



Australian Government
National Capital Authority

Consultation Report

Works Approval No 101081

Hobart Avenue

The construction of three new multi-unit residential buildings, landscaping, civil works and associated temporary works

December 2018

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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 (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.

BACKGROUND

Block 13 Section 13 Forrest is located on the corner of Hobart Avenue, State Circle and Canberra Avenue. The site was subdivided from former Block 10 and is identified as Block 13 Section 13 Forrest. The new block has an area of 13318 square metres. The site is located near Forrest Early Childhood centre, Forrest Primary, the Jewish National Memorial and St Andrews Presbyterian Church. The site is also located near the Australian Parliament House.

The site is currently undeveloped besides a temporary structure that will be in place until construction has been completed on the new apartment block. This was approved in January 2018, for the construction of temporary display suite, associated car parking/access, associated facilities, tree removal and temporary site fencing with banner signage.

The site currently has 154 trees within or close to the site. A survey was conducted and it was found none of the existing trees are rare or an endangered species. A total of 39 regulated trees are located on or close to the site of which 31 do not meet criteria for removal.

The proposed works includes the construction of 85 new apartments across three buildings. The proposed works also includes the construction of an underground car park, landscaping including tree removal and off site works.

The proposal includes the removal of 31 white poplars from the site due to their poor health. In addition, 21 Eucalyptus trees are to be removed due to their locations on the site and two *Eucalyptus bridgesiana* trees are also proposed to be removed because they are not suited for a high urban area.

The design of multi unit development was broken down into three buildings to allow for more landscaping. The proposed landscape design will visually connect the informal native landscape treatment of Capital Hill with the landscaped verge setbacks of Canberra Avenue and State Circle, so that there is a natural merging of this environment at the street edge. Further, within the site, the built zone will be articulated to include a pocket park immediately adjacent to the play areas of the childcare centre. This will help to minimise the impact on the child care centre and increase privacy.

The proposed buildings will consist of one fronting Canberra Avenue; one addressing the corner of State Circle and Hobart Avenue and a smaller building to the rear of the site with an interface to the

nearby educational facilities. The building that will address State Circle is aligned to reinforce the curve of the road and the geometry of concentric circles set up from Parliament House. To the rear corner of the site a different mix of apartments is proposed to manage the interaction with the adjoining school buildings. The apartments will be stacked vertically to enable the active edge to be on a single side. The portion of the building that is in direct view of the school is arranged to be the fire stair, lift and plant rooms in order to maximise privacy and maintain the current level of amenity.

The proposed buildings consist of the following high quality materials:

- Blue dry pressed brick
- Precast concrete off white
- Light bronze metal cladding
- Timber lined soffit
- Graphite metal cladding
- Metal deck roof in woodland grey
- Double or triple glazed windows

Vehicular access to the site will be via Hobart Avenue. The proposed works includes the installation of a basement car park consisting of 89 car parks and 30 double lock up garages. All 30 visitors car parks will provided at ground level.

Public Consultation requirements

1.1 National Capital Plan

Under the Plan, 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
- All residential and commercial development proposed for Section 5 Campbell

None of these requirements are applicable to the Works Approval application.

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 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 will make an assessment of whether a proposal is consistent with the National Capital Plan and if it requires public consultation. 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
- consistency with an existing Heritage Management Plan

When an application for works is lodged and 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
- proposals are given exemption, as outlined in Part 2.3 of the 'Commitment to Community Engagement'

Public consultation was undertaken on the application as the proposal may have adverse impacts on public space, community amenity, and environment and landscape values.

Summary of Public Consultation

2.1 The public consultation process

Public consultation is being undertaken on the works approval application by the NCA between 20 October and 30 November 2018. Consultation is in the form of:

- On Saturday 20 October 2018, 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](#))
- From 20 October and 30 November 2018, the NCA published the proposal and plans on the NCA's website
- From 20 October and 30 November 2018, four A1 size signs are installed on the verge of the affected area ([Attachment A](#))
- The NCA has written to key stakeholders and community groups advising of the consultation process and inviting comments

2.2 Key issues raised in public submission and NCA response

The NCA received a total of three submissions on the proposals. The key issues raised in the other submissions relate to the proposed designs for the construction of three new multi-unit residential buildings, landscaping, civil works and associated temporary works include:

- Traffic Management
- Tree Removal
- Public Consultation by applicant
- Potential respiratory and noise pollution issues due to construction
- Loss of sun light
- Privacy

Emails of acknowledgments were sent to the submitters advising them that their submission would be taken into consideration before a decision is made on the application. The issues raised in the submissions and NCA response to the issue is detailed in Attachment B of this report.

The applicant has also undertaken its own public consultation. The public consultation report has been included as Attachment C.

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 assessed the issue raised by the submitters and this have been taken into account as part of the assessment process. The NCA is satisfied that the concerns of the community have been addressed.

The proposal is not inconsistent with the provisions of the National Capital Plan, and is supported by the NCA.

Attachment A – The Canberra Times Public Notice and Site Notice



Building the National Capital in the hearts of all Australians

HAVE YOUR SAY



BLOCK 13 SECTION 13 FORREST (CORNER OF STATE CIRCLE AND CANBERRA AVENUE)

The National Capital Authority (NCA) has received a Works Approval (WA) application for the construction of new three storey multi-unit residential building, landscaping, civil works and associated temporary works.

The NCA welcomes community feedback on this application **by close of business Friday 9 November 2018**. The application can be viewed on the NCA's website and submissions can be made via email to worksapproval@nca.gov.au or sent to GPO Box 373, Canberra ACT 2601.

Please contact the NCA for further information on (02) 6271 2888
www.nca.gov.au



Australian Government
National Capital Authority

WORKS APPROVAL

Open for Public Consultation

Block 13 Section 13 Forrest (Corner of State Circle and Canberra Avenue)

The National Capital Authority (NCA) has received a Works Approval (WA) application for the construction of new three storey multi-unit residential building, landscaping, civil works and associated temporary works.



The plans and supporting documentation for this WA application can be viewed at the NCA's website. The NCA welcomes community feedback on this application **by close of business Friday 9 November 2018**.

Submissions can be made via email to worksapproval@nca.gov.au or sent to GPO Box 373, Canberra ACT 2601.

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



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Attachment B

The National Capital Authority (NCA) undertakes an open and transparent works approval application process. As part of this process the NCA prepares a Consultation Report for publication on the NCA website, which includes 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.

| Submission | Issue | NCA Response |
|------------|--|--|
| 1. | Megan Dick | |
| 1.1 | The submitter has concerns about the on going traffic management of the surround streets once the development has been completed. In particular, during school time. | <p>A traffic study was completed by Indesco in 2015 for potential impact on the development on the surrounding roads and sites. It was found that most intersections would remain satisfactory. Transport Canberra and City Services are aware of the proposed development.</p> <p>The development has been designed to include all car parking to be located on site.</p> |
| 1.2 | The submitter does not support the removal of any protected trees. | The site does include some regulated trees but it does not include any protected trees. |
| 1.3 | The submitter lives in the area mentioned in the community engagement report written by the applicant and states that they did not receive any notification of the information sessions in Manuka. | NCA notes your concerns about the applicant public consultation. NCA also conducted its own public consultation. This public consultation period was extended to ensure everyone had the opportunity to comment. |

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| 2. Catherine Earnshaw | | |
| 2.1 | The submitter has expressed concerns about the potential respiratory, noise management, temporary traffic management issues caused by proposed construction work. | The proposed works include a construction management plan, which addresses issues such as dust management, temporary traffic management and other potential impact on the surrounding sites due to the works. |
| 2.2 | The submitter is concerned about the loss of natural light and overshadowing for the childcare centre. | A shadow diagram was supplied as part of this application. The shadow diagram illustrates that it is not likely that proposed development will have a detrimental effect on Forrest Child Care or Primary School. The proposed buildings have been set back a minimum of 10m away from the shared boundaries to reduce the impact. |
| 2.3 | The submitter is also concerned about the potential impacts on privacy for the childcare centre. | Most buildings are setback at minimum of 18m away from Forrest Childcare centre. The two closest buildings are Building A and D. Building A is a maximum of three storeys high, and Building D does not have any windows facing Forrest Childcare centre. Building B does have a small portion of the building within the 18m set back but that is due to the angle of the site, there are windows within this space. All balconies are facing away from Forrest Childcare and Primary School for privacy. |
| 3. Submitter No. 3 | | |
| 3.1 | The submitter has expressed concerns about the potential for overlooking from new adjacent buildings. | <p>The applicant has consulted with the adjoining neighbours prior to submission and modification to the design was undertaken to minimise any overlooking and privacy concerns. The submitter was still concerned that the modification did not address their issues.</p> <p>NCA has consulted with the applicant and the submitter to reach an agreeable outcome. Further modifications to the design have been made that better address overlooking and privacy issues.</p> |