



LETTER OF CONSISTENCY AMENMENT

Block 4&5 Section 38 Campbell

September 2022

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1. Purpose of this Report

This Planning Report has been prepared on behalf of Doma Group in support of an application for residential buildings in Precinct 5 at 30 Limestone Avenue, Blocks 4 and 5 Section 38 Campbell.

The site is situated within National Land and falls under the jurisdiction of the National Capital Authority. The site is subject to Development Control Plan (DCP 19/02) and any proposal must conform to the provisions therein.

This report should be read in conjunction with plans and supporting information prepared.

Figure 1: Site Context



Source: ACTmap (June 2022)

2. Project Background

The previously existing buildings on the site were demolished as per NCA approval (NCP100168) and DOEE approval EPBC 2014 - 7372. The surface carpark that previously serviced the office buildings currently remains and will be used for trade parking during the construction phase.

The site has significant contours with a 16m fall from east to west. The site has a single street frontage onto Limestone Avenue. Surrounding the development is Campbell High School to the south and Block 4 Section 63 (grassland) to the north and Mount Ainslie to the east.

A Letter of consistency to amend residential development in Precinct 4 was submitted on 15 July 2022 and was approved by 5 August 2022.

The Environmental Protection and Biodiversity Act 1999

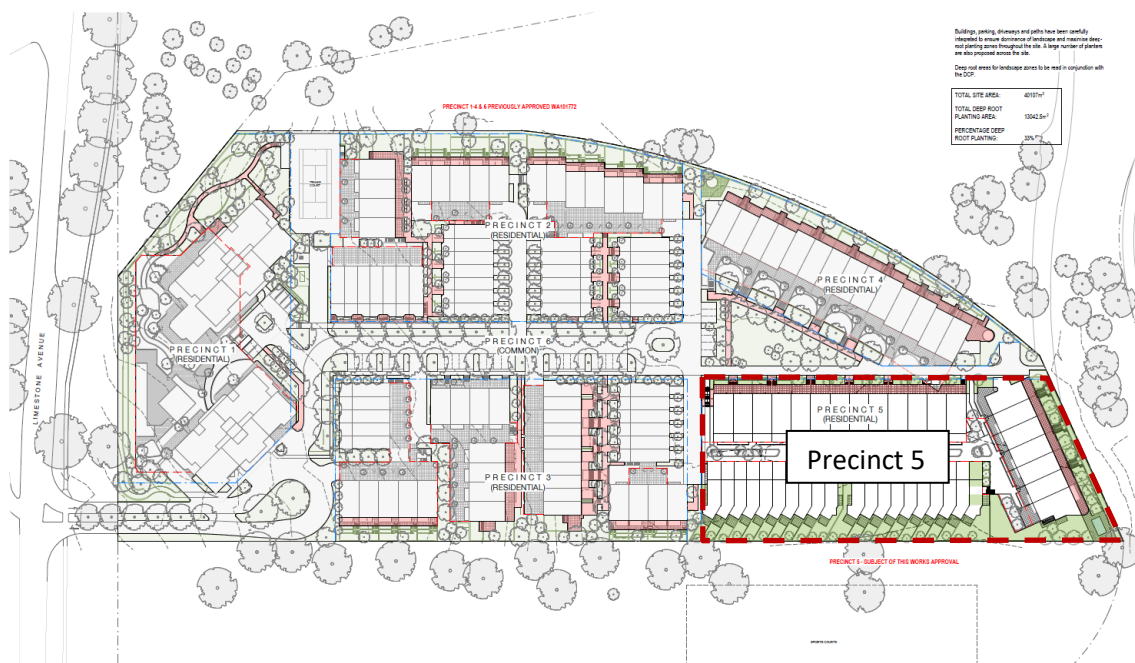
An EPBC referral (EPBC 2014/7372) was lodged for the site in 2014. The referral noted environmental and heritage values. An approval to remove these values was granted by the DOEE on the 24th of July 2018.

3. Proposed Development

The Letter of Consistency application is to support the residential buildings in Precinct 5. The proposed development in this application includes

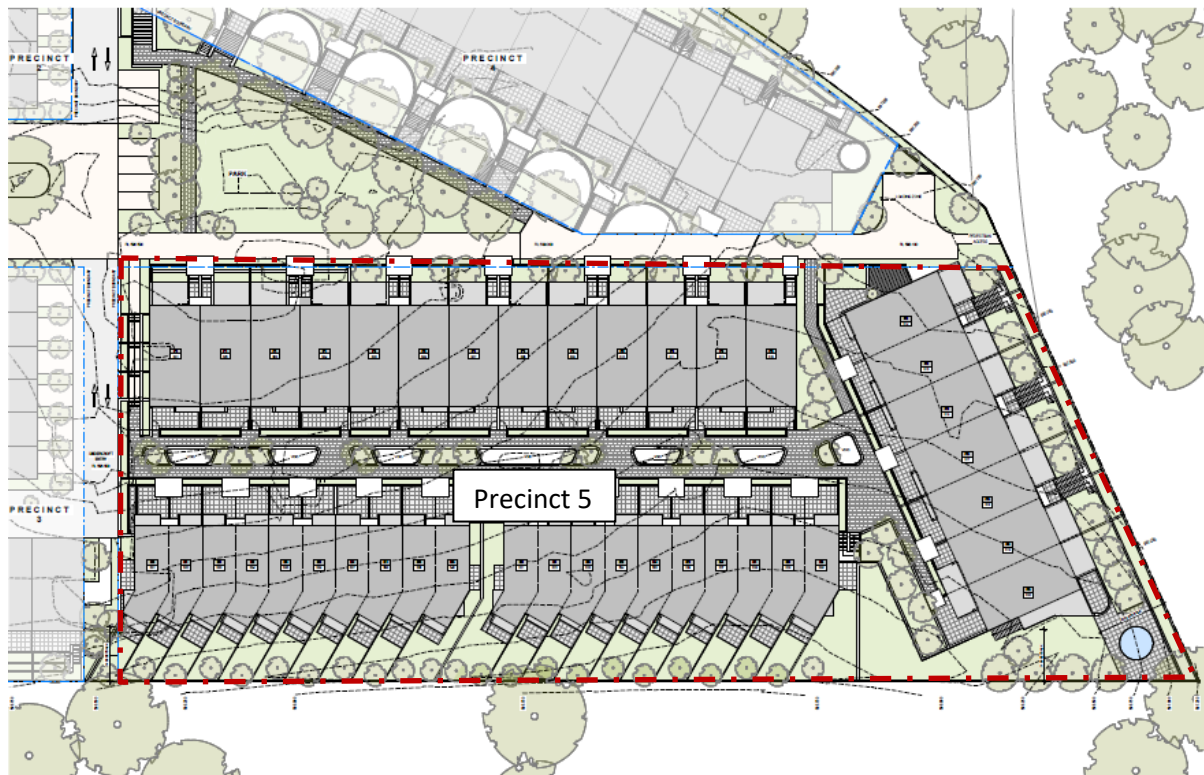
- The total number of townhouses is 40 including 20 four bedroom townhouses and 20 three bedroom townhouses
- 101 undercroft parking spaces are provided including 61 for four-bedroom townhouses and 40 for three-bedroom townhouses

Figure 2: Precinct 5



Source: Steward Architecture

Figure 3: Site Plan (Precinct 5)



Source: Steward Architecture

4. Design Statement

Layout

Each building proposed in this application is angled either north/south or east/west to ensure that each townhouse achieves a high level of solar access.

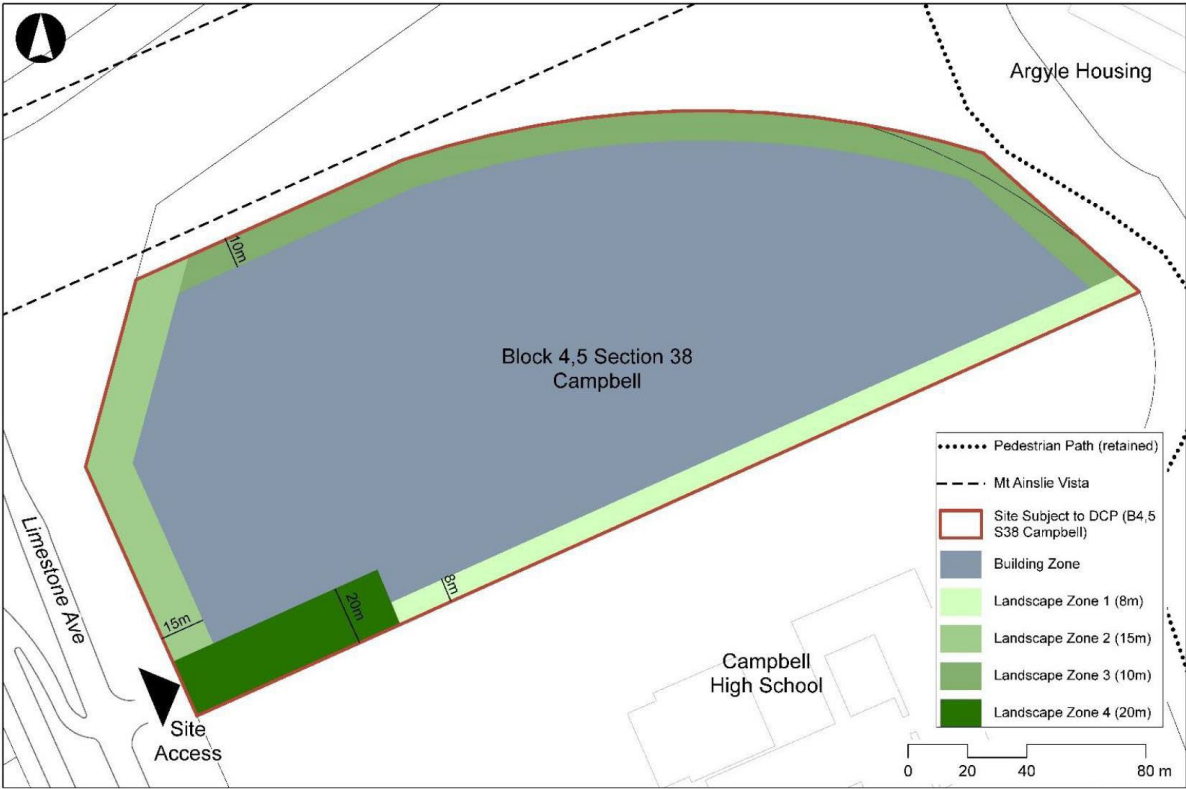
Setbacks

There are several setbacks requirements across the site as outlined in the approved DCP (Please Refer Figure 5).

The DCP requires 8m and 10m to the southern and eastern boundaries for landscaping purposes. The application in Precinct 5 has setbacks of 7.4m and 9.4m to the boundaries, which present minor encroachments into the landscape zone of 1 and 3.

However, the encroachments consist of landscaped private courtyards which will add visual interest and contribute to the residential character of the boundaries. In this regard, the impacts of the encroachments proposed in the application are considered minimal.

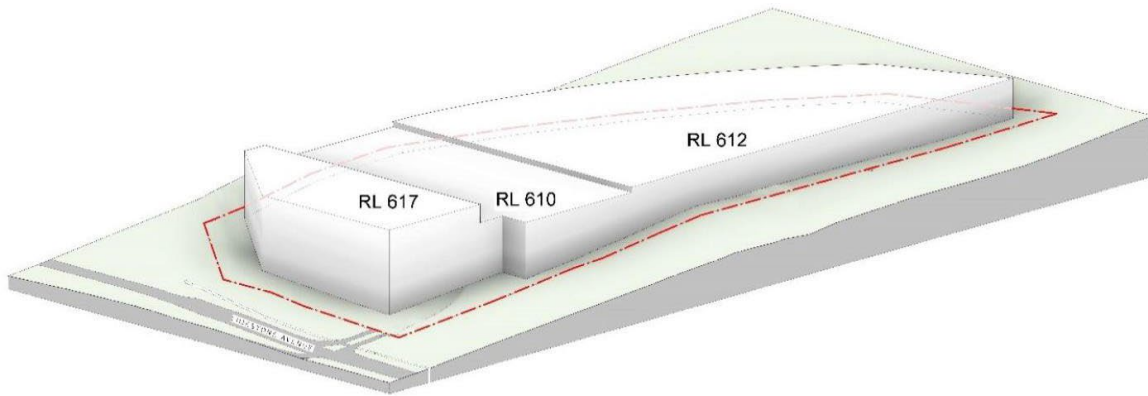
Figure 4: DCP Setback



Building Height

The proposed height of all structures proposed in the application is RL599.5 which is within the allowable height specified in the DCP, refer Figure 6 below. The maximum height allowable ranges from RL 610 to RL 617.

Figure 5: Building Envelope and Building Heights



Townhouses

The application in Precinct 5 includes a mixture of 3 and 4 bedroom townhouses. Townhouses face north/south or east/west ensuring that all living areas receive good solar access and cross ventilation.

Each townhouse proposed in the application has at least one private courtyard and these private courtyards will either be a paved balcony area or a landscaped area on natural ground level.

Parking for all townhouses will be located underneath the footprint of their respective dwellings. Undercroft driveways and screening elements will be used to avoid garage doors being visible from communal areas.

Existing vegetation

Existing vegetation on the site will be cleared in accordance with DCP 19/02.

Vegetation will be replaced with significant and carefully considered landscaping in this application. Landscape elements will reference both the nearby Mount Ainslie reserve and the more structure and exotic landscaping of the nearby suburbs of Reid and Ainslie.

Proposed landscape character

Significant consideration has been given to the landscape character for the proposed application to ensure that future residents have desirable surroundings and the landscaping reflects the local area.

5. Development Control Plan

A Letter of Consistency application is required to be submitted to the NCA for proposals on National Land outside of Designated Areas. DCP 19/02 was approved by the National Capital Authority on 15 October 2019. The application must conform with the DCP. Table 1 below provides an assessment of the application against the provisions of DCP19/02.

Table 1: DCP 19/02 Provisions

DCP 19/02 Provisions	Assessment against DCP
1. Preamble	
Blocks 4 and 5 Section 38 Campbell is National Land outside Designated Areas and is defined as Urban Areas in the National Capital Plan. Special Requirements for National Land sites in the Urban Areas under section 4.22 of the Plan apply.	Noted. Section 4.22 states application must conform to the DCP.
Development, including subdivision and leasing proposals, of all National Land not included in a Designated Area of this Plan, is to conform to Development Control Plans agreed by the Authority. Development Control Plans are to reflect the relevant provisions of the Territory Plan, and meet the following requirements:	Noted. Development Control Plan 19/02 was approved by the National Capital Authority on 15 October 2019.
i. Adverse environmental impacts from on-site developments, on adjacent land and development, shall be identified and redressed to the extent practicable.	The application is expected to avoid significant adverse impacts to environmental values in the area.
ii. Adequate provision should be made where appropriate for visitors to sites.	Consistent with provision. The whole site provides for 69 visitor spaces. All of these will be delivered in other parts of the site. No visitors parking is proposed in the application.
iii. Functional relationships between uses within and external to the site shall be provided for.	The application will facilitate active travel to adjacent land uses and will not impact on the safe or convenient operation of adjacent land uses.
iv. Consistency in the external design and site layout of buildings and landscaping shall be sought.	The application proposes a high degree of consistency in design, colours and landscaping with the developments in other precincts.

<p>v. Satisfactory arrangements shall be made for parking accommodation and vehicular access and egress. Traffic impacts of development shall be taken into account.</p>	<p>A traffic and parking study (dated 25 June 2022) has been completed and supported for the site. The report concludes that proposed access/egress arrangements at Limestone Ave are adequate and will not impede general traffic flow during peak periods.</p> <p>The parking provision (two for three-bedroom townhouses and three for four-bedroom townhouses) for the proposal exceeds requirements specified in the Territory Parking Code. The additional provision will avoid overflow parking into adjacent streets.</p>
<p>The Plan further requires that development proposals on National Land be referred to the National Capital Authority (NCA). The NCA will assess proposals to ensure they are not inconsistent with the provisions of the Plan or this Development Control Plan (DCP).</p>	<p>This application is lodged for the NCA to assess against the approved DCP. The application is identified not inconsistent with the provisions of the DCP.</p>
<p>The provisions of this DCP apply to Blocks 4 and 5 Section 38 Campbell. In the absence of a provision in the DCP or the Plan to the contrary, all development should accord with the relevant provisions of the Territory Plan. Where an inconsistency arises between the Territory Plan and the National Capital Plan or this DCP, the National Capital Plan or this DCP prevails.</p>	<p>Noted.</p> <p>The provisions of this DCP apply.</p>
<p>2. Planning & Urban Design Objectives</p>	
<p>The planning and urban design objectives for the site reflect the relevant metropolitan planning objectives of the National Capital Plan, the Territory Plan and the NCA's desire for exemplary design in the National Capital.</p>	<p>An assessment against each provision of the DCP has been made to demonstrate the consistency of the application with the planning and urban design objectives for the site.</p>
<p>2.1 Metropolitan Planning Objectives</p> <p>Development on the site is not to be inconsistent with the following objectives for metropolitan planning in Canberra.</p> <ul style="list-style-type: none"> • Provide opportunities for increased residential population in the central area of Canberra and within close proximity to the city centre, town centres and along major transport routes. • Ensure development contributes to the overall design quality and landscape structure of the National Capital. 	<p>Complies with provision.</p> <p>The Precinct 5 application will provide 40 townhouses, which is within close proximity to the city centre.</p> <p>Consistent with provision. The proposed built form and landscape plans meet these objectives.</p>

<ul style="list-style-type: none"> Ensure development and redevelopment is carefully managed so that it achieves a high standard of residential amenity, makes a positive contribution to the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties 	<p>Consistent with provision.</p> <p>Impacts of the buildings proposed in the application on the surrounding area were carefully considered and minimised as part of the DCP.</p> <p>The proposed application will be of a high standard. Exterior finishes will be of a high quality and will reflect the surrounding areas. Significant landscaping will be planted on the site, referencing both the structured exotic planting used in the neighbouring suburbs of Ainslie and Reid and informal native plantings from the Mount Ainslie Reserve.</p>
<ul style="list-style-type: none"> Provide for a diversity of living, working and recreation opportunities in the existing urban areas of Canberra. 	<p>Consistent with provision.</p> <p>The proposed application provides townhouses for a wide range of social groups/market segments.</p>
<ul style="list-style-type: none"> The development anticipated in this DCP is akin to development that is currently permitted in the Territory Plan RZ5 High Density Residential Zone which is to apply to the site once the land is transferred to Territory Land. 	<p>Noted.</p> <p>The proposal in the application is considered “multi-unit dwelling” which is listed a permissible use in the Territory Plan RZ5 High Density Residential Zone.</p>
<p>2.2 Urban Design Objectives</p> <p>Development of the site is to demonstrate its consistency and applications are to provide specific details on how the following urban design objectives are met.</p> <ul style="list-style-type: none"> Ensure that a high level of amenity is provided in site layout and urban design. 	<p>N/A.</p> <p>The application in Precinct 5 does not provide amenity.</p> <p>The amenity is provided in other parts of the site</p>
<ul style="list-style-type: none"> Ensure that noise impacts are mitigated through appropriate building design, materials and construction. 	<p>Consistent with provision.</p> <p>The project will comply with the ACT <i>Environment Protection Act 1997</i> and relevant guidelines in relation to environment protection measures during the construction period.</p>
<ul style="list-style-type: none"> Encourage building design that exhibits excellence in architecture, landscape architecture and urban design and demonstrate sustainable features through the use of high quality and durable materials. 	<p>Consistent with provision.</p> <p>A range of sustainability measures have been addressed in the whole development of which Precinct 5 is a part.</p>

<ul style="list-style-type: none"> Enhance the character of Limestone Avenue as a Main Avenue of the National Capital and recognize its importance as one of the main approaches to the Australian War Memorial and Anzac Parade. 	<p>N/A</p> <p>The Precinct 5 does not front Limestone Avenue.</p>
<ul style="list-style-type: none"> Encourage modulation, tactility, silhouette and human scale in relation to built form and streetscape design. 	<p>Consistent with the provision.</p> <p>The application in Precinct 5 will encourage modulation, tactility, silhouette and human scale in relation to be built form and streetscape design.</p>
<ul style="list-style-type: none"> Ensure that future indirect and direct impacts of the adjacent proposed major infrastructure alignment are considered in site layout and building design. 	<p>Consistent with the provision.</p> <p>All known major infrastructure alignments have been considered in the planning stages of the development.</p>
<ul style="list-style-type: none"> Provide allowance for buildings with an appropriate scale along Limestone Avenue. 	<p>N/A.</p> <p>The Precinct 5 does not front Limestone Avenue.</p>
<ul style="list-style-type: none"> Provide a wide range of sustainable housing choices that meet changing household and community needs. 	<p>Consistent with provision.</p> <p>The application includes different townhouse options of 3 or 4 bedrooms.</p> <p>The application will contain a range of sustainability elements as listed below.</p>
<ul style="list-style-type: none"> Apply best practice building and environmentally sustainable design, detailing and servicing strategies to minimize environmental impact in construction and for the life of the development. 	<p>Consistent with provision.</p> <p>The proposed application will apply best practice building and environmentally sustainable design by including elements such as the following:</p> <ul style="list-style-type: none"> Inclusion of extensive deep-rooted planting Dwellings designed for natural ventilation Water and energy efficient fittings, fixtures and appliances Landscaped communal areas and private courtyards Good solar orientation for majority of dwellings to maximise winter sunlight High quality landscaped gardens Use of materials with good durability and low maintenance

<ul style="list-style-type: none"> Maintain and enhance environmental amenity and undertake development using environmentally sustainable development principles 	<p>The application will provide a high level of environmental amenity through provision of new residential development close to the city centre, open spaces and public transport.</p>
3. Land Use Planning & Desired Planning Outcomes	
<p>Figure 1 illustrates the development areas for the site based on preliminary investigations. The land use and desired planning outcomes for each of the identified areas are described below.</p>	<p>Noted.</p>
<p>3.1 Development Area</p> <p>Permitted land uses on the site are Residential and ancillary uses only.</p>	<p>Consistent with provision.</p> <p>The application provides for a residential development on the site.</p>
<p>The gross floor area (GFA) of all buildings erected on the site must not exceed 40,000 square metres.</p>	<p>Consistent with provision.</p> <p>The proposed application on site</p> <p>The total GFA is 39,004m² which does not exceed the gross floor area requirement of 40,000m².</p> <p>The proposed application on site will not exceed the gross floor area requirement.</p>
<p>Landscape Zone 1</p> <p>This area shall be 8m wide and can incorporate private open space to the southern boundary.</p> <p>The landscape zone is to include trees and/or shrubs appropriate to the landscape character of the surrounding area and include a mixture of native and exotic plantings.</p> <p>Minor encroachments of building elements may be located within the landscape zone where they contribute to the articulation of the building form. These elements may encroach within the landscape zone no more than a maximum of 2 metres. The total area of all building encroachments on the site is to be no more than 2.5% of the total area of all the landscape zones. Building is defined as a structure with a roof and walls. Other structures such as courtyard walls, fences, terraces and stairs associated with the private open space are permitted within the zone.</p>	<p>Consistent with provision.</p> <p>The application has a setback of 7.4m to the southern boundary.</p> <p>As is allowed under the DCP there are minor building encroachments within this landscape zone.</p> <p>Encroachment within this landscape zone is permitted to extend 2 metres into the zone. The proposal has buildings encroaching only 0.7m.</p> <p>The encroachments consist of landscaped private courtyard, which will add to visual interests and contribute to the articulation of the street build form.</p> <p>The encroachment areas in the five precincts are</p> <ul style="list-style-type: none"> Precinct 1: 1.5m² Precinct 2: 19m²

	<ul style="list-style-type: none"> • Precinct 3: 41m² • Precinct 4: 121m² • Precinct 5: 48m². <p>The total encroachment areas are 230.5m². The total landscape zone area is 9,075m². The percentage of the encroachment area is 2.5%.</p>
<p><i>Landscape Zone 2</i></p> <p>This area shall form the building setback to the Limestone Avenue frontage. This area shall be a minimum of 15m wide and shall be well landscaped with trees and/or shrubs appropriate to the landscape character of the surrounding area. This area will need to mitigate the potential impacts of major infrastructure on the site.</p> <p>Structures such as a pool and associated recreation facilities and amenities are permitted in this area.</p>	<p>N/A.</p> <p>No proposal is located in Landscape Zone 2.</p>
<p><i>Landscape Zone 3</i></p> <p>This area shall form the building setback along the northern frontage of the site. This area shall be a minimum of 10m wide and shall be well landscaped with a mixture of trees and/or shrubs appropriate to the landscape character of the surrounding area.</p> <p>Minor encroachments of building elements may be located within the landscape zone where they contribute to the articulation of the building form. These elements may encroach within the landscape zone no more than a maximum of 3 metres. The total area of all building encroachments on the site is to be no more than 2.5% of the total area of all the landscape zones. Building is defined as a structure with a roof and walls. Structures such as tennis court are permitted in this area.</p>	<p>Consistent with the provision.</p> <p>The proposal in Precinct 4 provides approx. 9.4m setback within this zone</p> <p>As is allowed under the DCP there are minor building encroachments within this landscape zone.</p> <p>Encroachment within this landscape zone is permitted to extend 3 metres into the zone. The proposal has buildings encroaching 0.6m.</p> <p>The encroachments consist of landscaped private courtyard, which will add to visual interests and contribute to the articulation of the street build form.</p> <p>The encroachment areas in the five precincts are</p> <ul style="list-style-type: none"> • Precinct 1: 1.5m² • Precinct 2: 19m² • Precinct 3: 41m² • Precinct 4: 121m² • Precinct 5: 48m².

	<p>The total encroachment areas are 230.5m². The total landscape zone area is 9,075m². The percentage of the encroachment area is 2.5%.</p>
<p>Landscape Zone 4 This area is to provide for the main access road from Limestone Avenue to the site (Figure 1). This area shall be 20m wide and can incorporate a new access road and parking (limited to a maximum of 3 parking spaces).</p> <p>Minor encroachments of building elements may be located within the landscape zones where they contribute to the articulation of the building form. These elements may encroach within the setback no more than a maximum of 5.5 metres. The total area of all building encroachments is to be no more than 2.5% of the total area of all the landscape zones. Building is defined as a structure with a roof and walls.</p>	<p>N/A.</p> <p>No proposal is located in Landscape Zone 4 as part of this application.</p>
<p>4. Urban Design Principles</p>	
<p>The site shall be of high quality urban design. Although the site may be developed in stages, with some architectural differentiation between stages, it should resemble a distinct precinct and conform to the urban design objectives outlined below.</p>	<p>Consistent with provision.</p> <p>The application has been designed as a distinct precinct, noting its location adjacent to Campbell High School and open space, but it will contain some internal differentiation in the design based on housing types and orientation of building footprints.</p>
<p>4.1 Building Height and Form</p> <p>1. Building heights in each precinct shall be no higher than the built envelope depicted in Figure 2.</p>	<p>Consistent with provision.</p> <p>The building heights within the application are two levels and these building RLs are consistent with the levels noted in Figure 2 of DCP 19/02.</p>
<p>2. Buildings should provide high quality articulated frontages to Limestone Avenue. Large expanses of blank walls will not be permitted to street frontages. Built form shall be sufficiently separated to provide ample space for functional open space areas and provide sufficient sunlight to areas of the public realm.</p>	<p>N/A.</p> <p>No buildings front Limestone Avenue in this application.</p>

3. The design of the buildings will maintain a broad level of consistency in the external design and materials whilst allowing some scope of differentiation in architectural design.	Consistent with provision. The application provides for three and four bedroom townhouses which will have some differentiation in architectural design but will be consistent with the overall precinct.
4. Buildings and structures on the site shall conform to the requirements of part 3 of this DCP. The height of buildings is to be such that the shadow cast at 9:30am on 21 June must not encroach on Sections 11 or 18 Reid. No structure shall exceed RL 617.	N/A. The application will not overshadow Section 11 or Section 18 Reid. No structure exceeds RL617.
5. The height of buildings must minimize shadows on the outdoor playground areas of the Campbell High School during between 9am to 3pm.	Consistent with provision. Overshadowing of playing courts will be minimal.
6. Careful consideration is to be given to the built form, roof form and roofscape structures as viewed from each of Mount Ainslie, Ainslie Avenue, Limestone Avenue, Campbell High School and the Australian War Memorial.	Consistent with provision. The built form, roof form and roofscape structures have been carefully designed.
7. Building with continuous parapets are not permitted	Consistent with provision. Careful consideration has been given in the design to ensure monotonous roofing is avoided.
8. Roof top plant and equipment, if required, must be enclosed. Enclosures are to be carefully integrated with the roof form and design of structures and buildings.	N/A. No roof top plant or equipment are provided in the application
9. Highly reflective external materials are not permitted.	Consistent with provision. Highly reflective materials will be avoided for the building facades and the landscaped areas.
10. Building materials, construction and finishes are to be responsive to microclimate issues. Use of sunscreen devices as articulation elements may be employed to achieve climate responsive facades.	Consistent with provision. Construction materials and finishes will be selected in order to be responsive to microclimate issues in this application.
11. Articulation elements are permitted in accordance with the Landscape Zones as described in Section 3. Blank facades to public spaces or streets are not permitted.	Consistent with provision. The application has built form encroaching within Landscape Zones 1 and 3 as permitted by the DCP.
12. All mechanical plant and equipment should be contained within buildings or located within services enclosures appropriately	Consistent with provision. The application has allowed adequate space

screened from all public areas.	to contain required mechanical plant within proposed buildings. Plant for the townhouses will be located will be located within courtyards.
13. Visually exposed air conditioning units and plant that are visible from public areas shall not be permitted.	Consistent with provision. Airconditioning units for the townhouses will be located within courtyards, which are screened from the public.
<p>4.2 Urban Design Principles</p> <p>Landscape Structure:</p> <p>1. A high standard of landscape design is required for the site. Planting of endemic trees along the border of the site commensurate with the landscape character of Mount Ainslie should be investigated based on their practicality and ability to provide solar passive design. A mixture of native and exotic plant species is permitted in the landscape zones as defined by Figure 1.</p>	The landscape plan complies with this requirement and shows a mixture of endemic and exotic plantings. Native planting dominates the boundary landscaping and extends further into the site along communal areas. Some native planting will also be planted just outside the boundary.
2. Exotic trees and plant species are permitted for establishing localised amenity within the site provided the broad landscape character of the site required by this DCP (being commensurate with the character of the surrounding areas) is maintained.	Consistent with provision. The landscape plan complies with this requirement and shows a mixture of endemic and exotic plantings in this application.
3. This landscape structure shall incorporate low level and mid storey vegetation to meet screening and landscape structure requirements of this DCP.	Consistent with provision. The landscape plan complies with this requirement and shows a mixture of low, mid and high storey vegetation across the site to screen the proposed structures as required under the DCP.
4. High quality communal spaces should be provided on-site.	N/A. The proposed application does not provide high quality external and internal communal spaces. However, communal spaces including a tennis court, pool and open spaces are provided in the other parts of the site.
5. The landscape internal to the site shall utilise predominantly deciduous street trees commensurate with the surrounding suburban areas.	The landscape in the application will comply with this requirement.

6. All trees used shall be of advanced stock to establish an integrated and unified landscape character for the site.	The application will comply with this requirement.
7. Paving, lighting, street trees and planting beds shall be of high quality and should reinforce the amenity and visual quality of the pedestrian environment. Street trees and other large trees are to be planted in deep soil zones. Deep soil zone means an area of soil within a development that is unimpeded by buildings or structures above and below ground, and which has sufficient dimensions to allow for the growth of healthy trees. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.	<p>The proposed application complies with this requirement.</p> <p>The plan shows over 30% of the site available for deep- root soil conditions consistent with the DCP definition.</p>
Access, Circulation & Parking:	Consistent with provision.
1. Primary access to the site shall be from Limestone Avenue.	The proposed application shows the primary access to the site from Limestone Avenue.
2. Traffic impacts of development on the surrounding infrastructure shall be assessed and considered as part of any development proposal.	<p>Consistent with provision.</p> <p>A <u>Traffic Impact Assessment</u> has been prepared by Calibre (dated 25 June 2022). The report concludes that there is adequate capacity in the existing local network to accommodate the traffic generated by the proposed development. The additional traffic generated will have minimal effect on the queuing and delays at the nearby key intersections.</p>
3. Access and circulation shall provide a clear hierarchy of movement and spaces consistent with the Road User Hierarchy prioritising pedestrian and cyclist movement over private vehicle movements.	<p>Consistent with provision.</p> <p>The proposed application has a clear hierarchy of movement and spaces on site with priority to safe and convenient pedestrian/cyclist movement. All internal roads will be privately owned and managed by the body corporate in the context of a low speed environment.</p> <p>Pedestrian and cyclist movements within the site are prioritised through the design of wide central footpaths.</p>

4. A parking strategy shall be provided for the entire site.	<p>Consistent with provision.</p> <p>A Parking Strategy has been provided for the entire site. <u>Parking Strategy</u> which shows a parking layout for the entire site including basement, undercroft and surface parking spaces.</p> <p>Parking for the townhouses will be located within private garages. To avoid lines of garage doors being visible within the communal spaces and from outside the site parking will be undercroft.</p>
5. Large off-street permanent surface car parks are not permitted. Residents parking is to be accommodated in basements and/or in above ground structures concealed from view of public areas. No parking area along the main internal access road is to exceed 6 car spaces in length along that road without use of deep- rooted tree plantings to break up the visual impact of these areas.	<p>N/A.</p> <p>No large off-street permanent surface car parks are provided. All resident parking will be undercroft parking.</p>
6. Visitor parking shall be contained completely on-site.	<p>Consistent with provision.</p> <p>All visitor car parking has been provided on the other part of the site.</p>
5. Concept plan	
Prior to development (including subdivision) of the site, a concept plan shall be prepared for the entire site by the lessee and approved by the NCA.	A Concept Plan was prepared and lodged with the NCA and endorsed on 23 rd October 2019.
DCP 19/01 Provisions	Assessment against Letter of Consistency
<p>Public Consultation</p> <p>Any concept plan and detailed development proposals prepared for the site, in accordance with this DCP, will be subject to public notification and consultation prior to approval by the relevant planning authority. Any subsequent approval of the concept plan does not remove or prejudice the requirements of future developments to be assessed by the relevant planning authority against the Plan, this DCP and any approved concept plan.</p> <p>Detailed development proposals will be assessed for consistency against provisions of this DCP and the approved concept plan.</p>	NCA will notify the application.

6. Conclusion

This report is submitted as part of an application to support residential buildings in Precinct 5 on Block 4&5 Section 38 Campbell.

The Planning Report describes the proposed application, outlines the planning context, and addresses all issues in the DCP 19/02. It is considered that the application to Precinct 5 compliant with DCP 19/02.

It is recommended that NCA approve the Application.

**Purdon Planning
September 2022**