Dear Resident

Welcome to the fourth community project update for the Campbell Section 5 Project provided by the Land Development Agency (LDA).

This newsletter is designed to keep you up to date with the latest developments on the project.

This update provides:

• Background information on the development of the Master plan and Amendment 74 to the National Capital Plan
• Information about the National Capital Authority’s Works Approval applications for the development of the site
• Information about the Environment Protection Biodiversity Conservation ACT 1999 (EPBC) Referral, and
• Information on the next steps for the project

About the Project

Campbell Section 5 is ACT Government owned land, located on the northern edge of Constitution Avenue and east of Anzac Parade. The site is identified in the ACT Government’s Indicative Land Release Program for release in 2013-14 and 2014-15.

Since project conception, the LDA has been committed to working with the local community, businesses and residents to develop a Master plan for the site. Early in the process the LDA engaged a multidisciplinary design team to assist in the development of a Master plan for Campbell Section 5.

Planning for the future of Campbell Section 5

The Master plan incorporates key design elements identified as centrally important by the community:

• Preservation of large open spaces
• Activation of Constitution Avenue
• Location of built form to respond to surrounding housing
• Creating places for families to play

Development of the Master Plan

Community information sessions were held in September, November and December 2011.

At the third session in December 2011, the community showed strong support for the design option #2 which proposed orientating the development into an L-shaped position. This option was adopted as the preferred Master plan and has been further developed including civil engineering.

Amendment to the National Capital Plan

Amendment 74 to the National Capital Plan was approved on 14 November 2012 and includes detailed conditions of Planning, Design and Development for Campbell Section 5. This will be the regulatory framework to guide and assess all future development of the site.

Amendment 74 also includes specific information on building setbacks, height and facade treatment and landscape and lighting, all of which assist with ensuring that development of the site contributes to the character of Constitution Avenue.
In addition to this, Amendment 74 addresses any potential impact on cultural heritage by setting out a landscape strategy to reduce the visibility of buildings from Anzac Parade and its memorials. Amendment 74 is available at www.nationalcapital.gov.au

**EPBC Update**

On 13 May 2013, the Department of Sustainability Environment Water Population and Communities (SEWPaC) issued their final approval for the EPBC Referral.

The ecological matters of National Environmental Significance have been offset and additional steps taken to mitigate any impact on the heritage values of Anzac Parade, its memorials and the Parliament House vista. A copy of the final approval can be obtained from www.environment.gov.au/epbc/notices

**Works Approval applications**

On 22 May 2013, the National Capital Authority approved the following LDA Works Approval applications:

- WA18715 for the infrastructure and landscape works required to deliver the Estate; and
- WA18766 for the remediation of contaminated land.

The Works Approvals enable the LDA to commence site remediation and delivery of estate civil infrastructure and upgrade to Constitution Avenue. A copy of all documentation can be obtained from www.nationalcapital.gov.au/haveyoursay/index.php/previous-discussions

**Contamination**

It has been identified through Site Environmental Assessment that the site contains areas of contamination. The contamination is primarily builders’ waste which contains buried asbestos material. The LDA engaged an accredited environmental auditor in June 2011.

The auditor has been responsible for the review and approval of the Remediation Action Plan (RAP), a document that outlines the method in which the contamination will be removed from the site. The remediation will be conducted by a licensed asbestos contractor and in accordance with the Code of Practices for the Safe Removal of Asbestos 2nd Edition [NOHSC:2002(2005)] and the Dangerous Substances General Regulation 2004.

These codes aim to ensure members of the public are not exposed to asbestos dust or materials during remediation works.

To assist you in understanding this matter, information about asbestos is also available at: www.health.act.gov.au and www.asbestos.act.gov.au

**What’s next for Campbell Section 5**

The chart below outlines the next steps.

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Community Consultation</td>
<td>Late 2011</td>
</tr>
<tr>
<td>Amendment 74 approved</td>
<td>November 2012</td>
</tr>
<tr>
<td>NCA Works approval submission</td>
<td>May 2013</td>
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<tr>
<td>Release of construction tender</td>
<td>We are here</td>
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<tr>
<td>Site fenced and remediated</td>
<td>August 2013</td>
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<tr>
<td>Estate construction commences</td>
<td>Early 2014</td>
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**Further Information**

For further information please visit the project webpage at: www.lda.act.gov.au/?/community/campbellssection5

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