



**Australian Government**  
**National Capital Authority**

# Consultation Report

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## Works Approval No. 101978

12 Melbourne Avenue, Deakin  
(Block 10 Section 2 Deakin)

Conversion of existing garage to studio, construction  
of a carport and associated landscape works

*October 2020*

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# Introduction

**Under the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Authority (NCA) prepares and administers the National Capital Plan (NCP) 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 15 July 2020, the NCA received a works approval application for the conversion of an existing garage to a studio, construction of a carport, tree removal and associated works at 12 Melbourne Avenue, Deakin.

The proposed works include:

- Partial demolition of the existing garage;
- Partial demolition and excavation of the existing on site car parking pavement;
- Removal of 1 tree;
- Alteration and additions to the existing garage for studio conversion;
- Construction of a new carport and storage unit; and
- Additional landscape works.

## Public Consultation requirements

### 1.1 National Capital Plan (NCP)

Under the NCP, requirements for public consultation apply to:

- Major developments proposed for Section 9 Barton;
- A landmark building to RL617 adjacent to Commonwealth Avenue (within the Constitution Avenue and Anzac Parade Precinct);
- Detailed plans for development at Academy Close, Campbell;
- High-impact telecommunications facilities;
- All residential proposals within the Deakin/Forrest Residential Area Precinct; and
- All residential and commercial development proposed for Section 5 Campbell.

Public consultation was undertaken on the application as it is mandatory under the National Capital Plan.

### 1.2 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 Works Approval (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 undertakes an assessment of whether a proposal is consistent with the National Capital Plan and level of public consultation required. 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 public 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'.

Public consultation was undertaken as it is a mandatory requirement under the NCP and significant community interest has been demonstrated in recent development and planning policy proposals within the Deakin Forrest Residential Area Precinct.

## Summary of Public Consultation

### 2.1 The public consultation process

Public consultation was undertaken on the WA application by the NCA between 29 August and 18 September 2020. Consultation took the form of:

- On Saturday 29 August 2020, the NCA published 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 29 August and 18 September 2020, the NCA published the proposal and plans on the NCA's website.
- On 31 August 2020, one A1 size sign was placed on site.
- On 8 September 2020 the NCA wrote to key stakeholders and community groups via email advising of the consultation process and inviting comments (including Forrest Residents Group and Inner South Community Council).
- On 8 September 2020 the NCA provided hard copy letters to all adjoining and near-by neighbours advising of the consultation process and inviting comments (Daly St and Melbourne Avenue).

Due to an administration error, the letter were re- sent to adjoining and near-by neighbours, and as a result, public consultation was extended to 2 October 2020.

## **2.2 Key issues raised during consultation and NCA response**

The NCA did not receive any submissions on this proposal.

## **Conclusion**

The NCA's consultation process was carried out in accordance with the Plan and the NCA's 'Commitment to Community Engagement'. The NCA has considered issues raised in the submissions as part of the assessment process.

The NCA did not receive any submissions on this proposal.

The proposal is not inconsistent with the National Capital Plan and the Deakin/Forrest Residential Area Precinct Code – Landscape and Sustainability Guidelines and the NCA intends to grant works approval.

# Attachment A – The Canberra Times Public Notice and Site Notice

 **Australian Government**  
**National Capital Authority**

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## WORKS APPROVAL

Open for Public Consultation  
**Block 10 Section 2 Deakin**  
**(12 Melbourne Avenue)**

The National Capital Authority (NCA) has received a Works Approval (WA) application from Thursday Architecture. The application is for the conversion of an existing garage into a studio, construction of a carport, tree removal and associated works.



**SUBJECT SITE**

The plans and supporting documentation for this WA application can be viewed on the NCA's website. The NCA welcomes feedback on this application **by close of business Friday 18 September 2020**. Submissions can be made by:  
Email to: [worksapproval@nca.gov.au](mailto:worksapproval@nca.gov.au)  
In writing to: Works Approval, The National Capital Authority, GPO Box 373, Canberra ACT 2601.  
In person at: The National Capital Authority, The Treasury Building, King Edward Terrace, Parkes, ACT, 2600.

Please contact the NCA for further information on (02) 6271 2888.

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*Building the National Capital in the hearts of all Australians*

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## HAVE YOUR SAY

 Australian Government  
National Capital Authority

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### WORKS APPROVAL BLOCK 10 SECTION 2 DEAKIN (12 MELBOURNE AVENUE)

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