



Australian Government
National Capital Authority

Consultation Report

Works Approval No 101918

Block 3 Section 65 Campbell (Academy Close)
Construction of 30 Residential Dwellings, Associated
Landscaping and Civil Works

September 2020

Contents

Introduction	3
Public Consultation requirements	4
1.1 National Capital Plan	4
1.2 Commitment to Community Engagement	4
Summary of Public Consultation	5
2.1 The public consultation process	5
2.2 Submissions Received, Comments and Response	5
Attachment A – The Canberra Times Public Notice and Site Notice	7
Attachment B – Summary of Submissions and NCA Response	9

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 19 May 2020, the NCA received a Works Approval application from Defence Housing Australia for the Construction of 30 Residential Dwellings, Associated Landscaping and Civil Works located at Block 3 Section 65 Campbell (Academy Close).

Community Consultation was undertaken by the NCA between 8 August 2020 and 28 August 2020. The NCA received three submissions on the proposal. The key issues raised included: maintaining public and vehicular access from Truscott Street to the Canberra Nature Park particularly for emergency access during bushfires and the impact the second access point will have on traffic flow along Truscott Street.

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 as required by the National Capital Plan - Part 4.9.7 Academy Close – Detailed conditions of planning, design and development.

Summary of Public Consultation

2.1 The public consultation process

Public consultation was undertaken by the NCA between 8 August 2020 and 28 August 2020 in the following manner:

- On Saturday 8 August 2020, 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 8 August 2020 and 28 August 2020, publishing details of the proposal on the NCA's website;
- Between 8 August 2020 and 28 August 2020, placing two A1 size signs on site;
- Notification on the NCA Facebook page;
- On 6 August 2020, the NCA wrote to adjoining residents advising of the consultation and inviting comments; and
- On 10 August 2020, 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 three submissions on the proposal. All submissions raised concerns about 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.

Notification of the consultation was posted on the NCA Facebook page, the post had two 'likes' and one 'share'.

Key issues raised in the submissions were:

- Maintaining vehicular / public access from Truscott Street to the Canberra Nature Park particularly for emergency access during bushfires.
- The proposed second access point and the impact that this will have on traffic flows along Truscott Street.
- Significant construction works occurring in Campbell resulting in an increase in traffic across the suburb.

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 addressed.

The proposal is not inconsistent with the provisions of the National Capital Plan. On 8 September 2020 the National Capital Authority approved the application.

Attachment A

The Canberra Times Public Notice and Site Notice and Facebook Post



Australian Government
National Capital Authority

WORKS APPROVAL

Open for Public Consultation
Block 3 Section 65 Campbell (Academy Close)

The National Capital Authority (NCA) has received a Works Approval (WA) application from Defence Housing Australia for the Construction of 30 residential dwellings, associated landscaping and civil works at Block 3 Section 65 Campbell (Academy Close).



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

The NCA welcomes feedback on this application **by close of business Friday 28 August 2020.**


Submissions can be made by:

- Email to: worksapproval@nca.gov.au
- In writing to: Works Approval, The National Capital Authority, GPO Box 373, Canberra ACT 2601.
- In person at: The National Capital Authority, The Treasury Building, King Edward Terrace, Parkes, ACT, 2600.

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

[nca.gov](https://www.nca.gov.au) [nca.gov.au](https://www.nca.gov.au) [@nca_media](https://www.nca.gov.au)
www.nca.gov.au

Building the National Capital in the hearts of all Australians




Australian Government
National Capital Authority

HAVE YOUR SAY

WORKS APPROVAL BLOCK 3 SECTION 65 CAMPBELL (ACADEMY CLOSE)

The National Capital Authority (NCA) has received a Works Approval application from Defence Housing Australia for the Construction of 30 residential dwellings, associated landscaping and civil works at Block 3 Section 65 Campbell (Academy Close).



The plans and supporting documentation for this works application can be viewed on the NCA's website. The NCA welcomes feedback on this application **by close of business Friday 28 August 2020.**

Submissions can be made by: **Email to** worksapproval@nca.gov.au
In writing to Works Approval, The National Capital Authority, GPO Box 373, Canberra, ACT, 2601. **Or in person at** The National Capital Authority, The Treasury Building, King Edward Terrace, Parkes, ACT, 2600.

Please contact the NCA for further information on (02) 6271 2888
www.nca.gov.au



National Capital Authority
9 August at 14:00 · 🌐

📍 A Works Approval application has been submitted to the National Capital Authority (NCA) for Block 3 Section 65 Campbell (Academy Close). Plans & supporting documentation for this WA application can be viewed at <https://www.nca.gov.au/.../block-3-section-65-campbell-academ...>

The NCA welcomes feedback on this application by close of business Friday 28 August 2020.

📧 Submissions can be made via email to worksapproval@nca.gov.au or GPO Box 373, Canberra ACT 2601.





Site Sign # 1



Site Sign # 2

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>John Warren</p> <p>The submission expressed the following concerns:</p> <ul style="list-style-type: none">• <i>“The diagrams in the landscape drawings document suggest that the vehicular access from Truscott Street to the Canberra Nature Park is not going to be maintained. Access to the rear of Holmes Crescent by fire-fighting vehicles is critical. How will this be maintained? There is an exit from the Canberra Nature Park to Northcott Drive, but this is about 850 metres away. Duplicate access is important were the Northcott Drive access point to be cut off by a fire approaching from the south-east.”</i>• <i>“We have also traditionally had vehicular access to the rear of the property through the Canberra Nature Park for such purposes as delivery of landscaping materials having obtained a key from ACT Parks Service beforehand. This is much more convenient than only being able to get access from Northcott Drive.”</i>• <i>“The topography suggests that the proposed second access point to Truscott Street from Academy Close will be very steep. On safety grounds this access point should be planned so that motor vehicles do not drive straight out into Truscott Street without stopping, in order to avoid a handbrake start on the slope.</i>	<p>Concern noted.</p> <p>A Bushfire Risk Assessment Report was prepared and submitted with the works application. The Report noted:</p> <p><i>“The 40 meter wide Asset Protection Zone shall consist of a minimum of 26 metre wide setback to the buildings from the southern boundary plus the 20 metre wide managed zone within the Canberra Nature Park, as shown on the ACTMAPi Bushfire Operations Plan (BOP). There shall also be provided a fire access track on the outer edge of the Asset Protection Zone.”</i></p> <p>The proposed fire track within the asset protection zone (near the southern boundary) is indicated on the civil drawings submitted within the application. The existing fire track within the Reserve is to be retained. ACT Fire and Rescue have reviewed the Bushfire Risk Assessment Report and support the recommendations.</p>

Submission	Issue	NCA response
	<ul style="list-style-type: none"> Perhaps there should be a STOP sign facing vehicles using this exit from Academy Close. (I note that the Precinct Code under the National Capital Plan prescribes a single entry from Truscott Street.)" 	<p>TCCS has advised that a second entry point is required to improve internal circulation through the site while meeting current standards, guidelines and achieving good engineering practice. The road is managed by TCCS and as such any traffic safety signs and traffic management is a matter for TCCS.</p> <p>Public access to the Reserve is to be maintained. A condition of the works approval is that the pedestrian right of way along the western boundary must be retained to allow access from Truscott Street to the Canberra Nature Reserve.</p>
2.	<p>Joe Roach</p> <p>The submission expressed the following concerns:</p> <ul style="list-style-type: none"> 30 dwellings proposed on a block that previously had 22 fairly small dwellings. Second entry point onto Truscott Street and <i>"nothing in the plan explains how the steep approach to Truscott Street from Academy Close is to be achieved. An access directly from the northbound land of Fairbairn Avenue could be constructed to the north-east corner of the block."</i> <p>The submission noted:</p> <ul style="list-style-type: none"> Vehicular noise from heavy trucks on Fairbairn Avenue at night. Reserve Access: <i>"Although there may be no right of way between the Reserve and Truscott Street, there has always been public access between Truscott Street and the Reserve, there are concrete paths leading to ADFA, toward the water tower and toward Russell. There should be no loss of this access for the general public, and the construction of a path along the western easement to join the firetrail leading to the top of the hill (and the paths to ADFA and Russell) should be part of the plan."</i> 	<p>Concern noted.</p> <p>The current scheme proposes 30 new dwellings within the Academy Close Precinct. While this is an increase on the previous number of dwellings on the site. The number of dwellings in the current application is significantly less than the 41 dwellings originally planned in the Academy Close Concept Design (Figure 104 of the National Capital Plan).</p> <p>The NCA extensively reviewed various iterations of the proposal before the current scheme was submitted as a works application. This was to ensure that the proposal was consistent with the detailed conditions of the Precinct Code (site layout, setbacks, lot sizes and landscaping). The approved scheme provides seven housing types with substantial soft landscaping (within individual lots and street tree planting) to soften the visual impact on the new buildings and integrate the development into the landscape setting.</p> <p>TCCS has advised that a second entry point is required to improve internal circulation through the site while meeting current standards, guidelines and achieving good engineering practice.</p>

Submission	Issue	NCA response
		<p>The second access point will provide continuity of vehicular access for residents and allow access for emergency vehicles. The internal access road is designed in accordance with ACT Road Standards.</p> <p>Public access to the Reserve is to be maintained. A condition of the works approval is that the pedestrian right of way along the western boundary must be retained to allow access from Truscott Street to the Canberra Nature Reserve.</p> <p>Existing pedestrian path connections to ADFA will be maintained.</p>
3.	<p>Margaret Dudley</p> <p>The submission noted the following:</p> <ul style="list-style-type: none"> “While TCCS has advised of a second entry point into the Academy Close Precinct from Truscott Street to “improve internal circulation through the site”, it will have a marked negative impact on the traffic flow along Truscott Street and at the intersection of Truscott Street with Fairbairn Avenue. Firstly, the internal flow of traffic within the Academy Close is not of any concern to other Campbell residents, and, given the development is 30 residential dwellings, I cannot think that the small amount of congestion that might occur within the Precinct warrants a greater inconvenience to the users of Truscott Street and other connecting Campbell streets.” “I note that the traffic flow data used to support this development application is quite old. There has been a significant increase to the number of vehicles using Fairbairn Avenue and Truscott Street since this data was collected and to make decisions based on it is misleading and not a true picture of what is currently happening on the ground.” 	<p>Concern noted.</p> <p>TCCS has advised that a second entry point is required to improve internal circulation through the site while meeting current standards, guidelines and achieving good engineering practice.</p> <p>A Traffic and Parking Impact Assessment (dated 14 May 2020) was submitted with the application. The Report concludes that “Traffic counts obtained and extrapolated for the current generation suggest a negligible impact to Truscott street will occur due the re-development of Block 3.”</p> <p>Proposed carparking requirements are consistent with the Precinct Code and include sufficient on-street visitor parking within the Academy Close Precinct.</p>

Submission	Issue	NCA response
	<ul style="list-style-type: none"> The submission noted the large amount of construction activity occurring in Campbell, <i>“which affect the traffic flow on Truscott Street and general traffic movement into and out of the suburb. More traffic data should be collected, particularly at peak times.”</i> 	Concern noted.

