

NCA Works Approval Application

Block 18 Section 6
Forrest

Prepared for:
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Introduction

1.1 Location and Site Description

Block 18 Section 6 Forrest (**the site**) is located at the intersection of State Circle and Hobart Avenue in Forrest. The site fronts onto State Circle and has an easement along its southern boundary. The site is bounded by State Circle to the north, Hobart Avenue to the east, Blocks 9 and 10 Section 6 Forrest and block 6 Section 6 Forrest to the west. The site measures approximately 3,767m².

The site is situated within the predominantly residential suburb of Forrest. The Forrest Early Education and Care Centre as well as the Forrest primary School is located to the east and south east of the site along Hobart Avenue. To the south west of the site is the Embassy of Austria. Residential Development is located adjacent to the west and south of the site.

Block 18 Section 6 Forrest is 'Designated' land under the National Capital Plan. The site is situated in the Deakin/Forrest Residential Area Precinct Code.

1.2 Recent Site History

Block 18 was the subject of two previous works approval applications, namely WA15988 and WA16917. These Works Approvals comprised demolition of the current onsite development and some trees/landscaping to facilitate the development of 42 units that was submitted to the National Capital Authority and approved on 9 June 2009. The multi-unit residential development was approved comprising of 42 units in a 3 storey built form with basement parking and access from Hobart Avenue. Parking was approved in a single level basement with the remainder of the site being landscaped courtyards and communal recreation space.

WA15988 and WA16917 are in effect and the demolition works may be progressed as soon as practicable.

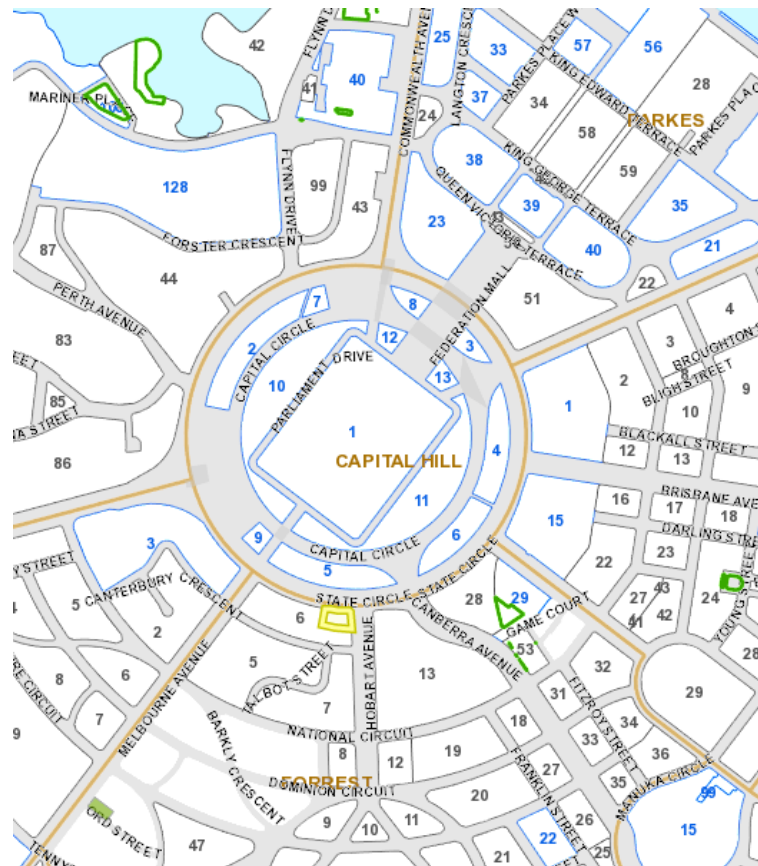


Figure 1: Regional Site Location (Source: ACTMAPi, August 2021)



Figure 2: Subject Site Location (Source: ACTMAPi, August 2021)

1.3 Crown Lease Provisions

Table 1 below details the key Crown Lease covenants for Block 18 Section 6 Forrest.

Table 1: Key Crown Lease Covenants

Key Covenant	Detail
Site Identifier	Block 18 Section 6 Division of Forrest
Site Address	13 State Circle, 11 State Circle
Owner / Lessee	The Trustee for JJ FORREST Unit Trust – ABN: 94 557 106 718
Interested Parties	3094569 - Mortgage to National Australia Bank
Site Area	3,768 square metres or thereabouts
Deposited Plan	Deposited Plan Number 10988
Lease Commenced	Lease commenced on 13.08.2012
Lease Termination	Term of 99 years
Concessional	N/A
Variations of the Lease	DA201119786 – Lease Variation for a consolidation – Approval Conditional
Current Use	Residential
Purpose Clause	(a) To use the land for residential purposes only
Easement for Services	(b) That: (i) the Authority, on behalf of the Commonwealth, grants over that part of the land identified as a services easement on the Deposited Plan as easement (“Easement”) in favour of the Territory and its successors (referred to as the “service provider”)

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Background

2.1 Overview of National Capital Plan Approval Requirements

The process followed in preparing this works approval application is shown below in **Figure 3**.



Figure 3: General Works Approval Application Process

This process and the associated tasks within this process is set out below:

Start Dialogue:

- Early discussions with the National Capital Authority are undertaken to help identify appropriate design solutions and requirements of NCP to inform design.
- Discussions progressed and centre on the National Capital Plan Requirements and compliancy.

Design Development:

- Proponent prepares sketch designs and Works
- Approval Documents are prepared ready for formal submission.

Works Approval Submission and Notification (this Stage)

- Formal submission of Works Approval (Formal application lodged with drawings and supporting documents).
- Mandatory Public Notification (to the specification of the National Capital Authority and at Proponents' cost).
- Application Fees invoiced and paid by the Proponent while assessment continues.

Proposal Assessment and Approval Granted (Future)

- NCA considers formal application and final documentation as submitted.
- Once satisfied that all relevant matters are resolved and proposal meets the planning controls applicable, the NCA may issue works approval.

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The Proposal

Overview

This Works Approval application seeks consideration for the development of 9 townhouses on the subject site.

Two previous works approval applications were submitted, namely WA15988 and WA16917. These two applications have been approved and are maintained in this works approval. This proposal seeks to replace the development approval detained in WA15988 and WA16917 in favour of this proposal comprising a 9-townhouse development with access from Hobart Avenue.

Demolition

Demolition is not proposed as part of this Works Approval as this component was approved in Works Approvals WA15988 and WA16917.

Townhouses

The development that is the subject of this proposal includes 9 three-storey Townhouses with a communal space located behind the townhouses. Each townhouse has three parking spaces (double garage and tandem car parking space) and an allocated principle private open space of more than 72sqm.

Site access is via a single driveway that connects to Hobart Ave towards the south-east corner of the site.

Townhouse Configuration

Each townhouse is designed over three levels and faces State Circle. On the ground level, a double garage tandem carpark (3 parking spaces), cloak room, powder room, laundry and a living area opening to the garden area are proposed. Courtyards provide for various treatment and amenity including planting, paving and with a swimming pool and/or water feature as centre piece. Access to the dwelling is via a front to door of sliding door to the living area.

On the first floor, a second living area, kitchen, two bedrooms with bathrooms, powder rooms and storage are proposed.

On the second floor a master bedroom is proposed with walk in cupboards and an en-suite bathroom as well as study nook. The top level also enjoys a terrace space facing south and over the driveway and Communal recreation area.

Shading

The proposed townhouses do not impact the surrounding houses (including development located to the south of the site).

Landscaping

A separate Works Approval application has been submitted for the removal of additional trees required to facilitate the design presented in this application. This Works Approval (WA102495) is currently under assessment.

Building Form

The proposed townhouses are attached in form with shared walls and are connected to create one building form. The building articulation includes vertical and horizontal elements in design and with cladding/materiality as well as appropriate fenestration allowing for an interesting form to the development and to create a distinct recognition of the individual townhouse forms in the building mass.

Landscape Design

The proposed landscape design responds positively to the existing Forrest character and offers a visually rich experience, drawing on the aesthetic cues and design form of the proposed building.

Plantings will create a network of recognisable character zones, offering an unfolding experience of vegetation communities, each suited to the function, building context and aspect.

Ground surfaces have been carefully selected to complement the proposed building.

Materials and Finishes

The proposed development includes metal cladding, metal finishes, render finish and clear and obscured glazing. Materials and finishes include natural colours such brown and dark brown for metal cladding and light beige for the rendering.

4

The National Capital Plan

This section sets out an assessment of the development proposal against the relevant sections of the National Capital Plan.

The object of the National Capital Plan is to:

Ensure that Canberra and the Territory are planned and developed in accordance with their national significance.

In prescribing matters to be covered in the National Capital Plan, the *Australian Capital Territory Planning and Land Management Act 1988 (Cwlth) (the Act)* requires the Plan to set out:

- The planning principles and policies for giving effect to the object of the Plan;
- General standards and aesthetic principles to be adhered to in the development of the National Capital; and
- General policies for land use, and for the planning of national and arterial road systems throughout the Territory.

The Act also provides that the Plan may specify:

- *Areas of land that have the special characteristics of the National Capital as Designated Areas. The Plan may set out detailed conditions of planning, design and development in Designated Areas, including priorities for carrying out these activities.*

The Act defines ‘**works**’ as:

- a) *the construction, alteration, extension or demolition of buildings or structures;*
- b) *landscaping;*
- c) *tree felling; or*
- d) *excavations;*

but excludes anything done inside buildings or structures.

The proposed works would be defined as ‘works’ under the Act and therefore require development consent through a Works Approval, assessed by the National Capital Authority.

4.1 Designated Areas and National Land

Figure 3 of the National Capital Plan identifies the Designated areas.

As illustrated in **Figure 4** below, the subject site is Designated Land located within the Central National Area.

In the context of the site being Designated Land, the National Capital Authority is the consent authority for planning/development approval and the proposal must be assessed as a Works Approval.

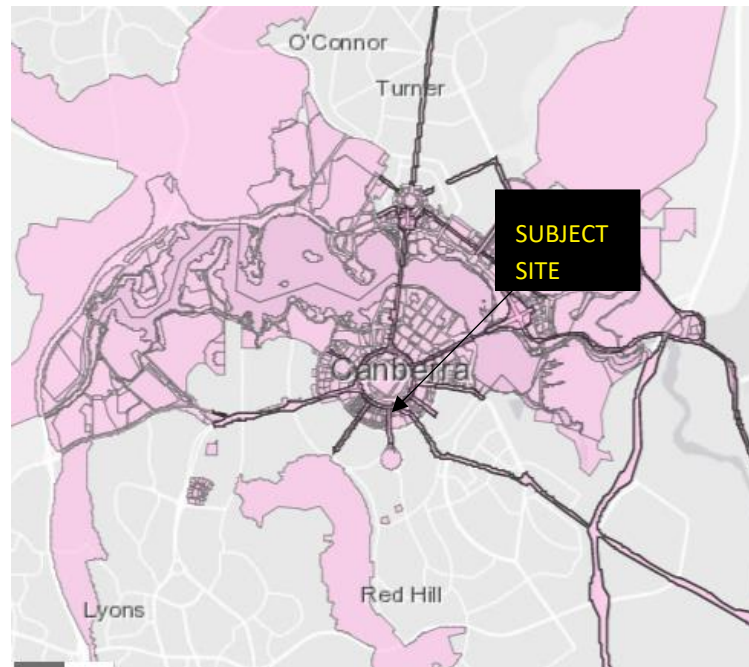


Figure 4: Extract from National Capital Plan (Source: National Capital Plan (August, 2021))

4.2 Central National Area

Designated Land areas are provided with specific planning provisions and requirements under the National Capital Plan.

The site is located within the *Central National Area of the Capital* – an area that includes the National Triangle and its setting, Lake Burley Griffin and its foreshores and the diplomatic sites and national institutions, as the heart of the National Capital.

The site is within the Central National Area, **Precinct 3 – Deakin/Forrest Residential Area** (refer to Error! Reference source not found.5) and is subject to the provisions of the Deakin/Forrest Residential Area Precinct.

This Precinct Code sets out the detailed conditions of planning, design and development in relation to the subject site.

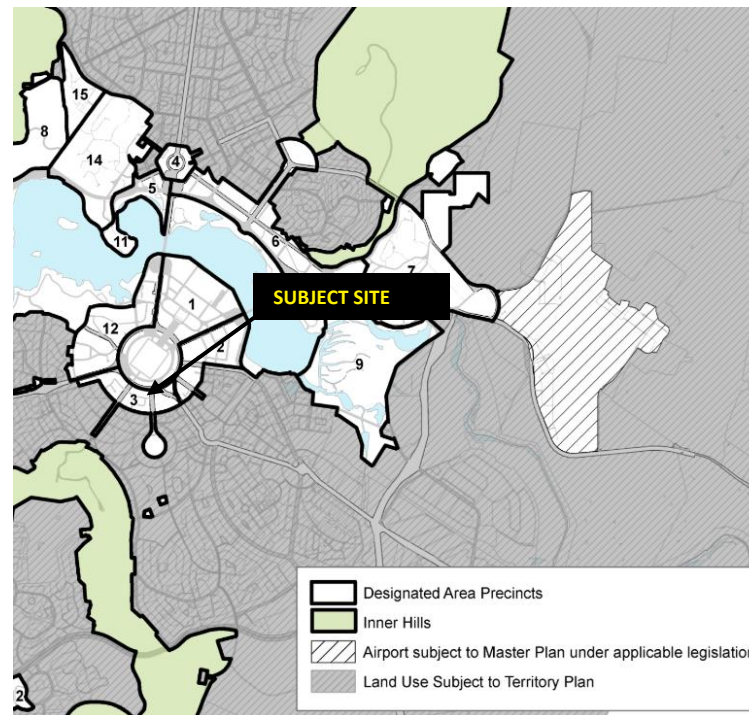


Figure 5: Designated Areas Precincts (Source: National Capital Plan (August, 2021))

4.3 Land Use Zoning

The site is located within the 'Urban Areas' policy area as per the General Policy Plan of the NCP shown in **Figure 5**.

According to the NCP, urban land within the Territory should be '*organised as a series of distinct and relatively self-contained towns by hills, ridges and other major open spaces*'.

The Plan provides for the '*continuation of urban development in the ACT as separate and distinct towns set in broad landscaped valleys, with the immediate hills, ridges and other major open space providing separation between towns and the distant mountains providing a natural landscape backdrop*'.

The range and nature of uses permitted in the Urban Areas includes those uses that are compatible with residential, commercial, community, cultural, recreational and industrial activity, other than uses not permitted in the Territory Plan.

The subject site is located within the **designated land area** and is subject to the **Deakin/Forrest Residential Area Precinct Code** as described below.

The Plan includes special and specific/detailed planning controls that are applicable to the Deakin/Forrest Residential Area Precinct Code and the subject site. These requirements are specifically considered in the preparation of this proposal as described below.

Residential Use is a permissible use in this Precinct Code Area.

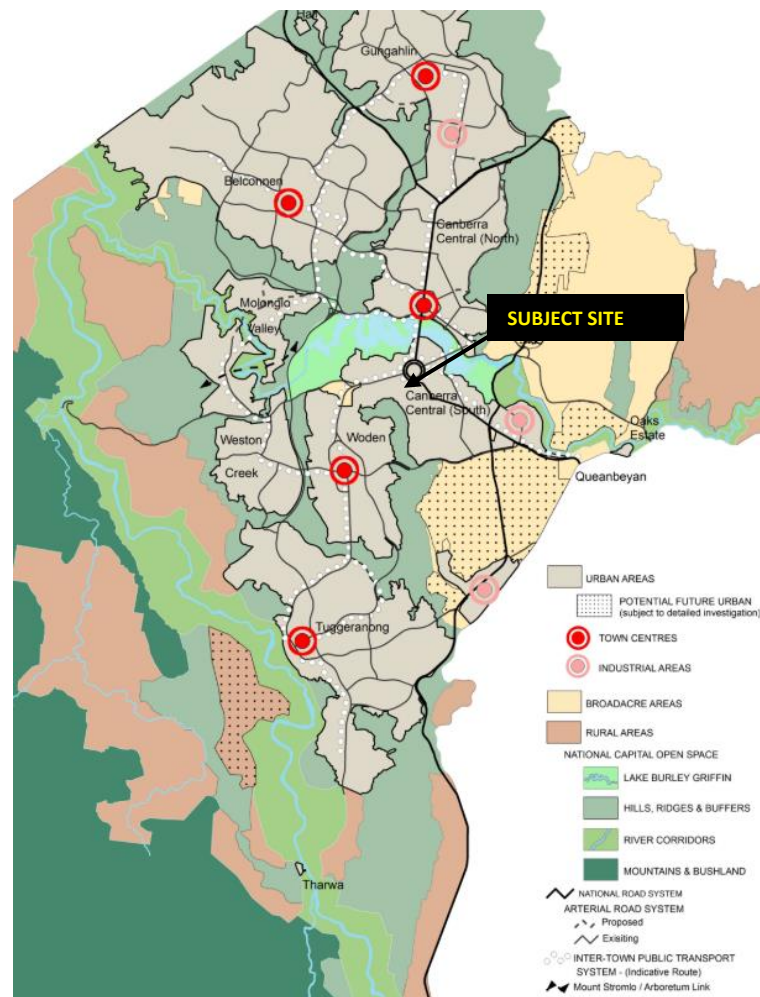


Figure 5: General Policy Plan (Source: National Capital Plan (August, 2021))

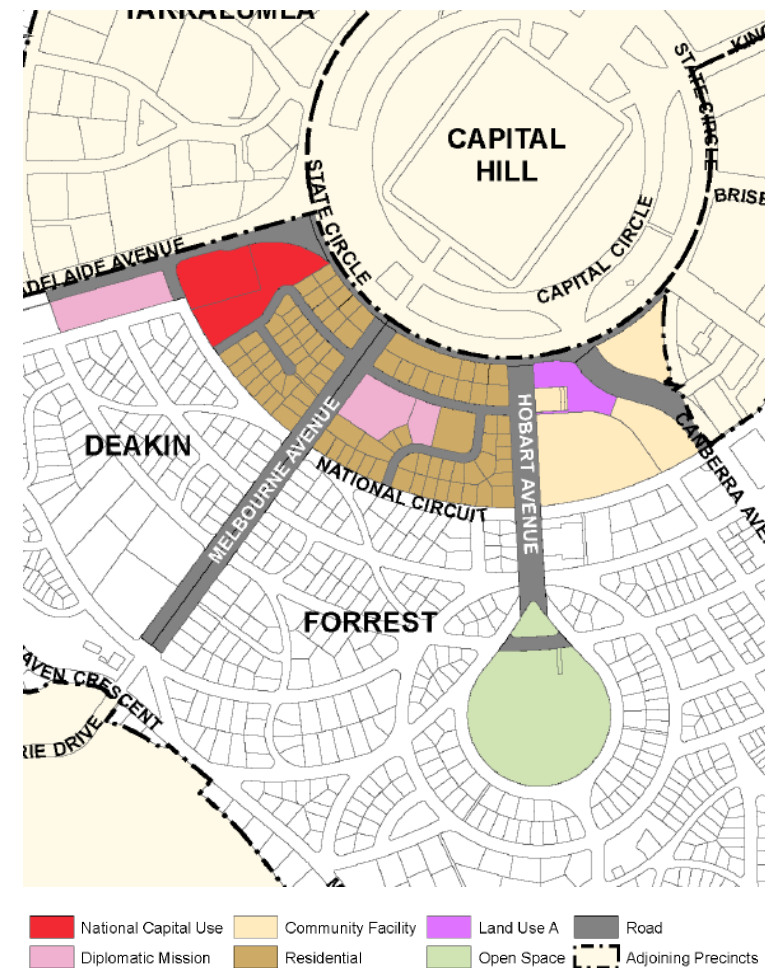


Figure 6: Land use for the Deakin Forrest Residential Precinct (Source: National Capital Plan (August, 2021))

5 Deakin/Forrest Residential Area Precinct Code

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

The location of the subject site within the Deakin/Forrest Residential Area Precinct is illustrated in **Figure 7**.

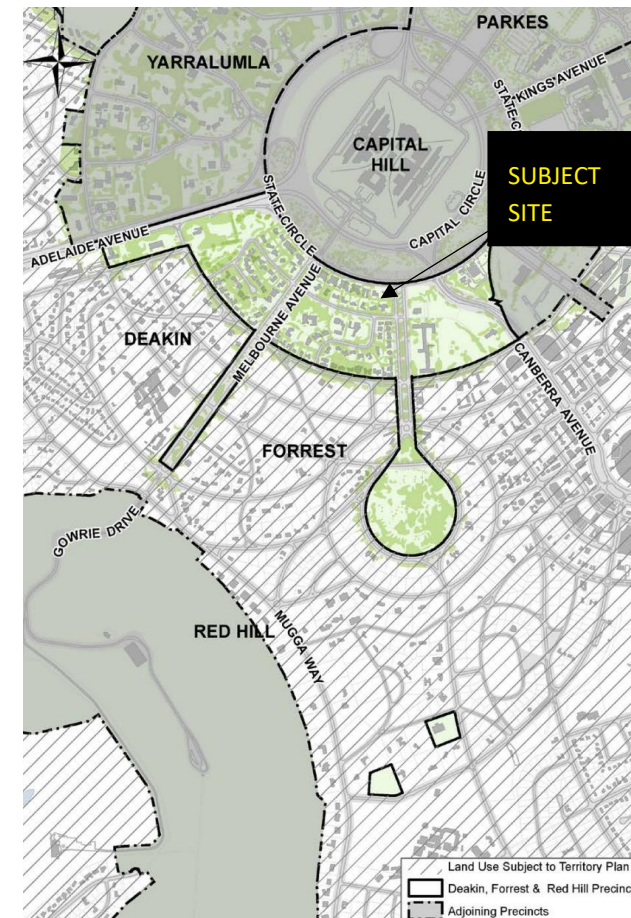


Figure 7: Deakin/Forrest Residential Area Precinct Location (Source: Extract from National Capital Plan (August, 2021))

5.1 Objectives for Deakin/Forrest Residential Area Precinct

The objectives for the Deakin/Forrest Residential Area are as follows:

- *The residential areas of Deakin and Forrest that lie between State Circle and National Circuit will maintain and enhance the character of the National Capital and will be planned and developed in accordance with its national significance.*
- *The principle residential character of the area and the use of the land primarily for residential purposes are to continue.*
- *Design of buildings in proximity to the Prime Minister's Lodge must reflect the dominant urban design character of the locality.*

The approval of works approvals WA15988 and WA16917 further confirms that the development of a multi-unit residential development with a 3-storey scale is consistent with the precinct objectives.

The objectives above are considered to be satisfied and/or supported by hand of the proposed development with its design and proposed landscaping considered to maintain and enhance the State Circle character, continue the residential character of the area and is not in close proximity to the Prime Minister's Lodge thus not reflecting a dominant urban design character other than what is expected in this locality.

5.2 Land use for Deakin/Forrest Residential Area Precinct

The following uses are permitted on 'Residential' blocks:

- Residential
- Home Business.

The proposal is consistent with the use provisions of the Precinct Code and the Crown Lease.

5.3 General Planning, Design and Development Conditions

The detailed planning, design and development conditions that apply to the Deakin/Forrest Residential Area Precinct are detailed in **Table 7** below.

Table 7: Deakin/Forrest Residential Area Precinct General Planning, Design and Development Conditions

Planning Requirement	Response
General Controls	
Location specific	
<p>The objectives of these development conditions are to:</p> <p>»» Provide for high quality residential development of a scale and character appropriate to the setting of Parliament House and the Main Avenue role of State Circle.</p> <p>»» Protect the residential amenity of rear neighbours in terms of privacy, sunlight access and provision of a landscape buffer.</p> <p>»» Reduce traffic access from residences to State Circle.</p> <p>»» Provide for a variety of housing types and sizes.</p>	<p>The proposed three storey development is of a scale and design/character that is commensurate to the setting of Parliament House and the Main Avenue role of State Circle.</p> <p>The design is cognitive of the site, its characteristics and the adjoining sites/uses and development there-on. The proposal is set to the north of the site with adequate separation and landscaping to buffer these sites from adverse overlooking and shadowing impacts from what is proposed. The design further promotes privacy and amenity between the proposed development and adjoining uses/developments.</p> <p>The proposal will not have an adverse impact on the road network (especially onto State Circle). The proposal is in-principle agreed with by TCCS.</p> <p>The proposal will provide for a townhouse product that is not currently available to the Canberra Community in this locality thus building on the housing choice in the Forrest precinct.</p>
Block amalgamation	
Block amalgamation may involve more than two blocks.	Not proposed Block 18 is a single title at this time. The site had been previously amalgamated to form block 18.
Building Height	
Any redevelopment of blocks will result in buildings that address State Circle and should be two storeys in height. If blocks are amalgamated three storeys is permissible. If a block is isolated by amalgamation three storeys may be permissible.	The proposed development is located on a previously amalgamated site. The proposed height is 3 storeys as permitted.

Planning Requirement	Response
Plot Ratio	
<p>The plot ratio for residential redevelopment of existing blocks is 0.4. If sites are amalgamated the plot ratio may be up to 0.8. An exception applies to blocks flanking Melbourne Avenue (Block 1 Section 6 Forrest and Block 9 Section 3 Deakin) which are permitted to develop to a plot ratio of 0.8 without amalgamation. For other blocks, including blocks isolated by amalgamation, a plot ratio higher than 0.4 and up to a maximum of 0.8 may also be permissible (where it can be demonstrated that this would result in an excellent urban design outcome).</p>	<p>Plot ratio proposed is within 0.8.</p>
Architecture	
<p>Architectural treatment should be of the highest quality, reflecting the prestigious character of the area. The provision of legible entries, accessible from the street, is encouraged as a means of enriching the streetscape. Buildings should be modulated and provided with articulation elements such as porches, balconies, bay window and shade devices, to provide visual interest to the streetscape. Balconies off living areas should generally have a minimum dimension of 2.5 metres.</p>	<p>As per the Architectural Plans included with this Works Approval Application, the building materials proposed will be of high-quality, prestigious and durable.</p> <p>The building design is that of an iconic contemporary form, which will complement the adjacent and other established buildings in the vicinity of the site. The architectural design of the building is innovative and will enhance the architectural quality of the immediate area and the address to the public realm of both streets that it fronts.</p> <p>There are no balconies proposed fronting onto State Circle.</p>
<p>Due consideration should be given to the roof form and roofscape of buildings. Roof top plant and equipment, if required, should be carefully integrated with the roof form and design of the building and screened from public view from the street. Internal floor to ceiling dimensions should generally be a minimum of 2.7 metres to promote natural lighting and cross-ventilation, consistent with energy efficiency objectives and creation of generously scaled façades.</p>	<p>The floor to floor height proposed is 3.4m.</p> <p>Roof plant and equipment are not proposed.</p> <p>Internal floor to ceiling dimensions proposed is more than the required minimum of 2.7m.</p>
Vehicle Access	
<p>Vehicle access should be consistent with the principle shown in Figure 31. Blocks, including amalgamated blocks, with a frontage to a road other than State Circle may have access to that road. Site planning should ensure that vehicles are able to enter and leave the site in a forward direction.</p>	<p>A single access to the site is off Hobart Avenue. Pedestrian access points are proposed for 8 townhouses. The townhouse located at the intersection of State Circle and Hobart Avenue has a pedestrian access off Hobart Avenue. Access to the site provide for forward entry/exit of vehicles.</p>
<p>The number of vehicular access points to and from State Circle should be minimised in the interests of traffic safety, convenience and streetscape quality.</p>	<p>There are no vehicle access points from State Circle.</p>

Planning Requirement	Response
Building envelopes Buildings should generally be contained within the building envelopes depicted in Figure 32.	The proposal is sited with landscaping and access areas to the north and south of the Block and generally in keeping with the provisions as required. Front Setback to State Circle is 10m and the setback to the rear boundary is 18m.
Setbacks	
Setback from State Circle should be 10 metres. Building articulation elements such as balconies, entries and shading devices may be permitted forward of the primary setback. The minimum setback of buildings from side boundaries for three storey development is six metres. The minimum set back for buildings from rear boundaries for three storey development is generally 18 metres. Lower scale development may occur within the rear landscape zone subject to the protection of privacy, the avoidance of overshadowing and the retention of existing substantial trees.	A 10m setback is maintained from State Circle. Side Setbacks are generally 6m with very minimal non-habitable encroachments to the western boundary proposed. Setback to the rear boundary is 18m. Lower scale structures are proposed within the rear landscape zone noting that these structures will not have any adverse impact on privacy, overshadowing and the retention of substantial trees on the subject site and adjoining Blocks. In calculating the 10m front and 18m rear setbacks, every effort has been made to articulate the frontage, though the radius of State Circle provides some complexity to replicate the unit typologies and manage the plot ratio in a sensible manner. As such, a line of best fit has been adopted to setbacks for the benefit of design aesthetics and functional planning outcomes.
Car Parking	
Where the plot ratio exceeds 0.4, car parking other than parking for visitors, should be in a basement. If car parking is in a basement it will not be considered to be part of the Gross Floor Area (GFA) of the building. The basement level is also not considered to be a storey.	Not Applicable. A basement is not proposed. A double garage with tandem carparking attached to the townhouses are proposed allowing for an additional 1 car parking space. The proposal includes this space as GFA and meets the plot ratio control permissible on-site.
The finished floor level of the floor above the basement should not exceed one metre above natural ground level. Vent openings are to be integrated with landscape and architectural elements, and generally concealed from public view.	Not Applicable. A basement is not proposed.
Undercroft parking, carports, and free standing garages are to be avoided.	Not Applicable. A basement, undercroft parking, carports and/or free standing garages are not proposed. A double garage attached to the townhouses are proposed with provision for an additional 1 tandem car parking space included in the building for each dwelling.

Planning Requirement		Response
Landscaping		
The front landscape zone to State Circle should be developed to provide a high quality landscape setting with space for planting medium to large trees.		A high-quality landscaping scheme has been prepared to complement the proposed development and to contribute to the precinct. Refer to the Landscaping Plan included with this Works Approval Application for further details in this regard.
The rear landscape zone is to provide for a substantial landscape buffer that will afford privacy to rear neighbours and maintain winter sunlight to those properties.		A high-quality landscaping scheme has been prepared to complement the proposed development and to contribute to the precinct. Refer to the Landscaping Plan included with this Works Approval Application for further details in this regard.
Off-site works		
Off-site works to be provided by the proponent, may be required as part of the approval for development.		Noted – re-instatement of nature strip onto State Circle where cross-overs are to be removed is proposed as part of this application.
Indicative development plan, section and elevation		
Development of amalgamated blocks is to be guided by the indicative development plan, section and elevation at Figure 33, Figure 34 and Figure 35 respectively.		Block 18 is not a site that is proposed to be amalgamated. Notwithstanding, the proposed development is cognitive of the requirements and the design responds to the form, design and siting of the built form in a manner not inconsistent with the design principles set out in the Precinct Code requirements.

6

Design and Siting General Code

As per the General Code application statement in the National Capital Plan, the provisions of the Design and Siting General Code are to be applied to works within the **Deakin/Forrest Precinct**. The proposed housing is not detached housing.

Table 9: Assessment Against Provisions of the Design and Siting Code - Conditions for buildings other than detached houses

Planning Controls	Response
Relationship to Neighbouring Buildings	
<p>The height, bulk, form, siting and character of building proposals in relation to neighbouring buildings, roads and landscape must not be conducive to congestion of parking and road facilities in the locality and must ensure a harmonious relationship with adjoining buildings.</p> <p>To implement this general policy, it is necessary for the following design and siting controls to be exercised. In special circumstances, it may be necessary for the National Capital Authority to determine additional conditions to those set out hereunder.</p>	<p>Noted.</p> <p>The building will be of an iconic contemporary form, which will complement the adjacent established buildings in the vicinity of the site.</p> <p>The proposal will not create congestion of parking and road facilities in the locality as it is provided with adequate carparking provisions and will be furnished with generous end of trip facilities that is intended to allow modal change opportunities for commuters.</p>
Re-building	
<p>The National Capital Authority will consider a proposal for re-building or any major alterations of an existing building which materially alters the bulk or appearance of the building, only if it is accompanied by a plan indicating a scheme of comprehensive development of the block in accordance with announced policies for the area in which the block is located.</p>	<p>Noted – The Works Approval submitted (including the planning response in this Design Report) seeks to satisfy this control.</p>
Coverage	
<p>Unless otherwise specifically provided for, the area occupied by buildings including any outbuildings on a block should not exceed one-half of the total area of the block.</p>	<p>Noted.</p> <p>The proposed new building does not exceed the coverage allowed on the amalgamated site.</p>

Planning Controls	Response
Height	
Generally, the height of any building should not exceed two storeys.	Variation Proposed. The proposed building is located on an amalgamated block that allows for three storey developments as per the Precinct Code.
Plot Ratio	
The Plot Ratio must not be greater than 1.00 for commercial and industrial buildings, unless otherwise specifically provided for.	Not Applicable. The proposed site is used for residential purposes only.
Building Line and Setbacks	
The building lines and setbacks for commercial and industrial buildings will be such distances as may be approved in particular circumstances.	Requirement satisfied. The proposed building lines and setbacks are considered to be appropriate for the proposed townhouses. The setbacks proposed meet the Precinct Code requirements.
External Appearance of Buildings	
<p>The external treatment of buildings, including materials, colours and general standards of finish must ensure that the buildings, walls, fences and other ancillary structures are appropriate to and not discordant with the general development and amenity of the locality.</p> <p>To implement this general condition it is necessary for the following design and siting conditions to be exercised. In special circumstances, it may be necessary for the National Capital Authority to determine additional design and siting conditions to those set out hereunder.</p>	Requirement satisfied. The building will be of an iconic high quality contemporary design form, which will complement adjacent established buildings in the vicinity of the site.
Roofs	
<p>Permanently highly reflective metal roofs will not be approved.</p> <p>Generally, tiled roofs having a strong pattern or marked colour contrast will not be approved.</p>	Requirement Satisfied. The proposed roof (inclusive of the proposed roof top plant room) will not comprise highly reflective metal, nor will it include strong pattern or marked tiles. Refer to the Architectural Plans included with this Works Approval Application for further details in this regard.

Planning Controls	Response
Facades	
All façades of commercial and industrial buildings and returns should be of durable and low maintenance material and be subject to approval in respect of proportions, fenestrations, materials and colours having regard to the building itself and its relationship to adjoining buildings.	Requirement satisfied. The building materials proposed will be of high-quality, prestigious and durable and of a quality consistent with adjoining buildings.
Screening Walls	
Generally, where service areas are visible from the road or a public reserve a screening wall or fence will be required. Where a commercial or industrial building is not constructed along the full frontage of the block, a screen wall with gates may be required between the building and the front and/or side boundaries of the block.	Requirement Satisfied. Screening is proposed between townhouses as well as screening from State Circle and Hobart Avenue.
Structures in Front of Buildings	
Generally, no structures are to be erected between the building line and the front property boundary.	Requirement Satisfied. Landscaping structures are proposed between the building line and the front property boundary.
Landscaping and Other Matters	
In order to satisfy the objectives contained in the general conditions it may be necessary for the National Capital Authority to require the submission of acceptable landscape proposals as a condition of approval.	Requirement Satisfied. A set of Landscaping Plans have been included with this Works Approval Application for consideration.
Siting of buildings	
The siting of buildings on blocks must ensure adequate space for access, internal circulations, parking, off-street loading, light, air and landscaping. To implement this general condition it is necessary for the following design and siting conditions to be exercised. In special circumstances, it may be necessary for the National Capital Authority to determine additional design and siting conditions to those set out hereunder.	Requirement Satisfied. Please consider responses below demonstrating that the building's siting on the site is suitable for the site and proposed use.
Access	
Vehicular entrances and exits for all blocks must be of sufficient width having regard to their probable use and be located in a position which, in the opinion of the National Capital Authority, is not hazardous to traffic safety and not likely to create traffic congestion.	Requirement Satisfied.

Planning Controls

Response

A single access to the site is off Hobart Avenue. The access has not been altered from the original Works Approval approved in 2009 (WA15988). Pedestrian access points are proposed for 8 townhouses. The townhouse located at the intersection of State Circle and Hobart Avenue has a pedestrian access off Hobart Avenue. The original application considered traffic implications for 42 units. This application only proposes 8 and will have substantially less impact on the surrounding development.

Internal Circulation

Where appropriate, adequate provision must be made for internal vehicular circulation on sites leased for residential buildings other than detached houses and for commercial and industrial buildings.

Requirement Satisfied.

The Civil Drawings included with this Works Approval Application demonstrate the required turning circles for the basement car park and loading/unloading dock. Access for pedestrians to the site is documented in the Landscape plans as submitted.

Parking

Off-street parking spaces, open or enclosed, must be provided for all new buildings and enlargements or conversions of existing buildings in accordance with the following provisions where relevant or other agreed standards:

Type of Building	Minimum parking space requirement
Residential Building	Two spaces per dwelling unit if such unit is designed for family accommodation and one space per dwelling unit plus adequate space for visitor parking if such unit is designed for single accommodation.
Motels, Hotels Guest Houses	One space per bedroom and/or rooming unit.
Commercial and Industrial Building	One space per two employees except in areas where the parking requirement is varied by policy instrument.
Institutional	To be determined for each building proposal depending on use, building floorspace, employees, visitors and location.

Requirement Satisfied.

The original Works Approval (WA15988) was approved to allow for 42 units. The multi-unit residential development was approved comprising of 42 units in a 3 storey built form with basement parking and access from Hobart Avenue. Parking was approved in a single level basement with the remainder of the site being landscaped courtyards and communal recreation space.

This application seeks approval for 8 unit, a reduction from the originally approved 42 units. Two parking spaces per dwellings are proposed in an attached garage. Further to this an additional car parking space in tandem configuration is proposed for each townhouse for visitor parking.

Planning Controls	Response
Off-Street Loading	
In order to satisfy the objectives contained within the general conditions, it may be necessary for the National Capital Authority to require that facilities for loading and unloading of goods be provided wholly within the boundaries of the block.	Not Applicable. No off-street loading is proposed.

6.1 Signs General Code

This Code is not applicable as no signs are included in this Works Approval. Any signage will be subject to a future Works Approval submission.

6.2 Telecommunications General Code

The Telecommunications General Code is not considered to be relevant in this instance as no new telecommunications facilities are proposed.

7 National Capital Authority Outdoor Lighting Policy

This Policy is applicable to proposed external lighting. The Ground Floor Plan prepared by PWA details the type and location of lighting to external areas of the site.

Table 2 – Assessment Against the Outdoor Lighting Policy

Condition	Response
Part one: urban context - Strategies	
1a) Express the key geometric elements of the Griffins' formally adopted plan for the city through lighting design and distribution. <ol style="list-style-type: none"> 1 Emphasise the three node points of the Griffins' National Triangle by creating and maintaining strong visual 'anchors' at Parliament House, City Hill and Russell. 2 Create a unique identity for the roads that form the Griffins' National Triangle, being Commonwealth, Kings and Constitution Avenues, through careful selection and installation of an integrated suite of street furniture and lighting. Achieve a high degree of uniformity in lighting performance on these three main avenues. 3 Illuminate the Griffins' Land Axis by retaining the existing Anzac Parade street lighting and illumination of Federation Mall. 4 Reinforce the Griffins' Water Axis by illuminating the promenade along the southern foreshore, Commonwealth Place and the International Flag Display. 5 Use full cut-off light fittings in all landscape areas, roads, paths and car parks within the Central National Area (except where noted in this policy). 6 Use full cut-off street and pedestrian lighting on all main avenues that contributes to their development as high quality landscape boulevards. 7 Align lighting hardware to strengthen the framing of the National Triangle, main avenues and formally landscaped open spaces. 	<p>Full cut off street and pedestrian lighting is proposed in landscape areas, driveways and along paths as required.</p> <p>The location of lighting fixtures has been considered with respect to the formal geometry of the Central National Area.</p> <p>Refer to Ground Floor Plan for lighting details included in this submission.</p>

Condition	Response
<p>1b) Create a clear hierarchy of built environment illumination in central Canberra.</p> <ol style="list-style-type: none"> 1 Illuminate the exterior of key built elements to reflect their relationship to Griffin's National Triangle and their symbolic function, according to the following comparative luminance values in candela per square metre (cd/m²): Level Four- all other buildings adjacent to Constitution Avenue = (5cd/m²) 2 Create a dramatic backdrop by restricting the use of external lighting for other buildings within City Hill Precinct, Parkes, Reid, Campbell and Russell to entrances, window displays and signage. Consideration will be given to additional building lighting where it contributes to identity, legibility, silhouette, architectural expression, façade articulation and Canberra's unique skyline at night. 3 Use full cut-off light fittings for new building façade lighting installations, that are carefully integrated into the building's structure. 4 Minimise any sources of light spill or glare throughout Commonwealth Park, Kings Park, Rond Terrace, Black Mountain Peninsula, Yarralumla Bay, Weston Park, Grevillea Park, Yarramundi Reach, Acton Peninsula and Kingston Foreshore. 5 Minimise any sources of light spill or glare beyond the intended area to be lit. 	<p>Refer to the Ground Floor Plan which outlines the performance of proposed lamps and conformance with relevant Australian Standards.</p>
<p>1c) Maintain subtle illumination of the city's topography.</p> <ol style="list-style-type: none"> 1 Consider identification of Red Hill and Mount Pleasant through the installation of a single light source, such as a navigational lighting beacon. 2 Use full cut-off lighting of pedestrian pathways and landscape areas in proximity to the edge of Lake Burley Griffin around West, Central and East Basin, that effectively manages the unwanted effects of light spill on the lake ecosystem (unless otherwise noted in this policy). 3 Use full cut-off lighting in all areas of the Inner Hills to control the effects of light spill. 	<p>Full cut off lighting is proposed for the subject site.</p>
<p>1d) Conserve significant heritage lighting fabric and design elements.</p> <ol style="list-style-type: none"> 1 Consider all relevant Heritage Management Plans in developing lighting designs. 2 Retain the essential character and lighting performance characteristics of any existing lighting installation with identified heritage value, in any proposed maintenance or replacement activity. 3 Preserve the appearance, location and layout of lighting installations with heritage value. 4 Do not replicate or extend poor performing heritage lighting hardware into new areas or in new installations. 	<p>No heritage items are located in the immediate vicinity of the subject site and development.</p>

Condition	Response
Part two: Place-making - Strategies	
2a) Ensure the scale and character of lighting is appropriate to the location. <ul style="list-style-type: none"> • Use lighting standards and categories of a lighting type and quality that is appropriate to the application and location. • Light public art installations with individual designs according to the intentions of the artist, where it is not contrary to the objectives or strategy of this policy. • Manage the inter-relationship of lighting intensity and character between all structures, landscape elements and buildings. • Ensure that the colour and finish of light poles and fittings in landscape areas integrates with and visually complements their surroundings. Lighting installations in proximity to the edge of Lake Burley Griffin must mitigate the visual impact of poles or fittings on the landscape during the day. • Add visual interest to public spaces through engaging, interactive lighting designs where appropriate. • Locate light sources and poles to highlight the repetition and rhythm of their form, spacing and pattern, giving consideration to the definition of space and their role as sculptural elements in the urban landscape. 	<p>Refer to the Ground Floor Plan indicating the details of the lighting included in this submission.</p> <p>The lighting hardware proposed is of a high quality and is consistent with the lighting palette of surrounding public spaces.</p> <p>The lighting design enhances the character of public spaces in the night time, and illuminates and augments the buildings proposed.</p>
2b) Ensure the form, material and finish of lighting hardware is appropriate to the location and co-ordinated with other street and park furniture so as to form an integrated, cohesive palette of materials and fittings. <ul style="list-style-type: none"> • Use high quality light fittings and hardware with a high standard of detail and finish. • Locate lighting hardware outside key desire or movement lines, to optimise accessibility and safety. • Locate lighting hardware around trees, signs, and street furniture to achieve a spacing, pattern and alignment that complements these and other urban elements. • Consider opportunities for integration of lighting into street furniture, built form or road/bridge structures. • Co-ordinate the colour and finish of light poles and fittings and with other lighting hardware and street furniture. • Develop lighting plans in advance of any wide-scale installation or replacement of poles or fittings within the Parliament House Vista and Lake Burley Griffin and adjacent parklands. Address the context and the character of the landscape setting and its elements including street furniture in the lighting plans. 	<p>Refer to the Ground Floor Plan included in this submission which details the lighting hardware proposed for the development and the location of these fixtures.</p>
2c) Ensure the colour and form of the physical environment is accurately rendered. <ul style="list-style-type: none"> • Use lamps that offer a colour temperature close to the appearance of daylight (approximately 4500-6500 degrees Kelvin). • Select lamps that offer good colour rendering ability, of 80 or greater on the Colour Rendering Index. 	<p>Refer to the Ground Floor plan which outlines the performance of proposed lamps in relation to these standards.</p>

Condition	Response
<ul style="list-style-type: none"> Select lamps and fittings that provide the most accurate colour rendition of landscape possible throughout the parklands surrounding Lake Burley Griffin, along the main avenues, and in the Parliamentary Zone. 	
Part three: Safety - Strategies	
3a) Maintain a well-connected movement network of public paths, roads and spaces.	
<ul style="list-style-type: none"> Install and maintain lighting throughout the network of pedestrian and cycling paths and formally-recognised public spaces in the Central National Area. Install and maintain lighting on all public roads and car parks in accordance with the volumes and patterns of activity and their role within Canberra's transport network. Select light poles and locations that minimise the risk of injury for people travelling on paths or roads. 	Lighting is proposed along pedestrian paths and fixtures are to be located to minimise risk of injury. Refer to the Ground Floor Plan indicating the lighting details.
3b) Ensure Australian Standards for illumination are met as a minimum.	
<ul style="list-style-type: none"> Demonstrate compliance of lighting design proposals with the Australian Standard AS/NZS 1158 - Lighting for Roads and Public Spaces and the suitability of the proposed lighting category for the intended application. Demonstrate compliance of lighting design with other relevant Australian Standards relating to the installation and operation of outdoor lighting. Where an inconsistency arises between this policy and any Australian Standard, this policy prevails. 	Refer to the Ground Floor Plan which outlines the performance of proposed lamps and conformance with relevant Australian Standards.
3c) Effectively manage glare.	
<ul style="list-style-type: none"> Select lamps of the lowest required intensity. Select light fittings and optical systems that shield light from being directed sideways or upwards. Locate light sources beyond the typical field of view for people in any given area, through the location and scale of light poles and fittings. Minimise any sources of light spill or glare beyond the intended area to be lit. 	Refer to the Ground Floor Plan which outlines the performance of proposed lamps and conformance with relevant Australian Standards for control of light spill.
3d) Create integrated lighting designs that enable the human eye to adapt to changes in light levels.	
<ul style="list-style-type: none"> Achieve a high degree of uniformity in illumination levels along pathways and roads. Install transitional lighting treatments between areas of contrasting illumination that accommodate the human eye's capacity to adapt to changes in light levels. 	The design and location of lighting is intended to provide uniform illumination across the site to enhance visibility and safety.

Condition	Response
Part four: Environment and sustainability - Strategies	
4a) Manage light pollution through the selection and placement of lighting hardware. <ul style="list-style-type: none"> • Use full cut-off light fittings, lens diffusers, or light sources that provide indirect or reflected light (unless otherwise noted in this policy). • Select optical systems and shielding designs for artificial light sources that effectively manage glare and light distribution behind and above the light source. • Install and operate lighting only where it responds to a demonstrated need or requirement. Consider the removal of lighting where it does not fit this criteria. • Co-ordinate the removal or replacement of existing light fittings in proximity to any proposed lighting works to reduce variances in lighting hardware and effect. • Minimise the distribution of artificial light beyond the intended area to be lit. 	Refer to the ground floor plan for the details on the proposed lighting.
4b) Minimise energy use. <ul style="list-style-type: none"> • Select lighting hardware components that offer a long service life, feature an enduring aesthetic appeal, be of a high quality construction and offer reliable, low maintenance performance. • Consider energy use and value for money in any lighting upgrade or new installation. • Install efficient lighting control systems that can adjust illumination to suit activity levels, saving energy whilst maintaining safety when required. • Use co-ordinated lighting management systems to reduce energy and maintenance and improve uniformity and safety. 	Refer to the ground floor plan for the details on the proposed lighting.
4c) Ensure the installation and maintenance of lighting infrastructure does not have a detrimental effect on landscape. <ul style="list-style-type: none"> • Design light poles and outreach arms around the long-term form of trees to maintain light performance and minimise tree maintenance. • Locate light poles and power cables around established tree and root locations. 	The location of light fixtures and power sources has been considered with respect to proximity to vegetation and trees.
4d) Minimise the impact of lighting operation on wildlife health. <ul style="list-style-type: none"> • Use full cut-off light fittings within landscape areas to reduce impact on wildlife. • Reduce the intensity or turn off lighting at times it is not needed in landscape areas, to reduce impact on wildlife. • Reduce the intensity and duration of external building lighting operation during migration periods of the Bogong moth in October and between February and April. Shut off lights that are not needed during the second half of the night at times of peak moth migration. • Ensure that the design and operation of lighting does not cause wildlife or avifauna disorientation, injury or death. 	Full cut off lighting is proposed for the subject site. Lighting extent provided is to be appropriate to the use of the building.

8

Other Matters

8.1 Heritage

The site is not identified as being subject to heritage citations, values and/or specific heritage considerations. There are no items of natural, historic and indigenous places of outstanding significance listed on the National Heritage List that are within proximity to the subject site.

8.2 Environment

The site is currently developed with two single dwellings. It is unlikely that the site includes matters of environmental interest.

8.3 Environmental Protection & Biodiversity Conservation Act 1999

Two previous works approval applications were submitted, namely WA15988 and WA16917. These two applications have been approved and are maintained in this works approval. The Environmental Protection & Biodiversity Conservation Act 1999 was considered in the two existing approved Works Approval Applications.

8.4 Moral Rights

Two previous works approval applications were submitted, namely WA15988 and WA16917. These two applications have been approved and are maintained in this works approval. The Moral Rights were considered in the two existing approved Works Approval Applications. The previous works approval applications allow for the demolition of the existing houses thereby negating the requirement to consider this again.

