



Australian Government
National Capital Authority

CONSULTATION REPORT

Works Approval 18843, Block 10 Section 33 Reid, Extension to St John's Hall

MAY 2013

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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 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 18 March 2013, the NCA received a Works Approval (WA) application from Clarke Keller Architects on behalf of GE Shaw and St Johns Care for an extension to St John's Hall. Letters from St Johns Canberra and St Johns Care advising that they had engaged Clarke Keller to lodge the application for the works were provided to the NCA.

St John's Hall is located to the north west of St John's Church and fronts Amaroo Street Reid. See Attachment A for a location plan.

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 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.

- What is the likelihood that the proposal will adversely affect existing public space and / or community amenity?
- What is the likelihood that the proposal will adversely affect existing environmental, heritage or landscape values?
- 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?
- 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 listed 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:

- previous consultation has been undertaken
- for minor amendments to previously approved works
- proposals are exempt, as demonstrated in 2.3 of the NCA's 'Commitment to Community Engagement (August 2011)'.
- 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.

As the application for WA18843 for an extension to St John's Hall was assessed at a level of risk greater than 'low' the application was subject to full public consultation.

PART 3 – Summary of Public Consultation

3.1 The public consultation process

Public consultation was undertaken on the application between 13 April and 6 May 2013. The consultation took the form of:

- On Saturday 13 April 2013, 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 B).
- Between 13 April and 6 May 2013, publishing details of the proposal, including the applicant's plans and heritage report on the NCA's website.
- Between 13 April and 6 May 2013, a public consultation sign being placed on the Amaroo Street frontage (Attachment C).
- The NCA writing to the Canberra Institute of Technology (CIT) and surrounding residents (Amaroo Street between Anzac Park west and Euree Street) notifying them of the proposal and seeking comment.
- The NCA writing to ACT Heritage and ACT Leasing seeking advice on the consistency of the proposal with the lease for the site.

3.2 Submissions received, comments and response

The NCA received replies from CIT, ACT Heritage and ACT Leasing advising of no issues with the proposal. Refer to Attachment D which provides a summary of advice received.

No other submissions were received.

4. Conclusion

The NCA's consultation process was carried out in accordance with the Plan and the 'NCA's Commitment to Community Engagement (August 2011)'.

Of the submissions received there were no objections to the proposal raised.

The delegate has advised of their intention to approve the application.

Attachment A - Locality Plan – St John's Hall Extension

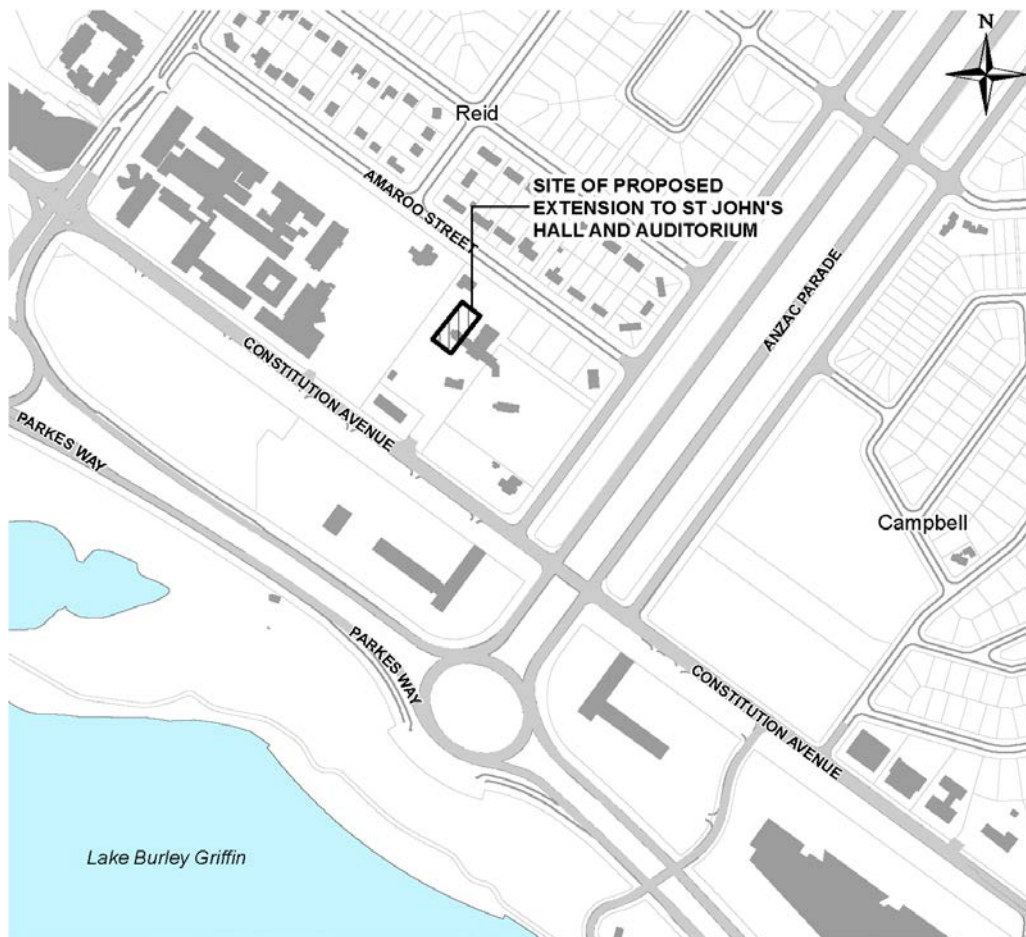



Figure 1: Locality Plan – St John's Hall Extension

Attachment B - Public notice in The Canberra Times, 13 April 2013

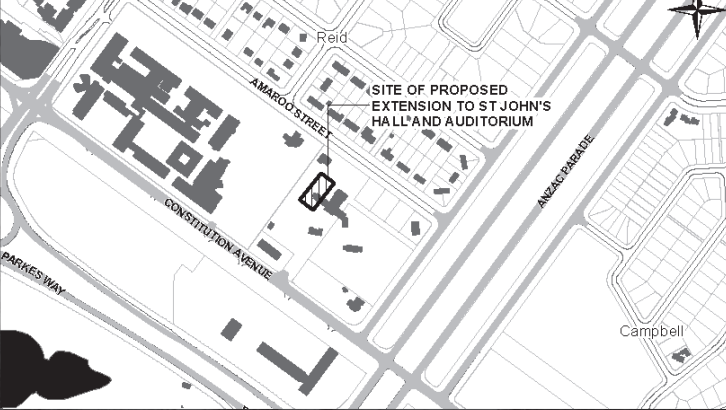


Australian Government
National Capital Authority

WORKS APPROVAL

Block 10 Section 33 Reid - Extension to St John's Hall facing Amaroo Street

The National Capital Authority has received a works approval application from Clarke Keller for an extension to St John's Hall for St John Care.



Information and plans for this application can be found at www.nationalcapital.gov.au/haveyoursay

For any questions please contact Edwina Nelson on (02) 6271 2871. Comments on the proposal are invited and should be sent to: worksapproval@natcap.gov.au or GPO Box 373 Canberra ACT 2601 by COB Monday 6 May 2013.

All submissions, including names and addresses will be made publicly available at the NCA office and on the website, subject to approval in writing by the submitter, in accordance with the NCA's Commitment to Community Engagement.

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WWW.NATIONALCAPITAL.GOV.AU

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Figure 2: Public notice in The Canberra Times, 13 April 2013

Attachment C – Sign on site from 13 April – 6 May 2013



Figure 3: Sign on site from 13 April – 6 May 2013

Attachment D - Summary of submissions and NCA response

The National Capital Authority (NCA) undertakes an open and transparent works application process. Works Approval documentation advised that the NCA would prepare a Consultation Report for publication on the NCA website, and that this Consultation Report would include 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 and where the NCA agreed to this.

Key points raised in submission	NCA Response
1. Canberra Institute of Technology (CIT)	
No objection to the proposed development.	Noted.
2. ACT Heritage Council	
The proposed works relate to the church hall which is outside the boundary of the registered place. As noted in the Statement of Heritage Effects, there is no suggestion that the church hall is of individual significance nor is it an intrinsic feature of St John's Church and Churchyard. The proposed works will only be visible in oblique views from within the boundary of the registered place. Consequently, the Heritage Council does not believe there should be any detrimental impacts as a result of the proposed works.	Noted.
2. ACT Leasing	
The purpose clause for Block 10 Section 33 Reid states the following: To use the said land for the purposes of a Parish Centre and a Scout Hall. The proposed use is considered not to be inconsistent with the purpose clause contained within the Crown lease granted over Block 10 Section 33 Reid.	Noted.