



Australian Government
National Capital Authority

CONSULTATION REPORT

National Capital Plan Draft Amendment 89 – Deakin/Forrest Residential Precinct

July 2018

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1 Introduction and purpose

1.1 The Deakin/Forrest Residential Precinct

The National Capital Plan (the Plan) identifies areas of land that have the special characteristics of the National Capital to be Designated Areas. The Deakin/Forrest Residential Precinct is one such Precinct within Designated Areas due to 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 Precinct, located south of Capital Hill, is an example of twentieth century 'Garden City' planning concepts. Residential development in the precinct began in the 1950s and was one of the first residential subdivisions in the inner south of Canberra, following development of the Garden City areas of Blandfordia 4 Precinct, Blandfordia 5 Housing Precinct, and Forrest Housing Precinct. The area was well established by the time Parliament House was completed on Capital Hill in 1988.

Its Garden City origins have resulted in the area being largely characterised by homes in a garden setting on large blocks. The precinct is the only residential area of its kind subject to detailed planning control by the National Capital Authority (NCA).

Over the past 10-15 years, redevelopment of the area has seen changes to the form and scale of development, with an increase in multi-dwelling units (duplexes, townhouses and apartments). New dwellings are typically larger, with increased hardscape and subsequently decreased soft landscaping.

1.2 Analysis of the precinct

In late 2016, the NCA embarked on a review of relevant provisions of the National Capital Plan (the Plan) to ascertain whether current planning and design controls are still adequate to guide the outcomes expected for the precinct.

The first phase of the NCA's investigations into the Deakin/Forrest Residential Precinct resulted in the preparation of an Issues Paper for public consultation. The Issues Paper identified matters directly relevant to the precinct, but also examined a number of strategic issues which are relevant to other areas of the city, or the city as a whole. The Issues Paper identified potential policy responses to address the key issues identified.

On 8 April 2017, the NCA released the Deakin/Forrest Residential Precinct Issues Paper for public consultation. Thirty-seven written submissions were received by the NCA in response to the Issues Paper, from community groups, industry, government, and individuals. Submitters provided comments on a range of matters including landscape, setbacks, building height, the public domain, environmental sustainability, density and dwelling type, architecture, plot ratio and site coverage.

1.3 Draft Amendment 89

DA89 was proposed in response to the NCA's and community concern that the cumulative impacts of development will result in the key characteristics of the precinct being lost. The NCA is committed to ensuring that the Precinct continues to exhibit the 'Garden City' and 'City Beautiful' principles on which the Precinct was originally based.

Draft Amendment 89 – Deakin/Forrest Residential Precinct (DA89) was released for public consultation between 28 February and 15 May 2018. DA89 intended to clarify intended outcomes for the precinct. DA89 proposed that enhanced landscape controls, including provisions to protect and enhance the landscape character of the precinct, clearer description of the architectural character of the precinct and provisions related to dwelling density.

This report summarises the issues raised during the public consultation process undertaken by the NCA on Draft Amendment 89 – Deakin/Forrest Residential Precinct (DA89) to the Plan.

2 Consultation

2.1 Consultation activities

On 28 February 2018, the NCA released DA89 for public consultation. Public consultation was initially scheduled to conclude on 16 April 2018. Prior to this date, the NCA extended the public consultation period to 15 May 2018 to allow interested parties more time to prepare submissions in response to the draft amendment. DA89 was available on the NCA's website, and hard copies were available on request.

Key activities during the public consultation period included:

- On 28 February 2018, a public notice was published in *The Canberra Times* ([Attachment A](#)).
- On 28 February 2018, the NCA wrote to the ACT Government's Environment, Planning and Sustainable Development Directorate (EPSDD) advising of the release of DA89.
- On 1 March 2018, a notice was published in the *Government Notices Gazette* ([Attachment B](#)).
- Letter to ACT Government's Environment Planning and Sustainable Development Directorate.
- A letter was hand-delivered to all dwellings in the precinct, including multi-unit dwellings fronting State Circle, to advise residents of the release of DA89. All residents were invited to attend the NCA's public information session.
- On 27 April 2017, the NCA conducted a public information session. Approximately 34 stakeholders attended.
- During the week commencing 9 April 2018, stakeholders were advised of the extension to the public consultation period. This included email notification to stakeholders and a letter box drop to all dwellings in the precinct.
- On 12 April 2018, EPSDD advised the NCA that it supported DA89.
- On 16 May 2018, the Office of Best Practice Regulation advised that no Regulation Impact Statement would be required for DA89.

2.2 Submissions received

The NCA received a great diversity of views regarding DA89. In all 280 submissions were received. Many of the submissions were thorough, well considered and explored many of the challenges that accompany contemporary urban development. Submissions included heritage, city sustainability, land value, aging in place, the role of landscape in a city and in particular the role of trees in ameliorating heat islands and providing habitat.

The key issues raised in submissions are summarised in section 3 of this report. Details of submissions are available in [Attachment C](#).

Submissions were received from individuals, community groups, and the ACT Government. Many residents or property owners in the precinct responded to the draft amendment, however submissions were also received from those living outside the precinct (often in close proximity, however also elsewhere in Canberra and interstate). Community groups such as the Deakin Residents' Association represented the diversity of views of individuals within the community.

2.3 Development guidelines

The NCA considered the breadth of community feedback on DA89. It noted, that while some aspects of DA89 caused debate, there was the strong support for the need to protect landscape values of the precinct.

There was general consensus from submissions that the garden and landscape characteristics of the precinct should be retained. The NCA has formed the view that it will set aside DA 89 and test a more flexible approach to manage change in the precinct. This will be achieved through the

preparation of Guidelines that provide detailed information on the intended character of the precinct.

The Guidelines will be advisory only and not override the provisions of the National Capital Plan. The guidelines will have particular focus on the quality and extent of soft landscaping.

The Guidelines also provide information to the community about the issues the NCA is likely to take into account when considering works approval applications. The 'Development Guidelines' have been endorsed by the board ([Attachment D](#)).

3 Key issues

3.1 Landscape

Comments received

There was strong support across submissions that the garden and landscape characteristics of the suburb should be retained, regardless of the number of dwellings built on blocks. Many submitters expressed the view that it was the landscape rather than development characteristics that should be the focus of the amendment.

Some concern was expressed that the percentage of a site to be 'planting area' was reduced from 40 per cent in the Issues Paper, to 35 per cent in the draft amendment. This change was made in response to an earlier consultation process.

NCA response

The development guidelines focus on protecting the garden and landscape characteristics of the precinct valued by the community. The guidelines reinforce the desired landscape requirements by the inclusion of a provision seeking written advice from a Registered Landscape Architect that the plant species selected for planting are suitable to their site conditions and scale of development. The preferred percentage of a block required to be soft planting area has been revised upward to 40% as originally proposed in the Issues Paper.

3.2 Number of dwellings

Comments received

The NCA received comment that DA89 had adopted an alternative approach to protection of the landscape from the material presented in the Issues Paper, and presented a significance change to previous policy that allowed multiple dwellings per site to be considered.

Some submitters expressed the view that a number of the multi-unit developments (either completed or recently proposed) within the precinct are more in keeping with the characteristics of the area, than some of the more recent single dwellings constructed in the area. Multiple smaller dwellings on a block could be sensitively developed to include sustainability measures such as solar panels, water tanks, and edible gardens.

A number of submission stated that retaining the garden and landscape characteristics of the precinct and increasing density do not have to be contradictory. Multiple dwellings on a site can be accommodated whilst retaining green space, the appearance of a single dwelling to the street, number of driveways, etc. Allowing multiple dwellings on blocks and the resulting variety of dwellings across the precinct is a key garden city principle.

A number of submitters suggested alternatives to the single dwelling per block proposed in DA89. Some of these suggestions expressed a preference for allowing dual occupancy, others recommended allowing multiple dwellings on a block having regard to block size (for example, one dwelling per 1000m², two dwellings per 2000m², etc).

A number of submitters provided substantial analysis to support their suggestions. For example, one submitter compared a proposal for two dwellings on a site, with a proposal for a single dwelling on the same site. With the exception of the number of dwellings, all criteria under the proposed draft amendment could be met by both proposals.

The ACT Government, whilst supporting the draft amendment, recommended that the NCA consider permitting secondary residences ('granny flats'). This would be consistent with the RZ1 – Suburban Zone under the Territory Plan.

NCA response

The NCA notes that a number of submissions supported the single residential block, while a number of others considered that the desired outcomes for the precinct could be achieved without this measure being in place. There was general consensus from submissions that the garden and landscape characteristics of the precinct should be retained, regardless of the number of dwellings built on blocks. The guidelines therefore focus on the quality and extent of soft landscaping but do not prescribe the number of dwellings permitted per block.

The NCA is willing to explore mechanisms that result in the desired landscape character being achieved without prescribing the number of dwellings permitted on a block. The NCA also notes the views of the importance of providing opportunities for residents to age in place, and provide housing choice in a precinct in close proximity to employment, transport, and recreation. Section 3.1 of this report addresses concerns expressed by those members of the community who supported the proposal for a single dwelling only per block.

The NCA considered the potential for allowing 'secondary dwellings' or granny flats. In conjunction with a single dwelling, this option would have presented limitations, including in regard to dwelling size, and titling (that is, a granny flat could not be separately titled or form part of a unit title). With the decision not to proceed with DA, this form of development is an option under the development guidelines and could be pursued if desired by lessees.

3.3 Transition zone

Comments received

A number of submissions suggested that sites on the north eastern sides of Somers and Canterbury Crescents suggested should be subject to a different set of planning controls to the remaining residential blocks in the precinct. These submissions suggested this area could act as a 'transition zone' between the apartments fronting State Circle, and lower density development located between Canterbury and Somers Crescents, and National Circuit.

Advocates for this approach advised that many of the dwellings backing the State Circle developments have lost privacy and amenity, and that these properties could appropriately be developed at a higher density.

NCA response

The concept of a transition zone was considered but is not supported. The NCA appreciates that the development of three storey apartment buildings on State Circle have changed the living environment for some residents of Somers and Canterbury Crescents. The NCA does not share the view that increasing development capacity for blocks in these streets will directly address this matter. If blocks were to be redeveloped under existing conditions of the Plan and the new guidelines, issues concerning privacy and overlooking can be addressed through design and siting of new development.

3.4 Traffic, parking and movement

Comments received

From those supporting the draft amendment, some concern was expressed that increases in the number of dwellings is resulting in increases to traffic. A number of submitters also raised parking issues in precinct, suggesting that this is at least partly a result of inadequate parking to cater for nearby office workers.

Other submissions offered the view that perceived increases in traffic in the precinct is a result of the nearby presence of Parliament House and offices – people pass through the precinct en route to their destination. Allowing more dwellings in the precinct may result in less traffic as more people can walk or ride to work in that area.

NCA response

Continuing redevelopment of the precinct may result in traffic increases, however the scale of development and size of the precinct will mean that increases directly attributable to the precinct will be modest.

The precinct is in close proximity to major employment centres and attractions, and may be attractive as a parking location. The ACT Government is responsible for parking management within the precinct, including enforcement.

3.5 Land management

Comments received

One resident mentioned that they have been seeking more trees to be planted within the median strip of Melbourne Avenue. This has been pursued through Access Canberra, however the submitter indicated that no response had been received at the time of writing the submission to DA89.

NCA response

The NCA notes this comment. The decision to plant additional trees within the road reservation of Melbourne Avenue is the responsibility of the ACT Government as land manager. The Melbourne Avenue road reservation forms part of the Designated Areas, and therefore any proposed works must be approved by the NCA.

3.6 Building height

Comments received

One submitter expressed a preference for single storey dwellings only (coupled with the proposed requirement of a single dwelling only per block).

NCA response

The NCA's view is that current permitted building heights set out in the Plan (a maximum of two storeys and eight metres) provide for an appropriate scale of dwelling.

3.7 Driveways

Comments received

A small number of submitters commented on matters to do with driveways and the prescriptions proposed by DA89. Concerns included:

- one submitter whose current driveway configuration and front landscaping has been designed with the intent that a second crossover be constructed
- that the NCA will dictate the number of driveways to a property (especially when many properties already have more than one) and that the specified material is bitumen.

NCA response

The NCA has engaged directly with the submitter who advised that their current driveway configuration and front landscaping has been designed with the intent that a second driveway crossover be constructed to resolve the matter.

Where properties already have two verge crossings, there will be no required change to this arrangements. Driveways (that part of the vehicle entrance within a property boundary) may be a variety of materials, however the development guidelines encourage the use of bitumen for the vehicle crossover (the section of driveway between the public road and property boundary). This will create consistency within the public realm, and with the ACT heritage listed Forrest Housing Precinct adjacent to the Deakin/Forrest Residential Precinct.

3.8 Other matters

Comments received

1. One submitter was curious to know why the Brazilian Embassy residence and the Apostolic Delegation complex are included in the Deakin/Forrest Residential Precinct, but not the Indonesian Embassy residence in Monaro Crescent or the various Embassy and High Commission residences in Mugga Way.
2. The submission to the Issues Paper, released in April 2017, from Knight Frank on behalf of the Forrest Residents' Group was not published by the NCA.
3. A number of owners have commenced engagement with the NCA regarding redevelopment of their blocks. In some cases, applications have been lodged with the agency while in other cases pre-lodgement discussions have occurred. A number of submitters noted that the NCA cannot stop progressing applications until a decision has been made on DA89.

NCA response

1. The Holy See is recognised as an independent sovereign entity in international law. The Holy See conducts international relations through a variety of means, including a network of diplomatic posts (known as Nunciatures). Australia and the Holy See have had diplomatic relations since 1973, and the Holy See has maintained the Apostolic Nunciature in Red Hill since this time. The Brazilian residence represents a unique situation. The Plan identifies the land on which the residence site as land for the purposes of 'Diplomatic Mission'. The definition of this term under the Plan means '*any building, parts of buildings and the land ancillary thereto leased specifically for use for the purpose of an embassy, a high commission, a legation, or a consulate...*'. Residences may be included, however residences are not permitted on their own. Residences associated with foreign missions are typically located on Territory Land outside Designated Areas (for example, in Mugga Way and O'Malley).
2. The submission to the Issues Paper from Knight Frank on behalf of the Forrest Residents' Group was published as submission no. 8 in the Consultation Report: Deakin/Forrest Residential Precinct Issues Paper'. The submission was identified as being from the Forrest Residents' Group at the request of Knight Frank.

3. The NCA will progress any Works Approval application submitted for consideration, as per normal processes.

4 Conclusion

On 28 February 2018, the NCA released DA89 for public consultation. The public consultation period was initially scheduled to run for six weeks in accordance with the NCA's 'Commitment to Community Engagement (August 2015)'. The NCA subsequently extended the closing date for public submissions to 15 May 2018, resulting in a public consultation period of almost 11 weeks.

280 written submissions were received in response to DA89.

The NCA Board considered feedback on DA89 and elected not to proceed with the draft amendment. 'Development guidelines' have instead been endorsed by the board (Attachment D) which are supplementary to the Plan, providing greater guidance on 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.

5 Attachments

- A. Notice of release of Draft Amendment 89 for public consultation published in *The Canberra Times*
- B. Notice of release of Draft Amendment 89 for public consultation published in the *Commonwealth Notices Gazette*
- C. Submissions received



Australian Government
National Capital Authority

NATIONAL CAPITAL PLAN DRAFT AMENDMENT 89

Open for Public Consultation

Deakin/Forrest Residential Precinct

The National Capital Authority (NCA) has released the National Capital Plan Draft Amendment 89 – Deakin/Forrest Residential Precinct (DA89) for public consultation.

The purpose of DA89 is to clarify the intended outcomes for the precinct. DA89 proposes that for all sites, other than sites fronting State Circle, a single dwelling only per residential block is permitted. Complementary landscaping requirements are also proposed.

Submissions welcome by close of business

16 April 2018: email, draft.amendment@nca.gov.au; mail, GPO Box 373, Canberra ACT 2601; or hand delivered, Treasury Building, King Edward Terrace, Parkes ACT 2600.

Public information session: Tuesday 13 March 2018, 5:00 - 6:00 pm, National Capital Authority, Treasury Building, King Edward Terrace, Parkes ACT 2601.

Register your interest: call (02) 6271 2888 or email draft.amendment@nca.gov.au

Please contact the NCA for further information on (02) 6271 2888.



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Attachment B – Government Gazette notice



Commonwealth
of Australia

Gazette

Published by the Commonwealth of Australia

GOVERNMENT NOTICES

National Capital Plan Draft Amendment 89

The National Capital Authority (NCA) has released National Capital Plan Draft Amendment 89 – Deakin/Forrest Residential Precinct (DA89) for public consultation. The draft amendment can be viewed on the NCA's Public Consultation webpage.

The purpose of DA89 is to clarify the intended outcomes for the Deakin/Forrest Residential Precinct. DA89 proposes that for all sites, other than sites fronting State Circle, a single dwelling only per residential block is permitted. Complementary landscaping requirements are also proposed.

The NCA welcomes submissions on DA89 by close of business on 16 April 2018. Submissions can be made via email to draft.amendment@nca.gov.au, or by post to Chief Planner and Deputy Chief Executive, GPO Box 373, Canberra ACT 2601.

A public information session for DA89 will be held on 13 March 2018 between 5-6pm at the National Capital Authority, Treasury Building, King Edward Terrace, Parkes ACT 2601. Those wishing to attend this session should register their interest by emailing draft.amendment@nca.gov.au or phoning 02 6271 2888.

Please contact the NCA for further information on 02 6271 2888.

Attachment C – Submissions received in response to Draft Amendment 89

The text provided below largely reflects the full submission received. Personal details or identifying information (where people have requested anonymity) have been removed. Some minor changes have been made (for example, to correct spelling or to provide consistency of terms used in this report).

As noted in the draft amendment documentation, the NCA seeks and open and transparent draft amendment process. The name of each person has been published, except where requests for confidentiality were made through submissions or in discussions with officers of the National Capital Authority.

No.	Submitter name	Submission
1	Christine Rafter	<p>The essence of the Griffin Plan, a garden city, is a design which has made Canberra unique and worth visiting (and living). If higher density in the precinct goes ahead, it dilutes further, the special characteristics of the Griffin's plan and makes development in inner Canberra easier, and erodes the garden city aspects as well as doing away with our history.</p> <p>I live just outside the precinct, but we would still be impacted by a major change from single dwellings into higher density housing.</p> <p>We already have a problem of too much water rushing down Melbourne Ave, into our driveway and flooding our garage. We've put in drains across the driveway and a little hump but they don't work when the rain is heavy. So for others further down in the precinct this problem would be exacerbated by the blanket cover of more buildings and driveways reducing the area open to absorbing water and then channeling it into underground car parks, garages and flooding low lying areas.</p> <p>Without the gardens and trees the wild life disappears. We even have bower birds visiting, along with the sulphur crested cockatoos, rainbow lorikeets, king parrots, willy wagtails, silver eyes and more. Kangaroos jump down Melbourne Ave surprising everyone especially at night.</p> <p>So your Draft Amendment 89, which 'proposes that for all sites, other than sites fronting State Circle, a single dwelling only is permitted. Complementary provisions addressing landscape character and retention of existing trees are also proposed' is welcomed and I wish to add my support.</p>
2	Brand Hoff	<p>I fully support Draft Amendment 89.</p> <p>I live in the precinct covered by Draft Amendment 89 and fully support the Boards approach.</p> <p>I congratulate the Board on the drafting of the Amendment which, if adopted, will preserve the character of our area.</p>
3	Peta Hoff	<p>I fully support Draft Amendment 89.</p> <p>I live in the precinct covered by Draft Amendment 89 and fully support the Boards approach.</p>

No.	Submitter name	Submission
		I congratulate the Board on the drafting of the Amendment which, if adopted, will preserve the character of our area.
4	Poppy Notaras	I strongly support draft amendment 89.
5	Dennis Martin	I have read and totally support the implementation of the National Capital Plan draft Amendment 89 for the Deakin/Forrest Residential Precinct. This is a once only opportunity to preserve the amenity and features of this unique precinct.
6	Name withheld	I support draft amendment 89.
7	Jennifer Benassi	I am contacting you to give my support for amendment 89, as a long term resident here in Forrest, 32 years, I notice the traffic increases, parking by office block workers in the streets, as the office buildings don't cater for their workers on site. Apart from that Forrest is being dramatically changed in character with all the multi-storey buildings going in. We must try to preserve the character of the little we have left of the area.
8	Name withheld	As a resident in the Forrest / Deakin residential precinct I strongly support the Draft Amendment 89 proposed by NCA to preserve the area for principal residences only.
9	Janet Kahler	I write in support of Draft Amendment 89. I admit to being a resident of Forrest (albeit Forrest bottom) but the essence of my concern is preservation of the character and history of this important area of the inner south. I support densification of many of the urban areas to cater for lifestyle choices and general economic and traffic arguments but we must preserve the best of our heritage areas. It's not just the history it's also the green streetscape, the beautiful gardens and the habitat for small animals and, most importantly, the birds of this area. All day parking on suburban streets is already endemic in the inner south, we must not add to this.
10	Malcolm Carlin	I strongly support Draft Amendment 89.
11	Lesley Carlin	I strongly support Draft Amendment 89.
12	Jillian MacLaren	As a resident in the Forrest / Deakin residential precinct I strongly support the Draft Amendment 89 proposed by NCA to preserve the area for principal residences.
13	Stephen Pashalidis	After attending the public meeting at your offices, I'm greatly concerned that certain outspoken parties that do not live in our area have made speculative investments with little regard to our area's living environment and visual heritage. With this in mind, we would like to support the Draft Amendment 89.

No.	Submitter name	Submission
14	James Koundouris on behalf of: Eric and Georgina Koundouris Angela and James Koundouris Theo and Diane Koundouris Paul and Harriett Koundouris	We believe that the continuation of the character of the Forrest / Deakin precinct should continue and be preserved. Draft Amendment 89 achieves this outcome.
15	Carol Guida	I wish to emphasize my support for the key message regarding Deakin/Forrest Residential Precinct from people in my neighbourhood which I signed, questioning the new Draft Amendment 89 which would limit all the blocks to single dwellings. A few things to consider on how this affects the lives of people here: <ol style="list-style-type: none"> 1. By having the option of dual occupancy in our neighbourhood in the past, people have been able to adapt their properties to changing needs of their families (older parents, young adult children, or family members requiring care). 2. We have also seen some very good new redevelopments, where one old home might be replaced with two new ones, at the same time respecting the natural environment of gardens and trees. With rising land value assessments, accompanied by rising property taxes, this is often a way for current residents to continue to stay in their homes and this neighbourhood. Even if residents sell to redevelopers, they usually seem to receive just the equivalent of the land value, and nothing for their house. 3. With the proposed limitation of one single dwelling per block development in Draft Amendment 89, we would expect to see only more of what we've recently been seeing – huge, mammoth mega mansions, which few people can afford. 4. With many of these huge new mansions, the sheer volume of excavation, paving and building allows little for what is most appealing about this neighbourhood – the lovely environment of garden and trees. Despite being single

No.	Submitter name	Submission
		<p>occupancy dwellings, they too, can often have a hugely negative impact on the environmental quality for neighbours beside and behind them.</p> <p>5. So ironically, this single dwelling per block limitation, far from preserving & protecting the character of our neighbourhood, would change it dramatically.</p> <p>Is this really what you intend to do?</p> <p>If not, please reconsider the impact this amendment will have on our residents.</p>
16	Peter and Norma Cook	<p>We write to support the recently announced NCA Precinct Code for Forrest and in particular, support constraints on further proposed 'densification' of the suburb. We do not believe that the wishes of some land holders should be allowed to degrade the overall aesthetic, heritage and environmental qualities of the area that are held dear by the community at large.</p> <p>Forrest and the adjacent area of Deakin are unique in Canberra and Australia, but what we have seen elsewhere in Forrest is the wholesale destruction of the character of the area in response to the laissez faire attitude of the current ACT Government, which sees any and all development of Forrest as 'good'.</p> <p>By way of example, in our own section of Forrest eight townhouses (four of very poor design), have recently been built where there were previously two single residences. The net result of such developments has been loss of amenity and character, traffic problems, elimination of mature trees and plants and the destruction of gardens that were the quintessential character of Forrest.</p> <p>In summary, we support the proposed precinct code of the NCA for Forrest but ask that it be extended to cover the entire suburb of Forrest. If this is not done, then under the current ACT regime, all that will remain of this unique area will be a thin sliver of land between State Circle and National Circuit, which may serve to remind us of what has been lost, but will not retain the unique urban park/urban forest environment that typifies Forrest and which is so highly valued not only by residents, but by the many visitors to this area.</p>
17		<p>After recently attending the public meeting at your offices, I'm greatly concerned that certain outspoken parties, whom where present at the meeting, do not live in our area/suburb. They have made speculative investments, with little regard to our area's living environment and visual heritage.</p> <p>With this in mind, we would like to support the Draft Amendment 89.</p>

No.	Submitter name	Submission
18		<p>I'd like to state that I believe that our area from State Circle to National Circuit should allow multi-unit development. We should fall under the same regulation as that of the ACT.</p> <p>We need to provide accommodation for people working in Barton, at Government House, around Manuka, in Kingston and even in Civic.</p> <p>Currently we have bigger houses with fewer people being built in this area. If people want large houses on large blocks then they should move to the outermost edges of our city or into rural areas like Yass. In essence it has become unaffordable and in fact unsustainable for a growing city. The rates are horrendous and beg for us to divide our blocks so that they can be developed into more reasonable properties.</p> <p>It is counter-productive to have an exclusive area of Canberra right where we need townhouses and high to medium density development.</p> <p>Behind where I live there have been reasonable houses knocked down and larger single dwellings put in their place. Instead there could have been tasteful small houses put on the same block with permaculture and environmentally progressive items such as solar panels and evacuated solar tubes and water tanks associated with the smaller buildings. We need smaller houses not bigger houses and multiple small developments. They are better living for the general population rather than high rises such as Kingston where it is too densely populated.</p> <p>The desire to 'save our suburb' is being driven by builders and real estate agents. I wouldn't have a bar of it. You can preserve our city so that it becomes livable for everyone.</p>
19		<p>I would like to have some flexibility to downsize but if there is only the choice of having one dwelling or opening the door for over-development (4 units or more) as in Somers Cres. Forrest, I prefer the Draft Amendment 89.</p> <p>Dual occupancy would be my first preference as they are mostly better designed and are less environmentally intrusive.</p>
20	D. Clarke	<p>I am a frequent visitor to friends who live in the Deakin/Forrest Residential Precinct and love the feel and character of the area with its big blocks and large gardens. I have been saddened by some of the recent developments where four or even six houses have been squeezed onto individual blocks, which totally changes the look and feel of the area.</p> <p>I therefore congratulate the NCA board and planners on the proposed Draft Amendment 89, and support the adoption of the principles of the amendment which will ensure that the character of the precinct continues.</p> <p>The area around Parliament House should be preserved and the heritage area adjacent to the precinct needs to be respected.</p>

No.	Submitter name	Submission
21	Rosemary Ingle	<p>This submission supports the NCA's Draft Amendment 89, restricting the development to one dwelling per residential block.</p> <p>As residents of a lovely old tree-lined suburb we would like to preserve the character of the area and also ensure the already increased traffic congestion is kept manageable.</p> <p>The developers are the only ones who benefit from more development in this historical suburb. As rate payers we need to be involved in the future of Forrest by saying no to apartments which will totally change the character.</p>
22	David Chick	Draft Amendment 89 strikes the right balance and values the significant heritage value of the area.
23	Brian and Renate Weston	<p>We moved to Forrest in 1995 to enjoy the ambience of this original inner-south suburb. We certainly do not wish to see the character and ambience of Forrest changed by allowing multi-dwelling development.</p> <p>Forrest is possibly the only suburb that still retains its spacious, treed, garden-city character, as intended by Walter Burley Griffin. We believe it paramount to retain some of Canberra's original character and believe some suburbs should be protected from the rampant over-development which is taking place across much of the inner-south and inner-north. Forrest is one such suburb.</p> <p>Accordingly, we strongly support draft Amendment 89.</p>
24	JR Davis and P McDonough	We are concerned about over-development of this old area of Canberra. We support the preservation of its character, specifically single (and single storied) dwellings on larger blocks, trees and extensive gardens, and hedges separating dwellings from the street. Consequently, we support Draft Amendment 89 restricting development of one dwelling per block and would also request that this be kept to one story.
25	Robert O'Day	I support the amendment.
26	Ray Rafter	<p>While I live slightly outside of the area affected by the draft amendment, I fully support the NCA proposal.</p> <p>I certainly think that the amount of development should be limited to a single dwelling per block and most imperatively to retain the tree and vegetation coverage.</p>
27	Residents of 5 Daly Street	<p>Thank you for the opportunity to comment on Draft Amendment 89, relating to the Deakin/Forrest Residential Precinct.</p> <p>We find ourselves in strong opposition to the current draft, and in particular to the view that only a 'single dwelling' would be 'allowed per block' – though we certainly support retaining the character of Canberra as a green city, which is one of its key assets. The two issues are not contradictory. We do not see how at a policy level, a decision to allow only single</p>

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		<p>dwelling on each block would be a beneficial outcome overall for the future of the suburb or allow any flexibility at all for evolving preferences of future use.</p> <p><u>Views on the proposed policy</u></p> <p>We have seen the Save Our Suburb fliers circulated in Deakin and Forrest by some residents. We respect their views. Their main objections appear to be that current policy settings will result in more traffic congestion, more multi-apartment dwellings, and less green space.</p> <p>In our experience, the majority of the traffic in Forrest and Deakin is a result of the nearby presence of Parliament House and numerous Government Departments. This simply means that many Canberrans travel to or through Forrest and Deakin for their work. The proposed policy change will not affect that. Indeed, it may exacerbate the traffic problem. By allowing more people like myself to live in proximity to the parliamentary triangle, more will have the option (as I do) to walk or bike to work in that area, reducing traffic.</p> <p>During the day, there are admittedly many cars parked in Forrest and Deakin. They mainly belong to people who live elsewhere and who work in the parliamentary triangle. This problem will not be resolved by allowing only single dwellings per block. If the NCA wanted to address this issue, it could reduce the amount of non-resident parking in Forrest and Deakin. This issue is also better dealt with through public transport offerings, which are increasing, and through the building of nearby parking stations, which are also increasing.</p> <p>On the question of changing the character of the suburbs by reducing green space, if this is considered an emerging problem, setting a maximum of allowable built space per block would help that. This would not need any restriction of dual occupancies – the amount of green would be the same regardless of whether a block has a single or dual occupancy. Conversely, allowing only a single dwelling would result in larger, McMansion-style single dwellings, which would certainly change the character of the suburbs. I would also note that NCA conditions currently are very strict regarding green, unbuilt space on each block, and that this policy setting has already been effective in preserving green spaces.</p> <p>Finally, the proposed policy runs counter to the well-established principle of greater urban density in inner city areas. We are surprised that this principle would be surrendered so easily, given the needs of a growing city and the environmental and other benefits to the city of a smaller footprint and less sprawl. Nuanced NCA policy could shape this natural and logical civic development, which represents the preference of the majority of Forrest and Deakin residents, as we understand it, rather than just seeking to ban it. It would also be in keeping with the life-cycle of the community.</p> <p><u>How this will affect us as a family?</u></p>


No.	Submitter name	Submission
		<p>We are the owners of the property at 5 Daly Street, in Deakin. We recently made a development application to renovate and expand our house, to accommodate our growing young family. Our intention is to then build a dual occupancy on the same property and to retire in Deakin, with the potential that one of our children could move into the second occupancy on the block. This has already occurred across the road from us, in an attractive dual occupancy, in keeping with the character of the suburb.</p> <p>For most Australians, like ourselves, the majority of a family's resources are invested in the family home. Any sudden and substantial change to the regulations surrounding that has a disproportionate impact on families, their future plans and their economic stability. A family cycle involves potentially growing through having children, then downsizing as the children make their own lives out of the family home. This natural family progression would not be possible in Forrest and Deakin under this policy. It would make it impossible for us to retire in Deakin, as we had hoped to do. Separately, it would also significantly diminish the value of our property.</p> <p><u>Conclusions</u></p> <p>While draft Amendment 89 would not effectively address the key concerns of its proponents, it would have a disproportionate impact on families in the affected area. It would also give rise to larger, McMansion style single dwellings. We believe that a compromise could be found that would achieve the majority of the key objectives of residents. This should involve retaining the capacity to build a dual-occupancy on such large plots of land so near the city and taking a more nuanced approach overall.</p> <p>If the key objection is the expansion of multi-unit developments in the area, then this policy could be much more limited in scope, both in terms of what it would prohibit, and in terms of the areas it covers ie. it might only cover State Circle or only multi-unit developments. We note, of course, that there are already many multi-storey apartment blocks in the area. While our strong view is that the capacity to build dual-occupancies on the large Deakin and Forrest blocks should be protected going forward, if the final decision is that this should be overturned, we would at a minimum raise the question of grandfathering. While this would not be our preferred solution, imposing this new policy at the point of next sale, rather than now, would at least allow families to continue with well-established plans without being penalised financially.</p>
28	Environment, Planning and Sustainable Development Directorate	<p>I refer to your letter dated 28 February 2018 regarding the above mentioned amendment to the National Capital Plan under section 15(1) of the <i>Australian Capital Territory (Planning and Land Management) Act 1988</i> and provide the following comments from relevant ACT Government agencies.</p> <p>While the proposed amendment regarding single dwellings is supported, it would be appreciated if further consideration can be given to the potential for secondary residences ('granny flats') and non-unit titled dual occupancies, consistent with the</p>

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		<p>provisions that apply in the RZ1 – Suburban Zone under the Territory Plan. I believe this level of development, with set parameters in place, can give greater flexibility for housing options for residents while preserving the ‘Garden City’ and ‘City Beautiful’ principles evident in this precinct.</p> <p>The proposed provisions relating to tree canopy coverage and planting area on blocks is consistent with the work of the ACT Government on living infrastructure and urban heat mapping and is therefore supported.</p>
29	Liz Mulcahy	<p>I am in favour of DA89 that all sites, other than sites fronting State Circle, a single dwelling only is permitted. I am also in favour that complementary provisions addressing landscaping character and retention of existing trees is implemented.</p>
30	Stephen Brown	<p>I strongly support the principle that sites in this area should be limited to single dwellings only.</p> <p>Apart from endorsing the reasons stated in the document, I note that the principle is consistent with the Forrest Neighbourhood Plan. This was developed some 15 years ago after extensive public consultation and provided that Forrest should continue to be a suburb of detached houses on large blocks. (Regrettably, Neighbourhood Plans were quietly abandoned by ACTPLA in 2010.)</p> <p>I note also that some leaseholders have publicly objected to Draft Amendment 89 on the basis that they would be precluded from multi-dwelling redevelopment. These views seem to represent a misunderstanding of the leasehold system, one purpose of which is to ensure that individual entrepreneurship regarding land is subordinate to community interest.</p> <p>I recognise, however, that present owners of single-swelling blocks in the precinct might well feel aggrieved by the fact that there are existing multi-dwelling blocks in the Precinct which have been allowed to proceed.</p> <p>In passing, I am mystified as to why the Brazilian Embassy residence and the Apostolic Delegation complex are included in the Precinct but not the Indonesian Embassy residence in Monaro Crescent or the various Embassy and High Commission residences in Mugga Way.</p>
31	Greg Anderson	<p>This submission relates to a proposal at 12 Hobart Avenue, Forrest.</p> <p><u>The history</u></p> <p>The owners asked me to consider the development potential of this site based upon the current planning instruments, knowing that the area including this site allows for multiple housing.</p>

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		<p>An assessment of the area confirmed this with a D.A. lodged for 41 National Circuit and numerous other sites under construction, completed, or in the process of DA preparation.</p> <p>Over an eighth month period, the following took place:</p> <ol style="list-style-type: none"> 1. Consideration of an amalgamation with 14 Hobart Avenue to provide six dwellings. Initial sketches were prepared and presented, and then the adjoining owner was reluctant to proceed. (Planning consultation with the NCA.) 2. Consideration of a three-dwelling proposal with developed drawings. (Planning consultation with the NCA.) 3. Consideration of a two-dwelling proposal, pre-empting the authorities concern for over development. This was ready to present to the NCA at the time of the release of the draft amendment. 4. Following the draft amendment 89, a proposal is now being considered for a single dwelling. (As yet, no consultation with the NCA.) <p>At the conclusion of the meeting with the NCA where we presented a three dwelling proposal, in January, it was suggested that no further work should be undertaken on the proposal, until the outcome of an NCA board meeting was revealed.</p> <p>At that meeting, I was told that development issues were being discussed. At this point we reconsidered the proposal and thought that a two dwelling scheme would be met more favourably and more in keeping with the traditional character of the precinct.</p> <p>Between the issuing of the draft amendment 89 on February 28 and the public information session on Tuesday 13 March, we prepared a proposal for a single dwelling.</p> <p>We have now made a comparison and assessment of a single residential design that complies with the draft amendment 89 and the previous proposal for two residences.</p> <p>This proposal was prepared and ready to discuss with the NCA at the time of the issuing of the amendment and we did seek a meeting at the time. Interestingly, both proposals comply totally with the draft amendment 89, with the exception that the two residence proposal is now disallowed. So the bulk density, site cover, setbacks etc. could be the same for one or two residences on the same block.</p> <p>Following from this, if the community believes that this precinct should now be seen (that is, what remains of it) as a single dwelling, garden suburb without the appearance of multi-housing then it may be of benefit to consider other ways of achieving this end.</p>


No.	Submitter name	Submission
		<p>If we can make a two residence proposal and a single residence proposal satisfy the amendments criteria, except for the quantum then the amendment will fail to meet its goals.</p> <p>Before making some suggestions the following should be outlined:</p> <p>Most would agree that recent developments and proposals are of a very poor quality with regard to siting, design, materials and landscaping, and that measures were necessary to stop the continuation of low grade, ordinary development in an exceptional area.</p> <p>There is a perception that this amendment has over-reacted in an effort to address the above.</p> <p>A lot of people are now financially worse off as a result of this amendment, as it is effectively retrospective. This also presupposes that all development is bad development, so let's punish everyone, and no good can come of existing planning instruments. Surely this is not the case.</p> <p><u>Suggestions</u></p> <p>Encourage all developments to be single-dwelling in appearance from the street.</p> <p>Most of the sites are large enough for multiple housing so allow for a type of dual occupancy where the second dwelling is not immediately recognized.</p> <p>Partial basement living spaces with sunken courtyards etc. and living spaces in the attic or concealed roof gardens could achieve a greater density.</p> <p>This increased density within a compact envelope could then mean and achieve greater open space and landscaping area and an increased perception of a suburb.</p> <p>Allowing for this flexibility will result in diversity, which would be a good outcome.</p> <p>A sunken courtyard apartment may never be noticed from the street or neighbouring properties. Likewise, for concealed apartments or dwellings within the roof spaces.</p> <p>Allow more floor space, and at the same time, legislate for even greater landscaping.</p> <p>There are many cities with garden suburbs full of big houses on large blocks with beautiful gardens which appear as single houses that have been converted to multiple dwellings that no one notices.</p>

No.	Submitter name	Submission
		<p>All parking should be underground with tiny footprints and concealed ramps and entries. The streets are big enough for some flexibility when designing these.</p> <p>It is not hard to design a house that looks like two levels when it is, in fact, four — using basements and attics.</p> <p>It is unfortunate that bad development has prevailed in this precinct but it could have positive outcomes.</p> <p>Push developers for greater design outcomes. Loosen floor space ratios and allow for basements and attics, provide greater landscape areas and open spaces.</p> <p>Finally, incremental planning approval would be useful and would encourage innovation with step by step planning appraisal process.</p> <p>I have enclosed the proposal for a two house design that was prepared prior to the amendment. This places a dwelling at the building line of ten metres with further setbacks for terraces and glazing.</p> <p>It is suitably prominent and scaled. The driveway is narrow with a ramp to concealed basement parking. Any amount of landscaping can be provided between the building line and the Hobart Avenue boundary.</p> <p>I am mindful that this is a grand avenue with a sizeable frontage and a dominant London plane tree as a backdrop. The site can accept even welcome a proud identifiable building.</p> <p>A second residence is then set well back from the first and separated by a reflection pool. This setback is 16–20 metres from the boundary.</p> <p>The architectural expression is the same across the site. The entry for the second residence is not obvious and is to the side boundary. A considered landscaping resolution will in time dominate the architecture and provide the primary expression for the development.</p> <p>The placement of these dwellings with concealed entries, setbacks, minimum expression of vehicle entry and landscaping, can achieve the goals of amendment 89. This is in fact a form of dual occupancy. It would not take much for this proposal to appear as one unified residence with the use of garden walls, breezeways etc.</p> <p>So with the exception of ‘single residence’ this two house proposal complies.</p> <p>As suggested earlier, we prepared and compared a single residence proposal with this two dwelling scheme and they except for the ‘single residence’ both complied.</p>

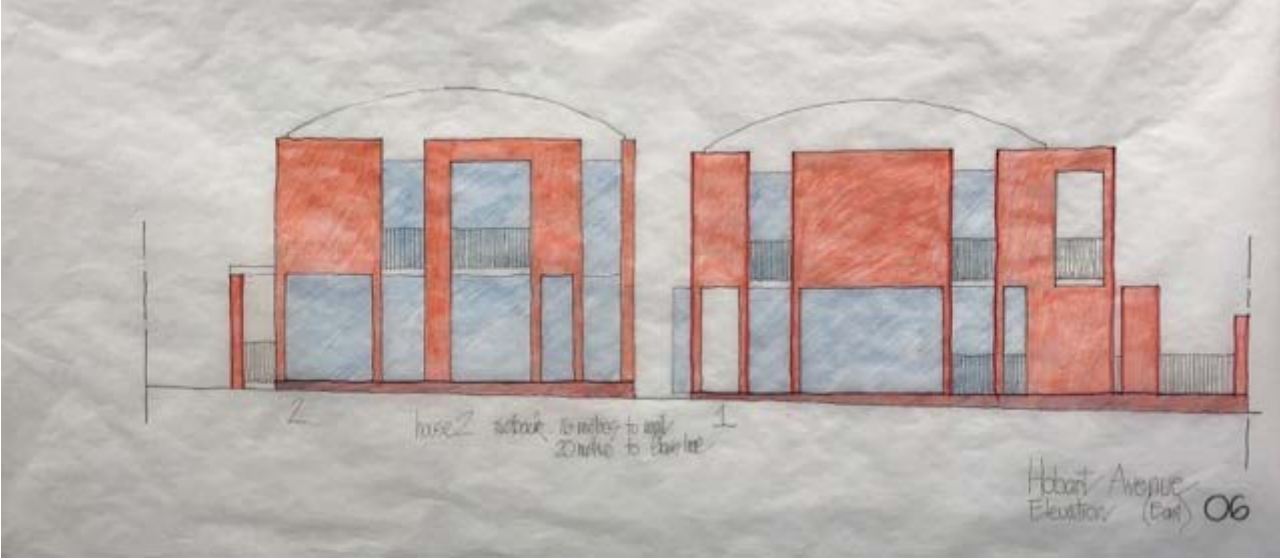
No.	Submitter name	Submission
		<p data-bbox="528 252 1525 284">We have also enclosed the schematic planning for a single dwelling for comparison.</p> <p data-bbox="528 304 1917 368">I urge the NCA to adjust their position and allow for a maximum of two residences per site in the manner that I have outlined above.</p>  <p>The image is a hand-drawn site plan on a piece of paper. It shows a rectangular plot of land with two buildings, labeled '1' and '2', positioned vertically. Building 1 is at the top, and building 2 is below it. The buildings are drawn with vertical lines to represent walls or windows. To the right of the buildings, there are several annotations: '10m' with an arrow pointing to the right side of building 1, '16m' with a double-headed arrow indicating the width of building 2, and 'street front' written vertically on the right edge. There are also some other markings like 'CHURCH' and 'entrance' with arrows. At the bottom of the drawing, it says 'site plan 12 Hobart Ave.' and 'north' with an arrow pointing upwards. The drawing is done in pencil and includes some colored washes in red and purple.</p>

No.	Submitter name	Submission
		<p>Hand-drawn architectural floor plan for 12 Hobart Avenue, OZ. The plan shows a rectangular building with two main sections labeled '1' and '2'. Section 1 is shaded purple and section 2 is shaded orange. A central hallway is shaded blue. The plan includes various rooms: a 'dressing' room at the top right, a 'recessed' area at the bottom right, and an 'entry' area. A red line indicates a 'prominent' feature, and a green line indicates 'dense landscaping'. Dimensions include '20 metres' for the width, '10 metres' for a recessed area, and '12.5 metres' for a specific section. Other labels include 'look at side', '12 Hobart Avenue', 'indicative ground floor plan', and 'OZ'.</p>

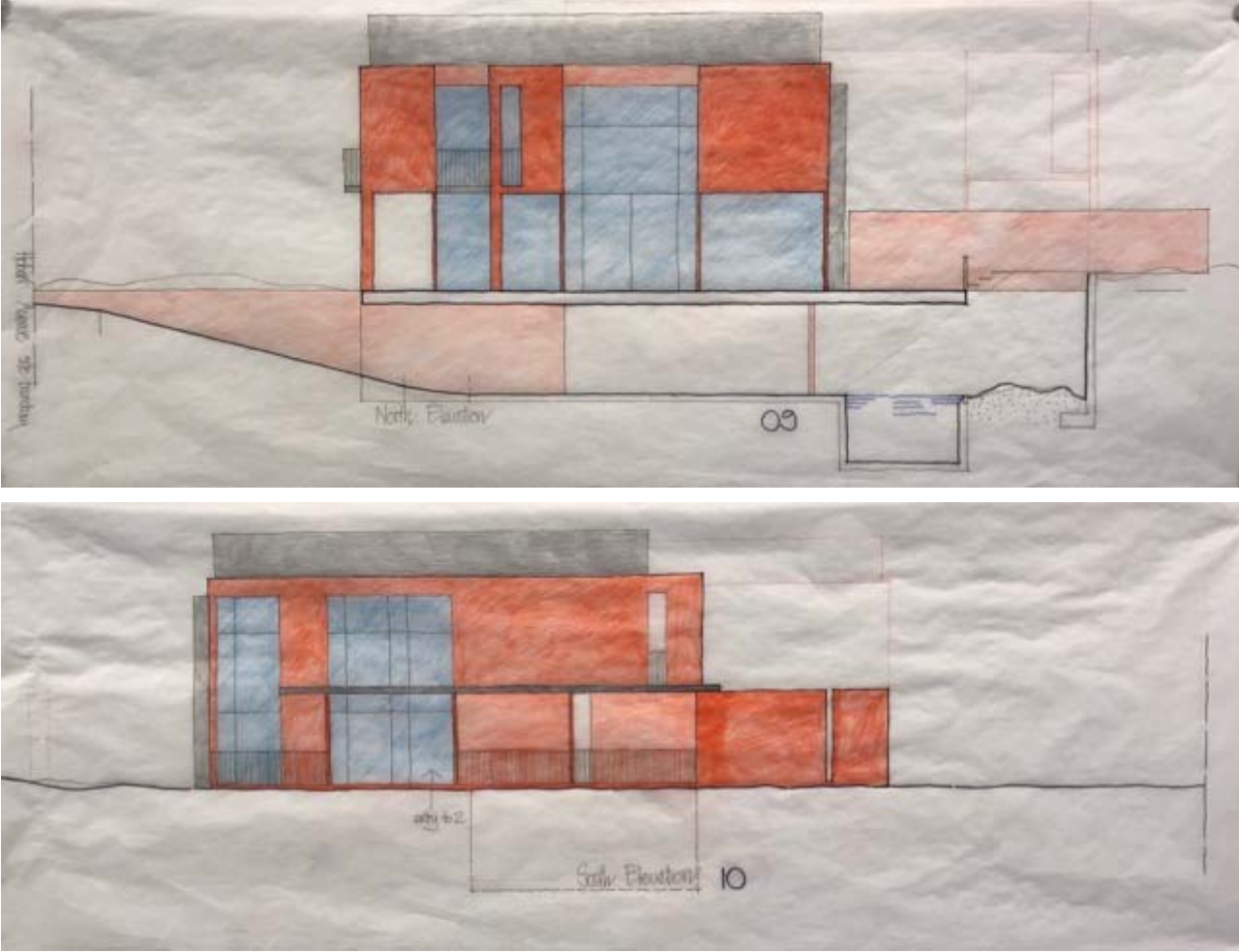
No.	Submitter name	Submission


No.	Submitter name	Submission
		

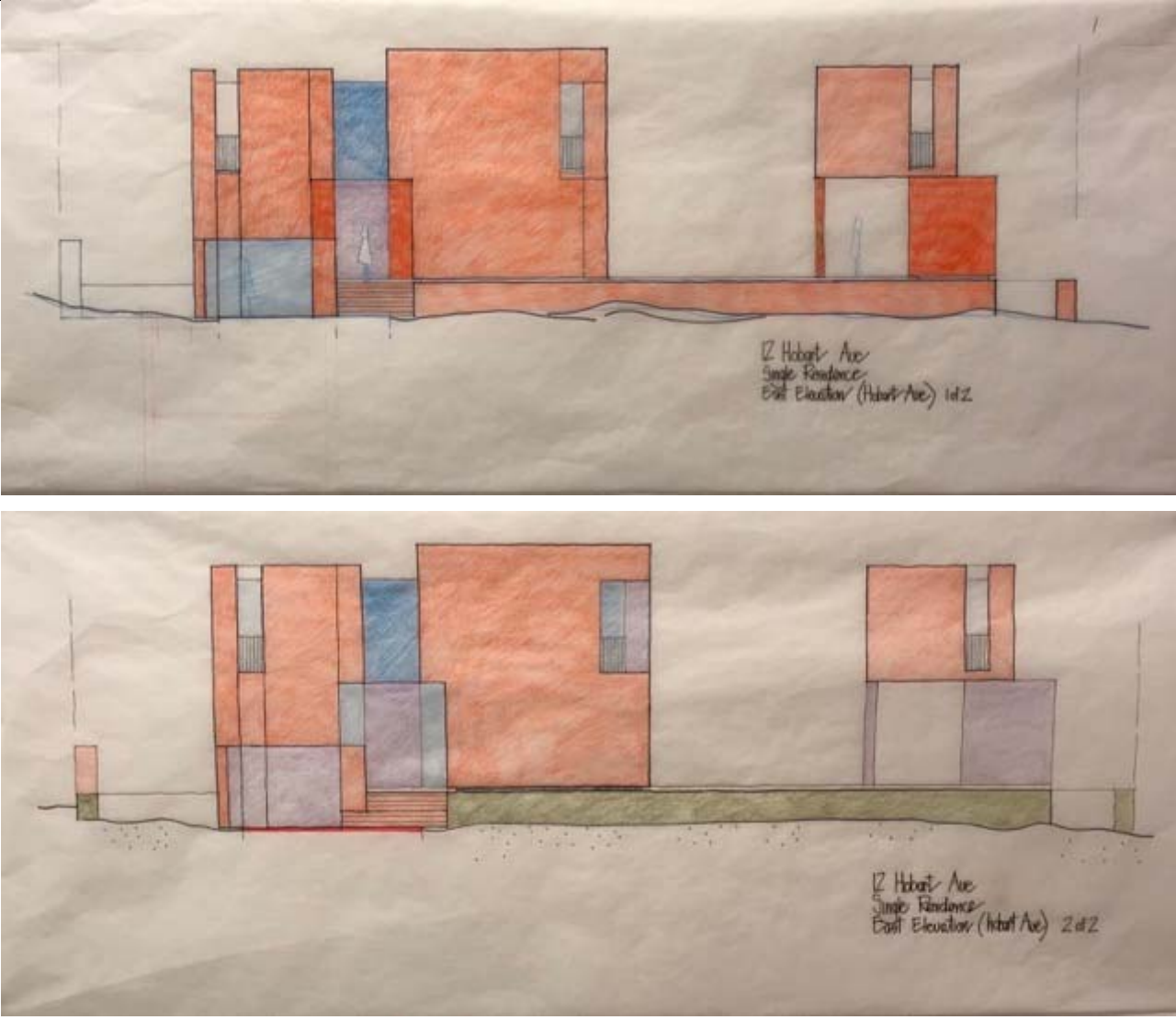
No.	Submitter name	Submission
		 <p>The image shows a hand-drawn architectural floor plan of a building's first floor. The drawing is on a textured, light-colored paper. It features two main sections, labeled '1' and '2', which are shaded in a light purple color. Section 1 is located in the upper right, and Section 2 is in the lower left. Both sections have a central staircase and several rooms. A north arrow is located at the bottom center, pointing upwards. To the right of the north arrow, the text 'first floor plan' and '05' is written. The drawing is enclosed in a rectangular border.</p>

No.	Submitter name	Submission
		 <p>The image shows a hand-drawn architectural elevation of a building facade. The drawing is on a textured, light-colored paper. It features two main sections of the building, each with a large, arched window opening. The building is composed of several rectangular blocks in red and blue. The red blocks are solid, while the blue blocks contain window openings. The drawing is annotated with handwritten notes in black ink. At the bottom center, there is a note: "base 2 set back 10 inches to right 20 inches to center". Below this, there are two small numbers, "2" and "1", positioned under the two main sections of the building. In the bottom right corner, there is a signature: "Hobart Avenue Elevation (Car) 06".</p>

No.	Submitter name	Submission
		 <p>East Elevation 07</p> <p>West Elevation 08</p>

No.	Submitter name	Submission
		 <p>The image contains two hand-drawn architectural elevation drawings of a building, one above the other. The top drawing is labeled "North Elevation" and the bottom drawing is labeled "South Elevation". Both drawings use red and blue colors to highlight different parts of the building's facade and structure. The top drawing shows a building with a prominent red section on the left and a blue section in the middle. The bottom drawing shows a similar building from a different perspective, with a red section on the left and a blue section in the middle. The drawings are on a piece of paper with some creases and a small number "09" is visible in the bottom right corner of the top drawing.</p>

No.	Submitter name	Submission
		 <p>12 Hobart Ave. Toned Sept. 1923 S. B. B.</p> <p>Hobart Ave.</p>

No.	Submitter name	Submission
		 <p data-bbox="1355 619 1590 694">12 Hobart Ave Single Residence East Elevation (Hobart Ave) 1d2</p> <p data-bbox="1473 1198 1729 1273">12 Hobart Ave Single Residence East Elevation (Hobart Ave) 2d2</p>

No.	Submitter name	Submission
32	Sara and Raimond Pullinen	We support the Draft Amendment 89 which restricts development to one dwelling per block in Forrest.
33	Lindy Stein	This submission is to voice my support for Draft Amendment 89 which restricts development in Forrest to one dwelling per block.
34	Deakin Residents' Association	<p>The objects and principles of the Deakin Resident' Association are:</p> <p><i>'to enhance the residential, suburban, social and environmental aspects of Deakin, consistent with garden city planning principles through participation in community discussion on and input to planning and land management in the ACT as it impacts on Deakin residents, including through advocacy to the ACT and Commonwealth Governments and advocacy to, and representation before, tribunals and courts'.</i></p> <p>You will recall that the DRA made an extensive submission on the April 2017 Issues Paper for the Deakin/ Forrest Residential Precinct issued by the NCA prior to the publication of DA89. We do not plan to rehearse all these positions in this Submission. We note that the Issues Paper did not suggest that future development of the majority of the Deakin/Forrest Precinct should be limited to one dwelling per block. This is the priority issue for some Deakin residents in the Precinct.</p> <p>The DRA appreciates that the NCA considers its decision will help preserve the 20th century Garden City planning concepts that the Griffins adopted in their design for Canberra. The DRA also supports the NCA's efforts to maintain the Griffins' vision for the area.</p> <p>However the change from previous policy has caused considerable concern among some, but by no means all, residents in the affected Precinct in Deakin. We understand that some residents may have bought into the Precinct or have remained living in the zone on the assumption, given the previous policy, that they would have capacity redevelop their block or sell to a developer. DA89 would make this no longer possible, and these residents consider that this policy change would disadvantage them financially. There has also been concern that this policy change was not examined in the Issues Paper.</p> <p>Other residents are concerned that the Precinct will lose the character that led to its special designation, if more intensive redevelopment is permitted. These residents value the Garden City concept and consider that large well-treed blocks make an important contribution to the character of the Precinct. These residents note with concern that some of the streets in the Precinct are narrow, making more intensive development problematic.</p>

No.	Submitter name	Submission
		<p>The DRA has long argued for Master Plan for Deakin that would cover the entire suburb including those areas in which the NCA has a primary responsibility. Currently uncoordinated, piecemeal and haphazard development is occurring in Deakin, threatening the Garden City status of our suburb, with negative traffic impacts and distortions to visual aspects of the suburb.</p> <p>The DRA recognises that the NCA Precinct has special significance and has been concerned about previous unacceptable development in this Precinct — a concern that is shared by a number of residents in the Precinct. We appreciate that the Precinct’s closeness to Parliament House and its design by the Griffins makes it a special area. We also appreciate that the NCA needs to take a long-term view of the Precinct, whereas individual residents may well have a shorter-term perspective.</p> <p>In a recent meeting with community representatives, NCA CEO, Sally Barnes, stressed the importance of the national institutions and historically significant areas such as the Deakin/Forrest Precinct in promoting the National Capital and contributing to economic development through tourism. DRA supports this view as further justification of the need to enhance and protect the Griffin legacy. The Deakin/Forrest Precinct is a popular route for tourist buses and visitors to the capital. People will simply not be interested in visiting something which is just like anywhere else.</p> <p>We agree with the NCA that there should be no more unacceptable multi-unit development and, other than on State Circle, there should be no further multistorey/multi-housing developments in the Precinct. We also agree that dual occupancies on smaller blocks in this Precinct should not be permitted.</p> <p>However there may be a case for the NCA to consider allowing a few sensitively designed and located dual occupancies on some of the largest blocks in the Precinct. We understand that the size of residential blocks in the Precinct (other than diplomatic sites) ranges from 1050 sqm to 3832 sqm, with an average size of 1662 sqm. Some larger blocks also exist in the area adjacent to this Precinct. Subject to possible changes in ACT Government policy, some of these larger blocks could also become available for dual occupancy development. Under current ACT planning rules the minimum block size for dual occupancy in RZ2 zones is 700 sq metres. Given the special nature of the Forrest-Deakin Precinct, the DRA considers that the threshold block size for double occupancy should be much higher.</p> <p>For example, one option for the Precinct is that blocks up to 1100 sq metres should be limited to a single dwelling, with blocks larger than this able to propose dual occupancies subject to strict controls. We also draw attention to some creative dual occupancy developments in the Precinct that we understand have been advised to the NCSA separately by a Deakin resident in the Precinct.</p> <p>We were concerned to see that in the draft DA89 the soft landscaping requirement has been reduced from 40 per cent of the block (as proposed in the Issues Paper) to 35 per cent. In our view this is regrettable. If there is to be any additional</p>

No.	Submitter name	Submission
		<p>development in the Precinct, the soft landscaping requirement should remain at 40 per cent of the block. There should be no change to the 0.4 plot ratio on individual blocks.</p> <p>In summary, the DRA considers that consideration of our proposed minor modifications to DA89 regarding one dwelling per block could be a positive way forward. Coupled with observance of existing stringent conditions regarding future house and block developments, including no block amalgamations, this should satisfy the NCA aim of protecting and enhancing the Garden City concept and the Griffin legacy.</p> <p>On another related matter the DRA is aware that the NCA has Precinct responsibility for matters affecting residential blocks and dwellings, and that responsibility for street scapes and nature strips, including street trees, rests with the ACT Government. In our earlier response to the Discussion Paper we referred to the many decaying and dying trees in the Precinct which have a negative impact on the overall visual outlook. There is a need for better coordination between the two levels of Government to overcome this problem.</p>
35	Matt Stortz	<p>This proposal does not accurately reflect the need for urban density nor reflect the current and future needs of society. Undoubtedly this proposal overlooks the impact on block facing Somers circle that are adjacent to already developed sites. This attempt at sustaining the garden principal of Canberra had been poorly considered. An approach to sustaining the fundamental principles of Canberra should not focus on retaining large sites in the centre of town for single residential use, as this does not promote sustainability nor reflect the need for densification of the nation's capital. This pocket of land to be retained as single dwellings is inconsistent with the current appearance as many blocks have already been developed and would produce a dichotomy inconsistent with Canberra's design intent.</p> <p>To summarise the must to adopt an approach that reflect the current and future needs of society, whilst maintaining the convoluted Walter Burley vision for Canberra.</p>
36		<p>I am writing to give my support for the NCA's Draft Amendment 89, which restricts development to one dwelling per block.</p> <p>Another concern of mine and many other residents of Forrest is the congestion on our streets with parked cars and increased traffic flow making our suburb unsafe and detracting from the Burley Griffin vision for Forrest.</p>
37		<p>I am not in favour of Draft Amendment 89 that restricts one dwelling to a block of land.</p> <p>The NCA Deakin/Forrest enclave has relatively larger blocks than elsewhere in Deakin which are permitted dual occupancies on much smaller blocks.</p>


No.	Submitter name	Submission
		<p>At the same time, arguably it would ruin the prestige of the Parliamentary zone and amenity for residents to have more multi-unit developments like in Melbourne Ave/Somers Cres. Forrest.</p> <p>In particular, the stretch of Canterbury Cres. Deakin between Melbourne Avenue and Lodge Park is narrow with cottages on both sides, unlike the continuation of Canterbury Cres that has Lodge Park on one side and Somers Cres. houses that face large yards of the Swiss and Malaysian Embassies. For this geographic reason alone, development should be limited to dual occupancies only.</p> <p>Apart from the denuding of environment which demonstrably accompanies multi unit development (more than two dwellings), there is the issue of increasing need for security for important buildings and their neighbours, with higher density there is often transient commercial occupancy.</p> <p>Therefore, to take regard of the significance of the area, land sizes, demography and its needs, we strongly recommend that development be strictly and clearly limited to two dwellings in a attached or detached capacity whichever maximises design attractiveness and liveability in a new Amendment.</p> <p>However, if the choice is limited to either the previous Amendment 39 that resulted in the multi-unit development nearby in Forrest, or the present draft Amendment 89 which prevents this, we think the latter will have the least adverse impact on the environment and the quiet enjoyment of residents.</p>
38		<p>I am writing to give my support for the NCA's Draft Amendment 89, which restricts development to one dwelling per block.</p> <p>Another concern of mine and many other residents of Forrest is the congestion on our streets with parked cars and increased traffic flow making our suburb unsafe and detracting from the Burley Griffin vision for Forrest.</p>
39	Bob and Charlotte Nattey	<p><i>Initial comments</i></p> <p>As long-term owners and residents of our home, we are in receipt of your letter 340728 dated 28th February 2018 advising of Draft Amendment 89 that impacts the Deakin/Forrest Residential Precinct.</p> <p>We are staggered that your Authority can so blatantly propose a summary change to current development guidance for the Precinct that flies in the face of guidance previously developed and promulgated over a very long period of years. The opportunity for a community consultation on 13th March is welcomed, however, we have little or no confidence of any hope that you will listen and take notice of the 'consultation', having regard to our previous participation in such consultations regarding the development of high-rise along State Circle and the previous Amendment 39. We would hope to be proven wrong.</p>


No.	Submitter name	Submission
		<p>Our principal concern regarding the proposed amendment is in relation to the limitation of development to one building/residence on each block. This proposal represents a major change to previous 'policy', owner's options and adversely affects the value of their properties. It is also contrary to the accepted policy that has allowed multiple site developments in the past.</p> <p>The accepted principle of this precinct presenting on main arteries as a 'Garden City' has long-since been undermined by the high-rise apartment developments approved for State Circle and Canberra Avenue. If the 'Garden City' strategy is to be preserved it might be reasonable to expect a transition to the 'Garden City' from the affronting high-rise of State Circle such as has been completed at the northern ends of Melbourne Avenue and Hobart Avenue in Somers Crescent. We make no reflection on the architectural merits or aesthetics of those developments other than that they have been approved and seem to fit comfortably into their locale and environment; it is beyond reasonable belief however, that such developments can be acceptable to the stated planning and environment concept on the east side of Melbourne Avenue but not on the west side – properties on both sides of which are shrouded by apartment buildings to the north on State Circle.</p> <p>As to the concept of properties in Canterbury Crescent and Somers Crescent effecting a transition to properties beyond, the NCA Board's cavalier dismissal of such a principle without reason is simply not understood, or perhaps we are too small a number without the necessary influence.</p> <p>The sudden manner in which this radical change to, arguably, the most important materiel consideration has been produced leads us to suspect that it may be driven by proponents of large area single dwellings such as are under construction in National Circuit, Forrest, and further to the south towards Mugga Way and Red Hill. To our mind the landscaped townhouse development propose at 41 National Circuit is far more in keeping with the 'Garden City' concept than single large 'rectangular' mansions.</p> <p>We have been residents of our property since January 1973, a period of 45 years. Much has changed over that time with extensions to our own property and many properties in the local areas. The Precinct has changed from an area of almost totally single dwellings to the composite make-up that exists today. We are not against such evolutionary change but we are against ill-advised 'limitation by dictate' or prescription that limit reasonable options available to individual property owners and their pecuniary interests. With the exception of our opposition to the State Circle high-rise developments, our earlier submissions in your files would bear witness to this.</p> <p>Nowhere is unnecessary prescription more evident that the proposed Amendment is 'out-of-touch' than in its dictate that there should only be one driveway entry to property developments when half the properties affected already have at least</p>

No.	Submitter name	Submission
		<p>two. Similarly, that they are specified to be “bitumen” when many are concrete and have been giving good service in place for years.</p> <p>Lest there be any misunderstanding, at this stage of our lives and 45 years living in this Precinct and community we need to be able to consider our options for our future. In the simplest of forms, do we age in place with a large house, increasing rates, water and sewerage and house and garden maintenance fees, or do we redevelop our property into, say, three compliant townhouse properties to live in one and ‘age-in-place’, or do we simply sell, walk away from our community and pay Stamp Duty on an unwanted change of residence.</p> <p>Our Advisor, the very well-credentialed Canberra Architect, Mr Tony Trobe, has been discussing what the NCA might consider to be an acceptable townhouse development on our property for at least the last six months. He has received no indication that such a development would be summarily rejected. It may be recalled that Mr Trobe was the Architect for the development on the corner of Canterbury Crescent and National Circuit; it has the particular attribute that it sits well into its retained landscaping.</p> <p>For 44 of our 45 years here the above options were real options: draft amendment 89 materially changes those options at a significant time of life of us and similarly affected residents of the area. We suspect that other property owners in this precinct may be in a similar situation and at this stage of one’s live we never expected to suffer age discrimination at the hands of a Government Authority.</p> <p>Further to the National Capital Authority’s plans for our precinct we draw your attention to the ACT Government’s and NCA’s regularly put out views that the inner South areas would benefit by being more densely populated. Draft Amendment 89 does nothing to support this.</p> <p>Similarly, we believe the concept of a ‘garden city is supported far better by sympathetically landscaped, manageable, townhouse developments than the streetscape presented by several current developments on Melbourne Avenue.</p> <p><i>Further submission</i></p> <p>We wish to further emphasise the matters contained in that initial response.</p> <p>We are long-time residents of a block designated within the Deakin Forrest Precinct defined in Draft Amendment 89 to the National Capital Plan.</p> <p>We object strongly to the summary and discriminatory proposal in the Draft Amendment to limit development of all blocks within the defined precinct to be limited to one residence. We also strenuously object to several other arbitrary proposals/limitations in the draft amendment that are made without any justification based on good principles of urban</p>

No.	Submitter name	Submission
		<p>design. Despite requests at the ‘so-called’ ‘information evening’ held on 13th March no evidence or justification for any element of the Draft Amendment was forthcoming other than ‘the Board decided. A participants in that meeting we were left with the impression that the NCA Board had generated the Draft Amendment as exclusive arbiters of urban design of the National Capital and, particularly, the defined Deakin Forrest Precinct. In the absence of any demonstrable understanding of their logic leading to the promulgation we were forced to rely on assertions of the NCA Board’s ‘wisdom’, ill-informed advice or input perhaps generated by other forces who were either not aware, advised or informed of considerations affecting the majority of those actually affected by the proposals.</p> <p>As a matter of principle, if it is the NCA Board’s intention to perpetuate a ‘garden city’ concept for this precinct, the approval and construction of 3 storey apartment blocks containing multiple residences along State Circle has done nothing to contribute to it. Having done so, however, the limitation of blocks, such as ours, immediately behind/adjacent to such structures defies logic in inflicting a ‘step-process’, rather than transition, on limitation to ‘single residence’ development immediately towards the larger blocks of deeper Forrest and Deakin. Such a limitation is contrary to the general acceptance of urban design principles that access to housing in or near employment or community centres (such as Parliament House and the Government office buildings) should develop towards increasing urban density providing easier access for urban growth.</p> <p>In our earlier submission we have canvassed aspects of our particular desire to contemplate ageing-in-place and the prospect of town-house development providing the opportunity to reduce the rising costs of rates, utilities, maintenance and services; all of which are direct considerations affecting those of us who are no longer young but who have contributed to the growth of our environment over many years. The development restrictions now being proposed adversely affect our property saleability, and value, by injecting uncertainty into their permitted use.</p> <p>There are several other specific aspects of the Draft Amendment that are nothing more than arbitrary prescription. Proposed limitation of property access to one single entrance when almost half the properties in the precinct already have, and have had for years, ‘In and Out’ driveways is one; the prescription of “asphalt” as the preferred material of nature-strip crossings is another.</p> <p>We would be grateful if you would accept these observation and those of our earlier and other submissions in your further deliberation.</p> <p>It is our personal preference that the proposals in Draft Amendment 89 be withdrawn and that planning for the precinct revert to considerations previously applied.</p>

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40	Helen Tan	<p>I agree with the views expressed in the draft concerning the precinct. They are the same views we presented many years ago in our attempt to prevent the development of State Circle blocks into multi unit developments. The developer at 29-31 State Circle was allowed to put concrete right up to the edge of the boundary with us. Not only were we, as the neighbour, not consulted about that, but the builders expected to have access to our block so as to be able to build it. In short, they received NCA approval to do something which could not be achieved without trespass onto private property. This was incomprehensible to me. I will forward you some unsatisfactory correspondence I had with Andrew Smith and Malcolm Snow about that. Neither of these persons saw any issue about it, nor any reason why procedures should be changed to preclude it from happening in future cases.</p> <p>I would like to know by whose authority the developers of several blocks within the designated precinct obtained approval for 3, 4 and in the case of the block on the corner of Melbourne Avenue and Somers Crescent, 6 dwellings on one block. How and why? No wonder there's no room for trees and landscaping. The authority that has allowed this is responsible for the bad outcome which the draft amendment must now try and ameliorate.</p>
41		<p>You may not be aware that Somer Cres townhouse developments face large open yards on the south side provided by the Embassies there.</p> <p>In the case of Canterbury Cres, the north side (2-or at max 3 blocks that are lobbying for the graded 'transition') face a row of single one storey dwellings across and by comparison with Somers Cres a much narrow open space.</p> <p>It is commendable that 'transition' is not allowed and this stance needs to be maintained.</p> <p>I believe the 'transition' idea came from No 6 Canterbury Crescent (Photo 1 of the Myanmar Residence) where there are levels from rear to front. The structure dominates the streetscape as you can see between photos 1 and 2. According to the builder, the height exceeds NCA codes.</p> <p>Photo 2 shows the relationship between properties now at 6 and 8 Canterbury Cres. The left hand 2 adjoining blocks want to 'transition' from State Circle Units (currently there are no units behind from State Circle) into narrow Canterbury Cres.</p> <p>Overdevelopment would create a row of bulk on the north side that would further dominate the street and adversely impact the south side houses. Because Canterbury Cres does not have the benefit of the distances between buildings that Embassy spaces in Somers Cres create, development should be limited to dual occupancies to prevent a street tunnel of concrete structures with loss of old conifers and peaceful living.</p>

No.	Submitter name	Submission
		<p>I have photos of dual occupancies and all are acceptable or better based on bulk, design and blending in with environment while the four or more unit developments breach such criteria.</p> <p>This research confirms my initial view that dual occupancies provide scope for downsizing with less impact on the environment and more land may produce better designs and building (ISCCC used the term ‘appalling’ in its recent report on Housing Choices!). As Forrest has very large blocks 3000+, the maximum of 3 dwellings could be considered(?) otherwise as all blocks are over 1000sm, allow dual occupancies across the board. Land size will determine configurations and add to variety.</p> <p>Photo1: Myanmar Residence – 6 Canterbury Crescent</p>  <p>Photo 2: 8 and 6 Canterbury Crescent (Myanmar)</p>

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		 <p data-bbox="533 770 1973 836">Photo 3: the two properties in Canterbury Crescent that want to ‘transition’ from State Circle. Nos 8 and 10 (blocked by trees – to be removed).</p> 


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42	Minoli Perera	As a resident of State Circle in Deakin I wish to let you know that my family and I like the suburb as it is and our strong desire is to retain the original suburb design. The single dwelling nature of the suburb, the landscaping and the existing large old trees are central to the character and liveability of the suburb and help to assimilate it more seamlessly with our surrounding areas. We oppose any changes to this.
43	Kenneth Norman	<p>This letter is to affirm our strong support for Draft Amendment 89 that seeks to ensure the character of the precinct in and around Forrest continues as designed.</p> <p>Our family purchased a high value property of National Heritage at 42 National Circuit, Forrest, that maintains a long standing history and association with the area and Canberra (circa 1927) – so we are stakeholders and residents that are directly impacted by the National Capital Plan Draft Amendment 89 Deakin & Forrest Residential Precinct.</p> <p>Our selection of residences, value of the property, and the aesthetics of the areas (Forrest & Deakin), identify that we strongly support the proposed Draft Amendment 89 for only a single dwelling per block and the proposed changes to landscaping.</p>
44	Nicole Sides	<p>This letter is to affirm our strong support for Draft Amendment 89 that seeks to ensure the character of the precinct in and around Forrest continues as designed.</p> <p>Our family purchased a high value property of National Heritage at 42 National Circuit, Forrest, that maintains a long standing history and association with the area and Canberra (circa 1927) – so we are stakeholders and residents that are directly impacted by the National Capital Plan Draft Amendment 89 Deakin & Forrest Residential Precinct.</p> <p>Our selection of residences, value of the property, and the aesthetics of the areas (Forrest & Deakin), identify that we strongly support the proposed Draft Amendment 89 for only a single dwelling per block and the proposed changes to landscaping.</p>
45	James Lamberth	<p>This letter is to affirm our strong support for Draft Amendment 89 that seeks to ensure the character of the precinct in and around Forrest continues as designed.</p> <p>Our family purchased a high value property of National Heritage at 42 National Circuit, Forrest, that maintains a long standing history and association with the area and Canberra (circa 1927) – so we are stakeholders and residents that are directly impacted by the National Capital Plan Draft Amendment 89 Deakin & Forrest Residential Precinct.</p>


No.	Submitter name	Submission
		<p>Our selection of residences, value of the property, and the aesthetics of the areas (Forrest & Deakin), identify that we strongly support the proposed Draft Amendment 89 for only a single dwelling per block and the proposed changes to landscaping.</p>
46	Helena Lamberth	<p>This letter is to affirm our strong support for Draft Amendment 89 that seeks to ensure the character of the precinct in and around Forrest continues as designed.</p> <p>Our family purchased a high value property of National Heritage at 42 National Circuit, Forrest, that maintains a long standing history and association with the area and Canberra (circa 1927) – so we are stakeholders and residents that are directly impacted by the National Capital Plan Draft Amendment 89 Deakin & Forrest Residential Precinct.</p> <p>Our selection of residences, value of the property, and the aesthetics of the areas (Forrest & Deakin), identify that we strongly support the proposed Draft Amendment 89 for only a single dwelling per block and the proposed changes to landscaping.</p>
47	Graeme and Caroline Rumble	<p>Thank you for the opportunity to provide a submission on National Capital Plan Draft Amendment 89 - Deakin/Forrest Residential Precinct.</p> <p>We purchased our block at 2 Somers Cres Forrest in 2009 knowing that the block could be developed. We lived here and raised a family but our longer term intention was always to develop the block with our aim being to downsize in place when our children left home.</p> <p>At the time we paid a premium for the block because of its development potential and interest from builders and developers. We back on to State Circle.</p> <p>Over the past nine years since we have lived here, we have seen a number of unit developments around us, including behind us on State Circle, townhouse developments on Somers Crescent and now a major unit development planned directly across the road from us on Hobart Avenue. The Malaysian Embassy, directly opposite us, is also about to be rebuilt.</p> <p>While we can sympathise with the concerns of some residents over recent developments in the area which are out of keeping with the neighbourhood, we believe that to move straight to a blanket rule of single dwellings on all blocks is an overreaction.</p> <p>We believe that a fairer and more sustainable solution would be to introduce a transition zone where dual/multi unit developments are allowed with carefully managed plot ratios to maintain the garden city principle. Somers Cres, a street</p>

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		<p>already impacted by new developments, should be permitted further developments with a suggested plot ratio of .6. This plot ratio could transition to .4 the further streets get from State Circle.</p> <p>If DA 89 is allowed to proceed, we will be unfairly disadvantaged and our lifestyle and future financial security will be impacted. Our property value will be adversely affected and we will have to move out of a neighbourhood we love because we will not be able to maintain such a large house and block as we age.</p> <p>The block behind us on State Circle will soon be developed with a three storey unit block. We always knew this to be the case but had thought that we too would be able to re-develop our block to ensure privacy and aspect are maintained.</p> <p>We love this city and the neighbourhood we live in. We are fully committed to the garden city ideal - this is one of the things that makes Canberra unique. We simply want the right to redevelop our block and remain in place as we head into retirement - to change the rules now and prevent us doing this seems unfair and unreasonable.</p>
48	Megan Dick	<p>I would like to extend my support for all aspects the NCA's Draft Amendment 89 and for it to apply to all building applications currently under assessment/negotiation (most importantly at 41 National Circuit). I applaud the NCA for listening to the significant community concerns raised about recent NCA approvals and the loss of the essential character of our precinct through multi-unit developments. This precinct is a nationally significant area and that is why it was put under the control of the NCA – rather than ACT Planning authorities. This was done in recognition of the importance of special consideration of its existing character and presentation. The Draft Amendment 89 refocusses planning decisions to being more sympathetic with the original garden city intent for this area.</p> <p>The nature of this precinct has been one of large gardens, beautiful trees and single dwellings per block where the buildings are not the dominant element. When we built our current house at 7 Talbot St, Forrest (within the relevant precinct) in 2011 it was not permissible to build more than one dwelling per block (except on appropriate corner sites). In the intervening years, the NCA changed the rules regarding building more than one dwelling per site and have approved several multi-unit developments which are in no way sympathetic to the character of the neighbourhood (with very minimal garden or canopy tree plantings required). Many of the local residents and the broader Forrest/Deakin community were very upset about the developments being proposed and approved, despite many recent consultations demonstrating our opposition to such developments. We were therefore very relieved that the NCA Board have listened to community concerns, seen how recent building developments in the area are completely at odds with the character of the area and have decided to revert to the rules that were in place approximately 7 years ago and mandate only one dwelling per block.</p> <p>There is now more clarity about how much of the landscaping has to be soft landscaping and recognition that we have to have canopy trees to retain the beautiful, natural appearance and 'feel' of the suburb. The photos at Attachment A show</p>

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		<p>two examples of multi-unit developments recently approved by the NCA which illustrate the erosion of the essential character of the area. In both developments there is practically no garden (relative to other blocks in this area), no canopy trees, mostly hard surfaces (such as driveways and paved courtyards) and the buildings are the main feature of the block, rather than the garden. They are a good example of why the community is outraged at the NCA's approval of recent multi-unit developments which are so contrary to how the suburb looks and feels.</p> <p>Since the Draft Amendment 89 went out for consultation, we have seen a few disgruntled would-be developers being very vocal in their opposition to the proposed changes/clarifications. Their arguments are mostly myth/self-interest as they seek to make large amounts of money from squeezing as many dwellings into each block as possible (using loopholes to exceed the 0.4 plot ratio like not including carparking spaces in the calculations of gross floor area).</p> <p>Some of their arguments are as follows:</p> <ol style="list-style-type: none"> 1. We need to have higher density dwellings in this area, similar to what is currently being proposed by ACT Planning authorities: <p>Counter argument: This is an area of national significance with only a limited number of blocks included in the precinct. It is a special area and this was recognised by putting it under the control of the NCA rather than the ACT. We need to retain the garden nature of the precinct in line with the original intent of the planning. Squeezing lots more dwellings onto a block in this small precinct is not going to help with Canberra's overall urban sprawl issues.</p> <ol style="list-style-type: none"> 2. Concern raised about the NCA's unilateral decision to change the current planning rules. <p>Counter argument: It is the role of the NCA to make planning rules and decisions. Over the previous few years there have been many changes to the planning rules. In our personal case, we designed and built our house in 2011 under the rule that only one dwelling was allowed per block, only to have this changed less than a year later with the consequence being that we are now faced with the possibility of 4 large dwellings being built on one block along our back fence (at 41 National Circuit). We would not have designed our house the way we did, if we had any idea that all of a sudden the NCA would start approving such multi-unit developments.</p> <ol style="list-style-type: none"> 3. There is huge demand for these multi-unit developments in this precinct. <p>Counter argument: If there was such a huge demand, then it would be expected that any available multi-unit dwellings would sell quickly. There has been one of the dwellings in the Melbourne/Somers development which went on the</p>


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		<p>market on 14 February 2018 which failed to sell at auction and has still not sold. Similarly, a unit on State Circle has been for sale since 11 July 2017. The developers and proponents of multi-unit developments in this precinct are in it for the money, not for the good of the broader Canberra community.</p> <p>4. Tony Trobe stated in the Canberra Times (11 March 2018) ‘I can sniff a fundamental disconnect between professional planners...and the current draft amendment 89 which seems to have the board’s fingers all over it? Looking at the website, the board seemed to be made up of people who have experience with real estate...the board’s representation might contain a more appropriate skill set in dealing with this...’.</p> <p>This implies that only professional planners are capable of making appropriate decisions in this regard which is insulting and narrow minded. The Board’s role is to take into consideration a number of opinions, including but not limited to planners, when assessing the overall merits of development. One might argue that they are better placed than the planners to make strategic decisions, because they have a broader focus and look more to the bigger picture. You only have to look at the development on the corner of Melbourne and Somers, or the approval of a vibrant blue and yellow house at 5 Talbot St, to see that some planning decisions are wrong.</p> <p>5. A couple of residents in the area have said that they would like to put multiple dwellings on their block so that they can ‘age in place’ - because they can no longer cope with the large house and block but they like living in the area.</p> <p>Counter argument: If it really is their intention to knock down their family home and put several buildings on their block so that they can ‘age in place’ and the NCA want to consider this type of development, then there needs to be a stipulation that the redevelopment must only be for the over 55s so that rorting of this reason for development is not allowed to happen.</p> <p>We love the look and feel of this area but that is not to say that we oppose all development or change. There have been a couple of successful dual occupancy developments on some of the corner blocks which have blended in very well with the surrounding houses and the general garden nature of the precinct. Local residents have been happy with these developments. The problem arises when developers want to put more and more dwellings on each block (such as on Melbourne Ave/Somers Cres and the proposal for 41 National Circuit). This is when the community says that things have gone too far and the essential character of the neighbourhood is being irreparably changed (for the worse).</p> <p>There are many residents in the precinct itself, but also in the surrounding Deakin and Forrest area, who have been very opposed to the push to increase density. We hope they don’t get drowned out by the noisy few developers, planners and</p>


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		<p>architects who are not interested in preserving this very special area which derives its amenity from its large blocks, large gardens and single dwellings. We therefore would like to support adopting Draft Amendment 89 and ensuring that it applies to the current development proposal at 41 National Circuit.</p> <p><u>Attachment A</u></p> <p>The following three photos and one artist's impression are of the development on the corner of Somers Cres and Melbourne Ave (Forrest side). As can be seen, practically the whole block is taken up by dwellings and hard surface landscaping. The approval of this development is a large reason for the community outrage at over-development in this precinct.</p> 

No.	Submitter name	Submission
		



No.	Submitter name	Submission
		 <p data-bbox="528 1002 1977 1145">The following two photos show the development on Somers Cres where a single dwelling was replaced with four. Again, no gardens and mostly hard surface landscaping. It may also be worth noting that one of the houses is being used as an Airbnb, which does not help with providing residential housing solutions as claimed by those in support of multi-unit developments.</p>

No.	Submitter name	Submission
		

No.	Submitter name	Submission
		
49	<p>Megan Dick on behalf of the following 43 people:</p> <p>Gillian and Ian Graham</p>	<p>The residents whose names are outlined below confirm their support of Draft Amendment 89.</p> <p>In particular, the residents support the following key planning requirements:</p> <ol style="list-style-type: none"> 1. A single dwelling only per block. 2. New and existing trees to be capable of providing at least 50% canopy coverage of a site when trees are mature. 3. Not less than 35% of the total site is to be for planting area (meaning an area of land covered by trees, grass or lawn, garden beds, shrubs and the like). 4. To ensure excellent urban design for this important residential precinct.

No.	Submitter name	Submission
	Anthony and Megan Dick Andrew Turnbull Dr and Mrs Paton Alex Hoitink Malcolm and Lesley Carlin Brand Hoff Bill and Lois Maiden Dennis and Poppy Martin James and Angela Koundouris Linden Mayer Christine Rafter Sandy Brogan Stephanie Werner and Simon Hall Eric and Georgina Koundouris Dianne Koundouris Harriet Joseph Virginia Hansen	<p>5. Development throughout the area, except for sites fronting State Circle, should not be more than two storeys in height and generally no more than 8 metres above natural ground level.</p> <p>6. Development throughout the area, except for sites fronting State Circle, should have a maximum plot ratio of 0.4 (including garages).</p> <p>The residents also wish to congratulate the NCA for consulting with the stakeholders who live in the area and listening to their concerns.</p> <p>We strongly feel that Draft Amendment 89 appropriately reflects the national significance and character of the area and is in keeping with the preservation of residential areas around Parliaments throughout the world.</p>

No.	Submitter name	Submission
	Name withheld Frank Commisso Katherine Jones Craig Bright Jason Newham Ian Grigg Liz Mulcahy Margaret Atcherley Stef Paschalidis Tui and Jeremy Davidson Carolyn Norrie Steve Anderson and Barbara Bennett Dr Ken Norman and Dr Nicole Sides	
50	Keith and Mary Boardman	<p>Support for retention of a 'garden city' nature of the Deakin/Forrest precinct and achieving a balance between the built environment and the green space. Support proposals for 35% green space and particularly with vegetation forward of the building line. Strongly oppose the proposal to restrict the number of dwellings to a single dwelling per block.</p> <p><u>Key Issue</u></p> <p>The key issue in the draft amendment to the National Capital Plan (DA 89) is the controversial decision to limit the number of dwellings in the Deakin/Forrest residential precinct to a single dwelling per block. This was unexpected and not a logical outcome from the issues paper on the Deakin/Forrest precinct released for public consultation on April 8, 2017. The</p>

No.	Submitter name	Submission
		<p>number of dwellings per block was not mentioned, but the issues paper implied that the number of dwellings would be determined by the plot ratio of 0.4, a green space of 40% (reduced to 35% in DA89) and the design quality of the dwellings. The provisions for the area (Attachment A) included the objective to ‘provide diversity in housing and dwelling type’.</p> <p>Limiting a block in the precinct to a single dwelling runs counter to the universal view of planners that urban areas of low density close to employment centres, shopping, entertainment, educational facilities and public transport are ideal for increasing the number of dwellings. A single dwelling per block also will impact adversely on the future of the precinct as a vibrant community with a suitable mix of inhabitants of different ages and generations. It will not provide diversity in housing and dwelling type. The NCA has not provided a valid justification for a single dwelling per block in the Deakin/Forrest precinct. The reasons given by NCA for the single dwelling per block are proximity of the residential area to Parliament House and maintenance of the highest ‘garden city’ nature of the precinct. The maintenance of the ‘garden city’ nature of the precinct or the highest design quality of the buildings in a residential area close to Parliament House does not require a severe limitation on the number of dwellings on a block. We refer to the substantial submission by Purdon Planning Pty Ltd on behalf of a group of residents of the Deakin/Forrest precinct. The Purdon study concluded ‘the median block size in the study area is sufficient to accommodate well-designed town houses without adverse impact on landscape qualities’.</p> <p><u>No granny flat</u></p> <p>A single dwelling per block will prohibit the incorporation of even a granny flat in any new development, a retrograde and illogical step at a time when people are living longer and the population is ageing. Granny flats have been approved and built in the Deakin/Forrest precinct since its establishment in the mid1950s. The architecture-designed and NCDC approved house that we built in 1958 at 6 Somers Crescent consisted of a 2-storey family house and a single storey granny flat for Mary’s mother (Mary was her only child). It was later occupied by Keith’s aged maiden aunt. We now live in the flat and our youngest daughter is in the house with her partner and their 2 teenage sons. It is an ideal arrangement that has enabled us to remain in the area where we have lived for almost 60 years, be close to family and receive essential family support.</p> <p>A single dwelling per block also prohibits a duplex or two town houses, thus removing viable options for aging residents who wish to downside and stay in the precinct.</p> <p><u>Deterioration of dwellings and gardens</u></p> <p>Many of the dwellings in the precinct were built in the late 1950s and 1960s. Maintenance costs are increasing and there is the likelihood that some dwellings will fall into disrepair and gardens will not be maintained unless there are incentives for renewal. Most of the older dwellings in the precinct have low energy ratings (0 or 1). Energy efficiency is an important</p>

No.	Submitter name	Submission
		<p>component of high quality design and it contributes to reducing greenhouse gas emissions and limiting man-induced climate change. It is now possible to design highly efficient energy houses for the Canberra climate with energy ratings of 7 or 8. Incentives are needed to replace the older dwellings and slow the decay of the area. Restricting new developments to a single dwelling per block will not provide the incentive for renewal of the Deakin/Forrest precinct.</p> <p><u>Section 3, Deakin and Section 6, Forrest</u></p> <p>Section 3, Deakin and Section 6, Forrest contain the blocks fronting State Circle and the neighbouring blocks in Canterbury Crescent and Somers Crescent. The three storey development of multiple apartments on State Circle has changed the residential character of the area and substantially reduced the amenity and privacy of the near neighbours on the north sides of Canterbury Crescent and Somers Crescent. It reduced the valuation of their blocks. Restricting development to a single dwelling per block will further impact on the valuation. In a letter to Mr Todd Rohl in 2006, some of the lessees of the neighbouring blocks requested a change in plot ratio to 0.6. Reasons for the change were improved equity for the lessees and greater coherence for future development of their blocks with the development on State Circle. The NCA decided for no change in the maximum plot ratio for the blocks for the reason that it would be inconsistent with the National Capital Plan objective for the Deakin/Forrest precinct of 'maintaining the principal residential character of the area'.</p> <p>For equity reasons it is requested that the blocks in Section 3, Deakin and Section 6, Forrest which are adjacent to the blocks on State Circle not be restricted to a single dwelling per block. The redevelopment of the blocks (all have areas in excess of 1730m²) with town houses of high quality would not compromise the residential character or the garden nature of the area. Purdon Planning did a case study analysis of total landscape area of a range of dwelling types in the precinct. Purdon found that townhouse style redevelopment has a lower footprint than the average single house redevelopment.</p> <p>To our knowledge, only two of the houses in Section 6, Forrest are single dwellings. There are two single dwellings on Somers Crescent and none on State Circle.</p>
51	Simon and Kerry Weiss	<p>We write concerning our residence located at 10 Hobart Avenue Forrest.</p> <p>We generally support the National Capital Authority (NCA) Draft Amendment 89 and what it is trying to achieve. However in its current form it will have the unintended consequence from preventing us from constructing the second verge crossing for our exit driveway that our property was designed for, which had previously been approved, and for which we thought reapproval would have generally been a formality.</p>

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		<p>As per the National Capital Authority Draft Amendment 89 - Deakin/Forrest Residential Precinct no increase in the number of verge crossing is generally permitted. This came as a surprise to us as we thought that following the issues paper and initial consultation meeting that there would be no change in this regard.</p> <p>Our property currently has one verge crossing. However the manner in which the residence on the property was built, the paving around the residence was constructed and the garden beds and plantings were planted it was always designed to have two. In fact the property had previously had the approval, but previous owners let it lapse.</p> <p>We strongly believe that an exception should be made on the quantitative requirement on the verge crossings in our case on the basis that:</p> <ul style="list-style-type: none"> • allowing a second verge crossing for another driveway improves community safety given the location of the Forrest Primary School pedestrian crossing which is in the centre of the property's verge, and • our existing residence generally satisfies the performance standards. <p>Our current entry driveway is located on the southern edge of our property on Hobart Avenue just before the school crossing. As it is our only driveway we use it to both enter and exit the property.</p> <p>Invariably, as things currently stand, we have a need to enter and exit the property through this driveway, including immediately before and after the commencement of school when the school crossing is at its peak use. This includes visitors and trades people (which have had to make frequent visits as we have had to make repair to the residence). Parking is prohibited on the property's entire street frontage on school days (understandably for the safe operation of the school crossing).</p> <p>Exiting our property through the only driveway when the school crossing is in demand creates dangers in that there is now an immediate merge with general traffic immediately before the crossing. It imperils the school crossing supervisor in that they now are impacted by merging traffic from our driveway due to its proximity to the crossing, rather than merely stopping traffic when the need arises. It also makes it much harder for traffic to negotiate that portion of Hobart Avenue as, due to their close proximity, they have to deal with two obstacles, being traffic exiting from our driveway and the school crossing, at the same time. This is worsened if there are a number of vehicles parked on the property which removes the ability to turn meaning that it becomes necessary for vehicles to reverse out of the driveway.</p> <p>These dangers could be overcome by us being able to use the second or exit driveway from our property at the northern end of our property just after the school crossing. This would result in an immediate improvement to safety and therefore be in the interests of the community.</p>

No.	Submitter name	Submission
		<p>We believe that our existing residence generally satisfies the performance standards in terms of well-established garden beds, tree canopy cover, soft plantings, limited pavement area and the plot ratio. This would not be changed by us building the second verge crossing in the form of the driveway. The plantings to soften its impacts have already been established, including trees to give it a formal presence. We would also realign and fix the bitumen on the existing driveway which currently is not aligned with the entry creating an adverse impact on the streetscape.</p> <p>We look forward to hearing from the NCA with a favourable response in order for us to formalise the process with both the NCA and Transport Canberra and City Services.</p>
52	Michael and Angelique Gross	Michael and Angelique Gross, the owners of 59 National Circuit, give our support for the proposed amendment 89.
53	Natasha Knowles	<p>Thank you for the opportunity to provide comments on Draft Amendment 89 (Draft Amendment) to the National Capital Plan (NCP).</p> <p>I represent the lessee of property located in the Deakin/Forrest Precinct (Precinct) and we are adversely affected by the proposed changes to the NCP. Under the Draft Amendment, the Precinct will be limited to large single dwelling homes (McMansions) and original homes.</p> <p>I do not support the Draft Amendment’s proposal to limit the Precinct to single dwellings only for the reasons outlined below.</p> <ol style="list-style-type: none"> 1. The Precinct should have a diversity of housing choice – a key Garden City Principle. <p>A key principle of the Garden City ideal is to allow for a diversity of housing types. Restricting the Precinct to single dwelling only will restrict housing choice. It will result in a Precinct that is designed to be prestigious and affluent and will also result in less community diversity. Existing lessees will be denied the opportunity to downsize and age in place and other household types will be precluded from the Precinct. This is contrary to the aims of the National Capital Plan and the Garden City Principles. A Precinct full of expensive McMansions will also limit housing tenure to owner occupiers which again is against the Garden City Principles that promotes a variety of housing tenures.</p> <ol style="list-style-type: none"> 2. Townhouse style development is not inconsistent with Garden City Principles <p>The Draft Amendment makes a general assertion that only single dwelling blocks are compatible with Garden City Principles. The Draft Amendment does not explain why single dwellings are better at enhancing garden city</p>

No.	Submitter name	Submission
		<p>characteristics than single dwellings (particularly large two- storey single dwellings). It is quite clear from the Planning Report prepared by Purdon Planning that:</p> <ul style="list-style-type: none"> a) townhouse development integrated into the landscape is compatible with Garden City principles b) some large scale single dwelling developments that have occurred in the Precinct have provided less integration with the landscape than some townhouse developments and should not be preferred over townhouse development c) the preference for single dwellings is misdirected as townhouse style development has lower total hardstand area than new single dwellings in the Precinct d) many townhouse developments in the Precinct have exhibited greater regard to integration of the landscape, streetscape and a more discrete and articulated built-form which more closely aligns with the original concept for the Precinct rather than large single dwelling development in the Precinct e) the garden city character of the Precinct can be enhanced through planting zones, setbacks, plot ratio, articulation and building heights. <p>3. The Precinct is suitable for small scale townhouse development and small increases in density as it is:</p> <ul style="list-style-type: none"> a) close to employment centres b) well serviced by public transport and close to the proposed light rail c) close to numerous schools in the area d) it is in accordance with sustainability principles including those of accommodating growth in Canberra Central to contribute to a compact, sustainable city e) foster a greater level of activity, choice, connectivity and accessibility in the central areas of Canberra. <p>4. The overwhelming majority of land owners in the Precinct do not support limiting the area to single dwelling only.</p> <p><u>Other Issues</u></p> <p>The NCA has changed its mind in less than 12 months in relation to townhouse development. The Draft Amendment is contrary to the NCA’s position in the Issues Paper, the dual occupancy it approved after the Issues Paper & interim guidelines were introduced as well as Amendment 39.</p>

No.	Submitter name	Submission
		<p>The NCA's approach in giving planning advice to leaseholders in the Precinct over the past 12 to 18 months that has encouraged leaseholders to use the Issues Paper to prepare plans for townhouse style development and then reversed this position. This has resulted in many leaseholders incurring significant expenses.</p> <p>The NCA did not publish the Knight Frank letter submitted on behalf of the Forrest Residents Group.</p> <p>These 'Other Issues' leaves the NCA open to questions regarding due process, application of administrative law principles and transparency.</p> <p>Thank you for the opportunity to make a submission</p>
54	Richard Treacy	<p>I have made my main submission regarding the proposed amendment as part of a residents' committee opposed to the proposed DA.</p> <p>My parents built our family home at 12 Hobart Avenue in 1959 when the land was first released for residential purposes.</p> <p>There has been considerable pressure applied to us over recent years to convert our block to multiple occupancy. Forrest and Deakin were singled out with a threat that the land rates would be charged as if there were multiple occupancy even if we chose not to redevelop.</p> <p>In the meantime there have been a number of redevelopments nearby, several of which stand out as being suboptimal for other residents. The approval process has been somewhat lax, but that is no excuse for the extreme reversal in the proposed DA89, which is incompatible with an orderly suburban renewal. Much of the NCA is in need of improvement and this can only be done with careful management. Many of the houses were built in a time of post war austerity and need modernising or redeveloping to keep up with present day standards and expectations.</p> <p>There has been considerable lobbying nationwide by many public and government figures stating that population densities need to increase. Last year our family decided to follow the NCA guidelines to maintain the value of our asset. We have spent a considerable sum of money planning for a development approval for our block. We have engaged an architect and commissioned detailed drawings. Our architect has convened meetings with the appropriate NCA personnel.</p> <p>Our first round was to incorporate three dwellings on our block. With the drawings substantially complete we scheduled a pre-submission meeting with the NCA. We were staggered to learn shortly beforehand that a three dwelling approval would not likely succeed but that a two dwelling approval was unlikely to be rejected.</p>

No.	Submitter name	Submission
		<p>Our architect then put together a two dwelling application with new drawings. Suddenly the present DA89 proposal came out of the blue. Apparently the process of approvals has been arbitrarily and unilaterally stalled.</p> <p>The NCA appears to have been singled out for treatment inconsistent with other parts of Canberra and the nation. We are severely negatively affected by the DA89 proposal. It would appear we have no right of appeal against planning decisions within the NCA, which is potentially unconstitutional.</p> <p>I trust that you and your team will consider our residents' main submission carefully.</p>
55	Master Builders Association of the ACT	<p>Thank you for inviting the Master Builders Association of the ACT (the "MBA") to make this submission to National Capital Plan Draft Amendment 89 for the Deakin/Forrest Residential Precinct (the "Draft Amendment").</p> <p>The MBA made a submission to the Deakin/Forrest Issues Paper calling on the National Capital Authority (NCA) to recognise the precinct's opportunity for urban renewal, particularly given the precinct's proximity to the proposed light rail stage 2 corridor. At the time of drafting the submission to the Issues Paper consultation on the proposed light rail stage 2 route options was still in its early stages, and arguably the NCA was appropriately waiting for the ACT Government to confirm its preferred stage 2 route. This route has now been confirmed, yet the Draft Amendment still fails to recognise the significant opportunities presented by light rail on the precinct. In fact, the opportunities for medium density and other forms of urban renewal development have now been reduced to allow only single housing.</p> <p>This policy position not only fails to recognise the opportunity presented by the significant investment in light rail, but it runs contrary to other planning policies currently being proposed by the ACT Government, namely the Housing Choices Discussion Paper and demonstration house project.</p> <p>The Draft Amendment's failure to allow even low scale forms of dual occupancies or town house development in the precinct is the key criticism of the Draft Amendment that we wish to raise in this submission.</p> <p>The Draft Amendment relies upon character considerations as the main reason to support a continuation of single housing in the precinct. However, there are multiple examples of existing medium density housing which provide generous open space and landscape elements, design elements which reflect the predominant character of the area, and maintain the low scale nature of development in the precinct. The MBA believes it is possible for the NCA to prepare design and siting guidelines for town house development which would allow medium density housing, while also appropriately addressing landscape, open space and character issues.</p>

No.	Submitter name	Submission
		<p>Subject to finalising any amendments to the National Capital Plan, the MBA also requests that the NCA give consideration to their implementation, including transition arrangements.</p> <p>It is the MBA's understanding that a number of individuals and small development/building businesses have acquired land in the precinct for the purposes of developing low scale town house style development. Some of these businesses have committed considerable time, money and effort in preparing detailed designs, undertaking consultation and engaging with the NCA to progress development approvals.</p> <p>After initially releasing an Issues Paper which allowed for low scale town house style development, and then removing that opportunity in the Draft Amendment, the NCA risks a devastating economic impact on land owners in the precinct. To mitigate this impact it is appropriate that a transitional period be allowed in which any new or existing development application be assessed according to the rules that existing before the publication of the Draft Amendment.</p> <p>Conclusion</p> <p>In order to address the issues raised in our submission, we request the NCA give consideration to the following recommendations:</p> <ol style="list-style-type: none"> 1. That the NCA review the planning objectives for the precinct given the proposed light rail stage 2 route alignment. 2. That the NCA develop design and siting guidelines for town house development in the precinct. 3. That dual occupancies and townhouses be permitted in the precinct subject to complying with design and siting guidelines. 4. That a transition period be implemented which would allow any new or existing development application to be assessed under the current rules (that existed prior to the release of the Draft Amendment).
56	Cassie Dick	<p>I thought you might like to hear from a young person about planning and development in the Forrest/Deakin residential precinct. My parents live at 7 Talbot St, Forrest and while I left school at the end of 2017 and am now studying outside of Canberra, I come home regularly. The feeling that I get when I drive into the streets around mum and dad's home after having been away is one of calm and I love the feel of the suburb. I know we are really lucky to live in such a beautiful area with big blocks and lovely gardens/trees and the more time I spend away from home in different cities, the more I realise that this is a really special place. Please don't allow over-development of the area by allowing lots of houses to be built on each block and allowing people to get rid of trees and gardens to have more or bigger houses on each site. I think that we should keep this area special so that future generations can enjoy it: once it's overdeveloped there is no going back.</p>

No.	Submitter name	Submission
		I am therefore writing in support of Draft Amendment 89 and hope that you don't approve the four houses proposed for 41 National Circuit which will have such an awful impact on our backyard.
57	James French	<p>Thank you for the opportunity to comment on the National Capital Authority draft 89 amendment to the National Capital Plan pertaining to the Deakin/Forrest residential area. My family and I recently purchased property in the area and did so with a sincere appreciation of the character and amenity of the neighbourhood. We appreciate the efforts of the NCA to retain the heritage of this nationally significant area.</p> <p>The object of the National Capital Plan (the Plan) is to ensure that Canberra and the Territory are planned and developed in accordance with their national significance, for a city which now symbolises Australian democracy, the values, ideas and achievements of Australian people, and the city as a place of foreign representation.</p> <p>These matters of national significance are those considered vital to advancing the aspects of Canberra and the Territory which are special to the character of the city and to the National Capital role.</p> <p>Canberra's landscape setting and layout within the Territory have given the Capital a garden city image of national and international significance.</p> <p>The NCA is currently undertaking a reform process to update the Plan in order to ensure continued Commonwealth interest in areas identified as having the special characteristics of the National Capital. The proposed changes to the matter of national significance regarding the pre-eminence of the role of Canberra are intended to clarify the role of the city.</p> <p>The National Capital Plan has specified areas of land that have the special characteristics of the National Capital to be Designated Areas. 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.</p> <p>The residential area is an example of the twentieth century 'Garden City' planning concepts that the Griffin's adopted in their designs for Canberra.</p> <p>Residential accommodation is principally provided in two forms in the Griffin Plan: higher density terraces lining the main avenues and lower density garden suburbs which are set back from the main avenues.</p> <p>The result of this early planning is that today, Canberra's older suburbs are prized for the residential amenity they offer with their wide, tree-lined verges and mature gardens. Of course, it is precisely because of this amenity, that they are subject to the pressure of redevelopment. At present, a growing number of residents live in fear of bulky new multi-unit</p>

No.	Submitter name	Submission
		<p>multi-storey infill developments being crammed on to nearby blocks of land which reduce the character and amenity of their homes and suburbs.</p> <p>Residents who have bought houses in good quality, low-density, fully developed suburbs have a right to expect that the planning process administered by their elected representatives and planning authorities will provide an absolute security in knowing that future housing re-developments in their streets will respect the existing character and established pattern of development in their streets.</p> <p>The Deakin and Forrest Residents Societies and the Inner South Community Council foster an ethos of conservation, appreciation of streetscape character and amenity in residential zones and conservation of the natural environment. We submit that the views of these groups are much more consonant with the views of the general public than are the views of the self interested development lobby, which do not generally reflect the views of the wider community.</p> <p>Over a decade ago, the ACT Government funded the development of Neighbourhood Plans for inner Canberra suburbs, and those Plans addressed community values. Community consultation in developing the Deakin Neighbourhood Plan in 2003 found, inter alia, that: <i>“One hundred percent of the respondents to the Householder Survey liked the suburb's tree-lined streets. The majority of people also highly value the abundance of mature trees, parks and green spaces.”</i></p> <p>A Values Survey conducted in developing the Neighbourhood Plan for Forrest found that residents;</p> <p><u><i>“valued, above all else, its open space and environment, in terms of the amount of open space, mature trees and the diversity of plants, birds and native animals. Also highly valued is housing, which is generally of a low density and the built environment that is visually attractive; character, in particular the peace and privacy, safety and community feeling.”</i></u></p> <p>These surveys clearly demonstrate how highly residents of this neighbourhood value the Garden City principles. These principles, as reflected in the proposed NCA amendment 89 for the Deakin/Forrest Residential Precinct, will continue to receive determined and ongoing support from local residents.</p> <p>It is worth noting that much of the development lobbying which opposes draft amendment 89 is generated by non-residents with a vested financial interest who, consequently, have no concern to preserve the character and local amenity of our suburbs; only to take advantage of it.</p> <p>The Deakin/Forrest Designated Area is not supported by proximity to shops or services. The closest grocery shop is 2.4 km from our Street (Canterbury Crescent), emphasising that this area is an isolated residential neighbourhood, remote from services and dependent on individual motor vehicle transport. It is an inappropriate location in any regard for significantly increased density of residential development.</p>

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		<p>Residential infill as a strategy for urban densification should rather be strategically directed to locations which will contribute to overall levels of accessibility to facilities and services and reduce dependency on vehicle use.</p> <p>Specifically, with regard to 4.5.5 Detailed conditions of planning, design and development:</p> <ul style="list-style-type: none"> • We support the conditions which include restricting development to maximum 2 storeys and 8 metres height. • We support the maximum plot ratio of 0.4 • We support that buildings in proximity to the Prime Ministers Lodge should reflect the dominant urban design character of the locality; that being of a single dwelling on a large landscaped block. <p>With regard to location specific conditions:</p> <ul style="list-style-type: none"> • We agree with <u>not</u> permitting block amalgamation. • We agree with permitting only a single dwelling on each block. • We support sustainable housing design. • We agree with a uniform minimum front setback of 6 metres. • We agree that fences should not generally be permitted forward of the building line. • We strongly oppose any scheme to vary development standards on only one side of a street but to retain them on the other. Such a proposal shows contempt for the heritage values of the Designated Area and would be disastrous for the appearance and amenity of our neighbourhood. Consistency is crucial to maintaining the heritage values we admire. <p>Additionally, we propose the need for appropriate compliance mechanisms to be put in place to ensure adherence to the provisions proposed in the Issues Paper. Some recent residential developments within the Designated Area appear not to comply with the Development Control Plan and hence the Plan itself. Currently, there are no powers to require non-compliant matters to be fixed and brought into compliance, nor any other penalties that can be applied. This deficiency clearly creates a situation of risk that inappropriate development could proceed unhindered by control mechanisms which are inadequate. Hence, there is a need for legislation which provides planning and control bodies such as the NCA with the authority to impose fines or restorative orders on builders and developers who construct buildings without approval, or inconsistent with approval.</p>
58	Inner South Canberra	Thank you for providing the opportunity for comment on Draft Amendment 89 in relation to the Deakin/Forrest Residential Precinct.

No.	Submitter name	Submission
	Community Council	<p>As indicated in our submission in response to the earlier Issues Paper last year, the Inner South Canberra Community Council (ISCCC) commends and supports the National Capital Authority's initiative in developing a comprehensive set of provisions and guidelines for future development in the Precinct. Given the proximity of the precinct to Parliament House, it is important that the built form and the landscape setting of the precinct be of a high standard.</p> <p>We do not intend to repeat here all the comments made in our original submission, but simply point you to that submission at:</p> <p>https://www.isccc.org.au/isccc-response-to-nca-on-the-deakinforrest-residential-precinct</p> <p>We support master planning at suburban scale that can avoid the adverse consequences of uncoordinated and haphazard development.</p> <p>As noted by the Deakin Residents Association, however, we are disappointed that the proposal in the earlier Issues Paper for maintaining soft landscaping through retention of not less than 40 percent of a total site as planting area, has been 'watered down' to just 35 percent. The soft landscaping requirement should remain at 40 percent of the block, and there should be no change to the 0.4 plot ratio on individual blocks.</p> <p>In addition, we would like to emphasise, as in our earlier submission, that appropriate compliance mechanisms must be in place to ensure adherence to the provisions of DA89.</p>
59	Jim and Anne Bain	<p>Thank you for the opportunity to respond to your Draft Amendment 89 (DA) dated 28 February 2018.</p> <p>Transition zone</p> <p>The DA is particularly disappointing to owners in Somers Crescent and Canterbury Crescent (Deakin Section 3 and Forrest Section 6) that have already been affected by the approval of the multi-storey apartments on State Circle as demonstrated in the photograph below.</p>

No.	Submitter name	Submission
		 <p data-bbox="533 868 2004 970">In the two blocks on State Circle behind Canterbury Cr there are 63 apartments built to a plot ratio of 0.8 and a height of 3 storeys. Blocks at the rear of these apartments have had a substantial loss of amenity, loss of sunlight, loss of view and loss of privacy.</p> <p data-bbox="533 991 680 1018">Background</p> <p data-bbox="533 1043 1727 1070">We are long term residents and owners in the precinct having lived at this address for over 20 years.</p> <p data-bbox="533 1096 1984 1230">Amendment 39 to the National Capital Plan concerning the Deakin/Forrest residential area was originally proposed by the National Capital Authority (NCA) in April 2002. There was a lengthy consultation period on Amendment 39 including a hearing and a subsequent statement by the Joint Standing Committee on the National Capital and External Territories in March 2004.</p> <p data-bbox="533 1256 1991 1358">Subsequently the NCA sent a new Draft Amendment 39 to the Minister for Local Government, Territories and Roads which was approved in May 2005. The long consultation period of 3 years addressed many issues and, once finalised, residents believed that there would be a long period of stability for the area to develop.</p>

No.	Submitter name	Submission
		<p>Garden City</p> <p>As discussed with several staff at the National Capital Authority we are disappointed that the NCA has reversed a long-held policy of high quality housing within an envelope of diversified housing parameters which have contributed to the ‘Garden City’ and ‘City Beautiful’ characteristics of the precinct.</p> <p>A report prepared by Purdon Planning (May 2018) has been forwarded to the NCA and we endorse the principles of a ‘Garden City and ‘City Beautiful’ detailed in that report. This Report does not exclude townhouse style developments.</p> <p>We are directly and adversely affected by the Draft Amendment and appeal to the NCA for the withdrawal of the ‘single dwelling only per block’ limitation. It severely restricts the owners’ property options and has significant financial consequences.</p> <p>A survey undertaken of precinct owners shows overwhelming support of over 3:1 who oppose the proposal for single dwellings only.</p> <p>The survey covered 77% of owners (excludes embassies and some uncontactable) and showed that 71% oppose single dwellings only, 8% are neutral and 21% support single dwellings only.</p> <p>Density</p> <p>We note comments from the NCA (signed off by The Chairman, CEO and Chief Planner) relating to Density in Issues and Policy Response Paper dated April 2017.</p> <p><i>“2.3 Density</i></p> <p><i>The Deakin/Forrest Residential Precinct is located close to major employment areas, the city, and major transport routes. Current approaches to urban planning suggest that such locations should be utilised for higher density development to help reduce urban footprints, improve city sustainability, and make better use of infrastructure. More compact cities can assist Deakin/Forrest Residential Precinct in containing the extent of infrastructure we build and maximise the number of people it serves, making it more cost and energy efficient.</i></p> <p><i>The precinct also benefits from close proximity to restaurants, retail, cultural institutions and opportunities, and major recreation spaces such as Lake Burley Griffin and its parklands. Changes in population and lifestyle have resulted in demand for alternative dwelling forms that receive the benefits afforded by locations such as the Deakin/Forrest Residential Precinct but do not consist of the typical single house on a large block with extensive garden. Opportunity exists to offer this form of development in the precinct.</i></p>

No.	Submitter name	Submission
		<p><i>Higher density does not necessarily have to result in ‘high rise’ development or apartments. Modest increases in density can be achieved by careful insertion of duplexes and townhouses into established residential areas. This diversity of housing types enables people to remain in their community in housing that best suits their needs.</i></p> <p><i>The Plan does not currently prohibit the redevelopment of blocks for higher density residential development, such as duplexes and small townhouse complexes. It is not proposed to change this approach, instead focussing on improvements to the way in which new dwellings are inserted into the suburb without adversely impacting on key characteristics of the neighbourhood.”</i></p> <p>We agree with the above policy and the policy backflip is contrary to professional opinion that recommends a universal trend to increase inner areas’ urban density to achieve more environmentally sound, cost and energy efficiencies with better use of the urban infrastructure and resources per person. Mr Malcolm Snow, the former NCA CEO, publicly promoted these benefits and NCA staff actively encouraged them.</p> <p>We note that a Board Member of the NCA is also a Board Member of the ACT Government City Renewal Authority whose mandate is to lead “an exciting urban renewal vision to transform central Canberra, to enliven it and make it even more liveable”. The ACT Government released in November 2017 their “Discussion Paper “Housing Choices”. See below their comment in the Executive Summary on density from page 3.</p> <p><i>“In addition to social drivers for housing choices, there are environmental and sustainability benefits to moving towards a more compact city. Well planned cities are better able to respond to changes in our climate, including more extreme weather events. They encourage alternative forms of transport and support active travel (walking, cycling and access to public transport). Well designed homes are also an important contributor to reducing Canberra’s ecological footprint.”</i></p> <p>Most people, especially younger and older, now prefer smaller properties with less maintenance, lower rates and close to services. The proximity of the Deakin/Forrest precinct to Schools, Parliament House (up to 5,000 workers), Government Department work places, Cultural Institutions, the Lake, public parks and transport should encourage the NCA to support these changing attitudes.</p> <p>For many years the NCA has supported the environmental and householder benefits of multi town house development and owners are disappointed at this sudden about-turn of policy with no logic or justification.</p> <p><i>Absence of material evidence for backflip</i></p> <p>Little supporting evidence or justification for the policy reversal was provided in the NCA Consultation Paper dated 28 February 2018. Likewise, at the NCA information night held on 13th March nothing was added.</p>

No.	Submitter name	Submission
		<p>With this information vacuum one of the precinct owners applied to the NCA under the Freedom of Information Act (1982) for technical or scientific reports in relation to the change.</p> <p>The NCA response to this request is that “searches undertaken to facilitate the request failed to identify any documentation relating to the above”. Note the NCA response in full to this request:</p> <p><i>“Your Freedom of Information Request of 26 April 2018 – No 171829</i></p> <p><i>I refer to your email of 26 April 2018 2018 seeking access to documents under the Freedom of Information Act 1982 (the FOI Act) relating to the following:</i></p> <p><i>“all scientific or technical reports received between 8/4/17 and 26/3/18 by the National Capital Authority relevant to the Deakin/Forrest residential precinct.</i></p> <p><i>The precinct is as defined on page 4 of the the [sic] Authority's February 2018 "Draft Amendment 89 - Deakin/Forest Residential Precinct.</i></p> <p><i>The types of advice sought are any that might have influenced the drafting and decision-making underlying Draft Amendment 89. The sources of advice could include professions of many types, including architects, engineers, landscape architects and planners,</i></p> <p><i>Section 47C(1) of the Act provides conditional exemption to deliberative matter. But 47C(3)(a) says that this exemption does not apply to</i></p> <p><i>"reports (including reports concerning the results of studies, surveys or tests) of scientific or technical experts, whether employed within an agency or not, including reports expressing the opinions of such experts on scientific or technical matters"</i></p> <p><i>Searches undertaken to facilitate your request failed to identify any documentation relating to the above.</i></p> <p><i>Regards</i></p> <p><i>Ian McCluskey Compliance and Governance</i></p> <p><i>National Capital Authority”</i></p> <p>To make such a crucial Draft, extremely unfair to existing owners and unsupported by expert reports or documentation, is strange?</p>

No.	Submitter name	Submission
		<p>Community engagement</p> <p>Such an about-turn on a major issue is also quite inconsistent with the NCA’s Commitment to Community engagement, August 2015 document.</p> <p><i>See Page 2</i></p> <p><i>“THE AUTHORITY OF THE NATIONAL CAPITAL AUTHORITY (NCA) REAFFIRMS ITS STRONG COMMITMENT TO ENGAGING WITH THE COMMUNITY, AS PART OF ITS DECISION MAKING. THE NCA RECOGNISES THAT INCLUSION AND ENGAGEMENT, PARTICULARLY AT THE EARLY AND FORMATIVE STAGES OF PROJECTS AND PROPOSALS, ARE VITAL TO BUILDING AND MAINTAINING COMMUNITY TRUST.</i></p> <p><i>Signed: Mr Malcolm Snow, Chief Executive, Mr Terry Weber, Chair August 2015”</i></p> <p>On DA 89 the NCA process has not been transparent and the only explanation for the unprecedented reversal in policy appears to be pressure from a property developer/owner in National Circuit who is objecting to a development at an adjacent property.</p> <p>Conclusion</p> <p>We appeal to the NCA to withdraw the limitation of a single dwelling per block. No logic or justification for the change is provided in the Draft Amendment document and no supporting information was provided at the Information evening on 13th March and the proposal was not canvassed in in the NCA’s 2017 Issue document.</p> <p>Furthermore, a review of the proposal for a transition zone for Deakin Section 3 and Forrest Section 6 should be revisited.</p> <p>We are aware that a significant number of submissions to the Issue Paper of April 2017 are from people outside the precinct and that these should not be considered in determining a community view.</p> <p>Thank you for the opportunity to comment on Draft Amendment 89.</p>
60	Terry Ring	<p>As an architect who has completed many projects in this area and have houses that have had developments sell for record prices it is evident that people want a variety of living conditions in this area. We completed four houses on a single block in Somers Crescent, Forrest which is exactly what new rules will not allow. The people that live there are people that have downsized to live, coming from large houses which had low energy rating high energy consumption and high associated costs of living. We have to create a variety of living conditions for all to live in these areas.</p>

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		<p>We have people who have a different way of living than the 1930s when these houses were designed. I do believe as an architect I have to respect the area and the street this can easily be completed as we have a multitude of homes throughout the Forrest and Deakin areas. This sensitive design response encapsulates the character of the Forrest Deakin area whilst maiting a careful consideration of the landscape into the design approach allowing design to respond directly to the way people live.</p> <p>The garden city is ‘tossed’ around so much by politicians and public servants that is makes a mochary when I can show a multiple houses that were constructed only two years ago that already camouflaged in established landscapes within the street. We must realise that some landscape has a life span, and just how quick we are to remove large streets in the city to accommodate large commercial buildings or the Northbourne Avenue corridor which removed all the streets without any consultation. My point is that I believe we can build two, three or four houses and still allow adequate landscape to create a new and revitalized Forrest, Deakin area which will accommodate all types of families that want to live in houses designed to today’s way of living.</p> <p>I am totally against the proposed draft amendment.</p>
61	<p>Karen Fogarty on behalf of:</p> <ul style="list-style-type: none"> • Karen Fogarty • Peter Jansen • Louise Jansen • Mark Taylor • Fran Wild 	<p>Thank you for work in developing National Capital Plan Draft Amendment 89. We fully support the principles that support the recommendations the Draft Amendment and the guidelines with a minor changes noted below, in its current state. It takes into account the nature of the ‘Garden City’ and the importance of protecting the characteristics of the neighbourhood we value. We also welcome the certainty that the finalization of the plan will bring.</p> <p>The change we seek is that we have no objections to approvals for appropriately designed dual occupancy residences for large blocks (ie. blocks greater than 1000m²), as they are capable of fitting in with the character of the streetscape and the planning standards of this nationally significant precinct. There are several examples of well-designed dual occupancies such as the one located on the corner of Melbourne Avenue and National Circuit (which includes 65 National Circuit).</p> <p>We have had the opportunity to read the submissions of other parties and wish to voice our concern with some of those submissions. We oppose the significant increased density proposed in this area and the construction of any buildings which do not have the character and presentation of a single dwelling.</p> <p>It has been proposed that two blocks, in Canterbury Crescent, should be permitted to undergo higher density development such as those on State Circle and be exempt from the single dwelling and plot ratio requirements of Draft Amendment 89. This kind of development is inappropriate in a small residential street such as Canterbury Crescent. The potential impacts on traffic, noise and the streetscape in the area are not acceptable.</p>

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		<p>This suggestion argues that an exemption would simply bring those blocks in line with other equivalent developments on State Circle and Somers Crescent. This comparison is inappropriate. State Circle is a substantial street with dual land separated road and additional verge parking. There are currently 3-storey developments on it. Canterbury Crescent is not a natural step-down barrier and is not capable of hosting similarly sized development while maintaining its streetscape and character. Similarly, Somers Crescent faces the large open spaces of the Swiss embassy and the developments there are not comparable to what would happen to Canterbury Crescent, if these densities were allowed.</p> <p>Canterbury Crescent cannot accommodate high density development. It is a small residential street and Draft Amendment 89 should not be circumvented to allow increased density. It is a narrow street with major cultural significance.</p>
62	Anneke Schoots	<p>Thank you for the opportunity to comment on the National Capital Authority draft amendment 89 to the National Capital Plan.</p> <p>I fully support the NCA in the effort to uphold the characteristics of the neighbourhood.</p> <p>I am a lifelong Canberran and know how strongly the character is valued by a significant proportion of the community, going beyond the local residents. These values and amendment 89 clearly uphold “Garden City” ideals and supports in a nationally significant area of which Canberrans can be proud.</p>
63	Housing Industry Association	<p>The Housing Industry Association (HIA) welcomes the opportunity to provide comments on the Draft Amendment 89 to the National Capital Plan (NCP).</p> <p>HIA does not support the approach taken in Draft Amendment 89 and makes the following observations:</p> <ul style="list-style-type: none"> • Restricting housing options further within the Precinct is inconsistent with the general planning approach being taken in the ACT; • The Draft Amendment provides no guarantee that this approach will protect the neighbourhood character; and • Should the recommendations in the Draft proceed, it should not be applied retrospectively. <p>In May 2017, HIA provided comments on the Issues and Policy Response Paper (the Paper) issued by the National Capital Authority (NCA). Currently, the NCP provides for a mix of housing types provided the design requirements (eg. height and plot ratio) of the plan are satisfied. The Paper looked at the issue of density, and specifically, medium</p>

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		<p>density development within the Precinct. It indicated the NCA was not proposing to restrict further developments for the purpose of multi dwelling housing in Deakin and Forrest Residential Precinct (the Precinct).</p> <p>The Draft Amendment 89 has proposed a significant departure from the position advocated in the Paper.</p> <p>The principal change has been to the land use description for most of the lots in the Precinct from <i>Residential to Single Dwelling House</i>. This change, if supported, would effectively stop further urban renewal taking place within the Precinct.</p> <p>Examination of the Consultation Report released with the Draft Amendment 89 has helped to identify the reason for the substantial change in planning policy that has been recommended for the Precinct.</p> <p><i>3.1 Neighbourhood Character</i></p> <p>Page 4 of the Consultation Report states that multiple responses commented on the current character of the Precinct and noted that the area is characterised by single dwellings on large blocks and varied setbacks. To date, there has only been a small amount of redevelopment in the Precinct. The Paper indicated that the NCA has approved multi-unit housing on nine blocks and has held discussions with potential proponents in respect to developments on a further four blocks. Less than 20% of blocks in the Precinct have been developed or in the process of being developed.</p> <p>The NCA has acknowledged the location of the Deakin/Forrest Residential Precinct warrants high standards of planning, design and landscaping. Multi-dwelling housing is just as capable of achieving these outcomes as single dwelling housing. There are several multi-dwelling housing developments that have recently been built within the Precinct that exhibit very high standards of design and landscaping and do not detract from the neighbourhood character.</p> <p><i>3.14 Density and Dwelling Type</i></p> <p>Page 13 of the Consultation Report provides a summary of community responses which were supportive of the status quo in terms of density and dwelling types. These responses expressed views noting strong demand for higher density housing in inner Canberra suburbs and supported well designed multi-unit housing styles.</p> <p>It is a concern that the NCA has responded to those submissions by suggesting there are other areas of the inner city that would be more appropriate in accommodating infill development and increased densities.</p>

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		<p>For more than 10 years, the Precinct has accommodated a mix of housing types that have generally followed the relevant NCP planning controls. The permissibility of multi-unit housing developments (which must comply with the planning controls comparable to single dwellings: 2-storey height and 0.4 plot ratio) in the Precinct needs to be retained in order to progressively increase the housing stock within the ACT, providing choice in dwelling types and addressing the increasing housing affordability problem in Canberra through improved supply.</p> <p><u>Sustainability and Housing Choices</u></p> <p>Recently the ACT Government released a discussion paper for a new affordable housing strategy (July 2017) and a Housing Choice Discussion Paper (November 2017) that considered a range of issues affecting housing affordability and housing diversity. Sustainability and density were key themes in these papers and the Territory Government has undertaken considerable consultation on this issue.</p> <p>It was found that there is no longer the presumption that everyone aspires to a large suburban block with a garden. The community's desire for improved housing choice includes a more compact and sustainable urban form. Draft Amendment 89 is inconsistent with that philosophy. We encourage the NCA to adopt the approach to urban planning that has been taken by the ACT Government, which has been to accept the need for multi-unit housing around the inner suburbs of Canberra. Draft Amendment 89 should be, at the least, revised to provide the people of Canberra and the ACT with more housing diversity options.</p> <p><u>Savings and Transitional Arrangements</u></p> <p>The Paper indicated that the NCA has been in discussion with proponents regarding four potential duplex or townhouse proposals within the Precinct. It is unclear from the Draft Amendment 89 how the NCA intends to respond to potential proponents who would be affected by any change made to the NCP. It is not clear how those proposals that are in the application and pre-application process will be treated if the Draft Amendment is approved.</p> <p>The decision to date by the NCA to 'freeze' applications that were already submitted on the basis of the current planning laws is arguably inconsistent with the rule of law, and the common law presumption against retrospective decision making.</p> <p>As such, HIA contends that there needs to be some form of savings or transitional arrangement made to protect any proponent or landowner affected by any decision to down zone the Precinct.</p>

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		<p>As noted by Hayek (The Road to Serfdom), for fairness and economic efficiency, decision making by authorities must provide individuals with an opportunity to plan and make investment decisions based on clear rules that have been set ahead of time:</p> <p><i>... government in all its actions is bound by rules fixed and announced beforehand—rules which make it possible to foresee with fair certainty how the authority will use its coercive powers in given circumstances, and to plan one’s affairs on the basis of this knowledge.</i></p> <p>The currency of this principle has equally been acknowledged by the High Court of Australia.</p> <p>Any pre-existing applications must be protected on this basis, through either the withdrawal of the Draft Amendment or via a general exclusion.</p>
64	Anne Forrest	<p>I support the statement by the National Capital Authority which states:</p> <p>...“the Authority is of the view that in order to uphold the national significance of the Precinct and the reasons for its inclusion within Designated Areas, development should be restricted to a single dwelling per block. This excludes blocks fronting State Circle, which the Authority recognises can appropriately accommodate multi-dwelling development given their context. Complementary provisions addressing landscape character and retention of existing trees are also required.”</p> <p>I also support the findings and recommendations of the 2016 study, by Eric Martin & Associates, which identifies the garden city values and articulates how to protect these values within this nationally significant area.</p> <ol style="list-style-type: none"> 1. NCA Amendment 89 must consist of clear unambiguous planning guidelines, as identified in the Eric Martin Study. The use of the word “should” rather than the word “shall” is not adequate. The final version of NCP Amendment 89 must contain mandatory provisions if it is to achieve the stated goal. 2. One further point of clarification is required, as follows: in reference to driveway crossovers, there is a need to mandate that the surface treatment of the public footpath takes precedence over the driveway surface in order to minimise the visual prominence of driveways within the streetscape.
65	James Ayres	<p>Thank you for the opportunity to respond to Draft Amendment 89 (DA89). I would like to state my opposition to DA89.</p> <p>I am a joint homeowner in the precinct, as such; feel it is important to have a voice in relation to change in the area.</p> <p>The majority of the amendment is intelligently structured, sensitive to the existing environment, yet cognisant of the need to be flexible and open to change.</p>

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		<p>However, I cannot fully support the amendment without further review. The provision to allow ONLY a single dwelling per block appears to be a complete turnaround from the NCA's previous support for housing diversification. Following from the draft issues paper of April 2017 and previously held and expertly researched NCA opinion, this decision, as far as I can see, is neither evidence based, nor the voice of the populous. Such a strange and sudden recommendation seems so restrictive and, in my view quite discriminatory to certain groups of the community. This one contentious issue stands out like a pustulant pimple or senile wart on what could be the beautiful face of reason and sensibility in the rest of draft amendment 89.</p> <p>Diversification is a necessity for our city to keep up with the growth of population. We cannot afford to continue spreading into valuable landscape zones on the fringes, and across our borders. Such development displaces people from their work, social networks, and educational facilities and places a greater financial burden on all people. Development in the past 20 years has largely focused on the stand-alone house and apartments. While this meets the expectations of a large proportion of society, there are an increasing number of people searching for alternative living typologies.</p> <p>It has been less than a year since the publication of the last issues and policy response paper. The Policy Issues paper of 2017 strongly supported redevelopment of blocks to include duplexes and small townhouse complexes. The aim was to reduce urban footprints and improve city sustainability. Many town planners and architects feel that these dwelling types, if designed well, can be inserted into the existing streetscape without impacting on the character or landscape qualities of an area, such as the Forrest/Deakin residential area. I feel that diversification of housing types this is exactly what is needed, particularly with the new tram progressing very close to this area.</p> <p>It should be noted that houses in the Forrest/Deakin Precinct are not of national significance and are not heritage listed. The Precinct does not have a common or distinctive architectural thread woven into the fabric of the area. There are no houses of a particular or consistent style or special character (Other than of course the Lodge!). As far as seems apparent, the special character of the Precinct is in the streetscape with its well-established tree lined streets, verges and nature strips, and this is what needs to be protected in the area.</p> <p>One of the most contentious elements of increase density is the bulk and scale of new dwelling types. As a home owner in the area, I support maintaining tree canopies and green streetscapes. I feel it is critical to ensure appropriate solar access to housing is maintained in our climate zone. Smarter design strategies which support good design underpinned by education, qualification, will ensure redevelopment in the area is executed well.</p> <p>Suggestions:</p>

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		<ol style="list-style-type: none"> 1. The NCA could consider setting restrictions on who is eligible to design such projects, as has been tested in other states and is achieving excellent outcomes. 2. Additionally, I believe the NCA should apply a grace period for applications currently submitted and apply the current policy when making a decision on any applicants currently under submission with the NCA. 3. Not changing the approvals process whilst and Amendment is in public consultation and also introducing a right of appeal against planning decisions within the NCA would improve my faith in the processes and procedures in undertaking a planning application with NCA. There should be some accountability I feel.
66	Deniz Kose and Olivia Bartlett-Marques	<p>Thank you for the opportunity to comment on Draft Amendment (DA89) to the National Capital Authority Plan.</p> <p>We are half owner of 71 National Circuit, Deakin ACT – Currently awaiting approval on lodged plans.</p> <p>We would like the NCA to note our ‘Objection’ to DA89 and in particular to the clause limiting residents to the construction of ‘one dwelling per block’.</p> <p>We would also like to outline what we have had to deal with since purchasing our block on NCA land and then dealing with the NCA over the last 12 months.</p> <p><i>Our Case (Purchase of 71 National Cct, Deakin ACT)</i></p> <p>Through 2016 and beginning of 2017, both Dr James Ayres and myself were looking for blocks to build our homes on, to start our families in. Early 2017, I came across the block located at the address above. We love the area but knew that a block was not in reach (financially) for either of us individually. After hearing and seeing other dual occupancy sites in the area we decided to investigate further.</p> <p>In March 2017(approx.) We rang and met the NCA and got advice on being able to do build a dual occupancy on the block (we have evidence in regard to these meetings and advice provided about separating titles, etc). We were told that as long as we abided by the NCA guidelines that it would be possible to do a dual occupancy. (Olivia Stafford and Ilse Wurst were involved at this stage)</p> <p>On this advice we went and purchased the block and engaged architects and designers to commence work on a dual occupancy.</p> <p>Over the next 6 months we had several meetings with the NCA as our designs progressed (have evidence of these meetings) and we were given guidance to make our plans more in line with guidelines provided by the NCA. This advice was also provided, to make approval process smoother for both parties. So we followed all the advice provided to us by the NCA</p>

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		<p>staff. The final bit of advice in our last meeting with the NCA was, tweak a few things on our Landscape plans and have one last meeting before we lodge our plans for approval. (Andrew Connor and Ilse Wurst were involved at this stage)</p> <p>Finally, at the start of this year 2018, we were ready to submit our plans. We tried numerous times via Phone calls and emails to get in contact with several members of the NCA, but we got no response.</p> <p>After several more attempts and portraying my disappointment to a staff member about the lack of communication from the NCA on the 21st of Feb 2018, Ilse finally returned my phone call, where again she made no reference to issues with my plans and asked for us to send it to her for review.</p> <p>After a few days and yet again no response was again given, I told my Architect to go ahead and lodge the plans as we wanted to move forward. After several problematic times to lodge plans my architect also sent an email to the NCA asking for Ilse or Andrew to call him back, and again got nothing back from the NCA.</p> <p>On the 28th of February (day of release of the draft amendment 89) Ilse finally replied to my Architect (and CCd me into the email) with the following email.</p> <p>Security: UNCLASSIFIED Dear Robert and Deniz</p> <p>I am responding to your email concerning the proposal for redevelopment at Block 14 Section 2 Deakin. The National Capital Authority Board (Board) met on 12 February 2018 and considered a range of matters that impact on the Deakin/Forrest Residential Precinct.</p> <p>By way of background, the Deakin/Forrest Residential Precinct was originally identified in the National Capital Plan as part of the 'Parliamentary Zone and its Setting'. The area was designated as such to ensure that the essential relationships between Parliament and its setting are planned and developed in an integrated way and in a manner that is appropriate to the significance of its location</p> <p>.</p> <p>The Board is committed to ensuring that the Deakin/Forrest Residential Precinct continues to exhibit the 'Garden City' and 'City Beautiful' principles on which the Precinct was originally based.</p> <p>Since late 2016, the Board has undertaken an extensive review of the Precinct and has debated the many issues impacting on it. The Deakin/Forrest Residential Precinct Issues Paper was released in April 2017 to obtain community input to ascertain community views on the current planning and design controls. Feedback from this process helped inform the Board's considerations</p> <p>Through this process, the Board has noted the changing character of the area over the past 10-15 years. Notably, the increase in multi-dwelling units such as duplexes, townhouses and apartments (facing State Circle). In addition, the new dwellings are typically larger, with increased hardscape and subsequently decreased soft landscaping.</p>

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		<p>The cumulative impacts have been such that the Board has formed the view that key characteristics of the Precinct, which caused it to be considered part of the 'Parliamentary Zone and its Setting' may be lost without changes to current planning policy.</p> <p>The Board considers that in order to uphold the national significance of the Deakin/Forrest Residential Precinct, development should be restricted to a single dwelling per block. This excludes blocks fronting State Circle, which the Board recognises can appropriately accommodate multi-dwelling development given their context.</p> <p>Draft Amendment 89 to the National Capital Plan, clarifying explicitly the Board's intent and outlining the proposed new planning and design policy for the Precinct, was released today for public consultation (see https://www.nca.gov.au/consultation/national-capital-plan-draft-amendment-89-deakinforrestresidential-precinct).</p> <p>The Board has directed NCA officers to clarify the intended outcomes for the Precinct to prospective applicants. Accordingly, you will need to incorporate this decision in your approach to the redevelopment of your Block.</p> <p>The contact officer for this matter is Mr Andrew Smith, Chief Planner. Mr Smith may be contacted by telephone on 02 6271 2806.</p> <p>Kind regards, Ilse</p> <p>Ilse Wurst Director Works Approval & Heritage National Capital Authority (02) 6271 2860 2 6273 4427 National Capital Authority Treasury Building, King Edward Terrace, PARKES ACT 2600 GPO Box 373, CANBERRA ACT 2601 ; www.nationalcapital.gov.au Twitter: @NCA_Media</p> <p>I went on to contact Mr Andrew Smith. I asked for a meeting with himself and Ilse and he advised me there was no point in meeting and that any questions I had could be addressed in the community meeting dated 13th of March 2018.</p> <p>I have been a builder for long enough now to understand that things can change from time to time, but generally never without a warning, some kind of grace period or discussions with people and the community who will be affected by the change.</p> <p>The NCA invited people from the community to a meeting to discuss the draft amendment on Tuesday the 13th of March 2018. At this meeting there was no proper explanation or evidence of reason for the backflip in policy from the NCA.</p> <p>The general consensus at the meeting was 'Against' this abrupt implementation of DA89. Some of these families fought against the multiunit developments in their backyards (along State Circle), but had to eventually accept it. Now at a time where they can either benefit financially (by the precedence set) or downsize and continue to reside in the area they have</p>

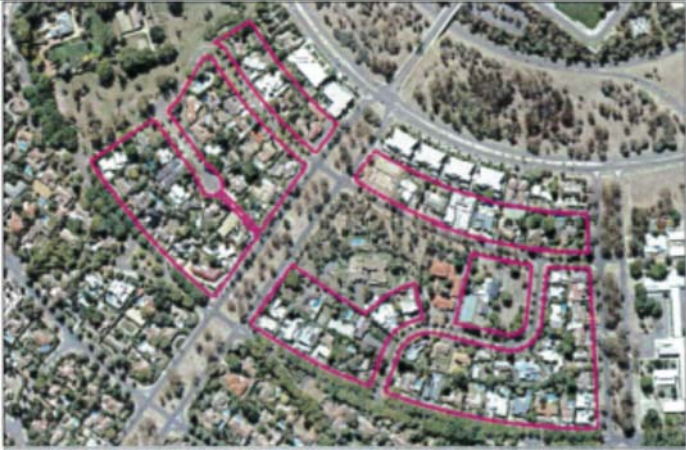
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		<p>lived most their lives, are having their rights (both financially and ethically) taken away from them, without consideration or a proper explanation to why, single dwelling would be a better outcome to the area.</p> <p>On a personal note, we purchased this property with the intention to build our home and start our family in it, because we love the area. We worked hard and invested tens of thousands of dollars (in addition to the millions for the purchase) into designers, whom worked in conjunction with the NCA to create an outcome that would compliment the area, and not detract from it.</p> <p>My partner is now 6 months pregnant and rather than making plans to move into our new home we are left in limbo, not knowing whether to look for another property, settle somewhere else or Sell our block.</p> <p>We appreciate your time in reading our response to the DA89 and look forward to a positive outcome moving forward.</p>
67	Helen Jagers	<p>As a property owner in the NCA precinct I am directly impacted by Draft Amendment 89, which proposes a “single dwelling per block”. This proposal is both unfair and discriminatory in nature, and there is little justification for such a change that will have extensive consequences for the residents in the area.</p> <p>The proposal to restrict these blocks of land to a single dwelling creates significant issues for landowners who wish to replace existing dwellings. The vast majority of remaining original properties found in the NCA precinct were built in the 1960s, possessing negligible architectural merit or heritage value. They are energy inefficient and difficult to maintain, costing both the environment and their owners greatly. These dwellings are structurally unsustainable, and will thus need to be replaced in the near future. Owners who wish to re-build, downsize, and remain in the area as they age will be heavily restricted in doing so. These residents will have no option but to build a large house on a large block, which may not be desirable. Re-building under these conditions is financially unviable for most, and discriminates against ageing residents who will be forced to maintain a property of such requirements. Furthermore, the area will inevitably become filled with ostentatious mansions that directly contradict Walter Burley Griffin’s “garden city” concept.</p> <p>Contrary to the NCA’s proposal, I believe a restriction to dual occupancy is a substantially better alternative. Smaller dwellings that are architecturally designed provide better for the needs of the residents in this area. Not only are they more energy efficient, they are also more affordable and easier to maintain. This will enable ageing residents to take care of their properties and still reside in the area, and be more financially viable for owners who wish to re-build. In addition, dual occupancy actually aligns with the NCA’s desire to preserve the “garden city” concept, and increase urban density. As Canberra’s population increases, the sparsity of this particular area will become increasingly stigmatised, and will be seen as a misjudgment by the NCA.</p>

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		<p>It is important to note that special consideration should be given to property owners in Canterbury Crescent and Somers Crescent that back onto State Circle. These properties are even more severely impacted by the “single dwelling per block” decision because they are overshadowed by high-rise apartments on State Circle. This blocks natural sunlight from reaching their homes and restricts views. Allowing higher density on these blocks will provide more flexibility for these residents who will be able to re-build compatible dwellings in accordance with the architecture of the high-rises behind them.</p> <p>If the decision to restrict the precinct to “a single dwelling per block” is approved by the NCA, all residents in the area with current original homes should be compensated for their significant losses, i.e. loss in value of property and loss of their previous right to downsize and remain living in the area as they age.</p>
68		<p>We made a submission in response to the Issues and Policy paper issued in April 2017. In that submission we stated that we were broadly supportive of the initiatives in the Issues Paper in balancing the special characteristics of the precinct with the legitimate economic interests of Crown Lessees to undertake sensible and sympathetic redevelopment including multi-dwelling developments.</p> <p>In our view the protections in terms of minimum house size and plot ratio coupled with some discretion allowed for planners to make sensible decisions, achieved a sensible balance.</p> <p>However, while we supported the position in the Issues Paper, Draft Amendment 89 has significantly departed from the NCA’s position in the issues paper in its central recommendation to restrict development to one residence per Crown Lease. We strongly object to this proposal for the following reasons:</p> <ul style="list-style-type: none"> • The restriction is unnecessary given other restrictions proposed, in particular plot ratio, setbacks and minimum size of dwellings. Well executed dual occupancy can enhance the environment and aesthetics to a greater extent than a very large single dwelling. An example is the two blocks under construction on the Forrest side of National Circuit. These adjacent properties illustrate that a dual occupancy when well executed can be less imposing from the street than a single residence. • No consultation was undertaken on this particular proposal prior to the release of DA 89. The NCA released a detailed Issues Paper in April 2017. The proposal to restrict development to one dwelling per block was not even within the scope of that paper. In particular the Issues Paper stated at page 10: <p><i>"The Plan does not currently prohibit the redevelopment of blocks for higher density residential development, including duplexes and small townhouse complexes. It is not proposed to change this approach, instead focussing on improvements</i></p>

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		<p data-bbox="528 252 1962 316"><i>to the way in which new dwellings are inserted into the suburb without adversely impacting on key characteristics of the neighbourhood. (our emphasis)</i></p> <ul data-bbox="577 344 2007 1385" style="list-style-type: none"> <li data-bbox="577 344 2007 552">• The approach in the Issues Paper placed appropriate trust in planners in the NCA to make sensible decisions on development applications noting as the Issue Paper did that <i>"high density does not necessarily have to result in "high rise" development or apartments. Modest increases in density can be achieved by careful insertion of duplexes and townhouses into established residential areas."</i> The approach in DA 89 does not reflect sufficient trust by the NCA Board in the very experienced planners within the NCA and instead provides a blunt instrument, removing flexibility for sensible decisions in line with the overall objectives for the precinct. <li data-bbox="577 560 2007 807">• The precinct is not homogenous or uniform in terms of its current use or national significance. In our submission, National Circuit is a street of national prominence whereas Daly Street, Somers Crescent and Canterbury Crescent are residential streets of less national significance. A more flexible approach would allow this to be taken into account when making decisions on development applications. For example, we consider that not more than two dwellings should be permitted per block on National Circuit, whereas blocks on Canterbury Crescent that already have high rise apartments adjacent to them should be permitted to undertake sensible multi-unit developments that "step down" the density from State Circle transitioning through Canterbury Crescent and Daly Street. <li data-bbox="577 815 2007 911">• Many owners including ourselves bought our properties at a market price that reflected the planning instrument in the area. DA 89 represents a significant removal of rights and raises equity considerations. Some owners brought their properties as co-owners with others with a view to building two homes. <li data-bbox="577 919 2007 1023">• Removal of the current right to have multiple dwellings considered is a very rare example of removal of property rights in an established area towards lower density. The NCA, if it proceeds with this proposal, may need to consider payment of compensation to Crown Lessees for removal of their existing rights. <li data-bbox="577 1031 2007 1238">• DA 89, if made a final instrument, will prevent existing (in some cases long term) residents from undertaking sympathetic redevelopments that allow them to continue to live in the area as they age. Many residents in the area are retired and the ability to undertake redevelopment provides some of them with the ability to remain on part of their land while realising income from development of the other part, allowing them to remain in the precinct. The impact of increased rates in the area and the cost of maintaining large blocks of land would otherwise make this prohibitive for some. <li data-bbox="577 1246 2007 1385">• The proposal to allow only one residence per block could lead to inferior outcomes in terms of the objectives the NCA is trying to achieve. There is a risk that the precinct could become the "O'Malley of the inner south" as given the significant land value, any redevelopment that does not involve the construction of a very large residence would be uneconomic and not achieve a sufficient return on capital. As a result some of the embassy style

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		<p>developments like 73 National Circuit and the very large embassy residence constructed in the last three years on Canterbury Crescent, could become the norm. It is submitted that the dual occupancy under construction on National Circuit is far more sympathetic and better meets the objectives expressed by the NCA for the precinct.</p> <p>We reiterate the comments we made in relation to landscape and hedges and fences in our previous submission.</p> <p>Finally, it is very difficult to understand how the position articulated in the Issues Paper published in April 2017 could be changed so fundamentally through adoption of a central proposal that was not even contemplated in the issues paper. It is highly unusual in public administration that the core recommendation arising from an issues paper is one that that was stated expressly to be not under consideration. In our view no consultation has been undertaken on this proposal prior to the release of DA89. In this context it is important that NCA takes full account of submissions (as if this was the first consultation on this matter) and recognise that the proposal has a significant impact on the economic and other interests of residents in the area. In balancing interests, the interests of residents who have invested significant amounts in the precinct (in many cases \$2M+) should be given greater weight than the views of those who have no economic interest in the area. Further, the interests of residents who have already redeveloped their block either as a single residence or multi-unit development face less economic threat from the proposal and their views should be considered in that light.</p> <p>We will be happy to participate in any further consultation on this proposal.</p>
69	Trish Olejniczak	<p>Thank you for the opportunity to respond to Draft Amendment 89 (DA89) dated 28 February 2018.</p> <p>To better understand community views, community members affected by DA89 created the Deakin/Forrest Precinct Owners Group (Precinct Group).</p> <p>The Precinct Group decided to conduct a community survey focused on the most significant issue presented in the DA89 paper, the proposal to eliminate diversification of housing within the Precinct by proposing a restriction on development to a single dwelling per block.</p> <p>Please find attached the final survey report undertaken by the Precinct Group which we would like to be submitted and considered in the public consultation for DA89.</p> <p>The survey indicates that the majority of home owners in the Deakin/Forrest Precinct do not support DA89's proposal that for all sites, other than sites fronting State Circle, development should be restricted to a single dwelling per block.</p>

No.	Submitter name	Submission
		<p>Data from this survey is aimed to inform the National Capital Authority (NCA) and the public about the views of residents subject to DA89. This data was also used in the town planning report undertaken by Purdon Planning in May 2018 to further inform community views on DA89.</p> <p>We look forward to discussing the survey report and the report by Purdon Planning further with you in due course.</p> <p><i>A survey of views regarding diversification of housing within the Deakin/Forrest Precinct - May 2018</i></p> <p>Background:</p> <p>On 28 February 2018, the National Capital Authority (NCA) released National Capital Plan Draft Amendment 89 - Deakin/Forrest Residential Precinct (DA89) for public consultation. DA89 proposes to clarify the intended outcomes for the Precinct. DA89 proposes that for all sites, other than sites fronting State Circle, development should be restricted to a single dwelling per block. Complementary provisions addressing landscape character and retention of existing trees are also proposed.</p> <p>Following the announcement of the NCA's DA89 paper, in March 2018, a local community meeting was held for Deakin/Forrest Precinct residents and home owners to discuss the DA89 paper.</p> <p>From this meeting, community members created the Deakin/Forrest Precinct Owners Group (Precinct Group). To better understand community views, the Precinct Group decided to conduct a community survey focused on the most significant issue presented in the DA89 paper, the proposal to eliminate diversification of housing within the Precinct by restricting development to a single dwelling per block.</p> <p>Introduction:</p> <p>This survey addresses the significant issue of future diversification of housing within the Precinct. For the purposes of this study, the Deakin/Forrest Residential Precinct comprises the residential blocks bound by Hobart Avenue, National Circuit, Canterbury Crescent, and blocks fronting State Circle, see Figure 1.</p>

No.	Submitter name	Submission
		 <p data-bbox="533 719 1216 746"><i>Figure 1: The blocks subject to DA89 are identified in pink.</i></p> <p data-bbox="533 770 707 798">Methodology:</p> <p data-bbox="533 821 2004 887">Volunteers from the Precinct Group undertook a doorknock of all houses in the blocks subject to DA89. Only home owners of properties affected by DA89 were invited to participate. Embassies located in the Precinct were not included in the survey.</p> <p data-bbox="533 911 1189 938">Surveying was undertaken by section blocks as follows:</p> <ul data-bbox="577 962 1496 1145" style="list-style-type: none"> • Deakin Section 2 (Canterbury Cres, National Cct, Daly St, Melbourne Ave) • Deakin Section 3 (Canterbury Cres) • Forrest section 5 (Melbourne Ave, National Cct, Talbot St, Somers Cres) • Forrest section 6 (Hobart Place, Somers Cres, Melbourne Ave) • Forrest Section 7 (Hobart Place, National Cct, Talbot St) <p data-bbox="533 1169 1283 1197">Home owners in the survey were asked the following question:</p> <p data-bbox="533 1220 1827 1248">1. Are you opposed to DA89's proposal to restrict development in the Precinct to a single dwelling per block?</p> <p data-bbox="533 1272 757 1299">Research findings:</p>

No.	Submitter name	Submission												
		<p>The Precinct contains 93 dwellings, of which 12 are embassies and were not included in the survey. In total 81 dwellings and their home owners were eligible to be surveyed.</p> <p>Regarding DA89's proposal to only allow single dwelling redevelopment in the area, of the 81 home owners surveyed, 49 opposed the proposal, 13 supported the proposal, 5 were neutral and 14 were uncontactable, see Figure 2 and Table 1.</p> <div data-bbox="551 427 1529 997" data-label="Figure"> <table border="1"> <caption>Views of home owners in Deakin/Forrest Precinct regarding diversification of housing</caption> <thead> <tr> <th>View</th> <th>Count</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Support Diversification</td> <td>13</td> <td>16.1%</td> </tr> <tr> <td>Oppose Diversification</td> <td>49</td> <td>60.4%</td> </tr> <tr> <td>Neutral</td> <td>5</td> <td>6.1%</td> </tr> </tbody> </table> </div> <p><i>Figure 2: Views of home owners regarding housing diversification in the Deakin/Forrest Precinct</i></p> <p>Excluding home owners who were not able to be contacted, 73% of home owners surveyed opposed the policy which would only permit single dwelling redevelopment, see Table I.</p>	View	Count	Percentage	Support Diversification	13	16.1%	Oppose Diversification	49	60.4%	Neutral	5	6.1%
View	Count	Percentage												
Support Diversification	13	16.1%												
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No.	Submitter name	Submission				
			Opposed to DA89's proposal to only allow single dwelling redevelopment in the area	Support DA89's proposal to only allow single dwelling redevelopment in the area	Neutral to DA89's proposal to only allow single dwelling redevelopment in the area	Uncontactable
			49 home owners	13 home owners	5 home owners	14 home owners
		Percentage of home owners	73%	19%	8%	-
<p><i>Table 1: Results from survey regarding diversification in the Deakin/Forrest Precinct</i></p> <p>Outcome:</p> <p>The survey indicates that the majority of home owners in the Deakin/Forrest Precinct do not support DA89's proposal to restrict development to a single dwelling per block.</p> <p>This data is aimed to inform the NCA and the public about the views of residents subject to DA89. It has also been used in the town planning report undertaken by Purdon Planning in May 2018 to further inform community views on DA89.</p> <p>At the time of surveying, the 45 home owners who opposed DA89's proposal to only allow single dwelling redevelopment in the area indicated that they would be submitting a response to the NCA on DA89 which supports diversification of housing in the Precinct.</p> <p>The Precinct Group gives permission to the NCA, and any other interested party, to use and publish the data obtained in this survey.</p>						
70	Purdon Planning on behalf of an undisclosed number of residents	Submission is located at Attachment 4.				
71	Eric Martin and Associates Architects	We note that the proposed amendment picks up on many of the suggestions we made in our assessment and recommendation and we support it as presented.				

No.	Submitter name	Submission
72	National Trust of Australia	<p>The National Trust strongly supports the proposed amendment as it will ensure the retention of the essential garden city planning concepts which were an integral part of Griffin's Plan. It is even more critical that this area adopt these planning guidelines as other areas of Canberra are slowly having their heritage values eroded.</p> <p>We support the Explanatory Statement in Section 1.3 plus the strategic issues outlined, and the detailed guidelines and controls which are needed to ensure the objective are met.</p> <p>Our only comment on the details is that vehicles/garages should be set back (as proposed) and not be part of front facade and not dominate the view from the street.</p>
73 to 116	Pro-forma submissions opposing Draft Amendment 89	<p>Thank you for the opportunity to respond to your Draft Amendment 89 dated 28 February 2018.</p> <p><u>Key message</u></p> <p>The owners and owner's representatives of the properties shown below object to the National Capital Authority Draft Amendment 89 and appeal for the withdrawal of the 'single dwelling per block' limitation.</p> <p>For many years the NCA has supported the environmental and householder benefits of town house development and owners are disappointed at this sudden about-turn of policy with no logic or justification.</p> <p>The principal objection is, as the Precinct is within walking distance of schools, employment, parks, Cultural Institution, transport and the lake, the oversized blocks 3 to 5 times larger than the average Australian block can easily continue to accommodate diversified housing. Diversified housing is particularly suited to those wishing to age in place and for busy young working couples with children who require smaller more manageable and energy and water efficient housing on smaller blocks.</p> <p>The proposed limitation is also contrary to professional opinion that recommends a universal trend to increase inner areas' urban density to achieve more environmentally sound, cost and energy efficiencies with better use of the urban infrastructure and resources per person. Mr Malcolm Snow, the former NCA CEO, publicly promoted these benefits and NCA staff actively encouraged them.</p> <p>The Draft is particularly galling to owners in Somers Crescent and Canterbury Crescent that have already been affected by the approval of the multi-storey apartment blocks on State Circle.</p>

No.	Submitter name	Submission
		<p>We appeal to the NCA to withdraw the limitation of a single dwelling per block. No logic or justification for the change is provided in the Draft Amendment document and no supporting information was provided at the information evening on 13th March and the proposal was not canvassed in the NCA's 2017 Issue document.</p> <p>Thank you for the opportunity to comment on this Draft Amendment 89.</p>
117	Genevieve Quilty	<p>I have carefully reviewed the issues paper and draft Amendment 89 document.</p> <p>As a home owner living near the affected houses, I confirm my support for Draft Amendment 89 with one suggested amendment.</p> <p>Our location in Canberra is unique and it is important to me as a homeowner in the area and a life time resident of Canberra that the proposed single dwelling only per block be adopted as part of the plan.</p> <p>With respect to the proposed changes to landscaping, following discussion with the NCA I understand that the ratio for landscaping does not include the land on nature strips for the purposes of the calculation. I support this ratio as it is similar to that required in other areas in close proximity to the location of properties to be affected by the Draft Amendment 89. I suggest that the draft requirement for landscaping plans to be prepared by a landscape architect be modified to read that it is encouraged but not required. This suggestion recognises that some home owners may have the expertise to plan for climate-suitable landscapes and that the NCA would have staff who can review landscape plans with in-house expertise to ensure climate-suitable plants feature in future landscaping.</p> <p>Finally, whilst I recognise that there has been some communication on the Draft 89 amendments, it would be helpful in the future for the NCA to letterbox affected communities and potentially have a community stall at nearby shopping centres to raise awareness for future consultations.</p>
118	Lara Perasso	<p>I confirm my support for Draft Amendment 89.</p> <p>In particular:</p> <ul style="list-style-type: none"> • the maintenance of existing, and planting of new, large canopy trees (1Sm); • the maintenance of significant planting areas (at least 35% preferably 40%); • the maintenance of plot ratios (not >40%) and building heights (not >8m).

No.	Submitter name	Submission
		<p>I do not agree that basements should exclude a second storey. If the maximum building height is kept to <8m and the plot ratio <40%, then good building design should be permitted to make efficient use of the site. Underground parking is a very successful way to reduce footprint, extend planting area, and hide cars from street view.</p> <p>I am not adverse to dual occupancy, as long as plot/planting ratios & building heights are as per single residential, the block is suitable, and the design appropriate. There are a number of corner block dual occupancies within the precinct which are far more respectful of the site and environs than their single residential McMansion neighbours.</p>
119 to 279	Pro-forma submissions supporting Draft Amendment 89,	<p>Pro-forma submissions of support contained a combination of the following statements:</p> <p>We congratulate the NCA board and planners on the proposed Draft Amendment 89.</p> <p>We confirm our support for Draft Amendment 89, which will ensure that the character of the precinct continues.</p> <p>We are stakeholders who live in the area.</p> <p>In particular, we support the proposed single dwelling only per block [as well as the proposed changes in regard to landscaping].</p> <p>We confirm our support for Draft Amendment 89 in its entirety, and look forward to it being implemented as soon as possible.</p> <p>We also confirm our support for Draft Amendment 89 having interim effect during the consultation period, which is consistent with councils and planning authorities draft amendments nationally.</p> <p>The area around Parliament House should be preserved and the heritage area adjacent to the precinct needs to be respected.</p>
280	Colleen and Ian Rischbieth	<p>We developed our block on the corner of National Circuit into two townhouses in 2006 that are strata titled. The property won the MBA house of the year award in 2007. It has provided downsized living for two families to remain in the area. We see no reason why dual occupancy subdivision should not continue in the area.</p> <p>Accordingly we object to unnecessary restriction being imposed on other residents in the Precinct.</p> <p>We think it is particularly unfair on residents who are well into the process of obtaining approval. At a minimum these applicants should have their applications grandfathered. This is a common practice adopted by the Federal Government in many areas of operation and should be followed by the Authority unless it can fully justify the discrimination implied in the draft precinct plan.</p> <p>The other area of concern to us are the residential properties in Canterbury Crescent and Summers Crescent that back on to properties that face State Circle. These properties are being overshadowed by three story properties and this results in a</p>

No.	Submitter name	Submission
		significant loss of amenity. Allowing subdivision will give these residents the opportunity to design housing that will be more compatible with the developments on State Circle, increase amenity and allow more existing residents to remain in the area.

