WORKS APPROVAL PLANNING REPORT
8 HOBART AVENUE
BLOCK 11 SECTION 7 FORREST
AUGUST 2022

STEWART
ARCHITECTURE

Date
18th July 2022

Prepared For
P. Zhao

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Cover
Artist impression of the proposal
As seen from Hobart Avenue

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1.0 PURPOSE OF THE REPORT

1.1 PURPOSE OF THIS REPORT

This report has been prepared by Stewart Architecture (SA) for the development of Block 11 Section 7, Forrest.

This report is intended to support a Works Approval application for a new residential dwelling to this Block. The report has been structured to meet the requirements of the National Capital Authority as detailed in the Works Approval Application form and the requirements as detailed in the National Capital Plan.

This report makes reference to the following documents:

The National Capital Plan (NCP)
The Deakin and Forrest Landscape and Sustainability Guidelines

1.2 PROJECT BACKGROUND

In 2022 Stewart Architecture were engaged to prepare a concept for a new residential dwelling on Block 11 Section 7, Forrest. The brief was for the knockdown of an existing residential dwelling, and the rebuild of a two-storey residential home which optimised solar access and landscape opportunities.

1.3 PROJECT TEAM

A comprehensive professional consultant team have been engaged to ensure all aspects affecting the design and planning are identified and addressed early in the design and approval process.

Architect	Stewart Architecture
Landscape Architect	Place Logic
Civil Engineer	Sellicks Consultants
Hydraulic Engineer	Sellicks Consultants
Structural Engineer	Sellicks Consultants
Surveyor	M & M Surveys
Arborist	BMS Forestry

2.0 INTRODUCTION

2.1 LOCATION

The site is located in the district of Forrest, to the South of the Parliament House. Block 11 Section 7 is an existing residential dwelling with a site area of 1050.6 sqm and a street address of 8 Hobart Avenue, Forrest.

The site is designated land and is bound by residential developments to the North, South, and West, and is located opposite Forrest Primary School. It is situated on the eastern fringe of a typically residential context; with the commercial core of Forrest and Barton in proximity to the west.

The site is located approximately 500m from Parliament House, approximately 2.5km to Lake Burley Griffin and less than a kilometre from the Manuka Group Centre.

Figure 1 – Site Location. Source: ACTmapi

2.2 THE SITE

The site measures 1050.6 sqm with a frontage to Hobart Avenue. The block is irregular in shape; however, with the long boundary running typically north-south along Hobart Avenue.

Adjacent to the site are 3 existing residential dwellings: the North and South dwelling fronting Hobart Avenue, and the Western dwelling fronting Talbot Street.

The site has a small cross-fall of approximately 2 meters from the north-west. There is an existing single-storey residence on site; which includes large areas of hard-landscaping and existing fencing.

There are no easements on site; however, an existing above ground electrical line runs along the rear boundary. A dial-before-you-dig assessment also indicates the existence of NBN cabling. An existing sewer tie is located near to the southern boundary.

The Hobart Avenue verge includes a pedestrian footpath, street trees and vegetation, and verge crossing servicing the residential dwellings. The native street trees are in good condition and the verges are defined by a mix of grassed and mulched ground cover. Further varied landscaping occurs in front of each residential block. There are some existing services within the verge.

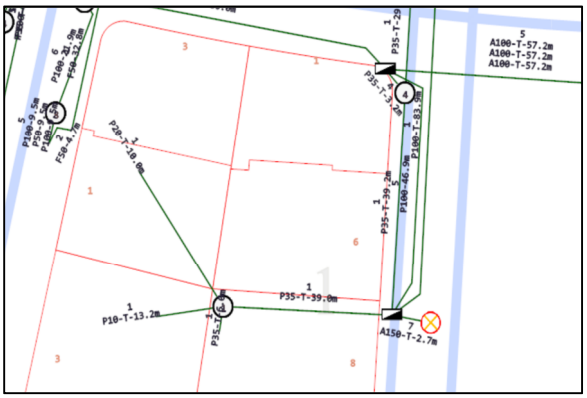

Figure 2 – Dial Before You Dig – NBN

Figure 3 – Hobart Avenue Verge Condition. 8 Hobart Avenue at center.

2.3 NEIGHBOURING PROPERTIES

The stretch of Hobart Avenue between Somers Crescent and National Circuit is characterised by a formal landscape frontage. The adjacent neighbours are single storey residences in a post-war style. More contemporary dwellings are also found within the Section and are characterised by strong forms and a lighter, glassier palette. A streetscape elevation can be found on WA 200.

Figure 4 – 6 Hobart Avenue, Forrest.

Figure 5 – 16 Hobart Avenue, Forrest. Contemporary style

2.4 PLANNING CONTEXT

Block 11 Section 7 Forrest is situated on Designated Land and therefore fall under the jurisdiction to the NCA. Planning Requirements are identified within the National Capital Plan. The site is within the Central National Area, in an area designated as 'Deakin, Forrest & Red Hill' precinct.

It is also located on a Main Avenue and Approach Route (MAAR) being Hobart Avenue.

The site is determined to be a residential land use and is typically surrounded by land use of the same nature. Community facility land – held by Forrest Primary School – is located opposite the site.

The site is also adjacent to the Parliamentary Zone Precinct and land subject to the Territory Plan.

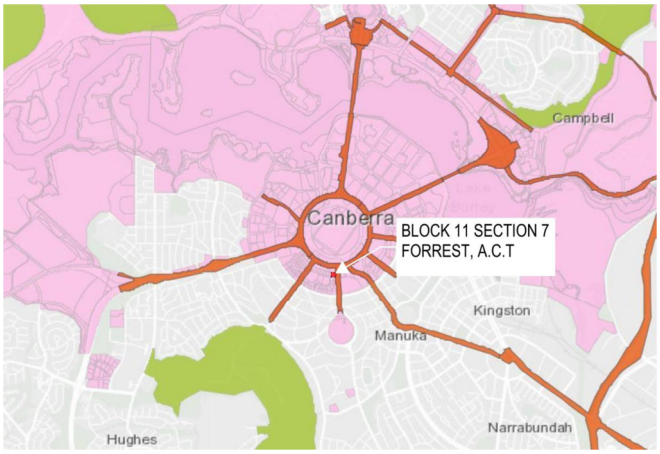

Figure 6 - Designated Land. Source: NCP

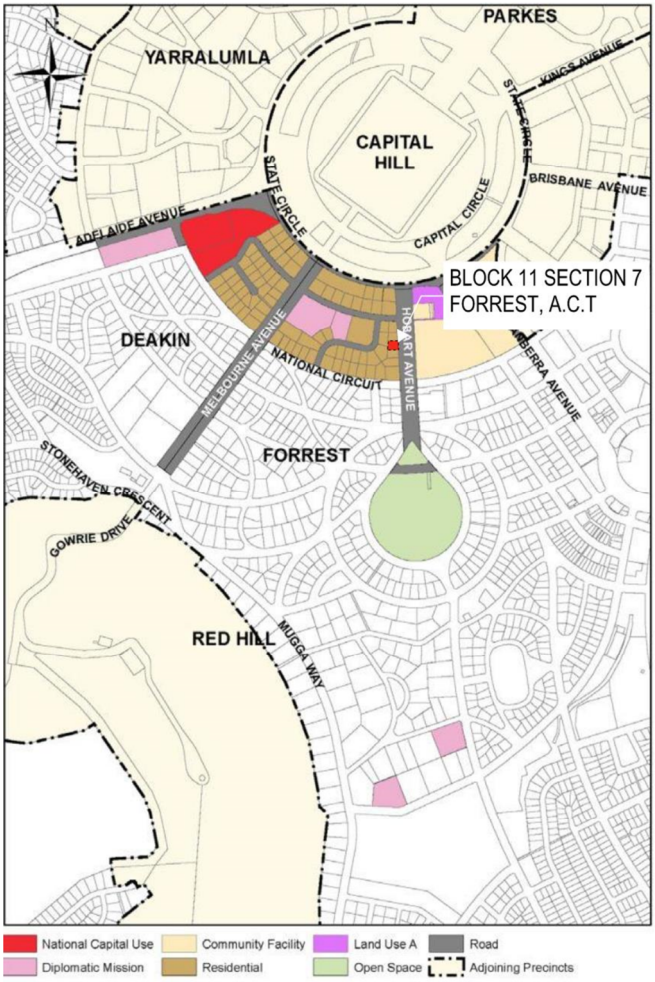

Figure 7 - Land use. Source: NCP

3.0 THE PROPOSAL

3.1 DESIGN STATEMENT

In 2022 Stewart Architecture were invited by the lessee of the site to prepare the design for a new residential dwelling on Block 11 Section 7, Forrest, also known as 8 Hobart Avenue, Forrest. The proposal is for a two-storey residential dwelling over a level of basement parking.

The proposal is for a high quality family residence; suitable in scale, design, and detail for its Hobart Avenue location. The project is not speculative; rather designed to suit the needs of a growing family. Its intention is to be a solar passive design; optimising its northern aspect and providing expansive and varied garden areas.

The proposal includes extensive landscape works which include a pool and associated pavilion, and the removal of 4x existing, non-regulated trees.

3.2 SCHEDULE OF PROPOSED WORKS

Site Identifier	Block 11 Section 7, Forrest
Property Address	8 Hobart Avenue, Forrest
Zoning	DES
Site Area	1050.6 sqm
Site Coverage Existing Proposed	**347 SQM** This includes both the existing building footprint, and the existing enclosed single garage **272 SQM** **+ 55 SQM DRIVEWAY RAMP** This includes the proposed building footprint and the walled area of the pool pavilion Driveway ramp is included as a separate figure for information Site coverage is determined as the area of site covered by dwellings or other buildings.
Building Height	6.85m-7.8m Refer to architectural elevations for information
Building Setbacks	Front: 6.4m - 7.25m Side (North): 5.42m Side (South): 4.7m - 7.5m Rear: 6.5m - 6.6m
Area Summary	Basement 13.8 sqm Ground 241.4 sqm First 163.3 sqm **Total 418.4 sqm**
External Materials & Colours	CO-1 Concrete. Light grey tones CO-2 Concrete. Off-white tones GL-1 Glass. Clear GL-2 Glass. Frosted SC-1 Vertical batten screen. White tones SC-2 Horizontal fine screen. Bronze tones ST-1 Feature steel. Bronze tones TC-1 Vertical light weight cladding. Dark tones WF-1 Window framing. Light grey / white tones
On-site Parking Provision	Spaces for 4x vehicles and 1x trailer located in basement. Dedicated space also provided for at least 5x bicycle spaces

4.0 NATIONAL CAPITAL PLAN

The following section sets out an assessment of the proposed development against the relevant elements of the National Capital Plan (the Plan). The National Capital Plan is prepared and administered by the National Capital Authority (NCA) and its primary objective is to ensure that Canberra and the Territory are planned and developed in accordance with their national significance.

One of the key functions of the Plan is to identify and specify "areas of land that have special characteristics of the National Capital to be Designated Areas". The proposed development is identified within this Designated Area and consequently the development is subject to detailed conditions of planning, design and development which will be outlined further in this report. Additionally, the Plan sets out to do the following:

- Set general standards and aesthetic principles to be adhered to in the development of the National Capital, and,
- Set out general policies throughout the Territory including policies of land use and planning of national and arterial road systems.

The National Capital Plan defines 'work' as to include the following:

- The construction, alteration, extension or demolition of building or structures
- Landscaping
- Tree-felling
- Excavations
- But excludes anything done inside buildings or structures.

The proposed development falls under the Plan's definition of 'works' and as such consent needs to be granted via a Works Approval assessed by the National Capital Authority against the National Capital Plan.

This statement references the following elements of the National Capital Plan:

- 4.5 – The Deakin/Forrest Residential Area Precinct Code
- 4.19 – Design and Siting General Code
- Deakin and Forrest Landscape and Sustainability Guidelines

5.0 DEAKIN / FORREST RESIDENTIAL AREA PRECINCT CODE

Item	Objective	Compliance
1	The Proposal will enhance the character of the National Capital and will be planned and developed in accordance with its national significance.	**Complies** The proposal is a high-quality residence, suitable for its Hobart Place location and proximity to State Circuit. It's architectural design will enhance the character of this area and has been developed in accordance with its National significance
2	The principle residential character of the area and the use of the land primarily for residential purposes are to continue.	**Complies** The proposal is for a single residential dwelling.
3	Design of buildings in proximity to the Prime Minister's Lodge must reflect the dominant urban design character of the locality.	**N/A** The proposal is not in proximity to the Prime Minister's Lodge.
4	The following uses are permitted on 'Residential' blocks: • Residential • Home Business.	**Complies** The proposal is for a single residential dwelling.
5	Development throughout the area, except for sites fronting State Circle, should not be more than two storeys in height and generally no more than eight metres above the natural ground level	**Complies** The proposal is 2 storeys, and falls below the 8m height plane.
6	Development throughout the area, except for sites fronting State Circle, should have a maximum plot ratio of 0.4.	**Complies** The proposal has a plot ratio of 0.39:1. Refer to the architectural area plan WA011
7	Roof mounted aerials, masts and satellite dishes should be located to have a low visual impact.	**Complies**

6.0 DESIGN & SITING GENERAL CODE

Item	Objective	Compliance
1	The building line of buildings of more than one storey may be more than but not less than 7.5 metres from the front property boundary.	**Complies with the intent of the Quantitative Standard** The proposal has a varying and articulated building line of 6.4m - 7.25m. This building line has been determined by virtue of the proposal's siting and optimisation of its northern aspect. The front treatment of the proposal is intended to be highly landscaped to maintain the garden character of Canberra. The landscape design proposes both low lying and established planting, as well as landscape treatment to the verge to be maintained by the lessee. Refer to the landscape plan prepared by Place Logic for further information The proposal also does not limit outlook from existing neighbouring dwellings. The existing southern neighbour at B12 S7 has requested the existing boundary wall be reinstated and the existing large boundary hedge be maintained. The proposal will therefore not limit their existing outlook.
2	Except where provided for below, no structure, including fences, car shelters or clothes hoists, but excluding lighting posts, letter boxes and retaining walls of a reasonable height will be permitted between a minimum building line and a front property boundary.	**Complies**
3	Where a pedestrian walkway abuts a block along the side boundary, a fence or wall not exceeding 1.2 metres in height may be permitted.	**N/A**
4	Walls and/or fences not exceeding 1.2 metres in height may be erected along frontage boundaries abutting pedestrian walkways	**N/A**
5	Walls and/or fences not exceeding 1.2 metres in height may be permitted between the building line and a frontage boundary abutting a designated open space, where in the National Capital Authority's opinion the proposed fence or wall will create no adverse affect on the landscape character of the open space.	**Complies** A 'courtyard wall' is proposed slightly back from the frontage boundary. It is proposed to be 1.2m in height for appropriate privacy and security. Its impact is softened by extensive landscaping between it, and the front property boundary.
6	Walls, including gates, may be erected to enclose or partly enclose a courtyard in front of the minimum building line provided that: • The courtyard so formed must not at any point traverse more than one half of the width of the block measured at the same point and must be a minimum distance of 3.0 metres from the front property boundary. • The walls and gates must not exceed a height of 1.8 metres above natural ground level • Materials must be the same as or similar to those of the main building • The walls and gates must be at least partially screened and softened in appearance by landscape planting to the satisfaction of the National Capital Authority	**Complies** A landscape wall is proposed in the front setback zone to provide a terraced landscape frontage to Hobart Avenue. The proposal wall is less than 1.8m above natural ground level, and is proposed to be concrete in material: reflective of the material palette of the proposed residence. 1x access gate to the rear garden is accommodated within this wall; it is proposed to be a light battened material consistent in tone to that of the wall. Its presence is softened by substantial landscaping.

7	The minimum distance between the side wall of a building of more than one storey and the side boundary will be H/2 for an effective frontage of up to 23 metres, plus an additional 0.5 metres for every 3 metres of effective frontage over 23 metres, provided that the distance between the side wall and the boundary is at least 3 metres.	**Complies**
8	The minimum distance between the rear wall of a single storey building and the rear property boundary must be 4 metres and the corresponding distance for a 2 storey building must be 7.5 metres	**Complies with the intent of the quantitative standard** The proposal is aligned to its Hobart Avenue property boundary; and as such has a varying setback distance to the rear property boundary. The building is also sited to optimise its northern frontage for a solar passive design. Garden and yard area are therefore located to the north. Windows are also oriented to the north; therefore, the privacy of the rear neighbour is maintained. The building line is set back between 6.62 – 7.53m to the rear boundary; however, complies with side setback requirements, building height requirements, and GFA requirements. Adequate light and ventilation to the rear neighbour are therefore maintained.
9	A carport may be erected beside a building on or adjacent to a side boundary and may be enclosed on the side by a wall constructed of brick, masonry or other similar material approved by the National Capital Authority provided that the wall does not exceed a mean of 2.5 metres in height measured from the natural ground level, nor 18 square metres in area. b. A garage may be erected on or adjacent to a side boundary provided that there is not less than 1.8 metres between the garage and the main building erected on the block and provided that the wall on or adjacent to the boundary has no perforations and is constructed of brick or masonry or other similar material approved by the National Capital Authority and does not exceed a mean of 2.5 metres in height measured from the natural ground level nor 18 square metres in area	**Not Applicable** No carport is proposed on the site.
10	Detached houses must not be more than two storeys in height	**Complies** The proposal is for a 2-storey dwelling
11	Except as provided for below, structures above roofs are not permitted. a) Structures necessary under the ACT building regulations, and solar energy devices, may be permitted. Proposals may be subject to conditions in respect of type, position, size, height or appearance. b) External television antennae affixed at the rear of the main building in the least conspicuous position when viewed from public areas, may be permitted to extend no more than 1.5 m above the highest point of the roof. c) External television antennae not meeting the requirements of (c) above may be permitted where the need for the proposal for reasonable reception of Canberra channels is established by a report from an appropriately qualified technician.	**Complies**

	A radio transmitter mast or aerial should be on a freestanding structure at the rear of the main building in the least conspicuous position when viewed from public areas.	

7.0 LANDSCAPE & SUSTAINABILITY GUIDELINES

Item	Objective	Compliance
1	Not less than 40% of total site area should be for soft planting area	**Complies**
2	The combination of new and existing trees should be capable of providing at least 15% canopy coverage of a site when trees are mature.	**Complies with the intent of the qualitative standard** The site has an assumed future electrical easement beneath the existing active above-ground power lines. This equates to a loss of approximately 4.5% of the available site area being able to be utilised for the planting of trees. This easement also results in a reduction of the permissible canopy sizes for trees placed in its proximity. The landscape proposal prepared by Place Logic still achieves approximately 15% canopy coverage of the site in spite of these constraints. The landscape proposal has addressed this by a substantial increase in shrubs, climbing plants, and ground covers to all areas of soft landscaping; as well as designing a potted-planting strategy for areas of hardscaping. The proposal also meets the required soft-landscaping criteria under the National Capital Plan. Refer to Landscape Documentation Refer to architectural soft-landscape plan WA007
3	Each dwelling should have an area of principal primary open space located at ground floor level, with a minimum dimension of four metres and minimum area of 20m²	**Complies** An expansive northern garden is provided for the dwelling. It has a minimum dimension of 6.7m, increasing to 11.7m in front of the primary dining zone. It totals approximately 205 sqm; excluding open space dedicated to the pool area.
4	Private open spaces should be oriented predominantly to the north, east or west.	**Complies** The principle private open space is located to the north of the proposed dwelling.
5	Private open space should provide sufficient space for deep rooted planting, particularly trees with deep root systems. A minimum of one canopy tree (capable of achieving a crown diameter of a minimum of eight metres when mature) should be provided in the private open space of each dwelling	**Complies with the intent of the qualitative standard** The basement garage is located neatly beneath the building's footprint allowing for substantial areas for deep-root planting. All gardens and soft landscape areas are therefore afforded deep-root planting. Mature tree canopy sizes vary from 3-6m and are considered appropriate as they are regularly planted in 'groves' achieving an apparent canopy size greater than 8 metres. Refer to landscape documentation.
6	No increase in the number or width of verge crossings is generally permitted.	**Complies** The proposal involves the removal of an existing hard-scaped driveway and the re-establishment of soft landscaping.
7	Driveways should integrate with front garden planting to reduce the visibility of the driveway from the street.	**Complies** The driveway of the residence utilises the existing verge

		crossover which avoids undue exposure to or from the street. There is also substantial front garden and verge planting proposed to soften the streetscape and keep the proposal in keeping with the 'garden city' character of the streetscape.
8	Driveways should be a single-vehicle width (<3.6m) between the front boundary and building line and have a uniform surface of subdued charcoal or earthen tones. Gravel, brick, clay or concrete pavers or bitumen are preferred surface finishes.	**Complies** The driveway is single vehicle width and proposed to be concrete cobblestone in a light charcoal finish
9	A minimum of two off-street car parking spaces should be provided for all new dwellings.	**Complies** More than two off-street car spaces are proposed in the basement garage. Refer to architectural documentation
10	The planting of hedges along front boundaries and alongside boundaries forward of the building line, to separate the public and private domains, and which 'frame' views to dwellings and front gardens, are encouraged.	**Complies with the intent of the qualitative standard** Whilst there are no hedges proposed to the front boundary, the landscape proposal has substantial and varied planting to this area. The garden zones informally separate the public and private zones, and the varied planting proposed is varied in height and texture effectively framing differing areas of the building. Existing hedges are retained where practical.
11	Retaining walls or earth mounding visible to the street should only occur where they will not have an adverse impact on the streetscape character	**Complies**
12	Fences and gates between buildings and side boundaries should be: • set at least 0.6 metres behind the building line • a maximum of 1.8 metres in height above natural ground level • timber paling, timber lattice, brush, open mesh or metal railing.	**Complies** No fences are proposed between the building and side boundary
13	Side and rear boundary fences and gates should: • not extend forward of the building line • be a maximum of 1.8 metres above ground level • be timber paling, timber lattice, brush or open mesh metal railing.	**Complies** Side boundary fences are being maintained wherever possible. In some instances, areas of property fencing are being proposed to be removed and replaced with a landscape wall. These proposals have been discussed with the appropriate neighbours; and agreed as desirable.
14	Where structures are provided as part of private open space (such as alfresco dining areas, pergolas, swimming pools and the like), these should be set back in accordance with the setback provisions outlined in the Design and Siting General Code of the Plan.	**Complies with the intent of the qualitative standard** The pool pavilion and pool are designed to be a light, unobtrusive intervention within a heavily landscaped garden area. The pool and pavilion are proposed to the boundary; with separation between the neighbour and the structure maintained by the implementation of a highly detailed landscape wall. This is considered acceptable; as the landscape wall will provide and maintain suitable privacy between blocks. This proposal has been discussed with the neighbours as a part of the public consultation process, and was accepted. Refer to the consultation section of this report for further information.
15	The design of buildings should demonstrate a high standard of sustainable design	**Complies**
16	Proposals should demonstrate overshadowing or impacts to privacy	**Complies**

	of neighbouring properties is minimised, including to both dwellings and open space.	Whilst the proposal is situated on site to take advantage of its northern aspect; the proposal falls below the permissible building height, southern setback, solar envelope, and permissible Gross Floor Area; ensuring that overshadowing is minimised.
17	New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring properties	**Complies**
18	New development should ensure that building separation does not impact on the solar access of neighbouring properties.	**Complies** The proposal does not result in a breach to permissible building height, southern setback, solar envelope, and permissible Gross Floor Area; ensuring that the impact to solar access of neighbouring properties is acceptable.

8.0 CONSULATION

Consultation with a range of the property's neighbours has been undertaken prior to the submission for works approval. These neighbours who were approached for consultation are as follows:

- Block 12 Section 7 Forrest, also known as 10 Hobart Avenue, Forrest (southern neighbour)
- Block 10, Section 7 Forrest, also known as 6A Hobart Avenue, Forrest (northern neighbour)
- Block 8 Section 7 Forrest, also known as 3 Talbot Street, Forrest (western neighbour).

A range of informal consultation sessions were undertaken. These are summarised in the table below. The following acronyms are utilised in this outline:

OP - Owners of Block 11 Section 7, Forrest (subject site).
CP - Consulted Party
SA - Stewart Architecture
POS - Private Open Space

A copy of any relevant emails are included in the appendix.

Property	Date of Consultation	Summary of Consultation	Design Response
B12 S7	18/06/22	OP met with the owners of B12 S7 to present an overview of the proposal. The current design, bulk and scale were outlined to the CP and an offer was made to discuss the proposal further with SA. CP had further questions pertaining to: - Potential overshadowing of their northern covered courtyard, - Potential overshadowing of their uncovered POS, - Privacy concerns regarding their northern bedrooms and the request that the existing boundary wall be reinstated, - The retention of an existing boundary hedge. The CP requested that further information be provided and that they met with SA to discuss particulars to the proposal.	OP provided a summary of the discussions to SA and passed on the CP's request for a further meeting to discuss the proposal. SA made contact with the CP to organise a meeting to further discuss the proposal. On this phone conversation the CP reiterated the comments made to the OP and raised further questions/concerns pertaining to: - The impact of overshadowing on a future solar array on their northern roof, - The project plan for construction; in particular potential construction dust and its subsequent clean-up, - Headlight impact from entry to the basement parking level. A meeting with the CP was set for 29/06/2022
	29/06/2022	On 28/06/2022 and 29/06/2022 the CP requested architectural drawings be released for review prior to a face-to-face consultation. The architectural set (Plans, sections, elevations, and perspectives) and subsequently shadow diagrams were released for information. On receipt of these the CP requested the face-to-face consultation be cancelled and postponed until further review by their own architect and planner could be undertaken. The shadow diagrams were cited as the main point of contention.	SA in response to the request for the meeting cancellation prepared and released additional shadow diagrams – for the summer solstice and equinox. The intent of these was to alleviate the CP's concerns regarding overshadowing. No response was received

B10 S7	18/06/22	OP met with the owners of B10 S7 to present an overview of the proposal and an offer was made to discuss the proposal further with SA. The current design, bulk and scale were outlined to the CP The location of the pool was discussed, and the CP raised no concerns regarding the siting of it or its associated equipment. The landscape wall was also supported. The CP were in support of the proposal and had no further questions or concerns.	As the proposal was supported, no further action or consultation was taken.
B8 S7	18/06/22	OP met with the owners of B8 S7 to present an overview of the proposal. The current design, bulk and scale were outlined to CP and an offer was made to discuss the proposal further with SA. CP had further questions pertaining to: - Overlooking of their POS; in particular, the pool area, and, - The quality and design of the landscape for the proposal, OP also discussed the replacement of the existing boundary fence. CP requested a further meeting with SA to discuss particulars of the proposal.	OP provided a summary of the discussion to SA and passed on the CP's request for a further meeting to discuss the proposal. SA made contact with the CP to organise a meeting for 23/06/22 for this discussion.
	23/06/22	SA met with the CPs at their property to give a more thorough outline of the architectural and landscape proposal. The CPs outlined the following concerns: - Overlooking of their POS, particularly their pool, - Overshadowing to their bedrooms in the southern wing of the house, - The removal of some existing boundary vegetation which currently screens the proposal's block.	SA have incorporated the following: - The reduction in the amount of west-facing glazing, to orient bedroom outlook northward as much as possible, - To discuss with the OP about the retention of 2x large existing shrubs on the boundary (pittosporum and photinia) - To email across some amended plans for review prior to Works Approval submission.
	28/06/22	SA released a revised architectural package picking up the following amendments as discussed: - The reduction in western glazing to western-most bedroom, - The introduction of a high-level window to this bedroom on the west, - The retention of the existing western photinia hedge - Further clarification on the existing vs proposed building level.	
	01/07/2022	CP responded to the released plans with the following comments: - Agreeance to the high-level window, - A clarification on the material finish on	SA clarified with the following: - Clarification that the material finish to the balcony is to be clear glass, - Re-presenting the request to maintain the

		the western balcony, - A further request for the OP to maintain the existing pittosporum hedge on the western boundary; for privacy for the OP to their pool area.	pittosporum hedge. OP instructed SA and the landscape architect to not maintain this hedge; as it is their desire for a consistent hedge character along this boundary. No further response was received.

9.0 APPENDIX

Appendix A

Email correspondence with the consulted party at Block 8 Section 7, Forrest

Hannah Walsh

From: Hannah Walsh
Sent: Tuesday, 5 July 2022 10:50 AM
To: [redacted]
Subject: RE: Hobart Ave redevelopment proposal

Hi [redacted]

Thank you for your response below. In relation to your two comments:

1. GL-1 glazing in fact refers to a class balustrade for the little Juliette balcony. All bathroom glazing, as you suggest, will be the GL-2 (frosted) type.
2. I have passed this request along to [redacted] for their consideration. [redacted] is keen to see a consistent hedge type along the fence-line here – ie the view from the house out along the garden - and is willing to plant more mature stock to achieve this. I will re-iterate to them the benefit in screening your views to the pool and await their decision.

Kind regards,
Hannah

Hannah Walsh | Architect
[redacted]

STEWART ARCHITECTURE

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Please note I do not work Fridays.

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From [redacted]
Sent: Friday, 1 July 2022 10:27 AM
To: Hannah Walsh [redacted]
Cc: Marcus Graham [redacted]
Subject: Re: Hobart Ave redevelopment proposal

Hi Marcus and Hannah

Thank you for the opportunity to view the amended plans to incorporate screening of views between the houses and thank [redacted] for their consideration and agreement to the discussed requests. We agree to the high level window for the upper western bedroom for light and I'm pleased that the west fence photinia may be

1

retained. Basically, for their privacy, we do not wish to be able to have a view into their bedrooms or entertaining/family outside areas.

After viewing these plans, I do have a couple of questions:
1. On plan WA202 Revision A, 2-elevation west, there is a first floor GL-1 (clear glazing) very low (floor level?) bathroom window. If this is a bathroom window, perhaps it would better to be a frosted (GL-2) window?

2. Would [redacted] consider retaining the west fence pittosporum? (This was mentioned this at the meeting.) Retaining this large pittosporum will help to screen our view of their pool area and north facing backyard family area and keep these areas private for them. As with the photinia, the pittosporum would be hedged to a more pleasing shape.

Thank you again and I look forward to hearing from you again.

Regards
[redacted]

On 28 Jun 2022, at 4:55 pm, Hannah Walsh [redacted] wrote:

Hi [redacted]

Thank you again for your time last week walking through the proposal for [redacted] house.

I've attached the amended architectural plans, picking up the amendment to the western-most bedroom glazing as discussed. [redacted] were happy to reduce the glazing to this bedroom; however, requested we look at a highlight window to get some of the afternoon/evening sun to the room. This is a window at high level and as such does not allow for view, only light.

[redacted] were also open to maintaining the photinia hedge – this is currently being discussed with the landscape architect.

I also took another look at the existing house details following our discussion on its levels and can confirm I was incorrect in our meeting pertaining to the existing house level. The existing house level is in fact almost 1m lower than the proposed new ground floor level of the house. The proposed top of parapet level of the new design is less than 1m higher than the existing house's ridge level. I've included the survey plan on sheet WA009 for your information.

Please let me know if you have any further questions or comments on the attached.

Kind regards,
Hannah

Hannah Walsh | Architect
[redacted]

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Appendix B

Email correspondence with the consulted party at Block 12 Section 7, Forrest

Hannah Walsh

From: Hannah Walsh
Sent: Friday, 1 July 2022 2:06 PM
To: [redacted]
Subject: Re: 8 Hobart Avenue Proposal
Attachments: 2205 - B11 S7 FORREST HOUSE -SHADOW DIAGRAMS FOR INFORMATION.pdf

Hi [redacted]

Please find attached the additional shadow diagrams. For ease I've put together the full set; depicting the winter and summer solstice, and the march equinox.
I hope these assist in alleviating your concerns.

As mentioned before, if you have any questions please don't hesitate to send me an email.

Kind regards,
Hannah

Hannah Walsh | Architect
[redacted] | Mon – Thurs

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From: [redacted]
Sent: Thursday, 30 June 2022 2:42 PM
To: Hannah Walsh [redacted]
Subject: Re: 8 Hobart Avenue Proposal

Thank you Hannah,

We look forward to the diagrams and hopeful they will comfort us to allay our initial concerns this morning.

[redacted]

Sent from my iPhone - please excuse brevity & typographical errors

On 30 Jun 2022, at 2:35 pm, Hannah Walsh [redacted] wrote:

1

Hi [redacted]

I am currently putting together diagrams for the equinox and summer months which I will send across to you when they're completed. This will assist in showing the extent to which your covered courtyard receives shadow throughout the year – noting again the winter solstice show the absolute worst case from an overshadowing perspective.

The set I had sent through previously includes all the details for the architectural proposal / treatment and we don't have any more detailed documentation (this will come down the track in the BA and construction stage of the project).

Once you receive the additional shadow drawings, please don't hesitate to contact me should you have any further questions or comments.

Regards,
Hannah

Hannah Walsh | Architect
[redacted]

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From: [redacted]
Sent: Thursday, 30 June 2022 11:56 AM
To: Hannah Walsh [redacted]
Subject: Re: 8 Hobart Avenue Proposal

Hi Hannah

Thank you for the shadow diagrams. We have some concerns, if you have any more documentation in relation to shadow diagrams, especially the angles of the shadow they would be useful, would you please email them through?

I've discussed our concerns with our architect this morning. We'd appreciate it if you would also provide any other detailed documentation to what is proposed architecturally for us to forward to our architect and town planner for review and input.

2

It is best that we don't meet at 4pm this afternoon and wait until more documentation is received for review.

Thank you
[redacted]

On Thu, 30 Jun 2022 at 08:28, Hannah Walsh [redacted] wrote:

Hi [redacted]

Please find the shadow diagrams attached. Please note these are for the winter solstice and therefore represent the 'worst case' for overshadowing in a given year.

Regarding the side boundary wall, the approach we are taking is that it is the reinstatement of an existing wall condition on your request. I.e. something that has come up during the public consultation process that our client is happy to provide for you.

Per the landscaping and National Capital Plan walls and fences may be erected on or adjacent to the side boundary to a maximum height of 1.8m. I am happy to run through this with you this-afternoon; however our feeling is that we suggest maintaining close to the current height condition as possible if that's something you would like.

See you this-afternoon,

Regards,
Hannah

Hannah Walsh | Architect
[redacted]

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From: [redacted]
Sent: Wednesday, 29 June 2022 2:40 PM
To: Hannah Walsh [redacted]
Subject: Re: 8 Hobart Avenue Proposal

Hi Hannah

3

Would you please email the solar drawings and confirm the setback requirements as per the guidelines?

Thank you and we look forward to meeting you tomorrow afternoon.

[redacted]

Sent from my iPhone - please excuse brevity & typographical errors

> On 28 Jun 2022, at 3:13 pm, [redacted] wrote:
>
> Terrific, thank you Hannah.
>
> Sent from my iPhone - please excuse brevity & typographical errors
>
> > On 28 Jun 2022, at 2:32 pm, Hannah Walsh
> > [redacted] wrote:
> >
> > H[redacted]
> >
> > That works for me! I'll see you at 4pm.
> > I just need to head off by 530[redacted] – but that leaves us plenty of time!
> >
> > Regards,
> > Hannah
> >
> > Hannah Walsh | Architect
> > [redacted]
> >
> >
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From: [redacted]
Sent: Tuesday, 28 June 2022 1:11 PM
To: Hannah Walsh [redacted]
Subject: Re: 8 Hobart Avenue Proposal

Hi Hannah

Thank you for your email, hope you are feeling better.

We would prefer to meet on-site so we can get a feel for the design in relationship to what is in-situ.

We can't meet next week as [redacted]

Could we meet onsite this Thursday (30 June) at 4pm, [redacted]

Thank you
[redacted]

Sent from my iPhone - please excuse brevity & typographical errors

On 28 Jun 2022, at 12:10 pm, Hannah Walsh [redacted] wrote:

Hi [redacted]

My apologies for not getting this to you sooner – I've been off unwell for the past few days.

As we discussed, please find attached some of the architectural drawings of the proposal for [redacted] new house.
It would be great to organise a meeting to discuss these : I'm still a bit under the weather and [redacted] I can meet via zoom this Thursday afternoon if you'd like to discuss then, or, can wait and meet face-to-face next week.

As discussed; the proposal is for a new house for [redacted] and their growing family. The brief we received was to provide a highly-detailed, architectural home to house themselves, their children, and to facilitate visits from their in-laws.
The proposal is a sculptural glass and concrete residence which has been sited to optimise the northern aspect and provide lush gardens for their family. It also allows for a passive solar design.

I spoke with [redacted] about the re-instatement the wall along your shared boundary. He is more than happy to do this for you; we would just like to speak with you about what you're hoping to see here (eg. Height and extent of the wall in particular).

Please let me know when would suit you to meet regarding this project.

5

Kind regards,
Hannah

Hannah Walsh | Architect
[redacted]

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