



Australian War Memorial Early Works

for

NCA Works Approval

URBAN PLANNING REPORT

Block 3 Section 39 Campbell

September 2019

Prepared For:



Australian War Memorial
Canberra ACT 2600

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1.0 Introduction

1.1 Purpose

This Planning Report has been prepared by Purdon Planning Pty Ltd as supporting documentation to a Works Approval (WA) application on behalf of the Australian War Memorial (AWM or the Memorial) (the Proponent). The application is for the early works for the broader Memorial redevelopment project which includes extension of the basement carpark adjacent Poppy's Cafe for visitors to the Memorial. The extension includes temporary construction carparking atop the basement extension to cater for workers involved in the larger AWM redevelopment project.

This Works Approval lodged on behalf of the Australian War Memorial is the first stage of a larger redevelopment project that will be ongoing for up to 9 years.

The AWM is located on Block 3 Section 39 Campbell (Figure 1). The area subject to this Works Approval is towards the south corner of the site, known as the eastern precinct, which is north of Fairbairn Avenue as shown in Figure 2.

The Poppy's basement car park extension will allow the Memorial to accommodate more visitor parking on site. The temporary car park will allow parking for construction staff during the future stages of the Memorial's redevelopment. The temporary car park will later be transformed into a landscaped area with eucalypt replanting that replicates the heritage values of the Eastern Precinct.

Future stages of the Memorial's redevelopment are not included in this Works Approval. Designs for future stages are in preparation and will soon be subject to separate community consultations and statutory approvals.

The basement car park extension and temporary car parking has been treated as a standalone project in terms of statutory approvals, EPBC self-assessments and consultation, and is viewed as separate to the main redevelopment process. This report relates to these standalone works.

Any associated (but separate) works on the AWM site will undergo a separate EPBC assessment and approval process.

The below table summarises the key documents submitted with this application for early works.

Task	Responsibility
Planning Report	Purdon Planning
Architectural	GHD
Structural	GHD
Civil Engineering	Spirre
Construction Management Plan	Spirre
Traffic Management Plan	Spirre
Arborist	Canopy
Ecology	Capital Ecology
Survey	LANDdata Surveys
Cost Estimate	WT Partnership

Figure 1: Locality Plan



Source: Purdon Planning 2019 (Imagery: ACTMapi 2018)

Figure 2: Area Subject to Works



Source: Purdon Planning 2019 (Imagery: ACTMapi 2018)

1.2 Project Context

In 2018 the Federal Government, in collaboration with the AWM, allocated \$498 million to progressively carry out redevelopment works to the Memorial. This redevelopment allows the Memorial to dedicate more exhibition space to commemorate veterans of conflicts within the last 30 years, and to the broader operations of our Defence Forces into the future.

The purpose of the Memorial is to commemorate the sacrifices of those Australians who have died in war. Its mission is to lead the nation in remembering, engaging with and understanding the Australian experience of war and its enduring impact.

The Memorial is unique in that it is a memorial, a world-class museum and an extensive archive covering Australia's involvement in conflicts. This is achieved in three parts:

- A Commemorative Area (memorial) including the Hall of Memory with the Tomb of the Unknown Soldier
- The Memorial's galleries (museum)
- The National Collection (archive)

The Memorial must be capable of delivering all three functions within the same precinct; as directed by Section 5 (sub-section 1, paragraphs [a] and [b]) of the *Australian War Memorial Act 1980*.

Since 1953, annual visitation to the Memorial has grown from 190,000 to 1.1 million in 2016. This upward trend is expected to continue. Annual school student visitor numbers in 2016 exceeded 145,000, with 90% choosing to undertake a facilitated session with the Memorial's educators. This requires specialised facilities to support school visitors and limits flexibility in the main Memorial building and wider precinct. The increasing use of the Memorial is placing constraints on its capacity to appropriately tell the stories of Australia's involvement in conflict, peacekeeping, and humanitarian operations through our Nation's history.

1.3 Project Summary

The first stage of early works includes extension of basement car parking adjacent Poppy's café, with **temporary** on-site car parking above to be used by construction staff. This site has been selected as it creates a low-level impact to the surrounding suburbs and will provide an improved space for visitors to the memorial, both to park, and as an improved future landscaped space. All early works proposed in this application are contained wholly within the Memorial's site. No works are proposed outside of Block 3 Section 39 Campbell.

The basement carpark extension will provide 123 car parking spaces on site that will be able to service visitors of the Memorial and accommodate for the increase in visitation.

Above the basement car parking area will be a temporary car parking area to be used by construction workers during redevelopment works. This is expected to provide an additional 115 temporary car parks which also assist in catering for construction staff during the peak of the redevelopment project.

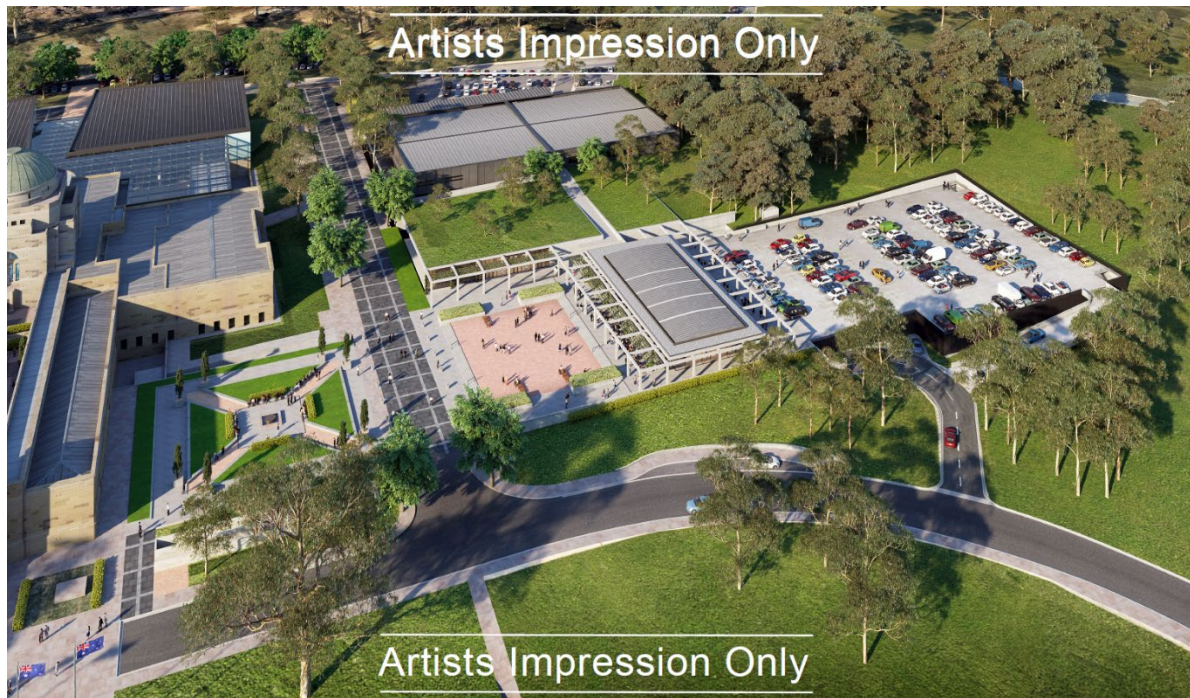
Once redevelopment works have been completed the temporary car parking area will be transformed to an open landscaped area consistent with existing heritage values, available for visitors of the Memorial and users of Poppy's Café. This detailed design will be the outcome of a Public Realm Tender, which will be subject to a future Works Approval application with the NCA.

The structure of the basement car park extension has been designed to consider and accommodate for future plantings of mature trees.

Figure 3 and Figure 4 below show the proposed temporary car park from above, and an indicative artists impression of the future landscaped area.

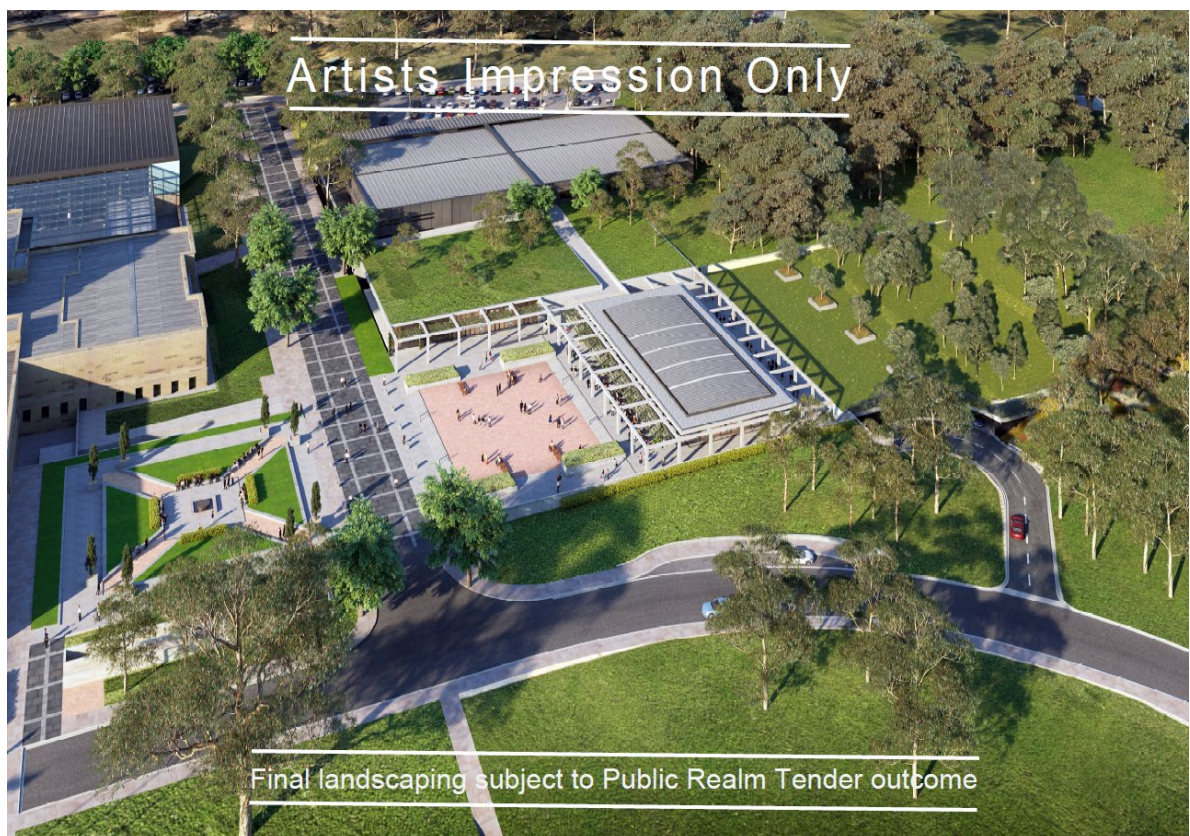
It should be noted that the future landscaped area is subject to a separate future Works Approval application and will likely include a combination of soft and hard landscape to reflect the heritage values of the eastern precinct.

Figure 3: Render of Temporary Car Park Adjacent Poppy's Cafe



Source: Atelierillume Pty Ltd Pty Ltd

Figure 4: Render of Indicative Landscaped Area (not subject to this WA)



Source: Atelierillume Pty Ltd Pty Ltd

Note: The concept landscaped area shown above is subject to a future WA which will occur after completion of the major redevelopment works which are not part of this application.

2.0 Subject Site

The following is a summary of the key characteristics of the site in its existing state:

Cadastral Description	The site is located at Block 3 Section 39 Campbell.
Location	The site is located in Campbell ACT, at the end of Anzac Parade.
Site Area & Dimensions	The total block area is 120,719m ² , however the area subject to works is within the Eastern Precinct as shown in Figure 2.
Current Use	The current use of the site is for purposes relating to National Capital Use, being the Australian War Memorial.
Adjacent Land Use	To the north of the Memorial is the Campbell High School and future DOMA apartment precinct. Also to the north east is Remembrance Park Reserve which the Memorial backs onto. To the east and south west is predominately residential areas (Campbell and Reid). To the south is Anzac Park Parade and Lake Burley Griffin.
Public Transport	There are public bus stops along Limestone Avenue and Fairbairn Avenue which stop on the Memorial's site.
Existing Access	Access to the Memorial site is via Treloar Cres to the north via the northern carpark. There is also access to the basement carpark via Fairbairn Avenue.
Pedestrian Connections	There is a pedestrian footpath along the western perimeter of the block. Parts of the eastern boundary contain footpaths; continuations of the footpaths are on opposite sides of the road on the adjacent blocks.
Topography and Drainage	The site falls from the east to the west by approximately 20m. The site drains to the local street network. The area on site subject to works varies in topography by about 5m.
Vegetation & Habitat	The site contains a combination of natural areas and heavy landscaping. The eastern precinct is predominately native vegetation. A report has been prepared by Capital Ecology which concludes that the proposed works will not significantly impact any ecological values on the site.
Heritage	The Australian War Memorial is listed as a Commonwealth Heritage Place and a National Heritage Place under the EPBC Act. A HIS report has been prepared for the carpark extension and accompanies this WA.
Easements	There is a water easement across the block on the western side. The easement will not be impacted by the proposed works.
Utility Services	The site is fully serviced.
National Capital Plan	The site is 'Designated Area' under the National Capital Plan and is subject to the Constitution Avenue and Anzac Parade Precinct Code.

3.0 Statutory Planning Compliance

3.1 National Capital Plan

The land is within the Designated Central National Area and as such planning consent lies with the National Capital Authority (NCA). The land is therefore subject to the relevant provisions of the National Capital Plan (NCP).

The Memorial is located within the Central National Area and is subject to the provisions of the Constitution Avenue and Anzac Parade Precinct Code.

The National Capital Plan also includes General Codes for design and siting guidelines, signs and telecommunications; these codes are not applicable to this Works Approval.

The following sections provide statements against detailed conditions of planning, design and development.

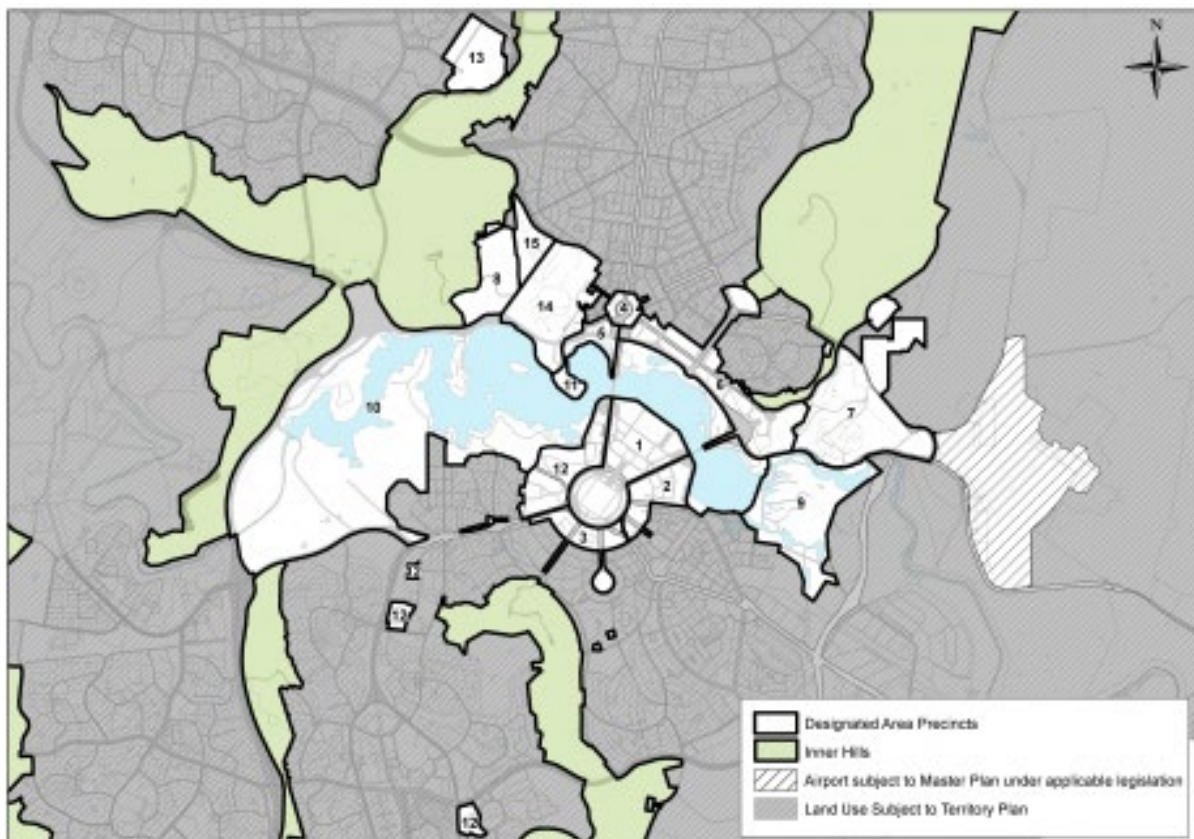
3.2 NCP Central National Area

Development within the Central National Area is guided by general principles derived from the 'Griffin Legacy Propositions' and includes the area identified in Figure 5.

The principles relating to development proposals in the Central National Area focus on ensuring deliverance of vibrant precincts alongside cultural institutions, government bodies and major national attractions.

A statement against detailed planning guidelines for the Central National Area is provided in Table 1.

Figure 5: Central National Area



Source: Consolidated National Capital Plan

Table 1: Assessment Against Central National Area Detailed Conditions of Planning

NCP Central National Area – Compliance with General Controls	
<p>1. Protect the Griffins' vision by:</p> <ul style="list-style-type: none"> I. fostering recognition of the 1918 Griffin Plan as a work of national and international cultural significance, and conserve those elements that contribute to this significance in a sustainable manner whilst allowing for the evolution of the city in contemporary terms II. recognising that Canberra is a young city and ensure that future development continues to give expression to the visual geometry, built form, landscape and cultural vitality of the 1918 Griffin Plan III. recognising that some elements (for example, the Australian War Memorial and Parliament House) are successful reinterpretations of the 1918 Griffin Plan which are consistent with and strengthen the framework and spirit of the Plan. 	<p>Response: <i>It is considered that the proposed Poppy's car park extension and temporary construction car park will assist in contributing to Griffins' vision for the Central National Area by providing the first stages of the Australian War Memorial redevelopment.</i></p> <p><i>The proposal will not have an adverse impact on Griffin's vision given the final landscaped area will contribute positively to the use of the Memorial with a recessive response that will not impact the Vista. The temporary car park screening is predominately concealed by existing vegetation on site which will reduce the visual impact on the Vista in the interim.</i></p>
<p>2. Building on the Griffin's vision by maintaining the 1918 Griffin Plan as the primary framework for the city's urban form, landscape and symbolism.</p>	<p>Response: <i>The proposed works maintain the vision of urban form from the Griffin Plan.</i></p>
<p>3. Revitalise the vision with growth in the Central National Area by accommodating growth and managing change.</p>	<p>Response: <i>The proposed works contribute to the first stages of the Memorial's redevelopment. The purpose of the redevelopment is to accommodate growth of the galleries into the future and accommodate increased visitation.</i></p>
<p>4. Other parts of the Designated Areas will be used in accordance with relevant Precinct Codes</p>	<p>Response: <i>Complies. A statement against the Constitution Avenue and Anzac Parade Precinct Code is provided below.</i></p>
<p>5. Special consideration will be given to community, cultural, residential, tourism, entertainment and leisure uses which complement and enhance.</p>	<p>Response: <i>The proposed works contribute to enhancement of the Australian War Memorial, which is renowned cultural and tourism institution.</i></p>
<p>6. Traffic capacity and traffic arrangements on major routes in the Designated Area will be planned to ensure safe and dignified access for all ceremonial occasions, and for residents, staff, tourists and visitors.</p>	<p>Response: <i>The proposed works will contribute to a minor increase in traffic generation during construction work. Construction start and finish hours are not during peak times, and as such is not considered to significantly increase traffic on Limestone Avenue or Fairbairn Avenue. There will be a positive impact to ceremonial occasions as the Memorial will have more parking on site available to those attending. The Memorial has purposely staged the redevelopment to ensure all ANZAC Day events are not compromised by the redevelopment.</i></p>

3.3 Constitution Avenue and Anzac Parade Precinct Code

The Australian War Memorial is situated at the end of Anzac Parade. Anzac Parade is set along the Land Axis which forms a key feature in the Griffin Plan. As such, there is a national capital interest in all elements of the Precinct to ensure that:

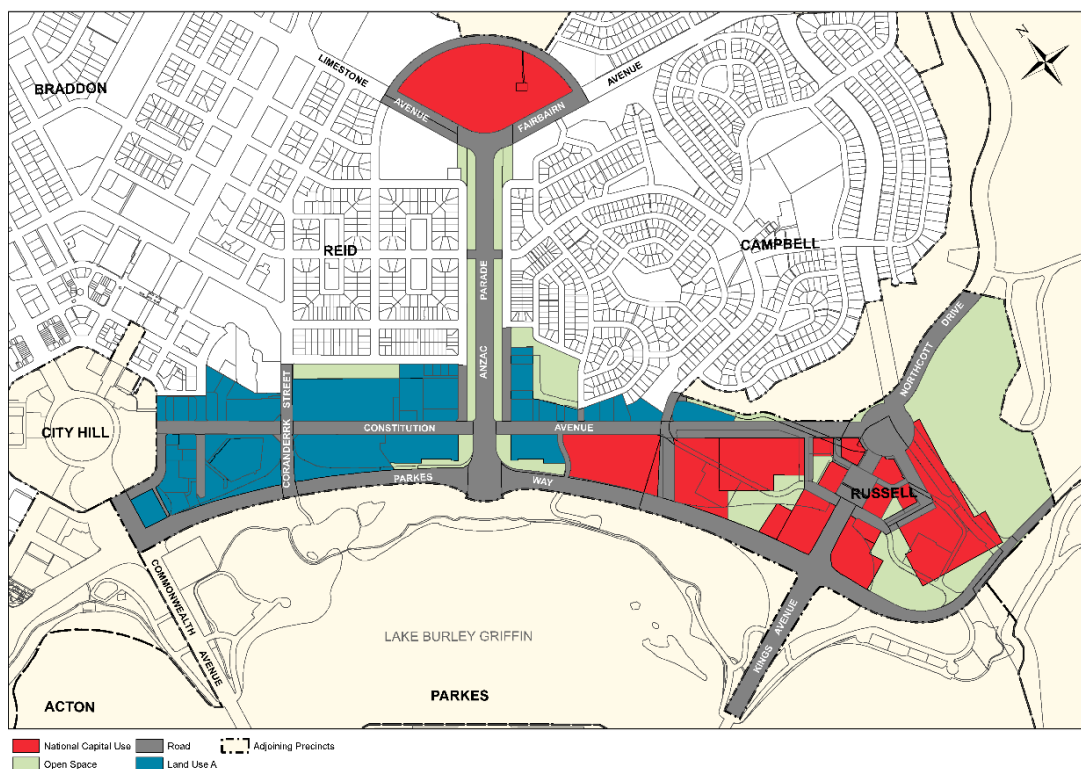
- sites on Constitution Avenue are developed in accordance with their national significance, as part of Griffin's National Triangle
- the symbolic importance of the Constitution Avenue as a Main Avenue and the base of the National Triangle is protected and supported through the design and development of the adjacent blocks and the landscaping and design of the avenue
- fitting sites on Anzac Parade are available for commemoration and remembrance
- balanced building massing at the sites at the southern end of Anzac Parade is maintained as far as practicable and is reinstated as a result of any redevelopment of those sites, to ensure the portal function on the Anzac Parade frontages of those sites is maintained for the benefit of the Parliament House Vista.

Figure 6 below shows the land use areas permitted in the Code. The Memorial is identified as land reserved for 'National Capital Use' and ancillary land uses.

Table 2 below provides a statement against the relevant detailed planning guidelines of the Code. The following sections of the Constitution Avenue and Anzac Parade Precinct Code do not apply to the Memorial site as they include controls specific to new development along Constitution Avenue and Parkes Way, as such they are not included in Table 2:

- | | |
|--|------------------------------------|
| ▪ Public transport, access and circulation | ▪ Building Height and Form |
| ▪ Road Hierarchy | ▪ Water Sensitive Urban Design |
| ▪ Cycle Ways | ▪ Integrated Urban Art and Signage |
| ▪ Streetscape Design | ▪ Parking |
| ▪ Active Frontages | ▪ Campbell 5 Specific Controls |
| ▪ Structure | |

Figure 6: Land use for the Constitution Avenue and Anzac Parade Precinct



Source: Consolidated National Capital Plan

Table 2: Assessment Against Constitution Avenue and Anzac Parade Precinct Code

Constitution Avenue and Anzac Parade – Compliance with Provisions	
General	
<i>Built form and landscape design should respond to the primacy of the geometry of Constitution Avenue and the Russell apex of the National Triangle with building form emphasising the alignments of Constitution Avenue, Kings Avenue and Parkes Way.</i>	Not applicable. The Memorial is not located on Constitution Avenue, Kings Avenue or Parkes Way and does not include a built form. The proposed works are for car parking.
<i>Reinforce the city's three-dimensional structure based on its topography and the landscape containment of the Inner Hills.</i>	<p>Complies. The Inner Hills are not impacted by this proposal. All works relating to the Memorial are contained wholly on site. No reserves or landscape of any significant ecological and environmental value is impacted by the proposal.</p> <p>The proposed extension is recessive and will closely mimic the current topography of the land.</p>
<i>Develop Constitution Avenue (generally east of Anzac Parade) as a prestigious setting for national capital uses, related employment and amenities.</i>	Not applicable. The Memorial is not located within this area. The proposal is, however, consistent with the Constitution Avenue and Anzac Parade Land Use Map is shown in Figure 6 above.
<i>Reduce the barrier created by Parkes Way and its high speed intersections along its length by changing the character of Parkes Way to become a boulevard addressed with prestigious buildings, at grade pedestrian crossings and appropriately scaled road reserves and intersections.</i>	Not applicable.
<i>Provide a mix of land uses that contributes to the creation of a 24 hour community with dynamic activity patterns including retail, restaurants, residential and hotels close to public transport, employment areas, cultural attractions and the parklands of Lake Burley Griffin.</i>	Not applicable. No land use changes are proposed as part of the Memorial's redevelopment. The Memorial remains a cultural and tourism institution.
<i>Integrate public transport priority in the design of Constitution Avenue including provision for future light rail.</i>	Not applicable.
<i>Development should include a high level of access to a diversity of uses and activities, have cohesion and diversity in design character and detail, and be able to respond to changes over time.</i>	<p>Complies. The proposal meets all access requirements and increases the ability for more visitors to access the Memorial by providing more car parking on site.</p> <p>The temporary car park above will later be transformed into a native landscaped area which will allow for a mix of activities on the Memorial grounds for visitors and users of Poppy's Café. Details of the landscaped area is subject to a future Works Approval.</p>
<i>Provide a transition in building scale and use to protect the amenity of adjoining residential areas.</i>	Not applicable.
<i>Ensure conveniently located parking in a manner that does not dominate the public domain. All basement and service vehicle entries are to be located from secondary street frontages.</i>	<p>The proposed basement car park works do not require new access egress to the site. The basement connection will be improved as part of the works as shown in the detailed plans provided.</p> <p>The temporary car parking will be visible from street view in the medium term. However existing vegetation is able to</p>

Constitution Avenue and Anzac Parade – Compliance with Provisions	
	conceal the visual impact of the car park until the redevelopment works are completed.
<i>Create an open and legible network of paths and streets that extends and connects City Hill and the adjoining suburbs of Reid and Campbell to Constitution Avenue, Kings and Commonwealth Parks and Lake Burley Griffin.</i>	Not applicable. No changes to the existing path network are proposed as part of this WA.
<i>Create a public domain that forms a linked sequence of spaces that are accessible, safe, comfortable, and pedestrian-scaled, that promotes walking and use of public transport and minimises reliance on cars.</i>	Not applicable. Changes to pedestrian connections are not proposed as part of this WA. The proposal will provide increased accessibility and safety to the Memorial for visitors.
<i>Integrate perimeter security, if required, with streetscape elements that enhance the public domain.</i>	Not applicable.
<i>Architectural character should develop a contemporary palette of styles and materials, reflecting the varied land uses and providing activity and interest, particularly at street level. Particular attention should be paid to building form and roof profiles in areas of high visibility.</i>	The temporary and basement car park does not provide extensive opportunity for architectural variety of materials and styles; however the carpark screening has been designed to continue the style and materiality of the existing basement screening to ensure consistency and reduce visual impact.
<i>Design proposals should be site responsive, taking maximum advantage of varying characteristics and features of each site, complementing adjoining development – both existing and proposed – and expressing physical and environmental features.</i>	Complies. It is considered that the basement car park and temporary car park are responsive to the needs of the Memorial. The design of the car park has responded to ecological and environmental constraints on the site by slightly adjusting the location appropriately. The future landscaped area will appropriately reflect the needs of Poppy's Café as well as that of the Memorial whilst retaining heritage values.
<i>The street network, building form and facilities should be inherently flexible to accommodate changing uses and demands across the site and within buildings over time.</i>	Not applicable.
<i>Development should command high standards of urban design, sustainability, architecture and social inclusion reflecting the character of the national capital and providing a model for city development in Australia in the 21st century.</i>	Not applicable. The future stages of the redevelopment will be able to appropriately reflect the character of the national capital.
Landscape Structure	
<i>Landscape planting should reinforce the urban structure of Constitution Avenue and its integration with the setting of the Central National Area and the Lake Burley Griffin parklands.</i>	Not applicable.
<i>A formal treatment should be applied to the main avenues including Constitution, Kings and Commonwealth Avenues, as well as Parkes Way. Continuous street trees should define the pattern of major and minor streets.</i>	Not applicable.
<i>The visual impact of parking on the public domain should be minimised by integrating parking layouts with street tree plantings and pavement design.</i>	The visual impact of the temporary parking is concealed by retention of the existing mature trees at the south east boundary of the Memorial site. This will reduce the visual impact from eyelevel.

4.0 Matters for Consideration

The following sections address matters for consideration by NCA in assessment of the Works Approval for the proposed basement car park extension and temporary car park in the eastern precinct.

4.1 Architects Moral Rights

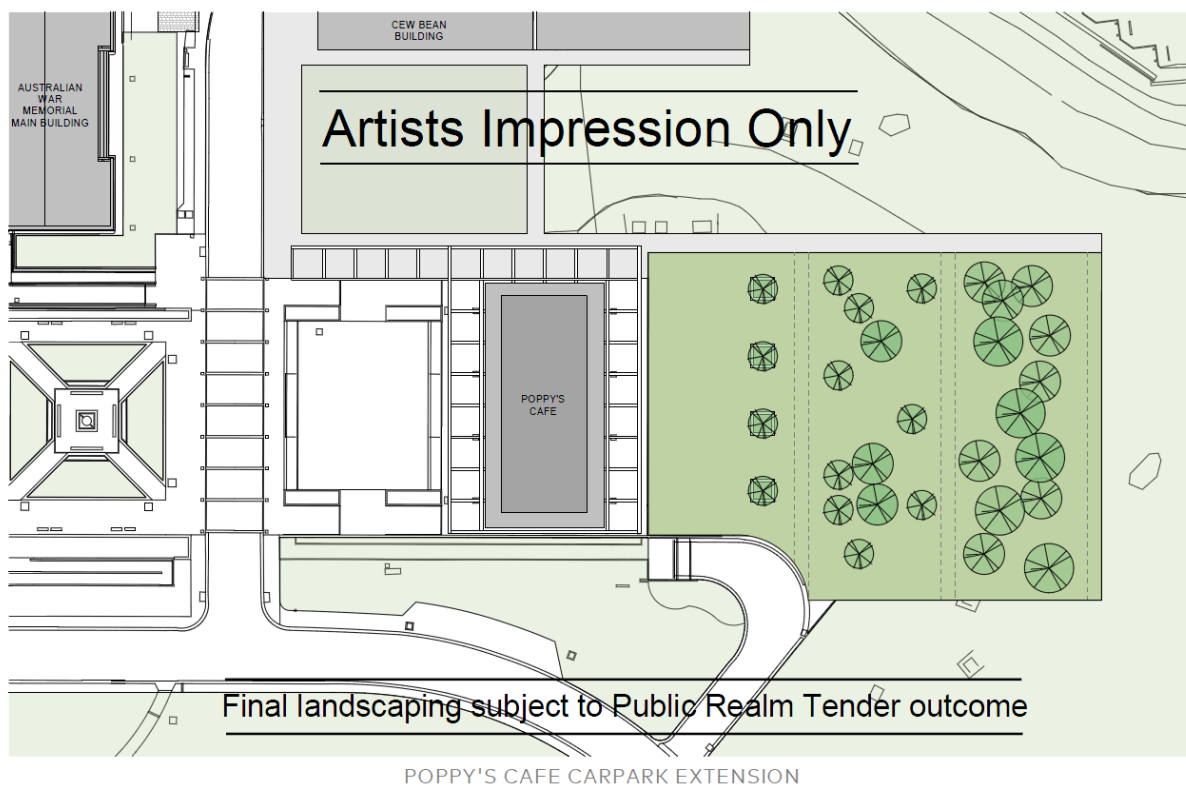
Moral Rights advice letters were issued to the architects of the Eastern Precinct on 6 August 2019 with details of the proposal. The letters described that the future landscape design was to be subject to a design tender and provided with the letter was an example showing a hard-landscaping solution. The architects had three weeks to provide their comments.

Mr Richard Johnson, Founding Director of Johnson Pilton Walker, responded on behalf of the Moral Rights owners advising of concerns pertaining to the impact of the hard landscaping solution and the impact on the landscaped heritage values of the precinct. It was reiterated the intent of the Eastern Precinct as an informal landscape that links the Memorial with Mount Ainslie.

Following further discussions with heritage consultants, the example was reworked to demonstrate mature eucalypts over grassland similar to the current urban layout. The moral rights owners were advised that their comments were reflected in the advice by the heritage architect and the concept that is submitted as an example will be fundamentally similar to the existing urban environment.

As a result of the advice from the Moral Rights consultation and the heritage architect, the Memorial sought advice from GHD as to the depth of soil required to grow eucalypts to full maturity. The structural capacity was increased above the slab to accommodate this. The renders were updated to show the ground stepping to a soil depth of 1.5 metres (refer Figure 4 and Figure 7 for artists impressions).

Figure 7: Artists impression of future landscape



COX

Source: COX Architecture



4.2 Environment Protection and Biodiversity Conservation Act (EPBC)

The Memorial is located on National Unleased Land, the development is therefore subject to the provisions under the Commonwealth's EPBC Act. Under Section 26 of the Act, actions on Commonwealth land that will have or are likely to have a significant impact require formal approval. Under Section 523 (1), an action includes a project, a development, an undertaking an activity of the like.

A desktop search of the subject site using the Commonwealth Department of the Environment and Energy's Protected Matters Search Tool demonstrates the site's listings on the Commonwealth Heritage List and National Heritage List (refer Table 3).

The Memorial has chosen to undertake a self-assessment of the proposal in order to determine the need for a formal referral to the DoEE. A Heritage Impact Statement and Ecological Impact Assessment has been prepared for the self-assessment and has been submitted with this Works Approval.

The heritage and environmental reports sought to understand the extent of perceived impact to heritage and environmental values from the proposal. Each report concluded that ongoing discussions with the DoEE were recommended, however an EPBC referral was not deemed necessary.

Table 3: Matters of National Environmental Significance

Matter of National Environmental Significance	Implications for Site
World Heritage Properties	The site is not listed as a World Heritage Place.
National Heritage Places	The site is listed on the National Heritage Places List as it contains the Australian War Memorial and Memorial Parade. A heritage impact statement has been prepared and a self-assessment has been undertaken.
Commonwealth Heritage Places	The site is listed on the National Heritage Places List as part of the Australian War Memorial and Memorial Parade. A heritage impact statement has been prepared to address and a self-assessment has been undertaken.
RAMSAR Wetlands	There are no RAMSAR wetlands located on the subject site.
Listed Threatened Species and Ecological Communities	There are no Listed Threatened Species or Ecological Communities located on the subject site. An ecological report has been prepared to confirm this. The report concludes that a referral to the DoEE for matters of ecological significance are not required.
Listed Migratory Species	There are no Listed Migratory Species located on the subject site.
Commonwealth Marine Areas	There are no Commonwealth Marine Areas located on the subject site.
The Great Barrier Reef Marine Park	The Great Barrier Marine Park is not located on the subject site.
Nuclear actions	No nuclear actions are proposed as part of development on the subject site.
Water Resources (coal seam gas and coal mining)	There will be no effect on water resources in relation to coal seam gas and coal mining activities as part of development on the subject site.

4.2.1 Heritage Values

The Memorial contains several heritage listings as an individual site and as part of a wider heritage precincts under the Commonwealth Heritage List. Given the Heritage status and National Significance of the site, a Heritage Impact Statement was undertaken in preparation of the proposed works.

The Heritage Impact Statement (HIS) prepared by International Conservation Services concluded that the temporary carpark would contribute to minor to moderate impacts related to heritage values, in the 2010 Parliament House Vista heritage management plan, the National Heritage values, and the 2011 Australian War Memorial heritage management plan. These heritage values related to the native landscaping on site and to the impacts to the Parliament Vista. The HIS recommended that these impacts can be reduced by means of:

- *reviewing the carpark design to maximise the retention of mature trees;*
- *reviewing the overall landscape of the eastern precinct to seek re-planting options which would be sympathetic with the conservation of the landscape values of the precinct, and also considering this in the context of the overall future landscape of the AWM site as part of the Parliament House Vista; and*
- *examining the possibility of temporary landscaping measures on the upper carpark*

As a result of these recommendations, the Memorial directed the project engineer to make changes to the structural capacity of the car park to allow greater soil depth for future plantings of mature trees. This option will also allow more opportunity for replanting of natives over the site.

The Memorial has also sought to further investigate which trees could be retained. Several trees identified in the arborist survey bordered the extent of works, meaning there was a risk of damaging the root zones of some trees. The extent of excavation was varied to allow retention of as many trees as possible.

Hedging along the car park screening was considered to reduce its visual impact, however for carpark ventilation reasons, heavy hedging was not appropriate. Retention of existing trees to the southeast of the site will assist in the concealing of vehicles to reduce visual impact.

The HIA report acknowledges inconsistencies between the development and heritage values and states that “...these minor to moderate impacts do seem to constitute adverse impacts within the meaning of the Act.” However, these inconsistencies will be mitigated in the long term by recreation of the informal native landscaped space, which will be designed in accordance with heritage landscape values.

4.2.2 Environmental Values

The existing site identified for the temporary car park is heavily vegetated with a mixture of species of varying age, health and value. To construct the proposed car parks, trees are to be removed from the site. An ecological assessment of the trees within the subject area and adjacent to the site was undertaken by Capital Ecology. The site contains relatively recent non-local native plantings, with only one remnant eucalypt identified within the study area (refer tree 37 in Figure 8). The area of the carpark has been purposely positioned to avoid impact to this remnant tree and to ensure its retention.

The ecological impact assessment concluded that there are no triggers within the study area of an EPBC referral (based on biodiversity factors). The assessment also confirmed that there is no evidence of endangered habitat values or species of flora or fauna on site.

The study area is adjacent to patches of EPBC listed Box Gum Woodland and the Mount Ainslie Nature Reserve, which is an area of high-quality habitat. Given the presence of these areas and their ecological importance, comparatively to the vegetation on the subject site, it is considered that the loss of the recently planted trees on the subject site will not have an adverse impact on the environmental values of the place.

Figure 8: Ecological Values



Source: Capital Ecology (2019)

4.2.3 Department of the Environment and Energy

The Memorial has engaged in ongoing discussions with the Department of Environment and Energy throughout the early stages of the redevelopment to ensure continuous briefing and transparency across the project.

A presentation was given to the DoEE on 22 August 2018, which showed the Memorial's intention of the Poppy's Café car park.

The Memorial has further consulted with the DoEE on 16 July of 2019 in regards to the need to formally refer the action to the DoEE. The DoEE advised that the Memorial must ensure the proposal is consistent with the heritage values of the Heritage Management Plan, if the action is not being referred.

The Memorial undertook a self-assessment that considered the proposal to be consistent with heritage values of the Heritage Management Plan and not likely to have a significant impact. As such, the action has not been formally referred to the DoEE.

4.3 Tree Removal

A tree survey of all trees within the vicinity of the subject area was undertaken by arborist consultants, Canopy. It should be noted that not all trees surveyed by Canopy are being removed.

The information obtained by Canopy, in conjunction with Capital Ecology's ecological assessment, guided the allowable extent of earthworks to ensure maximum retention of quality trees. As shown in the demolition plan prepared by Spiire (Figure 9), the edge of bulk earthworks, cut and fill, has been adjusted to reduce the number of unnecessary tree removals. It is proposed that 63 trees are to be removed.

Tree management measures will be implemented to ensure the health of the retained trees are maintained.



4.4 Visual Impact and Site Restoration

The temporary car park which rests above the basement car park and is adjacent Poppy's Café, will temporarily have a visual impact, and will have minor to moderate impact on the Memorial and the Parliamentary Vista.

The trees to the south of the subject area are of higher quality and are being retained, which will assist in maintaining the natural landscape setting of the Memorial and reducing the visual impact of the temporary car park.

This impact will be mitigated in the future, as towards completion of the Memorial's redevelopment project, the temporary car park will be restored to a native landscape similar to the existing planting arrangement. This area will be subject to a separate Works Approval at a later date.

The structural integrity of the car park allows for soil depth for future replanting of mature trees over the basement extension by providing a profile that steps to 1500mm above structural slab. Technical advice from GHDWoodhead (refer Appendix A) advises that this is sufficient for mature tree plantings, and that the minimum profile for such plantings would be 1200mm. This surplus ensures that the future replanting's are viable.

This landscaping will be prepared and undertaken to be consistent with all relevant heritage values across the site. The car parking structure has allowed capacity for 1.5m of deep soil plantings of eucalypts over the car park extension in keeping with the current state. The sparse eucalypt is a key theme of the restoration. This will ensure reduction in visual impact whilst maintaining consistency with the relevant heritage values.

4.5 Materials and Finishes

The design of the metal screen to the front of the carpark collects the existing handrail detail to allow for a light screen to the front of the carpark. The intent of the design is to allow the carpark screen to blend into the landscape in a progression from existing structure. This will form a soft edge to the carpark and will allow for the required ventilation into the carpark without heavy horizontal grills. This also performs the function of screening the cars (during the temporary car parking phase) from Fairbairn Avenue.

4.6 Parking

The basement car park extension will be able to provide for 123 additional car parks on site for Memorial visitors. As visitation to the Memorial grows this additional parking will assist in providing sufficient parking for visitors on-site.

The temporary car park above will be able to provide 115 car parks for the construction workers during the redevelopment period. The intention of having the temporary car park on site was to reduce the need for impacting areas off-site on adjacent properties. The proposed temporary car parking option allows the majority of activities relating to the redevelopment to remain on site.

4.7 Bushfire risk

The subject site is partially within a bushfire prone area. The Memorial has a bushfire management plan already in effect for the site. Changes to the car parking and removal of trees is not considered to require a new management plan to be prepared for the site or for the subject works.

The proposal will be required to meet the relevant Australian Standards in relation to bushfire mitigation during building approval.

The proposal does not reduce the ability for emergency services and vehicles to access the site. Any necessary changes to emergency operations of the Memorial will be prepared prior to construction starting if necessary.

4.8 Noise

The development itself will not be major noise generator. However, it is assumed that adjacent buildings and open spaces will be exposed to noise during construction works. As stated in the civil detail plans, all noisy activities will be emitted between 6AM and 8PM Monday to Saturday.

Any additional traffic noise generated will likely be from the increase in construction vehicles to the site. This noise will likely be generated by an increase in vehicles entering from Fairbairn Avenue. This will only occur at certain times of the day, during construction peak times. Construction peak times do not coincide with general peak hour traffic. Building design will address noise issues to ensure appropriate Australian Standards are achieved.

4.9 Traffic Management

It is expected that construction vehicles will mildly increase traffic within the road network around the Memorial. Construction workers will be starting and finishing prior to peak traffic periods and it is anticipated that there will not be any substantial impacts to traffic during construction. Construction parking for the Memorial redevelopment will be addressed as a component of a future Works Approval Application.

A Temporary Traffic Management Plan has been endorsed by Transport Canberra and City Services for work on the site. Signage will be implemented on Fairbairn Avenue to warn traffic of construction vehicles entering and exiting the site. Future stages of the Memorial's redevelopment will be subject to detailed traffic studies and management plans.

4.10 Access & Mobility

The car park extension will not significantly change access to and from the basement car park. The access ramp will be improved as part of this Works Approval.

The proposed development has been designed to meet all Australian Standards in relation to disability access. All pathways and associated entrance points have been designed to meet relevant accessibility standards including AS1428 Design for Access and Mobility and other relevant Australian Standards.

4.11 Sediment & Erosion Control

An erosion and sediment control plan has been prepared by Spirre and lodged with this WA application.

5.0 Public Consultation

Purdon Planning, in collaboration with the Memorial, prepared a Stakeholder Engagement Strategy which directed the process for a consultation period prior to lodgement of this Works Approval application.

The early works consultation focused on local stakeholders. The intention of consultation was to ensure that impacts to traffic movements, noise and adjacent residents was minimised during construction periods.

The following communication activities were undertaken:

- Letter box drop to adjacent residents
- AWM media release
- FAQs via the AWM website
- Drop-in session at the AWM
- Contact with Community Councils and Associations
- Discussion with Government agencies
- Discussion with ACT Government MLAs
- Discussions with Campbell High School executives
- Engagement with DOMA Group and Mercure Hotel

A detailed consultation report has been prepared and is available on the Australian War Memorial website via the following link: <https://www.awm.gov.au/about/our-work/projects/MemorialRedevelopment>

The first stage of the Memorial's redevelopment consultation focused on the proposed early works addressed in this Works Approval application.

The Memorial will be undertaking ongoing consultation with the public throughout all future stages of the redevelopment to allow opportunities for comments across all stages.

6.0 Conclusion

This Planning Report has described the proposed development of the first stages of the Australian War Memorial's redevelopment which includes extension of the basement car park at Poppy's Café and temporary car parking in the eastern precinct.

The basement car park extension and temporary car parking has been treated as a standalone project in terms of statutory approvals, EPBC self-assessments and consultation, and is viewed as separate to the main redevelopment process. This WA application relates to these standalone works.

This WA application is accompanied with detailed plans of which should be read in conjunction with this report.

This Planning Report has identified matters for consideration by the NCA in assessment of the Works Approval for the proposed basement car park extension and temporary car park in the eastern precinct. It is considered that the proposed works are consistent with the detailed conditions of planning, design and development within the National Capital Plan. The proposed early works contribute to Griffins' vision for the Central National Area by establishing the first stages of the Australian War Memorial redevelopment.

The design of the basement car park and temporary car park have been informed by both ecological and heritage impact assessments, as well as advice from structural and civil consultants.

It is **recommended** that the NCA approve this application for Works Approval for the Poppy's Café car park extension and temporary construction car parking.

Purdon Planning
September 2019

APPENDIX A



Memorandum

19th September 2019

To

Copy to

From	Callum Bryan-Mathieson	Tel	+61 2 9239 7942
Subject	Landscaping Above Carpark Extension	Job no.	2316682

GHDWoodhead has been requested by the Australian War Memorial to provide technical advice for the landscaping zone above the poppy's carpark extension project. Our understanding of the functional requirements for this landscape zone are as follows:

- Suitable topsoil depth to sustain mature *Eucalyptus spp.* trees
- Sufficient sub-surface drainage to avoid waterlogging
- Inspection pits for maintenance.

In our experience, a profile of 1200mm above structural slab is sufficient to sustain mature *Eucalyptus spp.* trees. This profile comprises mulch, topsoil and drainage layers. These layers are illustrated in Figure 1 below, which highlights the minimum dimensions for each layer within the profile.

The following items should also be considered to maximise the long-term success of the landscape zone:

- Automatic sub-surface irrigation with rain sensor
- Maintenance management plan that covers yearly maintenance activities including arborist and drainage inspections.

The landscape zone will interface with deep soil surrounding the carpark. With this in mind, it is not necessary to maintain a profile of 1200mm across the entire structure. An undulating landscape zone would provide a more natural appearance, allowing tree planting to the high points and no tree planting to the low points. This approach is further illustrated in Figure 2 below.



Memorandum

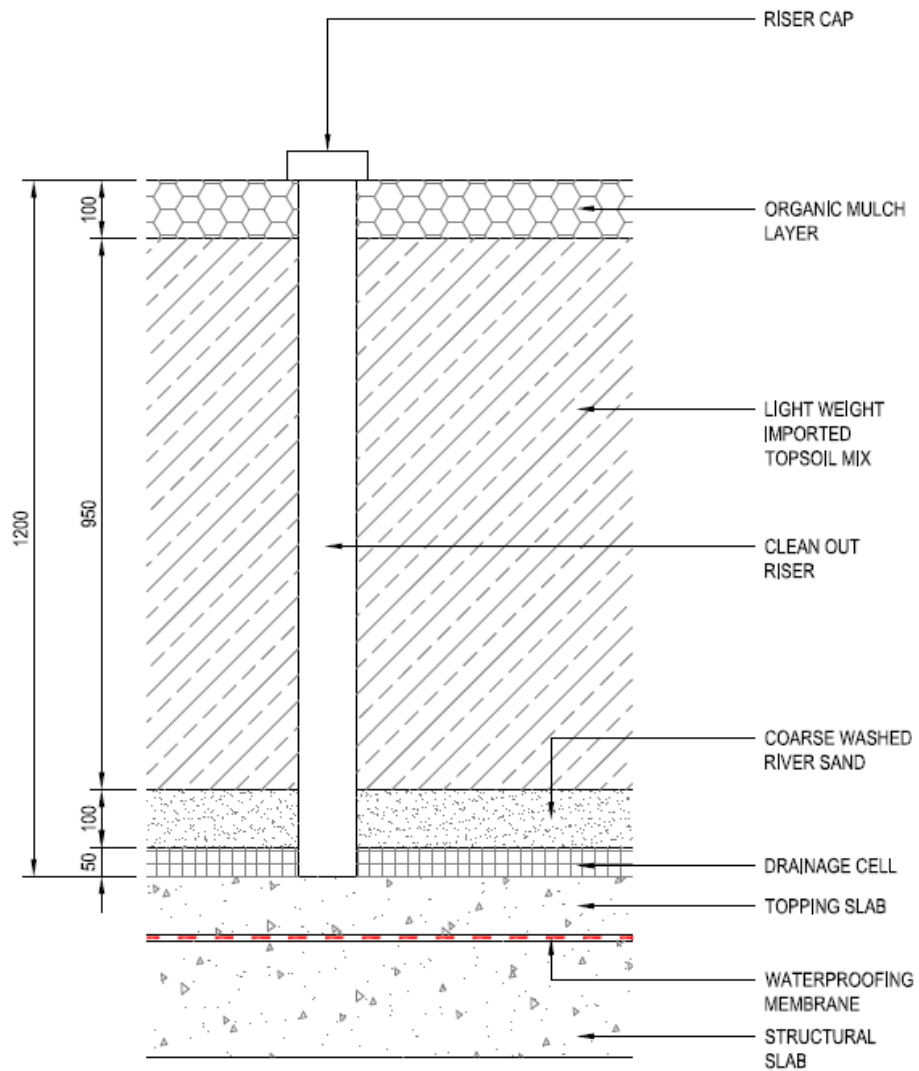


Figure 1 – Landscape profile detail for green roof

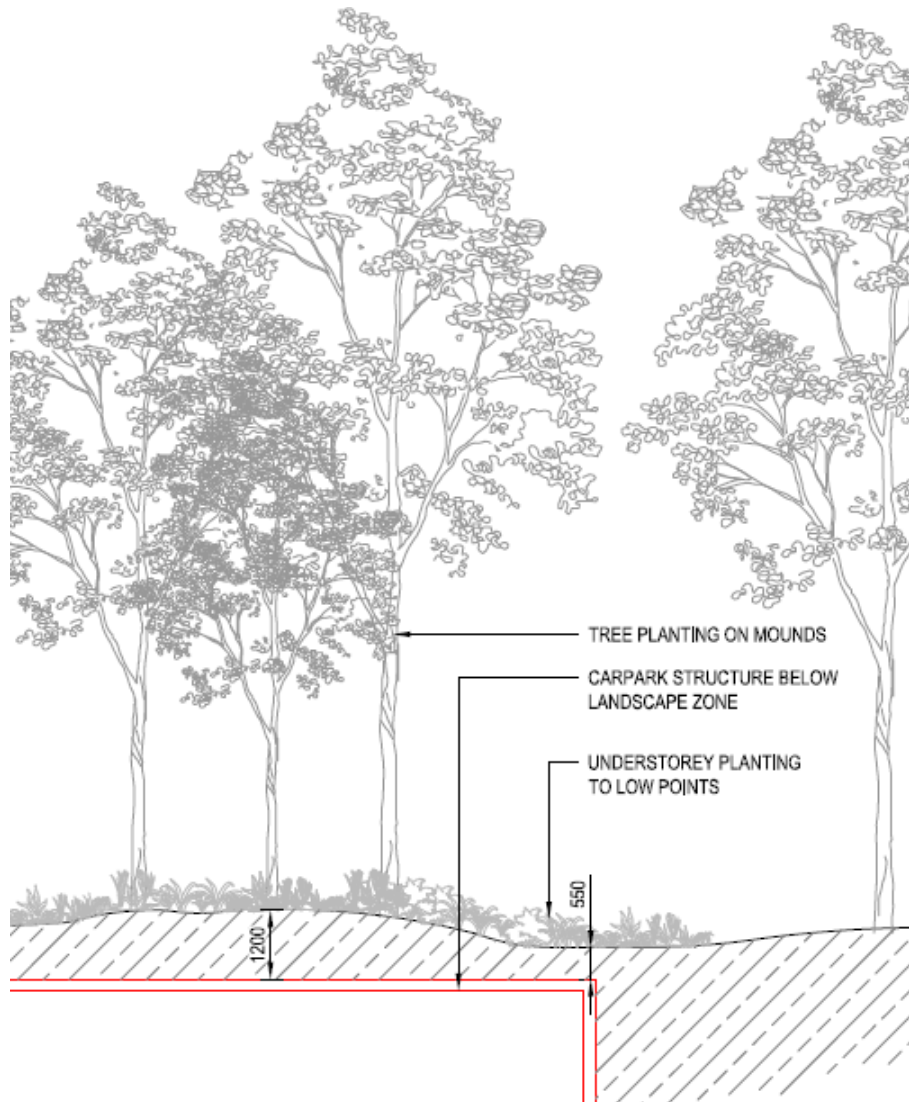


Figure 2 – Undulating landscape detail

To provide an additional level of tolerance GHD has allowed for a profile of 1500 mm above structural slab across the entire carpark. This will allow for both tolerance in the landscaping construction and the additional profile to be applied over the entire areas of the slab if required.

Regards

Callum Bryan-Mathieson

Snr Landscape Architect