



Australian Government
National Capital Authority

Consultation Report

Works Approval No. WA-002050

Block 11 Section 3 Deakin

Demolition of existing dwelling and construction of three new residential dwellings with basement car parking and associated landscaping

July 2026

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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 08 April 2026 an application for works approval was received by the NCA from Michael Turco & Associates, Pty Ltd. The application is for the demolition of the existing dwelling and construction of three residential dwellings, with individual basements and associated landscaping, located on Block 11 section 3 Deakin (4 Canterbury Crescent).

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.

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.

Public Consultation requirements

National Capital Plan (NCP)

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

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 18 May 2026 and 19 June 2026 in the following manner:

- Between 18 May 2026 and 9 June 2026, publishing details of the Works Approval application on the NCA's website ([Attachment A](#)).
- On 18 May 2026 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 one A1 sized colour signs for the period of the public consultation ([Attachment A](#)).
- The NCA wrote to all adjoining neighbours and hand delivered letters on 18 May 2026 to 6 Canterbury Crescent, 4 Melbourne Avenue and 29 State Circle Deakin. Email notifications were 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 no submissions.

Consultation Process

The Works Approvals Community consultation process has been designed with reference to the IAP2 Spectrum and in accordance with the NCA's principles. Under prescribed functions in the *Australian Capital Territory (Planning and Land Management) Act 1988*.

The NCA will assess whether a proposal is consistent with the National Capital Plan and if it requires public consultation. An assessment will be 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.

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 inconsistent with the provisions of the National Capital Plan.

On 9 July 2026 the NCA made the decision to **approve** the application.

Attachment A

The Canberra Times Public Notice and Site Notice



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Works Approval Applications for Public Consultation

The National Capital Authority welcomes public engagement on the following two applications.

Demolition of the existing AIS Athlete's Village (Building 16) (Block 26 Section 8 Bruce)

The National Capital Authority (NCA) has received a works approval application for the demolition of the existing Athlete's Village (Building 16) at the Australian Institute of Sport (AIS) at Bruce. The application is for demolition works only.

Please refer to the Masterplan for more information on the AIS Podium Project, which this demolition forms part of. All future works will be subject to separate Works Approvals applications.

Demolition of Existing Dwelling and Construction of 3 Residential Dwellings (Block 11 Section 3 Deakin)

The National Capital Authority (NCA) has received a works approval application for the demolition of the existing dwelling on site in Deakin, and for the construction of three detached residential dwellings, with basement car parking and associated landscaping.

Consultation on this proposal is being undertaken as required under Part 4.5 – Deakin/Forrest Residential Area Precinct Code of the National Capital Plan.

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

Submissions can be made by email to: WAconsultation@nca.gov.au.

The NCA welcomes feedback on these applications by 5:00pm Tuesday 9 June 2026.

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



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HAVE YOUR SAY



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BLOCK 11, SECTION 3, DEAKIN

DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 3 RESIDENTIAL DWELLINGS

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