



Australian Government
National Capital Authority

Consultation Report

Works Approval No. WA-001675

Block 4 & 5 Section 38 Campbell

The Foothills

December 2025

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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 (NCP) 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 1 July 2025 an application for works approval was received by the NCA from Steward Architecture. The application is for the amendment to Precinct 1 and 5 – The Foothills located at Block 4 & 5 Section 38 Campbell.

This Consultation Report outlines the NCA’s review of the key issues raised during the consultation period and consideration of the Works Approval application.

Under the *Australian Capital Territory (Planning and Land Management) Act 1988*, the 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.

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Public Consultation requirements

1.1 National Capital Plan (NCP)

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* guides the way in which the agency engages with the community to keep people informed about decisions that have already been made and to offer opportunities for input to decision-making. The NCA considers how best to approach public participation processes having regard to the training curriculum delivered by the International Association for Public Participation.

The *Commitment to Community Engagement* sets out the following engagement principles:

Intentional

- Be clear about what we are trying to achieve.
- Be clear about the scope for people to influence outcomes and where other processes have made recommendations and decisions.
- Be clear about limitations and constraints for community comment and involvement.

Inclusive

- Use a variety of methods allowing as many Australians as possible to participate if they wish.
- Proactively seek appropriate participants where there are missing voices.

Timely

- Allow sufficient time for the community to participate in consultation processes.
- Begin engagement at the earliest appropriate stage in the life of a project.

Feedback

- Let people know how their input and feedback was used.
- Meet or exceed all statutory engagement requirements.

The NCA assesses whether a proposal is consistent with the National Capital Plan and if it requires public consultation. An assessment is made in relation to 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 approval is lodged and consultation is required, consultation with the community and stakeholders may 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.

Summary of Public Consultation

2.1 The Public Consultation Process

Public consultation was undertaken on the proposal by the NCA between 22 November 2025 and 12 December 2025 in the following manner:

- Between 22 November 2025 and 12 December 2025, publishing details of the Works Approval application on the NCA's website.
- On 22 November Month 2025 public notice published in The Canberra Times. The notices outlined the scope of the proposed works and details on how to make a submission to the NCA in relation to the proposal.
- The applicant installed 24 November 2025 A1 sized colour signs for the period of the public consultation on the site.

2.2 Submissions Received, Comments and Response

The NCA received a total of nine submissions on the proposal. All submissions were not supportive of the proposal.

Key issues raised in the submissions included:

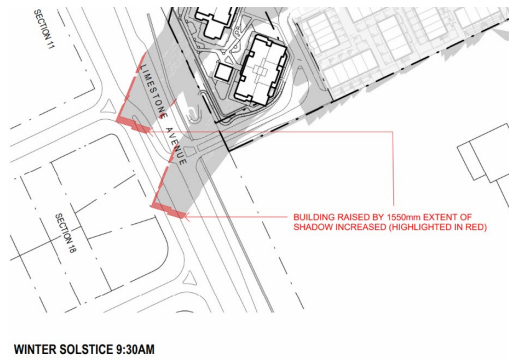
- Increasing the height of the building
- Increasing the number of dwellings
- Gross Floor Area
- Overshadowing the houses on Limestone Avenue
- Traffic
- The new materials are not high quality
- Loss of privacy for surround residents
- The loss of the bush character and the character of the area.

Emails of acknowledgment were sent to submitters advising them that their submission would be taken into consideration before a decision is made on the application. Key themes raised and NCA's response is outlined in Part 2.3 below.

2.3 Key Issues Raised

Key issues raised in the submissions have been summarised below, with NCA consideration and comment.

Key Issue Raised	NCA Response
<p><u>Increased Building Height</u></p> <ul style="list-style-type: none"> The proposed increase in height is not appropriate for the area, as it will significantly alter the existing skyline. The additional height will contribute to an imposing sense of bulk and scale within the locality. Taller buildings should be positioned toward the rear of the site to minimize visual impact. Concerns have been raised regarding whether the developer will adhere to the proposed lowered basement level, as any deviation could further increase the overall building height. 	<p>The proposed amendment will includes a 1.55m building height increase, this is minor in context and still under the maximum height of RL617.</p> <p>Taller buildings are located at the lower part of the site to minimize changing scale across the site. The amendment does not include any changes to the footprint of the building. DCP 19/02 specifies the permissible building envelope for the site including taller buildings at the front of the site (Limestone Avenue) and lower buildings at the rear of the site. The intent of taller buildings along Limestone Avenue is to appropriately present Limestone Avenue as a Main Avenue.</p> <p>The proposed amendment is not inconsistent with the DCP 19/02 or the National Capital Plan.</p>
<p><u>Increasing the number of dwellings</u></p> <p>Concerns were raised over the 19 new dwellings that are proposed to be added.</p>	<p>The proposed amendment includes 19 new apartments across the two already approved buildings; however, the amendment also involves the removal of 18 townhouses. As a result, the total number of dwellings on the site will increase by only one—from 252 to 253.</p> <p>This outcome is consistent with the requirements of the Crown Lease.</p>
<p><u>Gross Floor Area</u></p> <p>The proposed amendments will exceed the allowable GFA for the site.</p>	<p>The amended GFA summary for the site is:</p> <ul style="list-style-type: none"> Precinct 1 – 13,305m² (new calculation with 19 new dwellings) Precinct 2 - 4– 16,419m² (as approved) Precinct 5 – 4,699m² (new calculation with 18 townhouses removed). <p>The GFA across entire site is 34,423m². This is under the maximum 40,000m² for the site outlined in DCP 19/02.</p>
<p><u>Solar Access</u></p>	<p>Urban Design Principle 4 of DCP 19/02 states that building heights must ensure shadows cast at 9:30 am on 21 June do not encroach on Sections 11 or 18, Reid.</p>

<p>The amended height will cast a significant shadow onto the houses located along Limestone Avenue at 9:45am during the winter solstice.</p>	<p>The amended shadow diagrams (WA0-035) confirm that shadows at this time do not extend beyond the boundaries of any property along Limestone Avenue. By 9:45 am, the shadows have moved further away from these properties.</p>  <p>WINTER SOLSTICE 9:30AM</p>
<p><u>Traffic</u></p> <ul style="list-style-type: none"> • The amended design will have a major impact on traffic congestion within the area, particularly due to the increased number of dwellings. • Concerns were raised over the single access point. 	<p>The Traffic Impact Assessment (TIA) for the current Works Approval (AECOM 2016) assumed 419 residential dwellings, significantly higher than the currently proposed 253 residential dwellings.</p> <p>The TIA included modelling to demonstrate that the surrounding local road network can accommodate the traffic generated by the proposed development and the additional traffic on Limestone Avenue has a minimal effect on queuing and delays at the key intersections.</p> <p>To support the current Works Approval Amendment an updated TIA was commissioned (EGIS 2025). This updated TIA again confirms that the project will operate within generally acceptable traffic performance thresholds and is not expected to cause significant adverse impact on the functionality, safety, or amenity of the surrounding road network.</p>
<p><u>Material changes</u></p> <p>Concerns have been raised over the material changes.</p>	<p>The Works Approval Amendment proposes concrete walls in lieu of brickwork walls. The concrete walls will maintain the sandstone/off white colouring of the original brickwork which references the colour of the nearby War Memorial.</p>

<p><u>Privacy Concerns</u></p> <p>Concerns were raised about overlooking and privacy to the surrounding houses.</p>	<p>The proposed amendments are unlikely to impact surrounding houses due to the unchanged building footprint. The closest dwelling is approximately 80 m from the apartment blocks, making overlooking an unlikely concern.</p>
<p><u>Character of the area</u></p> <ul style="list-style-type: none"> • The design and height of the building will take away from the bush setting and character of the area • The surrounding residents will lose their current view to Mt Ainslie • The proposed development does not maintain or reinforce the character of Ainslie Avenue or Limestone Avenue due to its scale and design • The proposed height, volume and storeys are likely to increase the visual impact from Ainslie and Limestone avenues and adjacent designated areas. 	<p>The proposed amendment is minor and is therefore unlikely to have a significant impact on the character of the area. The buildings are set back from the boundary and are complemented by substantial tree planting and landscaping to soften their visual impact.</p> <p>Additional trees have been incorporated along the boundary as part of this works approval, further enhancing the landscape buffer.</p>

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 considered issues raised in the submissions as part of the assessment process.


The NCA has assessed the proposal as being not inconsistent with the provisions of the NCP and that the concerns of the community are considered to have been (or will be) addressed.

The proposal is not inconsistent with the provisions of the NCP and is supported by the NCA.

On 22 December 2025, the NCA approved the proposal.

Attachment A

The Canberra Times Public Notice and Site Notice




Australian Government
National Capital Authority

WORKS APPROVAL

Open for Public Consultation
Block 4 Section 38 Campbell – The Foothills
Amendment to Precinct 1




The National Capital Authority (NCA) has received a works approval application for an amendment to Precinct 1 at The Foothills, Campbell. The proposal includes an additional storey added to each apartment building, modifying the basement layout, relocating the pool, and minor changes to the driveway and landscaping.

This application does not include any changes to Precincts 2 – 5.




The plans and supporting documentation can be viewed on the NCA's website at <https://www.nca.gov.au/planning/works-approval/wa-under-consultation>. Submissions can be made by email to: WAconsultation@nca.gov.au.

The NCA welcomes feedback on this application by **5:00pm, Friday 12 December 2025**. For further information, contact the NCA on (02) 6271 2888.

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HAVE YOUR SAY

BLOCK 4 SECTION 38 CAMPBELL THE FOOTHILLS AMENDMENT TO PRECINCT 1

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The NCA welcomes feedback on this application via email to: WAconsultation@nca.gov.au by **5:00pm Friday 12 December 2025**.

Please contact the NCA for further information on (02) 6271 2888

www.nca.gov.au

Attachment B

List of submitters

1. Hugh Mclean
2. Shane West
3. Stephen Ryan
4. Chris Ryan
5. Jack Kershaw
6. Peter Hislop
7. Christine Vincent
8. Margaret Henderson
9. Marianne Albury-Colless