



Australian Government
National Capital Authority

Consultation Report

Works Approval No WA101750

Works Associated with the
(Block 11 Section 7 Forrest)

17 February 2022

Contents

Contents	2
Introduction	3
Public Consultation requirements	4
1.1 National Capital Plan	4
1.2 Commitment to Community Engagement	4
Summary of Public Consultation	5
2.1 The public consultation process	5
2.2 Submissions Received, Comments and Response	5
Attachment A – The Canberra Times Public Notice, Website and Sign	7
Attachment B – Summary of submissions and NCA Response	9

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 14 January 2020 the NCA received a Works Approval application from Stewart Architecture for the demolition of the existing residential dwelling and construction of a new residential dwelling located on Block 11 Section 7 Forrest – 8 Hobart Avenue.

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.

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

The site is located within the 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 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 3 December 2022 and 24 December 2022 in the following manner:

- On Saturday 3 December 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 2 and 24 December 2022, publishing details of the proposal on the NCA's website ([Attachment A](#))
- Between 3 and 24 December 2022, placing four A1 size signs on site
- The NCA writing to adjoining lessees, neighbours and interested stakeholders advising of the consultation process and inviting comments

On 4 December 2022 an article was published in the Canberra Times in relation to the proposal. The article outlined that the application was currently under consideration by the NCA and that submissions were due by COB on 24 December 2022.

2.2 Submissions Received, Comments and Response

The NCA received one submission on the proposal. The submission raised issues or objections in relation to elements of the 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 submission including overlooking and privacy.

A summary of the submission 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.

Attachment A

The Canberra Times Public Notice, Website and Sign



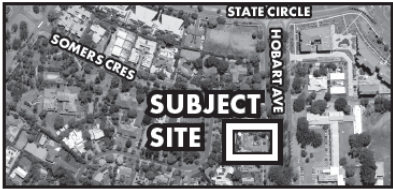
Australian Government
National Capital Authority

WORKS APPROVAL

Open for Public Consultation

Demolition of an existing dwelling and construction of a new dwelling.

The NCA has received a Works Approval application for the demolition of an existing dwelling and construction of a new single dwelling with basement car parking and associated landscaping at 8 Hobart Avenue, Forrest.



The plans and supporting documentation and other information related to the application can be viewed at the NCA's website.

The NCA welcomes feedback on this application from **Saturday 3 December 2022 to 5pm on 23 December 2022** when consultation closes.

Submissions can be made by:

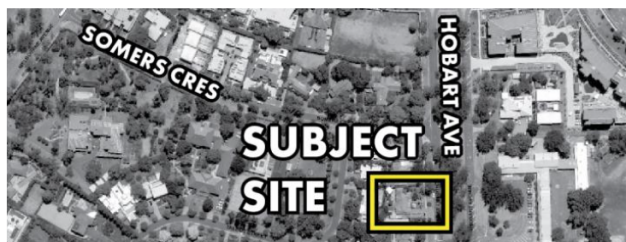
- Email to WAconsultation@nca.gov.au
- Writing to GPO Box 373, Canberra ACT 2601

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

www.nca.gov.au

Block 11 Section 7 Forrest - 8 Hobart Avenue

[Home](#) / [Block 11 Section 7 Forrest - 8 Hobart Avenue](#)



Consultation type

Works Approval

Closing date

23 December 2022

Public consultation has now closed.

The NCA has received a Works Approval application for the demolition of an existing dwelling and construction of a new single dwelling with basement car parking and associated landscaping.

The plans and supporting documentation and other information related to the application can be found in the download section below.

The NCA welcomes feedback on this application from Saturday 3 December 2022, until 5pm on 23 December 2022 when consultation closes.

Submissions can be made by:

- Email to WAconsultation@nca.gov.au
- Writing to GPO Box 373, Canberra ACT 2601

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

Attachments

Tree Report.PDF
Planning Report.PDF
Civil Plans.PDF
Architectural Plans.PDF

HAVE YOUR SAY



BLOCK 11 SECTION 7 FORREST DEMOLITION WORKS & CONSTRUCTION OF NEW DWELLING

The NCA has received a Works Approval application for the demolition of an existing dwelling and construction of a new single dwelling with basement car parking and associated landscaping at 8 Hobart Avenue, Forrest.



The plans and supporting documentation and other information related to the application can be viewed at the NCA's website.

The NCA welcomes feedback on this application by
5pm on 23 December 2022.

Submissions can be made by email to
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



Attachment B

Summary of submissions 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 submission, along with the name of each person making the submission. Names of submitters have been omitted where a submitter requested confidentiality.

Submission	Issue	NCA response
1.		
Details withheld	<p>A neighbouring property has a swimming pool and paved area that is currently afforded almost absolute privacy from neighbouring properties, including the current single level dwelling on the site.</p> <p>The plans for a two level residence may jeopardise this long held privacy and it has been requested that the second level windows be modified.</p> <p>Objections have been raised in relation to the second level outdoor balcony on the western side of the dwelling. This may adversely impact the privacy space around the pool area, and it has been requested that this balcony be removed.</p> <p>It was noted that the retention of mature hedging on the western side of 8 Hobart Avenue has also been rejected with the reasoning that other replacement plants will be planted in this location. If this is the case, it has been requested that mature high level (minimum 3 metre) shrubs be planted in this area to provide privacy to the neighbours and the proposed dwelling.</p>	<p>The windows to the western-most bedroom are highlight windows and therefore are unable to be viewed out from. They do however provide adequate and appropriate daylight to this space, so they have been retained.</p> <p>The north-facing door has been replaced with a fixed glazed window to ensure appropriate daylight to this space. A vertical privacy screen has been implemented to limit views from the proposal to the neighbouring pool area as requested.</p> <p>The balcony to this bedroom will has been removed from the proposal. A privacy screen with steel detailing has been included to direct views northwards.</p> <p>The existing mature planting on the south-western end of the rear boundary will be retained.</p>