

PLANNING REPORT

JULY 2022

RESIDENTIAL DEVELOPMENT

Block 2, Section 7, Forrest



This Planning Report has been prepared by Collins Pennington Architects (CPA) in support of a Works Approval on behalf of Tony Yang, lessor of the development site.

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

- Part Two - Statement of Planning Principles
- Precinct Codes:
 - o 4.5 Deakin/Forrest Residential Area
 - o Landscape and Sustainability Guidelines (Deakin/Forrest Residential Area Precinct Code)
- General Codes: 4.19 Design and Siting General Code

Site Details	Block 2, Section 7, Forrest ACT
Zoning	Deakin/Forrest Residential Area – Residential Zone
Site Area	1392m ²
Easements	Sewerage (south boundary)



Locality Plan. Source: ACTMAPi



Subject Site. Source: ACTMAPi

Statement Against Relevant Criteria

PART TWO – STATEMENT OF PLANNING PRINCIPLES

The proposed development broadly complies with the principles set out in the Statement of Planning Principles: General Matters, Productivity, Sustainability, Liveability, and Accessibility.

PRECINCT CODES

PART	SUMMARY	COMPLIANCE	COMMENTS
4.5 Deakin/Forrest Residential Area			
4.5.3	Objectives for Deakin/Forrest Residential Precinct	Complies	The development is consistent with the objectives of the precinct. It preserves and enhances the character of the National Capital through respectful and innovative design.
4.5.4	Land Use for Deakin/Forrest Residential Precinct	Complies	The development complies with the permitted residential land use of the block.
4.5.5	Detailed conditions of planning, design and development	Complies	<p>The proposed development complies with the general development conditions:</p> <ul style="list-style-type: none"> • The development retains the character and land use of the area • The development does not exceed two storeys, and the height does not exceed 8m above the natural ground level • The plot ratio of the proposed development does not exceed 0.4 • The development reflects the dominant urban character of the locality of detached single-dwelling houses within a verdant landscape • Roof items are located to the rear of the block to minimise their visual impact
Landscape and Sustainability Guidelines			
	Landscape	Complies	<p>An area greater than 40% of the total site area has been allocated as soft landscaping (permeable land covered by trees, grass, garden beds, shrubs, etc.).</p> <p>The development includes generous areas of soft planting fully encircling the dwelling. It also includes a composition of soft landscaping between the building line and front property boundary, with an entry path to complement the landscape. New and existing trees should provide at least 15% canopy coverage to site when trees are mature. Refer to Landscape Architect's drawings and advice.</p>
	Private Open Space	Complies	The development contains multiple large living spaces (37m ² and 75m ²) oriented towards the north. These generous spaces face into a densely planted front garden and into an internal, private courtyard designed to maximise sunlight with areas of deep-rooted planting.

	Vehicle Access and Carparking	Complies	<p>The development does not propose increasing the number or width of verge crossings. It does propose the removal and replacement of the existing driveway.</p> <p>The proposed driveway integrates with the front garden planting and maintains a single-vehicle width between the front boundary and the building line. The driveway material will be concrete with a dark oxide. The driveway provides four off-street carparking spaces in the basement garage, which is hidden from the street.</p> <p>Refer to TCCS Endorsement, Civil and Landscape plans.</p>
	Hedges and Fences	Complies	<p>The development incorporates planting and hedges forward of the building line to frame views to the dwelling and front gardens. The front fence is to be black wire, 1.2m high, and hidden within a new hedge.</p> <p>Refer to Landscape Architect's documentation for hedge, gate and fence details.</p>
	Setbacks	Complies	<p>The proposed pool and courtyard are set back in accordance with the Design and Siting General Code.</p>
	Block Amalgamation	Not Applicable	<p>No block amalgamation is proposed.</p>
	Sustainability	Complies	<p>The proposed development demonstrates a high standard of sustainable design. Living areas are oriented to the north throughout, with eaves and façade articulation suitable for shade to the north/east/west.</p> <p>The proposed building materials provide thermal mass and are light-coloured to absorb less heat in summer. The dark metal and fibre cement cladding systems are ventilated to displace any absorbed heat.</p> <p>The development does not overshadow or adversely affect the privacy of adjacent blocks. Refer to shadow diagrams.</p>

GENERAL CODES

PART COMPLIANCE	SUMMARY OF PART	COMMENTS	
4.19.3	Detailed conditions of planning, design and development for detached houses	Complies	<i>Front setback:</i> 7.5m (for buildings more than one storey)
		Complies	<i>Side setback:</i> 4.5m (calculated by $[\text{building height}] / 2 + 0.5\text{m} * [\text{number of 3m frontages beyond 23m}]$ or $[8/2 + 0.5 = 4.5\text{m}]$)
		Complies	<i>Rear setback:</i> 7.5m (for buildings more than one storey)
		Complies	<i>Structures in front of buildings:</i> The development does not include any walls and/or fences between the building line and the front property boundary.
		Complies	<i>Plot Ratio:</i> Less than 0.4 40% of site area = 557m ² Proposed GFA = 556m ²
		Complies	<i>Garages, carports and outbuildings:</i> The development proposes basement carparking (4 parking spaces).
		Complies	<i>Height:</i> The development does not exceed two storeys in height. Where the basement is below a two-storey volume, the basement does not exceed a height of 1m above NGL (Refer to architectural plans).
		Complies	<i>External appearance of buildings:</i> The development includes materials selected to be appropriate for the National Capital and not discordant with the general pattern of development in the locality.

NCA Pre-Consultation Report

Collins Pennington Architects met with representatives from the NCA on Thursday 5th of May 2022 for a consultation on the design before formal submission. The matters raised at the meeting have been addressed in the final proposal:

- The proposed driveway works have received endorsement by TCCS
- The proposed pool has been given privacy to the neighbouring dwelling to the east by a raised balustrade wall and tall tree plantings along the block boundary
- The proposed basement does not protrude more than 1m above natural ground (refer Architectural sections)
- The proposed material palette has been softened and has introduced warmer texture and tone
- Soft landscaping has been introduced to the central courtyard