



Australian Government
National Capital Authority

CONSULTATION REPORT

Part 1 - Works Approval 18737

Part 2 - Blocks 5 and 7 Section 13 Forrest – 5 Hobart Avenue – Forrest Early Childhood Centre – Alteration and Additions

MAY 2013

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1.Introduction

Under the *Australian Capital Territory (Planning and Land Management) Act 1988* (the Act), 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 17 December 2012, the NCA received a Works Approval (WA) application from Collins Caddaye Architects for alterations and additions to the Forrest Early Childhood Centre at Blocks 5 and 7 Section 13 Forrest – 5 Hobart Avenue.

The following report details the public consultation process undertaken by the NCA relating to this application.

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 above will yield an overall perceived risk rating of '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/or 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 '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 was assessed at a level of risk greater than 'low' the application was subject to full public consultation.

3. Summary of Public Consultation

3.1 The public consultation process

Between 15 March and 9 April 2013, public consultation was undertaken on the application.

The consultation took the form of:

- Notifying details of the proposal, including the applicant's plans and planning report on the NCA's website;
- On 15 March 2013, publishing a public notice in *The Canberra Times* detailing the proposed works and inviting submissions to be made to the NCA in relation the proposal; and
- The NCA writing letters to the residents on Hobart Avenue between State Circle and National Circuit, including the adjoining Forrest Primary School, advising of the application and inviting comment (14 properties in total).

3.2 Submissions received, comments and response

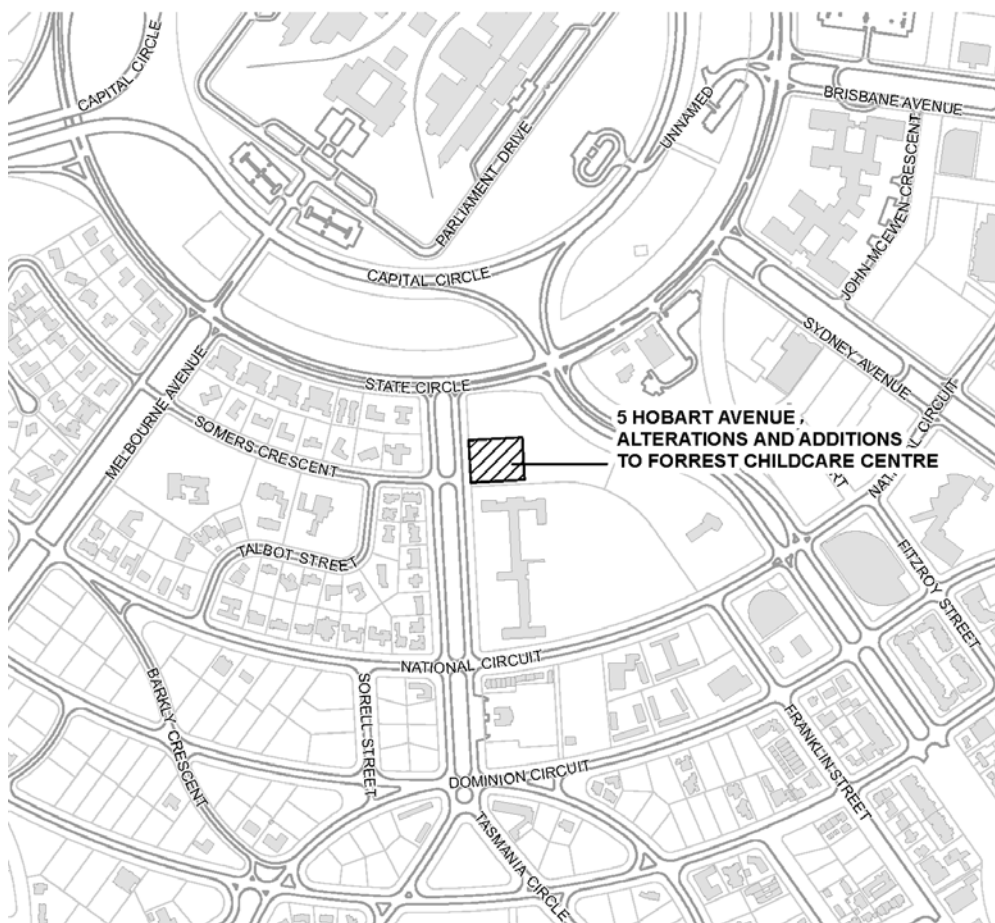
No submissions were received during the consultation period.

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)'.

No written submissions were received.

The application has been assessed as consistent with the Plan, and the NCA delegate proposes to grant WA to the application.



Attachment A – Site location

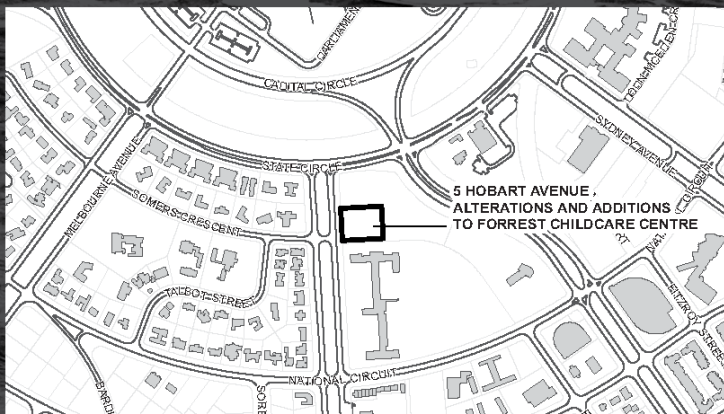


Australian Government
National Capital Authority

WORKS APPROVAL

Blocks 5 and 7 Section 13 Forrest – Alternations and additions to existing childcare centre at 5 Hobart Avenue Forrest.

The National Capital Authority has received a works approval application from Collins Caddy Architects for alterations and additions to the Forrest Early Childhood Centre at 5 Hobart Avenue Forrest.



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 Tuesday 9 April 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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Attachment B – Newspaper ad published in The Canberra Times public notices, 15 March 2013



Attachment C – Notification sign on site between 15 March and 9 April 2013.