACT Magistrate Court representatives regarding ongoing operational court matters and interface during construction. Discussions continue regarding these matters on a monthly basis or are arranged more regularly if required by Court representatives.
- *ACT Correctional Services* – Capital Property Group and Construction Control representatives have held meetings with Correctional Services staff regarding ongoing access and operational requirements to the Courts basement and building. These matters continue to be adheard to and addressed as part of the project and overall developmet.
- *ACT Police* – Capital Property Group and Construction Control representatives have met with ACT Police and discussed matters related to access to the City Police Station, where possible CPG/CC has accommodated these comments and matters noting that a number of the ACT Police interface matters are related to the Canberra Light Rail Stage 2A road closures and changes.
- *ACT Department of Public Prosectutions* - Capital Property Group and Construction Control representatives have held meetings with ACT DPP representatives regarding ongoing DPP operational matters and interface during construction works. Discussions continue regarding these matters on a monthly basis or are arranged more regularly if required by Court representatives.
- *Evo-energy* - Capital Property Group representatives and the project engineers have held meeting with Evoenergy regarding the site, proposed development and interface with the electricity network. Capital Property Group representaives will continue to hold meetings with Evoenergy to ensure all utility provider inputs form part of the detailed design for the development and Works Approval application to the NCA.

- *ICON Water* - Capital Property Group representatives and the project engineers have held meeting with ICON Water regarding the site, proposed development and interface with the water and sewer network. Capital Property Group representatives will continue to hold meetings with ICON to ensure all utility provider inputs form part of the detailed design for the development and Works Approval application to the NCA.

As outlined above CPG and its representatives have undertaken an extensive program of community and stakeholder consultations/engagements prior to the submission of the Works Approval application for the future construction of a mixed use development at the site. Where necessary CPG and its representatives will continue to engage with community and stakeholders for the duration of construction works and ongoing operation of the building if required.

3.2 Surrounding Lessee Consultation

A summary of the CPG engagements with surrounding lessees is provided in table 3 below. All these engagements were either in person or virtual meetings to accommodate all attendees.

Table 2: List of Stakeholder Consultations / Engagements.

Community (Lessee / Location) / Summary Engagement Matter	Consultation/Engagement Type/Date/Action
Reserve Bank of Australia Lessee situated at Block 1 Section 18 City (20-22 London Circuit) <ul style="list-style-type: none"> • Overview of the proposed development and precinct. • Proposed construction management plan and engagement with RBA lessee during construction. • Discussions on RBA loading bay area and operational need to retain these loading bays 	Meeting 1 – 9 January 2025 Ongoing email correspondence, phone calls and engagements as required. CC onsite construction workers continue to maintain a line of communication with the RBA lessee.
Melbourne Building Representatives including: <ul style="list-style-type: none"> • Representative from Melbourne Building Executive Committee (Block 1 Section 35). • Melbourne Building Restaurant operator. • Representatives who owns several Blocks comprising of the Melbourne Building across Section 35. Matters discussed at the meeting included: <ul style="list-style-type: none"> • Overview of the proposed development and precinct. • Proposed public car parking within the development. • Proposed development interface with the Melbourne Building • Proposed construction management plan and engagement Melbourne Building lessees and tenants for the duration of the works. 	Meeting – Wednesday 22 January 2025 Meeting – Wednesday 23 January 2025 Ongoing email correspondence and engagements as required.

4. CONCLUSION

This Consultation Report has been prepared to accompany the submission of a Works Approval (**WA**) to the National Capital Authority (**NCA**) for the construction of a multistorey mixed use (café/restaurant and commercial office) building set over three levels of basement and various public realm works including construction of the Knowles Place extension to Northbourne Avenue at Block 40 Section 100 City (60 London Circuit). Refer to Figure 1 below for the Block location.

The Consultation Report has had regard to the provisions of the *ACT Planning and Land Management Act*, National Capital Plan and NCA policies including Commitment to Community Consultation and Engagement 2019.

To: Capital Property Group

By email: planning@canberraairport.com.au

To Whom It May Concern,

Re: Letter of Support – Proposed Multi-Storey Mixed-Use Development at Block 40 Section 100 City (60 London Circuit)

I am writing in my capacity as Secretary of the Executive Committee for the Melbourne Building – Units Plan 3188 (Block 1 Section 35 City).

The Melbourne Building is home to a range of small businesses and traders, including restaurants, cafés, accommodation providers, retailers, and bars. As a Committee, we represent the interests of these businesses and property owners, and we wish to express our support for the proposed multi-storey mixed-use development at 60 London Circuit.

On Thursday 23 January 2025, I met with representatives from Capital Property Group, who presented their proposal for the site. The presentation covered key details including the development design, land uses, construction timeframe, and management plans.

We believe the proposed mixed-use development and precinct is an appropriate response to the growing demand for high-quality, mixed-use developments in Canberra's city centre. The combination of ground floor active frontages and uses, pedestrian through site link, upper level commercial office space, and basement car parking will contribute positively to the vibrancy and functionality of the precinct. The replacement of the existing public surface car park within underground parking is a practical solution that improves amenity while maintaining car parking accessibility and availability for the area.

Importantly, Capital Property Group engaged with the Executive Committee ahead of early works and the submission of the main Works Approval application. The developer's early and open communication with representatives of the Melbourne Building Executive Committee has been appreciated and demonstrates a commitment to working collaboratively with neighbouring stakeholders. We continue to maintain an open line of communications for the duration of the project.

The Executive Committee supports the redevelopment of this key site, particularly in the context of the construction of Stage 2A of the Light Rail. We see this project as a valuable opportunity to further activate the area and enhance the broader Canberra city centre. It reflects a shared vision for a dynamic, well-connected, and mixed-use precinct.

Developments like this help create more walkable, resilient, and vibrant urban environments. This project supports local business, increases land use diversity, and brings new life to a historically significant part of the city.

For these reasons, I offer my full support for the proposed development and encourage the relevant authorities to approve the application.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'SK' followed by a stylized flourish.

Steve Kartsonas
Secretary
Melbourne Building - Executive Committee - Units Plan 3188