



Australian Government
National Capital Authority

Consultation Report

Works Approval No. 102875

Block 2 Section 7 Forrest (15 Talbot Street)

Single Dwelling Redevelopment

August 2022

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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.

BACKGROUND

On 28 June 2022 the NCA received a works approval application from Collins Pennington Architects for the demolition of the existing dwelling and construction of a single residential dwelling and associated landscape works at Block 2 Section 7 Forrest (15 Talbot Street).

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 is mandatory under the National Capital Plan. In addition, public consultation was undertaken on the application as significant community interest has been demonstrated in recent developments of the precinct and in planning policy proposals for the Deakin Forrest Residential Area Precinct.

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.

Summary of Public Consultation

2.1 The Public Consultation Process

Public consultation was undertaken on the application by the NCA between 30 July and 19 August 2022. Consultation took the form of:

- On Saturday 30 July 2022, 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 30 July and 19 August 2022 the NCA published the proposal and plans on the NCA’s website.
- On 1 August 2022 one A1 sign was placed on site (Attachment A).
- On 1 August 2022 the NCA wrote to key stakeholders and community groups via email advising of the consultation process and inviting comments (including Forrest Residents Group, Inner South Community Council and Deakin Residents Association).
- On 1 August 2022 the NCA sent hard copy letters to all adjoining and near-by neighbours advising of the consultation process and inviting comments (2, 12, 13, 17 and 19 Talbot Street, 49 and 51 National Circuit, 5 and 7 Somers Crescent).

2.2 Submissions Received, Comments and Response

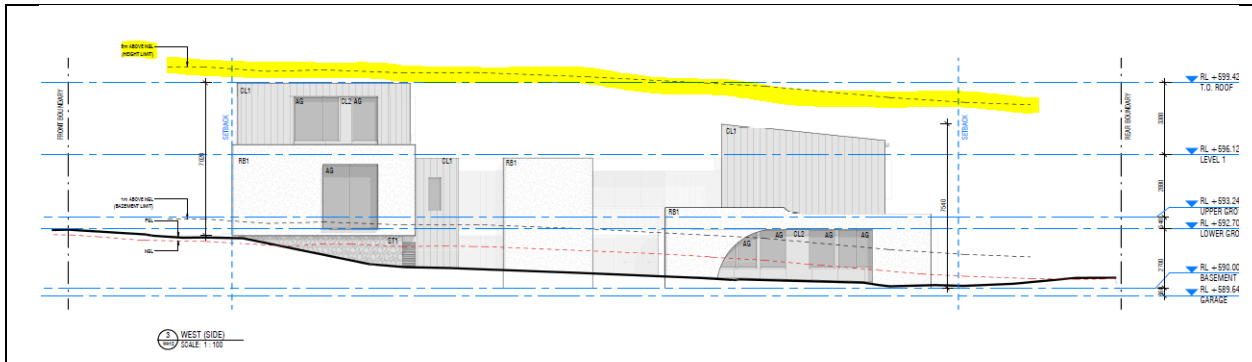
The NCA received a total of two submissions on the proposal. Key issues related to height of the dwelling (loss of views) and privacy/overlooking of the proposed dwelling to neighbouring properties.

Emails of acknowledgment were sent to submitters advising them that their submission would be taken into consideration before a decision is made on the application. Key themes raised and NCA’s response is outlined in Part 2.3 below.

2.3 Key Issues Raised

Issues raised in submissions have been summarised below, with NCA consideration and comment.

1. Height of Proposed Dwelling (loss of views to neighbouring property)
<p>One submission raised an issue in regard to building height and potential loss of views from an adjoining site.</p> <p>The National Capital Plan (NCP) Part 4.5.5 <i>Detailed conditions of planning, design and development of the Deakin Forrest Residential Area Precinct Code</i> prescribes a building height no more than two storeys in height and generally no more than 8m above natural ground level.</p> <p>The proposal is compliant with the building heights prescribed in the National Capital Plan. The proposal consists of two storeys and a basement. Part 4.19 <i>Height - Quantitative Standards</i> of the <i>Design and Siting General Code</i> allow certain sites to include a basement where it is not unsuitable in relation to the site and the neighbouring buildings. The topography of the site enables the inclusion of a basement which will not impact the neighbouring sites due to compliance with rear and side setbacks. The building appears as two storeys from all elevations and only a small section of the basement is above NGL (1m maximum) to the internal area of the block. The height does not exceed eight metres above NGL to any location across the site. The diagram below shows the 8m maximum building line (from natural ground level) across the site. The proposed dwelling sits well below this height limit, particularly at the rear of the block.</p>



Additional shadow diagrams were provided by the applicant to determine the extent of overshadowing on the winter solstice. Prior to 9am the largest shadows are cast however at 10am on the winter solstice the proposed dwelling does not overshadow the rear adjacent property, no more than that of the existing fence and trees. From 10am on the winter solstice and the remainder of the day, no overshadowing occurs to the adjoining rear southern block.

2. Privacy/overlooking of the proposed dwelling to neighbouring properties

One submission raised concerns in regards to privacy and overlooking and the retention of the existing hedge to the eastern boundary.

The Landscape Architect inspected the existing Pittosporum hedge and recommended a clearance of 1.2m from the boundary was required in order to retain and protect the existing hedge. The applicant has agreed to retain and protect the hedge by increasing the driveway and retaining wall setbacks. The relevant plans have been amended and updated accordingly to address issues raised in the submission.

To reduce potential overlooking from the proposed upper level master patio balcony, the applicant agreed to amend the balustrade from partially glazed to solid to the entire eastern side of the balcony balustrade. The plans have been amended and updated accordingly to address issues raised in the submission.

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 issues raised in the submissions as part of the assessment process.

Changes were made in relation to retention and protection of the hedge to the eastern boundary, and an amendment to the upper level balustrade to reduce potential overlooking to the neighbouring property.

The NCA has assessed the proposal as not inconsistent with the provisions of the NCP and concerns of the community have been addressed.

On 29 August 2022 the NCA approved the proposal.

Attachment A – The Canberra Times Public Notice



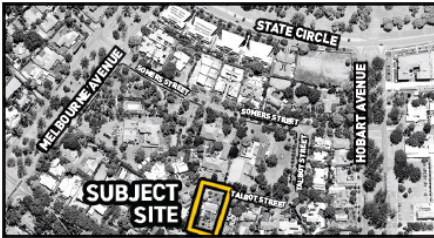
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WORKS APPROVAL

Open for Public Consultation

Block 2 Section 7 Forrest – Demolition of Existing and Construction of a Single Residential Dwelling

A Works Approval (WA) Application has been submitted to the National Capital Authority (NCA) by Collins Pennington Architects for the demolition of the existing dwelling, and construction of a single residential dwelling and associated landscaping located at 15 Talbot Street, Forrest.



The plans and supporting documentation for the application can be viewed at the NCA's website.

The NCA welcomes feedback on this application by 5.00pm, Friday 19 August 2022.

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

Please contact the NCA for further information on: (02) 6271 1288.

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HAVE YOUR SAY



BLOCK 2 SECTION 7 FORREST – DEMOLITION OF EXISTING AND CONSTRUCTION OF SINGLE RESIDENTIAL DWELLING

A Works Approval (WA) Application has been submitted to the National Capital Authority (NCA) by Collins Pennington Architects for the demolition of the existing dwelling, and construction of a single residential dwelling and associated landscaping located at 15 Talbot Street, Forrest.



The plans and supporting documentation can be viewed at the NCA's website.

The NCA welcomes feedback on this application by 5pm, Friday 19 August 2022. Submissions can be made via email to WAconsultation@nca.gov.au or in writing to GPO Box 373 Canberra ACT 2601.

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