



Australian Government
National Capital Authority

CONSULTATION REPORT

**WORKS APPROVAL 18878 - BLOCKS 15 AND 16 SECTION 17
YARRALUMLA**

**CONSTRUCTION OF CIVIL INFRASTRUCTURE FOR FUTURE
DEVELOPMENT**

August 2014

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Part 1 – 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 that 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.

The NCA has received an application from Indesco on behalf of the Land Development Agency (LDA) for the construction of civil infrastructure for future development on Blocks 15 and 16 Section 17 Yarralumla.

Works include stormwater, sewer, electrical and water supply infrastructure, car park and driveway reconfiguration, tree removal and construction of lake edge wall and footpath on behalf of the LDA prior to the sale of the sites.

Part 2 – Public Consultation Requirements

2.1 National Capital Plan

Under the Plan, the requirements for public consultation apply, but are not limited to, certain residential developments, telecommunications facilities (that are not considered low impact) and amending or issuing an instrument under the Plan (including Development Control Plans).

2.2 Commitment to Community Engagement

The NCA's 'Commitment to Community Engagement (August 2011)' 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
- the timeframes for amendments to the Plan
- what is involved in preparing a new Development Control Plan
- the process for amending or issuing an instrument under the Plan
- the process by which Works Approval (WA) applications, which are released for public consultation, will be assessed.

Part 2 (Consultation Protocol) of the NCA's 'Commitment to Community Engagement (August 2011)' describes the consultation process for WA applications. The consultation protocol includes criteria for which an application will be assessed, in order to determine whether the application should be released for public notification or full public consultation.

For development applications, the NCA undertakes a risk assessment of each proposal against the assessment criteria set out in the Consultation Protocol. The public notification process will include information about the NCA's risk assessment of the proposal against the assessment criteria below.

1. What is the likelihood that the proposal will adversely affect existing public space and / or community amenity?
2. What is the likelihood that the proposal will adversely affect existing environmental, heritage or landscape values?
3. What is the likelihood that the proposal is discordant with the general development and amenity of the locality in terms of materials, finishes, scale, massing, design and quality?
4. What is the likelihood that the proposal is inconsistent with an existing Heritage Management Plan (HMP)? (If there is no HMP, this question is not applicable).

The combination of the likelihood and consequence from the criteria above categorises an overall perceived risk into five ratings being 'negligible', 'low', 'significant', 'high' or 'extreme'. Works assessed as having an 'extreme' risk will be rejected.

Full public consultation for WAs will be required where the NCA's perceived risk rating is 'significant' or 'high', and also for any development where consultation is a mandatory requirement under the Plan.

When a WA application is lodged and consultation is required, the applicant is required to consult with the community and stakeholders. The NCA may stipulate specific requirements for consultation and, for higher perceived risk proposals, may undertake the consultation process itself.

The NCA may set aside the requirement to undertake full public consultation where:

- a. previous consultation has been undertaken
- b. for minor amendments to previously approved works
- c. proposals are exempt, as demonstrated in the 'Commitment to Community Engagement (August 2011)'
- d. the NCA determines it unnecessary and no stakeholders will be affected.

The Plan has specific requirements in relation to consultation for telecommunications facility, in relation to any new towers, masts or monopoles.

The application for the construction of civil infrastructure to enable future development of Blocks 15 and 16 Section 17 Yarralumla was assessed at a level of risk greater than 'low', as such the application was subject to partial public consultation.

Part 3 – Summary of public consultation

3.1 The public consultation process

The public consultation on the application was undertaken between 20 March and 16 April 2013.

The consultation took the form of:

- On 17 May, an email was sent to nearby lessees, TaMS (ACT Roads, Conservator, PCL) and lake user groups.
- Between 17 May and 6 June 2013, publishing details of the proposal, including the applicant's plans and planning report on the NCA's website.
- The NCA received 3 submissions which all supported the proposed works.
- Letters or emails of acknowledgment were sent to the submitters advising them that their submissions will be taken into consideration before a decision is made on the application.

Part 4 – Comments and responses

Three submissions were provided in relation to the construction of civil infrastructure for future development on Blocks 15 and 16 Section 17 Yarralumla. The comments made in the submissions are summarised below:

Submission 1 – Yarralumla Residents Association

- Support the proposed works aimed at facilitating access to aquatic recreation facilities.
- Ensure that the works are consistent with the provisions of the Yarralumla Bay Recreation Hub Masterplan
- Ensure the adjacent headland is unaffected and retains existing trees and vegetation

NCA comment

The application is for the development of services infrastructure to facilitate future development of the site. The nature of the future building/s on the site is not yet known but the development will need to be consistent with the provisions of the Plan and the Masterplan.

The trees that are proposed to be removed from the site are within the future development footprint. Significant attempts have been made to ensure trees are retained.

Most off-site trees are to be retained.

Submissions 2 and 3 – Canberra Girls Grammar (2 separate authors)

- Welcomes future development on the site
- Believes the future development will enhance the area
- Look forward to hearing more about the proposed development.

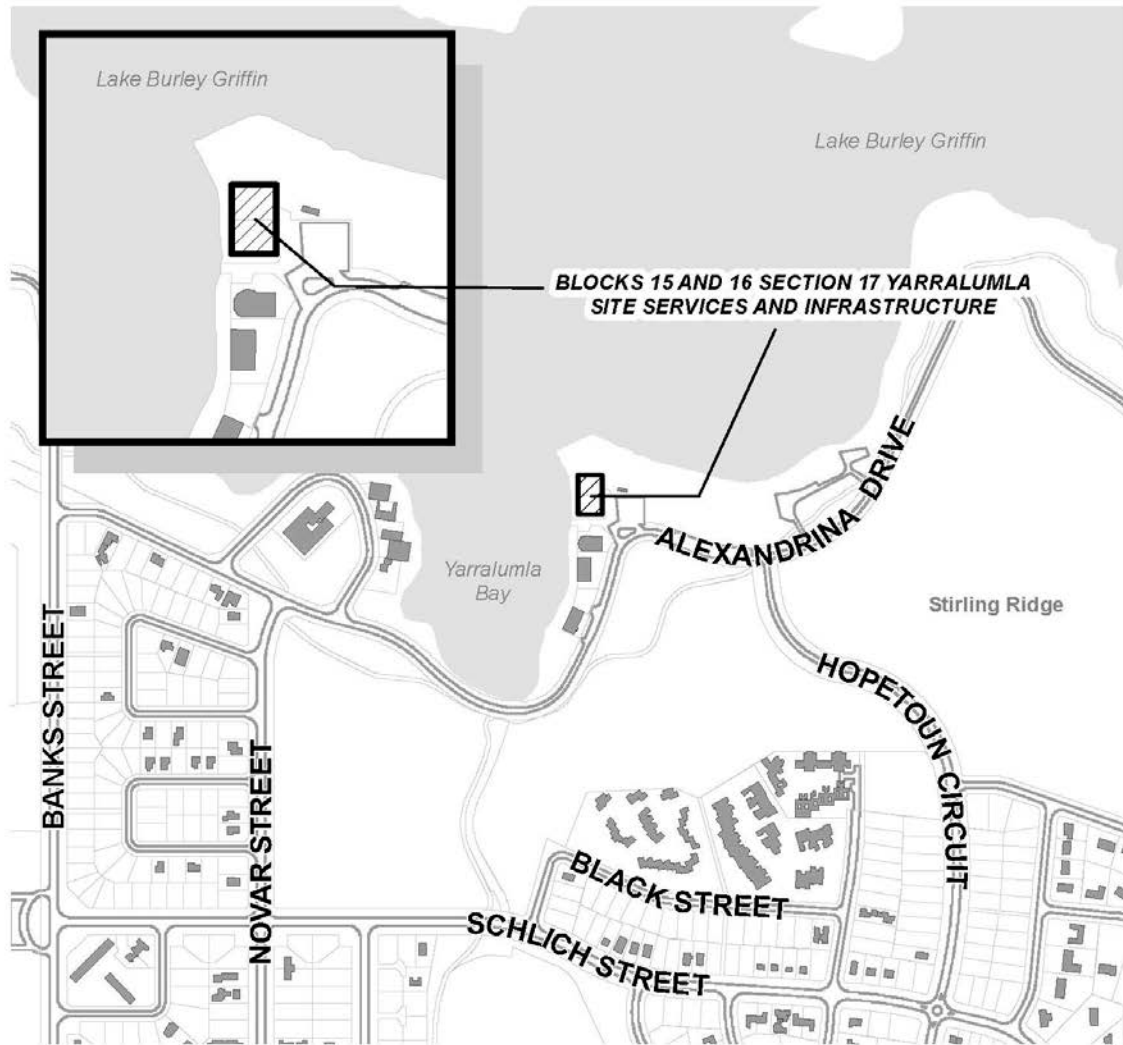
NCA comment

The supporting comments are noted.

Conclusion

The NCA's consultation process was carried out in accordance with the Plan and the NCA's 'Commitment to Community Engagement (August 2011)'.
Three written submissions of support were received and no further issues require addressing.

Attachment A - Location plan



Attachment B – Email sent to government agencies and lake user groups

Edwina Nelson

Subject: FW: Blocks 15 and 16 Section 17 Yarralumla (off Alexandrina Drive) – Site servicing works approval application [SEC=UNCLASSIFIED]

From: Edwina Nelson **On Behalf Of** WorksApproval
Sent: Friday, 17 May 2013 8:58 AM
To: Edwina Nelson
Subject: FW: Blocks 15 and 16 Section 17 Yarralumla (off Alexandrina Drive) – Site servicing works approval application [SEC=UNCLASSIFIED]

Security: UNCLASSIFIED

Blocks 15 and 16 Section 17 Yarralumla (off Alexandrina Drive) – Site servicing

I am writing to advise you that the National Capital Authority (NCA) has received a works approval application on behalf of the Land Development Agency (LDA) for site servicing works to Blocks 15 and 16 Section 17 Yarralumla, off Alexandrina Drive (please see below for map of site location). The works include: connection to water, sewer, electrical and storm water infrastructure, construction of the lake edge wall and other minor works to facilitate the future development of the blocks.

The plans and supporting documentation on the proposal can be viewed on the NCA's website at www.nationalcapital.gov.au/haveyoursay

Hard copies of the application are available for viewing between 8.30am and 5pm Monday to Friday at:
National Capital Authority
Ground Floor, Treasury Building
King Edward Terrace
PARKES ACT 2600

The NCA welcomes written comments on the proposal from interested parties as part of the consultation process. Comments can be made by registering on the [Have Your Say](http://www.nationalcapital.gov.au/haveyoursay) website or, if you are an existing user, by logging in. Comments can also be sent to worksupapproval@natcap.gov.au or GPO Box 373 Canberra ACT 2601 by COB Thursday 6 June 2013. All responses received will be considered before a decision is made on the proposal.

If you require any further information or would like a briefing, please contact Edwina Nelson on edwina.nelson@natcap.gov.au or phone 6271 2888.

Site location

