



**Australian Government**  
**National Capital Authority**

**Draft Consultation Report**  
**Works Approval No 100130**  
**Block 19 Section 7 Forrest – 47**  
**National Circuit**  
**Construction of Dual Occupancy**

*April 2017*

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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.

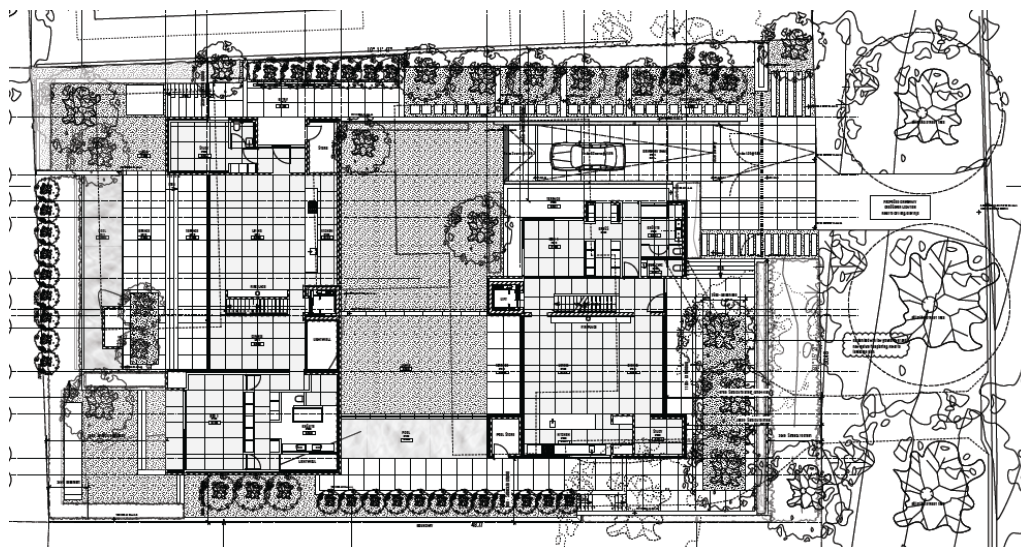
On 25 November 2016 the NCA received a Works Approval application for the demolition of the existing dwelling and a construction of a dual occupancy residence and associated landscape works at 47 National Circuit Forrest (Block 19 Section 7 Forrest).

# Background

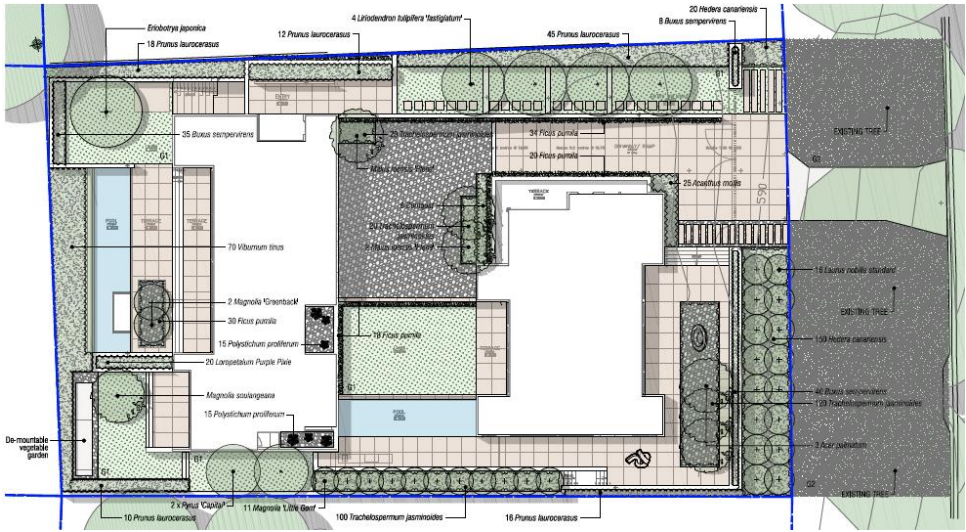
## Current application

An application for works approval was received on 25 November 2016 for demolition a single dwelling and construction of a dual occupancy residence (two new dwellings). Positioned one behind the other, the southern residence (facing National Circuit) has 4 bedrooms and the rear residence has 3 bedrooms. Each dwelling has its own swimming pool and private open space. One driveway access is proposed on the eastern side of the block leading to a lower ground level providing parking for 6 cars. Proposed landscaping includes a range of evergreen, deciduous and flowering tree species, shrubs and groundcovers.

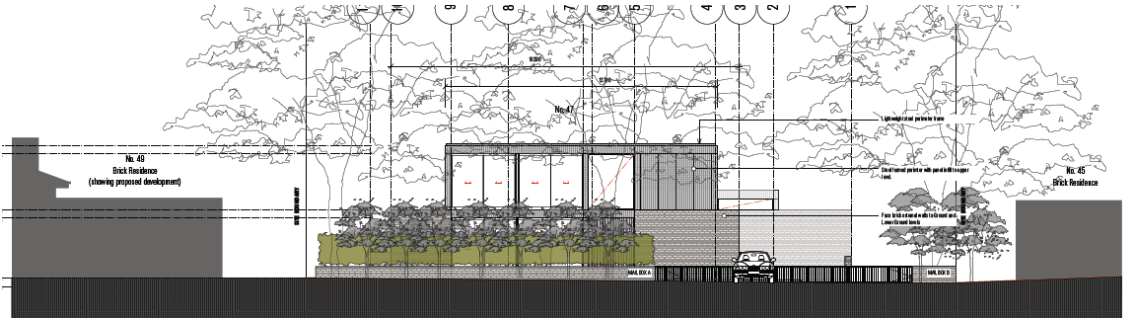
## Ground Floor Plan



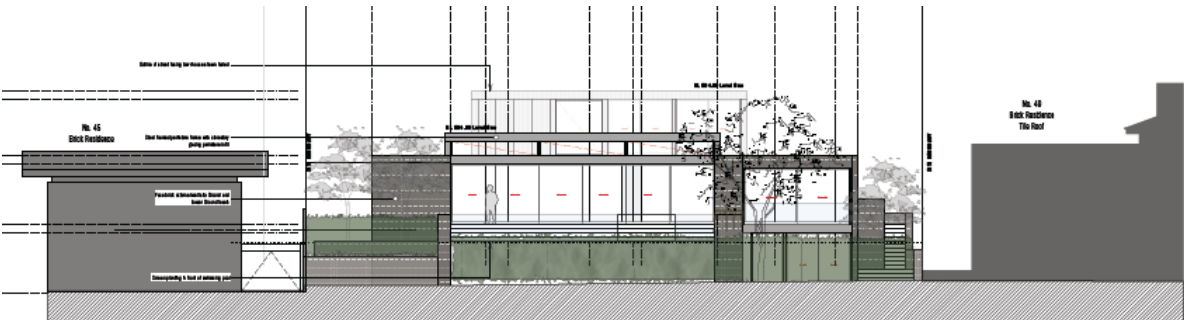
Landscape Plan



South Elevation (National Circuit)



North Elevation (rear of block)



# 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; and
- All residential and commercial development proposed for Section 5 Campbell.

Public consultation was undertaken on the application as it is mandatory 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 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'

In relation to this application, the requirement for consultation is mandatory under the National Capital Plan.

## Summary of Public Consultation

### 2.1 The public consultation process

Public consultation was undertaken by the NCA between 25 February to 20 March 2017 in the following manner:

- On Saturday 25 February 2017, publishing 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 25 February to 20 March 2017, publishing details of the proposal on the NCA's website
- Between 25 February to 20 March 2017, placing one A1 size sign on site (Attachment A)
- The NCA writing to adjoining lessees, neighbours and interested stakeholders advising of the consultation process and inviting comments.

### 2.2 Submissions Received, Comments and Response

The NCA received a total of 21 submissions on the proposal (including one late submission), raising issues or objections in relation to elements of the proposal or the whole proposal.

Emails of acknowledgment were sent to all submitters advising them that their submissions will be taken into consideration before a decision is made on the application.

Key issues raised in the submissions were:

- Impact of the proposal on the adjacent heritage area;
- Preservation of the residential character of the area;
- Change in density, overdevelopment and block subdivision;
- Loss of soft landscaping and site coverage;
- Front set back and impact of the proposal on the streetscape (including verge protection and preservation of existing driveway);
- Finished levels of built elements and height of retaining walls;
- Overlooking adjoining properties;
- Inclusion of garages in plot ratio calculations; and
- Loss of value to adjacent properties.

A summary of each submission and the NCA response is provided at Attachment B.

# 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 issues raised by submitters and have been taken into account as part of the assessment process.

The NCA is satisfied that major concerns of the community have been addressed, or will be addressed via amendments to the proposal. The proposal is not inconsistent with the provisions of the National Capital Plan.

# Attachment A

## Sign on Site





**Public Notices**



**Australian Government**  
National Capital Authority

**NATIONAL LAND ORDINANCE 1989**

Notice is hereby given pursuant to Section 4 of the *Roads and Public Places Ordinance 1937* of the intention to close the following roads in the ACT.

**TEMPORARY ROAD CLOSURES ENLIGHTEN 2017**

**6.30 pm to 12 am, Friday 3 to Saturday 4 March 2017**

- King George Terrace between Parkes Place East and Parkes Place West
- King Edward Terrace between Parkes Place East and Parkes Place West
- National Library of Australia internal loop road, off Parkes Place
- Parliament Square, Parkes
- Queen Elizabeth Terrace and Parkes Place East and West to King Edward Terrace

**5 pm to 10 pm, Sunday 5 to Thursday 9 March 2017**

- Mall Road West off King Edward Terrace, Parkes

**6.30 pm to 12 am, Friday 10 to Saturday 11 March 2017**

- King George Terrace between Parkes Place East and Parkes Place West
- King Edward Terrace between Parkes Place East and Parkes Place West
- National Library of Australia internal loop road, off Parkes Place
- Parliament Square, Parkes
- Queen Elizabeth Terrace and Parkes Place East and West to King Edward Terrace

Inquiries regarding these closures may be made to John Leahy on 0466 407 583.

**BIG CANBERRA BIKE RIDE 2017**

**6 am to 12.30 pm, Sunday 5 March 2017**

- Parkes Way westbound between Kings Avenue and Glenloch Interchange

Inquiries regarding this closure may be made to Stephanie Sleen on 02 6248 7995.

Traffic in the area will be directed by detour signs and traffic marshals. Only authorised vehicles will be permitted access.

Dated 25 February 2017

**Natalie Broughton**  
*Delegate of the Minister for Local Government and Territories*

[www.nca.gov.au](http://www.nca.gov.au)



**Australian Government**  
National Capital Authority

**Lake Burley Griffin - Water Quality Updates**

The National Capital Authority (NCA) advises that Lake Burley Griffin water quality monitoring for the 2016/17 recreational season is in progress. Water quality is assessed in accordance with the 'ACT Guidelines for Recreational Water Quality.'

Weekly water quality information, updates and alerts will be posted each **Friday by 4 pm** and available throughout the season on the NCA's website.

For up to date information follow us on Twitter @nca\_media, Facebook nca.gov or visit: [lbgwq.nationalcapital.gov.au](http://lbgwq.nationalcapital.gov.au)



*Love Lake Burley Griffin*

#lovelbg



**Australian Government**  
National Capital Authority

**WORKS APPROVAL**

Open for Public Consultation

**Block 19 Section 7 Forrest (47 National Circuit)**

The National Capital Authority (NCA) has received a Works Approval application for the demolition of the existing dwelling, construction of a dual occupancy dwelling and associated landscaping at 47 National Circuit, Forrest.



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 Monday, 20 March 2017**. The application can be viewed on the NCA's website and submissions can be made via email to [worksapproval@natcap.gov.au](mailto:worksapproval@natcap.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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[www.nca.gov.au](http://www.nca.gov.au)

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**Garage Sales**

**HUGE SALE**  
AINSLIE, 5 Canning St., Sat 8am-3pm & Sun 10am-2pm. Vintage furn, Bric-a-brac, antiques, collectibles & more.

**BONNER**

98 Rob Riley Circuit, Sun, 26 Feb, 8am-2pm. Furn, toys & homewares.

**DUFFY**

22 Burdekin Street, Sat, From 7am. Bric-a-brac, retro, vintage homewares, kids toys, games & furn.

# Attachment B

## Summary of submissions and NCA Response

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. Bill Roberston		
1.1	Concern with what appears to be a change in the approach to planning approvals in the Inner South area, particular as it relates to the areas in and around Parliament House, in the suburbs of Forrest and Deakin.	There have not been any recent changes to the Deakin/Forrest Residential Area Precinct Code of the National Capital Plan (NCP). Amendment 39 of the NCP (Deakin/Forrest Residential Area), the latest amendment for this area, was approved by the former Minister for Local Government, Territories and Roads (James Eric Lloyd) in May 2005.
1.2	<p>My concern is that these areas, in particular, the block surrounded by State Circle, Hobart Avenue, National Circuit and Melbourne Avenue, have particular national significance, being in close proximity to Australia's Parliament House and therefore deserve special treatment as envisaged under the National Capital Plan.</p> <p>This area also borders an area that includes a considerable number of properties listed under heritage laws, in order to protect and reflect a particular period in Canberra and Australia's history.</p>	<p>Part 4.5.2 of the NCP states: <i>The importance of the Deakin/Forrest residential area stems from its frontage to the Main Avenue of State Circle, its location within the Griffins' Land Axis, and from its close proximity and relationship to Parliament House. The residential area is an example of the twentieth century 'Garden City' planning concepts that the Griffin's adopted in their designs for Canberra.</i></p> <p><i>The Deakin/Forrest residential area forms part of the original 'Blandfordia' subdivision by the Federal Capital Advisory Committee and the Federal Capital Commission, which was based on 'Garden City' and 'City Beautiful' concepts.</i></p> <p><i>There is a National Capital interest in ensuring that development surrounding, and in close proximity to, Parliament House is of the highest design quality.</i></p> <p>Griffin's garden city concept refers to the geometric street layout of Main Avenues down to residential streets with dedicated margins for road reserves (the</p>

Submission	Issue	NCA response
		<p>verge/nature strip). Wide city streets, grandly scaled rows of broad canopy trees, and the absence of front fences underpins Griffin’s vision and is included in the NCP.</p> <p>Part 4.5.3 of the NCP states the following objectives for Deakin/Forrest residential area precinct:</p> <ol style="list-style-type: none"> <li>1. The residential areas of Deakin and Forrest that lie between State Circle and National Circuit will maintain and enhance the character of the National Capital and will be planned and developed in accordance with its national significance.</li> <li>2. The principle residential character of the area and the use of the land primarily for residential purposes are to continue.</li> <li>3. Design of buildings in proximity to the Prime Minister’s Lodge must reflect the dominant urban design character of the locality.</li> </ol> <p>The subject block has no heritage status; however the verge to National Circuit lies within the Forrest Housing Precinct, a place registered on the ACT Heritage Register. The NCA received advice from the ACT Heritage Council regarding preservation of the verge and verge crossing. The applicant has provided an amended design which essentially flips the design so that the existing driveway and verge crossing are maintained.</p>
1.3	<p>The current applications for building approval in this area, at 9 Melbourne Ave and 47 National Circuit, if agreed by the NCA, are not consistent with the approach over the last 80 or so years, of preserving the residential character of this special area, which is currently a requirement under the National Capital Plan. If this, what seems to be a change to planning is not arrested and reversed now, it will set precedent and dramatically change this particularly significant area, FOREVER. This I believe would be an absolute tragedy. One only has to look at the almost completed development at 3 Melbourne Avenue, to see how this has already changed the leafy streetscape of</p>	<p>The National Capital Plan does not prohibit multi-unit development within the Deakin/Forrest Residential Area. Development is subject to consistency with the relevant design and siting provisions. These provisions were incorporated into the Plan in 2005 following full public consultation and have been approved by both Houses of Parliament.</p> <p>Respecting character does not mean preventing change and is not intended to result in replication of existing building stock. It does not mean mimicry or pattern book design. Respecting character generally involves respecting the bulk, form and architectural style of surrounding development.</p> <p>Part 2.3 Sustainability of the NCP states:</p>

Submission	Issue	NCA response
	<p>Melbourne Avenue, a street of national significance, given it is a major access way to our national parliament. To have this development and now the application at 9 Melbourne Ave, if approved, leading to such an iconic building, itself a building that sought to not intrude on the landscape, surely contradicts the philosophy and planning regulations seen as appropriate to apply in close proximity of Parliament House and the immediate environ up until now.</p>	<ul style="list-style-type: none"> <li>a. Urban expansion should be contained so as to minimise impacts on valuable natural and rural areas.</li> <li>b. A substantial portion of new development must be located within existing urban areas such as town centres and along public transport routes or other strategic sites that allow for efficient use of infrastructure.</li> </ul> <p>The proposed site is located within an ‘Urban Area’ of the General Policy Plan – Metropolitan Canberra, as shown in Figure 2 of the NCP. The future shape and character of metropolitan Canberra (in particular, the role of the Central National Area in the growth of the city) are of major interest to the contemporary planning and development of the capital. Topical issues include the Garden City landscape character, economic and environmental sustainability, limited land supply, a changing demographic, and a growing demand for central city living.</p> <p>The Propositions and Strategic Initiatives of the Griffin Legacy provide a coherent framework for accommodating growth in the Central National Area. The Propositions complement the March 2004 Canberra Spatial Plan, a planning policy document of the ACT Government, predicated on a population increase of 100–170,000 people within thirty years – requiring some 60-90,000 new dwellings. The Canberra Spatial Plan nominates residential intensification within a 7.5 kilometre radius from Central Canberra.</p> <p>The Deakin/Forrest Residential Precinct is located close to major employment areas, the city, and major transport routes (the subject site is located approximately 3.8km from the City Centre). Current approaches to urban planning suggest that such locations should be utilised for higher density development to help reduce urban footprints, improve city sustainability, and make better use of infrastructure. More compact cities can assist in containing the extent of infrastructure we build and maximise the number of people it serves, making it more cost and energy efficient.</p> <p>The precinct also benefits from close proximity to restaurants, retail, cultural institutions and opportunities, and major recreation spaces such as Lake Burley</p>

Submission	Issue	NCA response
		<p>Griffin and its parklands. Changes in population, demographics and lifestyle have resulted in demand for alternative dwelling forms that receive the benefits afforded by locations such as the Deakin/Forrest Residential Precinct, but do not consist of single house on a large block with extensive garden. Opportunity exists to offer a variety of dwelling types in the precinct.</p> <p>The street and immediate locality contain a diversity of building scale and development types. The subject site shares a common block boundary with 49 and 45 National Circuit, and 11 Talbot Street. 45 National Circuit has recently been redeveloped with a large single residence (Palm Beach 1960s style architecture, with minimalist landscaping themed with palms). The NCA granted approval for redevelopment of 49 National Circuit in October 2016 (large single residence of classic contemporary style architecture, with formal landscaping).</p> <p>The NCA considers that a dual occupancy residence (two dwellings on site) will not have a detrimental impact on the area.</p> <p>The applicant has submitted amended plans which include a revised landscape plan. The revised plan shows the inclusion of additional landscaping across the site including a number of canopy trees. Substantial landscaping is also proposed to the National Circuit frontage to ensure that the garden character, which is a major environmental feature of suburban Canberra, can be preserved and maintained, discussed in 2.2 below.</p>
1.4	I request that the planning division of the National Capital Authority, adhere strictly to the National Capital Plan and not approve any such development that seeks to change the density of dwellings in the above mentioned area. To allow these developments, I believe would destroy forever, this special environ, predominantly for the sake of a developers profit.	Refer to response at 1.3.
1.5	I look forward to the NCA preserving its previously very successful planning laws, for future generations of Australians to be able to admire and enjoy this very special area.	Refer to response at 1.1.

Submission	Issue	NCA response
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2. Eric Martin, National Trust		
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2.1	Over development and excessive loss of soft landscape. The proposal is inconsistent with the character of the area.	<p data-bbox="1095 429 1388 462">Refer to response at 1.3.</p> <p data-bbox="1095 501 2016 639">On 11 April 2013 the NCA granted works approval for the demolition and construction of a new single residential dwelling and associated works at 47 National Circuit, Forrest. Public consultation was undertaken on the previous application between 15 December 2012 and 15 January 2013.</p> <p data-bbox="1095 683 2049 748">The demolition works included as part of the previous approval cleared the site, with the exception of the mature tree to the south eastern boundary of the site.</p> <p data-bbox="1095 791 2069 962">A landscape plan has been provided to the NCA for consideration. The design has been prepared by Redbox Design Group Landscape Architects. In support of the landscape design, Redbox Design Group prepared a tree report, which includes site inspection notes and assessment, and comments on tree management and removal.</p> <p data-bbox="1095 1005 2074 1070">This application includes the removal of the tree to the south eastern boundary of the site, as it is in decline.</p> <p data-bbox="1095 1114 2080 1289">Photographic evidence of its decline in health has been included in the tree report. Redbox Design Group have recommended compensatory tree planting be undertaken, preferably deciduous species to replicate the canopy effect from the streetscape and solar benefits to the neighbouring property, (but possibly with less branching habit therefore less overhanging of neighbouring property).</p> <p data-bbox="1095 1332 2065 1468">The applicant has submitted amended plans which include a revised landscape plan. The revised plan shows the inclusion of additional landscaping across the site including a number of canopy trees. Substantial landscaping is also proposed to the National Circuit frontage to ensure that the garden character can be</p>
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Submission	Issue	NCA response
		<p>preserved and maintained. The NCA considers that the proposed compensatory planting will provide a sufficient canopy effect across the site, particularly to the National Circuit frontage. The development proposes to incorporate a minimum 40% coverage for soft landscaping, including trees and hedging to most of the boundary. The development also incorporates a series of green walls to reduce thermal heat and soften the visual appearance of vertical walls and assist with solar passive architectural design.</p>
2.2	<p>The front set back is less than the existing residence on site, affecting the streetscape and reducing landscape to the front of the house.</p> <p>The soft landscape in front of the residence is very small and restricted to 3.34m and the rest of the set back is a raised terrace with a wall effectively reducing the set back of the built form, greatly affecting the streetscape.</p> <p>All existing landscape is removed including the trees in the front of the existing house.</p>	<p>Part 4.19 the Design and Siting General Code of the NCP states: The building line of buildings of more than one storey may be more than but not less than 7.5 metres from the front property boundary.</p> <p>The revised proposal remains compliant with this quantitative standard. The ground level portion of the building is set back 7.95m from the front boundary, and the upper level is set back 9.24m from the front boundary. The front setback distance is consistent with adjacent developments either side of the block, and the remainder of new developments on the northern side of National Circuit.</p> <p>The retaining wall/planter box to the National Circuit frontage is proposed to be approximately 1.4m in height, set back 3.3m from the front boundary. The height of the wall will appear to be 70cm above the level of the verge (street level due to topography and its setback distance).</p> <p>The revised landscape plan for the front landscaped terrace includes canopy trees and ground cover planting. The retaining wall/planter box is proposed to be planted with a Buxus hedge, with standard Bay trees in front to add depth and additional landscaped screen planting.</p> <p>The NCA considers that the wall is of a reasonable height, and is sufficiently set back from the front boundary line to allow sufficient planting to the National Circuit frontage. The low height planter box with incorporated letterboxes will not have an adverse affect on the landscape or streetscape character of the area.</p> <p>Also refer response at 2.1 regarding tree removal.</p>

Submission	Issue	NCA response
2.3	Site coverage is high and much more than 30% which we consider necessary to maintain the garden city values of the area.	<p>Part 4.5.5 Detailed Conditions of Planning, Design and Development for the Deakin/Forrest Residential Area Precinct of the NCP states: <i>Development throughout the area, except for sites fronting State Circle, should have a maximum plot ratio of 0.4.</i></p> <p>For the purpose of this assessment, in line with the NCP, the proposal is considered a multi-unit (semi-detached) dwelling. Therefore the Gross Floor Area calculation does not include any areas used for car parking.</p> <p>Total GFA of both buildings is 516.8m<sup>2</sup> and the block size is 1453m<sup>2</sup> providing a plot ratio of 0.36.</p> <p>The proposed development does not exceed the plot ratio requirement.</p>
2.4	The soft landscape is less than 40% of the block which we consider essential to maintain garden city values of the area.	Refer to response at 2.1.
2.5	The front house entry is up stairs at right angles to the street making it not consistent with the area and less obvious.	<p>Part 4.19 the Design and Siting General Code of the NCP states: Generally, the height of any building should not exceed two storeys.</p> <p>Part 4.5.5 Detailed Conditions of Planning, Design and Development states: Development throughout the area, except for sites fronting State Circle, should not be more than two storeys in height and generally no more than eight metres above the natural ground level.</p> <p>Each site is assessed on a case by case basis. Not all blocks along National Circuit share the same typography. The stairs to the front entrance whether at right angles to the street, or placed behind a low wall is immaterial for the purposes of the assessment, as all new developments to the street vary, and there is no 'one size fits all' design model. The stairs are required due to the topography and proposed design. Regardless, the proposal is compliant with the height restrictions of the NCP- it is below 8m in height and does not exceed two storeys.</p>
2.6	The driveway is replaced by an awkward shaped angled new driveway when the existing one should be maintained.	The applicant has provided an amended design which now utilises the existing verge crossing location with a straight driveway.



Submission	Issue	NCA response
	The driveway widens out between the front boundary and building line increasing the paved area at the front of the house.	
2.7	There appears insufficient space to adequately turn a vehicle in the area defined.	The applicant has provided turning diagrams that were prepared for the driveway design. Five out of the six car parking spaces indicated standard access. One of the spaces for dwelling 1 indicated that a three point turn would be required for exiting the site.
2.8	Paving finishes are not specified.	The pavement type will not affect neighbouring properties. The applicant will be providing this detail to the NCA. The NCA expects a high quality natural material.
2.9	There is a metal fence to the driveway forward of the building line contrary to what exists in the area and adversely affecting streetscape values.	The applicant has submitted revised plans which address this issue. The metal fence has been moved back in line with the building.
2.10	The side and rear fences appear substantial with large retaining walls to the finished levels. The front house is raised above the level of the adjacent house creating an unacceptable relationship.  The rear house has what appears to be a 2.7m high wall above ground level on the boundary adjacent its entry.	The heights of the proposed dwellings are located within the permissible building envelope of the NCP.  The wall sits inboard of the boundary with planting behind, and is also used as a feature vertical green wall by way of climbers. Once mature, the vertical green walls will reduce urban heat and act as sound proofing barriers.  The applicant has submitted revised plans which address the issue of the retaining walls. The rear lawn level and pool has been lowered to ground level.
2.11	We also question the accuracy of the soft landscaping areas as the landscape plan appears to indicate less than the 510m <sup>2</sup> quoted. Independent valuation of all areas should occur.	The applicant has provide an amended landscape plan indicating the site coverage of the soft landscape (excluding walls, paved areas, pool and driveway) including the grassed area over the lower ground level is 601m <sup>2</sup> .
2.12	We also note drawing DA.06 has incorrectly labelled the West Elevation as the East.	Noted.
<b>3. Name Withheld</b>		
3.1	Forrest is one of Canberra's oldest and most leafy suburbs. Residents often move here for the space and the privacy the blocks provide. This is what has made Forrest as a suburb so unique.	Refer to responses at 1.2 and 1.3.  The NCA does not permit subdivision of blocks. The dwellings will be unit titled upon completion, and the block will remain as the one large block.

Submission	Issue	NCA response
	<p>A subdivision like the one proposed at 47 National Circuit will totally change the streetscape of what Walter Burley Griffin planned for Forrest.</p> <p>Forrest is a suburb of interest for tourists to Canberra as it has many old style Canberra homes and large gardens. It is a visual history of our Nations Capital.</p> <p>I ask that the NCA appreciate the uniqueness of this suburb and work to keep it as it was designed - large blocks of single dwellings with an abundance of trees and hedges. Not dotted with subdivision on small blocks.</p>	<p>The 'Forrest Housing Precinct 1', 'Blandfordia 4 Precinct', 'Blandfordia 5 Precinct', 'Red Hill Housing Precinct' and the 'Reid Housing Precinct' are listed placed on the ACT Heritage Register. These places are significant for their Garden City planning philosophies and attributes, and will be preserved for their historic significance to the planning of Canberra and for tourists to enjoy.</p> <p>The landscape design aims to preserve and enhance the garden city character of the area providing formal landscaping to the National Circuit frontage. The verge and streetscape will not be impacted by the proposal.</p> <p>Block 19 Section 7 Forrest has no heritage status.</p>

#### 4. Ros Carr

4.1	I do not believe development of large residential blocks in Canberra's inner garden city suburbs is in keeping with Burley Griffin's plans for Canberra as a garden city. Forrest is an important part of Canberra's heritage and it's large blocks and beautiful gardens are a fundamental part of it. Forrest deserves recognition and protection to keep it as originally planned for future generations to enjoy.	Refer to responses at 1.2, 1.3 and 3.1.
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#### 5. Dr Adrian Burton

5.1	The planned changes to ground level close to the rear/north boundary provide unacceptable changes to the amenity and peaceful enjoyment of the surrounding blocks. This is a new dual occupancy application and the onus is on the new development to maintain the current privacy and amenity of the five adjoining neighbours.	<p>The proposed height of the buildings is under the permissible 8m height limit, therefore the privacy of neighbours, light and ventilation is maintained.</p> <p>For buildings in relation to side boundaries, Part 4.19 <i>Design and Siting General Code</i> of the NCP states:  <i>Buildings of more than one storey</i>  <i>The minimum distance between the side wall of a building of more than one storey and the side boundary will be H/2 for an effective frontage of up to 23 metres, plus an additional 0.5 metres for every 3 metres of effective frontage over 23 metres, provided that the distance between the side wall and the boundary is at least 3 metres.</i></p>
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Submission	Issue	NCA response
		<p>The revised plans which essentially flips the design to allow the existing driveway to be maintained complies with this requirement. No walls to either dwelling exceed 23m in length. The two storey portion of the front dwelling is 7.72m above natural ground level. Therefore the setback requirement is 3.86m.</p> <p>The eastern side setback for the two storey component is 6.51m from the property boundary, exceeding the requirement, and 3.9m for the single storey component.</p> <p>The western side setback for the two storey component is 10.8 from the property boundary, and 9.8m for the single storey component, exceeding the requirement.</p> <p>For buildings in relation to rear boundaries, Part 4.19 <i>Design and Siting General Code</i> of the NCP states:  <i>The minimum distance between the rear wall of a single storey building and the rear property boundary must be 4 metres and the corresponding distance for a 2 storey building must be 7.5 metres.</i></p> <p>The proposal is compliant with the prescribed setbacks. The rear dwelling (including upper level terrace) is set back 8.5m from the rear property boundary, exceeding the permissible requirement. Furthermore, the lower level terrace (1.8m high from natural ground level) is set back 5.75m, exceeding the requirements for a single storey building. In addition, the rear boundary will be heavily screened with hedge planting and small trees to ensure privacy for neighbours.</p> <p>The NCA considers the setbacks are permissible to adjoining neighbours and the building form and footprint is similar to what was previously approved. The dual occupancy dwellings are carefully sited to ensure appropriate solar access to neighbours and each other whilst maintaining privacy to each dwelling.</p>
5.2	The back lawn level is 588.37. The top of the proposed wall around the pool of Residence 2 is at 591.24, namely a 2.9 metre high retaining wall just 2.45m from the boundary. This is unacceptably close and will ruin the	The applicant has provided an amended design which lowers the rear lawn level from RL590.00 to RL588.49, which is too close to the current lawn RL588.18. The pool has also been lowered to ground level.

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	<p>outlook of the three adjoining blocks to the north (13, 11, and 7 Talbot St). This pool should be:</p> <ul style="list-style-type: none"> <li>• placed at ground level 588.37, or</li> <li>• moved elsewhere, or</li> <li>• deleted from the plan</li> </ul> <p>Were you to ignore these objections and approve the building of this pool wall, then the lessee should be required to install mature hedge plants that will immediately guarantee the new wall is completely screened. The proposed viburnum tinus are unlikely in a hedge to cover a 2.9 metre high wall in even ten years - let alone then provide privacy to the occupants and the 3 neighbours to the north.</p>	
5.3	<p>The paved terrace between the home and pool of residence 2 extends to within 5 metres of the back boundary at a level of 590 and 590.8, some 1.5 -2 metres above the ground level of the back boundary. A person standing there will be some 3-4 metres above the adjoining blocks peering straight into the back yards which are presently quite private. This paved terrace should be:</p> <ul style="list-style-type: none"> <li>• placed at ground level 588.37</li> <li>• deleted from the plan</li> </ul> <p>Were you to ignore these objections and approve the building of this raised paved terrace, then the lessee should be required to install mature hedge plants that will guarantee immediately that people standing on the terrace are completely screened from the residences and yards of the three back neighbours. This is likely to have to be at least 3.6m above natural ground level to be effective. There should be an ongoing requirement to maintain such a hedge at that height for the duration of the residence.</p>	<p>The applicant has provided an amended design that lowers the terrace adjacent to the pool from RL590.04 to RL 589.44 and the retaining wall from RL591.24 to RL590.64.</p>
5.4	<p>The proposed new raised lawn terrace on the far north east of the block is totally unacceptable. Firstly it proposes to build 2.9 metre walls on a sewage easement and in extreme</p>	<p>The applicant has provided an amended design that removes the raised lawn terrace. There is no construction proposed within the sewerage easement.</p>

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	<p>proximity to the boundary. Secondly by creating a new raised terrace directly adjoining the back corner boundary the privacy and aspect of the four adjoining blocks are totally compromised (three on talbot st and eastern neighbour on National). This artificially raised terrace is a completely unnecessary design feature since this garden area could quite simply be placed at natural ground level like that of all the neighbours. there is no need for an artificial terrace practically on the boundary overlooking hitherto private and secluded property. The artificially raised lawn terrace on the north eastern corner should be:</p> <ul style="list-style-type: none"> <li>deleted from the plan</li> </ul>	
5.5	<p>Most of the above problems can be addressed by not having artificially raised living and garden areas so close to the back boundary, ie by having the pool, paved terrace and lawn terrace at natural ground level (say 588.37). Even so there would still be need to install mature hedge plants on the boundary to provide privacy from the full length first floor windows which overlook the adjoining back three properties from several metres above natural ground level. As a new dual occupancy it is not unreasonable to require that neighbours' peace and privacy are not compromised. The back windows of residence 2 should be:</p> <ul style="list-style-type: none"> <li>screened from the adjoining back three neighbours by compulsory mature hedging of at least 3.6m high along the entire back boundary before approval for occupancy and as a continued condition of land lease.</li> </ul>	<p>The applicant has provided an amended design that lowers the house, terrace and lawn levels. Refer to responses at 5.2 to 5.4. The amended design also proposes a new high screen planting along the rear boundary.</p>
<b>6. Dennis and Poppy Martin</b>		
6.1	<p>Concur with the report written by Eric Martin provided to the NCA on 14 March 2017. Contents of the report should be adopted.</p>	<p>Refer to responses as part of Submission 2. Consideration can be given to some points in outlined in the Conservation Guidelines prepared by Eric Martin, however there are areas where inconsistencies occur. The inconsistent guidelines</p>

Submission	Issue	NCA response
		cannot be adopted if they differ from the statutory requirements of the National Capital Plan.
6.2	The proposed car ports in the plan appear to in fact be garages which after the project is completed can easily be fully enclosed to achieve a plot ratio over and above what is allowable in the plan	Refer to response at 2.3.
6.3	I do not believe that the principal character of the area should permit battle-axe residences	Refer to response at 1.3.
<b>7. Denise Paton</b>		
7.1	Lack of open space and adverse affects when more than 1 house is built on a block originally planned for a single house. Maybe there is some rationale for 4-6 flats on blocks close to a main road intersection such as the Melbourne Avenue end of Somers Crescent, but I see no good reason to do so for an established residential block as proposed for 47 National Circuit.	Refer to response at 1.3.
7.2	If there is no constraint on the height, arrangement and number of new structures on the one block, adjoining properties would very likely lose value.	The National Capital Plan sets requirements for development within the Deakin/Forrest Residential Precinct. Quantitative standards are provided for site coverage, plot ratio (Gross Floor Area coverage of a site), height, building lines and setbacks, the external appearance of buildings, landscaping and other matters.  Property value is not a planning matter.
7.3	The loss of existing privacy in our own backyards, that vary from formal gardens to vegetable plots. The luxury of this variation is one of the main reasons why we pay our present high rates for the benefits of having a good backyard of our choice. I want to do my own thing in my own backyard and not be overlooked and affected by the backyard neighbours.  The published design would have a severe impact on my privacy and quality of life.	Refer to response at 1.3 and 5.1.
7.4	Storm water drainage raises some important points.	This is not a planning matter and will need to be addressed by the building

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	Repeated flooding of my garage building ceased after about 1980 when a storm water tie was installed to take flood water from #47, into the storm water sewer. It has worked well. The plans for Residence B show this small pipe remaining in position about 1m below ground level. As this is about the same level as the foundations for the E side of Residence B, I would like assurance from a building expert that the external storm water tie is not adversely affected by the new foundations. Perhaps part of my concern is that the Sediment Control Pond Notes imply that extensive internal flooding is acceptable.	certifier.
<b>8. Ian Grigg</b>		
8.1	The site coverage is higher and more extensive than the 30% considered necessary to maintain foliage on the block.	Refer to response at 2.3.
8.2	The front setback is substantially less than the existing residence and changes the landscape to the front of the house.	Refer to response at 2.2.
8.3	This battle-axe development in effect establishes two substantial houses on the one block.	Refer to response at 1.3.
8.4	The proposed landscape to the front of the house is small and affects the streetscape and visual impact from National circuit.	Refer to response at 2.2.
8.5	Because this development is clearly within the DESIGNATED area to Parliament great care should be taken by NCA on setbacks and loss of existing soft landscaping. And battle-axe development is clearly new to the area. As I nearby resident I could not support this proposal. I trust the NCA will take the same cautious view.	The proposal is consistent with the relevant principals and policies of the National Capital Plan. Refer response at 1.2 and 1.3.
<b>9. James Koundouris (on behalf of 4 households)</b>		
9.1	The front set back is less than the existing residence	Refer to response at 2.2.

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	affecting the streetscape and not in keeping with the area.	
9.2	Site coverage is not in keeping with the character of the existing residential area and well over 30%.	Refer to response at 2.1 and 2.3.
9.3	Turning circles of the drive way do not meet the BCA	The applicant has provided turning diagrams that were prepared for the driveway design. Five out of the six car parking spaces indicated standard access. One of the spaces for dwelling 1 indicated that a three point turn would be required for exiting the site.
9.4	The carports are garages and should be included in the plot ratio calculation. We would anticipate that these would become fully enclosed if/when the DA is approved. Surely there would be an expectation that the “carports” would not have direct access to the main home without the carport being fully enclosed. This would be a security risk.	Refer to response at 2.3.
9.5	The proposal is for a battle-axe development ie one home behind the other, which again, is not in keeping with the existing residential character of the area. There are no battle-axe developments on National Circuit.	Refer to response at 1.3.
9.6	The accuracy of the lot soft landscaping of the areas needs confirmation.	Refer to response at 2.11.
9.7	There is a metal fence which is forward of the building line.	Refer to response at 2.9.
9.8	The interface between the proposed DA and the surrounding homes ie the substantial raised retaining walls is out of character.	<p>Respecting character does not mean preventing change and is not intended to result in replication of existing building stock. It does not mean mimicry or pattern book design. Respecting character generally involves respecting the bulk, form and architectural style of surrounding development.</p> <p>The majority of new developments to the northern side of National Circuit have basement parking, which includes at lease one boundary on those blocks to have a large retaining wall to facilitate access. The NCA considers that the use of these walls for vertical gardens is a sustainable intelligent solution and will soften the appearance of the larger walls proposed on site. The applicant has however amended plans which will reduce the extent of retaining walls.</p> <p>Refer to responses to Submission 5.</p>



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9.9	The subject proposal is not in keeping with the main objective of the plan ie that the existing residential character of the area continue and does certainly not coincide with NCA's recent public comments that they wish to preserve the designated area bound by Adelaide Avenue, National Circuit and Hobart Avenue.	Refer to response at 1.3.
<b>10. Gillian and Ian Graham</b>		
10.1	The front set back is less than the existing residence affecting the streetscape and not in keeping with the area.	Refer to response at 2.2.
10.2	Site coverage is not in keeping with the character of the existing residential area and well over 30%.	Refer to response at 2.1 and 2.3.
10.3	The carports are garages and should be included in the plot ratio calculation. We would anticipate that these would become fully enclosed if/when the DA is approved. Surely there would be an expectation that the "carports" would not have direct access to the main home without the carport being fully enclosed. This would be a security risk.	Refer to response at 2.3.
10.4	The proposal is for a battleaxe development ie one home behind the other, which again, is not in keeping with the existing residential character of the area. There are no battleaxe developments on National Circuit.	Refer to response at 1.3.
10.5	There is a metal fence which is forward of the building line.	Refer to response at 9.7.
10.6	The interface between the proposed DA and the surrounding homes ie the substantial raised retaining walls is out of character.	Refer to response at 9.8.
<b>11. Name Withheld</b>		
11.1	The battle-axe development is excessive and inconsistent with the character (mature trees, open spaces, wide streets, and large blocks) and history of the area.	Refer to response at 1.2 and 1.3
11.2	The maximum allowable plot ratio is 30%. The proposal has	Part 4.5.5 Detailed Conditions of Planning, Design and Development for the

Submission	Issue	NCA response
	<p>attempted to circumvent this by labelling garages as carports. Either way they are buildings and should be considered within the plot ratio.</p>	<p>Deakin/Forrest Residential Area Precinct of the NCP states: <i>Development throughout the area, except for sites fronting State Circle, should have a maximum plot ratio of 0.4.</i></p> <p>For the purpose of this assessment, in line with the NCP, the proposal is considered a multi-unit (semi-detached) dwelling. Therefore the Gross Floor Area calculation does not include any areas used for car parking.</p> <p>Total GFA of both buildings is 516.8m<sup>2</sup> and the block size is 1453m<sup>2</sup> providing a plot ratio of 0.36.</p> <p>The proposed development does not exceed the plot ratio requirement.</p>
<p><b>11. Megan Dick</b></p>		
<p>12.1</p>	<p>Trend to Subdivision. There should not be a continued acceptance of subdivision of blocks. This erodes the original garden character of this area: large blocks with a single houses and large landscaped gardens.</p>	<p>Refer to response at 3.1.</p>
<p>12.2</p>	<p>Erosion of a garden suburb. It should not be accepted that trees will be removed and soft landscaped gardens replaced by hard surfaces (like driveways, parking bays, paved areas etc) in order to meet a developer's requirements with the result being that there is very little "garden" left.</p>	<p>Refer to responses to Submission 2.</p>
<p>12.3</p>	<p>Style of the houses: the style of the proposed houses are large, block-like structures which look very commercial and not in keeping with the residential feel of most of the existing houses.</p>	<p>All applications for works approval are assessed on a case by case basis, including consideration of site constraints, streetscape, landscape setting, neighbourhood amenity, road networks and excellence in urban design.</p> <p>The proposal achieves excellence in urban design outcomes through its compliance with the performance and quantitative standards of the National Capital Plan.</p> <p>The proposal presents a similar footprint to the previous approval for a single dwelling, and is suitably dimensioned to accommodate the two dwellings and appropriate landscaping. The height and scale complements surrounding existing</p>

Submission	Issue	NCA response
		<p>(and proposed) developments and the streetscape.</p> <p>The contemporary architecture is similar to the brutalist style previously approved, and offers a highly modulated built form with articulated entries, patios and definition of base and upper level elements.</p> <p>The proposal presents as one dwelling from the National Circuit frontage, with the rear dwelling being separated by a central courtyard. The NCA considers that this dual occupancy residence will not have a detrimental impact on the character of the area.</p>
12.4	I would like to congratulate the NCA on the new consultation process which has been put in place for this proposal. The information was sent directly to affected neighbours and the street sign has been an excellent way for residents to be made aware of proposed developments in the area.	Noted. Public consultation is mandatory under the National Capital Plan for all development proposals within the Deakin/Forrest residential area.
<b>13 A. Moore</b>		
13.1	The proposal is for a battle-axe development, which is not in keeping with the existing residential character of the area, particularly given the other side of the street is heritage and so is much of the Forrest suburb. There are no battle-axe developments on National Circuit.	Refer to response at 1.2, 1.3 and 3.1.
13.2	The proposed front set back is less than the existing residence or others on the street - this dramatically affects the streetscape as it is not in keeping with the area and will look out of place, not to mention that this would mean the front house, given it is two storey, will overlook heritage houses on the other side of the street, and the front area of those either side.	Refer to response at 2.2.
13.3	The oak trees along National Circuit are unique in the role they play in the street, which we have to emphasise is heritage listed on the opposite side to this proposal. Building close to these trees has been established to have the ability to harm their roots and future health (i.e.	<p>Refer response at 1.2 and 3.1.</p> <p>A Landscape Management and Protection Plan (LMPP) was provided with the application and released for public consultation as part of the Landscape and Tree Management Plans package. The LMPP states that the existing verge is to be</p>

Submission	Issue	NCA response
	preventing access to water and perhaps sunlight). If building were to proceed as is, then it is quite likely that roots, and possibly branches in the way of the construction of this front house will be damaged or destroyed in the building process in order avoid any future resulting complications for the building - this will have detrimental affects for these trees which are vital to the streetscape and character of National Circuit.	protected. The plan will be revised to exclude the new driveway crossing, as the existing one will be utilised and remain unchanged.
13.4	Site coverage would not be in keeping with the character of the existing residential area and well over 30%.	Refer to response at 2.1 and 2.3.
13.5	The proposed turning circles of the driveway do not meet the BCA.	Refer to response at 9.3.
13.6	The proposed 'carports' are in reality garages and so should be included in the plot ratio calculation. It would be expected that these "carports" would not have direct access to the main home without the carport being fully enclosed, as this would be a security risk. If they are subsequently filled in after the project is completed, this would achieve a plot ratio over and above what would be allowable in the plan, thus they should now be included in the plot ratio and be re-considered in that light.	Refer to response at 11.2.
13.7	There is a proposed metal fence which is forward of the building line and not in keeping with the street or suburb	Refer to response at 9.7.
13.8	The interface between the proposed DA and the surrounding homes ie the substantial raised retaining walls is out of character with the area.	Refer to response at 9.8.
13.9	The accuracy of the lot soft landscaping of the areas needs confirmation.	Refer to response at 9.6
<b>14. Forrest Residents Group</b>		
14.1	The delivery of two dwellings on a single block does not	Refer to response at 3.1.

Submission	Issue	NCA response
	accord with the principle of single detached dwellings on large blocks, set within a verdant curtilage, espoused by the Blandfordia subdivision and development pattern.	
14.2	The site coverage is excessive. The proposal presents as an over development of the site, primarily through extensive hard surfacing. The plot ratio does not appear to have included the lower ground 'open garages'.	Refer to responses at 2.3 and 2.11.
14.3	The existing dwelling maintains an 11.75m setback, which increases at various points due to the articulated façade. Adjoining properties maintain minimum setbacks of circa 8.0m, but with considerable articulation. In contrast the development proposes a setback 8.5m but with very shallow articulation and a flat roof. The effect is a much more dominant presentation in the streetscene, contrary to the predominant character.	The applicant has provided an amended design that proved additional canopy trees on the National Circuit elevation.  Refer to response at 1.2 and 12.3.
14.4	This dominant presentation is emphasized by the both limited and very formalized approach to landscaping, particularly in the front setback which is dominated by a raised platform which effectively brings built development to within 4m of the boundary. Whereas garden city principles place considerable emphasis on a verdant environment, this application proposes the removal of all on site vegetation (including medium to high quality specimens) and the creation of extensive hard surfaces across the entire site. Rather than considering how the development can integrate into the landscape setting, the proposal has chosen to ignore it in its entirety, with landscaping squeezed in around building edges. Proposed landscaping species do not integrate with existing suburban landscape patterns, nor are they likely to achieve any significance, especially given constrained planting areas and densities.	Refer to responses at 1.2, 1.3, 2.1, 2.11.
14.5	The reliance on hard landscaping appears to be a means of mediating the change in topography. Significant retaining	Refer to responses at 5.2 to 5.5.

Submission	Issue	NCA response
	walls are required, reemphasizing our earlier comments regarding over development. We also query the impact of these retaining walls on adjacent properties and landscaping.	
14.6	The positioning of the rear dwelling relative to boundaries and hard landscaping surfaces (including the swimming pool) mean that the garden city ideal of retaining views from the street to large trees at the rear cannot be achieved	Refer to response at 5.2 to 5.5.
14.7	The documentation includes swimming pools, stairs and retaining wall areas within the calculation for landscaped areas. While it cites 510m <sup>2</sup> (35%) as being available for deep root planting, this does not factor in the dimensions of available space which is essential for significant landscaping to thrive.	The applicant has provided amended landscape plans that the NCA is currently reviewing.
14.8	The scale and treatment of the driveway and access control features such as the brick wall and metal fence are not consistent with the existing character and streetscape. These features will be overly dominant, and certainly more visually apparent than the dwelling entrance which the NCP requires as a key streetscape feature. It is unclear how these will contribute to opportunities for residents to engage with the local community and therefore streetscape. The Forrest Residents Group would support any proposals which limit new driveway development.	The applicant has provided an amended design that retains the existing driveway location and provides a gate to the lower ground level at the bottom of the driveway ramp.
14.9	<p>The Design and Siting General Code:-</p> <ul style="list-style-type: none"> <li>• Requires development to be sited to ensure that occupants are <i>'assured of an outlook that will not be obstructed by neighboring buildings...'</i> The placement of development, combined with its elevation above ground level and relationship to adjoining properties will not afford this courtesy to adjoining dwellings.</li> <li>• Precludes structures between the minimum building line and property boundary. The raised platform</li> </ul>	Refer to responses at 2.2 to 2.7.

Submission	Issue	NCA response
	<p>appears to conflict with this.</p> <ul style="list-style-type: none"> <li>Requires sufficient space for internal circulation and parking. The area for vehicle maneuvering appears very constrained.</li> </ul>	
14.10	further revision is required to better reflect the landscape and built form values associated with this area.	<p>The applicant has provided amended landscape plans that the NCA is currently reviewing.</p> <p>Refer to response at 12.3.</p>
<b>15. Brand Hoff</b>		
15.1	I thought there could only be 1 Principle Residence on a Block. I do not think that Battle Axe blocks reflect the character of the Forrest Suburb.	Refer to response at 3.1.
15.2	There are quite a few other concerns that have been expressed through the Forrest Residents Group. I hope the DA will be critically examined in light of the nature of our suburb.	Refer to the response to the submission made by the Forrest Residents Group at Submission 14.
<b>16. Margaret Atcherley</b>		
16.1	<p>Forrest is of particular significance in relation to Griffin's land axis and its proximity to Parliament House. The block at 47 National Circuit lies in the only residential area within a designated area that itself is seen as a good example of twentieth century garden city planning concepts. It is in all of our interests that this area and indeed the whole suburb, be subject to sensitive conservation and redevelopment while being well-maintained and valued.</p> <p>Future generations of Australians are unlikely to thank us for not treasuring an important historic and heritage area and preventing its over-development. This suburb, along with others in inner Canberra, should be able to be enjoyed and explored, not only by those fortunate enough to live</p>	Refer to response at 1.3.

Submission	Issue	NCA response
	here, but by people who now and in the future want more from the Canberra experience than visits to Parliament House and the War Memorial.	
16.2	In recent years, seemingly modest development proposals have collectively impacted unfavourably upon Forrest's character. This has occurred despite a policy context which recognizes those attributes of the suburb that have considerable significance at Territory and national levels; historically, aesthetically and from the point of view of our shared national heritage.	Refer to response at 1.3.
16.3	I understand the National Capital Authority (NCA) is currently reviewing its policy with a view to determining whether changes are required to mitigate any cumulative impacts of the current development push. In this regard, I commend the Eric Martin report, 'Conservation Guidelines – Forrest/Deakin NCA Controlled Area', already supplied to the NCA, as an important reference for key characteristics and planning controls that could be considered.	Refer to response at 1.3.
16.4	Two dwellings on a single block does not accord with the principle of single detached dwellings on large blocks, set within verdant gardens, espoused by the Blandfordia subdivision pattern. Indeed, the development requires the removal of three large trees on the block.	Refer to responses at 1.2, 1.3 and 3.1.
16.5	The site coverage is excessive. The proposal presents as an over-development of the site, primarily through extensive hard surfacing. The plot ratio does not appear to have included the lower ground 'open garages'. This approach facilitates far more intensive development than is otherwise justified with reference to local character. I believe that carports and garages should be viewed the same way and as part of the building footprint, because the former can so easily be converted to the latter.	Refer to response at 2.3.
16.6	The existing dwelling maintains an 11.75m setback, which increases at various points due to the façade. Adjoining	Refer to response at 2.2.



Submission	Issue	NCA response
	<p>properties maintain minimum setbacks of around 8.0m. I understand that the new development proposes a setback of 8.5m but with very shallow articulation and a flat roof. The effect is likely to be a much more dominant presentation to the street which seems to be contrary to the predominant character of the area.</p>	
16.7	<p>The dominant nature of the structure would be emphasized by the limited landscaping. The front has a raised platform which effectively brings building work to within 4m of the boundary. Rather than considering how the development can integrate into the landscape setting, the proposal has chosen to ignore it, with garden areas apparently squeezed in around building edges. As you would be aware, garden city principles place an emphasis on a verdant environment. Of particular note in relation to landscaping, the application proposes:</p> <ul style="list-style-type: none"> <li>• the removal of all on site vegetation (including medium to high quality plant specimens);</li> <li>• the creation of extensive hard surfaces across the entire site;</li> <li>• proposed landscaping species that do not integrate with existing suburban landscape patterns; and</li> <li>• the landscaping is unlikely to achieve any significance even when mature, given the constrained planting areas and densities.</li> </ul>	Refer to responses at 1.2, 1.3, 2.1, 2.11.
16.8	<p>The reliance on hard landscaping appears to be a means of mediating the change in topography. Significant retaining walls are required, re-emphasizing earlier comments regarding over-development. The impact of these retaining walls on adjacent properties, including affects on drainage and nearby landscaping are to be queried.</p>	Refer to responses at Submission 2.
16.9	<p>The positioning of the rear dwelling relative to boundaries and hard landscaping surfaces (including the proposed</p>	Refer to responses at 5.2 to 5.5.

Submission	Issue	NCA response
	swimming pool) mean that the garden city ideal of retaining views from the street to large trees at the rear cannot be achieved.	
16.10	The documentation for the development includes swimming pool, stairs and retaining wall areas within the calculation of 'landscaped' areas. While it cites 510m <sup>2</sup> (35%) as being available for deep root planting, this does not factor in the dimensions of available space that is needed for significant landscaping to thrive.	Refer to response 14.7.
16.11	The scale and treatment of the driveway and access control features such as the brick wall and metal fence are not consistent with the existing character and streetscape. These features appear to be overly dominant, too far forward and more visually apparent than the dwelling entrance, which the NCP requires as a key streetscape feature. It is unclear how these aspects will contribute to residents' ability to engage with the streetscape and therefore with the local community.	Refer to responses at 1.3, 5 and 9.7.
16.12	<p>The Design and Siting General Code:-</p> <ul style="list-style-type: none"> <li>Requires development to be sited to ensure that occupants are '<i>assured of an outlook that will not be obstructed by neighboring buildings...</i>' The placement of development, combined with its elevation above ground level and relationship to adjoining properties will not afford this courtesy to adjoining dwellings.</li> <li>Precludes structures between the minimum building line and property boundary. The raised platform appears to conflict with this.</li> </ul> <p>Requires sufficient space for internal circulation and parking. The area for vehicle maneuvering appears very constrained.</p>	Refer to responses at 5.1 and 9.3.

17. Tui  
Davidson

Submission	Issue	NCA response
	<p>I wish to have on record my concerns about the NCA requiring people who care about the suburb without the requisite knowledge or expertise to have to comment on individual works approval in the NCA space. This is resource intensive, and surely it is the NCAs core role to protect the national heritage within its purview, to meet the role of trustee to maintain or enhance the character of the NCA land.</p> <p>Many of the residents of Forrest and nearby suburbs are already concerned about the Manuka Plans, the changing face of the neighbourhood, the lack of heritage protections (see the Manuka Fire Station Precinct and there have been amazing individual houses which aren't heritage listed or in the NCA land and are being substantially altered or demolished) and the cumulative impacts of developments that have happened because no one thought we had to become the overseers of our heritage.</p> <p>Others are looking to maximise their land value and capitalise by dual occupancy or multi unit. This affects the whole neighbourhood.</p> <p>I believe Eric Martin - an expert in heritage matters and on the National Trust (ACT) - is best placed to provide input on this and I wholeheartedly support his input and if it hasn't been provided ask that it is.</p> <p>I am concerned that the piecemeal approach doesn't work, that the ACT government is taking advantage and that the NCA is not empowered to adequately protect or maintain our heritage. By ours I mean the heritage of our capital, the entire country's heritage. Are the design qualities intended by the National Capital Plan adequate? Are the garden city</p>	<p>Noted.</p> <p>Part 4.5.5 Detailed conditions of planning design and development within the Deakin Forrest Residential Area Precinct Code of the NCP states that <i>All residential development proposals are subject to public notification and consultation with lessees and residents in the Deakin/ Forrest residential area.</i></p> <p>Public consultation provides an opportunity for the community and stakeholders to express ideas and share comment, knowledge and experience with the NCA. It provides a means for incorporating the public's values into the decision making process. Public participation recognises that experts contribute essential information and knowledge to decision making, however the effectiveness of those decisions tends to be enduring when understanding of the community context is part of the process.</p>

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ideals being protected? Quality architecture is very subjective.

I think they are being eroded and would appreciate informed people being asked their comments as I don't have the time to research and then articulate my concerns on your timeframes – and this worries me.

I live in the neighbourhood and love the neighbourhood but I work and have two young children and am very frustrated at being unable to dedicate the time and resources involved to provide an informed view. I agree with consultation but developers and people putting in works approval know what they are doing. I struggle to comment and am not familiar with the building code, the NC Plan, the Heritage requirements, the ACT Government boundaries and NCA vagaries. I am very concerned about what is happening and also at your putting the onus on people like me to become subject matter experts as if we have nothing better to do. I just cant. I need you to uphold your role and defend and look after the NCA land and values, character and quality of the area. If you are not adequately resourced to do so, that is a different conversation and one which should be had if it is the case.

18. Name withheld		
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18.1	The proposal is for a battle-axe development and is not in keeping with the existing residential character of the area. There are no battle-axe developments on National Circuit.	Refer to response at 3.1.
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18.2	The overall scale of the development is not in keeping with the character of the existing residential area and well over	Refer to response at 2.3.
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	the existing 30% GFA.	
18.3	The driveways are very tight and the carports should be included in the plot ratio calculation. The carports will obviously become garages, further effecting the GFA ratios.	Refer to response at 2.3 and 9.3.
18.4	The landscaping seems ambiguous and the huge metal fence is forward of the building line. The substantial raised retaining walls in conjunction with the metal fencing are in contrast to the overall character of the existing residences.	Refer to responses at 2.2 and 2.9.
18.5	Overall, we feel that the interface between the proposed DA and the surrounding homes is out of character and will substantially negatively effect the local surroundings and existing homes.	Refer to response at 1.3.
<b>19. Anne Forrest</b>		
19.1	I do not have the advantage of being able to scrutinise the plans in any detail, or the opportunity to speak with the proponent and architect.	Noted.
	Demolition procedures: <ul style="list-style-type: none"> <li>Initially, who is required to notify the Environment Protection Authority [EPA] that the building at no. 47 is to be demolished?</li> <li>Is it then the responsibility of the EPA to monitor the safe removal and disposal of demolition material and fill?</li> <li>There is no reference to contingency plans in the case of the presence of asbestos material. Is there n approved a plan to check for, and safely dispose of, contaminated materials if found to be present?</li> <li>There does not appear to be a plan to protect the verge during demolition and construction. Is this an oversight?</li> </ul>	<p>Construction, including on site demolition works, is undertaken by the appointed contractor/builder once planning approval is granted.</p> <p>Works on site sit outside of the planning approval process. It is the responsibility of the qualified licenced builder to ensure all work meets Workplace, Health and Safety regulations, including undertaking a Hazardous Materials assessment prior to demolition. Asbestos assessment and removal/disposal is undertaken by qualified licenced professionals to mitigate potential hazards and risks. It is illegal in the ACT for a homeowner or unqualified person to work with or remove asbestos.</p> <p>A Landscape Management and Protection Plan (LMPP) was provided with the application and released for public consultation as part of the Landscape and Tree Management Plans package. The LMPP states that the existing verge is to be protected. The plan has been revised to exclude the new driveway crossing, as the existing one will be utilised and remain unchanged.</p>

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19.2	I urge NCA assessing officers to scrutinise the proposal in the light of the guidelines, as recommended in the Eric Martin report.	The NCA assesses proposals for consistency against the relevant provisions of the National Capital Plan.
<b>20. Tina and Rohit Tamhane</b>		
20.1	The plans to build dual occupancy housing is not in keeping of the area which comprises of mostly single home dwellings. Furthermore, it disrupts the design of the suburb by allowing a larger plot ratio.	Refer to responses at 1.3 and 2.3.
<b>21. Virginia Hansen</b>		
21.1	The proposal is an example of over development that is happening in Forrest.	Refer to response at 2.1.
21.2	The area has never allowed battle-axed residences which are designed purely to make the most of the plot and provide better financial return for the owner/developer without consideration for the original intention meant for Canberra's older established suburbs.	Refer to responses at 1.2 and 1.3.
21.3	Forrest was built as a prestigious residential area according to the original Canberra plan and the above proposed development is not in keeping with this. National Circuit was intended as a garden city precinct and the proposed development at number 47 shows an excessive loss of landscaping with minimal landscaping at the front which will absolutely impact on the streetscape.	Refer to responses at 1.2 and 2.1.