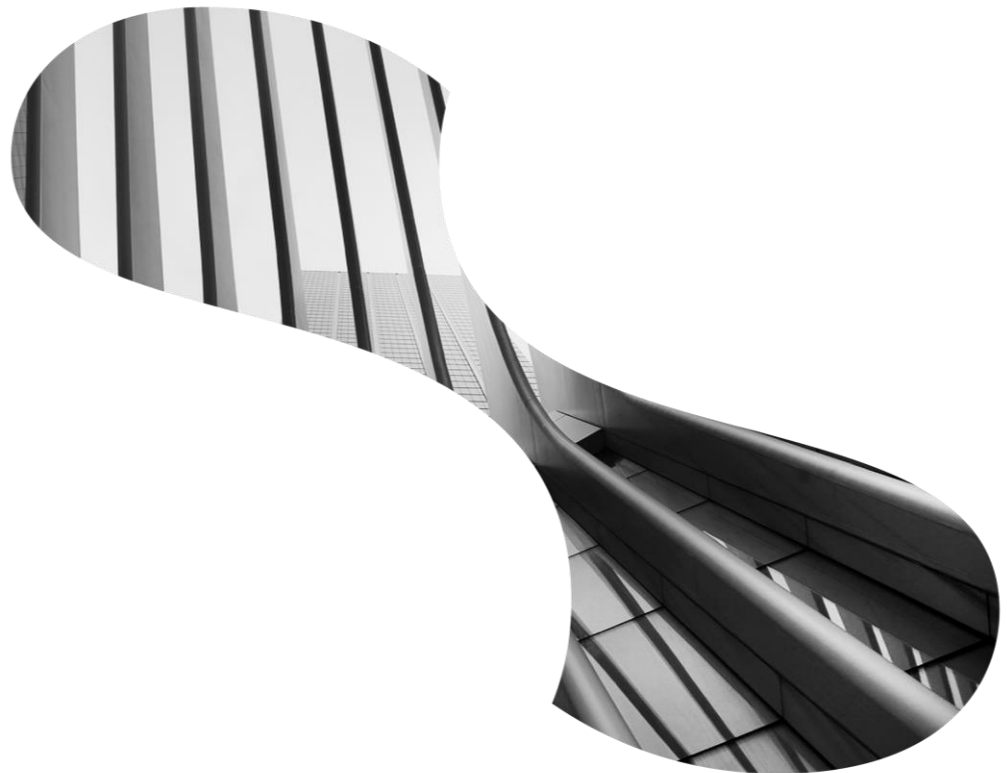


PLANNING REPORT

DEVELOPMENT OF SINGLE RESIDENCE
Blocks 17 Section 2 Deakin

JUNE 2024



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- 2.Design Context: Master Plan, Site Photos, Proposed 3D views
- 3.Planning Context: National Capital Plan and Territory Plan
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Drawings and technical information (Locate outside of this Report)

- Architectural Drawings
- Arborist Report and drawings
- Survey Report

Purpose of the Statement

This Planning Report (Report) has been prepared by Hyperspace Designs (HD) for the development proposed at Blocks 17 Section 2 Deakin, 77 National Circuit. This planning report assess the proposed development against the National Capital Plan as published on the NCA website and the FRL website at the following link:

<https://www.legislation.gov.au/F2007B00014/2020-10-28/text>

This report has been prepared in accordance with the requirements of the relevant provisions of the National Capital Plan (NCP), Landscape and Sustainability Guidelines Deakin/Forrest Residential Area Precinct Code (July 2018).

Pre-lodgment advice for this proposal was sought from the NCA prior to the formal submission of this Major Works Application. This Major Works Application now seeks formal works approval from the NCA to enable the proposed redevelopment works to be carried out on the site.

This town planning report should be read parallel with the supporting information submitted as a part of this works application.

- Architectural drawings
- Arborist report and drawings
- Certified Survey

The Development

The following development is proposed on the site:

- Demolition of existing detached single storey dwelling and garage;
- Removal of two trees;
- Construction of a two-storey single dwelling;
- Associated Landscape and site works.

Context for Proposed development

The Block 17 Section 2 Deakin with street address, 77 National Circuit is located in a quieter part of the Deakin Suburb. It is zoned as residential land and the surrounding development is primarily residential. The Block is located on the section of National Circuit that is between the Canterbury Crescent and Melbourne Avenue.

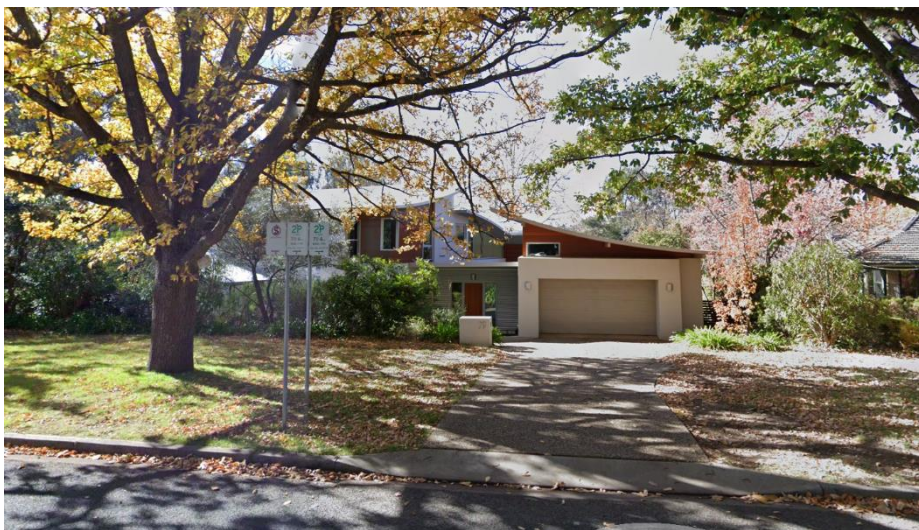
In general, this area in the vicinity of the block has been heavily redeveloped. From a reconnaissance of the area bounded by National Circuit, Canterbury Crescent and Melbourne Avenue it can be seen that a number of the blocks have been redeveloped and very few original dwellings remain. In this regard, all of the adjoining blocks in the immediate neighbourhood of Block 17 is being redeveloped and modern a dual occupancy has been constructed on Block 18. Block 21 located on Daly Street also has a dual occupancy development on it. The redeveloped dwellings are larger in footprint than the original dwellings and have modern facades and designs. (ref Fig 1-4)



Pic 1 Re- developed Block 16 – 75 National Circuit, Modern façade with metal and concrete as primary façade material



Pic 2 On going two storey re- development at Block 14 – 71 National Circuit. Modern Facade



Pic 3 Two storey dual occupancy re- development at Block 18 – corner block – modern façade and roof forms



P1 The site is highlighted in blue colour. A number of Blocks within section 2 have been redeveloped as large residences or

The site

The site is 77 National Circuit or Block 7 Section 2 Deakin.

The Block is 1566m² and faces the southwest. There are two existing verge crossings from the National Circuit, the verge has existing mature plantings. There is an existing brick residence with tiled roof existing on the block.

The site slopes away from the National circuit towards Block 20 on the northeast with an overall grade change of almost 3.0M. There are mature trees present on the block and these have been identified in the accompanying survey report and arborist/ landscape report.

The block is bounded by Block 18, Block 16 and block 20 on three sides all of which have been redeveloped. The Block is not a registered heritage place and does not have any other heritage related overlay.

The site has no significant plants and animals including declining, rare and threatened species and endangered ecological communities listed under the Nature Conservation Act 2014 or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC); and

There are no registered trees on the site.

The site is located within a Designated Area under the NCP and is administered by the NCA.

Statutory requirements and approvals

The NCA is the approving Commonwealth Government body responsible for works application planning determinations in Designated Areas under The Australian Capital Territory (Planning and Land Management) Act 1988 (the Act) and NCP.

The site is as such subject to the following statutory provisions

- a) The ACT Land and Planning Act 1988 (the Act)
- b) The National Capital Plan

The National Capital Plan defines 'work' as to include the following:

- The construction, alteration, extension or demolition of building or structures
- Landscaping
- Tree-felling
- Excavations
- But excludes anything done inside buildings or structures.

The proposed development falls under the Plan's definition of 'works' and as such consent needs to be granted via a Works Approval assessed by the National Capital Authority against the National Capital Plan.

The Demolition works on the site would be undertaken as shown on the submitted demolition Plan including the removal and replacement of trees as shown and also documented in the landscape and arborist report and plans.

The existing driveway crossing/s from National Circuit are proposed to be retained consistent with the requirements of the Deakin/Forrest Landscape Guidelines.

Temporary traffic management plan and signage will be submitted as a separate works application and are not included as a part of this proposal. The site establishment within the block along with the tree protection and removal measures are included in the submitted documentation,

The proposal is consistent with the permitted 'Residential' land use for the site in accordance with the Deakin/Forrest Residential Precinct Code.

The proposed works have been assessed in accordance with the relevant provisions of the National Capital Plan.

The National Capital Plan

The NCP sets out the broad planning principles and policies for Canberra and the Territory and detailed conditions of planning, design, and development.

This development is subject to assessment against the below listed parts of the NCP.

A detailed assessment against the relevant parts of the NCP is included in this report.

- Part 4.5 – Deakin / Forrest Residential Precinct Code
- Part 4.19.3 – Detailed Conditions of Planning, Design and Development
- Landscape and Sustainability Guidelines Deakin / Forrest Residential Area Precinct Code (July 2018).

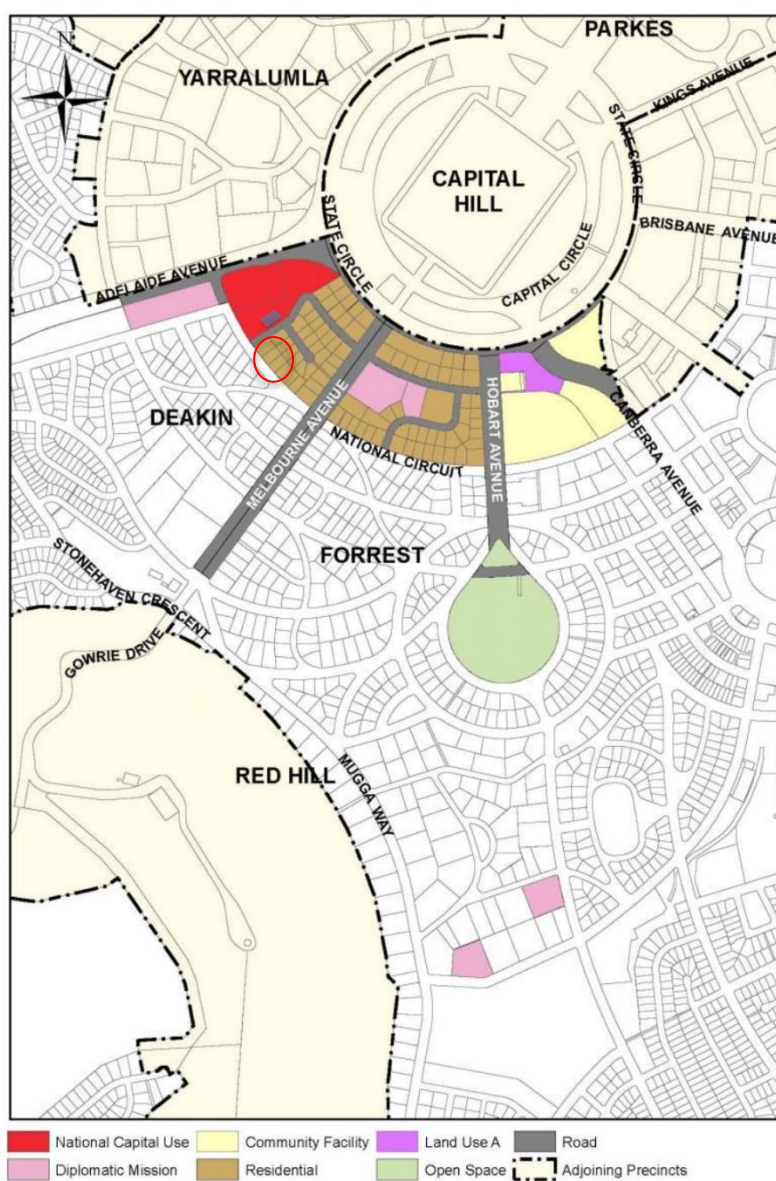


Figure 30: Land use for the Deakin Forrest Residential Precinct

Part 4.5 - Deakin / Forrest Residential Precinct Code

The Deakin Forrest Residential Area Precinct comprises the area bounded by State Circle, Canberra Avenue, National Circuit and Adelaide Avenue. The precinct also encompasses the site of St. Andrew’s Church, the Embassy of Italy, Collins Park and Diplomatic Missions in Red Hill.

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.

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. There is a National Capital interest in ensuring that development surrounding, and in close proximity to, Parliament House is of the highest design quality.

| Item no. | Objective | Response |
|----------|--|--|
| 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. | Compliant. The proposed works are not inconsistent with this planning objective. The proposal is a high-quality residence, suitable for location and proximity to State Circuit. Its architectural design will enhance the character of this area and has been 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. | Complies The proposal is for a single residential dwelling. |
| 3. | Design of buildings in proximity to the Prime Minister’s Lodge must reflect the dominant urban design character of the locality. | N/A The development is not in the proximity of the Lodge. |
| | 4.5.4 - Land use | |
| | Land use for the Deakin/Forrest Residential Area Precinct should be in accordance with Figure 30. | The proposed works are consistent with ‘Residential’ land uses. The proposed works are not inconsistent with this planning provision. Ref Fig 30 above. |
| | The following uses are permitted on ‘Residential’ blocks: - Residential - Home Business. Commercial accommodation including serviced apartments is not permitted. | The proposed works are consistent with ‘Residential’ land uses. The proposed works are not inconsistent with this planning provision. |
| | Permitted land uses for ‘Land Use A’ are: - Residential - Diplomatic Mission - Commercial Accommodation (Hotel and Serviced Apartment only). | N/A |

| | <p>4.5.5 Detailed Conditions of Planning, Design and Development</p> | |
|--|--|---|
| | <p>General 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> | <p>The proposed development is residential and generally complies with all general conditions of the siting and design guidelines with exception off the plot ratio.</p> |
| | <ul style="list-style-type: none"> - The principal residential character of the area and the use of the land for residential purposes are to continue. | <p>There has been the trend in past decade some of the existing dwellings in Forrest have been renovated to varying degrees to modernise or to adapt to contemporary ways of life. Some residents have elected to demolish their dwellings altogether and rebuild new houses that better suit their needs; some have elected to build dual occupancies. The proposal is consistent with the principal character of this garden suburb, the low- density character, established street trees and mature garden setting have been proposed/retained as far as practicable.</p> |
| | <ul style="list-style-type: none"> - 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 natural ground level. | <p>The development presents as a two-storey structure from the street and is generally 8.0 meters from the NGL overall.</p> <p>There is a minor encroachment in building height on the rear limited to the roof parapet which is an architectural feature. The encroachment is limited to approximately 500mm at the maximum. (ref DA 300) the encroachment does not compromise the amenity of the neighbouring properties (ref shadow diagrams DA 802). Any shadow cast by the development towards the front of the property and on the side which is the garage and the newly constructed driveway. The main living and back yard are not impacted. Additionally, the rear wall of the proposed development is more than 17.5 M away from the rear boundary and even further away from the actual house located on Block 20. Thus, it will not have nay visual or privacy issues.</p> <p>It utilises a 3.0 M gradient of the land to create a parking and an under-croft area which can be used for supporting and ancillary spaces. The floor to ceiling heights have been designed such that a greater ceiling height of 3.0M is achieved at the ground level, and the upper and the lower levels are slightly less at 2.7m helping to create good living spaces.</p> |

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| | <ul style="list-style-type: none"> - Development throughout the area, except for sites fronting State Circle, should have a maximum plot ratio of 0.4. | <p>The development proposal proposes a plot ratio of 0.52. the additional area is required for the multigenerational household to operate in a relaxed and expansive home so that three generations can share the same dwelling with their unique needs. The development proposes a lift to enable this.</p> <p>The development proposes a GFA greater than permitted but all of this enclosed within a footprint which is smaller than many of the other houses developed on neighbouring block developed within section 2. Despite a higher GFA the proposed dwelling maintains an open space of 1169.68M2 or 74.65% of this 635.3m2 which is 40% of the block is nominated for soft landscaping. (see figure P2)</p> <p>Of the additional 195M2 are located on the lower ground or basement floor, in section of the basement which would otherwise would have been under croft area.</p> <p>It is to be noted that the site footprint of the existing structures on site was 419m2 and the footprint of the building/ roofed component of the proposal is only 426.6m2. which is only a marginal increase in the building footprint.</p> <p>Additionally, to reduce the paved area on the site open pavers are proposed for the path and the sunken court.</p> <p>The P2 shows how the built footprint of the proposed development is smaller than the adjoining developments at Block 16, 20 and 13.</p> <p>Despite the additional area the development proposes to maintain a large and two smaller trees on the northwest boundary.</p> <p>Refer DA 800 and 801</p> |
| | <ul style="list-style-type: none"> - Design of buildings in proximity to the Prime Minister's Lodge should reflect the dominant urban design character of the locality. | <p>N/A</p> |
| | <ul style="list-style-type: none"> - Roof mounted aerials, masts and satellite dishes should be located to have a low visual impact. | <p>No roof mounted equipment is proposed currently. In the future NCA approval will be sought. Solar panels will be installed but with a parapet proposed it is anticipated that the panels will be concealed behind the parapet.</p> |



P2 Aerial view of the Block 17 and the neighbouring blocks showing the built footprint and the proportion of open space on the block. The rear-built line of the block finishes much ahead of the neighbouring block.

4.19 Design and Siting General Code

Conditions for detached houses

In relation to a detached house, the objectives of the policies are to provide for the residential amenity of the occupants of the house and the maintenance of amenity of adjoining houses and to ensure that an acceptable environmental quality is obtained in the neighbourhood.

The National Capital Authority expects the builders and owners of houses in Designated Areas to take advantage of opportunities provided by the conditions for achieving a harmonious and satisfying environment for living.

Having said that it is incumbent on the builders and owners to ensure that their development maintains an acceptable environmental quality in the neighbourhood that the quality, character and permanence consistent with the overall principles of the residential neighbourhood.

The general principles enumerated by the NCA in this policy are noted more specifically, the fact that

“Compliance with the quantitative standards will therefore not necessarily result in works approval unless the performance standards have, in the opinion of the National Capital Authority, also been achieved.

On the other hand, works approval may be given under special circumstances when the performance standards can be achieved without complete compliance with the quantitative standards.”

Tabulated below is the response against the required standards.

| item no. | Objective | Response |
|----------|---|---|
| | Front Boundaries | |
| | Performance Standards | |
| a | To enable a building to be sited so that its occupants can, as far as possible, be assured of an outlook that will not be obstructed by neighbouring buildings that might otherwise be erected closer to the front property boundary. | In general, compliant. The proposed dwelling has been located/orientated on site in accordance with the permissible front, side and rear setbacks outlined the NCP Design and Siting General Code. *It should be noted that works approval may be given under special circumstances when the performance standards can be achieved without complete compliance with the quantitative standards. |
| b | to provide an area adjacent to the street or open space for landscape treatment so that the garden character which is a major environmental feature of suburban Canberra can be preserved and maintained | Compliant. Open space for landscaping has been provided in accordance with the Deakin/Forrest Residential Landscape Guidelines. |
| c | in certain circumstances, to protect the sight lines of drivers of motor vehicles. | Compliant. |

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| | | The existing verge crossing will be retained. Sight lines appear to be clear on proposed landscape drawings. |
| | Quantitative Standards | |
| | 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>The proposal has a varying and articulated building line of 7.5m – 10.5m. The front treatment of the proposal is intended to be highly landscaped to maintain the garden city character of Canberra and allow for planting of mature trees and shrubs. Refer to the proposed landscape and planting plan. The proposal also does not limit outlook from existing neighbouring dwellings.</p> <p>The only element that projects from the 7.5m setback is the car porch which has been designed as a cantilevered feature, often seen in mid-century modern residences. This feature is well designed to integrate with the overall façade and have minimal visual presence with no columns or support ahead of the 7.5m setback.</p> <p>The ramp descent is also located behind the building line to reduce visual impact. The proposed entry and exit to the site avoid the presentation of a garage door to the frontage similar to the historical residences where the garage was located away from the frontage of the dwelling.</p> |
| | Except where provided for below, no structure, including fences, car shelters or clothes hoists, but excluding lighting posts, letter boxes and retaining walls of a reasonable height will be permitted between a minimum building line and a front property boundary. | Complies. |
| | Where a pedestrian walkway abuts a block along the side boundary, a fence or wall not exceeding 1.2 metres in height may be permitted. | N/A |
| | Walls and/or fences not exceeding 1.2 metres in height may be permitted between the building line and a frontage boundary abutting a designated open space, where in the National Capital Authority’s opinion the proposed fence or wall will create no adverse effect on the landscape character of the open space. | N/A No walls or fence lines are proposed. |
| | Side Boundaries | |

| | Performance Standard | |
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| | <p>a. to allow adequate light and ventilation and to preserve the privacy of neighbours b. in some cases to provide a space wide enough for vehicles to pass by the house on one side at least c. to provide access for fire control and to inhibit the easy escape of fire d. to create a spatial separation between detached buildings for reasons of civic design.</p> | <p>The building complies with the requirement in general. It is set back a generous 5.5m to 8.0m from its northwest neighbour. On the southeast it has a more uniform setback of 4.25m. on this side it complies for the first 23.0m but does not comply for the last 4.3m. it is total length of 27.34m.</p> <p>However, it does not present as a solid monolithic wall in the last 6.0m. the elevation is broken up horizontally with a void on the ground level due to the alfresco.</p> <p>Additionally, the southeast elevation faces what is primarily the vehicular ramp of the adjoining property. The elevation is tastefully designed with appropriate articulation.</p> <p>There are no windows in the last 4.3m stretch of the dwelling on the upper level that open directly. The zoning of the functions ensures that only service windows or obscure or high-level windows are located towards this end. None of the proposed windows are sliding windows.</p> <p>The width of the ramp allows for easy access and reversing the car so that they always exit front facing.</p> <p>Adequate service access is available along the wider setback of the northwest. The separation between the proposed development and dwellings on adjoining blocks – 16, 18 and 20 is greater than 6.0m which will further ensure visual privacy.</p> <p>The shadow diagrams clearly demonstrates that the shorter setback for the last 4.3m length of the building does not adversely affect the neighbours open space or main living areas.</p> |
| | Quantitative Standards | |
| | <p>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.</p> | <p>See response above.</p> |
| | Rear Boundaries | |

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| | Performance Standard | |
| | Requirements for rear distances are intended to allow adequate light and ventilation to preserve the privacy of neighbours and to ensure the provision of a service yard. | See response below |
| | Quantitative Standards | |
| | 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. | The rear setback for the main built structure is greater than 7.5 metres. The setback for the pool deck which is less than a storey is greater than 4.0m. |
| | Plot Ratio | |
| | Performance Standard | |
| | The application of a plot ratio is intended to place an upper limit on the amount of floor space in a building development on a site. | See response in part 4.5 above. |
| | Garages, Carports and Outbuildings | |
| | Performance Standard | |
| | Exceptions to the above policies with respect to setbacks and building lines of garages, carports and outbuildings are permitted in certain circumstances to achieve greater opportunities for use of the lessee's block, without adversely affecting the neighbouring blocks. | N/A |
| | Quantitative Standard | |
| | A garage, carport or outbuilding may be erected behind the rear wall of the main building on or adjacent to the side or rear boundary if the walls on or adjacent to that boundary have no perforations and are of approved material. The wall should not exceed a mean of 2.5 metres in height measured from the natural ground level and must not exceed 24 square metres in area. | All structures like decks, balconies etc. are sufficiently away from side and rear boundaries. |
| | Building Garages to Side Boundary | N/A |
| | Garages Front of building Line | N/A |
| | Walls and Fences Walls and fences may be erected on or adjacent to the side or rear boundaries (but behind the front building line) to a height of 1.8 metres above natural ground level. Proposals for walls or | N/A |

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| | fences in excess of that height will be subject to special consideration. | |
| | Heights | |
| | Quantitative Standard | |
| | Detached houses must not be more than two storeys in height. Although certain sites enable the inclusion of basement and/or attic storeys, designs should not be adapted to take advantage of any allowance for basement and attic in circumstances where the design is unsuitable both in relation to the site and the neighbouring buildings. | Compliant. The building height requirements in the NCP Deakin/Forrest Residential Precinct Code take precedence over the prescribed building height planning provisions outlined in the Design and Siting General Code of the NCP. The subject site enables the inclusion of a basement level, the proposed works are not inconsistent with this quantitative standard. |
| | External Appearance of Buildings | |
| | Performance Standard | |
| | The external treatment of buildings, including materials, colours and general standard of finish, must ensure that the buildings, walls, etc. are appropriate to and not discordant with the general development and amenity of the locality. | A warm neutral palette is proposed for the development which is in line with the general character of other developments in the area and does not provide a discordant development to the street scape. Refer DA 901, 902, 903, 904 and DA XXX |
| | Quantitative Standard | |
| | Permanently highly reflective metal roofs will not be approved. Tiled roofs having a strong pattern or marked colour contrast will not be approved. | Tiled roof is not proposed. The roof is not visible from the street and is not a reflective colour. |
| | a. a. Except as provided for below, structures above roofs are not permitted. | No structures above roof are permitted. |
| | b. b. Structures necessary under the ACT building regulations, and solar energy devices, may be permitted. Proposals may be subject to conditions in respect of type, position, size, height or appearance | Solar panels are proposed towards the rear section of the roof and set back at least 1.0m from the roof edge. 44 Solar Panels are proposed and indicated on the roof plan. |
| | c. External television antennae affixed at the rear of the main building in the least conspicuous position when viewed from public areas, may be permitted to extend no more than 1.5 m above the highest point of the roof. | No TV Antennae are proposed. If required NCA approval will be sought |
| | d. External television antennae not meeting the requirements of (c) above may be permitted where | Noted see above. |

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| | the need for the proposal for reasonable reception of Canberra channels is established by a report from an appropriately qualified technician. | |
| | e. A radio transmitter mast or aerial should be on a freestanding structure at the rear of the main building in the least conspicuous position when viewed from public areas. | N/A |

**Assessment Against Landscape and Sustainability Guidelines
Deakin/Forrest Residential Area Precinct Code (July 2018)**

| Item no. | Guidelines | Response |
|-----------------|---|---|
| | The Deakin/Forrest Residential Area Precinct Code - Landscape and Sustainability Guidelines have been developed to provide greater clarity on the general landscape and sustainability provisions of the National Capital Plan. The Guidelines are to be read in conjunction with the National Capital Plan. | Works are not inconsistent with landscape and sustainability requirements. |
| | The Guidelines apply to the area identified in Figure 1. The guidelines are advisory only and supplementary to the National Capital Plan. The aim of the Guidelines is to provide advice about the intended planning and design of the precinct. They also provide guidance about the issues the NCA is likely to take into account when considering works approval applications | The guidelines are applicable to the block |
| | Landscape | |
| | Proposals for redevelopment of a block should be accompanied by a landscape plan prepared by a Registered Landscape Architect. | Proposal includes an indicative landscape plan. Given that this is single residence and main highlighting features of land are resolved we believe the information is sufficient to make an assessment on landscape. However, a landscape plan prepared by a Registered Landscape Architect can be provided if so required. |
| | Not less than 40% of total site area should be for soft planting area. Soft planting area means an area of permeable land within a block covered by trees, grass or lawn (not including synthetic turf), garden bed, shrubs (including hedges) and the like. Soft planting area does not include any area covered by buildings (including basement), swimming pools, vehicle | Complies. See area plan. |

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| | parking or manoeuvring areas (whether permeable or not), or any other form of impermeable surface. | |
| | Generous areas of soft planting should be provided to surround or encircle each dwelling. The NCA may consider partial encircling of a dwelling where it can be demonstrated that the total site area for soft planting on the block substantively exceeds 40%. | Complies |
| | A composition of soft landscaping should be provided between the building line and the front property boundary (or boundaries in the case of corner blocks – a corner block means a block with more than one street frontage). Soft landscaping may include trees, shrubs, grass and garden beds. Hard surfacing, other than for pathways and driveways, should be avoided. The combination of new and existing trees should be capable of providing at least 15% canopy coverage of a site when trees are mature. | Complies. Required canopy is approximately 235m ² and the provided cover is approximately 361.335m ² |
| | Trees should be selected to contribute to energy efficiency by providing substantial shade in summer, especially to west facing windows, and admitting winter sunlight to outdoor and indoor living areas, especially to the north. | The large existing trees to the northwest are retained with additional planting around the pool. |
| | Written advice from the landscape architect should be provided to ensure plant species selected are suitable to the site conditions and scale of development and are able to grow to full maturity. | Written advice is in progress and will be provided. |
| | Established trees should be retained where possible. The NCA will consider tree removal only where an arborist report demonstrates that: <ul style="list-style-type: none"> • a tree is in ill health or in decline; • a tree poses a threat to resident or public safety; • a tree is pest species or unsuitable for the Canberra climate; • a tree is restricting the growth of other vegetation; and/or • site and building design can be improved by the removal of trees. | Three mature trees on site are being retained and two regulated and some smaller trees removed. See arborist report from dsb landscapes. |
| | A Tree Management Plan is to accompany landscape plans, outlining tree protection measures during construction activity for existing trees proposed for retention including protection of street trees within the verge. | Tree management pan has been provided and also noted on the site establishment drawing. |
| | Private open space | N/ A |
| | Vehicle Access and Car Parking | |

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| | No increase in the number or width of verge crossings is generally permitted. The exception to this is for corner blocks where individual access may be provided to each dwelling. | Existing verges are maintained |
| | Driveways should integrate with front garden planting to reduce the visibility of the driveway from the street. | Front planting is integrated in the driveway. |
| | Driveways should be a single-vehicle width (<3.6m) between the front boundary and building line and have a uniform surface of subdued charcoal or earthen tones. Gravel, brick, clay or concrete pavers or bitumen are preferred surface finishes. | The existing verge crossing will be retained, and new driveway constructed from front block boundary ramped down to basement level. The proposed ramped driveway will be visibly unobtrusive. |
| | Verge crossings should have a bitumen surface. Where existing verge crossings are surfaced in a material other than bitumen, consideration should be given to replacement. Where required, the replacement of existing bitumen verge crossings with new bitumen is required. | The bitumen to the verge crossing will be maintained. |
| | A minimum of two off-street car parking spaces should be provided for all new dwellings | Complies all visitor and residential parking to be accommodated within the block. |
| | To avoid parking dominating the streetscape, garages and carports should be located behind the main building façade. Other elements of the dwelling design should dominate the streetscape. | Proposed parking is concealed on basement level and the basement entry does not front the street. |
| | Hedges and Fences | |
| | The planting of hedges along front boundaries and alongside boundaries forward of the building line, to separate the public and private domains, and which 'frame' views to dwellings and front gardens, are encouraged. | Proposed see landscape plan |
| | Replacement or new hedge species should be evergreen and of appropriate scale and shape to form a border of typically not more than 1.2 metres in height. | Noted. Hedging will be evergreen and maintained at a height of 1.2m |
| | Retaining walls or earth mounding visible to the street should only occur where they will not have an adverse impact on the streetscape character | No retaining walls are fronting the street. The retaining wall for the basement ramp is a maximum of 1475mm and is set back from the building façade by greater than a meter. Therefore, unlikely to have an adverse effect on the street scape character. |
| | Sheet metal fencing is not appropriate between buildings and side boundaries or at any location visible to the street or adjacent public domain. | Sheet metal fencing is not proposed. The condition on the rear boundary and side boundaries will be maintained |
| | Fences and gates between buildings and side boundaries | |
| | • set at least 0.6 metres behind the building line | Comply. Timber gates proposed to side boundaries. |

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| | <ul style="list-style-type: none"> • a maximum of 1.8 metres in height above natural ground level • timber paling, timber lattice, brush, open mesh or metal railing. | |
| | Side and rear boundary fences and gates should: | |
| | <ul style="list-style-type: none"> • not extend forward of the building line • be a maximum of 1.8 metres above ground level • be timber paling, timber lattice, brush or open mesh metal railing. • Proposals for fences and gates alongside and rear boundaries in excess of 1.8 metres in height will be subject to special consideration by the National Capital Authority. | Existing fence condition on all boundaries to be maintained. |
| | Setbacks | |
| | Where structures are provided as part of private open space (such as alfresco dining areas, pergolas, swimming pools and the like), these should be set back in accordance with the setback provisions outlined in the Design and Siting General Code of the Plan. The NCA may consider alternative setbacks where it can be demonstrated that the privacy of neighbouring dwellings is maintained. | Comply see architectural drawings. |
| | Block Amalgamation | N/A |
| | Sustainability | |
| | <ul style="list-style-type: none"> - living areas oriented to the north - design of eaves and awnings to provide shade for window during summer | Living areas are oriented to the north. Roof eave and shading for windows has been proposed. Windows and openings have been minimised to the south and due west. |
| | <ul style="list-style-type: none"> - selection of building materials and colours which absorb less heat in summer | Colours proposed are neutral to avoid solar absorption |
| | <ul style="list-style-type: none"> - insulation of walls, ceilings, floors and roof spaces | Appropriate insulation is roof and walls will be provided. The house will be assessed by an EER consultant to achieve a minimum of seven-star rating. The proposal is to use Hebel wall and floor construction to improve thermal performance. |
| | <ul style="list-style-type: none"> - use of smart glass or other technologies on north and west elevations | Appropriate glazing will be provided. The house will be assessed by an EER consultant to achieve a minimum of seven-star rating. |
| | <ul style="list-style-type: none"> - installation of photovoltaics on buildings to generate electricity. | Current proposal is for 15Kw which may be increased, and further approval will be sought. |
| | <ul style="list-style-type: none"> - Proposals should demonstrate overshadowing or impacts to privacy of neighbouring properties is minimised, including to both dwellings and open space. | See shadow diagrams. The northern aspect of the neighbouring block is not compromised. The proposed dwelling will not be overshadowed by the neighbours on block 16 due to the generous set back. No issues with privacy are foreseen as the living areas are zoned towards the north. |

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| | <ul style="list-style-type: none"> - New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring properties | <p>Complies. The setbacks ensure sufficient visual separation. Proposed hedges, new trees, soft landscaping, retention of mature existing trees, strategically positioned / sized glazing, use of privacy louvres and inclusion of eave with planter on a non-trafficable roof maximises the visual privacy between the buildings on site and for neighbouring properties.</p> |
| | <ul style="list-style-type: none"> - New development should ensure that building separation does not impact on the solar access of neighbouring properties. | <p>See DA 802. The shadow is primarily towards the driveway and, basement parking and ramp of the residence on Block 16. Adequate sunlight, more than 3 hrs is achieved between 9:00 Am – 3:00PM.</p> |