



Australian Government
National Capital Authority

Consultation Report

Works Approval No 101661

71 National Circuit, Deakin
Block 14, Section, 2 Deakin

Construction of a New Detached Single Residential Dwelling & Associated Landscaping and Site Works

February 2020

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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 20 October 2019 the NCA received a works approval application from Adhami Pender Architecture for the construction of a new single detached residential dwelling and associated landscape and site works at 71 National Circuit, Deakin.

It should be noted that the demolition of the existing residential dwelling on Block 14, Section 2, Deakin (71 National Circuit) was approved by the NCA on 10 September 2018 as a part of works application (WA100834). The NCA undertook public notification for WA100834 between 9 and 27 July 2019.

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 was undertaken on the application as it is mandatory for all residential proposals within the Deakin/Forrest Residential Area under the National Capital Plan.

1.2 Commitment to Community Engagement

The NCA's 'Commitment to Community Engagement' 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, and the process by which Works Approval (WA) applications that are released for public consultation will be assessed.

Part 2.7 *Works Applications and Attachment C Protocol for Development Applications for Works Which Require Consultation* of the NCA's 'Commitment to Community Engagement' describes the consultation process for WA applications. The NCA undertakes an assessment of whether a proposal is consistent with the National Capital Plan and level of public consultation required. An assessment is 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; and
- consistency with an existing Heritage Management Plan.

When an application for works is lodged and public consultation is required, consultation with the community and stakeholders will 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.

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

- previous consultation has been undertaken on the proposal;
- minor amendments to previously approved works are required;
- the NCA determines no stakeholders will be affected; and
- proposals are given exemption, as outlined in Part 2.3 of the 'Commitment to Community Engagement'.

Public consultation was undertaken as it is a mandatory requirement under the NCP, and significant community interest has been demonstrated in recent developments of the precinct and in planning policy proposals relating to the Deakin / Forrest Residential Area Precinct.

Summary of Public Consultation

2.1 The public consultation process

Public consultation was undertaken on the WA application by the NCA between 14 December 2019 and 28 January 2020. It should be noted that the public notification period for this application was extended to adhere to the requirements of the NCA's Commitment to Community Engagement protocol (*Attachment C - Protocol for Development Applications for Works Which Require Consultation Under the National Capital Plan*) which states that '*days from 24 December to 15 January inclusive are not to be counted in the 15 business day requirement*'.

Consultation took the form of:

- On Saturday 14 December 2019, the NCA published 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 A](#)).
- Between 14 December 2019 and 28 January 2020, the NCA published the proposal and plans on the NCA's website.
- Between 14 December 2019 and 28 January 2020, one (1) A1 size sign was installed on site (National Circuit frontage).
- On 13 December 2019 the NCA posted hard copy notices to adjoining and near-by neighbours (being residents of 2, 4 & 6 Hotham Crescent; 62, 64, 66, 68, 69, 70, 72, 73, 74, 75, 77 and 79 National Circuit; 8, 10 and 12 Daly Street; and 16 and 22 Melbourne Avenue) advising of the consultation process and inviting comments.

2.2 Key issues raised in public submission and NCA response

The NCA did not receive any submissions on the proposal.


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 submissions as part of the assessment process.

The NCA is satisfied that the proposal is not inconsistent with the relevant provisions of the National Capital Plan. Conditions relating to traffic and construction management have been included in the Decision Notice and are to be adhered to by the builder during construction.

On 18 February 2020, the NCA approved the proposal.


Attachment A – The Canberra Times Public Notice, Site Notice & Photos


Australian Government
National Capital Authority

WORKS APPROVAL
 Open for Public Consultation
Block 14 Section 2, Deakin
(71 National Circuit)

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The NCA previously approved the demolition of the existing dwelling on Block 14 Section 2 Deakin on 10 September 2018 (WA100834).



The plans and supporting documentation for this WA application can be viewed on the NCA's website. The NCA welcomes feedback on this application **by close of business Tuesday 28 January 2020**. Submissions can be made via email to worksapproval@nca.gov.au or GPO Box 373, Canberra ACT 2601. Please contact the NCA for further information on (02) 6271 2888.


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Building the National Capital in the hearts of all Australians

HAVE YOUR SAY 

WORKS APPROVAL
BLOCK 14 SECTION 2, DEAKIN
(71 NATIONAL CIRCUIT)

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