



Australian Government
National Capital Authority

Consultation Report

Works Approval No. WA-001194

Block 9 Section 6 Forrest

Construction of Multi Unit Residential Development

14 February 2025

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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 22 August 2024 an application for works approval was received by the NCA from SpaceLab Studio. The application is for the construction of six residential dwellings and associated landscape works located on Block 9 Section 6 Forrest.

This Consultation Report outlines the NCA's review of the key issues raised during the consultation period and consideration of the Works Approval application.

Under the *Australian Capital Territory (Planning and Land Management) Act 1988*, the 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.

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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 is mandatory under the National Capital Plan. In addition, public consultation was undertaken on the application as significant community interest has been demonstrated in recent developments of the precinct and in planning policy proposals for the Deakin Forrest Residential Area Precinct.

1.2 Commitment to Community Engagement

The NCA's *Commitment to Community Engagement* 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 to 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.

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.

Summary of Public Consultation

2.1 The Public Consultation Process

Public consultation was undertaken on the proposal by the NCA between 27 November and 18 December 2024 in the following manner:

- Between 27 November and 18 December 2024, publishing details of the Works Approval application on the NCA's website ([Attachment A](#)).
- On 27 November 2024 public notice published in The Canberra Times. The notices outlined the scope of the proposed works and details on how to make a submission to the NCA in relation to the proposal ([Attachment A](#)).
- The applicant installed two A1 sized colour signs for the period of the public consultation adjacent both road frontages ([Attachment A](#)).

The NCA wrote to all adjoining neighbours and hand delivered letters on 27 November 2024 to 1, 3 and 4 Somers Crescent. Email notification was sent to the following local community groups:

- Deakin Residents Association
- Forrest Residents Group
- Inner South Community Council.

2.2 Submissions Received, Comments and Response

The NCA received a total of three submissions on the proposal. A range of issues were raised in the submissions to elements of the proposal.

Key issues raised in the submissions included:

1. The proposal (multi unit dwellings) not consistent with the Garden City character of the area.
2. Impact of the proposal on existing trees to be retained.

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.

2.3 Key Issues Raised

Issues raised in the submissions have been summarised below, with NCA consideration and comment.

1. The proposal (multi unit dwellings) not consistent with the Garden City character of the area

The future shape and character of metropolitan Canberra (in particular, the role of the Central National Area in the growth of the city) are of major interest to the contemporary planning and development of the capital. Topical issues include the Garden City landscape character, economic and environmental sustainability, limited land supply, a changing demographic, and a growing demand for central city living.

The subject site is located outside of the Blandfordia areas and heritage precincts of Forrest. The site is within close proximity to the City Centre, transport corridors (Adelaide Avenue, State Circle (potential future light rail route) and Canberra Avenue), and major employment and recreation hubs within Parkes, Barton, Kingston and Manuka. The Designated Deakin/Forrest precinct is an ideal place for redevelopment and urban intensification to reduce urban footprints, improve city sustainability and make better use of existing infrastructure.

The *Propositions* and *Strategic Initiatives* of the Griffin Legacy provide a coherent framework for accommodating growth in the Central National Area. The *Propositions* complement the March 2004 *Canberra Spatial Plan*, a planning policy document of the ACT Government, predicated on a population increase of 100–170,000 people within the next thirty years – requiring some 60-90,000 new dwellings. The *Canberra Spatial Plan* nominates residential intensification within a 7.5 kilometre radius from Central Canberra. The subject site is located approximately 4km from the Canberra Central City Centre.

The proposal seeks to introduce urban consolidation to a place included in an 'Urban Area' of the NCP, by increasing housing density on the 2553m² block. Modest increases in density can be achieved by considered planning and design into established residential areas. This diversity of housing types enables people to remain in their community, in housing that best suits their needs.

The proposal has been designed by Spacelab (Rodney Moss) and is of a contemporary aesthetic using environmentally sustainable design components, where feasible. A variety of neutral and minimalist materials and finishes are proposed, and Garden City concepts will be retained through

the retention of several existing large mature trees, additional tree planting and 40% soft landscaping coverage on site.

The proposal presents as three dwellings from the street frontage. The NCA considers that the proposed contemporary multi-unit development is of a scale and design commensurate to the size of the block, and setting of Parliament House, State Circle, and character of the precinct. Architecture and design are subjective and the NCA considers the proposal is cognitive of the site.

Given other developments within the Deakin/Forrest housing precinct and adjacent multi-unit developments to State Circle, the proposed form and landscaping is not discordant with the general amenity or development of the locality.

2. Impact of the proposal on existing trees to be retained

The NCA's Landscape and Sustainability Guidelines (the Guidelines) for the Deakin/Forest Residential Precinct apply to the subject site. A Landscape Plan and Tree Management Plan (TMP) have been provided with the application, prepared by Registered Landscape Architects.

The NCA considers that the proposed landscape design meets the requirements set out in the NCP and the Guidelines, and responds positively to the existing character of Forrest, comprising a variety of planting types and high-quality landscape treatment. The site retains the stand of large mature trees to Somers Crescent and Hobart Avenue and street trees. There is likely to be some pruning required to these mature trees during the construction phase of the project, however this will be undertaken with the supervision of a qualified arborist to reduce any adverse impacts to the trees.

Tree protection conditions are included on the Tree Management Plan (Drawing 23-01065-L501) for the retention and protection of existing trees on site. All excavation within a Tree Protection Zone (TPZ) will be supervised by a qualified arborist (as stated within the notes on J23-01065-L501). Tree protection measures have also been conditioned in the NCA's Decision Notice.

The existing built form and driveways on the site currently encroach 171m² (approximately 6.67%) of the Tree Protection Zones of the existing trees. The proposed built form encroaches 192m² of the TPZ (approximately 7.49%). Under 10% is considered a minor encroachment. Specific measures are to be undertaken by the builder when excavating within the TPZ and a qualified arborist will be present on site to provide advice if any roots are exposed during earthworks activity.

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 has assessed the proposal as being not inconsistent with the provisions of the NCP and that the concerns of the community are considered to have been addressed.

The proposal is not inconsistent with the provisions of the NCP and is supported by the NCA.

On 14 February 2025 the NCA approved the proposal.

Attachment A

The Canberra Times Public Notice and Site Notice



Australian Government
National Capital Authority

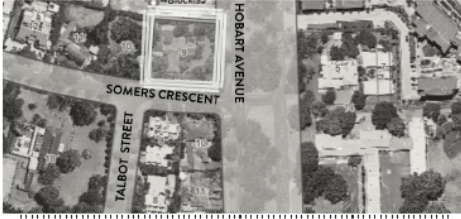
WORKS APPROVAL




Open for Public Consultation
2 Somers Crescent Forrest -
Construction of Six Dwellings

The National Capital Authority (NCA) has received a works approval application for the construction of six residential dwellings, with basement car parking and associated landscaping on Block 9 Section 6, Forrest.

The plans and supporting documentation can be viewed on the NCA's website at <https://www.nca.gov.au/planning/works-approval/wa-under-consultation>


The NCA welcomes feedback on this application by 5:00pm Friday, 13 December 2024.
via via email to: WAconsultation@nca.gov.au.
For further information, contact the NCA on (02) 6271 2888.



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Find out more at: www.nca.gov.au


HAVE YOUR SAY



BLOCK 9 SECTION 6, FORREST

2 SOMERS CRESCENT - CONSTRUCTION OF 6 RESIDENTIAL DWELLINGS

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The NCA welcomes feedback on this application by **5:00pm Friday 13 December 2024**
via email to: WAconsultation@nca.gov.au.

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

