dna ARCHITECTS
Design driven. People focused.

BLOCK 6 SECTION 9 FORREST, 2 SOMERS CRESCENT

PLANNING REPORT

Preamble:

We are proposing to replace the existing home with four new boutique townhouses. The townhouses are primarily designed for the downsizer, most probably a Forrest or Deakin resident that no longer wants to have an overly large house and yard and would prefer a house with minimal home and garden maintenance.

To cater for the downsizer the residence will have all the living spaces, garaging and main bedroom on one level. The upper level will house the secondary bedrooms. The proposed residences are divided into two wings, the southern wing is two storeys and houses the living spaces on ground and secondary bedrooms on the upper floor. The northern wing is single storey and houses the main bedroom, laundry and garaging. Set centrally between the two wings is a large, landscaped courtyard. Positioning the courtyard to the centre gives the residence a private protected northern garden space and allows the two-storey portion of the house to receive full northern sun. The Garage and main bedroom are set to the north boundary of the block to create a buffer to the new 3 storey northern neighbour, this will prevent any overlooking issues.

The four new townhouses have been specifically designed to appear as two single residences. This will ensure the buildings integrate into the existing residential scale and character of Somers Crescent. A landscape buffer will separate the two 'houses'.

The residences will integrate into the existing landscape setting. The huge Cypresses will be retained and integrated into the new open landscape setting. The landscape forward of the building line is all common property, this will ensure the landscape is maintained in the future and prevents the need for courtyard walls or any secondary structures forward of the 'houses'. The central courtyards will ensure the landscape integrates through the centre of the development.

The garages are set behind the building line and face away from Hobart Avenue. The garages have layered screening. There is a screen 'façade' wall that is integrated into the building façade that extends past the first garage opening. A low retaining/screen wall integrated into the landscape will screens driveway and visitor park; and the garages have a staggered set back off the northern boundary to hide the garages when looking down the driveway from Hobart Avenue.

National Capital Plan

4.5 Deakin/Forrest Residential Area Precinct Code

4.5.1 Precinct location

The site falls within the Deakin Forrest residential area Precinct location

4.5.2 Background

The proposal is designed to maintain high quality residential character through high quality design, materials and landscape.

4.5.3 Objectives for Deakin/Forrest Residential Area Precinct

The proposal is for a residential development which will maintain the residential character of the neighbourhood

4.5.4 Land use for Deakin/Forrest Residential area

The proposal is for residential which is consistent with the residential use nominated on Figure 28.

4.55 Detailed conditions of planning, design and development

General:

The principal residential character of the area and the use of the land for residential purposes are to continue.

The proposal is for residential purposes.

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.

The proposed development is two storeys and is below the maximum 8m height.

Development throughout the area, except for sites fronting State Circle, should have a maximum plot ratio of 0.4.

The plot ratio does not exceed 40%

Design of buildings in proximity to the Prime Minister's Lodge should reflect the dominant urban design character of the locality.

The proposal is not in close proximity with the lodge. The development however is of a single residential scale (two storey). The proposed 4 units are designed to appear as two residences connected to two street frontages.

Roof mounted aerials, masts and satellite dishes should be located to have a low visual impact.

Roof mounted services will be positioned away from street frontages.

Location specific:

Buildings fronting State Circle:

Not applicable

Block 10 Section 13 Forrest:

Not applicable

GENERAL CODES

4.19 Design and Siting General Code – Deakin/Forrest

4.19.1 Application

dna ARCHITECTS
Design driven. People focused.

The proposal is within the Deakin/Forrest Precinct and therefore part of this code applies

4.19.2 Background

The proposal will be consistent and compliment the existing Deakin/Forrest precinct. The buildings will maintain the existing two storey residential scale in a landscaped setting.

4.19.3 Detailed conditions of planning, design and development

Conditions for Detached houses:

Not applicable – multi-unit development proposed (four townhouses)

Conditions for buildings other than detached houses:

General conditions

Conditions established prior to the off or grant of a lease

The proposal is consistent with the crown lease

Rebuilding

The proposal is for re-building. The attached drawings and 3D image show a scheme of comprehensive redevelopment. Below are notes to outline how the proposal is consistent with the design and siting policies.

Relationship between neighbouring buildings

The site has two attached neighbours.

The northern neighbour has been demolished and is about to undergo redevelopment. We have viewed the proposed plans and in turn shown the neighbour our preliminary plans. The neighbour's proposal has three storey townhouses set close to their northern boundary addressing State Circle. They are proposing a significant landscaped area to the south of their block that will act as a buffer between the two blocks. The proposal will not create any overlooking or overshadowing between blocks. Our proposal has a 2m – 4m landscape buffer along the northern boundary.

The western neighbour's residence is positioned on an angle on the block. The main living spaces are generally facing away from the site. The neighbour's driveway runs along their eastern boundary (our western boundary) acting as a buffer to the site. Due to the location of the driveway and significant trees on the neighbour's block there will be a generous buffer between buildings.

Coverage:

The proposal has a site coverage of 36.64% this is less than the maximum 50%. (refer to plan A104)

Height:

The proposal has a maximum two storey height. A two storey bulk faces Somers Crescent.

Plot ratio:

Th proposal has a plot ratio of 39.35% this is less than the maximum 40% (refer to plan A104)

Building line setbacks:

Front setbacks:

The proposed front setback off Somers Crescent is greater than 6m to be consistent with the required setbacks for a two storey building.

The proposed building front setback off Hobart Avenue is 10m. This is consistent with the setbacks for Hobart Avenue.

Side setbacks:

Northern boundary:

The single storey buildings are separated from the northern side boundary by a minimum of 8m, driveway access is provided along this boundary giving clear access to the northern easement. A 2m – 4m landscape buffer is provided between the driveway and the northern boundary.

Western boundary:

Single storey: Single storey elements are separated from the western side boundary with a minimum distance of 2217mm (greater than the 1800mm minimum).

Two storeys: The two-storey element is separated from the boundary between 3000 to 3260mm. The height at the parapet at the 3000mm location is approx. 6100mm, the height at the 3260mm location is 6597mm. Using the H/2 calculation there is a very minor encroachment (approx.100mm) at the closest point. The neighbour has their driveway to their eastern boundary and the building is to the middle of the block behind a group large significant gum trees, the building is positioned approximately 6.6m from the side boundary giving a large separation and landscape buffer between the two sites.

Rear setbacks

There are no rear boundaries (corner block)

External appearance of buildings:

Refer to the finishes schedule for proposed finishes. The proposed finishes are to be high quality and durable in keeping with the quality of the neighbourhood. The proposed ancillary structures facing the public domain have been integrated with the budling design. The façade facing Hobart Avenue has the façade and courtyard fencing/screening integrated.

Roofs:

Roofs are to be non-reflective Colorbond.

Structures above roofs:

No structures are proposed above the roof line. Any ancillary elements will be positioned away from the street facades.

Facades:

All materials proposed are to be durable low maintenance. Proposed windows are to be powder coated aluminium, face brickwork, colorbond and aluminium façade cladding.

dna ARCHITECTS
Design driven. People focused.

Screening walls:

Services will be concealed behind the building line and not visible from the street. All fencing and gates are to be set back behind the building line to ensure the landscape surrounds the buildings.

Structures in front of buildings:

Small letter boxes are proposed forward of the building line to Somers Cres (refer to drawings). A low landscaped retaining wall/screen wall is proposed forward of the building line to Hobart Avenue to screen the disguise the driveway entry rear parking and screen the visitor car park. The screen wall will be integrated into the landscape and be lower than 1200mm.

No courtyard walls in front of the buildings are proposed. All fencing proposed is setback behind the building line.

Landscaping and other matters:

Refer to Harris Hobbes landscape plan for details on the landscape proposal.

Access and internal circulation

The driveway access is off an existing verge crossing located off Hobart Avenue. The single entry will accommodate all cars, all cars can enter and leave in a forward direction and have space to pass behind the building line. Refer to civil engineers' documents for vehicle turning diagrams.

Parking:

The residences are designed for family accommodation, a minimum of two spaces are proposed for per dwelling. A visitor space is also proposed which is incorporated into the entry driveway (the visitor space aligns with the original residences circular driveway to minimise any tree disturbances). We note that there is existing additional visitor car parking on the Hobart Avenue verge attached to the site.

Landscape and Sustainability Guidelines

Deakin/Forrest Residential Area Precinct Code

General development conditions:

The principal residential character of the area and the use of the land for residential purposes are to continue.

The proposal is for residential purposes.

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.

The proposed development is two storeys and is below the maximum 8m height.

Development throughout the area, except for sites fronting State Circle, should have a maximum plot ratio of 0.4.

The plot ratio does not exceed 40%

Design of buildings in proximity to the Prime Minister's Lodge should reflect the dominant urban design character of the locality.

dna ARCHITECTS
Design driven. People focused.

The proposal is not in close proximity to the lodge. The development however is of a single residential scale (two storey). The proposed 4 units are designed to appear as two residences connected to two street frontages.

Landscape:

The proposal has a landscape plan developed by a qualified Landscape Architect - Harris Hobbs.

40.14% of the site has been allocated to soft planting (greater than the 40% required)

The proposal has been designed to appear as two residences connected to two street frontages. There is a large, landscaped space separating the two buildings to ensure the 'residences' are encircled by landscape

Soft landscaping is provided forward of the building line. The soft landscaping provides a garden setting forward of the building but also minimises the impact on the existing significant trees that surround the site.

The combination of existing trees and new trees proposed for the site is 34.46% of the site, this exceeds the minimum 15% site coverage.

The existing verge/site perimeter evergreen trees provide excellent protection from the summer morning sun and late afternoon summer sun. The existing deciduous tree to the north-east and proposed new deciduous trees to the central northern courtyards will provide excellent protection from summer sun whilst allowing full winter sun to penetrate the living spaces.

Refer to Landscape Architects drawings and notes for suitability of plant species selected.

A majority of the existing trees have been retained on site. The trees retained are of significant size, their retention maintains their existing dominance in the streetscape. The buildings will act as a backdrop for the trees.

Refer to Harris Hobbs report relating to the removal of trees and Tree Management Plan relating to the protection of existing trees.

Private open space:

Each dwelling is provided with a minimum private open space of 20m2 with a minimum dimension of 4m, The POS central location ensures privacy.

Each POS is located due north of each dwellings living spaces.

Each POS spaces provides deep root planting space (no basement below). The spaces a large enough to accommodate a mature 8m diameter tree.

Vehicle access and car parking:

The existing verge location is to be maintained off Hobart Avenue. The existing verge crossing off Somers Crescent is to be removed.

The proposed driveway mimics the location of the existing driveway, the location of the visitor space is in the same location where the original loop driveway occurred. A low screen/retaining wall is proposed forward of the visitor space to assist in screening the driveway and visitor space.

The Verge crossing will be upgraded, it will be stay as a single-vehicle width verge crossing. The verge crossing will be consistent with the verge crossings to the opposite side of Hobart Avenue.

dna ARCHITECTS
Design driven. People focused.

A minimum of two off-street car parks are provided to each dwelling plus an additional visitor space in the location of the original loop driveway.

The garages are set behind the building line and face away from Hobart Avenue. The garages have layered screening. There is a screen 'façade' wall that is integrated into the building façade that extends past the first garage opening. A low retaining/screen wall integrated into the landscape will screens driveway and visitor park; and the garages have a staggered set back off the northern boundary to hide the garages when looking down the driveway from Hobart Avenue.

Report prepared by:

Ross Norwood

Director

DNA Architects