



Australian Government
National Capital Authority

Reference: 296907

Mr Gary Kent
Chair
Inner South Canberra Community Council
PO Box 3310
Manuka ACT 2603

Dear Mr Kent *Gary*

Block 10 Section 13 Forrest

Thank you for your letter dated 23 September 2016 regarding changes to planning provisions for Block 10 Section 13 Forrest introduced through Amendment 86 to the National Capital Plan (the Plan). The NCA understands that the Inner South Canberra Community Council and other stakeholders are opposed to the changes made to the Plan through the amendment process.

On 1 October 2015, the National Capital Authority (NCA) released Draft Amendment 86 – Revised National Capital Plan for public consultation. Public consultation on Draft Amendment 86 was undertaken in an open and transparent manner.

Changes to Block 10 Section 13 Forrest which were included in draft Amendment 86 were made on the request of the ACT Government during the formulation of the revised Plan. The final nature of the proposed changes was insufficiently advanced for them to be incorporated into the exposure draft released in May 2016.

The NCA agreed to propose a change in land use from Community Facilities following detailed consideration of the likely future demand for facilities such as those proposed in your letter. This investigation found that inner South Canberra has a generous supply of land zoned for community facility use compared to other parts of Canberra, and that changing the land use policy of Block 10 Section 13 Forrest would not make a material difference to this ratio. In addition, the investigation concluded that the site is not ideal for community facilities for a number of reasons, including its adjacency to a major intersection, and proximity to arterial roads and associated adverse impacts of noise and safety.

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The NCA sought to ensure that stakeholders most likely to have a direct interest in the proposed changes relating to Block 10 Section 13 Forrest, were aware of the proposal and were provided an opportunity to comment prior to it coming into law. Specifically, the NCA wrote to the ACT Jewish Community Inc., Forrest Primary School, St Andrew's Church and Southside Community Services outlining the proposed changes. The NCA also offered to meet and discuss the changes with each of these stakeholders. The ACT Jewish Community Inc. did not respond to the NCA's invitation to comment on Draft Amendment 86.

Since passage of Draft Amendment 86 representatives from the ACT Jewish Community Inc. have approached the NCA to convey their concerns regarding the impact of this land use change on the National Jewish Memorial Centre. The NCA has met with representatives of the Centre to discuss these concerns and to determine what options might be available to ameliorate the possible impact of future development.

The NCA has also discussed the matter with the ACT Government's Land Development Agency (LDA). These discussions have resulted in an agreement that specific design and development conditions will be incorporated into the sales material that inform proponents that development proposals must not overlook either the Jewish Memorial Centre or the Forrest Primary School. These provisions, which should address many concerns of both these entities will be enforced by the NCA through its Works Approval process.

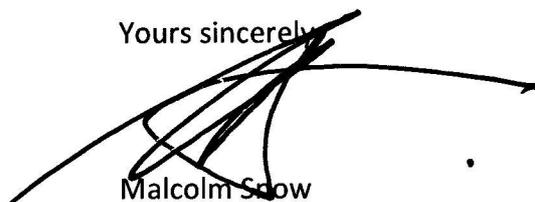
It is worth noting that while the ACT Government's Indicative Land Release Program suggests that the site can accommodate 168 residential dwellings, the land use provisions of the Plan allows the site to be used for multiple uses, including Residential, Diplomatic Mission and Commercial Accommodation. The purchaser of the site may choose to develop any combination of these permitted uses.

In regard to transport and access, an indicative access point on Canberra Avenue was supported (with conditions) by the then Territory and Municipal Services Directorate. The Plan notes that final vehicular access arrangements will need to be agreed by the relevant approval authorities, which include both the NCA and Transport Canberra and City Services Directorate. These will form part of the public consultation process.

The NCA would be pleased to facilitate engagement between a future proponent of development and relevant community groups including your Council.

Any questions regarding the above can be directed to Andrew Smith, Chief Planner and Deputy Chief Executive, on 02 6271 2806 or email Andrew.Smith@natcap.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Malcolm Snow', with a long horizontal stroke extending to the right.

Malcolm Snow
Chief Executive

30 September 2016