

NCA PLANNING REPORT

PROJECT:	Proposed Dual Occupancy Development
ZONE:	DES - Designated
PROJECT NUMBER:	1733
LOCATION:	Block 14 Section 2 Deakin
THE PROPOSAL	
	The development at block 14 section 2 Deakin is a proposal for emolition of existing residence, to be replaced with 2 separate titled dwellings. Each dwelling is 2 storey in height with a basement garage area. The new and current lessee holders have recently purchased the block with the intent of building a home each for their long term future and growing families. Prior to purchase, the Lessee's contacted NCA explaining their proposal, to make sure feed back was sufficient enough to continue with purchase and sketch plans. On the 13th of October at 9.30am, a meeting was held with the NCA. Ilse Wurst and Andrew Conor were present. Feedback from them was positive, with a few minor areas of information and concern needed to be addressed in relation to soft landscaping, that was not provided at sketch plan stage. So attached to this proposal is a set of architectural plans detailing up the intentions for this proposed development.
2.3 Sustainability	
	The proposed dual occupancy development has been thought out within the design process to eliminate the impacts of natural and rural areas, in keeping with the environmental values and provides sustainability. The nature of the development ensures that water security and quality do not impact surrounding neighbours and urban areas, and helps in protecting the open space network, visual backdrop and landscape settings of the area.
2.4 Livability	
	Canberra has symbolic and unique design as the National Capital. The design of the proposed Dual Occupancy is also unique, and helps enhance and preserve canberras symbolic and unique design. Contemporary thinking and design are obvious in this very unique proposed development. The development and its landscaping complements and enriches its surroundings. Height of proposed development generally does not exceed 6.6m in height above natural ground at worst case, being well below existing tree canopies. Block 14 Section 2 is listed on the Heritage register.
2.5 Accessibility	
	Being a Dual Occupancy development, accessibility is of minimum impact, and very standard. Existing 2 Driveway location at kerb are to remain and be provided for each new dwelling. This has no impact on the existing road system, bicycle and public transport systems.
4.1 The Central National Area	
	The Central National Area included Deakin Precinct.
	The Central National Area included Deakin Precinct. However Block 14 section 2 Deakin is not located within the Parliamentary zone, therefore Deakin/Forrest Residential area Precinct Code applies.
4.5 Deakin/Forrest Residential Area Precinct	
	Figure 27 shows Block 14 Section 2 Deakin to be allocated to the precinct code. The development helps maintain and enhance the character of the National Capital. The existing use of the block for residential purposes remains adding to its continuity, and reflects the dominant urban design character within the proximity of the Prime Ministers Lodge. The development complies with all the basic general development conditions: *The principal residential character of the area and the use of the land for residential purposes are to continue. *Development throughout the area, except for sites fronting State Circle, should not be more than two storeys in height and generally no more than eight metres above the natural ground level. *Development throughout the area, except for sites fronting State Circle, should have a maximum plot ratio of 0.4. *Design of buildings in proximity to the Prime Minister's Lodge should reflect the dominant urban design character of the locality. *Roof mounted aerals, masts and satellite dishes should be located to have a low visual impact
4.19 Design and siting General code	
	Conditions for Buildings other than detached houses *The height, bulk, form, siting and character of the proposed building in relation to neighbouring buildings, roads and landscape is not conducive to congestion of parking and road facilities in the locality, and ensures a harmonious relationship with adjoining buildings. *The total area of the development (not including basement carpark) meets the 40% maximum GFA requirement. The footprint is 384sqm (26.7% of site area), and is 2 storey in height. *The development is well within front side and rear setbacks requirements. *Even though the design is unique, the external treatment of buildings, including materials, colours and general standards of finish ensure that the buildings, walls, fences and other ancillary structures are appropriate to and not discordant with the general development and amenity of the locality. *The roof structure is not highly reflective *There are no structures between the building line and the front property boundary *An acceptable landscape plan has been provided, and a soft landscape area diagram has been provided showing the soft landscaping to be no less than 40% of site area. *The siting of building on the block ensures adequate space for access, parking. Circulation space, light, air and landscaping is adequate for a dual occupancy. *Each dwelling has more than adequate room for owner and visitor parking spaces, with separate internal driveways provided.