



CONSULTATION REPORT

IN SUPPORT OF DEVELOPMENT
APPLICATION

BLOCK 2, 7 AND 8 SECTION 5 CITY

15 NOVEMBER 2022





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1.0 Introduction & Purpose

Purdon Planning has prepared this Consultation Report to support an application to redevelop Block 2, 7 and 8 Section 5 City. Kindly read this report in conjunction with the Planning Report and other supporting documents submitted as part of the application.

Bulum Group is the owner of Blocks 2 and 7 Section 5 City, whereas Block 8 Section 5 City is under custodianship of Transport Canberra and City Services. A Direct Sale application is currently under assessment for Block 8 to permit a basement between Blocks 2 and 7. The application also includes a redesign the public thoroughfare on the block to enhance the existing facilities as part of the overall design.

The current buildings on Blocks 2 and 7 are proposed to be demolished and rebuilt as a mixed use commercial and residential precinct located at the intersection of Marcus Clarke Street and University Avenue.

The sites are subject to the Territory Plan, however, are also subject to Special Requirements within the National Capital Plan.

The proposal includes:

- Two 13-storey mixed-use buildings situated on Blocks 2 and 7 comprising of ground floor retail and 12-storeys of residential above;
- Three levels of basement parking on Blocks 2, 7 and 8;
- Activation and invigoration of the public corridor on Block 8 with high-quality landscaping elements, kiosks, and opportunity for deep-rooted planting; and
- Associated site services

Purdon undertook a Pre-DA Consultation for the proposed mixed-use building on Block 2, 7 and 8 Section 5 City from 2nd November to 16th November 2022. One online consultation session was held via Microsoft Teams Meeting on the 10th October 2022. The consultation period started with the publication of the Purdon webpage and the delivery of a letter which provides details of the proposal. The consultation period concluded when this report was written.

This report details the requirements for consultation, the activities undertaken, and the feedback received.



2.0 ACT Community Consultation Guideline

The ACT Government has adopted the ***Planning and Development (Community Consultation) Guidelines 2020 Notifiable Instrument NI2020–595*** (Pre-DA Community Consultation Guidelines for Prescribed Developments, August 2020) (the Guidelines).

The Guidelines establish the framework for undertaking consultations for certain development proposals (as prescribed by the Planning and Development Regulation 2008). For the proposed project, the ACT Planning and Land Authority requires, at a minimum, that the applicant undertake the following.

Table 1- Requirement and Response

Requirement	Response
Consult over a two-week period, at a minimum. The appropriate consultation period will vary between projects, depending on the proposal's significance. The planning and land authority recommend proponents undertake a longer and more comprehensive consultation process for major or complex proposals.	Pre-DA community consultation commenced on 2 nd November with delivery of a Letter to surrounding businesses and residents advising of the proposal. The Letter directed recipients to the Purdon website, which featured a dedicated page on the proposal and included the plans and a written statement about the proposal. This page was live for the entire period of consultation, which ended on 16 th November 2022 — a period of 14 days. the Purdon website provided details to support direct feedback via phone or email during the consultation period.



Requirement	Response
Notify how consultation will occur for the proposal on the ACT Government's Pre-DA Community Consultation webpage. The listing on the webpage must: • be completed before the consultation starts, with adequate notice provided before consultation commences • be active for the entire consultation period (minimum of two weeks) • include details of the proposal (such as the locality, developer's name, and project name) • include details of where the community can get information on the proposal (including a link to an external website/webpage and contact details) • detail how the community can provide feedback (including online methods) • state when the consultation will end.	Purdon notified EPSDD on 31st October 2022 and the consultation was notified on the EPSDD website on 2nd November 2022. The consultation period was from 2nd November 2022 until 16th November 2022. The listing included the information as detailed above. An extract from the EPSDD website is shown below (https://www.planning.act.gov.au/development-applications-assessments/pre-da-consultations).
Ensure the following groups are informed of the intended consultation process and are given adequate notice prior to consultation commencing: • people living in areas immediately surrounding the development • the wider community (as appropriate) • the local community council. Proponents are strongly encouraged to use the range of consultation methods mentioned in the 'Tips for Undertaking and Participating in Consultation' section to achieve this. Who is advised will depend on the type of proposal and should be reasonable and proportionate to the development. For example, a larger subsection of the community should be consulted about a multistorey, mixed-use tower development compared to a small 3 storey residential development.	Please refer to the section 3.1 and 3.2 as part of this report.



Requirement	Response
Ensure people from a diverse demographic (age, gender, race, religion, physical abilities, etc., as appropriate) can view and comment on the proposal. It is expected that developers will ensure all interested people have an opportunity to fully understand the proposal and be genuinely engaged. In some circumstances, it may also be appropriate to seek specific input from the traditional owners of the land.	The various forms of communication detailed above ensured that a diverse demographic was able to be involved in the pre-DA consultation.
Conduct face-to-face engagement session(s) that are accessible to a diverse cross-section of the community. The location, timing, number and type of sessions should be considered. Sessions should also be tailored to accommodate people from a diverse demographic, including those with special needs. The number of face-to-face sessions will depend on the type of the proposal and will be proportionate to the significance of the development. For example, a major multi-storey, mixed-use proposal should have at least two face-to-face sessions – an initial session introducing the proposal and a follow-up session which could detail how initial feedback has been considered.	Due to the ongoing Covid-19 situation, no face-to-face community consultation sessions were conducted during the pre-DA community consultation. An online session was hosted on the 10 th November 2022.
Make available to the community conceptual drawings with appropriate dimensions and measurements, including, at minimum: • a site plan (showing parking areas, access and egress, waste areas and communal open spaces) • indicative floor plans • elevations • shadow diagrams, if there are likely to be shadow impacts • landscape plans • proposed materials and finishes • perspective drawings and other visual images from a range of angles and scales.	The above plans were available throughout the Pre-DA consultation period on the Purdon Planning Website: https://www.purdon.com.au/2022/10/31/block-2-7-and-8-section-5-city-university-avenue/



Requirement	Response
Make the following details available to the community: • a plain English statement explaining the proposal • high-level responses to key Territory Plan rules and criteria • a response against the relevant zone objectives • key design elements of the proposal.	The above information was included as part of the project information package on the Purdon Planning Website: https://www.purdon.com.au/2022/10/31/block-2-7-and-8-section-5-city-university-avenue/
Make the documentation required by points 6 and 7 be available for the public to view online on the proponent's website or another appropriate location.	The plans and information were available on the Purdon website from 2nd November 2022, throughout the entire consultation period. The website is still active at the time of this report.
For DAs to remove the concessional status of a Crown lease, the proponent should make available to the community details of any future development or redevelopment proposals or possible change of use of the site (if available). It is noted that the type of pre-DA community consultation required will depend on the extent of interest in the concessional lease.	Not Applicable – the site is not subject to a concessional lease.
Developers are strongly encouraged to undertake two or more phases of consultation for large or significant developments. The first phase may involve early discussions around a concept idea where less information is provided, with detailed information provided in a follow up phase. For phased consultation, it is expected the proponent complies with points 1 to 5 and makes consultation information, including the information required by points 6 and 7, be available for public inspection across all phases of consultation.	All the plans presented at the online meeting on 10 November 2022 were largely consistent with what was available during the Pre-DA Consultation period.

Figure 1 - Screenshot from EPSDD website

Purdon Planning	Purdon Planning	City Block 2 Section 5	17-21 University Avenue, 24 Marcus Clarke Street	2 November 2022 to 16 November 2022	Website: Multi-Use Development Block 2, 7, 8 Section 5 City Email: engage@purdon.com.au Phone: 02 6257 1511
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3.0 Consultation Approach

3.1 Stakeholders Identified

For the purpose of the consultation process, stakeholders with a potential interest in the proposal are considered to comprise the following:

- nearby residents
- nearby businesses and government agencies
- Strata managers of the nearby companies
- Involve Canberra
- ACT Council of Social Services
- People with Disability Australia
- Peddle Power
- Sustainability and Environment
- LGBTIQ Council
- Heart Foundation
- Canberra Business Chamber
- North Canberra Community Council
- ACT Disability, Aged and Carer Advocacy Service
- Australian Council of Social Services
- Combined Community Councils ACT
- Peter Geerdink Acting Associate Director, Infrastructure & Planning at ANU

It is considered that in identifying and then contacting the community stakeholders as noted above, this process satisfies the principle of being inclusive by providing the opportunity to all those who have an interest or may be affected to have a genuine opportunity to participate in this preliminary consultation

3.2 Consultation Activities

The following activities were undertaken to advise the relevant stakeholders about the proposal and to seek their input:

- Publication on the Purdon Website <https://www.purdon.com.au/2022/10/31/block-2-7-and-8-section-5-city-university-avenue/>, on 31st October with details of the proposal. The website detailed how interested persons could provide feedback directly to Purdon via the online response form or telephone. The information available on the website endeavoured to make all details available in plain English, and included:
 - a plain English statement explaining the proposal and the key design elements
 - high-level responses to key Territory Plan rules and criteria
 - a response against the relevant zone objectives, and
 - a link to view and/or download the plans as shown in Appendix 1.



- Postcard format Letter outlining the proposal and inviting comments/feedback, circulated to 50 mailboxes within the Blocks 2, 7 and 8 Section 5 City Area on Wednesday, 2nd November and Thursday, 3rd November 2022 (please refer to Figure 1 and Figure 2 below).
- Emails to the above listed Community Groups and stakeholders on 3rd November 2022 sharing information about the proposal and the online consultation session
- Online Community Information Session, hosted by Purdon. Numbers of attendees, basic demographic questions and their comments were recorded by Purdon at the session. A summary of these comments and any written feedback received is detailed in Section 3.3 below.

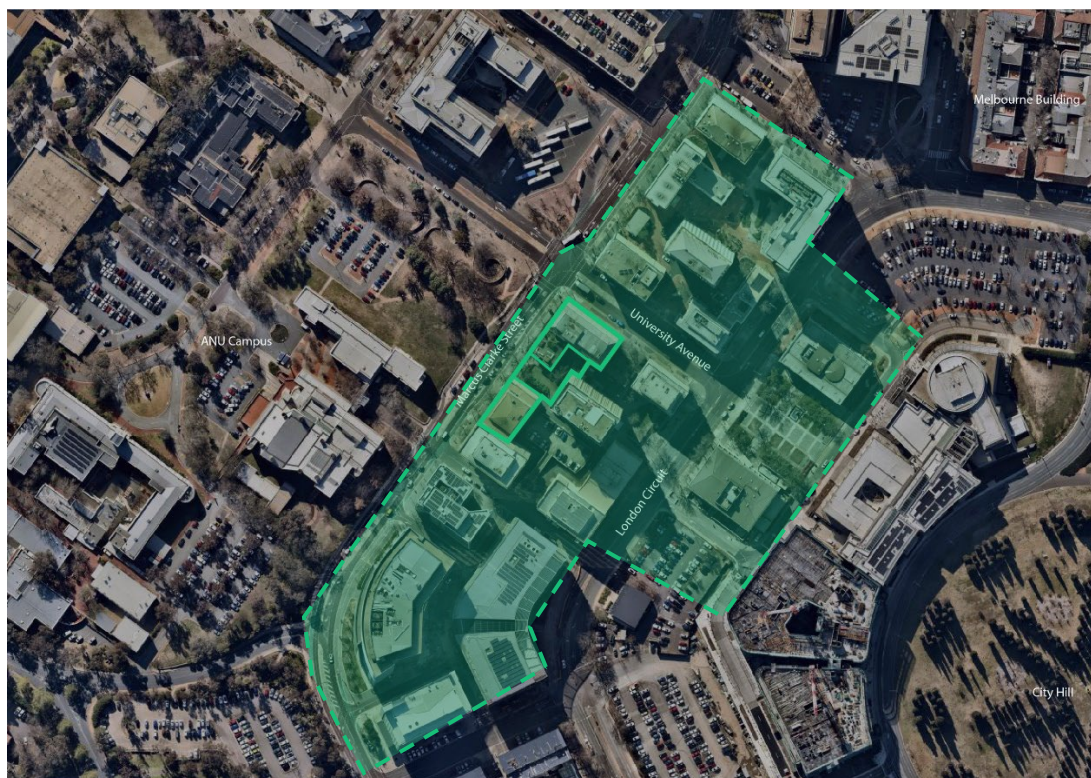
Figure 2: Invitation Letter



Source: Purdon, 2022



Figure 3: Letter delivery area



Source: Purdon (ACTmap*i*, 2022)

3.3 Community Feedback

During the consultation period, there were multiple options for interested people to provide their opinion on the project. These included:

- Via post, phone or email directly to Purdon;
- Via an online form on the Purdon website; and
- directly to any member of the consultation team in attendance at the online consultation session.

The following sections provide details on the feedback received during the consultation period. Feedback was recorded at the virtual consultation session and was provided via email and phone to Purdon from members of the public.

3.3.1 WRITTEN FEEDBACK

A total of one written submission (via email) was received by Purdon up until the date of this submission. The submissions were from persons who had viewed the information available on the Purdon website.

The query was in relation to the development towards Block 6 Section 5 City. The owner of the block was seeking confirmation about no windows/balconies facing the block or proposed on the wall abutting the block. This was confirmed via an email response.



3.3.2 COMMUNITY CONSULTATION SESSION

There was one online session for this project on 10 November 2022. The session started at 4:30pm (to include the commercial owners and tenants surrounding the development site) and ran for approximately 1 hour.

The presentation documents shown at this online session included the architectural and landscape plans and a project background/history of the project commentary by Purdon. Dan Stewart, Naina Agarwal, and Negar Yazdi from Purdon were in attendance at the online session. The session recorded 5 community members in attendance.

The below notes were collected during the Session and later summarised – please note this list is not exhaustive but is accurate to the conversations which were recorded.

Table 2- Response to Community Feedback

Comments	Response
Traffic Impact What is the traffic impact on Marcus Clarke and University Avenue?	A traffic and parking assessment has been completed and forms part of the DA submission. It is considered that the city network is able to accommodate the potential increase of traffic from the proposed development.
Timing When will the development start and when will it be completed?	Construction is programmed to commence in early 2024 subject to approvals.
Parking facilities Are there any parking facilities within the proposed development?	Sufficient parking in accordance with the number of proposed commercial and multi units have been considered within this application
Design Solid façade to the southern side (Block 6)	Yes. This is proposed to allow for any future redevelopment on Block 6.



4.0 National Capital Design Review Panel

The proposed design has undergone two NCDRP sessions since 2020. The design has significantly been altered since the panels to incorporate the comments and feedback received.

The latest NCDRP comments and responses are attached as part of the planning report.



5.0 Conclusion

This report details how consultation for this proposal has been undertaken in accordance with the ACT Government Planning and Development (Community Consultation) Guidelines 2020. This included:

- Letter advice to surrounding residents and businesses
- information on the Purdon website
- links to the Purdon website from the EPSDD website
- emails to community groups and organisations
- one online consultation session, and
- opportunity for feedback via phone, email, or in online session.

Feedback received was generally positive with only minor issues or questions being flagged. Generally further clarification was sought rather than specific issues with the proposal or design.

Notwithstanding the ongoing design development for the project during the consultation period, the proposal as submitted is essentially the same as that shown to the community.

**Purdon Planning
November 2022**

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