



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

# Consultation Report

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## Works Approval No 103107

Wendouree Drive, Parkes  
Temporary Installation of Pop-Up Cafe

*August 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 2 February 2023 the NCA received a Works Approval application from Project Realm Pty Ltd for the temporary installation of a pop-up café structure located to the hardstand of the previous car park adjacent Blundells Cottage, Wendouree Drive, Parkes.

# Public Consultation requirements

When an application for works approval is lodged and consultation is required, consultation with the community and stakeholders may 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.

## 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.

This application was *not* required to be publicly notified by the National Capital Plan. However, consultation was undertaken on the application due to potential impacts on public space, refer to Part 1.2 below.

## 1.2 Commitment to Community Engagement

The NCA's *Commitment to Community Engagement (2023)* guides the way in which the agency engages with the community to keep people informed about decisions that have already been made and to offer opportunities for input into decision-making. The NCA considers how best to approach public participation processes having regard to the training curriculum delivered by the International Association for Public Participation.

The *Commitment to Community Engagement* sets out the following engagement principles:

### Intentional

- Be clear about what we are trying to achieve.
- Be clear about the scope for people to influence outcomes and where other processes have made recommendations and decisions.
- Be clear about limitations and constraints for community comment and involvement.

### Inclusive

- Use a variety of methods allowing as many Australians as possible to participate if they wish.
- Proactively seek appropriate participants where there are missing voices.

### Timely

- Allow sufficient time for the community to participate in consultation processes.
- Begin engagement at the earliest appropriate stage in the life of a project.

### Feedback

- Let people know how their input and feedback was used.
- Meet or exceed all statutory engagement requirements.

The NCA assesses whether a proposal is consistent with the National Capital Plan and if it requires public consultation. An assessment is made in relation to 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.

## Summary of Public Consultation

### 2.1 The public consultation process

Public consultation was undertaken by the NCA between 22 July and 11 August 2023 in the following manner:

- On Saturday 22 July 2023, 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 22 July and 11 August 2023, publishing details of the proposal on the NCA's website.
- Between 22 July and 11 August 2023, placing a sign on site ([Attachment A](#)).
- On 24 July 2023 the NCA writing to interested stakeholders advising of the consultation process and inviting comments.

### 2.2 Submissions Received, Comments and Response

The NCA received 12 submissions on the proposal. Four submissions supported the proposal, two supported the idea of the proposal though raised concerns to elements of the proposal and six raised objections to the proposal.

Key issues and concerns raised in the submissions included:

1. The proposed location – exposed weather conditions, conflict with cyclists and proximity to other similar businesses.
2. Lack of associated amenity (e.g. toilets).
3. Commercialisation of the area and loss of quiet enjoyment.
4. Impacts to heritage values of Blundells farmhouse and Lake Burley Griffin.
5. Concern regarding the applicant's history (operating the proposed café as Elixir).
6. Five years not viewed as temporary in nature.
7. Concern regarding impact on potential nearby archaeological sensitivities and protection measures.

Emails of acknowledgment were sent to submitters advising them that their submission would be taken into consideration before a decision is made on the application. Key themes raised and NCA's response is outlined in Part 2.3 below.

A list of submitters can be found at [Attachment B](#) of this report.

### 2.3 Key Issues Raised

A number of submitters raised similar issues that have been summarised below, with NCA consideration and response.

**1. The proposed location – exposed weather conditions, conflict with cyclists and near other similar businesses. One submission provided an idea of a tea house within Commonwealth Park’s Nerang Pool.**

The site of the proposed temporary café is located adjacent Wendouree Drive, Parkes, to the hardstand of the previous car park adjacent Blundells Cottage, between Rond Terrace and Kings Park of the Canberra Central Parklands. The proposal aims to support the existing recreational opportunities and visitation to the National Triangle (Lake Burley Griffin’s central basin loop and Blundells Cottage).

The NCA considers the siting of the temporary café to be appropriate, located on the existing hardstand area off Wendouree Drive, surrounded and screened by mature trees to the west, north and east.

The location of the café and patronage is unlikely to impact on the Wendouree Drive cycle way. The applicant will be able to determine on site the appropriate placement of outdoor furniture, once patronage of the café and use of Wendouree Drive is known. Furniture placement does not form part of the works approval application, however, a licenced area will be provided on the northern hardstand area adjacent the café site (former car parking spaces) and packed away each day.

**2. Lack of associated amenity (e.g. toilets).**

The proposal aims to support the existing recreational opportunities and visitation to the National Triangle (Blundells Cottage, Kings Park and Lake Burley Griffin’s central basin). The proposed site of the café is located within Canberra’s Central Parklands. Public toilets are located 500m from public toilets within Commonwealth Park (west of the site adjacent Rond Terrace) and 500 m to the east adjacent the bridge to Queen Elizabeth II island.

**3. Commercialisation of the area and loss of quiet enjoyment.**

The proposed works are temporary and not inconsistent with the permitted land uses prescribed under the National Capital Plan (NCP). The proposal aims to support the existing recreational opportunities and visitation to the National Triangle (Lake Burley Griffin’s central basin and Blundells Cottage). The proposed works are located within the Lake Burley Griffin and Foreshores Precinct of the Central National Area.

The proposal aims to provide amenity for the enjoyment/convenience of the public while not impacting on other uses, consistent with 1(c) of the NCA’s Corporate Plan 2022-23 to 2025-26 which states “continue to develop a range of food and beverage offerings around Lake Burley Griffin to encourage activation and enjoyment”.

**4. Impacts to heritage values of Blundells farmhouse and Lake Burley Griffin.**

The proposed temporary cafe is adjacent to and within the following Commonwealth Heritage List (CHL) places:

- Blundells Farmhouse, Slab Outbuildings and Surrounds (adjacent property);
- Lake Burley Griffin and Adjacent Lands; and
- Parliament House Vista.

The proposal has been assessed against the relevant policies within each HMP.

A Heritage Impact Assessment (HIA) was prepared by Eric Martin and Associates to support the proposal. The HIA concludes that “*The proposed addition of a café on the current*

*parking area of Wendouree Drive will have no adverse impact on the official heritage values of Lake Burley Griffin and adjacent lands, the Parliament House Vista and Blundell's Cottage. It is consistent with the HMPs, but as a new development has minimal impact. The only recommendation is that the adjacent interpretative tracks sign should be relocated."*

The NCA has independently reviewed the heritage impact of the proposal. The proposed development is located close to the Blundells Farmhouse precinct, however considering the character and scale of the café, it is unlikely that the proposed café will have an overpowering impact on Blundells Cottage. The structure of the café is contemporary and in contrast to the vernacular style of Blundells Farmhouse. The proposed development is unlikely to have an adverse impact on the CHL values (Aesthetic and Characteristic values) of the Blundells Farmhouse and is consistent with the Blundells Farmhouse Heritage Management Plan (HMP) policies.

It is considered that the proposed development is not highly intrusive and unlikely to negatively impact the integrity of the Griffin Plan. The proposed development is unlikely to obstruct any significant views to and from the lake.

As the proposed development is temporary (transportable) and reversible, it is unlikely to have any permanent and long-term impact on the CHL values (Characteristics, Aesthetic and Social values) of the Lake Burley Griffin and Adjacent Lands. The proposal is not inconsistent with the Lake Burley Griffin and adjacent land HMP policies (policies 5.4.1-5.4.2, 17 -24).

The proposed café is to be located within the former car park hardstand area (currently not in use) surrounded by mature trees and not located within the major views and vistas (e.g., Land Axis corridor). No excavation is proposed.

The style and form of the proposed café structure is unlikely to have an adverse impact to the overall balanced development and landscape setting of the Parliament House Vista. The pop-up café is a prefabricated transportable building 6m in length, 3m in width and 3.1m in height. The materials and finishes are considered neutral and recessive in the landscape setting. The proposed development is unlikely to have any significant impact on the CHL values (Processes, Aesthetic and Social) and is considered not inconsistent with the relevant HMP policies of the Parliament House Vista (Policies 19, 42, 43, 44, 45, 48 and 52).

The NCA considers that the nature of the proposed work (temporary and transportable) does not pose a risk of impacting the visual, physical, cultural, social, and symbolic qualities of Lake Burley Griffin and the Parliament House Vista when viewed from elsewhere in the landscape.

Significant impact to the CHL values of the Blundells Farmhouse, Slab Outbuildings and Surrounds, Lake Burley Griffin and Adjacent Lands and the Parliament House Vista is considered unlikely. Accordingly, a formal referral under the EPBC Act to the Department of Climate Change, Energy, the Environment and Water is not required.

Due to the temporary nature of this proposal, the adjacent interpretive sign will remain in place.

**5. Concern regarding the applicant's history (operating the proposed café as Elixir).**

The NCA notes this submission. This application sought to obtain community comment on the proposal to install a café adjacent to Blundell's Cottage.

**6. Five years not viewed as temporary in nature.**

The NCA considers the proposal temporary and will be approved for a period of three years (with the potential for an additional two), consistent with the NCA's Corporate Plan 2022-23 to 2025-26 which states "continue to develop a range of food and beverage offerings around Lake Burley Griffin to encourage activation and enjoyment".

After the approval timeframe, the structure will be removed and the site reinstated to original condition to the satisfaction of the NCA.

**7. Concern regarding impact on potential near by archaeological sensitivities and protection measures.**

Services installation was undertaken by the NCA and is not subject to this works approval application.



# 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 was approved by the NCA on 29 August 2023.

# Attachment A


## The Canberra Times Public Notice and Sign on Site

**Public Notices**

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

**WORKS APPROVAL**  
Open for Public Consultation  
**Installation of a temporary café.**

The National Capital Authority (NCA) has received a works approval application for the temporary installation of a pop-up café. The café will be housed in a prefabricated structure located on the hardstand of the former carpark adjacent to Blundells Cottage. The café will be in place for three (3) years, with a potential for a two (2) year extension.



The plans and supporting documentation for the application can be viewed at the NCA's website at <https://www.nca.gov.au/planning/works-approval/wa-under-consultation>. Submissions can be made by emailing [WAconsultation@nca.gov.au](mailto:WAconsultation@nca.gov.au)

The NCA welcomes feedback on this application by **5:00pm Friday 11 August 2023**.

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

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



# Attachment B

## List of Submitters

Submission No.	Submitter
1	Name Withheld
2	John Jacobs
3	Sukwinder Balram Singh
4	Patricia Cavenagh
5	Name Withheld
6	Ms Susan Bell
7	Jo Dawson
8	Vyt Vilkaitis
9	Áine Tierney
10	Don Scott-Kemmis
11	Bruce McEwan
12	Richard Morrison