
PLANNING REPORT

DECEMBER 2021

RESIDENTIAL DEVELOPMENT

Block 14, Section 2, Deakin

This Planning Report has been prepared by Collins Pennington Architects (CPA) in support of a Development Application on behalf of David/Dominique Lowe and EBJC Developments, lessors of the development site.

This Planning report references the following Codes and Guidelines of the National Capital Plan;

- 2. Statement of Planning Principles
- 4.5 Deakin/Forrest Residential Area Precinct Code
- Deakin/Forrest Precinct Code: Landscape And Sustainability Guidelines
- 4.19 Design And Siting General Code

Details of the sites are as follows;

Site Details	Block 14, Section 2 Deakin
Zoning	Deakin/Forrest Residential Area – Residential Zone
Site Area	1436m ²
Easements	Yes – Sewerage and Electrical supply



Block 14 – Section 2 Deakin - Location map. Source ACTMAPI

2 STATEMENT OF PLANNING PRINCIPLES

PART	SUMMARY OF PART	COMPLIANCE	COMMENTS
P2.1	General Matters	Not applicable	The development is within an existing development area
P2.2	Productivity	Not applicable	The development is not related to infrastructure or employment
P2.3	Sustainability	Consistent	<p>The development is consistent with the principles of Objective 1 – Environmental sustainability and open space: The development is located within an existing urban area, minimising impacts on valuable natural and rural areas. It is located close to existing services and public transport routes that allow for efficient use of infrastructure, and does not allow for a substantial increase in residential density in the future, protecting the natural environment from increased resource consumption, waste, and water, food, and energy security issues.</p> <p>The development proposes to support and protect ecological communities, threatened flora and fauna species through a landscape design which significantly enhances the landscape and garden quality of the area. It will positively contribute to water quality and mitigate the effects of climate change through strategies such as rainwater harvesting, solar passive design, high insulation and on-site photovoltaic electricity production.</p> <p>The development is not within the hills, ridges and other open space network.</p>
P2.4	Liveability	Consistent	<p>The development is consistent with the principles of Objective 1 – urban design and heritage: The development reflects contemporary thinking in architecture and urban design practice and is in keeping with the existing development pattern of single-family detached houses, complementing and enriching its surroundings while contributing positively to the overall composition, symbolism and dignity of the National Capital.</p> <p>The development proposes a landscape design which harmonises with the architecture and significantly contributes to the garden city character of the Deakin/Forrest precinct; exemplifying sustainability principles and utilising environmental design to encourage community safety and vitality.</p> <p>The development is not proposed to exceed two storeys, is below the height of the mature tree canopy, and is designed to respect vistas to nearby landmarks such as Parliament House and the Prime Minister’s Lodge.</p> <p>The proposed development does not affect a natural, Indigenous or historic heritage place.</p>
P2.5	Accessibility	Not Applicable	The development does not impact transport or movement

4.5 DEAKIN/FORREST RESIDENTIAL AREA PRECINCT CODE

PART	SUMMARY OF PART	COMPLIANCE	COMMENTS
4.5.3	Objectives for Deakin/Forrest Residential Precinct	Consistent	<p>The development is consistent with the objectives of the precinct. It preserves and enhances the existing residential garden city character of the area, and is consistent with the urban design character of buildings in proximity to the Prime Minister's Lodge of well sized, detached houses in a verdant landscape.</p> <p>It is noted that the current proposal for a dual occupancy is consistent with a dual occupancy proposal previously approved on the site. The new proposal improves the design by further encircling the dwellings with green space and landscaping, enhancing the sustainability and garden city character of the Deakin/Forrest area.</p> <p>Each dwelling is proposed to present with a distinct massing and materiality to the street, giving each a distinct identity and contributing to a fine grain urban space.</p>
4.5.4	Land Use for Deakin/Forrest Residential Precinct	Complies	Residential development is permitted in the residential zone.
4.5.5	Detailed conditions of planning, design and development	Complies	<p>The proposed development complies with the detailed conditions:</p> <ol style="list-style-type: none"> 1. The development is for 2 detached residential dwellings, in keeping with the character of the precinct 2. The development is not more than two storeys. Refer architectural drawings. 3. The development does not exceed a plot ratio of 0.4. refer architectural drawings. 4. The development is consistent with the urban design character of buildings in proximity to the Prime Minister's Lodge of well sized detached houses in a verdant landscape.
	Landscape and Sustainability Guidelines		
	Landscape	Consistent	Not less than 40% of the site is proposed for soft planting area. Generous areas of planting are provided to encircle each dwelling. A composition of soft landscaping is provided between the building line and the front property boundary. New and existing trees should provide at least 15% canopy coverage to site when trees are mature. Refer Drawing A15A – Soft Landscape Area, and Landscape Architect's drawings and advice.
	Private Open Space	Consistent	<p>Dwelling A is proposed to have a North-facing Principal Private Open Space of 297 m² accessible from the ground level with sufficient space for deep planting.</p> <p>Dwelling B is proposed to have a North-facing Principal Private Open Space of 285 m² accessible from the ground level with sufficient space for deep planting.</p> <p>Refer architectural and landscape plans for details.</p>
	Vehicle Access and Carparking	Consistent	No increase in number beyond the existing two verge crossings are proposed. Proposed driveways are integrated with the front garden

			landscaping to reduce visibility from the street. Driveways do not exceed single vehicle width from the property boundary to the building line. Existing verge crossings are proposed to be replaced to match existing. 2 basement carpark spaces are provided per proposed dwelling. Refer Landscape and Civil plans and TCCS endorsement.
	Hedges and Fences	Consistent	The development incorporates planting and hedges forward of the building line to frame views to dwellings and front gardens. Landscape retaining walls to the front zone are proposed to be consistent with the architectural form, no greater than 1.8m in height and screened by generous planting. Fences are proposed to be metal railing or timber paling and not to exceed 1.8m high. Refer architectural and Landscape plans.
	Setbacks	Consistent	The proposed pool and outdoor lounge areas to the rear zone are set back in accordance with the provisions of the Design and Siting General Code. The proposed outdoor dining spaces to the East and West of the dwellings are proposed to utilise increased privacy screening and planting to maintain privacy to neighbouring dwellings.
	Block Amalgamation	Not Applicable	No block amalgamation is proposed
	Sustainability	Consistent	The proposed development demonstrates a high standard of sustainable design. Living areas are oriented to the North with well insulated solar passive design and sun shading to windows. White rendered brick has been selected as the primary external material to absorb less heat in summer. Windows have been oriented to achieve maximum visual privacy between dwellings. Overshadowing of neighbouring properties is minimised. Refer shadow diagrams.

4.19 DESIGN AND SITING GENERAL CODE

PART	SUMMARY OF PART	COMPLIANCE	COMMENTS
4.19.3	Detailed conditions of planning, design and development for detached houses	Consistent	<p>1. Buildings in relation to front boundaries: The development complies with the two storey front setback control. The street setback is min. 7.5m, which is consistent with the code and the setback of neighbouring buildings. The two storey element of dwelling B is set back a min 9.5 with a single storey projecting element creating a more domestic scale facing the street</p> <p>2. Buildings in relation to side boundaries: The development complies with the two storey side setback control. Refer architectural drawings. The two storey element of the building is set back a min 5.5m (more than is required by the numeric controls) to reduce overshadowing to neighbouring blocks</p> <p>3. Buildings in relation to rear boundaries: The development complies with the two storey rear setback control. Refer architectural drawings</p> <p>4. Plot ratio: The development complies with the plot ratio control nominated in the precinct code (0.4). Refer architectural plans for area</p>

			<p>calculations.</p> <p>5.Garages, carports and outbuildings: The development proposes basement carparking (2 carparks per dwelling).</p> <p>6.Height: The development does not exceed two storeys in height.</p> <p>7.External appearance of buildings: Materials have been selected to be appropriate to and not discordant with the general pattern of development in the locality. Refer colour sample schedule for details.</p>
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