

# Works Approval

2 Somers Crescent, Forrest

at

Block 9 Section 6

FORREST

May 2024

Rev. D

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## J23-01065 | B9 S6 Forrest | Works Approval

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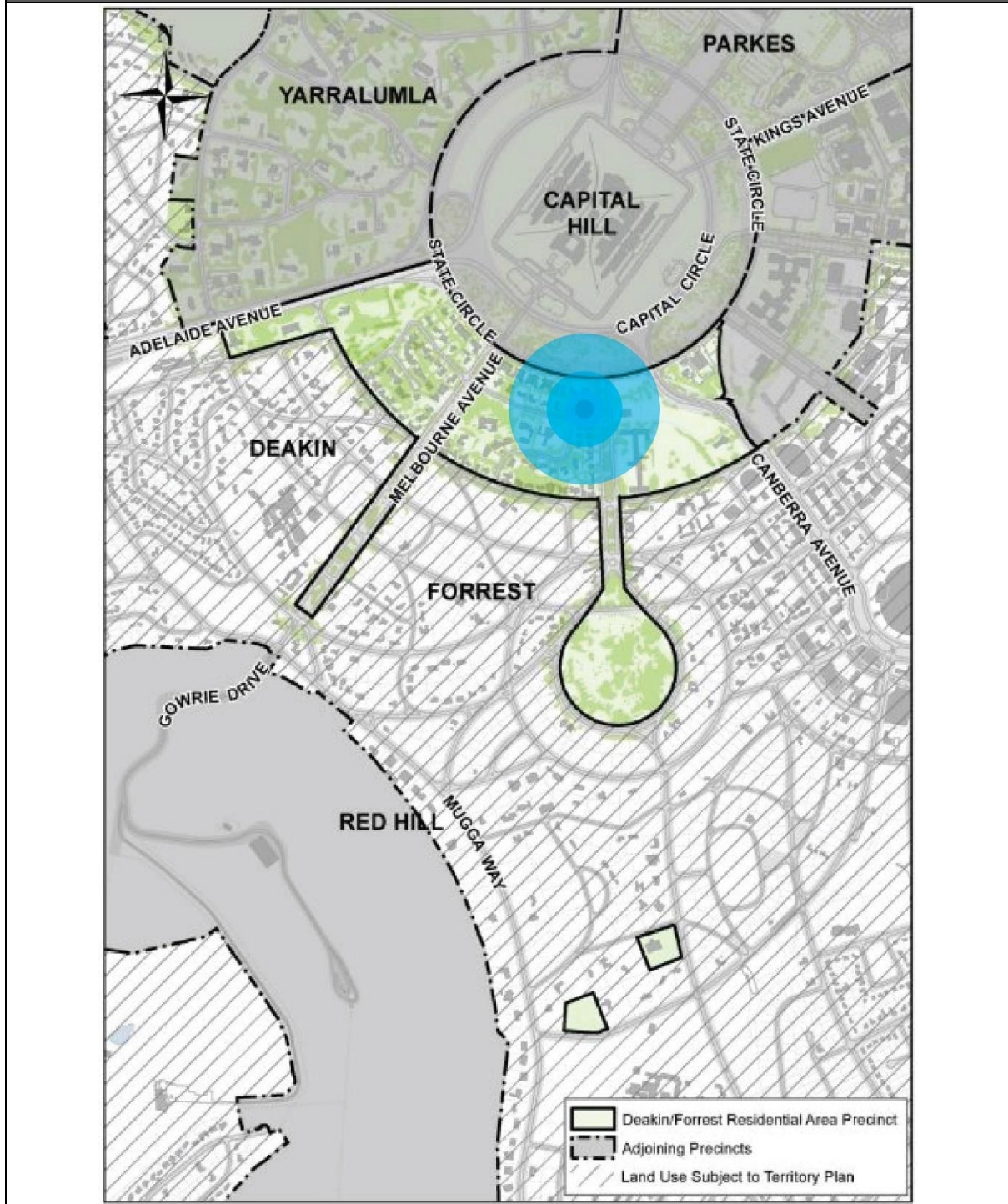
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# Locality Plan

Block Section, Division	Block 9 Section 6, FORREST
Address	2 Somers Crescent, Forrest 2603

## Locality Figure(s)



Site description	
<b>Block Area</b>	2553 m2
<b>Precinct Codes</b>	Parliamentary Zone Deakin/Forrest Residential Precinct
<b>Current Use</b>	Residential
<b>Access, Driveways and Parking</b>	Current access includes verge crossings on Somers Crescent and Hobart Avenue, with a through driveway. Current parking for one (1) residence.
<b>Site constraints</b>	Sewerage easement running the entire northern boundary, large regulated trees on south east corner of site.
<b>Environmental values</b>	No significant environmental values.
<b>Surrounding Land Uses and Development</b>	The site is surrounded by Designated Land with lower density (40% GFA) development areas to the west along Somers Crescent and higher density (80% GFA) development to the north.

## Site background and Brief to Architect

The subject site is located at the intersection of Hobart Avenue and Somers Crescent within the Deakin/Forrest Residential Area Precinct. Block 9 currently has a single residential dwelling and was subject to a previous works approval WA102832. While that works approval had been approved by the National Capital Authority (NCA), upon peer review, that design was determined to lack consideration for a number of design outcomes which were considered as critical for the expected future residents. Lack of private open space, overshadowing of the private open space (POS) and the best north aspect available being addressed by a line of garage doors were considered as significant flaws. These issues were not able to be addressed without a full redesign which this works approval application seeks to rectify.

The existent works approval application sought and gained approval for a number of tree removals, which have been carried out. We are not proposing removal of any trees not already approved for removal in the previous works approval.

Such a prominent residential corner location within the parliamentary urban area, deserves a well-considered design outcome. We engaged one of Canberra's most respected architects, Rodney Moss, to develop up the brief we provided.

### **The Brief**

*We engaged with several agents with long running experience in the Inner South as to the needs and aspirations of residents who were living currently in large homes on large blocks, and who wanted to move into more suitably sized accommodation, with lower maintenance gardens, effectively to “age in place”. Advice received aligned with contemporary urban design and architectural practice. It was critical that any new home would provide wide exposure to the northern sun, for living areas and POS, that are significantly larger than the minimums allowed. Sufficient car accommodation and storage is required to enable future residents’ suitable space for life’s worth of belongings. Although the number of bedrooms were not critical, it was considered highly important that a guest room would be similar to a main bedroom size and that a third bedroom would be ideal for grandchildren sleep-overs, or use as a nook or study.*

*SPACELAB modelled up site constraints and then provided Rodney Moss with a detailed brief to work up. Across a design period of many months the design as now lodged within this works approval was reviewed, reconsidered and refined.*

*The development proposal we are now seek a new Works Approval for respects the materiality, built scale and distinguished character of the local area, and will provide relevant and desirable provision of housing equally suitable for those who look to “age in place” or for those working within and around Parliament House, and seeking a home close to all that matters in their life.*

*Rodney Moss understands the needs of these future residents, having resided in Barton and worked as the principle of COX Architecture here in the Inner South for many years. Now by his own assessment being the target market himself. His design is aspirational, in keeping with the subject site’s location and provides a high degree of design integrity, adding to the urban fabric without alienating itself from existing development within the area.*

*Focusing on the proposal through a ‘landscape lead’ design, we have ensured that the proposal is in keeping with the Garden City concepts seen adopted under the Griffin Plan.*



Site Figure(s)



## Pre-Works Approval Advice

### ICON Water

*ICON were engaged by our civil engineer and have given in-principle support for the proposed works.*

*Refer to **ICON Water In Principle Support***

### Evo Energy

*Evo Energy have advised they see no particular encumbrances to a provision of their services and have advised we can delay any further interface with them until we are within detail design for construction.*

### TCCS

*TCCS are particularly “rule bound” and seemed incapable of making a decision when one rule (“3 metre clearance for verge crossing from all street trees”) falls foul of another of their rules (“a verge crossing of a particularly large dimension”). We spent many weeks trying to educate TCCS assessment staff that you can’t have both a 3 metre clearance from street trees and a verge crossing more suited to a one hundred (100) unit complex, when the street trees are just 10 metres apart.*

*Within a long and engaging process with TCCS, we presented the NCA requirement for a verge crossing with a maximum width at the property boundary of 3.6 metres. This requirement was reiterated by the NCA feedback to our initial pre-application meeting. TCCS have a guideline that any development of three (3) units or more has a passing bay to enable vehicles to pass each other on the driveway ramp. The Australian Standard requires a passing bay for development of thirty (30) dwellings plus (not three) and that does seem to place this TCCS requirement in the realm of unjustified or unnecessary.*

*TCCS did confirm they supported:*

*The verge crossing location proposed on Somers Crescent as the most suitable location available.*

*We did not propose the removal of any street trees.*

*The closure of the two (2) existent verge crossings on Hobart Avenue.*

*TCCS have now agreed in conversation that they will abide by any NCA decision, meaning they will support the NCA required verge crossing width and a single lane driveway ramp, if the NCA does. As we would not expect the NCA to approve anything that was inherently unsafe or a poor design, we have engaged a traffic engineer to review and advise upon the proposed design, TCCS have also reviewed our traffic engineers report and acknowledge the reports’ finding that the likelihood of two (2) vehicles coming into conflict on the single lane driveway ramp is exceptionally unlikely with a chance of two (2) vehicles travelling in opposite directions meeting on the ramp being in the realm of a 1% possibility.*

*The traffic engineers report clarifies that the proposed driveway is a suitable, safe design outcome.*

*The TCCS contact we have been liaising with is Asaduzzaman Khan (Asad).*

*We are seeking the NCA to support the driveway design and access based on the traffic engineer’s professional advice.*

*Refer to **Traffic Report for Proposed Vehicle Access Arrangements***



# Planning Report

## Architects Summary

*“Somers Crescent runs parallel with State Circle which circumnavigates Parliament House. It is a pleasant landscaped residential street which is being redeveloped to accommodate good quality medium density housing.*

*Our site is one of the larger blocks on the corner of Somers Crescent and Hobart Avenue. It contains mature planting, enjoys a northerly aspect towards Parliament House and is the entrance to Somers Street.*

*The proposal is to construct two semidetached two-storey houses and two single-storey free standing houses (six houses in all). The houses are all generous in scale and proportion and include private basement garages and storage with lift access. The houses are all accessible and have level pedestrian access directly off the footpaths on Somers Crescent or Hobart Avenue.*

*The houses all enjoy a northern orientation overlooking private landscaped external courtyards and gardens, the established trees have been successfully integrated into the development to provide an elegant mature landscape.*

*The form and character of the houses has been informed by the interwar style of Canberra protagonists like Malcolm Moir and Heather Sutherland rather than the Garden City Federal Capital Commission cottage.*

*The material palette includes brickwork, concrete, timber and stone. Attention has been given to ensuring these structures are energy efficient by the use of high levels of insulation, appropriate thermal mass, correct orientation, sun shading and cantilevered awnings.*

*In an urban design context, the scale of these dwellings “holds” the corner of Hobart Avenue and Somers Crescent creates an appropriate entrance to Somers Crescent and presents as a modern and well considered development.*

*The development will offer well designed generous and accessible housing in a historic part of the city that adjoins Parliament House.”*

*Lead Architect*

*Rodney Moss*

*LFAIA*

*Registered Architect ACT ( 846 )*

## Description of Works

*This works approval application seeks consideration of the development of six (6) townhouses on the subject site. The subject site previously had an approved works approval (WA102832) for the development of four (4) townhouses.*

*We propose a reconsideration of the built form on the block, with the construction of four (4), two-storey townhouses fronting Somers Crescent, and two (2), single-storey townhouses at the rear (north) of the block.*

*The works proposed include the demolition of the existing single residence and landscape features, inground pool, associated driveway, and vegetation. The works require the excavation of a basement section through the centre of the site, to allow for a below ground basement area to provide parking garages to the six (6) residential townhouses. Each townhouse would have a three (3) car garage with an additional allocated visitor parking space within that garage which would be accessed by a central driveway ramp. This ramp is not enclosed and opens up the centre of the site to provide natural light into the garage area and the necessary access for vehicles.*

*The two-storey townhouses contain entry foyers featuring a void overhead which provides natural light into the ground floor and adjacent stairwell. A personal lift provides access to the first floor and the basement. The entry corridor leads through to a study/library area that frames the opening to the kitchen, living and dining areas and an extensive north facing private open space. Also located on the ground floor is a main bedroom suite with ensuite and walk in robe, and powder room both which are accessed off the entry corridor. Two more bedrooms can be found on the first floor, one of which replicates the main suite on the ground floor allowing the occupant a choice of bedroom on either floor. Adjacent to the larger bedroom is a bathroom and laundry which can be accessed from the additional living/rumpus area on the first floor. The first floor also features a mezzanine that overlooks the kitchen and dining area on the ground floor, with this outlook across a double storey height ceiling and void. The bedrooms on the first floor have access out to their own covered balconies.*

*The single-storey townhouses enjoy step free access to their main entry points from Somers Crescent or Hobart Avenue. The stairwell and personal lift accessing the basement are located in the entry foyer. The entry corridor opens to large flowing living areas including a central kitchen and dining area, with formal and informal living areas and access out to a large outdoor private open space. The main bedroom suite is complete with an ensuite and a walk-in robe. 2 further bedrooms have private access to the second bathroom.*

*The landscape design creates a green buffer surrounding the development, incorporating layered planting and formal hedging to the Somers Crescent and Hobart Avenue boundaries, with accessible entries to each unit. All species within the landscape design have been selected due to their performance in the Canberra climate. Deciduous tree plantings have been incorporated throughout the development, providing summer shade, winter solar access and seasonal colour. Each unit has a generous-sized, functional private outdoor area that incorporates a mix of hard and softscapes, featuring layered planting and shade trees. The large existing trees to the Somers Crescent-Hobart Avenue corner have been retained, providing substantial canopy coverage and privacy to the development. All materials selected within the landscape design are of a high quality and compliment the built form. The development design incorporates a break in the podium level over the basement level, providing the opportunity to take living green infrastructure to the lower level through the central driveway space and voids at each end, increasing the permeability and green outlook within the site.*

## Response to the Parliamentary Zone and its Setting

### 4.2.2.1 Principles for the Parliamentary Zone and its Setting

<p>1. Canberra's role as Australia's Capital is of continuing and paramount importance. National functions, organisations and activities are actively encouraged to locate in Canberra. They should be housed and located in prominent positions where they serve, individually and collectively, as effective symbols of the nation and its Capital.</p>	<p><i>As a residential block, the site's role is to provide housing in a prominent location for those who serve in the National Capital.</i></p>
<p>2. Opportunities should be taken progressively to enhance the international role of Canberra as Australia's Capital. Diplomatic representation, the establishment in Canberra of international organisations, and the holding of international events in Canberra are all encouraged as means of enhancing the National Capital's international role.</p>	<p><i>The proposed works create a high quality and prominent living outcome adjacent to Capitol Hill. This is a symbol of the Griffins plan for those visiting the national capital for national and international events.</i></p>
<p>3. The planning and development of the National Capital will seek to respect and enhance the main principles of the Griffins' formally adopted plan for Canberra.</p>	<p><i>The design is in keeping with the Griffin Plan for Canberra and through the design is supportive of the surrounding setting of Capitol Hill.</i></p> <p><i>The built form is a symbol of design in the heart of the Capital upholding the Griffin plan in both setting and design, with modern elements and features that look back to the red brick heritage of the area.</i></p> <p><i>The design is not only contributing to the future urban forest with a green design focus, but the streetscape of the proposed works will be an exemplary example of the National Capital's ongoing commitment to positive landscape design. With siting on Hobart Avenue and visible from the State Circle intersection, the connection to urban open spaces such as Collins Park and Parliament Hill are emphasized with tree retention and green design that blends the transition from streetscape to built form. The design provides passive surveillance and an urban streetscape that contributes to the Griffins plan for safe and high-quality pedestrian linkage throughout the Parliamentary Zone.</i></p>

<p>4. The Parliamentary Zone and its setting remain the heart of the National Capital. In this area, priority will be given to the development of buildings and associated structures which have activities and functions that symbolise the Capital and through it the nation. Other developments in the area should be sited and designed to support the prominence of these national functions and reinforce the character of the area.</p>	<p><i>As a residential block the sites role is supportive of the activities and functions in the heart of Canberra. The site provides housing in a prominent location for those who serve and frequent the National Capital. Through the design, the character of the area is displayed and reinforced in the featuring of Canberra Red Brick.</i></p>
<p>5. Planning and development of the Territory beyond the Parliamentary Zone and its setting should enhance the national significance of both Canberra and the Territory.</p>	<p><i>The design brings a high quality and elegant housing outcome to a prominent area that enhances the national and international reputation of both Canberra and the Territory.</i></p>

#### 4.2.2.2 Policies for the Parliamentary Zone and its setting

<p>1. Major national functions and activities that are closely connected with workings of Parliament House or are of major national significance should be located in or adjacent to the National Triangle formed by Commonwealth, Kings and Constitution Avenues, to provide a strong physical and functional structure which symbolises the role of Canberra as the National Capital.</p>	<p><i>As a residential block the sites role is to provide housing in a prominent location for those who serve in the National Capital. The housing supports the roles of the surrounding area for major national functions and activities.</i></p>
<p>2. The preferred uses in the Parliamentary Zone are those that arise from its role as the physical manifestation of Australian democratic government and as the home of the nation's most important cultural and judicial institutions and symbols. The highest standards of architecture will be sought for buildings located in the Parliamentary Zone.</p>	<p><i>Rodney Moss is lead Architect on the project, having many decades of experience in the National Capital and the recipient of numerous awards and medallions. His design is based in Sydney school architectural design, with mid century references with elegant elements and brick features that allude to the area's original heritage.</i></p>
<p>3. Diplomatic activities should be established in places which are prestigious, have good access to Parliament House and other designated diplomatic precincts, and meet security requirements. They should be planned and designed to establish a distinct character and setting for each area reflecting their national and international significance.</p>	<p><i>As a residential block, the site's role is to provide housing in a prominent location for those who serve in the National Capital. The design provides a practical housing function in proximity to the Parliamentary Zone and is supportive to the character of the area.</i></p>
<p>4. National and international associations and institutions will be encouraged to locate in Canberra, and whenever practicable the District of Canberra Central will be the preferred location for them.</p>	<p><i>As a residential block, the site's role is to provide housing in a prominent location for those who serve in the National Capital. The design provides a high-quality residential outcome for the site, providing an attractive and prestigious option for those who serve at high levels of government or within international institutions with access to the heart of the Parliamentary Zone.</i></p>



## Response to Deakin/Forrest Residential Area Precinct Code

### 4.5.3 Objectives for Deakin/Forrest Residential Area Precinct

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.
2. The principle residential character of the area and the use of the land primarily for residential purposes are to continue.
3. Design of buildings in proximity to the Prime Minister's Lodge must reflect the dominant urban design character of the locality.

*The proposed works have been designed to maintain and enhance the National Capital character and are in keeping with this area of national significance.*

*The subject site proposal is for residential purposes only as in accordance with the crown lease.*

*The proposal is consistent with the objectives due to the elegant character of the proposal, and its reflective nature when viewed with the surrounding urban landscape. Residential uses are the only proposed use for the block and the subject site is not in close proximity to the Prime Minister's Lodge.*

Refer to **L700-Landscape - Perspectives Location Plan**

**L701-Landscape - Perspectives Sheet 1**

**L702-Landscape - Perspectives Sheet 2**

**L703-Landscape - Perspectives Sheet 3**

**L704-Landscape - Perspectives Sheet 4**

**L705-Landscape - Perspectives Sheet 5**

### 4.5.4 Land use for Deakin/Forrest Residential Area Precinct

The following uses are permitted on 'Residential' blocks:

- Residential
- Home Business
- 

Commercial accommodation including serviced apartments is not permitted.

Permitted land uses for 'Land Use A' are:

- Residential
- Diplomatic Mission
- Commercial Accommodation (Hotel and Serviced Apartment only)

*The proposed works are for a residential use and therefore consistent with the permitted uses fo 'residential' blocks.*

#### 4.5.5 Detailed conditions of planning, design and development

<p><b>General</b></p> <p>To ensure excellent urban design for this important residential precinct adjacent to Parliament House, the quantitative standards, with the exception of building height and plot ratio, may be varied where it can be demonstrated that this would result in an excellent urban design outcome. All residential development proposals are subject to public notification and consultation with lessees and residents in the Deakin/ Forrest residential area.</p> <p>The general development conditions include:</p> <ul style="list-style-type: none"><li>• The principal residential character of the area and the use of the land for residential purposes are to continue.</li><li>• 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.</li><li>• Development throughout the area, except for sites fronting State Circle, should have a maximum plot ratio of 0.4.</li><li>• Design of buildings in proximity to the Prime Minister’s Lodge should reflect the dominant urban design character of the locality.</li><li>• Roof mounted aerials, masts and satellite dishes should be located to have a low visual impact.</li></ul>	<p><i>We consider that the residential development we are proposing satisfies the general development conditions for the area and its desired residential character. The development is a proposal to increase the availability of high-class residential dwellings within the important residential precinct. The proposals built form height is reflective of the urban character of the area and is not to be more than two storeys in height. While there is an increase in residential units on the subject site, we do not propose a plot ratio greater than 0.4. Our subject site is not in close proximity to the Prime Minister’s Lodge and therefore not reflective of this dominant local character.</i></p> <p>Refer to <b>L700-Landscape - Perspectives Location Plan</b> <b>L701-Landscape - Perspectives Sheet 1</b> <b>L702-Landscape - Perspectives Sheet 2</b> <b>L703-Landscape - Perspectives Sheet 3</b> <b>L704-Landscape - Perspectives Sheet 4</b> <b>L705-Landscape - Perspectives Sheet 5</b></p>
<p><b>Location specific</b></p> <p>The following conditions apply to residential sites fronting State Circle between Hobart and Adelaide Avenues.</p> <p>The objectives of these development conditions are to:</p> <ul style="list-style-type: none"><li>• Provide for high quality residential development of a scale and character appropriate to the setting of Parliament House and the Main Avenue role of State Circle.</li><li>• Protect the residential amenity of rear neighbours in terms of privacy, sunlight access and provision of a landscape buffer.</li><li>• Reduce traffic access from residences to State Circle.</li><li>• Provide for a variety of housing types and sizes.</li></ul>	<p><i>Our subject site is not on State Circle therefore this rule is not applicable. However, the design of proposal is reflective of the intent of this ruling as we proposed a high quality residential development appropriate to the surrounding area, that provides residential amenity and landscape.</i></p> <p>Refer to <b>Locality Figure(s)</b> in this report</p>

<p><b>Block amalgamation</b> Block amalgamation may involve more than two blocks.</p>	<p><i>Block Amalgamation is not proposed on this block.</i></p>
<p><b>Building height</b> Any redevelopment of blocks will result in buildings that address State Circle and should be two storeys in height. If blocks are amalgamated three storeys is permissible. If a block is isolated by amalgamation three storeys may be permissible.</p>	<p><i>No built form is proposed of three (3) storeys. Our maximum built form height is 7.7 metres. No amalgamation is proposed.</i></p> <p><i>Refer to <b>U114-Architecture - Elevations 1</b> <b>U115-Architecture - Elevations 2</b> <b>U116-Architecture - Elevations 3</b></i></p>
<p><b>Plot ratio</b> The plot ratio for residential redevelopment of existing blocks is 0.4. If sites are amalgamated the plot ratio may be up to 0.8. An exception applies to blocks flanking Melbourne Avenue (Block 1 Section 6 Forrest and Block 9 Section 3 Deakin) which are permitted to develop to a plot ratio of 0.8 without amalgamation. For other blocks, including blocks isolated by amalgamation, a plot ratio higher than 0.4 and up to a maximum of 0.8 may also be permissible (where it can be demonstrated that this would result in an excellent urban design outcome).</p>	<p><i>Plot Ratio proposed on the block is 0.4.</i></p> <p><i>Refer to <b>U000-Architecture - Schedule of Proposed Works</b> <b>U800-Architecture - Area Plan Ground Floor</b> <b>U801-Architecture - Area Plan First Floor</b></i></p>
<p><b>Architecture</b> Architectural treatment should be of the highest quality, reflecting the prestigious character of the area. The provision of legible entries, accessible from the street, is encouraged as a means of enriching the streetscape. Buildings should be modulated and provided with articulation elements such as porches, balconies, bay window and shade devices, to provide visual interest to the streetscape. Balconies off living areas should generally have a minimum dimension of 2.5 metres.</p> <p>Due consideration should be given to the roof form and roofscape of buildings. Roof top plant and equipment, if required, should be carefully integrated with the roof form and design of the building and screened from public view from the street. Internal floor to ceiling dimensions should generally be a minimum of 2.7</p>	<p><i>The architecture of the site is of the highest quality, reflective of the skill and design nous of our lead Architect, Rodney Moss. The design clearly dictates the separate dwellings and provides a unique modern form that is well considered. Facade articulation provides visual interest and provides amenity and shading through balconies and cover for the built form entries. The material and architectural styling of the proposal are elegant and timeless materials, which are concordant with the esteem of the subject site's location.</i></p> <p><i>Balconies are proposed for the two-storey units. While they do not meet the minimum dimension of 2.5 metres, these balconies are not intended to function as principal POS.</i></p> <p><i>Design consideration has been given to the roof forms, which are flat roofs that service the site through the shading of summer sun and provide architectural interest to the</i></p>

<p>metres to promote natural lighting and cross-ventilation, consistent with energy efficiency objectives and creation of generously scaled facades.</p>	<p><i>design. Internal floor dimensions are a minimum of 2.7 metres with double height ceilings present in the two-storey townhouse living rooms.</i></p> <p><i>Roof plant and equipment are not proposed.</i></p> <p><i>Refer to <b>Architectural Plans - U000 to U801</b></i></p>
<p><b>Vehicle access</b></p> <p>Vehicle access should be consistent with the principle shown in Figure 31. Blocks, including amalgamated blocks, with a frontage to a road other than State Circle may have access to that road. Site planning should ensure that vehicles are able to enter and leave the site in a forward direction.</p> <p>The number of vehicular access points to and from State Circle should be minimised in the interests of traffic safety, convenience and streetscape quality.</p> <p><b>Figure 31: Deakin Forrest Residential Precinct - Indicative block amalgamation and access</b></p>	<p><i>The subject site does not front State Circle. Vehicle access will be provided through the relocation of the verge crossing on Somers Crescent. The verge crossing will be relocated to meet tree protection requirements.</i></p> <p><i>Vehicles will leave the site in a forward direction.</i></p> <p><i>Vehicular access points to and from State Circle are not applicable.</i></p> <p><i>Refer to <b>U500-Architecture - Turning Circle Sheet 1</b></i> <i><b>U501-Architecture - Turning Circle Sheet 2</b></i></p>
<p><b>Building envelopes</b></p> <p>Buildings should generally be contained within the building envelopes depicted in Figure 32.</p> <p><b>Figure 32: Deakin Forrest Residential Precinct - Building envelopes and setbacks</b></p>	<p><i><b>Figure 32: Deakin Forrest Residential Precinct - Building envelopes and setbacks</b> is specific to built form fronting State Circle, so our subject site is not applicable. However, we believe that the built form proposal is consistent with the requested form and siting for the area, and does not go against the intent of the building envelope requirements.</i></p>
<p><b>Setbacks</b></p> <p>Setback from State Circle should be 10 metres. Building articulation elements such as balconies, entries and shading devices may be permitted forward of the primary setback.</p> <p>The minimum setback of buildings from side boundaries for three storey development is six metres. For two storey development, the minimum side</p>	<p><i>Not Applicable as subject site is not on State Circle.</i></p> <p><i>The built form setbacks have been as followed per: <b>GENERAL CODES 4.19 Design and Siting Guides.</b></i></p> <p><i>The development has a 7.5 metre setback from Hobart Avenue, and a 6 metre setback from Somers Crescent. We have a 3 metre setback from the western side boundary</i></p>

<p>boundary set back may be less than six metres provided it is generally in accordance with the building envelope depicted in Figure 32.</p> <p>The minimum setback for buildings from rear boundaries for three storey development is generally 18 metres. Lower scale development may occur within the rear landscape zone subject to the protection of privacy, the avoidance of overshadowing and the retention of existing substantial trees.</p>	<p><i>to the two-storey built form and over a 4 metre setback to the rear walls of the built form.</i></p> <p><i>Refer to <b>U101-Architecture - Site Plan</b> <b>U103-Architecture - Ground Floor</b></i></p>
<p><b>Car parking</b></p> <p>Where the plot ratio exceeds 0.4, car parking other than parking for visitors, should be in a basement. If car parking is in a basement it will not be considered to be part of the Gross Floor Area (GFA) of the building. The basement level is also not considered to be a storey.</p> <p>The finished floor level of the floor above the basement should not exceed one metre above natural ground level. Vent openings are to be integrated with landscape and architectural elements, and generally concealed from public view.</p> <p>Undercroft parking, carports, and free standing garages are to be avoided.</p>	<p><i>Basement level car-parking is proposed. This will be accessed by a central driveway ramp. The basement floor level is approximately 3 metres below ground floor level.</i></p> <p><i>The finished floor level of the basement does not exceed one meter above natural ground level.</i></p> <p><i>Undercroft parking, carports and free-standing garages are not proposed.</i></p> <p><i>Refer to <b>U102-Architecture - Basement</b></i></p>
<p><b>Landscape</b></p> <p>The front landscape zone to State Circle should be developed to provide a high quality landscape setting with space for planting medium to large trees.</p> <p>The rear landscape zone is to provide for a substantial landscape buffer that will afford privacy to rear neighbours and maintain winter sunlight to those properties.</p> <p>The use of hedges is encouraged in lieu of, or combined with, garden walls when forward of the building line. Any front retaining or garden wall should be integrated with the landscape treatments. Garden walls forward of the building line should generally be transparent in character. The maximum average height of fencing should be 1500mm.</p> <p>Large expanses of exposed paved surfaces except for necessary vehicle driveways, should be avoided.</p>	<p><i>The landscape zones of the development provide suitable landscape buffer to neighbours. Hedge and tall planting along boundaries will provide privacy without reducing sunlight to either property. The rear of the block contains an easement that adds to the setback distance between the subject site and the northern neighbour. Our western boundary contains a pathway and planting to provide access to the easement, and top one of the single level townhouses. This pathway provides privacy, alongside planting on the fence line on both blocks.</i></p> <p><i>Hedging is proposed on the subject site, combined with garden walls as shown on the landscape documentation. The landscape treatments are well considered and integrated into the overall character of the proposal. Garden walls forward of the building line will be well integrated into the proposed planting and will become hidden as the planting is established.</i></p>



	<p><i>The fencing height only exceeds 1500mm where fall protection is required as per NCC requirements.</i></p> <p><i>Exposed paved surfaces are only present where outdoor circulation and entertaining areas are provided. Paved surfaces have been reduced and minimized wherever possible without removing amenity for the residential units.</i></p> <p><i>To reduce the impact of the vehicle driveway, ground cover and tree planting is proposed to remove the visual intrusion of the driveway hard surface.</i></p> <p><i>Refer to <b>Landscape Architecture Plans - L000 to L705</b></i></p>
<p><b>Off-site works</b> Off-site works to be provided by the proponent, may be required as part of the approval for development.</p>	<p><i>Within the proposal, we note the need for offsite works that will include:</i></p> <ul style="list-style-type: none"> <li>• <i>Relocation of existing verge crossing on Somers Crescent.</i></li> <li>• <i>Removal of existing verge crossing on Hobart Avenue.</i></li> <li>• <i>Minor amendments to existing footpath on verge at the corner of Somers Crescent and Hobart Avenue.</i></li> <li>• <i>Amendments to civil services as required by civil engineer and utility providers.</i></li> <li>• <i>Erection of necessary verge and tree protections measures off-site.</i></li> </ul> <p><i>Refer to <b>L600-Landscape - Verge Landscape Plan</b></i></p>
<p><b>Indicative development plan, section and elevation</b> Development of amalgamated blocks is to be guided by the indicative development plan, section and elevation at Figure 33, Figure 34 and Figure 35 respectively.</p>	<p><i>Block 9 is not proposed to be amalgamated. Whilst not applicable, we are aware of the requirements and intent of the development plan remaining consistent with the design principles set out in the Precinct Code requirements.</i></p>

# General Codes

## 4.19 DESIGN AND SITING GENERAL CODE

### 4.19.3 Detailed conditions of planning, design and development

#### Conditions for buildings other than detached houses

##### **General conditions - Conditions established prior to the offer or grant of lease**

Any special design and siting requirements contained in the conditions of lease, or in the conditions of building approval, or in any plan or document that is exhibited or otherwise made available for public inspection prior to the offer or grant of a lease, will constitute the National Capital Authority's conditions in respect of the development of a lease and will over-ride any other condition stated herein with which it may conflict. If considered by the National Capital Authority to be relevant such requirements will apply to any subsequent alteration, extension or rebuilding. The general conditions will also apply with the exception of those that are modified by any special design and siting requirements notified prior to the offer or grant of a lease.

*We are not seeking any special design or siting requirements.*

##### **Re-building**

The National Capital Authority will consider a proposal for re-building or any major alterations of an existing building which materially alters the bulk or appearance of the building, only if it is accompanied by a plan indicating a scheme of comprehensive development of the block in accordance with announced policies for the area in which the block is located.

*The proposal seeks to rebuild the existing residential dwelling on site and replace it with six (6) residential dwellings. This is detailed in the attached architectural and landscape documentation package.*

##### **Relationship between neighbouring buildings**

The height, bulk, form, siting and character of building proposals in relation to neighbouring buildings, roads and landscape must not be conducive to congestion of parking and road facilities in the locality, and must ensure a harmonious relationship with adjoining buildings. To implement this general policy, it is necessary for the following design and siting controls to be exercised. In special circumstances, it may be necessary for the National Capital Authority to determine additional conditions to those set out hereunder.

*The siting of the built form on the block in the front boundaries has been designed to emphasise the landscaping and front garden character of the subject sites location. The design's built form has been setback to provide privacy and ample landscaped space and garden character for each residential dwelling. Due to the extensive landscaping existing and proposed for the subject site, the sight lines of drivers will be protected, while still providing privacy and amenity for the built form.*

<p><b>Coverage</b> Unless otherwise specifically provided for, the area occupied by buildings including any out-buildings on a block should not exceed one-half of the total area of the block.</p>	<p><i>The proposal does not have site coverage over 0.5.</i></p> <p><i>Refer to: U201 - SITE COVERAGE</i></p>
<p><b>Height</b> Generally, the height of any building should not exceed two storeys.</p>	<p><i>The design does not feature built form over two-storeys.</i></p> <p><i>Refer to U114-Architecture - Elevations 1 U115-Architecture - Elevations 2 U116-Architecture - Elevations 3</i></p>
<p><b>Plot ratio</b> The Plot Ratio must not be greater than 0.40 for residential buildings other than detached houses, and 1.00 for commercial and industrial buildings, unless otherwise specifically provided for.</p>	<p><i>The plot ratio of the block is 0.4.</i></p> <p><i>Refer to U101-Architecture - Site Plan</i></p>
<p><b>Building line and setbacks</b> The design and siting conditions for detached houses with respect to set backs from the front, side and rear boundaries will apply to residential buildings other than detached houses.</p> <p>The building lines and setbacks for commercial and industrial buildings will be such distances as may be approved in particular circumstances.</p>	<p><i>The building line of all one-storey built form proposed on the block is over 6 metres from the front boundary.</i></p> <p><i>As the subject block is a corner block, we have elected Hobart Avenue as our major frontage, being the more prominent road. In meeting this, our two-storey built form is 7.5 metres from the main frontage (Hobart Avenue) and 6 metres from the minor frontage (Somers Crescent).</i></p> <p><i>The proposal does not feature commercial or industrial buildings.</i></p>
<p><b>External appearance of buildings</b> The external treatment of buildings, including materials, colours and general standards of finish must ensure that the buildings, walls, fences and other ancillary structures are appropriate to and not discordant with the general development and amenity of the locality.</p>	<p><i>The proposal is a well-considered design that has had a careful choice of siting with material, colour and roof line choices being highly reviewed and coordinated by our design team.</i></p>

<p>To implement this general condition it is necessary for the following design and siting conditions to be exercised. In special circumstances, it may be necessary for the National Capital Authority to determine additional design and siting conditions to those set out hereunder.</p>	<p><i>The proposal has been designed to be reflective of the surrounding area, with a heavy focus on high end residential dwellings hidden within an elegant landscape design to be in keeping with the Garden City principles of the surrounding urban area.</i></p> <p><i>Refer to <b>U111-Architecture - Coloured Elevations 1</b>  <b>U112-Architecture - Coloured Elevations 2</b>  <b>U113-Architecture - Coloured Elevations 3</b>  <b>U400-Architecture - Materiality</b></i></p>
<p><b>Roofs</b>  Permanently highly reflective metal roofs will not be approved. Generally, tiled roofs having a strong pattern or marked colour contrast will not be approved.</p>	<p><i>The material choice for the roof form is not proposed to be highly reflective. The roof form is near-flat and will not cause reflectivity issues to passers-by.</i></p>
<p><b>Structures above roofs</b>  The design and siting conditions for detached houses with respect to structures above roofs will apply to buildings other than detached houses.</p>	<p><i>There are no proposed structures above the roof. Blade walls extend past the roof form for architectural intern however, no plant or accessible spaces are intended.</i></p> <p><i>Refer to <b>U111-Architecture - Coloured Elevations 1</b>  <b>U112-Architecture - Coloured Elevations 2</b>  <b>U113-Architecture - Coloured Elevations 3</b></i></p>
<p><b>Facades</b>  All facades of commercial and industrial buildings and returns should be of durable and low maintenance material and be subject to approval in respect of proportions, fenestrations, materials and colours having regard to the building itself and its relationship to adjoining buildings.</p>	<p><i>We are not proposing commercial or industrial buildings on the site. However, our material choices are elegant, durable and of high quality for the facades of our residential built form and have been chosen to be in keeping with the surrounding area.</i></p> <p><i>Refer to <b>U111-Architecture - Coloured Elevations 1</b>  <b>U112-Architecture - Coloured Elevations 2</b>  <b>U113-Architecture - Coloured Elevations 3</b>  <b>U400-Architecture - Materiality</b></i></p>

<p><b>Screening walls</b></p> <p>Generally, where service areas are visible from the road or a public reserve a screening wall or fence will be required. Where a commercial or industrial building is not constructed along the full frontage of the block, a screen wall with gates may be required between the building and the front and/or side boundaries of the block.</p>	<p><i>We are not proposing commercial or industrial buildings on the site. Screening is not intended on the site. All visual privacy will come from landscape planting and landscape walls to denote private open space courtyards for each unit.</i></p>
<p><b>Structures in front of buildings</b></p> <p>Generally no structures are to be erected between the building line and the front property boundary.</p>	<p><i>We are only proposing landscape structures and a driveway ramp forward of the building line to the property boundary.</i></p> <p>Refer to <b>L700-Landscape - Perspectives Location Plan</b>  <b>L701-Landscape - Perspectives Sheet 1</b>  <b>L702-Landscape - Perspectives Sheet 2</b>  <b>L703-Landscape - Perspectives Sheet 3</b>  <b>L704-Landscape - Perspectives Sheet 4</b>  <b>L705-Landscape - Perspectives Sheet 5</b></p>
<p><b>Landscaping and other matters</b></p> <p>In order to satisfy the objectives contained in the general conditions it may be necessary for the National Capital Authority to require the submission of acceptable landscape proposals as a condition of approval.</p>	<p><i>Landscape plans have been attached as part of this submission for your review.</i></p> <p>Refer to: <b>Landscape Architecture Plans - L000 to L705</b></p>
<p><b>Siting of buildings</b></p> <p>The siting of buildings on blocks must ensure adequate space for access, internal circulations, parking, off-street loading, light, air and landscaping. To implement this general condition it is necessary for the following design and siting conditions to be exercised. In special circumstances, it may be necessary for the National Capital Authority to determine additional design and siting conditions to those set out hereunder.</p>	<p><i>The proposal has been designed to meet all requirements of the siting of buildings rule. The built form has been designed to provide adequate space for access, with all internal dimensions meeting the NCC Livable Housing Design Guideline (Silver Standard) requirements.</i></p> <p><i>Parking requirements as per TCCS and NCA requirements have been met.</i></p> <p><i>The design provides extensive light, air and landscaping to each residential dwelling proposed on the site.</i></p> <p>Refer to <b>U101-Architecture - Site Plan</b></p>



<p><b>Access</b></p> <p>Vehicular entrances and exits for all blocks must be of sufficient width having regard to their probable use and be located in a position which, in the opinion of the National Capital Authority, is not hazardous to traffic safety and not likely to create traffic congestion.</p>	<p><i>Vehicular egress point is located on Somers Crescent in a very close location to the existing verge crossing. This crossing will need to be replaced to meet TCCS standard requirements.</i></p> <p><i>Refer to <b>U101-Architecture - Site Plan</b> <b>L100-Landscape - Overall Site</b> <b>L600-Landscape - Verge Landscape Plan</b></i></p>
<p><b>Internal circulation</b></p> <p>Where appropriate, adequate provision must be made for internal vehicular circulation on sites leased for residential buildings other than detached houses and for commercial and industrial buildings.</p>	<p><i>All internal circulation for vehicle movements are compliant with vehicle standards and have been approved by our civil engineer.</i></p> <p><i>Refer to <b>U500-Architecture - Turning Circle Sheet 1</b> <b>U501-Architecture - Turning Circle Sheet 2</b></i></p>
<p><b>Parking</b></p> <p>Off-street parking spaces, open or enclosed, must be provided for all new buildings and enlargements or conversions of existing buildings in accordance with the following provisions.</p> <p><u>Type of building: minimum parking space requirement</u></p> <ul style="list-style-type: none"> <li>• Residential Building: Two spaces per dwelling unit if such unit is designed for family accommodation and one space per dwelling unit plus adequate space for visitor parking if such unit is designed for single accommodation.</li> <li>• Motels, Hotels Guest Houses: One space per bedroom and/or rooming unit.</li> <li>• Commercial and Industrial Building: One space per 100 square metres GFA.</li> <li>• Institutional: To be determined for each building proposal depending on use, building floorspace, employees, visitors and location.</li> </ul> <p>Alternative parking requirements may be considered where supported by a traffic and parking assessment and where agreed by the National Capital Authority.</p>	<p><i>All residential buildings are proposed to have basement level garage parking that will fit three (3) residential parking spaces and one (1) visitor parking space per dwelling.</i></p> <p><i>Overall, we are proposing eighteen (18) resident parking bays and six (6) visitor parking bays.</i></p> <p><i>We are not proposing any commercial accommodation, commercial or industrial buildings on site.</i></p> <p><i>Refer to <b>U102-Architecture - Basement</b></i></p>

**Off-street loading**

In order to satisfy the objectives contained within the general conditions, it may be necessary for the National Capital Authority to require that facilities for loading and unloading of goods be provided wholly within the boundaries of the block.

*No off-street loading is proposed. This is a residential development only.*

# National Capital Authority Outdoor Lighting Policy

## Objectives

Five key objectives for the effective management of key issues in outdoor lighting in accordance with the future development of outdoor lighting in the National Capital.

## Strategies and requirements

The mandatory strategies and design requirements that support the achievement of the policy objectives.

### Policy Objective 1: Lighting must reinforce the planned urban geometry of the National Capital, its heritage and its relationship with the landscape.

#### Strategies

- a. Express the key geometric elements of the Griffins' formally adopted Plan for the city through lighting design and distribution.
- b. Create a clear hierarchy of built environment illumination in Central Canberra.
- c. Maintain subtle illumination of the topography of the city.
- d. Conserve significant heritage lighting fabric and design elements.

*The lighting present within the proposal will be minimal in its location and will be used to provide amenity to the private and common opens spaces within the development. The lighting will meet and be consistent with the lighting strategies and objectives. We consider the lighting to be respectful of the formal planned geometry of the nation's Capital.*

*The lighting will provide a clear hierarchy of the built environment illumination in central Canberra.*

*Due to the lighting's location within the landscape design, as the landscape falls with topography of the block, the lighting will be reflective of the existing topography.*

*We believe that there are no risks to significant heritage lighting fabric and design elements within this proposal.*

*Refer to **L106-Landscape - Indicative Exterior Lighting***

### Policy Objective 2: Lighting must contribute to the creation of a high quality public realm.

#### Strategies

- a. Ensure the scale and character of lighting is appropriate to the location.
- b. Ensure the form, material and finish of lighting hardware is appropriate to the location and co-ordinated with other street and

*The proposal's lighting will contribute to the creation of a high-quality public realm. The lighting is well considered and appropriate to the location, and the material, form and finish will be cohesive with the development as a whole.*

<p>park furniture so as to form an integrated, cohesive palette of materials and fittings.</p> <p>c. Ensure the colour and form of the physical environment is accurately rendered.</p>	<p><i>Refer to L106-Landscape - Indicative Exterior Lighting</i></p>
<p><b>Policy Objective 3: Lighting must provide a safe night time environment for residents of, and visitors to the National Capital.</b></p>	
<p><b>Strategies</b></p> <p>a. Maintain a well-connected movement network of public paths, roads and spaces.</p> <p>b. Ensure Australian Standards for illumination are met.</p> <p>c. Effectively manage glare.</p> <p>d. Create integrated lighting designs that enable the human eye to adapt to changes in light levels.</p>	<p><i>The proposal's lighting will allow for a well-connected movement network within the subject site. All lighting will meet Australian Standards for illumination. Glare will be managed effectively and the lighting design be integrated to provide eye adaption in different light levels.</i></p> <p><i>Refer to L106-Landscape - Indicative Exterior Lighting</i></p>
<p><b>Policy Objective 4: Minimise the obtrusive effects of artificial lighting on the natural environment.</b></p>	
<p><b>Strategies</b></p> <p>a. Manage light pollution through the selection and placement of lighting hardware.</p> <p>b. Minimise energy use.</p> <p>c. Ensure the installation and maintenance of lighting infrastructure does not have a detrimental effect on landscape.</p> <p>d. Minimise the impact of lighting operation on wildlife health.</p>	<p><i>The proposal's lighting has been selected to minimise intrusive artificial lighting and its impact on the natural environment. As all lighting has been integrated into the landscape, we do not see a detrimental effect on the landscape. All lighting fixtures will be chosen on the basis of minimising energy use and reducing light pollution.</i></p> <p><i>Refer to L106-Landscape - Indicative Exterior Lighting</i></p>
<p><b>Policy Objective 5: Provide opportunities for celebration and commemoration through lighting.</b></p>	
<p><b>Strategies</b></p> <p>a. Ensure that temporary lighting contributes to an awareness of the National Capital through appropriate celebratory or commemorative subjects.</p> <p>b. Integrate lighting with commemorative works.</p>	<p><i>No temporary lighting is proposed on the site at this stage. Any temporary lighting will contribute to the NCA's requirements.</i></p>

## Response to Additional Code and Policies

### 4.20 Signs General Code

This code applies to proposals for signage within Designated Areas.

*There is no signage proposed in the works therefore, this is not applicable to this development.*

### 4.21 Telecommunications General Code

These policies apply to the installation and erection of telecommunications facilities, being facilities subject to the Telecommunications Act 1997.

*The Telecommunications General Code is considered not applicable to the proposed works.*

### Heritage Act 2004

An Act to provide for the recognition, registration and conservation of places and objects of natural and cultural significance, and for other purposes.

*There is no heritage listed or registered places of protection on the site. Therefore, this is not applicable to this development.*

### *Environmental Protection & Biodiversity Conservation Act 1999*

This provides a way for us to protect and manage nationally and internationally important plants, animals, habitats and places.

*The size and location of the site means this is not applicable to this development.*