



Australian Government
National Capital Authority

Consultation Report

Works Approval No 102021

3 Daly Street, Deakin
Block 28, Section 2, Deakin

Conversion of Existing Garage to Studio

November 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 24 August 2020 the NCA received a works approval application from Oztal Architects for the conversion of an existing garage into a studio to Block 28 Section 2 Deakin (3 Daly Street). The proposed works included:

- Removal of existing garage panel lift doors and replacement with new windows to match the existing; and
- Associated site 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.

The proposed works are required to be publically notified under the National Capital Plan requirements, as the proposed works are considered meet the requirements for residential proposals within Deakin/Forrest Residential Area Precinct.

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'.

The NCA made the decision to publically notify this application to meet their requirements under the National Capital Plan and Commitment to Community Engagement protocol. Significant community interest has been demonstrated in recent developments of the Deakin/Forrest Residential Area Precinct and its associated planning policies.

Summary of Public Consultation

2.1 The public consultation process

Public consultation was undertaken on the WA application by the NCA for a period of 15 business days, consultation ran from Saturday 24 October 2020 and closed 5pm on 13 November 2020.

Consultation took the form of:

- On Saturday 24 October 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 24 October 2020 and 13 November 2020, the NCA published the proposal and plans on the NCA's website.
- Between 23 October 2020 and 13 November 2020, one (1) A1 public notification sign was installed on the site.
- On 26th and 27th October 2020, the NCA undertook a letterbox drop. The NCA provided a letter addressed to adjoining residents/land owners which outlined details of the proposal including an invitation for any submissions or comments.

2.2 Key issues raised in public submission and NCA response

The NCA did not receive any submissions on the proposal.

Conclusion

The NCA's consultation process was carried out in accordance with the Plan and the NCA's 'Commitment to Community Engagement'.

No submissions were received in relation to the proposal.

The NCA is satisfied that the proposal is not inconsistent with the relevant provisions of the National Capital Plan and intends to grant works approval to the application.

Attachment A – The Canberra Times Public Notice, Site Notice & Photos

Canberra Times Public Notice



Australian Government

National Capital Authority

WORKS APPROVAL

Open for Public Consultation

Block 28 Section 2 Deakin (3 Daly Street)

A Works Approval (WA) application has been submitted to the National Capital Authority (NCA) by Oztal Architects. The application is for construction works associated with the proposed conversion of an existing garage into a studio.



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 13 November 2020.**

Submissions can be made via:

Email to: worksapproval@nca.gov.au

Or in writing to: Works Approval, The National Capital Authority, GPO Box 373, Canberra ACT 2601.

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

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f [nca.gov](https://www.nca.gov.au) nca_gov_au @nca_media

www.nca.gov.au

Site Notice (Below):

Building the National Capital in the hearts of all Australians

HAVE YOUR SAY 

**WORKS APPROVAL
BLOCK 28 SECTION 2 DEAKIN
(3 DALY STREET)**

A Works Approval (WA) application has been submitted to the National Capital Authority (NCA) by Oztal Architects. The application is for construction works associated with the proposed conversion of an existing garage into a studio.



The plans and supporting documentation for this WA application can be viewed at the NCA's website. The NCA welcomes feedback on this application **by close of business Friday 13 November 2020**.

Submissions can be made by: **Email to** worksapproval@nca.gov.au
In writing to Works Approval, The National Capital Authority,
GPO Box 373, Canberra, ACT, 2601.

Please contact the NCA for further information on (02) 6271 2888
www.nca.gov.au

Photo of Site Sign Installed on Block 28 Section 2 Deakin (Below):



Attachment B – Letter to Adjoining Neighbours

The below letter was sent to the resident at the below listed properties:

- 15 Canterbury Crescent, Deakin ACT 2600;
- 13 Canterbury Crescent, Deakin ACT 2600;
- 11 Canterbury Crescent, Deakin ACT 2600;
- 9 Canterbury Crescent, Deakin ACT 2600;
- 7 Canterbury Crescent, Deakin ACT 2600; and
- 5 Daly Street, Deakin, Deakin ACT 2600.



Australian Government
National Capital Authority

WA102021

Trim Ref 432228

Dear Resident

Block 28 Section 2 Deakin (3 Daly Street)
Construction Works Associated with Conversion of an Existing Garage into Studio

I am writing to advise you that the National Capital Authority (NCA) has received a works approval application for proposed construction works associated with the conversion of an existing garage into a studio on Block 28 Section 2 Deakin (3 Daly Street).

The plans and supporting documentation on the proposal can be viewed on the NCA's website at <https://www.nca.gov.au/public-consultations>.

The NCA welcomes written feedback on the proposal by close of business Friday, 13 November 2020.

Submissions can be made via email to worksapproval@nca.gov.au or sent to GPO Box 373 Canberra ACT 2601.

Responses received will be considered before a decision is made on the proposal.

Please contact the NCA for further information on 6271 2888.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jennifer Pantano'.

Jennifer Pantano
Senior Town Planner
Statutory Planning
National Capital Authority

24 October 2020

Building the National Capital in the hearts of all Australians

T 02 6271 2888 | F 02 6273 4427 | www.nationalcapital.gov.au | email natcap@natcap.gov.au
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