



PLANNING & DESIGN REPORT



Blocks 4 & 5 Section 38
Campbell

JANUARY 2019

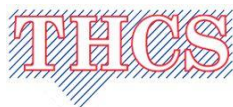
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1 Torrens Street
Braddon ACT 2612

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Fyshwick ACT

36 Mildura Street
Fyshwick ACT 2609

Level 2, 60 Marcus Clarke Street
City ACT 2600

Suite 122, Level 1 Mode 3
24 Lonsdale Street
Braddon ACT 2612

11 - 13 Lawry Place
Macquarie ACT 2614

Unit 5, 61 Dundas Court
Phillip ACT 2606

Unit 5, 9 Beaconsfield Street
Fyshwick ACT 2609

Unit 1, 5 Bodalla Place
Fyshwick ACT 2609

8 Tate Street
Wollongong NSW 2500

46 Colbee Court
Phillip ACT 2606

41 Forsters Bay Rd,
Narooma NSW 2546

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Attachments - Supporting Documents

1. Concept Master Plan (Stewart Architecture, 2019)
2. Concept Landscape Plan (CIA Landscapes & Colours, 2019)
3. Draft Amendment to Development Control Plan 16/01 (2019)
4. Site Survey (Landdata, 2016)
5. Geotechnical Investigations (ACT Geotechnical Services, 2016)
6. Traffic Impact Assessment (Aecom, 2019)
7. Existing Utility Services DBYD (Rudds, 2016)
8. Civil Documentation and Plans (Sellick Consultants, 2019)
9. Fire Services (THCS, 2016)
10. WSUD (THCS, 2016)
11. Bushfire Risk Assessment and Compliance Report (Bushfire Protection Planning & Assessment Services (2018)
12. Tree Assessment (EnviroLinks Design, 2016)
13. Environmental Noise Assessment (Aecom, 2019)
14. Consultation Brochure (Purdon Planning, 2018)
15. EPBC Approval 2014/7372 (2018)

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1.0 Summary

This Planning Report has been prepared by Purdon Planning on behalf of Lakeview Holdings (Doma) as lessees of Blocks 4 & 5 Section 38 Campbell, 30 Limestone Avenue (the site) (refer to [Figure 1](#)). The intent of this report is to support a submission to the National Capital Authority (NCA) for approval of a Concept Plan and a revised Development Control Plan (DCP) for the subject site.

The site was previously occupied by the CSIRO Headquarters but is now privately leased National Land. It has an area of approximately 4 hectares (ha) and is located adjacent to Limestone Avenue and Ainslie Avenue. The site is bordered by Campbell High School, vacant Territory land, Ainslie Village and Mt Ainslie Nature Reserve in Central Canberra (refer to [Figure 2](#)). The site has a 14 metre slope from the eastern boundary (Mt Ainslie end) towards Limestone Avenue.

Development Control Plan 16/01 was approved by the NCA on 15 February 2016. The DCP outlines the permitted land uses and these include: office, residential with ancillary uses retail, café and/or restaurants.

The DCP requires that prior to the development of the site, a Concept Plan is required to be prepared for the entire site and approved by the NCA. The DCP sets out the planning and urban design objectives, land use and desired planning outcomes and urban design principles. The DCP also outlines a number of drawings, plans and documents that are to be included with the concept plan documentation.

Matters of national significance (listed threatened species and ecological communities) as identified in the *Environment, Protection and Biodiversity Conservation Act 1999* (EPBC Act) exist on the site. A referral was made to the Commonwealth Department of the Environment and Energy on 24 July 2018. The Department issued an approval (EPBC 20147372) for the development of the site for medium to high density residential and commercial development. The approval was subject to a number of conditions ([Refer Attachment 15: EPBC Approval 2014/7372](#)). The approval permits the removal of Natural Temperate Grasslands and Golden Sun Moth habitat subject to the compensation for the loss of the grasslands and Golden Sun Moth habitat.

On the 28 September 2018, the NCA approved the demolition of the existing buildings. The buildings have now been demolished. On the 28 September 2018, the NCA approved the demolition of the existing buildings.

Doma, in its submission to the NCA is proposing to revise some of the provisions of the approved DCP in support of their proposed Concept Plan. The revised DCP and proposed Concept Plan reflect a reduced scale proposal from that permitted in DCP 16/01 for the site. The NCA has detailed planning responsibility for the site and is responsible for approving both the Concept Plan and revised DCP. A number of specialist studies have been completed for Doma to support the revised DCP and Concept Plan and should be read in conjunction with this Planning Report.

The proposed development comprises the following key elements:

- Construction of approximately 241 residential units in a range of housing typologies (apartments and town houses)
- Building heights ranging from 2-8 storeys with a majority of low rise buildings
- High quality landscape setting with internal private access roads
- Communal facilities and amenities
- Vehicle access/egress via Limestone Avenue only
- Basement/undercroft/surface parking for residents and visitors.

The proposed concept for the site provides for a reduced scale of development on site with substantially fewer residential dwellings than envisaged in previous site plans which results in a reduction in gross floor area and building heights over the site. More detail on other proposed changes to the DCP are outlined in Section 6 of this report and a detailed assessment against the provisions of the revised DCP is provided in Section 6 of the report.

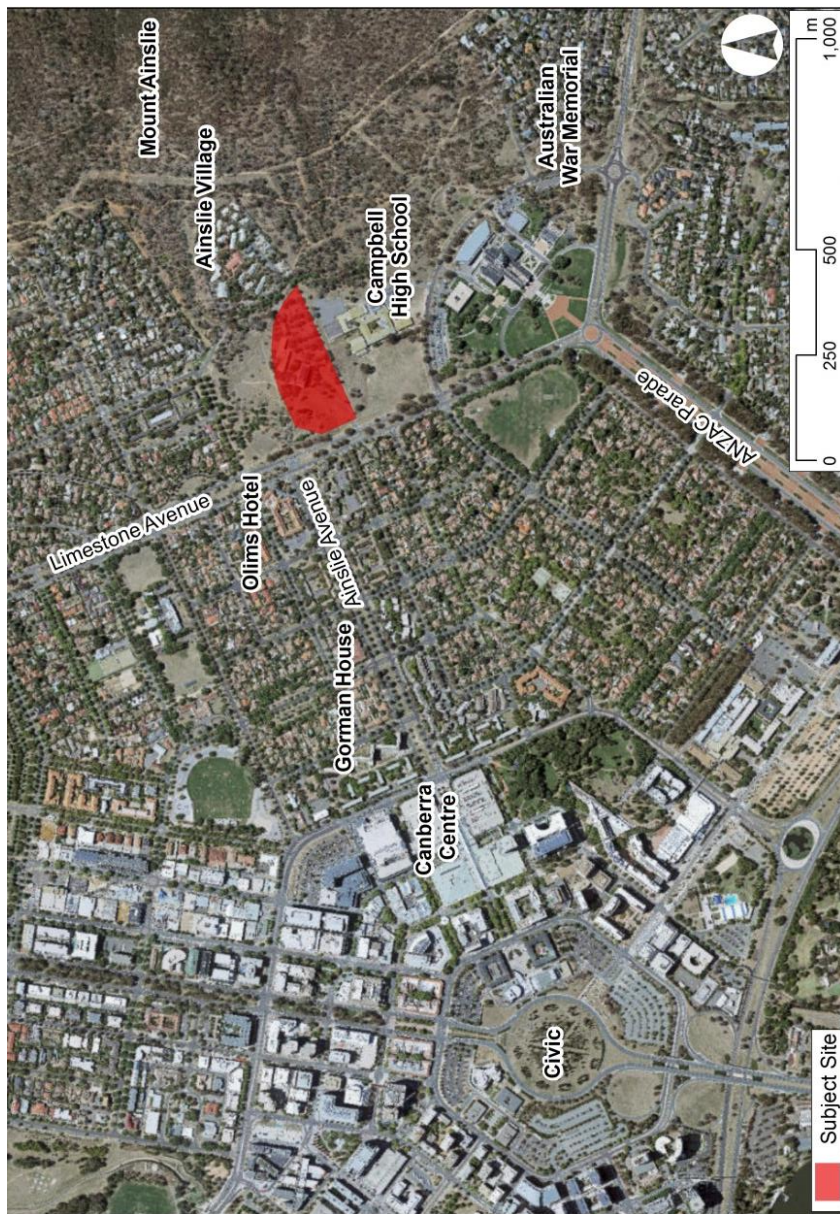
The DCP requires that any Concept Plan prepared for the site will be subject to public notification and consultation prior to the approval by the NCA. The NCA's Commitment to Community Engagement document requires that an amendment to a DCP also be subject to public consultation.

Figure 1: Subject Site



Source: ACTMapi; Purdon Planning

Figure 2: Locality Plan



Source: Stewart Architecture, 2019

2.0 Introduction

2.1 Purpose

This report has been prepared on behalf of Doma as lessee of Blocks 4 & 5 Section 38 Campbell to support a submission to the National Capital Authority (NCA) for approval of a Concept Plan and a revised Development Control Plan (DCP) for a medium density residential development on the subject site.

The documentation has been compiled in response to the requirements of the DCP.

2.2 Background

Doma is the current lessee of the subject site which comprises an area of approximately 4 hectares (ha). The site buildings have been demolished however the existing bitumen car parking and trees remain on site.

The proposed development of the site has been the subject of preliminary discussions with the NCA, Commonwealth Department of Finance, Commonwealth Department of the Environment and Energy, the ACT Government and the wider community over a number of years.

A number of development options have been considered for the site over recent years. The proposed Concept Plan represents the culmination of a design competition, review of changing market conditions, feasibility studies, and discussions with government agencies as well as community consultation.

2.3 Project team

Doma has engaged an experienced and well-qualified consultant team used for preparation of the Concept Plan and supporting studies as listed in the front of this report.

3.0 Concept Plan

This section describes the key elements of the Concept Plan, Concept Landscape Plan and related features of the proposed residential redevelopment. This section should be read in conjunction with supporting plans and documents.

A revised DCP for the site is proposed as part of this documentation. ([Refer Attachment 3: Draft Amendment to Development Control Plan 16/01 \(2019\)](#))

3.1 Project Summary

The proposed development will comprise approximately 241 residential dwellings in a range of typologies including apartments and town houses with assorted bedroom configurations. A Concept Plan has been prepared which outlines the general arrangements of buildings, access and carparking, landscaping, public and private open space. ([Refer: Stewart Architecture Drawing: A004 Design Concept](#))

The Concept Plan shows two separate apartment buildings (8 storeys) fronting Limestone Ave with a total of 112 units, along with 129 townhouses comprising 2-3 storey structures (including undercroft parking) on the balance of the site. The total development will have a maximum gross floor area of approximately 40,000m² excluding the basement and undercroft parking ([Refer Table 1: Development Statistics](#)).

Building heights in the Concept Plan are consistent with the maximum building height of RL617 provided for in the approved DCP. The approved DCP provides for a maximum building height RL617 across the entire site however Doma are proposing to amend the DCP to include a new Figure 2 which shows a building envelope over the site which provides for RL617 at the front of the site, then RL610 for a portion of land in the middle of the site and RL612 for the balance of the land. Taller buildings (8 storeys) will have frontage to Limestone Avenue while low-rise buildings (2-3 storey terraces/townhouses) are proposed to be located across the remainder of the site.

Site access/egress will be via the existing Limestone Avenue crossing.

Pedestrian and bicycle access/egress will occur via the main entry/exit point on Limestone Avenue. An existing footpath along Limestone Avenue provides access to a signalised intersection at Ainslie Avenue. An additional pedestrian access point will be provided at the rear of the site allowing easy access to the Mount Ainslie reserve.

The DCP requires car parking rates to be consistent with the rates provided for in the Territory Plan's Parking and Vehicular Access General Code. A total of 459 spaces are required on site ([Refer to Attachment 6: Traffic Impact Assessment](#)). A total of 567 parking spaces are proposed on site. For the residents, car parking will be provided in either a basement car park under the two apartment blocks at the front of the site or in garages integrated into the town houses. Visitor parking will be provided off the internal roads around the site.

The Concept Plan includes a private internal access road to all buildings as well as an internal pedestrian network. All on-site roads and pathways will be illuminated to appropriate design standards. The northern and eastern boundaries of the site will be fenced in accordance with the conditions of the EPBC approval. The fence will be set back from the boundary by one metre, as required by the EPBC approval, to provide a landscape buffer zone to the natural temperate grassland to the north of the site. The southern boundary of the site adjacent to Campbell High School will contain landscaping, courtyard walls and fencing. In sections of the southern and eastern boundary of the site the boundary treatment will be setback within the site allowing a strip of landscaping to be planted within the site but in front of any landscape structure. ([Refer to Stewart Architecture Drawing: A030 Boundary Treatment](#))

The street trees within the Limestone Avenue road reserve, and the 15 metre landscape zone from the Limestone Avenue frontage will provide amenity and contribute to the landscape setting. Communal facilities including a swimming pool is proposed within the front setback but will be screened by a rock wall and landscaping.

Table 1: Development Statistics

Item	Number
Block area (approx)	
Block 4	39,855m ²
Block 5	252m ²
Total	40,107m ²
GFA (approx. max)	40,000m ²
Building heights	2-8 storeys

3.2 Design Philosophy and Intent

The Concept Plan has evolved through an iterative design process to take into consideration site constraints and opportunities as well as the Doma's assessment of market demand for a high-quality residential precinct in Campbell.

The site presents an opportunity to provide a high-quality medium-density residential precinct in close proximity to the city centre.

Whilst the site has been used for office space associated with a scientific research establishment, it is now vacant with little prospect for re-use as an office park. Redevelopment for residential use means that the site can contribute to Government policies that encourage inner city redevelopment which in turn allows for better utilisation of existing facilities and services provided in the local area.

The elongated east-west orientation of the site lends itself to development for a range of housing typologies that can take advantage of the wide northerly aspect and associated solar access.

Use of the existing site access/egress off Limestone Ave means that new traffic generation can be absorbed into the local street network with minimal impact on surrounding land uses including other residential precincts.

A mix of housing types on site caters for a number of market segments and demographics with different reasons for locating in this attractive and sought-after location. The mix of high-rise apartments and low-rise terraces/townhouses provides housing options on-site and facilitates a good social and demographic mix.

Extensive views from the site enable residential buildings to take advantage of this attribute without adverse impacts on adjacent land uses.

The concept of buildings in a landscape setting creates opportunities for local amenity as well as setting the development in a campus-like environment with screening from adjacent land uses.

The Concept Plan does not maximise residential yield as permitted under the approved DCP because of the desire to create a lower density development adjacent to open spaces, and as a point of difference to other higher density apartment style precincts in the City.

Provision is made on-site for communal facilities for residents and guests, including common rooms, recreation facilities (pool and tennis courts), BBQ, walkways and contemplative landscaped pockets in a safe environment.

Basement and undercroft parking enhance local amenity as well as views into the site from adjacent public spaces. The total car parking spaces to be provided will exceed Territory Code requirements to address the needs of larger families and to avoid overspill parking into adjacent streets.

Active travel will be encouraged because of proximity to public transport, shops, entertainment and work places. A network of walkways within the site will allow safe pedestrian movement. Provision will also be made for bicycle storage on site.

Landscaping will be of a high quality and maintained by the body corporate. The proposal for landscaping is illustrated on a series of Stewart Architecture drawings including: Concept Plan, Open Space/Landscape Areas and the landscape plan provides for a mix of safe and attractive community and private outdoor recreation spaces. The proposed landscaping incorporates a mix of native and exotic vegetation that provides amenity and fauna habitat.

The built form creates a defined urban edge to Limestone Avenue, and steps back up the hill following the natural contours. Basement and undercroft parking make use of the site slope to minimise the need for substantial excavation and earth works. (Refer to Stewart Architecture Drawing: A020 – Site Sections)

3.3 Subdivision

The proposed development is intended for release as a community title tenure with five (5) distinct precincts. (Refer Stewart Architecture Drawing A008 Block Plan).

This plan shows the indicative site subdivision, subject to detailed design and formal site survey. All communal facilities are included in precinct 5. Some of communal facilities are also located on the ground floor of the buildings within Block 1, a stratum will be completed to include these areas within Block 5

3.4 Implementation Timeframe and Strategy

Adoption and implementation of the Concept Plan as the basis for redevelopment of the subject site will require the endorsement of the NCA.

3.4.1 Key Actions & Project Timing

The following indicative project timeframe for project completion and occupation will be dependent on the timing of decision making by relevant Government agencies:

- Demolition of car park and other minor structures
- NCA review of revised DCP and Concept Plan (current)
- Public notification of both documents for comment and review by NCA (3rd quarter 2019)
- Determination of DCP and Concept plan by NCA (4th quarter 2019)
- Consideration and assessment by NCA of individual stages of development for consistency against the DCP (late 2019 subject to Concept Plan approval)
- Undertake site servicing (early 2020 pending earlier approvals).
- Staged construction to be undertaken by the Proponent (2020 onwards).

3.4.2 Development Staging

The proposed development will be staged in accordance with NCA assessment and consideration, as well as market demand.

Works will commence from the Limestone Avenue frontage and progressively move towards the rear (Mt Ainslie frontage) in four stages (Refer Stewart Architecture Drawing A040 Development Staging)

Existing on-site car parking will be retained on site to provide car parking for workers during construction but once construction meets the existing car parking area it will be removed. The rear site entry will also be retained to allow heavy vehicle entry/egress to the site while construction is ongoing.

The proposed staging will see community facilities, apartments, the internal road infrastructure and townhouses located on Block 2 built first with progressive stages of townhouses and Blocks 3 and 4 delivered later on.

Table 2: Indicative Project Staging

Indicative Stage	Indicative Scope
Stage One	Limestone Av apartments (Block 1); internal roads (Block 5); part site servicing; northern fence; northern town houses (Block 2)
Stage Two	Southern town houses (Block 3); parts site servicing
Stage Three	Eastern town houses (Block 4)

4.0 Existing Site Conditions

4.1 Overview

The site comprises Block 4 and Block 5 Section 38 Campbell and is leased by Doma. The total site area is approximately 4 ha.

The site has frontage to Limestone Avenue in Campbell, ACT. It is bordered on the south by Campbell High School and has open space, vacant Territory Land and road reservations to the north, west and east. There are residential uses beyond this immediate open space/road reservation zone, including Ainslie Village.

The site contained vacant office buildings that were previously occupied by CSIRO. There is also a surface car park and associated internal road network with the major vehicle entry/exit to Limestone Avenue. (Figure : Site Access) A secondary (informal) road access from Quick Street on the north-eastern boundary.

Figure 3: Site Access



Source: Stewart Architecture (2016)

4.2 Adjacent Land Use

The site is in close proximity to city centre (jobs, shops and entertainment) and located adjacent to the Campbell High School, other multi-unit and single storey housing, the Mercure Hotel, and open space.

4.3 Land Tenure/Crown Lease

The site is located on National Land which is administered by the Commonwealth Department of Finance. The Crown Lease for the site lease was acquired by Doma in 2016. The current lease purpose clause permits the following:

“...To use the premises for scientific research establishment and any other purposes ancillary thereto.”

The total gross floor area (GFA) permitted under the existing lease is 8,900m².

A lease variation will be required to permit use of the site for residential uses and also to increase the amount of GFA permissible on site.

Other relevant clauses in the existing Crown Lease include:

PAVING (c)	<i>The lessee shall provide and maintain paving on the Land to a standard acceptable to the Commonwealth</i>
LIGHTING (d)	<i>The lessee shall illuminate and keep illuminated at its own expense all public access areas on the land to the satisfaction of the Commonwealth</i>
SIGNS (e)	<i>The lessee shall not display or permit to be displayed on the premises any advertisement sign or hoarding without the previous consent in writing of the Commonwealth</i>
SERVICE AREA (f)	<i>The lessee shall screen and keep screened all service areas to the satisfaction of the Commonwealth and shall ensure that all plant and machinery contained within the premise suitability screened from public view</i>
ACCESS (h)	<i>That the lessee shall, unless otherwise agreed to in writing by the Commonwealth, provide and maintain the vehicular access existing at the date of the commencement of the lease to the satisfaction of the Commonwealth</i>
CAR PARKING (i)	<i>That the Lessee shall provide and maintain at least 212 hard-standing car parking spaces on the Land to the satisfaction of the Commonwealth. That in the event of a new building being constructed on the Land, additional hardstanding car spaces shall have to be provided and maintained on the Land to the satisfaction of the Commonwealth in accordance with relevant standards.</i>

A new crown lease will be negotiated with the Department of Finance by Doma as part of the development approval process to ensure consistency between the lease, the DCP and the proposed development. As part of the negotiations with Finance, an agreement will be reached for the land to be gazetted as Territory Land at an agreed time in the future. The Territory Plan will need to varied to reflect the provisions of the DCP. The DCP will cease to apply once the site becomes Territory Land and the Territory Plan variation takes effect.

4.4 Physical Environment

Figure 4: Site Features illustrates the natural and built features of the site, with photographs from specific viewpoints surrounding the site.

4.4.1 Built Form

A multi-storey building and several low-rise structures previously used by CSIRO were located on the site but were demolished in April 2019. The large surface car park at the eastern end of the site still remains on the site along with the sealed access road which runs east-to-west generally across the southern extent of the site, connecting the car park to Limestone Avenue.

4.5 Compatibility with Surrounding Land uses

Redevelopment of the subject site as proposed in the Concept Plan is not considered to have any significant adverse impact on adjacent land uses. The surrounding land uses are described below.

Campbell Section 63 Block 1 - Ainslie Village

- This site consists predominately of low-rise housing units
- It has no known heritage significance
- Low-rise housing at the eastern end of the site (compared to potential higher rise consistent with the upper limit of RL617) reduces any visual impact on the Village
- Existing mature vegetation within and between both sites would minimise visual intrusion
- Proposed development will be separated by the Canberra Nature Reserve and will not negatively impact the Ainslie Village

Campbell Section 60 Blocks 2 and 3

- Currently exists as open parkland adjacent to the Canberra Nature Reserve
- Proposed development will not impact this land as it is screened by the Canberra Nature Reserve.

Limestone Avenue Verge

- Under the Concept Management Plan, residential development would bring development closer to Limestone Avenue than current office buildings, but this is not inconsistent with other frontages to Limestone Avenue and is permitted under the approved DCP 16/01.
- Proposed buildings have been setback 15m from the western boundary of the site which is already approximately 20m back from the Limestone Avenue carriageway.
- The proposed building setback will not adversely affect existing mature street trees, which will also act as a screen to filter views of the residential precinct.

Campbell High School

Proposed buildings adjacent to the school vary in height from 2 to 8 storeys and will be screened by existing trees and new on-site plantings along the southern boundary to minimise the impact on student and teacher privacy.

- New development on the site will be more visible from school ground but does not overshadow the school except for minor incursions along the southern site boundary during late afternoon mid-winter (after 3pm).
- Refer Section 5 below for discussion of overshadowing.
- The development may increase the number of enrolments within the immediate school catchment.

Retail Centres

- The redevelopment will not provide any retail or commercial facilities on site, but which lead to an increase in the population catchment for retailers in nearby shopping centres
- Easy access by future residents to existing shops and other services in adjacent commercial centres in City, Braddon, Campbell and Ainslie, as well as at Canberra Airport.

Australian War Memorial

- The AWM is an iconic cultural facility in the National Capital and has heritage status.
- An increase in residents or buildings will not adversely affect the number of visitors who enjoy the unique interior and exterior built form of the AWM.
- Proposed buildings will not be of a scale large enough to noticeably impact any views of the AWM from significant viewpoints around the city or be seen from key vantage points on the AWM site.
- Special arrangements will be made with the contractors to ensure there is no disruption to major AWM events and celebrations.

Mercure Hotel

- The development for residential use could result in an increased level of patronage for the hotel but will not be adversely affected by continued operation of the hotel as an entertainment venue given the distance between the two sites and existing residential development adjacent to the hotel.
- There are no proposed uses on the subject site that would affect the financial viability of services and venues provided by the hotel.

Existing Residential Development and Street Pattern

- The existing residential development predominantly consists of detached buildings with higher density dwellings located along Ainslie Avenue, as well as on Quick/Haley Streets and the Canberra Centre.
 - The site is located within a broader local area that is undergoing transition to a higher density inner city urban environment.
 - The proposed residential development will be more compatible with adjacent housing than use of the site as an office park or other non-residential uses.
- The site does not impact on sight lines along the Ainslie Avenue axis.

4.5.1 Social Infrastructure

Community Space within North Canberra

A total of 141ha of land in North Canberra is zoned Community Facility (CFZ), including 56ha in the inner suburbs of Braddon, Reid, Ainslie, City and O'Connor (ACTmapi, 2016).

Current community space in inner North Canberra is diverse, accommodating different types of organisations. The space includes facilities owned by the ACT Government, the community sector and privately rented space. The spaces serve local, district and metropolitan populations. This includes community space which could be, but is not necessarily, available for community use other than by the organisation which "owns" it. For example clubs and places of worship, and community space which different organisations use such as community halls and multi-purpose spaces subleased to different groups and organisations.

In addition, other facilities also function as community space and/or have spaces available for community use including some arts/craft facilities, and some national institutions.

Community space includes:

- office space for community organisation administration
- meeting/counselling rooms
- places of worship
- school rooms
- child care facilities.

Table 3 show the type of community facilities and spaces based on 2007 Environment, Planning and Sustainable Development Directorate (EPSDD) data that has been updated for this study.

Table 3: Type of Community Spaces

Type of Space	Number of facilities	%
Childcare	15	21%
Church	15	21%
Club	9	12%
Meeting room spaces	5	7%
Multipurpose	7	15%
Office	8	11%
School	4	5%
Theatre	5	7%
Other	3	4%
Total	71	100%

Source: Purdon Planning

Retail Facilities

The subject site is approximately 1km by road from a full range of retail facilities in the City Centre

The nearest local retail centres are at Ainslie and Campbell (each less than 2km by road). There are also cafes, bars and restaurants in close proximity to the site, including Mercure Hotel, Gorman House and the Australian War Memorial.

Recreation Facilities

The site is close to a range of recreational facilities for a wide range of user groups.

Casual recreation opportunities within close proximity to the subject site include Mount Ainslie Nature Reserve to the east, and Lake Burley Griffin approximately 2 km from the site.

The Campbell School oval is adjacent to the site and there are public sports fields on Limestone Avenue within walking distance. Tennis courts, lawn bowls and Civic pool are also within close proximity to the site.

It is also intended that the development will contain a range of recreation facilities and social amenities on-site for residents and guests.

Views

The site is elevated and has excellent short and long-distance views in all directions.

Parts of the site have views across to Lake Burley Griffin and beyond, as well as to Mount Ainslie (east) and other inner-city hills including Black Mountain and Red Hill.

Figure 5: Views



Source: Stewart Architects



View to Parliament House from the subject site.



View from Limestone Ave towards the subject site

Streetscape Character

The street character of the site is highly influenced by its native setting and until recently, a large 5 storey office building (previously CSIRO headquarters) . Surrounding building heights on adjacent properties range from 1 to 3 storeys in height and buildings are set back from the streets. A row of large mature Eucalyptus trees, wide grassy verges and landscaped median strips dominate the immediate streetscape in this area. The nature strips within the surrounding residential streets are typically lined with exotic deciduous trees.

Other streetscape elements include:

- The existing surrounding residential development include medium density apartments and detached housing.
- There are medium-density apartment buildings located along Ainslie Avenue and in Quick Street.
- Local streets have been designed in a grid pattern and contain mature verge trees and footpaths.

Site Amenity

The natural amenity of the site includes the following features:

- Elevated site with extensive views across inner Canberra
- North facing aspect
- Moderate slopes from the central ridge line to Limestone Ave
- Close proximity to Mt Ainslie Nature Reserve and Campbell High School playing field
- Pedestrian trails surrounding the site.



View of multi-unit residential development across Limestone Ave

Cultural and Heritage

A desktop Cultural Heritage Assessment (indigenous and historical) was conducted in November 2010 by Biosis Research and updated in September 2013.

The assessment included searches on the ACT Heritage Register to identify items. Further, archaeological studies have been undertaken in the surrounding areas. No consultation has been undertaken with the local Aboriginal Community through Registered Aboriginal Organisations (RAOs).

The findings of the assessment are outlined below:

- The study area is located on the basal slopes of Mt Ainslie and has been severely impacted by the previous and ongoing uses of the land. Impacts include the construction of roads, construction of office buildings, excavation, landscaping and pedestrian/cycle traffic.
- No artefacts or cultural heritage sites were identified within the study area. Due to the high degree of impact, no areas of Potential Archaeological Deposit (PADs) were identified over the study area.
- The closest archaeological sites are located within the confines of the Mt Ainslie Nature Reserve and consist of small artefact scatterings or of isolated finds identified as lithic artefacts.

Ecology

The site has been the subject of desktop surveys by Biosis to establish flora and fauna values. A number of species of plants and animals identified as being on (or near) the site or having the potential to be found on (or near) the site, given its local habitat characteristics.

These species included the following:

- Natural Temperate Grassland of the Southern Tablelands of NSW and the Australian Capital Territory
- Canberra Spider Orchid (*Arachnorchis actensis*)
- Hoary Sunray (*Leucochrysum albicans* var. *Tricolor*)
- Button Wrinklewort (*Rutidosia leptorrhynchoides*)
- Pink-tailed Worm-lizard (*Aprasia parapulchella*)
- Striped Legless Lizard (*Delma impar*)
- Perunga Grasshopper (*Perunga ochracea*)
- Golden Sun Moth (*Synemon plana*)

A referral to the Commonwealth Department of the Environment and Energy (DEE) under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) was made in 2015/16 (reference number 2014/7372) to address matters of National Environmental Significance. DEE has since provided approval for removal of ecological values on site, subject to some conditions of approval including an offset program for native plants and the provision of a fence along the northern boundary of the site to discourage direct access onto native grassland (refer Attachment 15).

4.6 Constraints and Opportunities

This section summarises the combined site opportunities and constraints relating to development of the site.

The site has a number of positive attributes and opportunities as summarised below that have been incorporated into the Concept Plan:

- Large site located in inner north Canberra close to jobs, retail outlets, entertainment, open space and community facilities.
- Generally northern orientation.
- Gentle slope over most of site.
- Significant external views (Mt Ainslie, Black Mountain, Parliament House).
- Open space to north and west and close proximity to Mount Ainslie reserve to the west.
- Main vehicle access and egress to/from Limestone Avenue.
- Medium density housing (2/3 storeys) to the west and north.

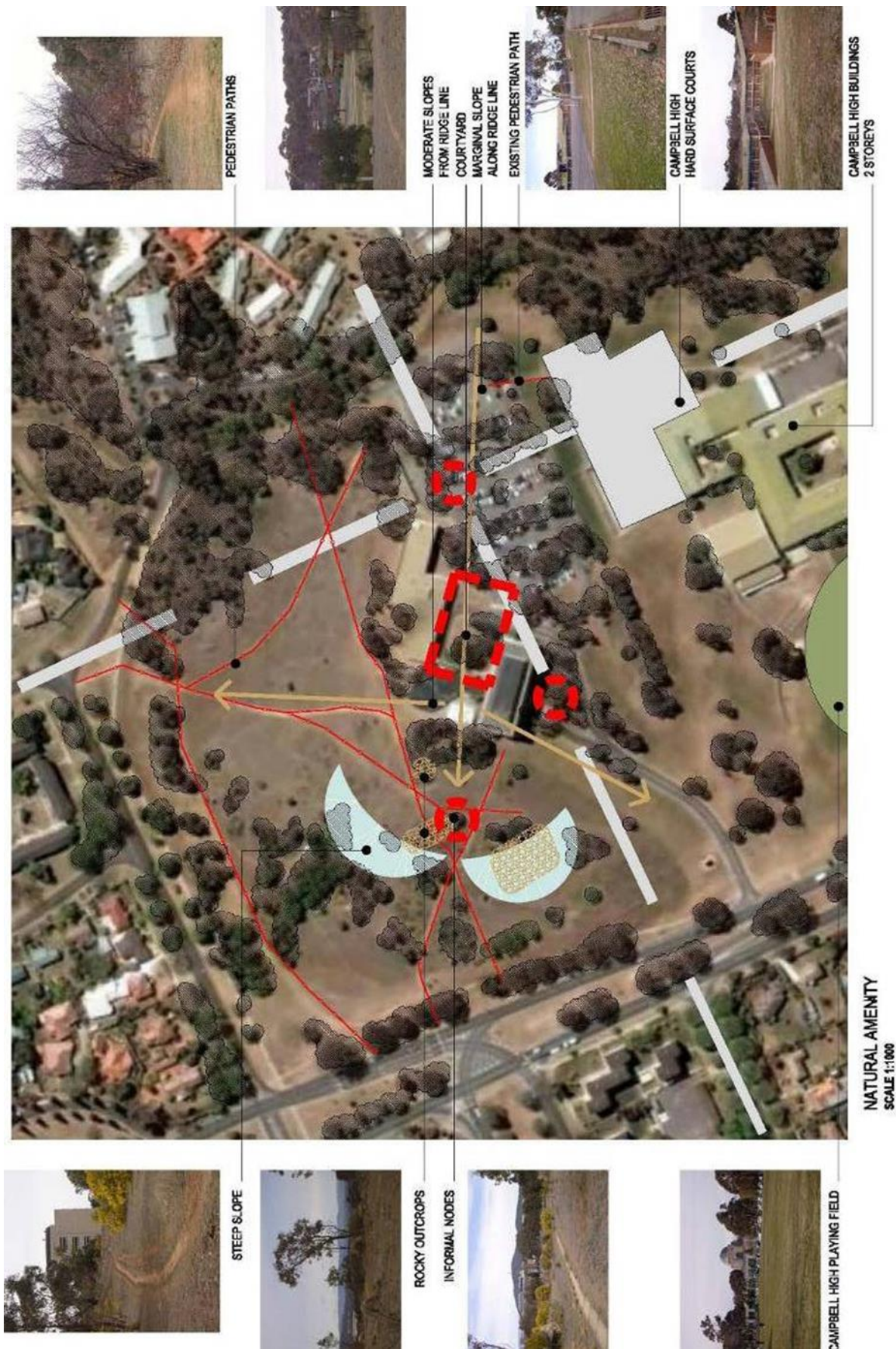
- Walking distance to employment district and entertainment areas in city centre
- Access to public transport and cycle paths
- Campbell, Ainslie and Reid are all well-established, predominantly residential suburbs within the Inner North.

Table 5 summarises potential constraints to site development and suggested responses. Each of the “constraints” has been successfully addressed in the Concept Plan. Other actions proposed in this Planning Report do not present a deterrent to the proposed development.

Table 4: Constraints and Design Responses

Potential Constraint	Design response
Proximity to school on the southern boundary	Can be addressed by sensitive edge treatment and detailed apartment design. Concept Plan has support of the school based on recent consultations.
The presence of habitat recognised under Commonwealth Environmental Legislation	This has been addressed under EPBC referral. DEE has provided approval to clear the site of all habitat values.
Retention of mature trees	The Concept Plan will require removal of all vegetation to take advantage of the local terrain for undercroft and basement parking and to achieve an efficient site layout with reasonable residential yield close to the city centre. However, there will be extensive new plantings on site of native and exotic vegetation that will integrate with the surrounding vegetation as well as provide screening and local amenity. A deep-rooted planting plan is included with this package of materials.
Statutory Planning Provisions	Changes to DCP 16/01 are required to facilitate the proposed concept plan. These changes are summarised above and are subject to public consultation and agreement by the NCA. The Territory Plan will be varied to reflect the residential nature of the development (RZ5 land use zone).
Crown Lease - Lease purpose clause restrictions including land use and GFA limitations	The DCP sets parameters around development capacity/rights for the site. The Crown Lease will be amended to reflect proposed development.
Uncertain secondary access	A secondary road access from the eastern side of the site is not required and has been deleted from the Concept Plan design. However a secondary pedestrian access point will be created.
Potential traffic noise from Limestone Avenue	Buildings are set back substantially from noise sources along Limestone Ave and detailed design of apartment buildings will mitigate adverse noise impacts.
Some areas of steeper slopes	The slope does not prevent development and is an advantage rather than a constraint. It allows views across inner Canberra and permits some economics of scale in building works. The slope is used to provide at grade access to parking where possible negating the need for basement ramps.
Bushfire risk	Mitigation measures on site and good external road access will address bushfire risk.
Easement for services traversing the site	These can be relocated or will no longer be required and can be extinguished.
Major existing buildings	These are no longer required for office use and obstruct better site utilisation. Buildings have been demolished.
Proximity of public housing including Ainslie Village.	Development will not affect the Village in terms of overshadowing, noise or other environmental impacts.
Overshadowing of adjacent land uses	The proposed development does not significantly overshadow adjacent properties at the mid-winter solstice.

Figure 6: Natural Amenity



4.7 Environment, Protection and Biodiversity Conservation Act

The *Environment Protection and Biodiversity Conservation Act (1999)* (EPBC Act) requires development that may have a significant impact on a matter protected by the EPBC Act be referred to the Commonwealth Department of the Environment and Energy (DEE) for assessment under the legislation.

Matters of national environmental significance (listed threatened species and ecological communities) have been identified on site, including a small area of land on the western side of the site which contains native grassland and associated fauna. A referral was made to DEE under the EPBC Act and approval (subject to a range of conditions) for removal of all natural values has been granted. The referral also considered the heritage values of the existing buildings on the site, and approval for removal of these buildings was also granted.

The EPBC approval lists a number of conditions that have been addressed where relevant in the Concept Plan design for example:

- a) Avoid the introduction and spread of weeds to protected matters;
- b) Avoid impacts from herbicide use to protected matters;
- c) Prevent pest and feral predator impacts to protected matters;
- d) Ensure the landscaped buffer required by Condition 4 along the northern boundary with Block 4 Section 63, Campbell ACT is maintained and functions to prevent the invasion of weeds to protected matters;
- e) Avoid stormwater impacts to protected matters;
- f) Avoid the impact of domestic pets on protected matters; and
- g) Ensure signage is maintained to communicate the conservation and heritage values.

A copy of the full EPBC Approval (including conditions) is at [Attachment 15](#).

4.8 National Capital Plan

The subject site is located in the Urban Area under the General Policy Plan of the National Capital Plan (the Plan). The subject site is National Land outside of a Designated Area, and special requirements apply to the site (refer Section 4.22 of the Plan).

The Plan states:

Development, including subdivision and leasing proposals, of all National Land not included in a Designated Area of this Plan, is to confirm to Development Control Plans agreed to by the National Capital Authority.

Development proposals for National Land, including subdivision, and proposals to lease National Land, will be subject of consideration by the National Capital Authority who will assess proposals to ensure they are not inconsistent with the provisions of the Plan and any relevant Development Control Plan.

An assessment against the revised DCP is in [Section 5](#).

4.9 Development Control Plan

A DCP was approved for the site (DCP16/01) on 12 May 2016. The DCP provides a framework for future development of the subject site and outlines the planning and urban design objectives for the site. It is a requirement of the DCP that prior to development of the site, a Concept Plan is to be prepared for the entire site and approved by the NCA. The Concept Plan is to be subject to public consultation. An assessment against the provisions of the DCP is in Section 5.

4.10 The Territory Plan-

The Territory Plan does not currently apply to the site. However once the development is complete, it is anticipated that the National Land status will be revoked and the site will become Territory Plan. A variation to the Territory Plan would be required to allow residential use for the site. The Territory has indicated that the appropriate zoning would be RZ5.

4.11 ACT Planning Strategy 2018

The ACT Minister for Planning released a refresh of the ACT Planning Strategy in 2018 which sets out a series of directions for the medium term development of Canberra. The proposed development on Campbell 38 is consistent with a number of these directions and associated actions as outlined below.

Objective	Relevant Strategic Directions
Compact & efficient city	Support sustainable urban growth by working towards delivering up to 70% of new housing within our existing urban footprint, and by concentrating development in areas located close to the city centre, town and group centres and along key transit corridors. Use infrastructure efficiently to support our growing community.
Diverse Canberra	Improve the character of our city centre to improve liveability and activity.
Sustainable & resilient Territory	Integrate living infrastructure and sustainable design to make Canberra a resilient city within the landscape.
Liveable Canberra	Encourage high quality design, built form and places for a changing climate.
Accessible Canberra	Enhance accessibility by better integrating transport and land use. Deliver housing that is diverse and affordable to support a liveable city.

5.0 Assessment against Development Control Plan

Development Control Plan 16/01 was approved by the NCA in May 2016. This DCP was subject to public consultation, and the consultation report is available for viewing on the NCA's website. Whilst the Concept Plan complies with most aspects of the existing site DCP 16/01, Doma is proposing several changes to the DCP to facilitate what it believes is a better planning and design outcome for the site.

A copy of the approved DCP, a copy of the revised DCP with track changes, and a copy of the revised DCP without track changes is at [Attachment 3](#).

A detailed assessment of the Concept Plan against provisions of the revised DCP is presented in the **Table** below. The following points summarise the proposed changes to the DCP:

- Introduce new provision for landscape structures in **Landscape Zones 1, 2 and 3**. This permits the provision of retaining walls, security fences, lighting and recreation structures that are shown in the Concept Plan (refer [Stewart Architecture Drawing A004 Design Concept](#)) and are a consequence of the significant change in housing typology from apartment buildings to townhouses.
- **Landscape Zone 1** to the south of the site is reduced to a minimum width of 8 m from the current 20m. This reduction to the width of Landscape Zone 1 has been made as it was previously envisaged that this setback would include the main access road for the site. The main access road is now largely in the centre of the site and instead private courtyards will be along this boundary. The maximum height of buildings adjacent to this setback has been reduced from RL617 to RL610 and RL612, in line with proposed concept of townhouses instead of apartments.
- **Landscape Zone 4** is created to accommodate the main access to the site from Limestone Avenue, maintaining the 20 metres setback as per DCP 16/01 to the apartment buildings from the southern boundary, but allowing provision for 3 visitor car parking spaces for drop-off/pickup to the southern apartment building.
- A reduction in maximum **gross floor area (GFA)** for development on the site. The approved DCP permits 60 000m² of GFA and it is proposed to reduce this to 40 000m². This reduction is as a result of a significantly lower density development being proposed compared to what is currently allowable under the approved DCP.
- Removal of **non-residential land uses**. The approved DCP permits office, café and restaurants. Doma is of the view that these uses are not appropriate for the site and the proposed scheme does not allow for these uses.
- Inclusion of a **mixed landscape theme** to include native vegetation as well as deciduous exotic plantings. A mixture of landscaping treatment is being proposed to reflect both the native landscaping to the rear of the site and the exotic landscaping in nearby suburbs. Native planting will form around the border of the site blending the offsite landscaping into the proposed development.
- Provisions prohibiting overshadowing of neighbouring blocks to be amended to prohibit overshadowing from 9:30am on the Winter Solace and overshadowing of the School's playing areas to be minimised between 9am – 3pm.

Consultation has been undertaken with those affected stakeholders by the proposed changes to the DCP provisions such as those impacted by changes to overshadowing. Refer to Section 5 and 6 for further details.

Assessment of the proposed Concept Plan against provisions of the revised DCP (19/xx).

Note: Where a provision has been changed from the approved DCP, it is noted in the assessment in italics.

DCP 19/XX Provisions	Assessment against Concept Plan
1. Preamble	
Blocks 4 and 5 Section 38 Campbell is National Land outside Designated Areas and is defined as Urban Areas in the National Capital Plan. Special Requirements for National Land sites in the Urban Areas under section 4.22 of the Plan apply and state:	Noted. <i>Note: This provision has been revised to update the National Capital Plan section to 4.22 to reflect the current Plan numbering.</i>
Development, including subdivision and leasing proposals, of all National Land not included in a Designated Area of this Plan, is to conform to Development Control Plans agreed by the Authority. Development Control Plans are to reflect the relevant provisions of the Territory Plan, and meet the following requirements:	Noted. Development Control Plan 16/01 was approved by the National Capital Authority on 12 May 2016.
i. Adverse environmental impacts from on-site developments, on adjacent land and development, shall be identified and redressed to the extent practicable.	Noted. Environmental impacts are identified in other sections of this assessment, and addressed where required.
ii. Adequate provision should be made where appropriate for visitors to sites.	Consistent with provision. The Concept Plan provides for 61 visitor spaces on site. This is in excess of the minimum requirement. <u>Refer to Stewart Architecture Drawing: A027 Parking Strategy and Attachment 6: Traffic Impact Assessment (Aecom)</u>
iii. Functional relationships between uses within and external to the site shall be provided for.	The development will facilitate active travel to adjacent land uses and will not impact on the safe or convenient operation of adjacent land uses
iv. Consistency in the external design and site layout of buildings and landscaping shall be sought.	The development includes a range of housing typologies which will have a high degree of consistency in design and colours. The landscape plan will include a mixture of native and exotic planting, especially around the site perimeter. The details of the external design of buildings and landscape will be submitted at the detailed drawing stage.
v. Satisfactory arrangements shall be made for parking accommodation and vehicular access and egress. Traffic impacts of development shall be taken into account.	A Traffic Impact Assessment (<u>Attachment 6</u>) has been completed for the site (<i>Aecom</i>) and discussed with the ACT Government's Transport Canberra and City Services Directorate.(TCCS). The report concludes that proposed access/egress arrangements at Limestone Ave are adequate and will not impede general traffic flow during peak periods. A total of 567 spaces will be provided on site. Parking provision on-site exceeds requirements specified in the Territory Parking Code. The additional parking has been provided to meet the demand expected from the 3 & 4 bedroom units and to avoid overflow parking into adjacent streets.

DCP 19/XX Provisions	Assessment against Concept Plan
	TCCS provided in-principle support for the proposed Concept Plan on 29 th of March 2019 subject to further detailed design
The Plan further requires that development proposals on National Land be referred to the National Capital Authority (NCA). The NCA will assess proposals to ensure they are not inconsistent with the provisions of the Plan or this Development Control Plan (DCP).	<p>The Concept Plan has been submitted to the NCA for its assessment.</p> <p>The Concept Plan is not inconsistent with the revised DCP.</p>
The provisions of this DCP apply to Blocks 4 and 5 Section 38 Campbell. In the absence of a provision in the DCP or the Plan to the contrary, all development should accord with the relevant provisions of the Territory Plan. Where an inconsistency arises between the Territory Plan and the National Capital Plan or this DCP, the National Capital Plan or this DCP prevails.	Noted.
2. Planning & Urban Design Objectives	
The planning and urban design objectives for the site reflect the relevant metropolitan planning objectives of the National Capital Plan, the Territory Plan and the NCA's desire for exemplary design in the National Capital.	An assessment against each provision of the DCP has been made to demonstrate the consistency of the proposed Concept Plan with the planning and urban design objectives for the site.
<p><i>2.1 Metropolitan Planning Objectives</i></p> <p>Development on the site is not to be inconsistent with the following objectives for metropolitan planning in Canberra.</p> <ul style="list-style-type: none"> • Provide opportunities for increased residential population in the central area of Canberra and within close proximity to the city centre, town centres and along major transport routes. 	<p>Consistent with provision.</p> <p>The site is proposed for residential use (241 apartments and town houses), close to the city centre and in proximity to public transport routes along the adjacent arterial road.</p>
<ul style="list-style-type: none"> • Ensure development contributes to the overall design quality and landscape structure of the National Capital. 	<p>Consistent with provision.</p> <p>An appropriate site layout and strong urban design response enhances the character of Limestone Avenue as a main approach to the Australian War Memorial and Anzac Parade. The Limestone Avenue frontage is articulated by a variety of buildings within a landscape setting.</p> <p>Existing mature street trees within the Limestone Avenue road reserve are not impacted by the redevelopment of the site. This row of mature eucalypts provides screening to the development as seen from Limestone Avenue, reducing the visual impact for passing vehicles and housing in the immediate area.</p> <p>As part of the proposal careful consideration has been given to the landscape masterplan for the site and significant planting will be used. Native and exotic landscaping will be planted across the site with consideration for the surrounding landscape and the</p>

DCP 19/XX Provisions	Assessment against Concept Plan
	future residents of the proposed development, (Refer Cia Landscapes and Colour – Concept Plan)
<ul style="list-style-type: none"> Ensure development and redevelopment is carefully managed so that it achieves a high standard of residential amenity, makes a positive contribution to the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties. 	<p>Consistent with provision.</p> <p>Buildings are arranged within the site to address the topography and optimise solar access, interface and outlook. Building separation provides space for functional open space and excellent solar access to the public realm – allowing creation of high quality communal spaces. Possible overlooking of the Campbell High School is minimised through building orientation, massing and extensive perimeter landscape treatment.</p> <p>The proposal will avoid having a single building form facing onto Limestone Avenue. The building form along Limestone Avenue will be two angled towers. This will allow a visual separation through the site towards Mount Ainslie. This orientation will cause some overshadowing of the Section 11 and 18 Reid between 9am and 9:30am.</p> <p>The result is a precinct with a carefully considered pattern of development that avoids monotony.</p>
<ul style="list-style-type: none"> Provide for a diversity of living, working and recreation opportunities in the existing urban areas of Canberra. 	<p>Consistent with provision.</p> <p>The proposed development provides a range of housing typologies (apartments and town houses) for a wide range of social groups/market segments.</p>
<ul style="list-style-type: none"> The development anticipated in this DCP is akin to development that is currently permitted in the Territory Plan RZ5 High Density Residential Zone which is to apply to the site once the land is transferred to Territory Land. 	<p>Noted.</p> <p><i>Note: This is a new provision to provide clarity about the type of development that this would be similar to that permitted in the Territory Plan.</i></p>
<p>2.2 Urban Design Objectives</p> <p>Development of the site is to demonstrate its consistency and applications are to provide specific details on how the following urban design objectives are met.</p> <ul style="list-style-type: none"> Ensure that a high level of amenity is provided in site layout and urban design. 	<p>Consistent with provision.</p> <p>The Concept Plan shows a layout that ensures good internal amenity for residents, with building heights contained within upper height limits of the DCP. The Landscape Plan contains quality communal areas and provide open spaces with a mix of native and exotic plantings and green spaces. Refer Cia Landscapes and Colour Drawing: – Concept Plan</p> <p>The proposed development demonstrates that the site can be used for a high-quality residential development with good internal amenity in the form of local open space, landscape, attractive setting, and good building design. Views into the site will be partially screened from local housing and key public vantage points.</p> <p>The increased population living in the local area would have access to a wide range of recreational activity, commercial and community facilities.</p> <p>The amenity of existing land uses around the site is not expected to be adversely affected.</p>

DCP 19/XX Provisions	Assessment against Concept Plan
<ul style="list-style-type: none"> Ensure that noise impacts are mitigated through appropriate building design, materials and construction. 	<p>Consistent with provision.</p> <p>An Environmental Noise Assessment was prepared by Aecom. Refer Attachment 13: Environmental Noise Assessment (Aecom).</p> <p>The report concluded that whilst the types and location of noise producing plant have not been determined at the time of writing of the report, it is expected that standard acoustic treatments will be sufficient to control environmental noise emission.</p> <p>The details of the type and location of noise producing plant will be provided as part of the detailed plans to be submitted as part of the next stage of assessment by the NCA and will include the details of treatments to mitigate noise.</p> <p>Doma will comply with the ACT <i>Environment Protection Act 1997</i> and relevant guidelines in relation to environment protection measures during the construction period.</p>
<ul style="list-style-type: none"> Encourage building design that exhibits excellence in architecture, landscape architecture and urban design and demonstrate sustainable features through the use of high quality and durable materials. 	<p>Consistent with provision.</p> <p>The Concept Plan indicates the intent that buildings will be of high-quality design. Refer to Stewart Architecture Drawings.</p> <p>The details of the building design including building materials will be provided in the detailed plans for the buildings to be submitted as part of the next stage of assessment by the NCA.</p> <p>A range of sustainability measures have been addressed in the proposed development (see below).</p>
<ul style="list-style-type: none"> Enhance the character of Limestone Avenue as a Main Avenue of the National Capital and recognize its importance as one of the main approaches to the Australian War Memorial and Anzac Parade. 	<p>Consistent with the provision.</p> <p>The development retains the existing streetscape adjacent to the site, with the building setback being 15m from the property boundary along Limestone Ave.</p> <p>An appropriate site layout and strong urban design response enhances the character of Limestone Avenue as a main approach to the Australian War Memorial and Anzac Parade. The Limestone Avenue frontage is articulated by a variety of buildings within a landscape setting.</p>
<ul style="list-style-type: none"> Encourage modulation, tactility, silhouette and human scale in relation to built form and streetscape design. 	<p>Consistent with the provision.</p> <p>The Stewart Architecture Artistic Perspectives (Drawings A06, A017 and A018) detail the architect's intent to achieve these design elements through building articulation, materiality and the scale of the buildings.</p> <p>The details of the building design will be provided in the detailed plans for the buildings to be submitted as part of the next stage of assessment by the NCA.</p>

DCP 19/XX Provisions	Assessment against Concept Plan
<ul style="list-style-type: none"> Ensure that future indirect and direct impacts of the adjacent proposed major infrastructure alignment are considered in site layout and building design. 	<p>Consistent with the provision.</p> <p>All known major infrastructure alignments have been considered in the planning stages of the development. Details of proposed new infrastructure is details in the <u>Utility Plans, Hydraulic Services Plans, Electrical Services Plan, Stormwater and Subsoil Drainage Plans.</u></p>
<ul style="list-style-type: none"> Provide allowance for buildings with an appropriate scale along Limestone Avenue. 	<p>Consistent with provision.</p> <p>The proposed Concept Plan shows two apartment buildings each of 8 storeys fronting Limestone Ave and angled at 45 degrees to the property boundary. This design solution presents a modest articulated frontage to the avenue whilst providing for housing mix on the site and achieving reasonable residential density consistent with wider metropolitan planning objectives for urban consolidation and higher density development near the city centre. It is further considered that existing street trees and proposed landscape on site will soften the visual impact of the buildings facing Limestone Ave.</p> <p>The proposed development will inevitably change the visual character of the area. To integrate the proposed development into the existing landscape setting, the building and landscape design incorporates features such as sandstone, rock walls and native vegetation that are features of the local area.</p> <p><i>Note: This provision has been amended to remove the words 'in relation to adjacent residential development and community facilities.' The reason for this is to remove any ambiguity that these word created with respect to the objective of increase height and density on the site. However the overall height allowance over the site is being reduced</i></p>
<ul style="list-style-type: none"> Provide a wide range of sustainable housing choices that meet changing household and community needs. 	<p>Consistent with provision.</p> <p>The Concept Plan provides for a mix of units and town houses on the site to respond to changing household and community needs. It is expected that the residential development will appeal to some local residents who are looking to downsize or seeking a dwelling with less maintenance. The inclusion of community facilities such as the pool, tennis court, communal open space also responds to that part of the community who are seeking a close proximity to these type of facilities.</p> <p>The development will contain a range of sustainability elements as listed below.</p> <p><i>Note: This provision has been amended to delete the word 'affordable'. 'Affordable' is not a defined term in the DCP or the NCP and the inclusion of the word may be misconstrued. The existing DCP was not intended to mandate particular price points and it did not mandate minimum dwelling numbers. Rather it was desirable that a diverse range of housing types would be provided to ensure that dwellings were available at price points affordable relative to existing housing choice in the area.</i></p>

DCP 19/XX Provisions	Assessment against Concept Plan
<ul style="list-style-type: none"> Apply best practice building and environmentally sustainable design, detailing and servicing strategies to minimize environmental impact in construction and for the life of the development. 	<p><i>The townhouses provide a more affordable alternative to traditional housing in the area. The apartments provide a more affordable alternative to the townhouses on the site.</i></p> <p>Consistent with provision.</p> <p>The proposed development will apply best practice building and environmentally sustainable design by including elements such as the following:</p> <ul style="list-style-type: none"> Inclusion of extensive deep-rooted planting Rain water collection and reuse on site Dwellings designed for natural ventilation Water and energy efficient fittings, fixtures and appliances Landscaped communal areas and private courtyards Good solar orientation for majority of dwellings to maximise winter sunlight Well design and located community facilities for residents and visitors High quality landscaped gardens Use of materials with good durability and low maintenance WSUD provisions included in design. <p>The Concept Plan provides some information on these issues however the detailed design drawings will be the stage at which these elements will be addressed and/or demonstrated in greater detail.</p> <p><i>Note: This is a new provision to replace an existing provision about environmentally sustainable development. The reason for this change is to provide consistency with wording of other DCPs on this matter.</i></p>
<ul style="list-style-type: none"> Maintain and enhance environmental amenity and undertake development using environmentally sustainable development principles 	<p>The development will provide a high level of environmental amenity through provision of new residential development close to the city centre, open spaces and public transport.</p>
3. Land Use Planning & Desired Planning Outcomes	
<p>Figure 1 illustrates the development areas for the site based on preliminary investigations. The land use and desired planning outcomes for each of the identified areas are described below.</p>	<p>Noted.</p> <p><i>Note: Figure 1 has been revised to change the size of the landscape zones. See further notes below.</i></p>
<p>3.1 Development Area</p> <p>Permitted land uses on the site are Residential and ancillary uses only.</p>	<p>Consistent with provision.</p> <p>The Concept Plan provides for a residential development on the site.</p> <p><i>Note: This provision has been revised to remove the uses of office, café and restaurant. The previous DCP allowed for some flexibility in the uses as the Concept Plan had not been finalised. These uses are no longer required in the Concept Plan so have been removed.</i></p>

DCP 19/XX Provisions	Assessment against Concept Plan
<p>The gross floor area (GFA) of all buildings erected on the site must not exceed 40,000 square metres.</p>	<p>Consistent with provision.</p> <p>The proposed development on site will not exceed the gross floor area requirement.</p> <p><i>Note: This provision has been revised to reduce the GFA from 60 000 m² to 40 000m². This reflects the reduction of the overall density of development across the site.</i></p>
<p>Landscape Zone 1</p> <p>This area shall be 8m wide and can incorporate private open space to the southern boundary.</p> <p>The landscape zone is to include trees and/or shrubs appropriate to the landscape character of the surrounding area and include a mixture of native and exotic plantings.</p> <p>Minor encroachments of building elements may be located within the landscape zone where they contribute to the articulation of the building form. These elements may encroach within the landscape zone no more than a maximum of 2 metres. The total area of all building encroachments on the site is to be no more than 2.5% of the total area of all the landscape zones. Building is defined as a structure with a roof and walls. Other structures such as courtyard walls, fences, terraces and stairs associated with the private open space are permitted within the zone.</p>	<p>Consistent with provision.</p> <p>The Concept Plan includes an 8 metre wide landscape zone. The proposed landscaping for this zone is a mixture of native and deciduous trees with deciduous trees being provided primarily in the private open space areas. The native trees are provided in the common areas linking the site to the surrounding native landscape. It is proposed to supplement the landscaping with additional trees to be planted on the Campbell High School site.</p> <p>The school has been consulted about the planting of additional tree and has supported the concept subject to further discussion about the species of trees to ensure they are appropriate for a school yard.</p> <p><u>Refer to Stewart Architecture Drawing: A004 Concept Plan, A032 Private Open Space and A029 Bush Elements.</u></p> <p>Some structures and building articulation elements will encroach into this landscape zone. These include minor encroachment of building structures, fencing, courtyard walls and terraces. The details of these will be provided at the detailed drawing stage.</p> <p><i>Note: This DCP provision has been revised to:</i></p> <p><i>a) remove the provision for a new access road and car parking within the zone.</i></p> <p><i>A new Landscape Zone 4 is proposed to provide for the main access road from Limestone Avenue and associated car parking.</i></p> <p><i>b) reduce the width of Landscape Zone 1 from 20 metres to 8 metres.</i></p> <p><i>The rationale for this change is that lower height buildings (townhouses) are being proposed along this boundary and less separation is required than if taller buildings were proposed to respond to issues such as overshadowing and separation. The approved DCP provides for buildings up to RL617. The townhouses will sit within a building envelope ranging from RL610 to RL612. The landscape zone will include rear private courtyards which will incorporate landscaping. The proposed design provides a clear and secure separation from the school site.</i></p> <p><i>c) reword the provision around landscaping</i></p> <p><i>This revision has been proposed to take into account the removal of the access road from Landscape Zone 1.</i></p>

DCP 19/XX Provisions	Assessment against Concept Plan
	<p><i>d) permit the encroachment of some structures and building articulation elements</i></p> <p><i>This revision has been proposed as private courtyards will be included within this landscape zone</i></p>
<p>Landscape Zone 2</p> <p>This area shall form the building setback to the Limestone Avenue frontage. This area shall be a minimum of 15m wide and shall be well landscaped with trees and/or shrubs appropriate to the landscape character of the surrounding area. This area will need to mitigate the potential impacts of major infrastructure on the site.</p> <p>Structures such as a pool and associated recreation facilities and amenities are permitted in this area.</p>	<p>Consistent with provision.</p> <p>The Concept Plan provides for a 15 metre landscape setback, and includes the details of the location and type of landscaping proposed. <u>Refer Stewart Architecture Drawing: A004 Concept Plan</u></p> <p>It is proposed to plant native trees supplemented with some deciduous trees to add variety to the landscape form and setting. An area of 1190m² of deep rooted planting has been provided within this zone which is 57.8% of the total area the zone (2068m²). <u>Refer Stewart Architecture Drawing: A028 Deep Root Planting.</u></p> <p>Feature rocks are proposed to be incorporated into the landscape design to replicate the existing rocky outcrops in the area.</p> <p>A pool which will be available for use by all residents and their visitors is proposed within the 15 metre setback. The pool is setback 6 metres from the front boundary and this area will be landscaped.</p> <p>More detailed landscape plans will be submitted at the detailed drawing stage indicated species type, location and number.</p> <p><i>Note: This DCP has been revised to:</i></p> <p><i>a) remove the requirement for native trees and/or shrubs being included in the zone. The provision has been reworded to require landscaping that is appropriate to the landscape character of the surrounding area, allowing both native and exotic landscaping.</i></p> <p><i>b) permit the encroachment of landscape and amenity structures.</i></p> <p><i>The rationale for this proposed revision is to locate the communal external amenity adjacent to the internal facilities. In this location the external amenity will receive good solar access, helping promote regular use by the future residents. Landscape structures will also help deal with the steep topography at this section of the site.</i></p>
<p>Landscape Zone 3</p> <p>This area shall form the building setback along the northern frontage of the site. This area shall be a minimum of 10m wide and shall be well landscaped with a mixture of trees and/or shrubs appropriate to the landscape character of the surrounding area.</p> <p>Minor encroachments of building elements may be located within the landscape zone where they</p>	<p>Consistent with the provision.</p> <p>The Concept Plan provides for a 10 metre setback and includes the details of the location and type of landscaping proposed. <u>Refer Stewart Architecture Drawing: A004 Concept Plan.</u></p> <p>The landscape plan includes a mix of native and exotic planting along the northern boundary of the site with primarily deciduous landscape within the private open</p>

DCP 19/XX Provisions	Assessment against Concept Plan
<p>contribute to the articulation of the building form. These elements may encroach within the landscape zone no more than a maximum of 3 metres. The total area of all building encroachments on the site is to be no more than 2.5% of the total area of all the landscape zones. Building is defined as a structure with a roof and walls. Structures such as tennis court are permitted in this area.</p>	<p>space areas to provide solar access during the winter months.</p> <p>It is noted that a barrier (fence) is required as part of the EPBC Approval and this has been shown on the plans. The fence line is also set back one metre from the boundary in accordance with EPBC requirements, with this strip of land intended to be maintained by the body corporate for the development. <u>Refer Stewart Architecture Drawing: A030 Boundary Treatment.</u></p> <p>More detailed landscape plans will be submitted at the detailed drawing stage indicated species type, location and number.</p> <p><i>Note: This DCP has been revised to:</i></p> <p><i>a) remove the requirement for native trees and/or shrubs being included in the zone. The provision has been reworded to require landscaping that is appropriate to the landscape character of the surrounding area.</i></p> <p><i>The landscape zone will include a mix of native and exotic planting. The native planting will blend the sites landscaping with the surrounding bushland and exotic deciduous trees will be planted in private courtyards to help with solar access and reference the surroundings suburban areas.</i></p> <p><i>b) permit the encroachment of building articulation elements and structures.</i></p> <p><i>The reason for this proposed revision is to enable the satisfactory design resolution of rectilinear building forms interacting with a curved boundary condition. The townhouse articulation proposed in the Concept Plan has an average setback greater than or equal to ten metres, achieving the original objective, with a minimum setback at a pinch points of 7.2 metres.</i></p>
<p>Landscape Zone 4</p> <p>This area is to provide for the main access road from Limestone Avenue to the site (Figure 1). This area shall be 20m wide and can incorporate a new access road and parking (limited to a maximum of 3 parking spaces).</p> <p>Minor encroachments of building elements may be located within the landscape zones where they contribute to the articulation of the building form. These elements may encroach within the setback no more than a maximum of 5.5 metres. The total area of all building encroachments is to be no more than 2.5% of the total area of all the landscape zones. Building is defined as a structure with a roof and walls.</p>	<p>Consistent with the provision.</p> <p>The Concept Plan provides the access to the site from Limestone Avenue in the location as provided for in Figure 1.</p> <p>Three parking spaces are required for visitor pick-up/set-down and for deliveries adjacent to the front door of the southern apartment building. A portion of the southern apartment building will slightly encroach within this landscape zone. Refer to <u>Stewart Architecture Drawing: A008 Block Plan.</u></p> <p><i>Note: This is a new DCP provision creating a fourth Landscape Zone to provide for the access point to the site and to remove the secondary access from the eastern side of the block. The access location remains the same i.e from the existing access point off Limestone Avenue.</i></p>
4. Urban Design Principles	
<p>The site shall be of high quality urban design. Although the site may be developed in stages, with some architectural</p>	<p>Noted. The development has been designed as a distinct precinct, noting its location adjacent to Campbell High</p>

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<p>differentiation between stages, it should resemble a distinct precinct and conform to the urban design objectives outlined below.</p>	<p>School and open space, but it will contain some internal differentiation in the design based on housing types and orientation of building footprints.</p> <p>The Concept Plan does not include detailed architectural plans as these will be submitted separately for each stage of development for consideration and approval by the NCA.</p> <p><i>Note: This provision has been amended to provide for architectural differentiation between stages.</i></p>
<p>4.1 Building Height and Form</p> <p>1. Building heights in each precinct shall be no higher than the built envelope depicted in Figure 2.</p>	<p>Consistent with provision.</p> <p>The Concept Plan shows site layout and building heights for the proposed development. The building heights are consistent with those shown in the building envelope depicted in Figure 2.</p> <p>It proposes buildings having varying height limits within each of the precincts from RL610 to RL617. The upper limit of the buildings is less than RL617 (including roof top plant), which is consistent with building height limits established by the approved DCP 16/01.</p> <p>The proposed building heights range from 2 to 8 storeys with the tallest buildings located on the western (lowest) end of the site adjacent to Limestone Avenue. The development will be visible from parts of Campbell High School as well as from some of the adjacent residential areas. However, the abundance of mature native vegetation filters views from all directions. This screening will also be enhanced by new landscaping on-site as part of the proposed development plan.</p> <p>The development will not impact on sight lines along the Ainslie Avenue axis at ground level. The proposed development will inevitably change the visual character of the area, but it should be noted that the existing site contained a visually prominent 5 storey office building and other structures. The range of building heights on-site will add to visual diversity.</p> <p>It is considered that the proposed development will not have a significant visual impact on the established fabric of inner north Canberra or have a negative visual impact from more distant public viewing places including the forecourt of Parliament House and the AWM, as well as lookouts on Mt Ainslie and Black Mountain.</p> <p>Artist impressions showing the likely built form impact from Limestone Avenue have been prepared by Stewart Architecture and have been submitted with this application.</p> <p><i>Note: This a new DCP provision to introduce a new figure which shows the new heights proposed across the site.</i></p>
<p>2. Buildings should provide high quality articulated frontages to Limestone Avenue. Large expanses of blank walls will not be permitted to street frontages. Built form shall be sufficiently separated to provide ample space for functional open space areas and</p>	<p>Noted. It is not intended at the Concept Plan stage that details of architectural design be provided. This detail will be provided at the detailed design stage however artistic</p>

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<p>provide sufficient sunlight to areas of the public realm.</p>	<p>perspectives have been provided to demonstrate the intended design of the buildings.</p> <p>The apartment buildings adjacent to Limestone Avenue will be highly articulated and the buildings themselves are angled to the property boundary providing additional articulation. <u>Refer Stewart Architecture Drawing: A016 Built Form Perspectives.</u></p> <p>The Concept Plan indicates that there will be ample space for functional open space areas. A central communal open space area is provided as well as recreation facilities such as a pool and tennis court. The details of these areas will be provided at the detailed design stage.</p> <p><i>Note: This provision has been amended to remove words requiring that no specific building dominates the site. The reason for this is that the previous DCP contemplated numerous apartment buildings, whereas the Concept Plan is only proposing two apartment buildings. A particular reading of those words may have regarded those two buildings as being one building, which dominated the site relative to the townhouses. The townhouses are both smaller and less visible and will be screened further by the extensive deep rooted tree planting proposed in the Concept Plan.</i></p>
<p>3. The design of the buildings will maintain a broad level of consistency in the external design and materials whilst allowing some scope of differentiation in architectural design.</p>	<p>Noted. It is intended that each stage contain a mix of housing typologies which will have some differentiation in architectural design but there will be consistency in the overall precinct. The detail of the building design will be provided at the detailed design stage and this will demonstrate consistency with this provision.</p> <p><i>Note: This provision has been amended to allow for some differentiation in the architectural design across the site.</i></p>
<p>4. Buildings and structures on the site shall conform to the requirements of part 3 of this DCP. The height of buildings is to be such that the shadow cast at 9:30am on 21 June must not encroach on Sections 11 or 18 Reid. No structure shall exceed RL 617.</p>	<p>Consistent with the provision.</p> <p>Shadows do not encroach on Sections 11 or 18 Reid after 9:30am. Shadow diagrams show minor incursion of shadow onto sections 11 and 18 during the early morning mid-winter solstice but without impact on living spaces of existing dwellings. Refer to Stewart Architecture Drawing: A034, A035 and A036 Shadow Diagrams.</p> <p><i>Note: This provision has been amended to change the time that the shadow cast must not encroach from 9am to 9:30am. This is being proposed to allow the buildings along the front of the site to be angled, so as not to present a single long façade along Limestone Avenue and maintain a visual break through the site to Mount Ainslie. It is noted that while some overshadowing will occur between 9-9:30 this will be minimal. With overshadowing of existing dwellings stopping from 9:10am and by 9:15 overshadowing shadow will only be on a portion of Block 7 Section 18. The shadow diagrams presented do not take into consideration the existing shadowing caused by the significant vegetation along the Limestone Verge and within the neighbouring blocks.</i></p>

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	<p><i>The project team has consulted or made several attempts to directly consult with the residents affected by this proposed change.</i></p>
<p>5. The height of buildings must minimize shadows on the outdoor playground areas of the Campbell High School during between 9am to 3pm.</p>	<p>Consistent with provision.</p> <p>The proposed design minimize the shadows cast over the playground areas of the school. During the winter solace there will be minimal overshadowing of the playing courts at the rear of the school this overshadowing will begin to occur at approximately 2:30pm. There is also no overshadowing of Campbell High School buildings.</p> <p>The shadow diagrams show minimal impact on school grounds. <u>Refer Stewart Architecture Shadow Diagrams.</u></p> <p><i>Note: This provision has been amended to allow some shadowing of the outdoor playground areas of Campbell High School. The school has been consulted about the impact of shadowing.</i></p>
<p>6. Careful consideration is to be given to the built form, roof form and roofscape structures as viewed from each of Mount Ainslie, Ainslie Avenue, Limestone Avenue, Campbell High School and the Australian War Memorial.</p>	<p>Noted. The built form, roof form and roofscape structures will be carefully designed. The detailed design drawings will demonstrate the consistency with this provision when submitted to the NCA for approval.</p>
<p>7. Building with continuous parapets are not permitted</p>	<p>Noted. Careful consideration will be given in the detailed design to ensure monotonous roofing is avoided. Detailed design drawings will be submitted for the consideration and approval of the NCA to demonstrate consistency with this provision.</p> <p><i>Note: This is a new provision that was requested by the NCA for inclusion to ensure that roof forms are sufficiently articulated.</i></p>
<p>8. Roof top plant and equipment, if required, must be enclosed. Enclosures are to be carefully integrated with the roof form and design of structures and buildings.</p>	<p>Noted. Roof top plant and equipment will be screened and integrated with the roof form and design of structures and buildings. The design of these elements will be detailed at the detailed design stage and submitted to the NCA for consideration and approval.</p> <p><i>Note: This provision has been amended to delete the words 'all plant and equipment is to be totally concealed from view from both Mount Ainslie and Limestone Avenue.' Totally concealing roof plant mandates the creation of a plant room, which would be significantly taller and more visually prominent. This may have been appropriate if an office building was developed on the site, but is not appropriate for residential buildings. The objective of the former provision is achieved with the redrafting of this provision.</i></p>
<p>9. Highly reflective external materials are not permitted.</p>	<p>Noted. Highly reflective materials will be avoided for the building facades and the landscaped areas. Exact materials</p>

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	will be specified at detailed design stage and submitted to the NCA for consideration and approval.
10. Building materials, construction and finishes are to be responsive to microclimate issues. Use of sunscreen devices as articulation elements may be employed to achieve climate responsive facades.	Noted. Screening devices on both apartment towers and various townhouses are intended to be provided. Construction materials and finishes will be selected in order to be responsive to microclimate issues. Further details to be provided at detailed design stage and submitted to the NCA for consideration and approval.
11. Articulation elements are permitted in accordance with the Landscape Zones as described in Section 3. Blank facades to public spaces or streets are not permitted.	<p>The Concept Plan has a number of encroachments into the landscape zones. These are detailed above in Section 3. <u>Refer Stewart Architecture Drawing: Design Concept</u></p> <p><i>Note: This provision has been amended to permit some structures and building articulation elements in the landscape zones. The reasons for this amendment are provided in Section 3 above.</i></p>
12. All mechanical plant and equipment should be contained within buildings or located within services enclosures appropriately screened from all public areas.	Noted. The Concept Plan has allowed adequate space to contain required mechanical plant within proposed buildings. Further information is to be provided at the detailed design stage which will be submitted to the NCA for its consideration and approval.
13. Visually exposed air conditioning units and plant that are visible from public areas shall not be permitted.	Noted. The Concept Plan has allowed adequate space to contain required mechanical plant within proposed buildings and sufficient room for screening to be installed. Further information is to be provided at the detailed design stage which will be submitted to the NCA for its consideration and approval.
<p>4.2 Urban Design Principles</p> <p>Landscape Structure:</p> <p>1. A high standard of landscape design is required for the site. Planting of endemic trees along the border of the site commensurate with the landscape character of Mount Ainslie should be investigated based on their practicality and ability to provide solar passive design. A mixture of native and exotic plant species is permitted in the landscape zones as defined by Figure 1.</p>	<p>The landscape plan complies with this requirement and shows a mixture of endemic and exotic plantings. Refer Landscape – Concept Plan.</p> <p>The landscaping plan complies with this requirement. Refer Cia Landscape and Colour – Concept Plan.</p> <p><i>Note: This provision has been amended to remove the requirement for a continuous canopy of endemic trees around the border of the site and to allow a mixture of exotic and native species in the landscape zones. This will allow the site to reflect both the neighbouring native landscaping and the native planting in the adjacent suburbs.</i></p>
2. Exotic trees and plant species are permitted for establishing localised amenity within the site provided the broad landscape character of the site required by this DCP (being commensurate with the character of the surrounding areas) is maintained.	<p>The landscape plan complies with this requirement and shows a mixture of endemic and exotic plantings. Refer Cia Landscape and Colour – Concept Plan</p> <p><i>Note: 'Mount Ainslie' has been removed from this provision and replaced with 'surrounding areas', so the</i></p>

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	<i>landscape character can reflect both the nearby native landscaping and exotic landscaping in the suburban areas.</i>
3. This landscape structure shall incorporate low level and mid storey vegetation to meet screening and landscape structure requirements of this DCP.	<p>The landscape plan complies with this requirement and shows a mixture of low, mid and high storey vegetation across the site to screen the proposed structures as required within this DCP. Refer Cia Landscape and Colour – Concept Plan.</p> <p><i>Note: ‘in conjunction with’ has been replaced by ‘incorporate’</i></p>
4. High quality communal spaces should be provided on-site.	<p>The proposed development allows for high quality external and internal communal spaces, including a tennis court, pool and open spaces.</p> <p><i>Note: This provision has been amended to clarify that the network of open and built communal spaces on the site are provided for residents of the site and their visitors. The former provision could be read to require that the broader community were provided access to these communal facilities and spaces, which was not the intent.</i></p>
5. The landscape internal to the site shall utilise predominantly deciduous street trees commensurate with the surrounding suburban areas.	<p>The landscape plan complies with this requirement and shows a mixture of endemic and exotic plantings. Refer Cia Landscape and Colour – Concept Plan</p> <p><i>Note: This provision has been amended to provide for the utilisation of predominantly deciduous tree internal on the site. The existing provision notes that this landscaping should reflect the suburban areas. The amendment provides further details on what this landscaping involves.</i></p>
6. All trees used shall be of advanced stock to establish an integrated and unified landscape character for the site.	<p>The landscape plan is to comply with this requirement and further information is to be provided at the detailed design stage. Refer Cia Landscape and Colour – Concept Plan.</p>
7. Paving, lighting, street trees and planting beds shall be of high quality and should reinforce the amenity and visual quality of the pedestrian environment. Street trees and other large trees are to be planted in deep soil zones. Deep soil zone means an area of soil within a development that is unimpeded by buildings or structures above and below ground, and which has sufficient dimensions to allow for the growth of healthy trees. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.	<p>The landscape plan complies with this requirement, see Deep Root Planting Plan provided by Stewart Architecture. The plan shows over 35% of the site available for deep-root soil conditions consistent with the DCP definition. Refer Stewart Architecture Drawing A028 Deep Root Planting</p> <p><i>Note: This provision has been amended to include a definition of deep soil zones which is provided in the National Capital Plan. This has been included to provide clarity around what is excluded from deep soil zones.</i></p>
Access, Circulation & Parking:	Consistent with provision.
1. Primary access to the site shall be from Limestone Avenue.	<p>The Concept Plan shows the primary access to the site from Limestone Avenue. <u>Refer Stewart Architecture Drawing A026 Vehicular Movement.</u></p>
2. Traffic impacts of development on the surrounding infrastructure shall be assessed and considered as part of any development proposal.	Consistent with provision.

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	<p>The traffic report for the development addresses this requirement and concludes that there will be minimal impact on the surrounding network', noting that the site was previously used as an office park with provision for approximately 250 car spaces and traffic movements that were concentrated in peak time. The proposed residential development will have a more staggered traffic flow to and from the site.</p> <p>Discussions have been held with TCCS and in-principle support has been received. <u>Refer Traffic Impact Assessment prepared by AECOM.</u></p>
<p>3. Access and circulation shall provide a clear hierarchy of movement and spaces consistent with the Road User Hierarchy prioritising pedestrian and cyclist movement over private vehicle movements.</p>	<p>Consistent with provision.</p> <p>The proposed Concept Plan shows a hierarchy of movement and spaces on site with priority to safe and convenient pedestrian/cyclist movement. All internal roads will be privately owned and managed by the body corporate in the context of a low speed environment. <u>Refer Stewart Architecture Drawing A026 Vehicular Movement</u></p> <p>At the detailed design stage, the plans will demonstrate how pedestrian and cyclist movements will be prioritised through design of the central spine and the 'plaza' between the two apartment buildings. Refer to the <u>Stewart Architecture Indicative sketch drawings A05, A06 and A07.</u></p>
<p>4. A parking strategy shall be provided for the entire site.</p>	<p>Consistent with provision.</p> <p>A Parking Strategy has been provided. Refer to <u>Stewart Architecture Drawing A027 Parking Strategy</u> which shows a parking layout for the entire site including basement, undercroft and surface parking spaces.</p> <p>Parking for the apartments will be located entirely within basements and the parking for townhouses will be located within private garages. To avoid lines of garage doors being visible within the communal spaces and from outside the site a majority of townhouse parking will be undercroft.</p> <p>The undercroft parking proposed will involve a communal laneway to access private garages. This laneway will be located underneath private courtyards, naturally ventilated and screened.</p>
<p>5. Large off-street permanent surface car parks are not permitted. Residents parking is to be accommodated in basements and/or in above ground structures concealed from view of public areas. No parking area along the main internal access road is to exceed 6 car spaces in length along that road without use of deep-rooted tree plantings to break up the visual impact of these areas.</p>	<p>Consistent with provision.</p> <p>No large off-street permanent surface car parks are provided on site. All resident parking is contained within basements or undercroft parking. On ground visitor parking is designed in accordance with the requirements of the DCP. <u>Refer Stewart Architecture Drawing: A027 Parking Strategy</u></p> <p><i>Note: This provision has been amended to remove the requirement that no parking areas are permitted within 50 metres of Limestone Avenue and permit three car spaces</i></p>

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	<i>in this area. The reason for this amendment is to allow a practical location for a drop off/pick up point at the entry of the proposed development.</i>
6. Visitor parking shall be contained completely on-site.	<p>Consistent with provision.</p> <p>All visitor car parking has been provided on-site.</p> <p><u>Refer Stewart Architecture Drawing: A027 Parking Strategy and Traffic Impact Assessment prepared by AECOM (Attachment 6).</u></p> <p><i>Note: This provision has been amended to require all visitor parking on site. The reason for this change is to avoid using the surrounding residential streets for visitor parking.</i></p>
5. Concept plan	
<p>Prior to development (including subdivision) of the site, a concept plan shall be prepared for the entire site by the lessee and approved by the NCA. The concept plan shall:</p>	<p>Noted. A Concept Plan has been prepared and submitted. <u>Refer Stewart Architecture Drawing: A004 Design Concept.</u></p> <p><i>Note: This provision has been amended to delete one of the three dot points below. The provision related to the integration between the site and surrounding uses and transport corridor. The proposal is for a private residential development and no general public access will be promoted.</i></p>
<ul style="list-style-type: none"> carefully consider the surrounding areas and the potential impacts development may have on traffic, parking, amenity and urban form. 	<p>The Concept Plan has been submitted and will be assessed by the NCA for consistency with the provisions of the DCP.</p>
<ul style="list-style-type: none"> be consistent with the objectives and urban design objectives of this DCP. 	<p>The Concept Plan has been submitted and will be assessed by the NCA for consistency with the provisions of the DCP.</p>
<p>The concept plan shall include (but not be limited to) the following:</p> <p>Detailed plan of subdivision</p> <p>This Plan must show the area and dimensions of all proposed blocks at a legible scale and any required easements. The subdivision must provide appropriate block orientation to achieve reasonable solar access for the majority of buildings.</p>	<p><u>Stewart Architecture Drawing: A040 Development Staging</u> shows the indicative site subdivision, subject to detailed design and formal site survey.</p> <p>The proposed development is intended for release as a community title tenure with five (5) distinct precincts. This includes 4 residential precincts plus one precinct of communal property (open space, internal roads, basement car parking). The site layout will ensure that reasonable solar access is achieved. The detailed design stage will provide further evidence of consistency with this provision.</p> <p><i>Note: This provision has been amended to delete the reference to the encouragement of the reuse of the CSIRO Headquarters buildings. These buildings have been demolished in accordance with an EPBC approval and approval from the NCA.</i></p>
<p>Built form typologies</p> <p>A set of built form typologies are to be submitted in support of the concept plan to provide clarification on the intended built form to be developed. These plans should</p>	<p>Consistent with provision.</p>

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<p>show notional building footprints, internal driveways and car parking areas and demonstrate that dwellings can be provided with suitable orientation to the street and open space frontages, appropriate solar access, and provide appropriate vehicular and pedestrian access.</p> <p>Development shall exemplify sustainability principles and demonstrate high quality site amenity, urban design and environmentally sustainable design. Functional relationships between uses within and external to the precinct shall be provided. Properties within the precinct shall have a good address to the public realm and clear and distinctive entrances.</p> <p>In accordance with the desired planning and urban design outcomes of this DCP, these plans shall:</p>	<p>A Concept Plan has been prepared which shows the notional building footprints, internal driveways and car parking areas.</p> <p>Refer Stewart Architecture Drawings: A004 Concept Plan and A016, A017, A018 Built Form.</p> <p>Demonstrating consistency with this provision will come through the provision of the detailed design drawings. The Concept Plan incorporates the foundations of the design to achieve</p>
<ul style="list-style-type: none"> demonstrate that the proposed buildings shall minimise overshadowing to surrounding developments and the landscape setting. The concept plan shall include shadow diagrams for solstice and equinox times of the year. 	<p>Consistent with provision. The shadow diagrams demonstrate that the proposed buildings have been designed to minimise overshadowing. <u>Refer Stewart Architecture Drawings A034, A035 and A036 Shadow Diagrams.</u></p> <p><i>Note: This provision has been amended to remove the reference to building heights not dominating the landscape setting. As noted previously this is inconsistent with allowable height of RL617 in the approved DCP as well as the proposed amended heights of RL617, RL612 and RL610. Along with the proposed reduction in height the mature planting will be used in the development to reduce the impact of the building form.</i></p>
<ul style="list-style-type: none"> demonstrate a high level of design quality in regard to solar orientation, noise, views, privacy, and passive cooling features such as ventilation and shading. 	<p>The Concept Plan sets the foundation for the design and a high level of design quality will be achieved for these elements. <u>Stewart Architecture Drawings: A022 and A023 Artistic Perspectives</u> provide the design intent for the proposed development. More detail will be provided at the detailed design stage and submitted to the NCA for its consideration and approval.</p>
<ul style="list-style-type: none"> include indicative materials and finishes. 	<p>Indicative building materials and finishes are shown in the 'Artistic Perspectives' prepared to Stewart Architecture. <u>Refer Stewart Architecture Drawings: A022 and A23 Artistic Perspectives</u></p> <p>A materials and finishes board will be provided to the NCA at the detailed design stage.</p>
<ul style="list-style-type: none"> identify areas of private open space consistent with the minimum requirements of the Territory Plan. 	<p>Areas of private open space consistent with the minimum requirements of the Territory Plan will be provided. More details will be provided at the detailed design stage. <u>Refer Stewart Architecture Drawing: A032 Private Open Space</u></p>
<ul style="list-style-type: none"> include indicative elevations and sections. 	<p>Indicative elevations and sections have been prepared and submitted. <u>Refer Stewart Architecture Drawings: A019 Site Elevations and A020 Site Sections.</u></p>

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<p><i>Landscape masterplan, streetscape and public realm design</i></p> <p>A landscape masterplan for the entire site must be provided as part of the concept plan. The masterplan shall provide for a mix of landscape precincts of distinct character and landscape principles for each precinct.</p> <p>These plans shall ensure integration of the adjacent landscape character of Limestone Avenue, the surrounding area and consider the Mount Ainslie vista and landscape character of nearby residential areas.</p> <p>In accordance with the desired planning outcomes of this DCP, the landscape masterplan shall:</p>	<p>A landscape plan has been prepared and shows a number of private and communal open spaces with high quality and distinctive character. <u>Refer Cia Landscape and Colour – Concept Plan</u></p> <p>The established landscape character of Campbell, Ainslie and Reid screens the site and reduces the potential for the subject site from becoming a dominant feature within the landscape.</p> <p>While the site is visible from a short section along Limestone Avenue in both directions, a line of tall established eucalypts along the verge filters some immediate views of the site.</p> <p>Views along Ainslie Avenue are not disturbed by the subject site. The Ainslie axis passes to the north of the site, and the median contains large mature trees which further screen views of the site.</p> <p>While glimpses of the subject site can be seen from the north-west car park of the War Memorial, approximately 300m away, these views are filtered by the existing Campbell High School and established vegetation. The subject site cannot be seen from any other location within the AWM grounds including the sculpture garden.</p> <p>The site can be seen from public view points on Mount Ainslie, Red Hill and Black Mountain. However, these viewpoints are a considerable distance from the site, and extensive vegetation within and surrounding the site shield most of the development from public view at these locations. The future development will also read as part of the established urban area.</p> <p><i>Note: This provision has been amended to slightly reword what aspects should be integrated into the plan. Allowing for the consideration of the larger surrounding area.</i></p>
<ul style="list-style-type: none"> identify the location and species of trees and shrubs that enhance the Mt Ainslie vista by incorporating trees in the Limestone Avenue frontage and northern boundary setbacks. (Landscape Zones 2 and 3). 	<p>A landscape plan which identifies the location and species of trees and shrubs that enhance the Mt Ainslie vista by incorporating trees in the Limestone Avenue frontage and northern boundary setbacks has provided.</p> <p>Refer Cia Landscape and Colour – Concept Plan</p> <p>More detailed landscape plans will be provided at the detailed design stage of the development.</p>
<ul style="list-style-type: none"> identify the location and species of preferred exotic trees internal to the site commensurate with the residential character of Ainslie and Reid. 	<p>A landscape plan which identifies the location and species of preferred exotic trees internal to the site has been provided. <u>Refer Cia Landscape and Colour– Concept Plan</u></p> <p>More detailed plans will be provided at the detailed design stage of the development.</p>
<ul style="list-style-type: none"> include indicative plans and cross sections for streetscapes and public realm design. 	<p>Indicative architectural plans, cross sections and perspectives have been included in documentation for approval. <u>Refer Stewart Architecture Drawing: A005, A006, A007, A012, A013, A014 and A023.</u></p>

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<ul style="list-style-type: none"> include a suite of materials and finishes for use in the public realm. 	<p>More detailed landscape plans will be provided at the detailed design stage of the development.</p> <p>A landscape plan has been included in documentation for approval. <u>Refer Cia Landscape and Colour– Concept Plan.</u></p> <p>A materials and finishes board will be provided at the detailed design stage of the development.</p>
<p>Indicative development staging</p> <p>The staging plan shall provide clear guidance on the intended staging of development.</p>	<p>A staging plan has been provided and further details about the staging of development can be viewed at Section 3.4.2 of this report. <u>Refer Stewart Architecture Drawing: A040 Development Staging.</u></p>
<p>Detailed transport assessment and network design</p> <p>An assessment of the concept plan’s traffic impacts and, if necessary, how these are mitigated through construction of additional onsite and offsite infrastructure is required.</p> <p>A plan detailing road connections, layout and design (road and verge widths), pedestrian paths and cycleways, and connections to surrounding urban areas is required. If offsite works are necessary, these shall be detailed to the same level. A detailed Traffic Impact Assessment (TIA) shall form part of this component. The traffic assessment shall be subject to consultation with relevant ACT Government agencies.</p> <p>In accordance with the desired planning outcomes of this DCP, the traffic assessment shall provide:</p>	<p>A traffic impact assessment has been prepared for the proposed development. <u>Refer Traffic Impact Assessment prepared by AECOM (Attachment 6).</u></p> <p>The main findings of the AECOM report are as follows:</p> <ul style="list-style-type: none"> The parking requirement as per the code requirements for the proposed development is 472 car spaces to accommodate the residential land use. The on-site supply of 567 spaces is sufficient supply for the proposed development. The site has an expected traffic generation of up to 145 vehicles in the AM and PM peak hours. There is adequate capacity in the surrounding existing local road network to accommodate the traffic generated by the proposed development. The additional traffic proposed on Limestone Avenue has a minimal effect on queuing and delays at the key intersections as demonstrated by the modelling developed. Provision is made for all access arrangements to operate safely and efficiently in compliance with AS2890.1. Although the right turn movement from the site has impeded sightlines, the crash data did not indicate that this movement is a high-risk movement. The provision for bicycle facilities will be met on site through secure parking areas consistent with the Bicycle Parking General Code. <p>The traffic impact report has been discussed with Transport Canberra and City Services, who have given in-principle support subject to review at detailed design approval stage.</p>
<ul style="list-style-type: none"> An internal road network which is safe and legible. 	<p>Consistent with provision.</p> <p>An internal road network is included in the site layout for the proposed development. It provides for a main access driveway off Limestone Avenue and services the basement carpark as well as the individual garages for the</p>

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	<p>townhouses. Visitor car parking is provided for at grade on the road system.</p> <p>The internal roads and laneways will be lit at night to improve safety and security in and around the site.</p> <p>Specific measures contained in the Concept Plan and Landscape Plan to enhance public safety in the area are:</p> <ul style="list-style-type: none"> • passive surveillance of open space and community areas from new residential development; • clear site lines from, and between, buildings and open space areas to avoid entrapment spaces; • access to the site provides clear entry and exit points and a legible, accessible route into the site; • planting on-site that will not obscure views along internal pathways, roads, or building entrances and will not create secluded, hiding areas; • lighting of the site will comply with relevant Australian Standards to ensure spaces are evenly and consistently lit (except where accent/feature lighting is necessary) and that entries/exits and paths reduce the casting of shadows that could hide intruders; • building entrances will be identified, provide easy access to all users, afford visibility to and from the street and minimise the potential for hiding spots; • the layout of buildings to provide clear sightlines from the building entry so that occupants can see the nearest pedestrian area/car park before leaving the building; • security fencing around the site perimeter, and CCTV security monitoring; and • internal pedestrian routes are designed to maximise opportunities for natural surveillance by allowing overlooking from adjacent areas and maintaining sightlines along paths between destination points. <p><u>Refer Sellick Civil Consultants Drawings. Attachment 8.</u></p>
<ul style="list-style-type: none"> • a whole of site parking strategy with adequate parking for visitors to the site. On-street parking within the site shall be available for visitors within the internal street network of the proposed development. Car parking rates shall be consistent with the Territory Plan's Parking and Vehicular Access General Code. 	<p>Consistent with provision.</p> <p>The Concept Plan provides for 61 of visitor spaces on site. This is in excess of the minimum requirement. A total of 61 spaces are required to meet the DCP requirements. <u>Refer to Stewart Architecture Drawing: A027 Parking Strategy – and Attachment 6: Traffic Impact Assessment Report (Aecom).</u></p>
<ul style="list-style-type: none"> • indicative locations and capacity surface car parking areas and basements and strategies to ensure these areas are screened from view from Ainslie Avenue, Limestone Avenue and Campbell High School. 	<p><u>Stewart Architecture Drawing A027 Parking Strategy</u> indicates the locations and numbers of resident and visitor car parking space. The basement car parks are located under the two apartment buildings at the front of the site and will not be visible from Limestone Avenue or Ainslie Avenue. The town house garages will be integrated into</p>

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	<p>the design to ensure they are screened. The detailed design drawings will provide the further details of how this requirement is achieved.</p>
<ul style="list-style-type: none"> Indicative designs for the access points and off-site works, if required, including: <ul style="list-style-type: none"> - layout and design (road and verge widths and pedestrian pathways) - intersection design for the access point to the site at Limestone Avenue. 	<p>The Stewart Architecture Drawing A025 and A026 and Sellick Consultant Drawings provide the indicative designs for the access point from Limestone Avenue and the layout and design of road.</p> <p>The detailed design drawings will provide the detailed design of the roads, internal driveways and pedestrian pathways.</p> <p><i>Note:</i></p> <p><i>This DCP provision has been amended to recognise that the secondary access from Quick/Hayley Street will not be used and therefore there is no requirement to provide indicative designs.</i></p>
<ul style="list-style-type: none"> areas identified as being accessible or inaccessible to heavy vehicles. 	<p>This detail has been provided on <u>Sellick Consultant Drawing (Attachment 8)</u></p>
<p>Servicing strategy plans</p> <p>A strategy for providing the infrastructure requirements necessary for the developing the site, including telecommunications, electricity, gas, water and sewerage is to be included. Plans illustrating the indicative alignment and capacity of such services shall be provided.</p>	<p>Consistent with provision.</p> <p>A strategy for providing the infrastructure requirements has been prepared. Plans illustrating the indicative alignment and capacity have been provided. Refer to Attachments 7, 8, 9 and 10 and Stewart Architecture Drawings: A038 and A039.</p> <p>The site has access to all major utility services.</p> <p>Site servicing investigations have been undertaken by Rudds Consulting using “dial before you dig (DBYD)” data and other sources, and by Sellick Consultants for the site covering all utility services.</p> <p>The site has access to all utility services but detailed engineering investigation and design for individual utilities will be undertaken at the detailed design stage.</p> <p>There is a 3m wide electrical easement located on the site; the alignment of this easement is located along the existing high voltage underground cable that traverse the site from the Limestone Avenue boundary through the centre of the site, to the northern boundary.</p> <p>A 3m wide gas easement is located in the north east corner.</p> <p>Engineering studies undertaken for the site to date confirm that the master plan can be implemented, subject to detailed engineering design and approvals from all relevant utility service organisations.</p> <p>All waste generated by the development will be collected and stored on site in the basement of individual buildings then transferred to a waste collection point near the main entrance off Limestone Ave.</p>

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	<p>Waste vehicles will be able to collect waste from enclosed storage units in this location by moving in a forward direction to and from the site via Limestone Ave. This arrangement will not have any noticeable impact on adjacent land uses.</p> <p>A detailed waste management strategy will be provided at the detailed design stage.</p>
<p>Signage masterplan</p> <p>A signage masterplan that includes design detail and location of street signs, estate signs, and directional signage is required.</p>	<p>Consistent with provision.</p> <p>A Signage Masterplan has been provided. <u>Refer to Stewart Architecture Drawing: A037 Signage Strategy</u>. The strategy indicates the type of signage that can be expected in the development including directional, numbering, entry and communal space signage. The details of the signage will be submitted with the detailed architectural drawings to be submitted to the NCA for consideration.</p> <p>Movement within the precinct will be guided by a high-quality signage strategy. Signage will be integrated into the building form or within the landscape and appropriate to both pedestrian and vehicular movement.</p> <p>Signage will be provided to communicate the conservation and heritage values as required by the EPBC Approval.</p>
<p>Supporting Reports and Studies</p> <p>Supporting the concept plan and detailed proposals, further detailed investigations are required to be undertaken and submitted to the NCA. Completed reports and statutory processes, such as endorsement by external entities will be required prior to approval of Works. These include (but are not limited to):</p>	<p>Documentation lodged with NCA for assessment addresses all of the requirements in this part of the DCP.</p>
<ul style="list-style-type: none"> • <u>Planning and Design Report</u> – This is to include as a minimum: <ul style="list-style-type: none"> - A written assessment against the requirements of the National Capital Plan, this DCP, the ACT Planning Strategy and the Crown Lease applicable to the site. - Site location and analysis plans. - Slope analysis plans (including proposed cut and fill required to achieve the concept). 	<p>The Planning and Design Report provides a written assessment against the National Capital Plan at Section 4.8, the DCP at Section 5, the ACT Planning Strategy at 4.11 and the Crown Lease at Section 4.3.</p> <p>Earthworks plans have been provided which indicate the bulk earthworks required on the site. A total of 25520 m² of cut will be required and 4 454 m² of fill will be required. All earthworks will be undertaken with the relevant Australian Standard. <u>Refer to Sellick Consultants Earthworks Plan (Attachment 8)</u></p> <p>The Crown Lease for the site is managed by the Commonwealth Department of Finance. Doma will need to make an application to the Commonwealth Department of Finance to surrender and regrant of the Crown Lease. The redevelopment will attract a betterment charge to be determined in discussions with the Commonwealth.</p>
<ul style="list-style-type: none"> • <u>Tree Survey and Management Plans</u> – This should include the potential lifespan and maintenance requirements for each species. 	<p>Consistent with provision.</p> <p>A detailed tree survey by EnviroLinks Design (<u>Refer Attachment 12: Tree Assessment (EnviroLinks Design, 2016)</u>) for the site confirms the presence of a number of</p>

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	<p>trees that have status under the <i>ACT Tree Protection Act 2005</i>, all of which are the result of early landscape planting as part of the initial site development. However a significant number of the trees are in fair to poor health.</p> <p>Apart from the Natural Temperate Grassland habitat described earlier, the site contains several small areas of dryland grass scattered across the campus and a number of planted trees that are now quite mature.</p> <p>The proposed development will remove all existing trees on site to facilitate a site layout which will incorporate extensive areas of new landscaping in communal spaces and private courtyards using a mix of exotic and native species.</p> <p>The large site area and relative low site cover for buildings and roads will enable large areas of the site to take advantage of deep-rooted planting to create a new high-quality landscaped environment.</p>
<ul style="list-style-type: none"> • <u>Geotechnical Investigation Report</u> – A detailed geotechnical investigation should be carried out concurrently with detailed design of road and block layouts to ensure that subsurface conditions will not adversely affect the construction of infrastructure within the site. 	<p>Consistent with provision.</p> <p>A geotechnical investigations report has been prepared by ACT Geotechnical Services (2016). Refer Attachment 5.</p> <p>The site has been assessed by geotechnical engineers and it has been determined that excavations for the first basement level (to ~3m depth) would be through topsoil, slopewash, uncontrolled fill and colluvial soils and weathered bedrock, the overburden soils and EW, EW/HW, HW and HW/MW (EW -extremely weak, MW – Moderately weathered and HW – Highly weathered) can all be dug by backhoe and excavator. MW and less weathered bedrock is expected to be encountered below about 1m/1.5m depth, will require heavy excavator or dozer (D8 or D9) ripping, with some localised rock hammering. However, excavations for the second basement level (from ~3m to ~6m depth) would mostly require heavy rock hammering. The report indicates the excavation conditions at each borehole.</p> <p>Drilling of soldier pier holes could be conducted using a large piercing rig (such as a 'Soilmec'), of at least 30 tonnes.</p> <p>The proposed development has been designed to take into account the geology of the site.</p>
<ul style="list-style-type: none"> • <u>Water Sensitive Urban Design Strategy</u> – A strategy for water resource management (including storm water management) should be devised, in accordance with the Water Ways: Water Sensitive Urban Design General Code of the Territory Plan. The strategy should consider the following: <ul style="list-style-type: none"> -The provision of storm water infrastructure, storage and water quality control ponds -Provision for storm water harvesting capability -Management of stormwater issues on-site is preferable. Offsite alternatives may be considered with the approval of the relevant land custodian. 	<p>Consistent with provision.</p> <p>The site is not subject to significant flood risk. The site currently has a relatively high degree of permeability and drains into Lake Burley Griffin via existing storm water infrastructure.</p> <p>An overland flow path exists adjacent to the southern boundary of the site. Overland flow paths also exist along adjacent streets flowing westward along Quick Street, Ainslie Avenue and Allambee Street.</p> <p>The proposed development will increase the percentage of non-permeable surface area onsite. This will require</p>

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	<p>detention, but there is also potential for on-site water reuse measures subject to detailed design at the detailed design stage.</p> <p>A strategy for water resource management has been devised. <u>Hydraulic Service SW Management Schedule Drawing (Attachment 10)</u> provides details of how the proposed development will comply with Water Sensitive Urban Design requirements.</p> <p>Four below ground storage tanks will be provided on site to collect rainwater on site which will be used to irrigate the public open space areas.</p> <p>The details of stormwater infrastructure can be viewed on the <u>Hydraulic Service SW Management Plan (Attachment 10)</u>.</p>
<ul style="list-style-type: none"> • Lighting Strategy - Outdoor lighting including security and car park lighting shall be designed and sited to minimise light pollution and shall be of a high-quality design in detail and execution. All street and footpath lighting shall use full cut-off light fittings. Any up-lighting of buildings and structures should be designed to keep night time overspill and glare to a minimum. A full cut-off light fitting allows no light to be directed upward. No light dispersion or direct glare is allowed to shine at or above a 90-degree horizontal plane from the base of the fixture. The lens/diffuser should not project beyond housing and minimal light should be emitted above 80 degrees as per Figure 3. 	<p>Consistent with provision.</p> <p>Lighting Plans (refer to <u>Electrical Services Plan – Lighting</u>) (Attachment 7) have been developed in accordance with relevant standards and as per Figure 3. Lighting provided is based on the needs for safety, recognition, and sustainability. Key areas to be illuminated include: Limestone Avenue entry; internal roads and pathways; communal areas; and building entrances. Lighting will be discrete and address design principles outlined in the DCP. (Refer to <u>Stewart Architecture Drawing: A037 Electrical and Lighting</u>)</p> <p>There will be some increase of light spill from the site associated with the increase in residential dwelling numbers and additional road infrastructure on site. However, the impact of the light spill to Limestone Avenue and adjacent areas will be minimal, because of the relative isolation of the site from light sensitive receptors and is not considered to have any deleterious impact.</p> <p>The internal roads and private garden courtyards will be suitably illuminated to Australian Standards to provide security and will conform with DCP provisions.</p> <p>The lighting vision for the development is based on the following elements:</p> <ul style="list-style-type: none"> • Key principles of lighting design for the development are: <ul style="list-style-type: none"> ○ discreteness ○ safety ○ convenient identification ○ sustainability • areas to be illuminated include: <ul style="list-style-type: none"> ○ Gateway signage ○ Internal road and pathway lighting ○ Building entrance lighting ○ Communal facilities (pool; tennis court; indoor facilities)
<ul style="list-style-type: none"> • Heritage assessment and impact statement/Ecological assessment and EPBC Act requirements 	<p>The details of how the Concept Plan complies with the EPBC approval is detailed in Section 4.7.</p>

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<p>The proposed action for medium to high density residential and commercial development has been referred to the Commonwealth Department of the Environment and Energy (DEE). On 27 July 2018, DEE issued an approval with conditions under the EPBC Act (EPBC 2014/7372). Any concept plan or detailed development proposal is to be consistent with the relevant conditions of the EPBC approval. Reference is to be made in the Planning and Design Report as to how any concept plan or detailed development proposal complies with the EPBC approval.</p>	<p>There are no known records of Aboriginal Heritage associated with the subject site that would prevent the proposed development.</p> <p>In the event that previously unidentified archaeological artefacts or sites or cultural heritage items are located during the course of development within the study area, an unanticipated discovery plan will be prepared for approval to ensure compliance with all relevant legislation and the protection of cultural heritage items.</p> <p><i>Note: This provision has been amended to reflect that the EPBC process has been completed.</i></p>
<ul style="list-style-type: none"> Environmental Protection and Pollution mitigation – The concept plan must include assessment of the possible discharge of pollutants and noise caused by development of the land. These may be included within other supporting studies (such as traffic assessments) or as stand-alone documents. The Planning and Design Report, accompanying the concept plan must identify any mitigation measures required to address discharge of pollutants and noise and that will need to be incorporated into the detailed design. The concept plan and these assessments must be in accordance with the Environment Protection Act 1997 (ACT) and Environment Protection Policies (EPPs) administered by the ACT Government's Environment Protection Agency. 	<p>Consistent with provision.</p> <p>An assessment of the possible discharge of pollutants and noise caused by the development of the site has been undertaken. The site is known to contain point sources of hazardous and contaminated materials in the form of building asbestos, oil tanks and petrochemical residues in the existing surface car park. The majority of asbestos was removed during the building strip undertaken in 2016 and when the buildings were recently demolished.</p> <p>None of the existing site contaminants are considered to pose a significant constraint on future development of the site for residential purpose. A search of the ACT Contaminated Land Register has not revealed any contamination on site.</p> <p>Detailed contamination studies will be undertaken at the detailed design stage to address localised point contamination.</p> <p>An environmental noise assessment has been prepared by AECOM for the project.</p> <p>The main environmental noise generator affecting the site will be traffic along Limestone Avenue. This can be readily addressed by the use of appropriate window and acoustic glass treatments. It is noted that other residential property is located along Limestone Ave.</p> <p>Another potential noise source is indoor entertainment at the Mercure Hotel. However, this establishment is approximately 150m from corresponding property boundary and about 200m from actual origin of the noise to the closest point on the site. This issue can be addressed by suitable acoustic treatments of residential apartments to Australian Standards and are not considered a threat to either the development or the commercial viability of the hotel. Other established residential areas are closer to the hotel than the proposed development.</p> <p>Consultations with the Mercure Hotel have not raised any concerns about impact on business viability resulting from the proposed development.</p>

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	<p>Glazing treatments are available that will reduce internal noise levels to within the nominated criteria for the various space types.</p> <p>Noise impact from the development, once completed, will be minimal and occur in the form of local plant and building services as well as movement by residential vehicles to and from the site.</p> <p>Noise from building services can be mitigated using standard acoustic treatments and subject to detailed building design at the detailed design stage. This noise source is not expected to affect adjacent land uses.</p> <p>Demolition and construction noise will be regulated by provisions of an approved Environment Management Plan.</p>
<ul style="list-style-type: none"> • <u>Bushfire Risk Assessment and Management Plan</u> – an independent bushfire risk assessment using the Australian Standard for Risk Management AS/NZS 4360 and AS 3959 (as may be updated or replaced from time to time) is required and the outcomes shall be incorporated into the site design. 	<p>Consistent with provision. A Bushfire Risk Assessment and Compliance Report has been prepared by Bushfire Protection Planning & Assessment Services (2018) (Attachment 11).</p> <p>The subject site is part of the existing urban area. The vacant Territory land immediately north of the site is subject to bush fire management by the ACT Government but is assessed as not having potential to generate substantial fuel load. The land can also be readily accessed by urban fire tankers in the event of fire via 3 adjacent sealed urban roads that are close to the subject site, and there are a number of established fire trails in the adjacent Mt Ainslie Nature Reserve. There is also no known history of bushfire events in the local area that have threatened the existing site.</p> <p>The ACT <i>Strategic Bushfire Management Plan</i> describes the site and adjacent areas as being part of the “Ember Zone”. Territory land adjacent to the site is managed by the ACT Government and there is to be no prescribed burning before 2019. The works description as per the 2012-13 Bushfire Operations Plan is to undertake amenity slashing in North Canberra.</p> <p>A Bushfire Planning and Certification Report has been prepared for the site. Recommendations of the report have either been incorporated into the concept plan where appropriate or will be included in detailed design for the development.</p> <p>The key recommendations are as follows:</p> <ul style="list-style-type: none"> ○ The proposed development shall incorporate external materials and design in accordance with Sections 3 & 5-8 of AS3959 Construction of buildings in bushfire-prone areas (BAL-12.5 to 40 requirements) ○ The proposed 1.8m high ‘Ha ha’ wall shall be extended partly along the northern boundary of the subject property to ensure townhouse B2-5 & B4-1 are shielded from the identified woodland hazard within Block 4 Section 63 Campbell. The Ha ha wall is

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	<p>to effectively provide a radiant heat shield for the purpose of an alternate solution to townhouses B2-5 & B4-1.</p> <ul style="list-style-type: none"> ○ The entire area of the proposed development site shall be identified and maintained as an APZ in accordance with the ACT Bushfire Management Standards – ACT Strategic Bushfire Management Plan Version 3 (2014) Vegetation and landscape management for APZ compliance should consider the principals of the document Landscape and Building Design for Bushfire Areas, by Caird Ramsay and Lisle Rudolph published November 2003. ○ Any vegetation landscaping to be retained or re-introduced as part of the proposed development shall ensure any readily combustible dry garden mulching and/or plantings are minimised within the proposed development site, or else should be entirely excluded. ○ Any internal landscaping shall ensure any readily combustible dry garden mulching and/or plantings are separated away from the proposed building lines by at least 2m. ○ Any internal landscaping shall ensure trees planted directly adjacent to the internal roadway area does not significantly overhang or obstruct the access of larger vehicle's entering the proposed development site. Any overhanging vegetation shall be maintained to ensure a minimum height of 4.2m above the road at all times. ○ Any internal landscaping shall ensure only fire retardant trees are reintroduced as part of the proposed development. Fire retardant plants for the ACT are as otherwise listed by the Yarralumla nursery-Garden Advice series2. ○ Where applicable, proposed hydrant and associated booster/access arrangements to service the proposed development shall be designed and installed in accordance with AS2419 & the ACTFR Policy – Access and Hydrant Requirements for Rear Lanes and Unit Complexes (Policy), particularly requiring; no hydrant outlets to be located within a parking bay. ○ All internal vehicle access roadway sections shall have a minimum carriageway width of 6m or else the proposed internal roadway and verge area shall facilitate an unobstructed and trafficable width of at least 6m at all times. The minimum inner radius of any roadway bend shall be ≥6m and any identified parking spaces. ○ The centrally located vehicle turn around area (between B2-7 & B3-6) shall be designed to facilitate a turning radius of at least 12m or else shall provide additional access sections to facilitate a 'hammer-head' or equivalent turning facility for heavy vehicle access/dimensions (2.5x12m) ○ The dual access section from Limestone Ave to the first round about shall be designed to facilitate laneway access or carriageway width of at least 3.5m for each lane.

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	<ul style="list-style-type: none"> ○ Vehicle access for fire fighting purposes shall ensure a working footprint access (12m x 6.5m with a maximum gradient not exceeding 6 degrees) to at least one corner of structures B1-1 & B1-2 (multi-storey apartments) to allow a Bronto Skylift fire fighting appliance access to two sides of the building structures ○ The pavement loading for a Bronto Skylift working footprint (particularly where in proximity to any basement surface) shall ensure capacity to support point loads up to 21 tonnes (within surface area of 0.7m²) as may be applied by the ground pads. ○ Any gating or obstacles for traffic or pedestrian management or calming shall be designed to ensure firefighting and emergency services vehicles can safely pass through, over or remove/ open the traffic management obstacle at all times. Emergency access gating used to control traffic flow during non-emergency periods shall not be locked ○ The proposed internal vehicle access roadway surface shall have a carrying capacity of at least 30 tonnes in anticipation of a standard ACTFR aerial appliance seeking to access and operate within the proposed development site. ○ The proposed development and associated internal roadway access section shall be clearly signposted at entry point from Limestone Ave to identify the proposed development site and No Through access arrangement. ○ All new electrical lines and connections (including communication lines) to service the proposed development shall be located underground ○ All external / exposed water and gas supply pipes supplying the proposed development shall be metal.
<ul style="list-style-type: none"> • <u>Environmental Management Concept (EMC) plan</u> This must detail the proposed pollution control measures that will form part of the sediment and erosion control plan required under the Environmental Protection Agreement for the development of the site. The plan should be in accordance with the ACT EPA 2007 Environment Protection Guidelines for Construction & Land Development in the ACT and include items identified in Schedule 11.1 Pollution Control Plan Checklist of the Environment Protection Guidelines. In addition, the EMC Plan is to include: <ul style="list-style-type: none"> - site compound location(s). - identification of areas affected by traffic and other noises. - provision for noise mitigation works where this may be necessary. 	<p>Consistent with provision. An Environmental Management Concept Plan has been submitted. Refer to Civil documentation prepared by Sellicks. (Attachment 8)</p> <p>At the detailed design stages, details of the site compound, sediment and erosion control measures and temporary fencing will be provided. Areas affected by traffic and construction noise will be identified and the mitigation measures provided.</p>
<p>Public Consultation</p> <p>Any concept plan and detailed development proposals prepared for the site, in accordance with this DCP, will be</p>	<p>Noted. The NCA will undertake public consultation of the Concept Plan, the subject of this report. The detailed</p>

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<p>subject to public notification and consultation prior to approval by the relevant planning authority. Any subsequent approval of the concept plan does not remove or prejudice the requirements of future developments to be assessed by the relevant planning authority against the Plan, this DCP and any approved concept plan.</p> <p>Detailed development proposals will be assessed for consistency against provisions of this DCP and the approved concept plan.</p>	<p>architectural drawings which will be submitted separately in the future will also be subject to public consultation.</p> <p>Extensive preliminary consultation has been undertaken on the site over several years including consultation on changes to the concept plan and DCP. (Refer to Section 6)</p> <p><i>Note:</i></p> <p><i>This provision has been amended to make it clear that the detailed architectural drawings which are also subject to approval by the NCA will be subject to public consultation.</i></p>

6.0 Preliminary Stakeholder Consultations

The site has been the subject of several widespread community consultations over recent years for different development proposals.

DOMA has undertaken pre-lodgement consultation with key stakeholders and ACT agencies as part of the preparation of this Planning Report in 2016 and again on the revised Concept Plan in 2018 and 2019.

The proposal presented in 2016 was significantly different to the current proposal and included development of 500 apartments across a series of buildings ranging in height from 2-8 storeys. The consultation undertaken in 2016 included face to face meetings with key stakeholders, presentation at a public meeting, email information, a letter-box drop. Each of these platforms and meetings provided information to stakeholders describing the proposed development and the intentions to amend the DCP.

The current round of consultations (2018) mirrored initial consultations in 2013 and in 2016 but included the addition of a Purdon Planning consultation webpage (<https://www.purdon.com.au/>). All stakeholders contacted in 2013 and 2016 were again contacted in 2018. In addition, a number of MLAs and MPs have been included in current consultations.

During consultation, stakeholders were advised that the NCA is the relevant planning authority and that they would undertake their own public notification process. Stakeholders were also advised that as part of the usual planning approval process, the Proponent's detailed design plans will be required to be lodged separately for NCA review and assessment and that these plans would also be publicly notified as part of this process.

Consultations were held with the following individual stakeholders and organisations during 2018 and 2019:

- Campbell High School (met 29 August 2018 and 11 April 2019)
- Australian War memorial (met 30 August 2018)
- Mercure Hotel (advised that there was no need to meet and provided support for the proposal via email)
- Community Services Directorate as custodian for a number of public housing properties in the vicinity of the subject site including Ainslie Village (spoke to Peter Johns, separate meeting with the Ainslie Village)
- Argyle Housing, the managers of Ainslie Village (met 6 September 2018)
- Adjacent households (flyer delivered)
- North Canberra Community Council (presentation to NCCC public meeting on 15 August 2018)
- Commonwealth Government agencies including National Capital Authority, Department of Finance and Department of the Environment and Energy.
- Territory Government agencies including TCCS and EPSD
- Utility companies including ActewAGL and ICON (not met in 2018)
- Minister Gentleman MLA (met 13 September 2018)
- Caroline Le Couteur MLA (met 31 August 2018)

- Rachel Stephen-Smith Office MLA (met 7 September 2018)
- Property Council Australia (met 19 September 2018)
- Candice Burch MLA (met 26 September 2018)
- Gai Brodtmann MP (met 27 September 2018)
- Campbell Residents Association (met 9 December 2018)
- Media articles about the development

All stakeholders, together with adjacent residents/lessees were issued with a brochure summarising the proposed development and approval processes. The flyer also encouraged community members to provide comment via email or view the Purdon Planning website and submit a comment through that platform.

Table 5 summarises issues raised during consultation and responses provided by DOMA.

Table 2: Stakeholder Comment & Response

Comment/Query	Response
Campbell High School	
1. Support lower density	1. Noted
2. Support fencing along boundary	2. Noted
3. Demolition could be quite noisy and distracting for students but support demolition as building is in bad state	3. Doma will advise the school prior to commencement of demolition.
4. Concern regarding asbestos during demolition	4. Majority of asbestos was removed during the building strip-out undertaken in 2016. The remaining asbestos will require demolition of the buildings in order to be removed and will be undertaken by a licensed contractor.
5. Good that there will be no significant overshadowing impact	5. Noted
6. Were concerned with previous proposal but now most of the concerns have been ameliorated	6. Noted
7. Development will impact school enrolments positively	7. Noted
Australian War Memorial	
1. Support the lower density design	1. Noted
2. AWM didn't have any major concerns with the previous proposal and have even less now	2. Noted
Mercure Hotel	
1. Proposal looks great	1. Noted
2. Mercure supports the development	2. Noted
3. Development will support the hotel and improve the area	3. Noted
Community Services Directorate	
No issues raised	Noted
Ainslie Village Management	
1. Noise will impact residents	1. Noise will inevitably impact residents. However, nearest part of the site is approximately 50m away and development will commence at the end closest to Limestone initially. Mitigation measures will be in place and construction hours are regulated by EPA. 2. Noted.

Comment/Query	Response
2. Traffic will have no impact on Village as residents don't usually drive and proposed entry is off Limestone 3. Residents will complain no matter what.	3. Noted. Complaints/queries can be directed to Purdon Planning or the NCA.
North Canberra Community Council	
1. Ongoing concerns from a few attendees about the heritage impact of the development and loss of environmental values 2. Visual impact along the Ainslie Ave axis 3. Concerns about building heights 4. Some uncertainty about traffic impacts	1. Heritage and environmental issues have all been addressed and resolved through the EPBC Statutory Referral process, including public notification, and adequately resolved. DEE determination publicly available. 2. The site is not on the Ainslie Avenue axis 3. The buildings on Limestone are consistent with existing approved DCP height limits, but most buildings on site are now much lower than in previous schemes for the site and lower than permitted in the existing DCP. 4. The documentation provides a detailed traffic study which confirms the capacity of the intersection and Limestone Ave to accommodate anticipated traffic volumes. It is noted that the site previously contained about 250 parking spaces and was used as an office building so experienced significant peak hour traffic flow. The proposed residential development will generate less peak traffic movement. Access/egress via Limestone Ave (no eastern access) will avoid use of local streets in Ainslie and will not have any direct traffic flow through other residential streets in Campbell or Reid.
5. Retention of street trees along Limestone Ave 6. Will all vegetation on site including trees along school boundary be removed? 7. Were past plans approved? 8. What changes might be required to DCP to accommodate new concept plan?	5. These trees are in the verge and will be retained. 6. All vegetation on site is to be removed. A significant number of the trees on the school boundary are on school property, and these will be retained 7. A Concept Plan was not submitted under the existing approved DCP 16/01. The proposed Concept Plan has been modeled on the proposed DCP with an emphasis on lowering the density of the development. 8. Plans are being discussed with NCA, including frontage to Limestone Ave, perimeter landscape buffers and landscape design. The revised DCP will be notified for public comment by NCA.
Email correspondence from adjacent resident	
Consultation process	There has been extensive and transparent consultation on the project prior to any lodgment of documents with NCA, creating opportunities for all local stakeholders to get information about the project and to contribute to the discussion.

Comment/Query	Response
Parking	The Concept plan makes provision for substantially more parking spaces on site than required by Code
Traffic Flow	Refer above responses on traffic flow and the traffic report prepared by Aecom as part of the Concept plan documentation
High school	The school has been consulted and has not raised this access as an issue.
Setback along Limestone Avenue	The proposed development is consistent with the 15m setback provision of the existing DCP which was notified for public comment by NCA in 2016 and subsequently approved. The revised DCP does not alter this setback. There are many buildings along Limestone Ave that are closer to the road reserve than the proposed development. Neither the AWM or high school have objections to either the setback provisions or building height.
Environment	Refer above responses to EPBC issues
Property Council	
1. What is the timeframe for development?	1. Once concept plan and DCP are approved by the NCA a Works Application will be submitted for detailed design. The intention is for physical works to commence mid-2019
2. Isn't there a requirement to have commercial uses on the site?	2. Previous proposals have included commercial uses on the site but there is no requirement in the DCP to include this land use.
3. No other comments – proposal looks good	3. Noted.
Elected members	
1. Is parking in and around the site is an existing problem?	1. Yes, this is one of the reasons why the site will not be publicly accessible by vehicle. The Concept Plan makes provision for substantially more parking o-site than required in the parking Code.
2. Are there any communal areas on site?	2. Yes, there are extensive landscaped open space areas as well as around 700m2 of other communal space (recreation and event rooms).
3. Don't just look at natives while developing the landscape plan	3. Noted. The Proponent is proposing to include a mix of tree species (native and non-native), consistent with adjacent suburbs and DCP requirements.
4. The encroachments into the setback will be the first issue residents pick up on during public notification	4. Noted. However, as the setbacks are quite large, and the encroachments are very minor, we are confident that these will not be too much of an issue.
5. Are any changes to the Territory Plan required as part of the amended DCP?	5. As the Minister would be aware, the National Capital Plan overrides the Territory Plan so if the development complies with the NCP there are no issues.
6. The Territory Plan will be tidied up next year and any inconsistencies between the NCP and TP can be resolved as a matter of course.	6. Noted.
7. Is there any bushfire impact?	

Comment/Query	Response
	7. A bushfire consultant has been engaged and the report will be submitted to the NCA. The recommendation is that the boundary to Mt Ainslie should be protected by a rock wall barrier to create a buffer.
8. What is the parking and access arrangements	Parking is provided at the street level, within the basement or in an undercroft. All car parking is fully contained on site. Access is provided off Limestone Avenue. No other vehicle entry/egress points are proposed.
9. Are the courtyards big enough for people to grow vegetables?	Yes, courtyards are generous in size and will have good solar access. Residents could make own arrangements on site for a community vegetable garden
10. If the walls are too high the courtyards feel prison like Should consider lower fences in front yard so that people can see others around them and have a sense of security and community	Noted. Courtyard walls will be standard 1.8m high.
11. Is the school overshadowed?	No, there will be no overshadowing over the school's buildings by the proposed development. There will be minimal overshadowing of the play courts during school hours
12. Where is the proposal at in terms of NCA approval?	The DCP is being amended to reflect the lower density proposal. Once the NCA has approved the DCP a detailed design plan package will be lodged for NCA review.
13. Are there any biodiversity issues?	The proposal has been given approval from the Department of Environment and Energy under the EPBC Act. Some conditions of approval are outstanding but will be dealt with prior to lodgment of a detailed design package for NCA review.
14. Is there any communal space outside of open space?	Yes, there is a tennis court and swimming pool. There are also communal areas that can be used for functions and other recreational activities.
15. Will the front of the site be raised to put the pool in?	Yes, the front portion of the site will need to be raised to make it level. Excavation has been minimised through development of undercroft and basement car parking arrangements.
16. Are all apartments 'high end'?	Yes, the development is a 'high end' proposal. The focus has been on quality rather than quantity.
17. Apart from affordability the proposal looks good	Noted.
18. Is there only one access point to the site?	Yes. Access/egress is only off Limestone Avenue.
19. Makes much more sense for the site to be used exclusively for residential purposes	Agreed.
20. Will you be exploring a build to rent scheme?	No.

Comment/Query	Response
21. Some active travel measures like bicycle parking should be provided on site	Noted. These can be added during detailed design.
22. Main concern is that the infrastructure (shops and other commercial services) aren't keeping up with the demand generated by residential developments. The shops are quite run down and require upgrades.	This is an issue for the ACT Government as well as the private sector. If there is market demand for retail offerings and services supply will inevitably be provided. Purdon Planning undertook community consultation on behalf of the ACT Government in 2017 to seek feedback on upgrade requirements etc. for the Campbell Local Centre. This shows the ACT Government is aware of the need for upgrades and may be a sign of things to come. The proposed development will help reinforce local business viability at both Campbell and Deakin shops.
23. The Campbell community feel as though the mix of housing types in the area is right	Noted.
24. Concern about building height on Limestone Ave	Proposed building heights are consistent with existing DCP height controls. Visual impact mitigated by existing mature street trees and set-backs from Limestone Ave
25. Important to make direct contact with Reid and Campbell Resident Associations and all residents of both suburbs	Some areas of Reid were included in letterbox drop. NCCC was a public meeting open to all local residents. There has been media coverage of the project. DOMA will make contact directly with Reid and Campbell Resident Associations.
26. Need clarification of traffic access/egress to Limestone Ave	The documentation provides a detailed traffic study which confirms the capacity of the intersection and Limestone Ave to accommodate anticipated traffic volumes. It is noted that the site previously contained about 250 parking spaces and was used as an office building so experienced significant peak hour traffic flow. The proposed residential development will generate less peak traffic movement. Access/egress via Limestone Ave (no eastern access) will avoid use of local streets in Ainslie and will not have any direct traffic flow through other residential streets in Campbell or Reid.
27. Need clarity on resolution of environmental and heritage values	Heritage and environmental issues have all been addressed and resolved through the EPBC Statutory Referral process, including public notification, and adequately resolved. DEE determination publicly available.
28. Need clarity on hazardous material and asbestos	A contamination report was undertaken for the Demolition Works approval. Asbestos was removed from the building during the strip-out phase but remaining asbestos will be removed as part of the building demolition by licensed contractors.
29. Car parking provision and position on site	The Concept plan make provision for a substantial increase in parking over Code requirements. Most parking will be contained in basement or undercroft parking, with only a small number of spaces at grade within the site. There will be no parking visible from adjacent streets.

Records of all inquiries/comments received are being kept by the project team as part of the ongoing consultation process. The Proponent has also undertaken to keep stakeholders updated at key milestones in the project.

7.0 Conclusion

The proposed Concept Plan provides for a development that is of a significantly reduced scale to what could be developed under the currently approved DCP 16/01. Doma has proposed a number of amendments to the approved DCP to reflect the planning and design proposed for the site. The proposal provides a strong architectural and landscaping response and is considered an improved outcome compared to previous proposals for the site.

Purdon Planning
For DOMA
June 2019

Unit 4 Cooyong Centre
1 Torrens Street
Braddon ACT 2612

T 61-2 6257 1511
F 61-2 6248 8347

www.purdon.com.au

