



Australian Government
National Capital Authority

Consultation Report

Works Approval No 101573

Block 3 Section 39 Campbell
Australian War Memorial
Extension of Poppy's Café Carpark

November 2019

Contents

Contents	2
Introduction	3
Public Consultation requirements	4
1.1 Commitment to Community Engagement	4
Summary of Public Consultation	5
2.1 The public consultation process	5
2.2 Submissions Received, Comments and Response	5
Attachment A	7
The Canberra Times Public Notice, Facebook Post and Site Notice	7
Attachment B	9
Summary of submissions and NCA Response	9

Introduction

Under the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Authority (NCA) prepares and administers the National Capital Plan (the Plan) to ensure Canberra and the Territory are planned and developed in accordance with their national significance.

The Plan sets out the broad planning framework for the Australian Capital Territory (ACT). Areas designated as having special characteristics of the National Capital are subject to detailed planning policies and guidelines.

Any buildings or structures, demolition, landscaping or excavation works in Designated Areas require the approval of the NCA. The NCA considers such proposals in the context of the relevant provisions of the Plan.

On 23 August 2019, the NCA received a Works Approval application from Purdon Planning for the extension of Poppy's Café Carpark and installation of a temporary carpark at the Australian War Memorial (AWM).

Community Consultation was undertaken by the NCA between 16 October 2019 and 5 November 2019. The NCA received 22 submissions on the proposal. All submissions raised issues or objections in relation to elements of the proposal or the whole proposal. The key issues raised include:

- The proposed removal of 63 trees;
- The works approval for the carpark extension is being considered separately from the AWM redevelopment project;
- Concern that the proposal has not been subject to referral under the *Environment Protection and Biodiversity Conservation Act 1999*;
- Concern there is no plan / revegetation strategy for the future open landscape area,
- Concern the documentation does not justify the need for additional on-site visitor parking;
- Concern expressed in relation to moral rights obligations;
- Concern that the proposal is inconsistent with the AWM Heritage Management Plan; and
- Concern that temporary fencing has already been installed before approval for the carpark extension.

Public Consultation requirements

1.1 Commitment to Community Engagement

The NCA's *Commitment to Community Engagement* details how the NCA conducts consultation. The purpose is to achieve a greater level of consistency and transparency in the NCA's decision making process.

The *Commitment to Community Engagement* describes the minimum requirements for consultation, and the process by which WA applications that are released for public consultation will be assessed.

Part 2.7 'Works Applications and Attachment C Protocol for Development Applications for Works Which Require Consultation' of the NCA's *Commitment to Community Engagement* describes the consultation process for WA applications. The NCA will make an assessment of whether a proposal is consistent with the National Capital Plan and if it requires public consultation. An assessment is made in relation to adverse impacts on:

- public space and community amenity;
- environment, heritage or landscape values;
- amenity of the locality in terms of materials, finishes, scale, massing, design and quality; and
- consistency with an existing Heritage Management Plan.

When an application for works is lodged and consultation is required, consultation with the community and stakeholders will be undertaken by the applicant, the NCA or both. Where consultation is undertaken by the applicant, the NCA may choose to stipulate specific requirements that the applicant is required to implement.

The NCA may set aside the requirement to undertake full public consultation where:

- previous consultation has been undertaken on the proposal;
- minor amendments to previously approved works are required;
- the NCA determines no stakeholders will be affected; and
- proposals are given exemption, as outlined in Part 2.3 of the *Commitment to Community Engagement*.

In this instance, as the AWM is a National and Commonwealth Heritage listed place, the NCA determined that community consultation was required due to public interest and potential impacts on heritage and landscape values.

Summary of Public Consultation

2.1 The public consultation process

Public consultation was undertaken by the NCA between 16 October 2019 and 5 November 2019 in the following manner:

- On Wednesday 16 October 2019, publishing a public notice in *The Canberra Times* detailing the proposed works and inviting submissions to be made to the NCA in relation to the proposal ([Attachment A](#));
- Between 16 October 2019 and 5 November 2019, publishing details of the proposal on the NCA's website. This included plans and supporting documents outlining the proposal;
- Between 16 October 2019 and 5 November 2019, placing two A1 size signs on site;
- On 16 October 2019, the NCA wrote to key stakeholders via email advising of the consultation process and inviting comments; and
- Notification of the consultation on the NCA Facebook page.

Published Articles about the Proposal

Additional articles have been published in print media and social media outlets about the proposal.

2.2 Submissions Received, Comments and Response

The NCA received a total of 22 submissions on the proposal. All submissions raised issues or objections in relation to the proposal.

Emails of acknowledgment were sent to all submitters advising them that their submissions will be taken into consideration before a decision is made on the application.

Notification of the consultation was posted on the NCA Facebook page. The post reached 539 people, there was one 'like' and two 'shares'.

Key issues raised in the submissions were:

- The proposed removal of 63 trees;
- The works approval for the carpark extension is being considered separately from the AWM redevelopment project;
- Concern that the proposal has not been subject to referral under the EPBC Act;
- Concern there is no plan / revegetation strategy for the future open landscape area,
- Concern the documentation does not justify the need for additional on-site visitor parking;
- Concern expressed in relation to moral rights;
- Concern that the proposal is inconsistent with the AWM Heritage Management Plan; and
- Concern that temporary fencing has already been installed before approval of the carpark.

A summary of each submission and the NCA response is provided at [Attachment B](#).

Conclusion

The NCA's consultation process was carried out in accordance with the National Capital Plan and the NCA's *Commitment to Community Engagement*.

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


The NCA notes that the temporary carpark will be transformed into an open landscape area with tree planting once the redevelopment project is completed. This will be subject to a separate works approval.

The AWM has advised that 20 new trees will be planted within the Eastern Precinct as part of the the carpark extension project.

The proposal is not inconsistent with the provisions of the National Capital Plan, and is supported by the NCA.

Attachment A

The Canberra Times Public Notice, Facebook Post and Site Notice




Australian Government
National Capital Authority

WORKS APPROVAL

Open for Public Consultation
Block 3 Section 39 Campbell
(Australian War Memorial)

The National Capital Authority (NCA) has received an application for the extension of the basement carpark adjacent to Poppy's Café at the Australian War Memorial.

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



The NCA welcomes feedback on this application **by close of business, Tuesday 5 November 2019**. Submissions can be made via email to worksapproval@nca.gov.au or in writing to GPO Box 373, Canberra ACT 2601. Please contact the NCA for further information on (02) 6271 2888.

.....

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

Canberra Times Public Notice



National Capital Authority
17 October at 18:00

Community feedback is welcomed on a Works Application for Block 3 Section 39 Campbell (Australian War Memorial) for an extension of the basement carpark adjacent to Poppy's Café at the Australian War Memorial. Comments will be received until close of business, Tuesday 5 November 2019. Read the plans and supporting documentation and how to have your say here <https://www.nca.gov.au/.../block-3-section-39-campbell-austra...>



Facebook Post



Site Notice – Sign 1



Site Notice – Sign 2

Attachment B

Summary of submissions and NCA Response

The National Capital Authority (NCA) undertakes an open and transparent works approval application process. As part of this process the NCA prepares a Consultation Report for publication on the NCA website, which includes a summary of each submission, along with the name of each person making the submission. Names of submitters have been omitted where a submitter requested confidentiality.

Submission	Issue	NCA response
1.	<p>Steve Gower AO, AO (Mil) ME</p> <p>The submission expressed the following concerns:</p> <ul style="list-style-type: none">• Paragraph 1.1 of the Purdon Planning Report stated <i>“the extension will accommodate more visitor parking on site.”</i> The submission questioned <i>“where are the visitor studies”</i> to justify the increase in visitor parking at the AWM. The submission noted the <i>“numbers attending major commemorative functions have declined since the spike in 2015.”</i>• The submission made reference to paragraph 1.3 of the Planning Report that stated <i>“works will have temporary...low level impact.”</i> The submission questions this statement as trees will be removed to accommodate the carpark. Additionally, contractor parking is proposed at surface level for 10 years which will be an <i>“eyesore.”</i>	<p>The AWM has advised:</p> <p><i>“The Memorial has a requirement to provide sufficient parking for visitors. The requirement for additional parking is based on visitation growth over the past decade. Visitation to the Memorial has grown from approximately 800,000 in 2008/9. This number has grown to over 1.1 million in 2018/9. This equates to approximately 40% growth in visitation over the past decade. In 2018 KPMG projected a further 27% increase from 2018/19 to 2029/30 to approximately 1.4 million visitors. A number of parking options have been explored for the precinct including conversion of the western car park to a multistorey, expansion of on-street parking along Treloar Crescent and construction of an additional parking structure on Block 1 Section 62 Campbell. All of these options were dismissed for various reasons including visual impact, environmental issues and capacity. The proposed solution has been deemed the best option moving forward as it will have minimal visual and environmental impact and will provide accessible parking for people of various physical abilities. On this measure this is the best option available.”</i></p> <p>The design of the carpark incorporates a metal blade wall that extends a minimum of 1m up to 1.2m above the surface of the temporary carpark. The height of the metal blade wall above the temporary carpark will provide some screening of the temporary carpark from the surrounding areas. The metal blade wall will also act as a safety barrier for cars and pedestrians.</p>

Submission	Issue	NCA response
	<ul style="list-style-type: none"> The submission referred to paragraph 1.4 of the Planning Report in relation to moral rights. The submission expressed concern that <i>“Professor Johnson AO OBE’s views on moral rights as it affects the Cowen award-winning precinct”</i> have been set aside. The submission expressed concern that there is no provision for rubbish store areas for Poppy’s Café that is <i>“secured out of sight with easy vehicular access.”</i> The submission requested that <i>“consideration of the project be set aside for the development of other options pending the receipt of the overall plan for the redevelopment.”</i> 	<p>While the works will have an impact on the landscape in the medium term, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting.</p> <p>It is the Australian War Memorial’s responsibility to ensure obligations are met under the <i>Copyright Amendment (Moral Rights) Act 2000</i>.</p> <p>The extension to Poppy’s Carpark incorporates a new garbage enclosure. This is shown on the Architectural drawings (Dwg No. AWM-0269-AFC-A-121).</p> <p>The extension of the carpark is an independent structure, not physically connected to the larger redevelopment project and is therefore able to be considered as a separate project. The extension of the carpark does not prejudice the NCA’s consideration of future works approvals associated with the redevelopment of the AWM.</p>

2.	Australian Institute of Architects	
	<p>The submission made the general comment that <i>“The Institute recognises the need for and in principle support, ongoing development at the AWM including the provision of more exhibition space. However, it is essential that the National and Commonwealth heritage values and solemn nature of the site as a memorial are prioritised in all decision making processes.”</i></p> <p>The submission expressed concern that the approval of the carpark <i>“has the potential to prejudice due and proper consideration of any future applications.”</i></p>	<p>Noted. The NCA has assessed the proposal against the National Capital Plan. Matters relating to urban design and heritage are considered under Part 2.4 Liveability Principles of the National Capital Plan.</p> <p>Concern noted. The extension of the carpark does not prejudice the NCA’s consideration of future works approvals associated with the redevelopment of the AWM.</p>

Submission	Issue	NCA response
	<p>The submission noted the temporary carpark is proceeding as a standalone project and separate from the redevelopment project. <i>“The Institute does not agree that it is appropriate for the application to be considered as a stand-alone project, without review from the Department of Environment and Energy or Public Works Committee, or for the Memorial to self-assess heritage values under the Environment Protection and Biodiversity Conservation Act 1999.”</i></p> <p>The submission stated <i>“The NCA should reject the application and insist that approval for the total Redevelopment Project be sought instead and include the carpark extension. The combined and cumulative impact on the National Heritage values of the AWM must be considered in detail.”</i></p> <p>The submission expressed the following concerns:</p> <ul style="list-style-type: none"> • Removal of 63 trees and stated <i>“the removal of a significant number of mature trees...is not supported by the AWM Heritage Management Plan and the Institute believes this action will negatively undermine the landscape setting of the AWM which is held in high esteem by veterans and community members.”</i> • Additionally, the Heritage Impact Statement <i>“notes that the plans are not fully consistent with some policies in the AWM and Parliament House Vista Heritage Management Plans.”</i> The works <i>“are expected to have a moderate impact especially in the medium term on the war memorial’s aesthetic characteristics.”</i> • The submission noted: <i>“The successful re-establishment of the site in line with National Heritage values should be fully detailed in the current proposal.”</i> And <i>“Revegetation with native trees must be integral to the mitigation strategy. The species proposed for the re-establishment are not known and there is no evidence given that the native landscape is able to be replaced and grown in an on-slab environment.”</i> 	<p>The extension of the carpark is an independent structure, not physically connected to the larger redevelopment project and is therefore able to be considered as a separate project. Consultation with the Department of the Environment and Energy (DoEE) in relation to the EPBC Act is a matter for the AWM.</p> <p>Noted. The NCA assesses works approvals against the National Capital Plan and considers heritage as part of assessing the proposal against the National Capital Plan. However, impacts on matters of National Heritage are addressed by the EPBC Act and this is a matter for the AWM and DoEE.</p> <p>While the proposed tree removal will have a medium term impact on the landscape, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting. The applicant has submitted advice with the works approval application that the carpark structure has been designed to accommodate soil depth of 1500mm. This is consistent with industry standards that 1200mm soil depth is sufficient to sustain mature tree planting.</p> <p>Noted. The proposal will have an impact on the landscape in the medium term, however, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting.</p> <p>While the proposed tree removal will have a medium term impact on the landscape, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting. The approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area. However, the open landscape area will be subject to a separate works approval application.</p> <p>The applicant has submitted advice with the works approval application that the carpark structure has been designed to accommodate soil depth of 1500mm. This is consistent with industry standards that 1200mm soil depth is sufficient to sustain mature tree planting.</p>

Submission	Issue	NCA response
	<ul style="list-style-type: none"> <li data-bbox="551 316 1249 730">• The submission noted: <i>“The Eastern Precinct Development (2011) restricted the extent of the underground carpark to provide increased area for Eucalypt retention and new vegetation growth. This was identified as integral to design and heritage considerations, which was accepted and approved under the Environment Protection and Biodiversity Conservation Act 1999, referral program and the NCA and Public Works Committee. It is known that the removal of 63 trees will negatively undermine the landscape setting of the AWM, yet the plan considers no alternative options. It is incongruous that the current carpark extension is not being given the same level of oversight and review as the Eastern Precinct Development.”</i> <li data-bbox="551 772 1249 995">• The submission expressed concern that the documentation <i>“does not determine or justify the need for additional on-site parking, nor does it consider alternative options that could have been used for the temporary carpark, including transporting in site workers. It also doesn’t consider other alternatives for visitor access to site other than private vehicle transport and increased parking.”</i> <li data-bbox="551 1037 1249 1224">• In addition, the submission noted: <i>“The proposal also does not consider the relative merits (or otherwise) of alternative on-site car parking options including the eastern end of Treloar Crescent which has been previously identified as potential surface parking in the AWM site development plan.”</i> 	<p data-bbox="1267 248 2089 304">EPBC Referral and Public Works Committee referral are matters for the AWM.</p> <p data-bbox="1267 346 2089 633">While the proposed tree removal will have a medium term impact on the landscape, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting. The applicant has submitted advice with the works approval application that the carpark structure has been designed to accommodate soil depth of 1500mm. This is consistent with industry standards that 1200mm soil depth is sufficient to sustain mature tree planting. The NCA approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area.</p> <p data-bbox="1267 802 2089 962">The AWM has advised that initial options considered for additional carparking included: a carpark within Remembrance Park, expansion of the Treloar Crescent road reserve to provide additional on-street parking. The latter option was discarded due to the presence of services within the road reserve.</p> <p data-bbox="1267 1003 2089 1224">The AWM also considered other temporary parking options such as: Reid Oval and other sites in Campbell and transporting construction workers to the site. However, these options were considered impractical due to issues including: safety, increased traffic, and conflict with residential areas. The temporary carpark will contain the majority of construction parking on-site during the AWM redevelopment and reduce impacts on surrounding areas.</p>

Submission	Issue	NCA response
	<ul style="list-style-type: none"> <li data-bbox="551 248 1249 568">• In relation to the architectural value and moral rights, the submission stated: <i>“The planned tree removal and insertion of an additional architectural element (carpark) in the landscape has the potential to negatively impact on the heritage and architectural value of the entire site, undermine the Eastern Precinct Development and isolate the main building in the landscape.”</i> In addition, <i>“the Institute does not believe that the current development application has appropriately considered the Moral Rights of Eastern Precinct architect Johnson Pilton Walker.”</i> <li data-bbox="551 671 1249 959">• The submission noted <i>“The approach to the development of this proposal by the Memorial, of self-assessment, non-referral and seeking works approval without consideration of the cumulative impact of the wider Redevelopment Project, does not represent best practice heritage management. This is particularly concerning given that the previous development of the Eastern Precinct was handled completely differently, and with award winning results.”</i> <li data-bbox="551 999 1196 1062">• The submission expressed concern about the proposed demolition of Anzac Hall. 	<p data-bbox="1267 248 2069 312">It is the Australian War Memorial’s responsibility to ensure obligations are met under the <i>Copyright Amendment (Moral Rights) Act 2000</i>.</p> <p data-bbox="1267 344 2069 632">While the proposed tree removal will have a medium term impact on the landscape of the Eastern Precinct. The AWM has designed the carpark extension to minimise the potential visual impact. The existing trees adjacent to the work area are to be retained. The carpark extension is partly buried underground, the visible façade elements include a metal blade wall, pre-cast concrete panels and an exposed concrete retaining wall along the carpark access road. The neutral colour palette of the proposed carpark extension complements the adjacent Poppy’s Café building along with other AWM buildings.</p> <p data-bbox="1267 671 2069 767">The extension of the carpark is an independent structure, not physically connected to the larger redevelopment project and is therefore able to be considered as a separate project.</p> <p data-bbox="1267 799 2069 863">Consultation with DoEE in relation to the EPBC Act is a matter for the AWM.</p> <p data-bbox="1267 999 2069 1062">Concern noted. Demolition of Anzac Hall is not included in this works approval application.</p>
3.	<p data-bbox="499 1169 1256 1329">Lynne Saville The submission expressed concern that the <i>“whole project has not yet received all necessary final approvals – environment and heritage approval, Public Works Committee of federal parliament, and a further NCA approval on the project itself.”</i></p> <p data-bbox="499 1361 1256 1425">Concern expressed that the carpark is to be approved before the redevelopment project.</p>	<p data-bbox="1267 1201 2069 1265">Concern noted. EPBC Referral and Public Works Committee referral are matters for the AWM.</p> <p data-bbox="1267 1361 2069 1455">The extension of the carpark is an independent structure, not physically connected to the larger redevelopment project and is therefore able to be considered as a separate project.</p>

Submission	Issue	NCA response
	<p>Concern expressed for the removal of 63 trees which will be detrimental to the landscape and the proposal <i>“must be referred to the Department of the Environment and Energy.”</i></p> <p>The submission noted <i>“Adequate public transport would negate the need for this proposal.”</i></p>	<p>While the proposed tree removal will have a medium term impact on the landscape, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting. Consultation with DoEE in relation to the EPBC Act is a matter for the AWM.</p> <p>The AWM has advised that the Memorial Project Team consulted with the ACT Government on increased public transport to the AWM. Notwithstanding this, the additional parking is still required.</p>
4.	<p>Margaret Beavis</p> <p>The submission expressed concern that the application for the carpark is occurring before the AWM redevelopment has obtained relevant approvals for environment, heritage and Public Works Committee and further NCA approval.</p> <p>The submission does not support the proposal.</p>	<p>Concern noted. EPBC Referral and Public Works Committee referral are matters for the AWM.</p> <p>The redevelopment works will be subject to a separate works approval.</p> <p>Noted.</p>
5.	<p>Dr Michael Henry</p> <p>The submission expressed concern that the early works application is occurring before the redevelopment itself.</p> <p>Concern expressed that the temporary fencing (subject to a separate application) has already been installed on-site before approval of the carpark works.</p> <p>The submission expressed concern that the future open landscape space is subject to a separate application and <i>“this is not guaranteed and may never be approved in the future.”</i></p>	<p>Concern noted. The extension of the carpark is an independent structure, not physically connected to the larger redevelopment project and is therefore able to be considered as a separate project.</p> <p>A separate works approval for temporary site fencing was granted on 23 October 2019. The works are temporary and are associated with the proposed carpark extension. The Decision Notice issued by the NCA stated the approval <i>“does not prejudice the NCA’s consideration of any other Works Approval matters related to the site.”</i></p> <p>Concern noted. The NCA approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area. The artists impression submitted with the works approval application is an indication only. A landscape plan prepared by a Registered Landscape Architect will be required. The open landscape area will be subject to a separate works approval application.</p>

Submission	Issue	NCA response
	<p>The submission expressed concern that <i>“the whole project has not yet received all necessary final approvals – environment and heritage, Public Works Committee and further NCA approval on the project itself.”</i></p>	<p>Concern noted. EPBC Referral and Public Works Committee referral are matters for the AWM.</p>
<p>6.</p>	<p>Mary Napier</p> <p>The submission expressed objection to the removal of 80 trees for the building of a temporary carpark and objection to the carpark itself.</p> <p>The submission expressed concern that the carpark proposal is to be approved before the redevelopment project.</p>	<p>Objection noted. The works approval application is for the removal of 63 trees. While the proposed tree removal will have a medium term impact on the landscape, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting. The NCA approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area.</p> <p>Concern noted. The extension of the carpark is an independent structure, not physically connected to the larger redevelopment project and is therefore able to be considered as a separate project. The extension of the carpark does not prejudice the NCA’s consideration of future works approvals associated with the redevelopment of the AWM.</p>
<p>7.</p>	<p>Margaret O’Callaghan</p> <p>The submission expressed concern that the temporary construction fencing (subject to a separate application) has already been installed on site before works approval for the carpark has been granted.</p> <p>The submission also expressed concern that the carpark is to be approved before the redevelopment project.</p> <p>The submission stated that the proposal should be subject to EPBC Referral.</p>	<p>A separate works approval for temporary site fencing was granted on 23 October 2019. While the works are temporary, works are associated with the proposed carpark extension. The Decision Notice issued by the NCA states the approval “does not prejudice the NCA’s consideration of any other Works Approval matters related to the site.”</p> <p>Concern noted. The extension of the carpark is an independent structure, not physically connected to the larger redevelopment project and is therefore able to be considered as a separate project. The extension of the carpark does not prejudice the NCA’s consideration of future works approvals associated with the redevelopment of the AWM.</p> <p>EPBC referral is a matter for the AWM.</p>

Submission	Issue	NCA response
8.	Dr Peter Shannon The submission stated that <i>“works should not proceed without full and fair consultation.”</i>	<p>The proposed extension of Poppy’s Carpark has been subject to community consultation in accordance with the <i>NCA Commitment to Community Engagement</i>. The consultation process involved:</p> <ul style="list-style-type: none"> • On Wednesday 16 October 2019, publishing a public notice in <i>The Canberra Times</i> detailing the proposed works and inviting submissions to be made to the NCA in relation to the proposal (Attachment A). • Between 16 October 2019 and 5 November 2019, publishing details of the proposal on the NCA’s website. This included plans and supporting documents outlining the proposal. • Between 16 October 2019 and 5 November 2019, placing two A1 size signs on site. • On 16 October 2019, the NCA wrote to key stakeholders via email advising of the consultation process and inviting comments. • Notification of the consultation on the NCA Facebook page. <p>Any other permanent works at the Australian War Memorial will be subject to community consultation in accordance with the <i>NCA Commitment to Community Engagement</i>.</p>
9.	Professor Peter Stanley The submission expressed concern over the proposed removal of 63 trees to construct the carpark. The submission expressed concern that the carpark is to be approved before the redevelopment project.	<p>Concern noted. While the proposed tree removal will have a medium term impact on the landscape, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting. The NCA approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area. A landscape plan prepared by a Registered Landscape Architect will be required. The open landscape area will be subject to a separate works approval application.</p> <p>Concern noted.</p>

Submission	Issue	NCA response
10.	<p>Peter Tait on behalf of Canberra Alliance for Participatory Democracy</p> <p>The submission expressed concern that the carpark is to be approved before the redevelopment project.</p> <p>Concern expressed that <i>“the community and their views about the whole proposal are being excluded and sidelined in this haste.”</i></p> <p>The submission expressed objection to the proposed carpark.</p>	<p>Concern noted. The extension of the carpark is an independent structure, not physically connected to the larger redevelopment project and is therefore able to be considered as a separate project. The extension of the carpark does not prejudice the NCA consideration of future works approvals associated with the redevelopment of the AWM.</p> <p>The proposed extension of Poppy’s Café Carpark has been subject to community consultation in accordance with the NCA <i>Commitment to Community Engagement</i>. As part of this process, the NCA considers all submissions received.</p> <p>The NCA will also seek community views on the redevelopment once the works approval is lodged, in accordance with the NCA <i>Commitment to Community Engagement</i>.</p> <p>Objection is noted.</p>
11.	<p>Rob Baker</p> <p>The submission expressed objection to the proposed carpark and the removal of 63 mature trees.</p>	<p>Objection noted. While the proposed tree removal will have a medium term impact on the landscape, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting. The NCA approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area. A landscape plan prepared by a Registered Landscape Architect will be required. The open landscape area will be subject to a separate works approval application.</p>
12.	<p>Dr Anne Gunn and Dr Peter Van Ness</p> <p>The submission expressed concern over the proposed removal of 63 trees to construct the carpark.</p>	<p>Concern noted. While the proposed tree removal will have a medium term impact on the landscape, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting. The NCA approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area. A landscape plan prepared by a Registered Landscape Architect will be required. The open landscape area will be subject to a separate works approval application.</p>

Submission	Issue	NCA response
	Concern expressed that the carpark is to be approved before the redevelopment project.	Concern noted. The extension of the carpark is an independent structure, not physically connected to the larger redevelopment project and is therefore able to be considered as a separate project. The extension of the carpark does not prejudice the NCA's consideration of future works approvals associated with the redevelopment of the AWM.
13.	<p data-bbox="499 440 1256 472">Ray Edmondson</p> <p data-bbox="499 475 1256 759">The submission expressed concern that the carpark is to be approved before the redevelopment project. Concern also expressed that the proposal has not received all final approvals – environment and heritage, Public Works Committee or NCA approval.</p>	<p data-bbox="1267 440 2089 663">Concern noted. The extension of the carpark is an independent structure, not physically connected to the larger redevelopment project and is therefore able to be considered as a separate project. The extension of the carpark does not prejudice the NCA's consideration of future works approvals associated with the redevelopment of the AWM.</p> <p data-bbox="1267 671 2089 759">EPBC Referral and Public Works Committee referral are matters for the AWM.</p>
14.	<p data-bbox="499 767 1256 799">Stewart Mitchell</p> <p data-bbox="499 802 1256 834">The submission expressed the following concerns:</p> <ul data-bbox="544 837 1256 1294" style="list-style-type: none"> <li data-bbox="544 837 1256 1031">• <i>“The proposal does not contribute to the National Heritage values of the Australian War Memorial (AWM), and is inconsistent with the AWM Heritage Management Plan (HMP) and site development plan. Mature tree removal from a finite landscape that has aesthetic heritage values is untenable.”</i> <li data-bbox="544 1102 1256 1294">• <i>“The Heritage Impact Statement (HIS) commissioned by the AWM is flawed because it only considers the proposal in isolation of other larger developments proposed for the site; and simply assumes an undocumented, but key aspect of the proposal i.e. the re-creation of the landscape, will eventually be successful.”</i> 	<p data-bbox="1267 767 2089 1094">Concern noted. While the proposed tree removal will have a medium term impact on the landscape, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting. The NCA approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area. A landscape plan prepared by a Registered Landscape Architect will be required and this will be subject to a separate works approval application.</p> <p data-bbox="1267 1102 2089 1294">Concern noted. The carpark extension is a standalone project and is able to be considered separately to the larger AWM redevelopment.</p>

Submission	Issue	NCA response
	<ul style="list-style-type: none"> Concern expressed that the proposal does not consider the re-establishment of the site and <i>“without full and detailed information on this (and all other aspects of the proposal) it cannot be properly assessed for its impact on the National Heritage values.”</i> The submission noted that <i>“Clearly revegetation with native trees must be successful if it is a mitigation strategy. However, good growth performance and longevity is not a given for eucalypts grown in an ‘on-slab’ environment. There are other examples on the AWM site where revegetation attempts have failed.”</i> 	<p>The NCA approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area. A landscape plan prepared by a Registered Landscape Architect will be required. This will be subject to a separate works approval application.</p>
	<ul style="list-style-type: none"> The submission noted that the <i>“carpark extension proposal is not mentioned or even considered in the AWM Heritage Management Plan (HMP) and site development plan.”</i> 	<p>The applicant has submitted advice with the works approval application that the carpark structure has been designed to accommodate soil depth of 1500mm for future tree planting. This is consistent with industry standards that 1200mm soil depth is sufficient to sustain mature tree planting.</p> <p>The Site Development Plan (2016) prepared by Johnson Pilton Walker, notes in relation to the Eastern Precinct: <i>“Further works are proposed to complete the development of the Eastern Precinct landscape, including an extension to CEW Bean Building, new Eastern Gallery, further carpark developments...”</i></p>
	<ul style="list-style-type: none"> The submission noted that there is no report that determines the need for additional on-site carparking and other options have not been considered. 	<p>The AWM has advised:</p> <p><i>“The Memorial has a requirement to provide sufficient parking for visitors. The requirement for additional parking is based on visitation growth over the past decade. Visitation to the Memorial has grown from approximately 800,000 in 2008/9. This number has grown to over 1.1 million in 2018/9. This equates to approximately 40% growth in visitation over the past decade. In 2018 KPMG projected a further 27% increase from 2018/19 to 2029/30 to approximately 1.4 million visitors. A number of parking options have been explored for the precinct including conversion of the western car park to a multistorey, expansion of on-street parking along Treloar Crescent and construction of an additional parking structure on Block 1 Section 62 Campbell. All of these options were dismissed for various reasons including visual impact, environmental issues and capacity. The proposed solution has been deemed the best option moving forward as it will have minimal visual and environmental impact and will provide accessible parking for people of various physical abilities. On this measure this is the best option available.”</i></p>

Submission	Issue	NCA response
	<ul style="list-style-type: none"> The submission noted that <i>“A current up-to-date HMP, which properly considers the site as it is now, as well as known future development proposals, should be influencing any decisions being made on development of the AWM site.”</i> 	<p>The AWM has prepared a Draft HMP (2019), however, this has not been finalised.</p>
	<ul style="list-style-type: none"> The submission expressed concern that the <i>“how the proposal relates to ongoing café operations in the short term and long term is not addressed in the works approval application e.g. waste storage and collection.”</i> 	<p>The proposed works include a new garbage store within the carpark extension.</p>
	<ul style="list-style-type: none"> The submission expressed concern that the temporary traffic management are not up to date. 	<p>A Transport Canberra and City Services Authorisation of Temporary Traffic Management (TTM) Plans was submitted with this works approval application.</p>
	<ul style="list-style-type: none"> The submission questioned how the proposal <i>“mimics the current topography of the land”</i> and <i>“proper detailed elevations of the structure from the north, south, east and west which show treatment of the landscape adjacent to the structure should be made available.”</i> 	<p>The AWM has advised that the proposed carpark extension has been designed to retain the trees adjacent to the works area. It is intended that the temporary carpark will be transformed into an open landscape area with Eucalypt tree planting. A landscape plan with sections and elevations prepared by a Registered Landscape Architect will be required and this will be subject to a separate works approval.</p>
	<ul style="list-style-type: none"> Concern raised on the potential adverse impacts on the architectural design and integrity of the Eastern Precinct. 	<p>The NCA considers the architectural character and design to be compliant with the Constitution Avenue and Anzac Parade Precinct Code.</p>
	<ul style="list-style-type: none"> The submission noted that the <i>“moral rights of the Eastern Precinct architect need to be properly considered especially in relation to the impact on the café building.”</i> 	<p>It is the Australian War Memorial’s responsibility to ensure obligations are met under the <i>Copyright Amendment (Moral Rights) Act 2000</i>.</p>
	<ul style="list-style-type: none"> The submission expressed concern that the proposal has not been subject to EPBC referral. 	<p>EPBC Referral is a matter for the AWM.</p>

Submission	Issue	NCA response
	<ul style="list-style-type: none"> The submission expressed concern that the AWM has already installed fencing around the site and there is also a site shed in the café carpark. 	<p>A separate works approval for temporary site fencing was granted on 23 October 2019. While the works are temporary, the works are associated with the proposed carpark extension. The Decision Notice issued by the NCA states the approval “does not prejudice the NCA’s consideration of any other Works Approval matters related to the site.”</p>
15.	<p>Tony Kevin</p> <p>The submission expressed objection to the removal of trees to accommodate the carpark.</p> <p>The submission requested suspension of <i>“all ancillary or preparatory works until full approval is obtained”</i> for the redevelopment project.</p>	<p>Objection noted. While the proposed tree removal will have a medium term impact on the landscape, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting. The NCA approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area. A landscape plan prepared by a Registered Landscape Architect will be required and this will be subject to a separate works approval.</p> <p>The carpark extension is a standalone project and is able to be considered separately to the larger AWM redevelopment. The approval of the carpark extension does not prejudice the NCA’s consideration of future works approvals associated with the redevelopment.</p>
16.	<p>Anna Molan</p> <p>The submission requested the <i>“NCA withhold approval for the AWM to remove trees and construct new carparks.”</i> The submission noted that the redevelopment works has <i>“not yet gained necessary approvals.”</i></p>	<p>Other approvals such as EPBC referral and Public Works Committee are matters for the AWM.</p> <p>The approval of the carpark extension does not prejudice the NCA’s consideration of future works approval associated with the redevelopment.</p>
17.	<p>Eric Martin AM on behalf of the National Trust of Australia (ACT Chapter)</p> <p>The submission expressed concern that the <i>“proposed car park will have a moderate impact on a number of heritage values of the site and is not consistent with a number of conservation policies in the Australian War Memorial Heritage Management Plan 2011.”</i></p>	<p>The Heritage Impact Statement prepared by International Conservation Services notes the proposal is not consistent in the medium term. However, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting. The NCA approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area.</p>

Submission	Issue	NCA response
	<p>The submission expressed concern over the loss of 28 mature trees and that replacement trees will not grow to the same height.</p> <p>The submission stated that the current proposal should not be supported. In addition, a new proposal with less impact and removal of fewer trees should be investigated.</p>	<p>Concern noted. The NCA approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area. A landscape plan prepared by a Registered Landscape Architect will be required and this will be subject to a separate works approval.</p> <p>Noted. The AWM has advised that the carpark extension has been carefully designed to reduce the number of trees being removed. An original proposal had 80 trees proposed for removal. The number of trees proposed for removal is 63. While the proposed tree removal will have a medium term impact on the landscape, the AWM intends to transform the temporary carpark into an open landscape area with Eucalypt tree planting.</p>
18.	Richard T. Roe	
	<p>The submission expressed concern that the temporary construction fencing has already been installed before the carpark has been approved.</p>	<p>A separate works approval for temporary site fencing was granted on 23 October 2019. While the works are temporary, works are associated with the proposed carpark extension. The Decision Notice issued by the NCA states the approval “does not prejudice the NCA’s consideration of any other Works Approval matters related to the site.”</p>
	<p>The submission expressed concern over the proposed removal of 63 trees.</p>	<p>While the proposed tree removal will have a medium term impact on the landscape, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting. The NCA approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area. A landscape plan prepared by a Registered Landscape Architect will be required and this will be subject to a separate works approval application.</p>
	<p>The submission refers to opposition within the community about the large amount of money to be spent on the AWM expansion.</p>	<p>Noted. This is not a planning matter in relation to the application and is a matter for the AWM.</p>

Submission	Issue	NCA response
19.	David Stephens on behalf of the Heritage Guardians	
	<p>The submission expressed the following concerns:</p> <ul style="list-style-type: none"> • There was no media release from the NCA announcing the consultation. • Concern raised over the public consultation conducted by the AWM. • Concern expressed that the carpark is to be approved separately from the redevelopment project. • Concern expressed that the approval of the carpark “<i>makes the whole project a fait accompli</i>” in advance of other approvals (heritage, Public Works Committee, NCA). 	<p>The works application for the extension to Poppy’s Carpark was subject to community consultation in accordance with the <i>NCA Commitment to Community Engagement</i>. The consultation process involved:</p> <ul style="list-style-type: none"> • On Wednesday 16 October 2019, publishing a public notice in <i>The Canberra Times</i> detailing the proposed works and inviting submissions to be made to the NCA in relation to the proposal (Attachment A). • Between 16 October 2019 and 5 November 2019, publishing details of the proposal on the NCA’s website. This included plans and supporting documents outlining the proposal. • Between 16 October 2019 and 5 November 2019, placing two A1 size signs on site. • On 16 October 2019, the NCA wrote to key stakeholders via email advising of the consultation process and inviting comments. • Notification of the consultation on NCA Facebook page. <p>The NCA understands the AWM will continue to consult with the community on the redevelopment project.</p> <p>The extension of the carpark is an independent structure, not physically connected to the larger redevelopment project and is therefore able to be considered as a separate project. The approval of the carpark does not prejudice the NCA’s consideration of future works approvals associated with the redevelopment of the AWM.</p> <p>Other approvals such as EPBC referral and Public Works Committee referral are matters for the AWM.</p> <p>The works associated with the redevelopment of the AWM will be subject to separate works approvals.</p>

Submission	Issue	NCA response
	<ul style="list-style-type: none"> Concern expressed that temporary fencing has already been installed and this was not subject to community consultation. 	A separate works approval for temporary site fencing was granted on 23 October 2019. While the works are temporary, works are associated with the proposed carpark extension. The Decision Notice issued by the NCA states the approval “does not prejudice the NCA’s consideration of any other Works Approval matters related to the site.”
	<ul style="list-style-type: none"> Concern expressed over <i>“the apparent disconnect between the funding of the project and the development of the detailed business case for it.”</i> 	Concern noted. This is not an planning issue in relation to the application and is a matter for the AWM.
	<ul style="list-style-type: none"> Concern expressed that the AWM has completed a self-assessment of the proposal in order to determine whether EPBC referral is required. The submission noted that the Department of the Environment and Energy <i>“has conducted at least two heritage assessments on relatively small projects on the grounds of the Memorial. Both of these projects were smaller than the current carpark proposal.”</i> 	Concern noted. Referral under the EPBC is a matter for the AWM.
	<ul style="list-style-type: none"> The submission stated “support for a referral under the EPBC.” 	Noted.
	<ul style="list-style-type: none"> The submission expressed disagreement with the following statement within the Ecology Report: <i>“the proposed development is unlikely to significantly impact upon the whole of environment”</i> given 63 trees are proposed for removal. 	While the proposed tree removal will have a medium term impact on the landscape, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting. The NCA approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area. A landscape plan prepared by a Registered Landscape Architect will be required and this will be subject to a separate works approval.

20.	Ian Buckley	<p>The submission expressed concern that the carpark is to be approved before the redevelopment project.</p> <p>Concern noted. The extension of the carpark is an independent structure, not physically connected to the larger redevelopment project and is therefore able to be considered as a separate project.</p> <p>The approval of the carpark does not prejudice the NCA’s consideration of future works approvals associated with the redevelopment of the AWM.</p>
-----	-------------	---

Submission	Issue	NCA response
21.	<p>John P. Warren</p> <p>The submission expressed objection to the proposal.</p> <p>The submission expressed concern that <i>“The current landscape character of views to the War Memorial will be affected by the proposed carpark. Trees ultimately to be planted above the underground carpark will never compensate for deep-rooted trees currently growing on the site.”</i></p>	<p>Objection noted.</p> <p>While the proposed tree removal will have a medium term impact on the landscape, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting. The NCA approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area. A landscape plan prepared by a Registered Landscape Architect will be required and this will be subject to a separate works approval.</p> <p>The applicant has submitted advice with the works approval application that the carpark structure has been designed to accommodate soil depth of 1500mm. This is consistent with industry standards that 1200mm soil depth is sufficient to sustain mature tree planting.</p>
22.	<p>Jane Carver</p> <p>The submission expressed concern about the proposal and the proposed removal of 63 trees.</p> <p>The submission expressed concern that the carpark is to be approved before the redevelopment project.</p>	<p>Concern noted. While the proposed tree removal will have a medium term impact on the landscape, the AWM has committed to transform the temporary carpark into an open landscape area with Eucalypt tree planting. The NCA approval of the carpark is conditional on the temporary carpark being transformed into an open landscape area. A landscape plan prepared by a Registered Landscape Architect will be required and this will be subject to a separate works approval.</p> <p>Concern noted. The extension of the carpark is an independent structure, not physically connected to the larger redevelopment project and is therefore able to be considered as a separate project. The extension of the carpark does not prejudice the NCA’s consideration of future works approvals associated with the redevelopment of the AWM.</p>