



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

# Consultation Report

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Works Approval No WA102830

(Block 28 Section 33 Barton)

Construction of a new dragon boat facility

*January 2023*

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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 (the Plan) 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 23 May 2022 the NCA received a Works Approval application from Planit Strategic for the construction of a new dragon boat facility located at Block 28 Section 33 Barton.

# Public Consultation requirements

## 1.1 National Capital Plan

Under the Plan, 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.

None of these requirements are applicable to the Works Approval application.

Public consultation was undertaken on the application due to likely significant community interest and the prominent location.

## 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 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 will make an assessment of whether a proposal is consistent with the National Capital Plan and if it requires public consultation. 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
- consistency with an existing Heritage Management Plan.

When an application for works is lodged and 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
- proposals are given exemption, as outlined in Part 2.3 of the 'Commitment to Community Engagement'

Public consultation was undertaken on the application as the proposal may have adverse impacts on public space, community amenity, environment, heritage and landscape values.

# Summary of Public Consultation

## 2.1 The public consultation process

Public consultation was undertaken by the NCA between 26 November and 16 December 2022 in the following manner:

- On Saturday 26 November 2022, publishing 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 26 November and 16 December 2022, publishing details of the proposal on the NCA's website
- Between 26 November and 16 December 2022, placing two A1 size signs on site
- The NCA writing to adjoining lessees, neighbours and interested stakeholders advising of the consultation process and inviting comments

## 2.2 Submissions Received, Comments and Response

The NCA received a total of 32 submissions on the proposal. 25 submissions were supportive of the proposal and 7 submissions raised issues or objections in relation to elements of the proposal or the whole proposal.

Emails and letters of acknowledgment were sent to all submitters advising them that their submissions will be taken into consideration before a decision is made on the application.

Key issues raised in the submissions were:

- Traffic and parking
- Loss of public space
- The scale and design of the building
- Potential glare of the building
- Other non-planning matters

A summary of each concern and the NCA response is provided at [Attachment B](#).

# 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 assessed issues raised by submitters and have been taken into account as part of the assessment process.

The NCA is satisfied that major concerns of the community have been addressed. The proposal is not inconsistent with the provisions of the National Capital Plan and is supported by the NCA.

On 21 December 2022 the NCA approved the proposal.

# Attachment A

The Canberra Times Public Notice and site sign



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

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**WORKS APPROVAL**  
Open for Public Consultation  
**Block 28 Section 33 Barton -  
15 Menindee Drive**

The National Capital Authority (NCA) has received a works approval application for the construction of a new dragon boat facility at 15 Menindee Drive, Barton.



The plans and supporting documentation for the application can be viewed at the NCA's website.

The NCA welcomes feedback on this application by **5.00pm, Friday 16 December 2022**.

Submissions can be made by:

- Email to [WAconsultation@nca.gov.au](mailto:WAconsultation@nca.gov.au)
- Writing to GPO Box 373, Canberra ACT 2601

For further information, please contact the NCA on **(02) 6271 2888**.

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[www.nca.gov.au](https://www.nca.gov.au)

**HAVE YOUR SAY** 

**BLOCK 28 SECTION 33  
NEW DRAGON BOAT FACILITY**

The National Capital Authority (NCA) has received a Works Approval application for the construction of a new dragon boat facility at 15 Menindee Drive, Barton.



The plans and supporting documentation for the application can be viewed at the NCA's website.

The NCA welcomes feedback on this application by **5.00pm, Friday 16 December 2022**.

Submissions can be made by email to [WAconsultation@nca.gov.au](mailto:WAconsultation@nca.gov.au) or in writing to GPO Box 373, Canberra ACT 2601

Please contact the NCA for further information on **(02) 6271 2888**  
[www.nca.gov.au](https://www.nca.gov.au)

# Attachment B

## Summary of concerns and NCA Response

The National Capital Authority (NCA) undertakes an open and transparent works approval application process. As part of this process the NCA prepares a Consultation Report for publication on the NCA website, which includes a summary of each issue, along with a list of the name of each person making the submission. Names of submitters have been omitted where a submitter requested confidentiality.

Matters unrelated to the assessment of the proposal against the National Capital Plan are not included in the table below.

Issue	NCA
<b>Traffic and Parking</b>	
Concerns have been raised about the increased need for parking, particularly during regattas, due to the new boat shed. Concerns were also raised about the loss of parking for the surrounding business.	It is unlikely that the car parking needs for the area will increase due to the new boat shed. The area is already used as a home for dragon boat users and regattas have been held in that location for many years. The use of the space will not change.
<b>Loss of public space</b>	
Concerns have been raised about the area no longer being available for public use, particularly the lake.	The site of the new boat shed is located wholly within Block 28 Section 33 Barton. This block is not public land. The beach in front of the boat shed will remain public land and can be accessed by the public at any time. The proposed boat shed does not include any fences, therefore, access to the lake will not be limited once construction has been completed.
<b>The scale and design of the building</b>	
Concerns have been raised about the design of the building, in particular that it is too shed like. It was also stated that this building, in addition to the two already in place would not be a good outcome for the Lake and the surrounds.	<p>The proposed design is consistent with the requirements of the National Capital Plan and ultimately the proposal is for a boat shed. The building is required to be two storeys to ensure that boats can be stored safely, and the timing deck and camera is in an appropriate location for the finish line. The Department of Climate Change, Energy, the Environment and Water has assessed the application and have not raised any concerns.</p> <p>The temporary dragon boat facility that is currently in place, will be decommissioned once the new building is complete. There are not immediate plans to develop this land.</p>
<b>Potential glare of the building</b>	
Concerns have been raised about the chosen colour of the roof of the shed being too light and could be reflective.	The proposed colour is a colourbond 'Shale Grey'. This colour has a matte finish and is not likely to be reflective. The Department of Climate Change, Energy, the Environment and Water has assessed the application and have not raised any concerns.



## List of Submitters

1. Name not published
2. Joanne Baumgartner
3. Joan White
4. Kerrie Griffin
5. John Corcoran
6. Julia Brownlee
7. Mark Webster
8. Mark Webster
9. Mark Webster
10. James Souter
11. Nicola Hayes
12. Dave Cooper
13. Margaret Curran
14. Chris Lemon
15. Tania Hill
16. Jill Evans
17. Helen Birch
18. Hugh Chalmers
19. Mary Lou Chalmers
20. Sue Pidgeon
21. Andrew Wilson
22. Monica Stephens
23. Cathy Huxley
24. Gregory Huxley
25. Grahame Crocket
26. Toni Gwynn-Jones
27. Leon Evans
28. Gillian Styles
29. Joe Murphy
30. Dianne Burgess
31. Amanda
32. Name not published