



Mr Andrew Smith  
Chief Planner  
National Capital Authority  
andrew.smith@natcap.gov.au

Dear Mr Smith

### **Works Proposal, 3 Melbourne Avenue, Forrest**

The Inner South Canberra Community Council (ISCCC) has received correspondence from a concerned resident concerning a works proposal for block 16, section 6, Forrest. The proposal is for the demolition of an existing house and construction of six townhouses with underground parking.

In the absence of an NCA briefing on this proposal, the ISCCC supports the concerns expressed in the correspondence. These concerns focus, in particular, on the density of the proposed development in relation to the high value existing urban character.

The National Capital Plan defines those areas, which are characteristic of the National Capital, to be 'Designated Areas'. Special requirements for development apply to identified places and areas within 'Designated Areas'. Development Control Plans (DCPs) are part of these special requirements. However, those areas of the high quality residential suburbs of Forrest and Deakin, immediately adjacent to the Australian Parliament, are only partially included in a heritage overlay and, as we understand it, are not required to go through the DCP process.

This clearly defined residential precinct which, in the words of the NCA 'embod(ies) the special characteristics of the national capital' urgently requires the introduction of a specific DCP or, as has been suggested, an amendment to the National Capital Plan.

A well formulated DCP focusing on urban intensification which respects the surrounding (mainly RZ1) high quality urban environment, could set a new benchmark in high quality, 21st century living; a benchmark which could potentially lead the way in the local government context.

The ISCCC endorses the call for the works proposal to be refused.

We appreciate you providing the ISCCC with additional time to comment on this proposal.

Yours sincerely

A handwritten signature in black ink that reads "Gary Kent". The signature is written in a cursive style with a long horizontal stroke at the end.

Gary Kent  
Chair

4 February 2015