



26 February 2020

Our ref: 12515451-32430
Your ref:

Leanne Hayes
Assessment Officer
Southern NSW and ACT Assessments
Department of Agriculture, Water and the Environment
GPO Box 787
CANBERRA ACT 2601

Dear Leanne

Australian War Memorial Redevelopment

Request to accept a Variation of a proposal (2019/8574) pursuant to section 156A of the EPBC Act

I refer to the proposed redevelopment of the Australian War Memorial by the Australian War Memorial and referral EPBC 2019/8574 pursuant to the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Pursuant to section 156A of the EPBC Act, the Australian War Memorial requests that the Minister accept a variation of the original proposal.

1 Overview

The Australian War Memorial Redevelopment was referred to the Department of Environment and Energy on the 14 November 2019 (EPBC 2019/8574) for consideration under the EPBC Act.

On 18 December 2019, the project was declared a 'controlled action', requiring an assessment decision under controlling provisions National Heritage places (sections 15B and 15C) and Commonwealth action (section 28) of the EPBC Act. The Delegate for the Minister for the Environment determined that the project would be assessed by Preliminary Documentation.

The proposed variation seeks to amend the original referred project area and action based on further design development since the submission of the original referral.

Pursuant to section 156B of the EPBC Act, the character of the varied proposal is not materially different to the character of the original proposal. The proposed changes involve the addition of areas to be included as part of the redevelopment of the Australian War Memorial including:

- the C.E.W. Bean Building Extension and Refurbishment;
- the Research Centre; and
- improvement works within the precinct Public Realm to support the redevelopment, including:

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- site wide engineering and infrastructure works;
- a re-profiled and expanded parade ground; and
- associated precinct landscaping and road works.

The potential for additional direct and indirect impacts on relevant controlling provisions or Matters of National Environmental Significance (MNES) as part of this proposed variation are considered unlikely. However, impacts to MNES, as part of the original referred project area, are still considered likely as detailed in the following assessment.

2 Consideration of variation

This document has been prepared in accordance with section 156A of the EPBC Act, which establishes the process for amending referred actions. Pursuant to section 156A of the EPBC Act, this variation meets the requirements of the EPBC Regulations 2000 in that it includes:

- details of the proposed variation to the action;
- the reason for the proposed variation;
- how the impacts of the proposed variation on MNES compare with those of the original proposal;
- if applicable, the impacts of the proposed variation on MNES not considered in the referral or assessment of the original proposal; and
- if applicable, alternatives, mitigation measures and offsets to compensate for additional impacts on MNES.

A cumulative assessment of the overall effect of the varied proposal is set out in the following subsections, organised around each of the above points.

2.1 Details of proposed variation to the action

2.1.1 Referred project area

The revised referred project area is relatively consistent with the original referred project area with the exception of the C.E.W. Bean Building extension and refurbishment, C.E.W Bean Research Centre and primary works within the precinct Public Realm to support the redevelopment. The action area site plan is provided in **Attachment 1** and shows the original referred project area and additional areas considered as part of this variation.

The changes to the referred project area do not result in the database search area used in the original EPBC Act referral requiring alteration or extension. The search area of 10km was used to determine other heritage places close to the project area and encompasses all of the additional areas. Accordingly, the database searches have not required repetition or refinement.

Table 1 below comprises a register of all of the changes to the original referred project area, and the activities that have the potential to occur in each area.

Table 1 Changes to referred project area

Item	Proposed Action	Area (m ²)
1	C.E.W. Bean Building extension and refurbishment	5,115 (internal area) – new construction works 2,943 (across level 1,2 and 3) – refurbishment works

Item	Proposed Action	Area (m ²)
2	C.E.W. Bean Research Centre	867 (internal area) – new construction works
3	Public Realm improvements	<p>To support the redevelopment the following Public Realm works are proposed:</p> <ul style="list-style-type: none"> • changes to the western surface carpark; • installation of new paths from the western and eastern surface carparks to the new Southern Entrance; • upgrades to the western and eastern roads; and • changes to the profile of the parade ground into a rectangular shape.

2.1.2 Referred action

The project concept is still as described in the original EPBC Act referral and the core components of the project including the new Southern Entrance, Parade Ground, new Anzac Hall and Glazed Link remain within the original referred project area and consistent with the action described.

Whilst the majority of the changes to the referred project area occur within the existing infrastructure footprint, the project is within the Memorial precinct, a National Heritage Place, and is located on Commonwealth land with Commonwealth historic heritage values. The National Heritage Listed (NHL) and Commonwealth Heritage Listed (CHL) historic heritage values of the Memorial are MNES and will be subject to changes as part of the proposed project.

2.2 The reason for proposed variation

Since the EPBC Act referral was submitted, Australian War Memorial has decided to include the following additional redevelopment components for the following reasons:

- **C.E.W. Bean Building extension and refurbishment** – C.E.W. Bean Building extension which consolidates operational and non-critical administration functions from the Main Memorial Building. The extension and refurbishment enables the relocation of back-of-house and administrative functions, and optimises the use of space within the Main Memorial Building.
- **C.E.W. Bean Research Centre** – A new C.E.W. Bean Research Centre integrated into the C.E.W. Bean Building to provide efficient and secure access to the National Collection. The Research Centre is proposed to be integrated into the C.E.W. Bean Building (to the north) and located adjacent to Poppy's Café (to the east).
- **Public Realm improvement works** – precinct Public Realm works, including:
 - changes to the western surface carpark to make the main route to the Memorial entrance more intuitive;
 - a new path from the western surface carpark to the new Southern Entrance which will enable a safe journey for visitors in all weather, and complies with all relevant requirements to provide disabled access;

- a new path from the tour bus parking area through to the education entrance which will remove the requirement for buses to park along the eastern road, improving safety and the connectivity of the precinct;
- conversion of the western and eastern roads to shared zones to improve the pedestrian experience; and
- changes to the profile of the parade ground into a rectangular shape more suitable for ceremonies, consistent with other military parade grounds, and better respecting the north-south axis.

An overview of the overall project and plan of the public domain works is provided in **Attachment 2**. Plans and images of the proposed C.E.W. Bean building extension and C.E.W Bean research centre are provided in **Attachment 3**.

2.3 How the impacts of the proposed variation on Matters of National Environmental Significance compare with those of the original proposal

The original referral documented that the proposed action has the potential to impact on NHL and CHL historic heritage values and are that these impacts are likely to be significant. The proposal involves the removal of Anzac Hall, a feature cited on the NHL listing for the Memorial under criterion e (aesthetic). The potential impacts resulting from a Commonwealth Action are considered to be significant regarding impacts on historic heritage values. This is because the heritage values associated with the existing Anzac Hall would be removed and there will be changes to the setting and landscape of the Memorial as a result of the new Anzac Hall.

It is not anticipated that the proposed C.E.W. Bean Building extension and refurbishment, C.E.W. Bean Research Centre and Public Realm improvement works would impose additional impacts to the NHL and CHL historic heritage values of the Memorial if appropriately managed. Sensitive design will be required to manage potential visual impacts, the overall setting of the Memorial and ensure the works remain unobtrusive.

An assessment of the potential for the varied proposal to impact on MNES, based on the actions described in Section 2.1.1, is provided in Table 2.

2.4 If applicable, the impacts of the proposed variation on Matters of National Environmental Significance not considered in the referral or assessment of the original proposal

The variations to the proposed actions being considered as a variation to the referral are unlikely to result in additional impacts to MNES. The C.E.W. Bean Building extension and refurbishment, C.E.W. Bean Research Centre and Public Realm improvement works would result in changes to the overall setting of the Memorial, as well as minor changes to significant views and vistas. While sensitive design will be required to manage potential visual impacts, the changes are unlikely to result in significant impacts to the NHL and CHL historic heritage values of the Memorial and NHL significant vistas associated with Parliament House.

2.5 If applicable, alternatives, mitigation measures and offsets to compensate for additional impacts on Matters of National Environmental Significance

The variations to the proposed actions being considered as a variation to the referral are unlikely to result in additional impacts to MNES. Measures to avoid, reduce or mitigate impacts from the proposed action would remain in alignment with those of the original proposal.

Table 2 Assessment of impacts on Matters of National Environmental Significance

Proposed Action	Likelihood of significant impacts from the original proposal	Change in potential impact associated with this variation	Likelihood of significant impacts from the project including the varied proposal
C.E.W. Bean Building extension and refurbishment and C.E.W. Bean Research Centre	<p>The proposed actions were not considered in original proposal.</p> <p>The original referral documented that the proposed action has the potential to impact on NHL and Commonwealth historic heritage values. The proposal involves the removal of Anzac Hall, a feature cited on the NHL listing for the Memorial under criterion e (aesthetic), the potential impacts resulting from a Commonwealth Action are considered to be significant regarding impacts on historic heritage values. This is because the heritage values associated with the existing Anzac Hall would be removed and there will be changes to the setting and landscape of the Memorial as a result of the new Anzac Hall.</p>	<p>The proposed C.E.W. Bean Building extension is unlikely to have significant impacts on either heritage fabric or important views.</p> <p>The proposed C.E.W. Bean Research Centre, located adjacent to the C.E.W. Bean Building (to the east) and Poppy's Café (to the north); will enclose a small portion of open space in the Eastern Precinct.</p> <p>The design for C.E.W. Bean Building and Research Centre would introduce new built elements that would not be visible from the Parliament House and Anzac Parade vistas but be visible from the Mount Ainslie vista which is considered significant in the NHL. While this design would include some minor changes to the Mount Ainslie vista, this is considered minor and will largely be screened by existing plantings.</p> <p>It is not anticipated that the proposed works will have heritage impacts if appropriately managed. Sensitive design will be required to manage potential visual impacts and ensure the new build remains unobtrusive.</p>	<p>These proposed actions being considered as a variation to the referral are unlikely to result in additional significant impacts, outside of those being considered in the original project referral.</p>
Preliminary works – precinct Public Realm works		<p>It is not anticipated that the proposed works will have heritage impacts if appropriately managed. Sensitive design and treatment of landscaping works will be required during detailed design to ensure negative impacts to the overall setting of the Memorial and important sight lines are avoided.</p>	

3 Conclusion

Pursuant to section 156B of the EPBC Act, the character of the varied proposal is substantially the same as the character of the original proposal, including:

- the nature of the activities proposed to be carried out in taking the action; and
- the nature and extent of the impacts the action is likely to have on the matters protected by each provision of Part 3.

The project concept is still as described in the original EPBC Act referral. The core components of the project include the new Southern Entrance, Parade Ground, new Anzac Hall and Glazed Link remain.

The variation of the original proposal areas include:

- the C.E.W. Bean Building extension and refurbishment;
- the C.E.W. Bean Research Centre; and
- improvement works within the precinct Public Realm to support the redevelopment, including:
 - site wide engineering and infrastructure works;
 - a re-profiled and expanded parade ground; and
 - associated precinct landscaping and road works.

Provided that sensitive design is applied to manage potential visual impacts and ensure the new build remains unobtrusive, it is not anticipated that the proposed works will have historic heritage impacts outside of those considered in the original project referral.

Yours sincerely,



Wayne Hitches

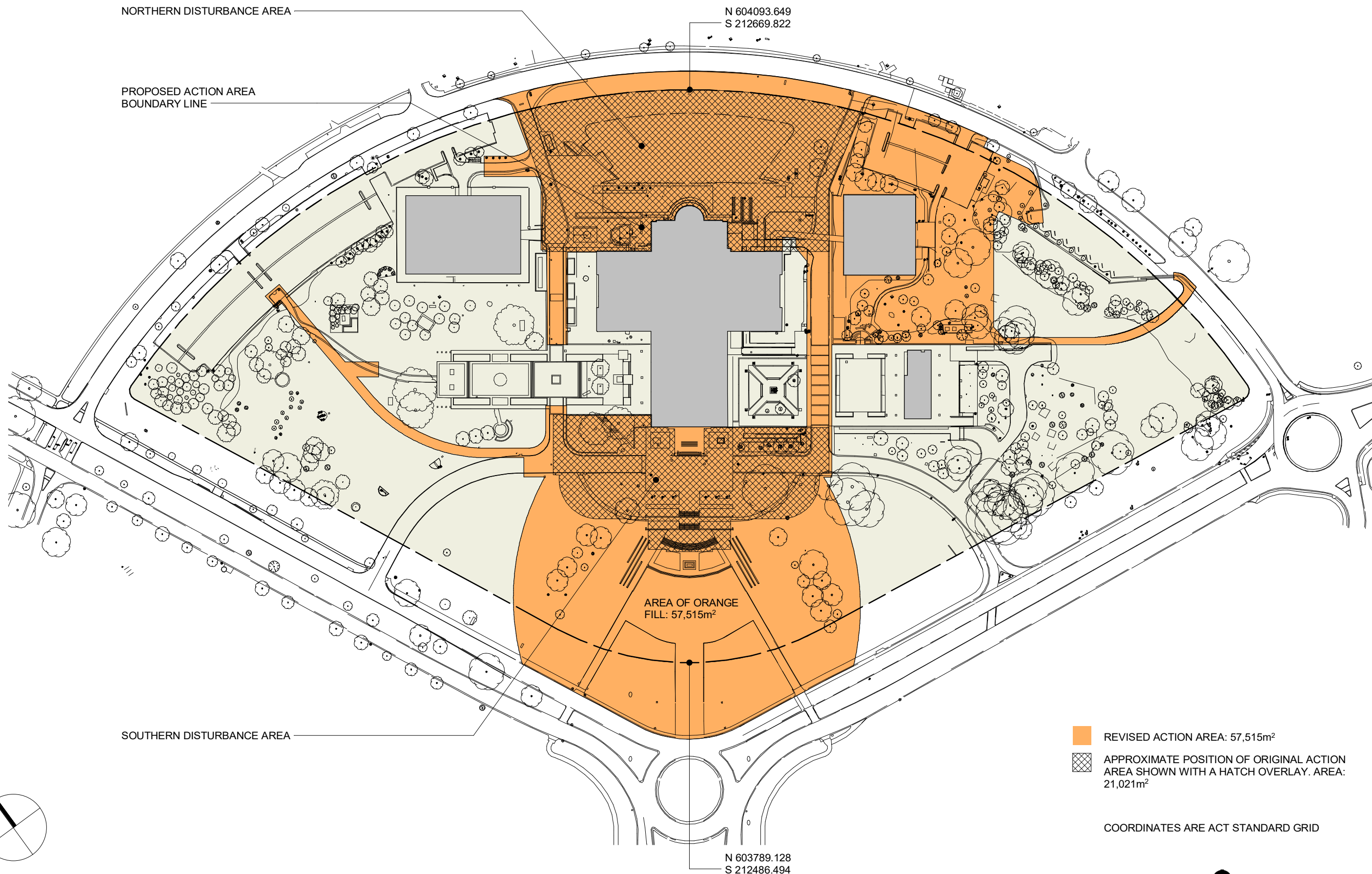
Executive Program Director

Redevelopment Project

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Attachment 1 – Change project area and disturbance areas



Action Area Site Plan

Attachment 2 Plan of the public domain works

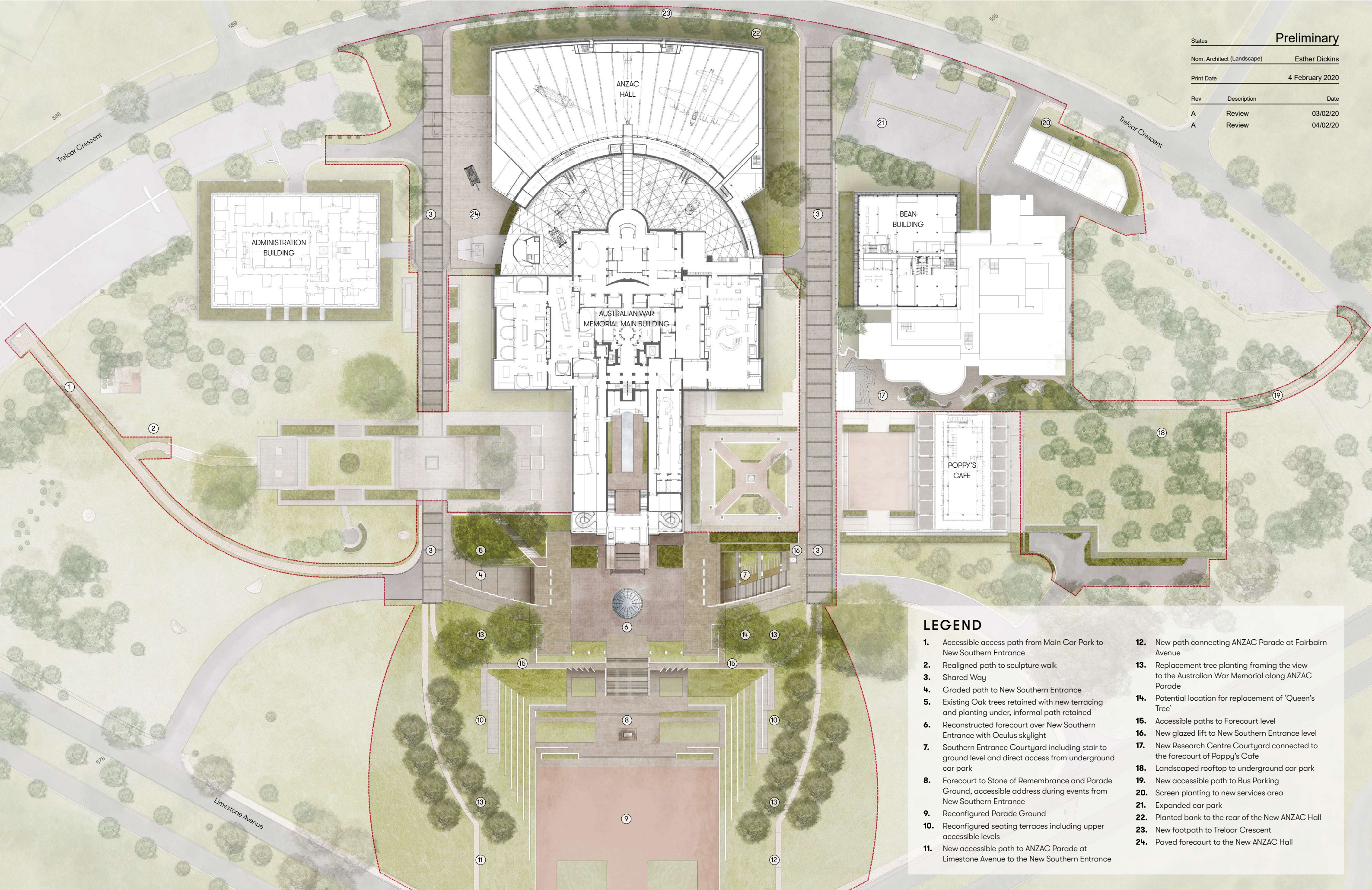
ATTACHMENT 2 – Overall Site

Perspective 1 – View of Overall Development from Anzac Parade

Drawing SK005(A) – Public Realm Plan

1 - View of Overall Development from Anzac Parade





Preliminary		
Status		
Nom. Architect (Landscape)	Esther Dickins	
Print Date	4 February 2020	
Rev	Description	Date
A	Review	03/02/20
A	Review	04/02/20

LEGEND

1. Accessible access path from Main Car Park to New Southern Entrance

2. Realigned path to sculpture walk

3. Shared Way

4. Graded path to New Southern Entrance

5. Existing Oak trees retained with new terracing and planting under, informal path retained

6. Reconstructed forecourt over New Southern Entrance with Oculus skylight

7. Southern Entrance Courtyard including stair to ground level and direct access from underground car park

8. Forecourt to Stone of Remembrance and Parade Ground, accessible address during events from New Southern Entrance

9. Reconfigured Parade Ground

10. Reconfigured seating terraces including upper accessible levels

11. New accessible path to ANZAC Parade at Limestone Avenue to the New Southern Entrance
12. New path connecting ANZAC Parade at Fairbairn Avenue

13. Replacement tree planting framing the view to the Australian War Memorial along ANZAC Parade

14. Potential location for replacement of 'Queen's Tree'

15. Accessible paths to Forecourt level

16. New glazed lift to New Southern Entrance level

17. New Research Centre Courtyard connected to the forecourt of Poppy's Cafe

18. Landscaped rooftop to underground car park

19. New accessible path to Bus Parking

20. Screen planting to new services area

21. Expanded car park

22. Planted bank to the rear of the New ANZAC Hall

23. New footpath to Treloar Crescent

24. Paved forecourt to the New ANZAC Hall



**Attachment 3 Plans and images of the proposed C.E.W. Bean building extension and
C.E.W Bean research centre**

ATTACHMENT 3 – Bean Building and Research Centre

- D-1. Perspective 1 – View from Poppy’s Forecourt
- D-2. Perspective 2 – View from National Servicemen’s Memorial
- D-3. Perspective 3 – View from East Road
- D-4. Perspective 5 – View of Memorial from Reading Room
- D-5. Drawing A102 – Level 2 Plan
- D-6. Drawing A103 – Level 3 Plan

