



# Town Planning Report

National Capital Authority - Major Works Application  
Block 13, Section 7, Forrest  
12 Hobart Avenue, Forrest ACT

Revision: 04

Date: January 2024





## Quality Assurance

### Document Type:

Town Planning Report – Major Works Application

### Site Location

Block 13 Section 7 Forrest (12 Hobart Avenue)

### Job Description:

Demolition of Existing Single Detached Residential Dwelling and Construction of Two (2) New Detached Dwellings and Associated Site Works / Landscaping.

### Version of National Capital Plan Used for this Town Planning Assessment:

This town planning report was assessed against Compilation No. 29 of the National Capital Plan 1990 (December 1990). Compilation No. 29 is the force latest version of the National Capital Plan that shows the text of the law as amended and in force on 28 October 2020 (the compilation date). Compilation No. 29 includes amendments up to: F2020L01347.

### Revision:

03

### Prepared By:

Jenny Pantano

### Date of Issue:

22 September 2023

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04

22 January 2024

NCA - Amendments

Jenny Pantano

Jenny Pantano

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## Introduction

Designated Planning Pty Ltd (DP) was engaged by Thursday Architecture and the owners of Block 13 Section 7 Forrest (12 Hobart Avenue) to provide town planning services to support a Major Works Approval Application for the redevelopment of Block 13 Section 7 Forrest (the site).

This major works application seeks the written approval from the National Capital Authority (NCA) for the below listed redevelopment “works” to Block 13 Section 7 Forrest:

- Demolition of the existing single detached residential dwelling;
- Construction of two (2) new detached two story + basement level residential dwellings; and
- Associated site and landscaping works.

This town planning report has been prepared in accordance with the requirements of the relevant provisions of the National Capital Plan (NCP), Landscape and Sustainability Guidelines Deakin/Forrest Residential Area Precinct Code (July 2018), NCA’s Commitment to Community Engagement (August 2015) and the NCA Major Works Checklist.

Pre-lodgement advice for this proposal was sought from the NCA prior to the formal submission of this Major Works Application. This Major Works Application now seeks formal works approval from the NCA to enable the proposed redevelopment works to be carried out on the site.

This town planning report should be read parallel with the supporting information submitted as a part of this works application.

## About the Site

Block 13 Section 7 Forrest (12 Hobart Avenue) is located within a Designated Area under the NCP.

The total area of the site is 1232m<sup>2</sup>.

The existing site contains one (1) single detached residential dwelling.

The subject site is highlighted in blue on the below Actmapi Aerial image to the left. The Actmapi Aerial image on the right-hand side demonstrates the locality of the subject site (site) with respect to the Lodge, Parliament House and Forrest Primary School.



The boundary of the site directly adjoins three existing residential sites, these include: 10 Hobart Avenue (Block 12 Section 7), 14 Hobart Avenue (Block 14 Section 7) and 5 Talbot Street (Block 7 Section 7 Forrest).

The Forrest Primary School is located directly adjacent to the site. (The Hobart Avenue Road, Hobart Avenue median and Hobart Avenue road reservations form a large separation from the site to the primary school. The Hobart Avenue median is lined in mature Eucalypt trees, that also provide some screening to the site).

DP conducted a desktop search on Actmapi in March 2023.

The desktop search revealed:

- Block 13 Section 7 Forrest has no heritage constraints i.e., there are no listings on the site;
- The site has no significant plants and animals including declining, rare and threatened species and endangered ecological communities listed under the *Nature Conservation Act 2014* or the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC); and
- There are no registered trees on the site.



## **Legislative Planning Requirements Block 13 Section 7 Forrest (12 Hobart Avenue) is located within a Designated Area under the NCP.**

The NCA is the approving Commonwealth Government body responsible for works application planning determinations in Designated Areas under The *Australian Capital Territory (Planning and Land Management) Act 1988* (the Act) and NCP.

The below paragraphs summarise the relevant planning legislation that applies to the proposed redevelopment of the subject site.

### **The Australian Capital Territory (Planning and Land Management) Act 1988 (the Act)**

The Act establishes the requirements for the NCP and its administration.

Works (as defined by the Act) within Designated Areas require approval from the NCA.

The NCA assesses proposals (works applications) for consistency against the NCP.

Under the Act, the term 'works' includes:

- a) The construction, alteration, extension or demolition of buildings or structures;
- b) Landscaping;
- c) Tree-felling; or
- d) Excavations;

*but excludes anything done inside buildings or structures.*

Under Part III Section 12 of the Act:

- 1) No 'works' shall be performed in a Designated Area unless:
  - a) The proposal to perform the works has been submitted to the Authority together with such plans and specifications as are required by the Authority;
  - b) The Authority has approved the works in writing; and
  - c) The works are in accordance with the Plan.
- 2) Subsection (1) does not affect section 5 of the *Parliament Act 1974*.

The proposal meets the criteria of 'works' under the Act, and therefore subject to NCA works approval.

### **Object of the National Capital Plan (NCP)**

The object of the NCP is to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The NCP is prepared and administered by the





NCA. Within Designated Areas the NCA has sole responsibility for determining Detailed Conditions of Planning, Design and Development, and for Works Approval.

The NCP has a single statutory object:

*...to ensure that Canberra and the Territory are planned and developed in accordance with their national significance.*

### **Functions of the National Capital Plan**

The NCP is a statutory document that:

- Specifies areas of land that have the special characteristics of the National Capital to be Designated Areas.
- Defines the planning principles and policies for giving effect to the object of the NCP and sets general standards and aesthetic principles to be adhered to in the development of the National Capital.
- Sets out general policies to be implemented throughout the Territory, being policies of land use and the planning of national and arterial road systems.
- Sets out the detailed conditions of planning, design, and development for Designated Areas.
- Sets out Special Requirements for the development of areas (not being in a Designated Area) that are desirable in the interests of the National Capital.

### **Objectives of the National Capital Plan**

Building on the object of the NCP and the matters of national significance are the key objectives of the NCP – goals for the city and what the planning and development of Canberra and the Territory should achieve.

Key objectives of the NCP are to:

- 1) Recognise the pre-eminence of the role of Canberra and the Territory as Australia's National Capital.
- 2) Further develop and enhance a Central National Area which includes the National Triangle and its setting, Lake Burley Griffin and its foreshores and the diplomatic sites and national institutions, as the heart of the National Capital.
- 3) Emphasise the national significance of the main approach routes and avenues.
- 4) Respect the geometry and intent of the Griffins' formally adopted plan for Canberra.
- 5) Maintain and enhance the landscape character of Canberra and the Territory as the setting for the National Capital.
- 6) Protect the undeveloped hill tops and the open spaces which divide and give form to Canberra's urban areas.



- 7) Provide a plan offering flexibility and choice to enable the Territory Government properly to fulfil its functions.
- 8) Support and promote environmentally responsible urban development practices.

### **Works Approval**

Works as defined by (the Act) within Designated Areas require the approval from the NCA. The NCA uses the NCP to assess works applications for approval.

The proposal meets the criteria of 'works' under the Act, and therefore subject to NCA works approval.

### **Outline of Proposed Works**

The proposal involves the redevelopment of Block 13 Section 7 Forrest.

The proposed redevelopment includes:

- Demolition of the existing single detached residential dwelling;
- Construction of two (2) detached residential dwellings (two-storey plus basement); and
- Associated site/landscaping works.

Demolition works on the site would be undertaken as shown on the submitted Demolition Plan including the removal and replacement of trees as shown on the submitted Landscaping Drawings.

The existing driveway crossing is proposed to be retained consistent with the requirements of the Deakin/Forrest Landscape Guidelines.

Temporary site establishment and signage will be submitted as a separate works application and are not included as a part of this proposal.

The proposal is consistent with the permitted 'Residential' land use for the site in accordance with the Deakin/Forrest Residential Precinct Code.

The proposed works have been assessed in accordance with the relevant provisions of the National Capital Plan.

DP considers the proposal consistent with all relevant planning provisions and seeks NCA approval for the proposal as submitted.



### **National Capital Plan (NCP)**

The NCP sets out the broad planning principles and policies for Canberra and the Territory and detailed conditions of planning, design, and development.

This proposal is subject to assessment against the below listed parts of the NCP.

A detailed assessment against the below listed parts of the NCP are tabled in this report in the following section entitled “Assessment Against Relevant Planning Provisions of the National Capital Plan”.

- Part 2.1 – General Matters
- Part 2.2 - Productivity (Infrastructure and Employment)
- Part 2.3 – Sustainability (Environmental Sustainability and Open Space)
- Part 2.4 – Liveability (Urban Design and Heritage)
- Part 2.5 – Accessibility (Transport and Movement)
- Part 3.1.5 – General Policies for all Land Use Categories
- Part 3.3 – Urban Areas
- Part 4.1 – The Central National Area
- Part 4.5 – Deakin / Forrest Residential Precinct Code
- Part 4.15 – Main Avenues and Approach Routes Precinct Code
- Part 4.19.3 – Detailed Conditions of Planning, Design and Development

The proposal has also been assessed against the Landscape and Sustainability Guidelines Deakin / Forrest Residential Area Precinct Code (July 2018). The guidelines provide greater clarity on the general landscape and sustainability provisions of the NCP. The guidelines were read in conjunction with the National Capital Plan for the purposes of this assessment.

## Assessment Against Relevant Planning Provisions of the National Capital Plan

### Part 2 – Statement of Planning Principles

#### Explanatory Statement

The Statement of Planning Principles (the Principles) sets out the principles for giving effect to the object of the National Capital Plan (the Plan) as required by the Australian Capital Territory (Planning and Land Management) Act 1988 (the Act). The object of the Plan is ‘to ensure that Canberra and the Territory are planned and developed in accordance with their national significance’.

The content of Part Two is organised under the themes of:

- General matters
- Productivity
- Sustainability
- Liveability
- Accessibility.

Primary objectives are identified for each theme, followed by principles which further detail consideration of these matters to ensure that Canberra and the Territory are planned and developed in accordance with their national significance.

The ordering of the Principles is not intended to convey any notion of relative priority, and each needs to be given due consideration where relevant to a proposal. The Principles provide a framework for the policy content of the Plan and have been considered against matters of national significance. These Principles must be considered in the planning and development of Canberra and the Territory and in policies guiding these matters.

The objectives and principles stated in this section are binding on both the Australian and ACT Governments.

### Part 2.1 – General Matters

Objective:	Designated Planning Response
Retain the distinct urban form for which Canberra is well known, of a city within bush surrounds.	<p><b>Compliant.</b></p> <p>The proposal aims to increase the level of soft landscaping on the site, positively contributing to the “city within bush surrounds” urban form of Canberra. The proposal is consistent with this NCP objective.</p>

Principle:	Designated Planning Response
<p>a) The hills, ridges and other major open space which form the separation between towns will be kept largely free of urban development. The planning and development of urban areas will encourage measures through which urban intensification may occur and will be sympathetic to the landscape setting of the National Capital.</p>	<p><b>Compliant.</b></p> <p>The proposal will <i>not</i> impact existing hills, ridges, or other major open space. The proposed works will be contained within the boundary of the site (Block 13 Section 7 Forrest) and its associated verge (Hobart Avenue).</p> <p>The proposed works are sympathetic to the landscape setting of the National Capital.</p>

### Part 2.2 – Productivity (Infrastructure and Employment)

Objective One - Infrastructure and Employment	Designated Planning Response
<p>Ensure that infrastructure supports the development of Canberra’s National Capital functions.</p>	<p><b>Compliant.</b></p> <p>The proposal is <i>not</i> inconsistent with this planning provision.</p>
Principles for Objective One - Infrastructure and Employment	Designated Planning Response
<p>Infrastructure must support the effective functioning of Canberra with proper consideration of the environmental and visual impact and be integrated with land use decisions.</p>	<p><b>Compliant.</b></p> <p>The proposal has been designed to consider all relevant environmental and visual impacts.</p> <p>‘Residential’ land uses are permitted on this site. The proposal is <i>not</i> inconsistent with this planning provision of the NCP.</p>
<p>a) Infrastructure must be planned and provided in an integrated and timely manner to facilitate the development of Canberra and the Territory and ensure safety and security of supply and operation.</p>	<p><b>Compliant.</b></p> <p>The proposal to demolish the existing single detached residential dwelling and to construct two new detached residential dwellings on this site is ‘<i>unlikely</i>’ to cause a significant impact to the safety, security of supply and operation to existing infrastructure of the immediate area. The proposed works are subject to building approvals and these approvals are based on the development meeting all relevant</p>

	Australian Standards and relevant Australian Building Codes.
b) Energy and water supply and security issues will be given due consideration in the planning and development of any new infrastructure.	<p><b>Compliant.</b></p> <p>The proposal to demolish the existing single detached residential dwelling and to construct two new dwellings on this site is '<i>unlikely</i>' to cause a significant impact to the energy and water supply of the immediate area. The proposed works are subject to building approvals and these approvals are based on the development meeting all relevant Australian Standards and relevant Australian Building Codes.</p> <p>'Residential' land uses are permitted on this site. The proposal is <i>not</i> inconsistent with this planning provision of the NCP.</p>
<p>c) The infrastructure of Canberra and the Territory must be planned and provided to:</p> <ul style="list-style-type: none"> <li>• Ensure that public utilities infrastructure is available and maintained for Commonwealth and ACT Government needs and activities.</li> <li>• Minimise the visual impact of electricity and telecommunication facilities, particularly along major vistas, corridors, and major open space.</li> <li>• Give due consideration to energy and water, supply, and security issues.</li> <li>• Ensure safety and security of supply and operation.</li> </ul>	<p><b>Compliant.</b></p> <p>The proposal has been planned to minimise visual impacts of services along major vistas, corridors, and major open space.</p> <p>Water, supply and security and operation of services will be constructed and delivered in accordance with all relevant Australian Standards and relevant Australian Building Codes.</p>
<b>Objective Two - Infrastructure and Employment</b>	<b>Designated Planning Response</b>
Ensure that the location of employment supports the local economy and Canberra's National Capital role.	<p><b>Compliant.</b></p> <p>The proposal is '<i>unlikely</i>' to impact the location of existing employment sites/nodes. The construction of two new dwellings on the site may encourage owner/occupiers to work from home, as the site is located within the</p>

	Central National Area and is accessible to existing public transport, road, and pedestrian networks. Increasing housing choices / density in the area supports the local economy.
<b>Principles for Objective Two - Infrastructure and Employment</b>	<b>Designated Planning Response</b>
a) The location of employment in Canberra and the Territory should enhance rather than detract from the city's role as the National Capital.	<b>Compliant.</b> The proposal is highly ' <i>unlikely</i> ' to detract from the City's role as the National Capital. The existing 'residential' land use on this site will <i>not</i> alter as a result of this proposal.
b) Major employment generating land uses will be located within Defined Activity Centres. Major employment location proposals must be determined with regard to their transportation and environmental impacts.	<b>Compliant.</b> The proposal is <i>not</i> inconsistent with this NCP planning provision. The existing 'residential' land use on this site will <i>not</i> alter as a result of this proposal.

### Part 2.3 – Sustainability (Environmental Sustainability and Open Space)

<b>Objective One – Environmental Sustainability and Open Space</b>	<b>Designated Planning Response</b>
Ensure the development of a city that both respects environmental values and reflects national concerns with the sustainability of Australia's urban areas.	<b>Compliant.</b> The proposal is <i>not</i> inconsistent with this NCP planning provision. Thursday Architecture have incorporated the below listed urban sustainability measures in their design for both dwellings to ensure that this proposal meets this planning requirement: <ul style="list-style-type: none"> <li>- Green building design to reduce operational consumption and to optimize building orientation for solar generation;</li> <li>- medium to low-rise building construction to conserve materials and energy;</li> </ul>

	<ul style="list-style-type: none"> <li>- compact development to minimize grey energy use; and</li> <li>- Incorporation of roof top solar panels (reducing greenhouse gas emissions, mitigating climate change and improving air quality and reducing water use from energy production).</li> </ul>
<p><b>Principles for Objective One – Environmental Sustainability and Open Space</b></p>	<p><b>Designated Planning Response</b></p>
<p>a) Urban expansion should be contained so as to minimise impacts on valuable natural and rural areas.</p>	<p><b>Compliant.</b></p> <p>This proposal is limited to the boundary of the site and associated verge. The impacts are therefore limited to these areas only. Existing “natural” and “rural” areas are ‘<i>unlikely</i>’ to be impacted by the proposed works.</p> <p>The proposal is consistent with the permitted ‘residential’ land use for the site.</p>
<p>b) A substantial portion of new development must be located within existing urban areas such as town centres and along public transport routes or other strategic sites that allow for efficient use of infrastructure.</p>	<p><b>Compliant.</b></p> <p>The proposed works are located on Hobart Avenue. Hobart Avenue is defined as a Main Avenue in the NCP. This proposal aims to increase the density on this site in accordance with the NCP aims for this area. Increasing the density along a Main Avenue, will support the NCP’s objective to: <i>“Establish and enhance the identity of the approached to the Central National Area as roads of national significance and, where relevant, as frontage roads for buildings which enhance the National Capital function and as corridors for future inter-town public transport system”</i>.</p> <p>The proposal has been designed by qualified architects with a level of attention to detailing befitting for structures lining a Main Avenue of the Nation’s Capital. The proposed dwellings improve the overall aesthetic of the immediate site and adjoining areas. The existing dwelling in its current form on the site is dilapidated and requires demolition</p>



	<p>and the site redeveloped to improve the urban design and streetscape quality of the Main Avenue Hobart Avenue and the greater suburb Forrest.</p>
<p>c) The natural environment of Canberra and the Territory will be protected and improved by reducing resource consumption and waste, improving water security and quality, energy and food security and improving and protecting soil quality.</p>	<p><b>Compliant.</b></p> <p>The proposed dwellings have been designed with appropriate high-quality materials to enhance the operation of the buildings to maximise their energy efficiency. The proposed dwellings will be more energy efficient in comparison to the existing dwelling on the site.</p> <p>Thursday Architecture have ensured that they have selected appropriate materials and orientated the proposed buildings on the site to maximise their exposure to the natural light particularly to northern living areas of the dwellings.</p> <p>The dwellings have been designed so that they are efficient. The proposed building materials and insulation will improve the thermal properties of the dwellings reducing the daily need for artificial heating/cooling and lighting. The future occupants of these dwellings will also benefit financially from these strategies employed by the architects. The proposed works therefore benefit the environment being efficient and the users of the dwellings financially.</p> <p>The proposed landscaping has been designed by a qualified landscape architect Harris Hobbs, and all proposed plants/trees have been selected for their suitability of the sites condition to ensure plant/tree maturity is viable.</p>
<p>d) Ecological communities, threatened flora and fauna species, water catchments and water quality will be protected and supported by sustainable resource management.</p>	<p><b>Compliant.</b></p> <p>There are <i>no</i> recorded “<i>ecological communities, threatened flora and fauna species, water catchments</i>” on the subject site. Water quality is subject to town water supply to the site.</p>
<p>e) Development will respect environmental values including water catchments and water</p>	<p><b>Compliant.</b></p>

quality and ensure resilience to the impacts of climate change.	The proposal is <i>not</i> inconsistent with this NCP planning principle.  The proposed works are subject to compliance with all relevant Australian Building Codes and Standards with respect to water.
<b>Objective Two - Environmental Sustainability and Open Space</b>	<b>Designated Planning Response</b>
Protect the nationally significant open-space network, visual backdrop and landscape setting of the National Capital.	<b>Compliant.</b>  The proposed works will contribute positively to the overall visual backdrop and landscape setting of the National Capital.  The proposal will enhance the formality and urban streetscape of the Main Avenue Hobart Avenue. The proposed plant/tree species are consistent with the character of the area.
<b>Principles for Objective Two - Environmental Sustainability and Open Space</b>	<b>Designated Planning Response</b>
a) The hills, ridges and other major open space will be kept largely free of urban development and will act as a natural backdrop to the National Capital.	<b>Compliant.</b>  The proposed works are ' <i>unlikely</i> ' to impact existing hills, ridges, and other major open spaces. The proposed works are limited to the subject site boundary and immediate verge only.

#### **Part 2.4 – Liveability (Urban Design and Heritage)**

<b>Objective One – Urban Design and Heritage</b>	<b>Designated Planning Response</b>
Enhance and preserve Canberra’s symbolic and unique design and role as the National Capital.	<b>Compliant.</b>  The proposed works enhance the character of the National Capital. The proposed works will enhance the site frontage on to Hobart Avenue, being a Major Avenue.

Principles for Objective One – Urban Design and Heritage	Designated Planning Response
<p>a) The National Capital role requires that planning and development, in Canberra Central in particular, and generally throughout the Territory, should reflect contemporary thinking in urban design practice.</p>	<p><b>Compliant.</b></p> <p>The proposal adopts contemporary thinking in urban design practice. Thursday Architecture have optimized the orientation of the proposed dwellings to improve their heating and cooling efficiency, which also reduces the need for artificial lighting. Thursday Architecture engaged an energy consultant to select appropriate glazing and incorporate effective insulation into the design. Furthermore, the below urban sustainability measures have also been incorporated into the design of both dwellings:</p> <ul style="list-style-type: none"> <li>- Green building design to reduce operational consumption and to optimize building orientation for solar generation;</li> <li>- medium to low-rise building construction to conserve materials and energy;</li> <li>- compact development to minimize grey energy use; and</li> <li>- Incorporation of roof top solar panels (reducing greenhouse gas emissions, mitigating climate change and improving air quality and reducing water use from energy production).</li> </ul>
<p>b) Planning controls should seek to ensure that development in all forms, including landscaping in urban and non-urban areas, complements and enriches its surroundings.</p>	<p><b>Compliant.</b></p> <p>The proposed works compliment and enrich the site and its surrounds.</p> <p>Generous areas of soft landscaping (trees, grass, shrubs and garden beds) have been proposed and established trees have been retained where possible.</p>
<p>c) Substantial works of architecture, engineering and landscape within the Territory should be designed to contribute positively to the overall</p>	<p><b>Compliant.</b></p> <p>This proposal is <u>not</u> inconsistent with this NCP planning principle.</p>

<p>composition, symbolism, and dignity of the National Capital.</p>	<p>The proposed works are sympathetic to the general aesthetic of the locality and are considered to be of the highest design quality.</p>
<p>d) Development in the National Capital should seek to achieve harmony between architecture and landscape to give continuing effect to the City Beautiful and Garden City characters of the city.</p>	<p><b>Compliant.</b></p> <p>The proposed architecture and landscape works on this site are harmonious, and positively contribute to the overall City Beautiful and Garden characters of the city.</p> <p>The proposed works are <i>not</i> discordant with the existing urban design character of the locality.</p>
<p>e) Within Canberra Central, roads, bridges, waterways and public landscaping projects should reinforce and complement the geometric lines of the Main Avenues.</p>	<p><b>Not Applicable.</b></p> <p>This planning principle does <i>not</i> relate to the nature of the proposed works, therefore this principle is <i>not</i> relevant to the assessment of this proposal.</p>
<p>f) Vistas to major landscape features must be protected from and enhanced by development.</p>	<p><b>Compliant.</b></p> <p>Vistas to major landscape features are 'unlikely' be impacted by the proposed works.</p> <p>The redevelopment of this site will improve the overall aesthetic of the subject site and general development of the locality.</p> <p>Any sight lines that may be viewed from an existing major feature(s) to the subject site will be enhanced as a result of this proposed site redevelopment.</p> <p>The proposed development will enhance the formality and general aesthetics of the Hobart Avenue street frontage.</p>
<p>g) Buildings in Canberra Central should be of a height generally not greater than the height of the mature tree canopy (typically 3-4 storeys), except where otherwise permitted by the Plan. In Canberra Central no building or structure which protrudes substantially above the tree canopy must exceed a height of RL617.</p>	<p><b>Compliant.</b></p> <p>The proposal is <i>not</i> inconsistent with this planning provision.</p> <p>The proposal is consistent with the permitted building heights outlined in the Deakin/Forrest Residential Precinct Code of the NCP.</p>

	<p>The proposed dwellings do <i>not</i> exceed a height of RL617. The proposed works are therefore compliant with this provision.</p>
<p>h) Opportunities should be encouraged for the enhancement and reinforcement of the physical, symbolic, and visual linkages to adjoining areas of the Inner Hills and the Central National Area.</p>	<p><b>Compliant.</b></p> <p>The proposed works have been designed to reflect the urban design character of the locality. The proposal is <i>not</i> inconsistent with this planning provision.</p>
<p>i) Urban development will be planned in a manner which promotes community vitality and safety, applies the principles of crime prevention through environmental design and recognises the needs of people with disabilities.</p>	<p><b>Compliant.</b></p> <p>The proposal is <i>not</i> inconsistent with this planning provision.</p> <p>The redevelopment of this site is considered to enhance the vitality of the site and adjacent Main Avenue Hobart Avenue.</p> <p>Thursday Architects designed the proposal using the crime prevention through environmental design principles.</p> <p>The proposal to construct two dwellings on this site will by virtue increase visual surveillance to all street frontages and neighbouring sites, thus improving overall sense of security and prevent / reduce crime in the locality.</p> <p>The proposed dwellings have been designed to include the needs of people with disabilities. House 2 has been designed to include a lift, so all levels of the dwelling are fully accessible. House 1 does <i>not</i> contain a lift, however, does provide all necessary amenities at grade level.</p> <p>The proposed works have been designed by Thursday Architecture in accordance with all relevant Australian building codes and standards.</p>
<p>j) New development, including public spaces, should:</p> <ul style="list-style-type: none"> <li>• Exemplify sustainability principles</li> <li>• Demonstrate excellence in urban design, landscape, and architecture</li> </ul>	<p><b>Compliant.</b></p> <p>The proposed works are <i>not</i> inconsistent with this planning provision.</p> <p>The proposed works exemplify sustainability principles, demonstrate excellence in urban design, landscape and architecture. The proposed works facilitate pedestrian</p>

<ul style="list-style-type: none"> <li>Facilitate pedestrian connectivity and bicycle movements where appropriate</li> <li>Encourage energy efficient development and land use.</li> </ul>	<p>connectivity and bicycle movements and also encourage energy efficiency with respect to development and land use.</p>
<p><b>Objective Two – Urban Design and Heritage</b></p>	<p><b>Designated Planning Response</b></p>
<p>Enhance the character of Canberra and the Territory as the National Capital by identifying, protecting, conserving and presenting natural, Indigenous and historic heritage places.</p>	<p><b>Compliant.</b></p> <p>DP conducted a desktop search on the Australian Heritage Database on 28 March 2023, the search confirmed that:</p> <ul style="list-style-type: none"> <li>Block 13 Section 7 Forrest is <b><i>not</i></b> a registered site on the ACT Heritage List;</li> <li>Block 13 Section 7 Forrest is <b><i>not</i></b> a listed place on the National Heritage List; and</li> <li>Block 13 Section 7 Forrest is <b><i>not</i></b> a listed place on the Commonwealth Heritage List.</li> </ul> <p>A desktop search on Actmapi conducted by DP on 28 March 2023 confirmed that:</p> <ul style="list-style-type: none"> <li>There are <b><i>no</i></b> recorded ‘heritage registrations’ on Block 13 Section 7 Forrest; and</li> <li>There are <b><i>no</i></b> recorded significant plants and animals including declining, rare and threatened species and endangered ecological communities listed under the <i>Nature Conservation Act 2014</i> or the <i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC), vegetation communities, connectivity, and details of trees on the ACT Tree Register on Block 13 Section 7 Forrest.</li> </ul>

Principles for Objective Two – Urban Design and Heritage	Designated Planning Response
<p>a) The National Capital Authority will consider heritage places in Designated Areas as Commonwealth Areas for the purposes of protecting the environment in the manner currently afforded under the <i>Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i> and any subsequent legislation.</p>	<p><b>Compliant.</b></p> <p>DP conducted a desktop search on the Australian Heritage Database on 28 March 2023, the search confirmed that:</p> <ul style="list-style-type: none"> <li>Block 13 Section 7 Forrest is <b><i>not</i></b> a registered site on the ACT Heritage List;</li> <li>Block 13 Section 7 Forrest is <b><i>not</i></b> a listed place on the National Heritage List; and</li> <li>Block 13 Section 7 Forrest is <b><i>not</i></b> a listed place on the Commonwealth Heritage List.</li> </ul> <p>A desktop search on Actmapi conducted by DP on 28 March 2023 confirmed that:</p> <ul style="list-style-type: none"> <li>There are <b><i>no</i></b> recorded 'heritage registrations' on Block 13 Section 7 Forrest; and</li> <li>There are <b><i>no</i></b> recorded significant plants and animals including declining, rare and threatened species and endangered ecological communities listed under the <i>Nature Conservation Act 2014</i> or the <i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC)</i>, vegetation communities, connectivity, and details of trees on the ACT Tree Register on Block 13 Section 7 Forrest.</li> </ul>
<p>b) Within Designated Areas, the National Capital Authority may require Heritage (or Conservation) Management Plans to accompany development applications for heritage places which should be prepared to meet requirements equivalent to those in the EPBC Act. The National Capital Authority may require Heritage Impact</p>	<p><b>Compliant.</b></p> <p>Block 13 Section 7 Forrest has <b><i>no</i></b> heritage significance.</p> <p>There is <b><i>no</i></b> requirement for the preparation of a Heritage Management Plan for this proposal.</p>

Statements to accompany development applications for a heritage place.	
c) Development should be consistent with the requirements of any relevant Heritage (or Conservation) Management Plan for that particular place.	<p><b>Compliant.</b></p> <p>Block 13 Section 7 Forrest has <u>no</u> heritage significance.</p> <p>There is <u>no</u> requirement for the preparation of a Heritage Management Plan for this proposal.</p>
d) The management of heritage places should ensure that their use and presentation is consistent with their heritage values. Heritage places will be presented and interpreted to increase public.	<p><b>Compliant.</b></p> <p>Block 13 Section 7 Forrest has <u>no</u> heritage significance.</p> <p>There is <u>no</u> requirement for the preparation of a Heritage Management Plan for this proposal.</p>
e) The National Capital Authority will adopt the Australian Natural Heritage Charter and the Burra Charter as key guiding documents respectively for natural and cultural heritage places within Designated Areas.	<p><b>Compliant.</b></p> <p>Block 13 Section 7 Forrest has <u>no</u> heritage significance.</p> <p>This planning provision is noted.</p>

### Part 2.5 – Accessibility (Transport and Movement)

Objective One – Transport and Movement	Designated Planning Response
Support a connected and equitable multi-modal transport system.	<p><b>Compliant.</b></p> <p>The proposed works are '<i>unlikely</i>' to change or create an adverse impact on the geometry / operation of the existing transport system.</p>
Principles for Objective One – Transport and Movement	Designated Planning Response
Accessible movement systems for a diversity of pedestrian, cycle, public transport and private transport modes will be provided, with good connections between different modes of transport.	<p><b>Compliant.</b></p> <p>The proposed works are '<i>unlikely</i>' to change or create an adverse impact on the existing transport modes.</p> <p>A temporary disruption to existing transport modes will only be present during proposed</p>

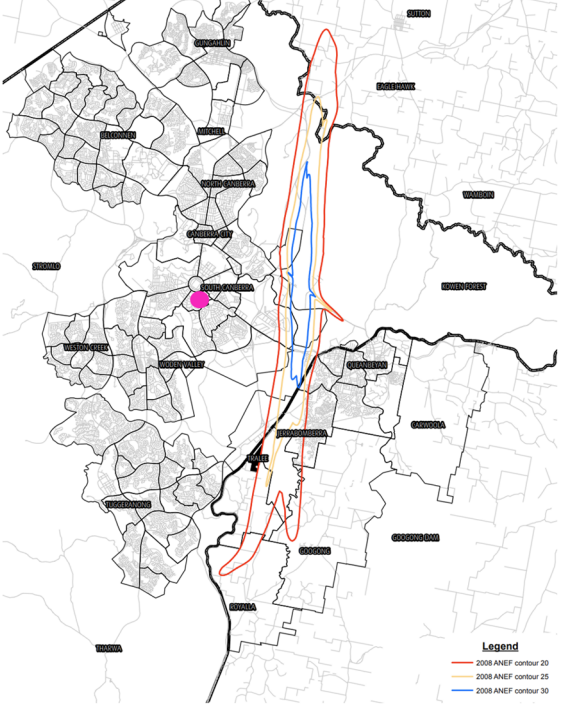


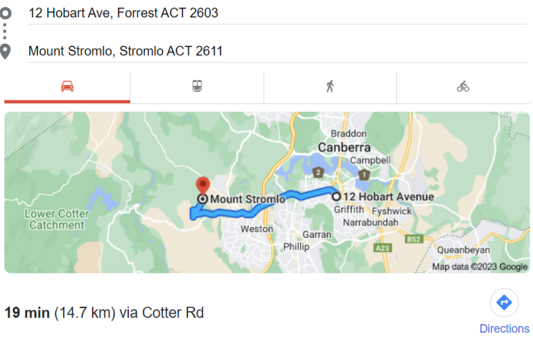
	demolition/construction. Upon completion of the works all existing modes will return to existing levels of operation.
<p>An accessible movement system will be achieved by:</p> <ul style="list-style-type: none"> <li>• maintaining the national and arterial road systems</li> <li>• supporting efficient and sustainable pedestrian, bicycle and public transport systems that reduce car dependency</li> <li>• maintaining movement around the city for a diversity of pedestrian, cycle, public transport and private transport modes</li> <li>• providing streets that foster a connected and pedestrian-friendly environment</li> <li>• reducing the barriers created by major roads to make it easier for people to access the public spaces of the city, particularly in the Central National Area.</li> </ul>	<p><b>Compliant.</b></p> <p>The proposed works are <u>not</u> inconsistent with this planning provision.</p> <p>The proposed works will not permanently alter the existing road systems/geometry, pedestrian/cycle networks or public transport routes.</p> <p>The site is centrally located, the site is well serviced by existing bus routes and walking paths so future owner/occupiers could opt to reduce their need for car dependency when living at this site.</p>

### Part 3.1.5 – General Policies for all Land Use Categories

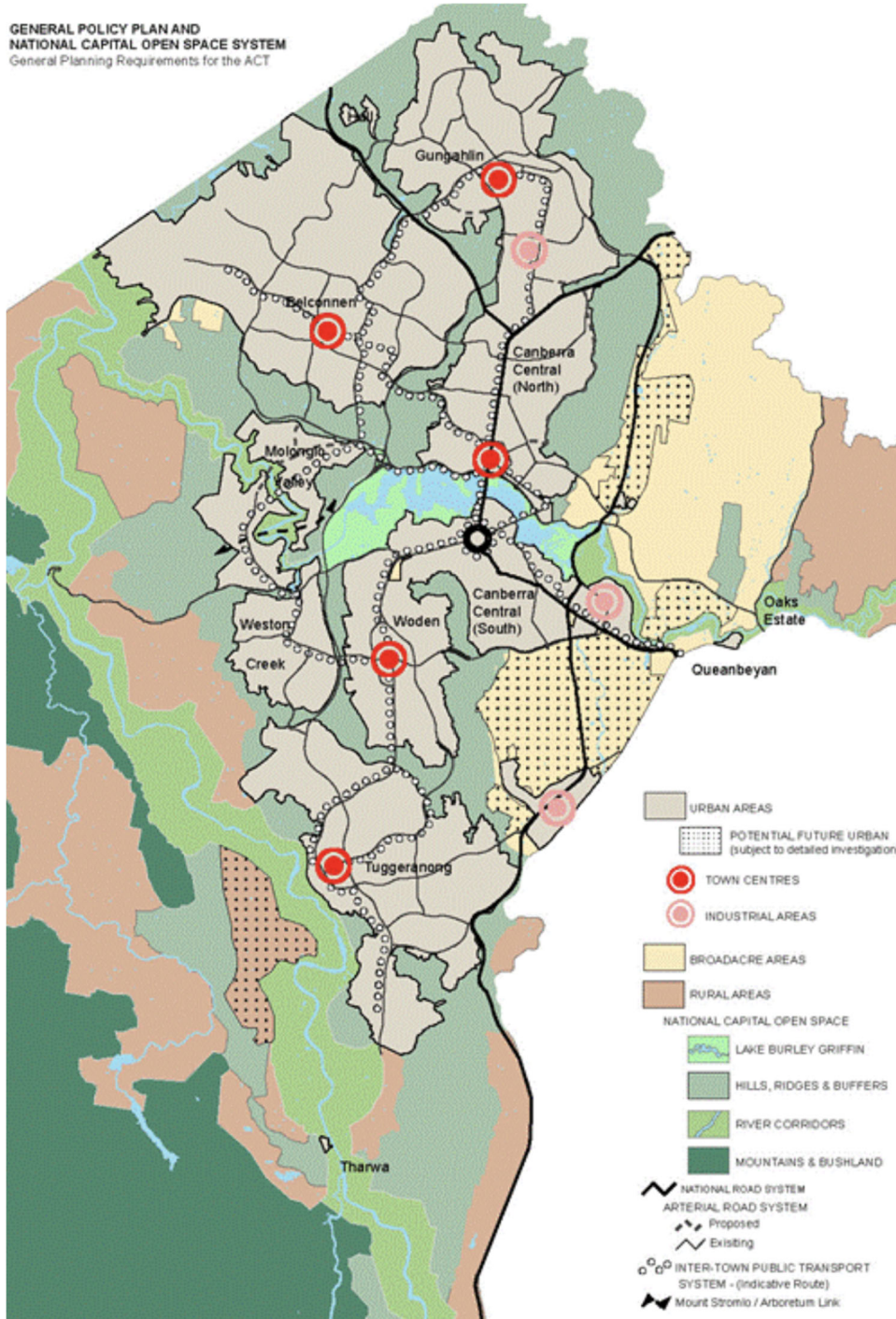
General Policies	Designated Planning Response
<p>a) Aircraft noise under airfield approaches is an unavoidable by-product of flying operations associated with airports. The Australian Noise Exposure Forecast (ANEF) system, expressed by noise contours centred on the airport, is a scientific measure of forecast noise exposure levels based on current and future projections of operational activities in the vicinity of the runway approaches. The system can assist in planning and development decision making. Information about forecast noise exposure in relation to Canberra International Airport can be</p>	<p><b>Compliant.</b></p> <p>In accordance with the Australian Defence website:  <a href="https://defence.gov.au/aircraftnoise/ANEF/Maps.asp">https://defence.gov.au/aircraftnoise/ANEF/Maps.asp</a>  <i>“ANEF modelling develops a forecast of aircraft noise exposure for a future year. This forecast remains valid even though the forecast year may have passed as the noise depends on details of aircraft movements and aircraft types.</i></p> <p><i>The results of ANEF modelling are drawn onto maps as noise exposure contours. ANEF maps show these contours displayed</i></p>

<p>obtained from the Commonwealth agencies with responsibility for aircraft noise regulation.</p>	<p><i>in 20, 25, 30, 35 and 40 ANEF units, with higher contour numbers representing larger cumulative amounts of aircraft noise over an average one-year period. The ANEF units are not decibel measurements – they are contours based on cumulative noise over a year and correlate to community reaction to aircraft noise.</i></p> <p><i>Local planning authorities (Cities, Shires and Town Councils) use published ANEF Maps to determine if sites are suitable for residential, commercial or industrial development. This follows the process detailed in AS 2021:2015 Acoustics - Aircraft noise intrusion - Building siting and construction.</i></p> <p><i>As the ANEF level increases, less types of development are acceptable. Residential (housing) development is only acceptable outside the 20 ANEF contour.</i></p> <p><i>Defence opposes inappropriate development around our bases because it exposes new homeowners to aircraft noise, and may limit opportunities to mitigate against noise impacts in the future”.</i></p>
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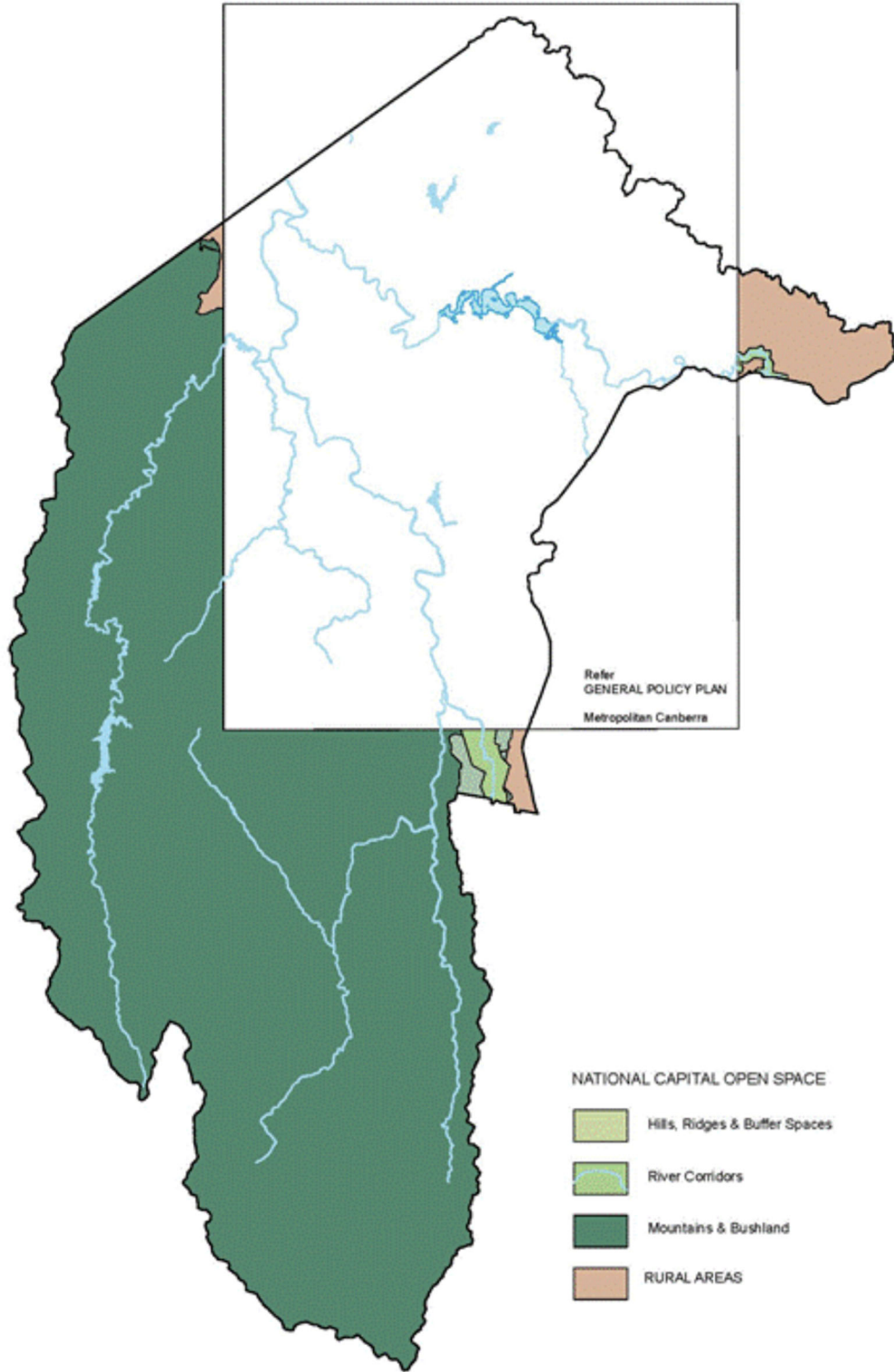
	 <p>Block 13 Section 7 is located outside of the contours of the above ANEF map. The subject site is located within the vicinity of the “pink” circle on the above map.</p> <p>Given the site is located outside of the noise contours, the proposed works are ‘<i>unlikely</i>’ to be impacted by aircraft noise.</p> <p>The proposed works are <i>not</i> inconsistent with this planning provision.</p>
<p>b) Protected airspace provisions in relation to Canberra International Airport apply to development independently of the Plan. To satisfy a requirement of the Airports (Protection of Airspace) Regulations 1996, Canberra International Airport Pty Ltd has prepared a diagram prescribing protected airspace. The diagram is incorporated in the Airport Master Plan prepared under the Airports Act 1996. Detailed information may be obtained from</p>	<p><b>Compliant.</b></p> <p>CASA is the Commonwealth agency with responsibility for protected airspace.</p> <p>The proposed works have <i>not</i> been referred to CASA. The proposed works are <i>not</i> located at or within a near proximity to the Canberra Airport. The proposed works are ‘<i>unlikely</i>’ to cause any impact to the operations of aircraft arriving or departing Canberra Airport. The proposed works are <i>not</i> inconsistent with the NCP building height requirements outlined in the Deakin/Forrest</p>

<p>the Commonwealth agency with responsibility for protected airspace.</p>	<p>Residential Precinct Code. No external reflective materials/finishes are proposed as a part of this proposal.</p>
<p>c) Within five kilometres of Mount Stromlo, development or installations which may, through night-time illumination or significant vibration, adversely affect the operation of the Mount Stromlo Observatory or the associated seismological vault at Mount Stromlo, must be referred to the Australian National University for examination and comment and reasonable steps must be taken to mitigate adverse impacts.</p>	<p><b>Compliant.</b></p> <p>According to Google Maps, Block 13 Section 7 Forrest is located 14.7km away from Mount Stromlo. This planning provision is <u>not</u> relevant to the assessment of this proposal.</p>  <p>19 min (14.7 km) via Cotter Rd</p>
<p>d) The Commonwealth, a Commonwealth Authority, the Territory or a Territory authority must not do anything which adversely affects the historic landscape and heritage values of the Lanyon Bowl Area.</p>	<p><b>Compliant.</b></p> <p>There are <u>no</u> works proposed to Lanyon Bowl Area as a part of this works application. The proposed works are limited to the block boundary of Block 13 Section 7 Forrest and its immediate adjoining road reservation.</p>
<p>e) Forestry (where permitted) must be managed in a manner which reinforces the landscape character and which allows for their use as multiple purpose areas. Native vegetation in plantations should be retained, particularly along plantation edges, public roads and rivers and creeks, to preserve wildlife corridors and habitats.</p>	<p><b>Compliant.</b></p> <p>The proposed works are '<u>unlikely</u>' to impact existing native vegetation in plantations.</p> <p>The proposed works are limited to the block boundary of Block 13 Section 7 Forrest and its immediate adjoining road reservation.</p>
<p><b>Subdivision within Designated Areas</b></p> <p>a) Any proposal to subdivide land within Designated Areas will require the approval of the National Capital Authority.</p>	<p><b>Compliant.</b></p> <p><u>No</u> subdivision is proposed as a part of this proposal.</p>

GENERAL POLICY PLAN AND  
NATIONAL CAPITAL OPEN SPACE SYSTEM  
General Planning Requirements for the ACT



**Figure 2: General Policy Plan – Metropolitan Canberra**



**Figure 2: General Policy Plan – Metropolitan Canberra**

## Part 3.3 – Urban Areas

### Part 3.3.1 – Background

Urban land in the Territory should be organised as a series of distinct and relatively self-contained towns separated from adjacent towns by hills, ridges and other major open spaces. The Plan provides for the continuation of urban development in the ACT as separate and distinct towns set in broad landscaped valleys, with the immediate hills, ridges and other major open space providing separation between towns and the distant mountains providing a natural landscape backdrop.

For the foreseeable future, urban land in Metropolitan Canberra will comprise:

- the towns of Canberra Central, Woden/Weston Creek, Belconnen, Tuggeranong and Gungahlin
- the villages of Hall, Oaks Estate and Tharwa
- Molonglo and North Weston
- land at Hume, Mitchell and Fyshwick.

Areas identified as 'Potential Future Urban Areas' will form part of Metropolitan Canberra following certification by the National Capital Authority of these areas for urban use.

One of the key principles of Canberra's urban structure has been that a hierarchy of centres has been developed, with each town having a centre acting as a focal point for higher order retail functions, commercial services, offices and community facilities.

This hierarchical principle, at the metropolitan level, means that:

- Canberra Central continues to be the main location of office employment
- City is to be encouraged to develop as the most specialised retail, commercial, cultural, entertainment and tourist centre
- town centres provide retail, commercial, cultural, entertainment and other facilities to meet community needs, and serve also as locations for office-based employment.

Each town should have a town centre. The Territory Plan will provide for a range of lower order centres to meet the varying needs of residents.

Centres at each level in the hierarchy form the focus of a range of retail, commercial and community facilities and services, in which specialisation increases at successively higher levels.

Continued expansion of services and facilities should be provided for and encouraged in each of the town centres.


Canberra's secondary and service industries have been accommodated in industrial estates at Fyshwick, Mitchell, Hume and Bruce and in the area immediately west of Oaks Estate. The location of industry within estates, the placement of these estates where they contribute to overall transport efficiency, and the avoidance of haphazard industrial location throughout the Urban Areas, have contributed to the structure and character of Canberra's development. The National Capital Authority supports the development of further industrial

estates as a means of increasing the industrial base of Canberra's economy, and in doing so provide a greater diversity of employment opportunities.

Part 3.3.2 – Principles for Urban Areas	Designated Planning Response
<p>1. Canberra's future growth is to be accommodated by continuing the development of distinct and relatively self-contained towns.</p>	<p><b>Compliant.</b></p> <p>The proposed works facilitate growth through increasing the existing number of dwellings on the site from one to two dwellings.</p>
<p>2. A hierarchy of centres will be maintained, with each town having a centre acting as a focal point for higher order retail functions, commercial services, offices and community facilities.</p>	<p><b>Compliant.</b></p> <p>The proposed works are '<i>unlikely</i>' to alter the existing hierarchy of centres.</p>
<p>3. Industrial estates will continue to be located on the edge of the Urban Areas and have good accessibility to the national highway network for long-distance freight movements.</p>	<p><b>Compliant.</b></p> <p>The proposed works are <i>not</i> located within an industrial estate. The proposed works are located in Forrest ACT and existing residential suburb. The proposed works will <i>not</i> alter the existing 'residential' land use for the site.</p>
Part 3.3.3 – Policies for Urban Areas	Designated Planning Response
<p>a) The urban area of Canberra will comprise:</p> <ul style="list-style-type: none"> <li>• the towns of Canberra Central, Woden/Weston Creek, Belconnen, Tuggeranong and Gungahlin</li> <li>• the villages of Hall, Oaks Estate and Tharwa</li> <li>• Molonglo and North Weston</li> </ul> <p>land at Hume, Mitchell and Fyshwick.</p>	<p><b>Compliant.</b></p> <p>The proposed works are <i>not</i> inconsistent with this planning policy.</p>
<p>b) 'Potential Future Urban Areas' will be considered as urban areas following certification by the National Capital Authority of these areas for urban use.</p>	<p><b>Compliant.</b></p> <p>The proposed works are located within an existing "Urban Area" in accordance with Figure 2: General Policy Plan of the NCP.</p>
<p>c) The planning of urban areas should seek to introduce measures through</p>	<p><b>Compliant.</b></p> <p>Urban consolidation can be described as "<i>...the policy of constraining further</i></p>



<p>which urban consolidation may occur.</p>	<p><i>development and population growth to within the boundaries of pre-existing urban areas rather than expanding outward into suburban areas”.</i></p> <p><i>This proposal meets the definition of urban consolidation through increasing the existing number of dwellings on the site from one to two. Doubling the number of dwellings on an existing residential site, reduces the need for expanding an existing suburban area”.</i></p> <p>This proposal is <u>not</u> inconsistent with this planning provision.</p>
<p>d) The hills, ridges and other major open space will form the separation between towns and will be kept largely free of urban development, to act as a backdrop and setting for the city.</p>	<p><b>Compliant.</b></p> <p>This proposal is limited to the boundary of the site (Block 13 Section 7 Forrest) and its associated verge.</p> <p>The existing hills, ridges and other major open space are ‘<i>unlikely</i>’ to be impacted by this proposal.</p>
<p>e) Except where the boundaries are aligned with an existing leasehold, the detailed planning of urban development by the Territory planning authority will determine the boundary between Urban Areas and other land use categories. Before detailed plans are approved, certification must be obtained from the National Capital Authority that the proposals are not inconsistent with the Plan.</p>	<p><b>Compliant.</b></p> <p>This proposal is limited to the boundary of the site (Block 13 Section 7 Forrest) and its associated verge.</p> <p>This proposal will <u>not</u> alter any existing boundaries between Urban Areas and other land use categories.</p> <p>Block 13 Section 7 Forrest is located with an Urban Area as defined in Figure 2: General Policy Plan of the NCP. The proposed works will <u>not</u> alter the existing land uses as defined in Figure 2 of the NCP.</p>
<p>f) Any areas potentially affected by Scrivener Dam flood inundation may only be developed where it is demonstrated that Scrivener Dam meets flood safety and operational requirements, based on the applicable Australian National Committee on Large Dams (ANCOLD) guidelines.</p>	<p><b>Compliant.</b></p> <p>The proposed works are ‘<i>unlikely</i>’ to be impacted by Scrivener Dam flood inundation.</p> <p>The subject site is part of the Molonglo River Catchment.</p> <p>DP conducted an Actmapi desktop search, the search concluded that the site is located outside of a “known” flood area. The below Actmapi image shows the current extent of 1</p>

	<p>in 100-year flooding as of 28 March 2023. Forrest the suburb as a whole is located outside of the blue 1 in 100-year flood area depicted on image below.</p> 
<p>g) Planning of urban areas in Molonglo should make provision for a distinct, accessible and legible link, of a minimum width of 70 metres between Stromlo Forest Park and the National Arboretum Canberra.</p>	<p><b>Not Applicable.</b></p> <p><u>No</u> works are proposed to any areas in Molonglo as a part of this proposal. This planning provision is <u>not</u> relevant to the assessment of this application.</p>
<p><b>Part 3.3.4 Permitted Land Uses in Urban Areas</b></p>	<p><b>Designated Planning Response</b></p>
<p>a) The range and nature of uses permitted in Urban Areas includes those uses compatible with residential, commercial, community, cultural, recreational and industrial activity, other than uses not permitted in the Territory Plan. In particular, however, the range of permitted uses includes:</p> <ul style="list-style-type: none"> <li>• Parliamentary Use, National Capital Use and Diplomatic Missions, within Designated Areas</li> <li>• other Commonwealth purposes, on National Land.</li> </ul>	<p><b>Compliant.</b></p> <p>The proposed 'Residential' works are <u>not</u> inconsistent with the range and nature of uses permitted in the Urban Areas.</p> <p>'Residential' uses are permitted within the Urban Areas.</p> <p>The proposed works are <u>not</u> inconsistent with this planning provision.</p>

### Part 4.1 – The Central National Area

Part 4.1 – The Central National Area	Designated Planning Response
<p>The Central National Area includes the following Precincts:</p> <ol style="list-style-type: none"> <li>1. Parliamentary Zone</li> <li>2. Barton</li> <li>3. Deakin/Forrest Residential Area</li> <li>4. City Hill</li> <li>5. West Basin</li> <li>6. Constitution Avenue and Anzac Parade</li> <li>7. Australian Defence Force Academy, Royal Military College Duntroon, and Campbell Park Precinct</li> <li>8. Australian National Botanic Gardens</li> <li>9. Jerrabomberra Wetlands</li> <li>10. Lake Burley Griffin and Foreshores</li> <li>11. Acton Peninsula</li> <li>12. Diplomatic Precinct (Yarralumla, Deakin, O’Malley and Curtin)</li> <li>13. Australian Institute of Sport</li> <li>14. Australian National University</li> <li>15. CSIRO Black Mountain</li> <li>16. Canberra Airport (within the Central National Area however not within Designated Areas).</li> </ol> <p>Main Avenues and Approach Routes are subject to a Precinct Code as they are within Designated Areas, but are not part of the Central National Area.</p>	<p><b>Compliant.</b></p> <p>Block 13 Section 7 Forrest forms part of the Deakin/Forrest Residential Precinct Code. The Deakin/Forrest Residential Precinct Code forms part of the Central National Area.</p>
Part 4.1.1 – General Policies for the Central National Area	Designated Planning Response
<p>Development in the Central National Area will be guided by the principles below. The principles direct future public and private investment in core areas of the capital where</p>	

opportunities are created for vibrant, mixed-use precincts alongside cultural institutions, government buildings and major national attractions. They restore the intended urbanity and vitality of Canberra as a cosmopolitan lakeside city.

The following general policies will form a basis for planning and urban design decisions for the Central National Area, its landscape setting and approaches. These include:

<p><b>1. Protect the Griffins' vision by:</b></p> <p>a. fostering recognition of the 1918 Griffin Plan as a work of national and international cultural significance, and conserve those elements that contribute to this significance in a sustainable manner whilst allowing for the evolution of the city in contemporary terms</p>	<p><b>Compliant.</b></p> <p>This proposal revitalises the Griffin vision with growth in the Central National Area. The proposed works provide the conditions for growth of a mature, prosperous city; and contribute to the achievement of a more compact, sustainable city form through urban consolidation and good design practice(s).</p>
<p>b. recognising that Canberra is a young city and ensure that future development continues to give expression to the visual geometry, built form, landscape and cultural vitality of the 1918 Griffin Plan</p>	<p><b>Compliant.</b></p> <p><u>No</u> existing residential block boundaries or existing road geometries are proposed to be altered as a part of this proposal.</p>
<p>c. recognising that some elements (for example, the Australian War Memorial and Parliament House) are successful reinterpretations of the 1918 Griffin Plan which are consistent with and strengthen the framework and spirit of the Plan.</p>	<p><b>Compliant.</b></p> <p>The proposed works strengthen the framework and spirit of the Griffin Plan through the encouragement of urban growth, breathing life into the heart of the capital.</p> <p>Urban consolidation of this site encourages urban growth, enlivening our capital.</p>
<p><b>2. Building on the Griffins' vision by:</b></p> <p>a. maintaining the 1918 Griffin Plan as the primary organising framework of the city's urban form, landscape and symbolism</p>	<p><b>Compliant.</b></p> <p>The proposal is <u>not</u> inconsistent with this planning provision. The proposed works are consistent with the principle residential character of the area.</p>
<p>b. fostering Canberra's unique sense of place that has evolved from the Griffins' planning principles</p>	<p><b>Compliant.</b></p> <p>The proposed dwellings have the highest quality architectural treatment, reflecting the prestigious character of the area. The proposed dwellings have legible entries, articulated and modulated facades to ensure excellent urban design outcomes are achieved and to a standard befitting for the Central National Area that also foster</p>

	<p>Canberra's unique sense of place that evolved from the Griffin's planning principles.</p>
<p>c. maintaining the Garden City and City Beautiful values which underpin Canberra's quality of life</p>	<p><b>Compliant.</b></p> <p>The proposed landscaping maintains the Garden City and City Beautiful The proposed landscaping is "beautiful" and promotes a harmonious social order that suggests an increase the quality of life for residents and the greater public.</p>
<p>d. continuing to give expression to the principles of the 1918 Griffin Plan – its visual geometry, built form, landscape spaces and cultural vitality – in order to maintain its integrity as a work of cultural significance which is internationally recognised</p>	<p><b>Compliant.</b></p> <p>No existing residential block boundaries or existing road geometries are proposed to be altered as a part of this proposal.</p> <p>Forrest is a neighbourhood that respects its rich garden suburb legacy. The historical significance and "garden suburb" character of its streetscapes, open spaces and parkland is valued and this proposal aims to conserve and enhance the garden suburb.</p> <p>The proposed landscaping is designed in accordance with the Deakin/Forrest Residential Landscape Guidelines and Deakin/Forrest Residential Precinct Code of the NCP.</p> <p>Not less than 40% of the total site area has been dedicated to soft landscaping, with generous amounts of soft planting encircling each dwelling.</p> <p>There has been the trend in past decade some of the existing dwellings in Forrest have been renovated to varying degrees to modernise or to adapt to contemporary ways of life. Some residents have elected to demolish their dwellings altogether and rebuild new houses that better suit their needs; some have elected to build dual occupancies. This proposal aims to demolish the existing single detached dwelling and replace it with two new detached houses that better suit a modern family's needs. The proposal however is consistent with the principal character of this garden suburb, the low-density character, established street</p>

	trees and mature garden setting have been proposed/retained as far as practicable.
e. continuing to reinforce and, where possible, express the integrity of the Griffins' visual structure by strengthening the geometry and form of Main Avenues, vistas and public spaces	<b>Compliant.</b> <u>No</u> existing residential block boundaries or existing road geometries are proposed to be altered as a part of this proposal.
f. refocusing the symbolic framework of the 1918 Griffin Plan by consolidating development of national symbols and spaces for commemoration and celebration on the land and water axes, and within the National Triangle	<b>Compliant.</b> The proposal is <u>not</u> inconsistent with this planning provision.
g. maintaining the geometry and where practicable the fine-grain pattern of the streets and blocks of the 1918 Griffin Plan	<b>Compliant.</b> <u>No</u> existing residential block boundaries or existing road geometries are proposed to be altered as a part of this proposal.
h. strengthening the landscape framework from the natural setting of the hills, water courses and parks to the character of its streets as generously-scaled corridors for formal plantings of broad-canopy trees	<b>Compliant.</b> <u>No</u> existing residential block boundaries or existing road geometries are proposed to be altered as a part of this proposal. There are <u>no</u> changes proposed to the existing formal plantings along Hobart Avenue. The proposed landscaping to the site and verge will strengthen the landscape framework of the site and locality.
i. maintaining the metropolitan structure principles of Canberra's planning legacy of environmentally balanced urban extensions: design with nature; undeveloped hills and valleys; landscape containment and greenbelts; low traffic congestion; long-term public transport reservations; provision for walking and cycling; and protection of the Central National Area	<b>Compliant.</b> The proposed works are proposed on Block 13 Section 7 Forrest and associated verge only. There are <u>no</u> "works" proposed to any existing undeveloped hills and valleys; landscape containment and/or greenbelt areas as a part of this proposal.



<p>j. maintaining a mix of tree species which enriches the landscape by providing beauty, shade, shelter and wildlife habitats and enhances the built environment.</p>	<p><b>Compliant.</b> A range of tree species are proposed to enrich the landscape. See Landscape Drawings submitted as a part of the application for details.</p>
<p><b>3. Revitalise the vision with growth in the Central National Area by:</b></p> <p>a. reinstating the Griffins' intended unity between the Central National Area, its setting and the everyday life of the city</p>	<p><b>Compliant.</b> The proposed works are <u>not</u> inconsistent with this planning provision.</p>
<p>b. delivering the richness and vitality of the Griffins' vision by ensuring that City and surrounding neighbourhood precincts are strongly connected with the Central National Area, especially with Lake Burley Griffin and its surrounding parks</p>	<p><b>Compliant.</b> The proposed works do <u>not</u> propose any changes to the existing connections to the Central National Area, Lake Burley Griffin and its surrounding parks.</p>
<p>c. accommodating growth in Canberra Central to contribute to a compact, sustainable city that fosters a healthy community, and offers: increased housing, employment and recreation choices; ease of movement; integrated transport and land-use; and respect for the natural environment</p>	<p><b>Compliant.</b> This proposal increases the number of housing choices on Block 13 Section 7 Forrest increasing the existing number of dwellings on the site from one dwelling to two detached residential dwellings.  The dwellings maintain a low-density style character keeping with the principle character of the general locality.</p>
<p>d. developing the central areas of Canberra, such as City and Constitution Avenue, to the urban scale and diversity intended to consolidate the central areas of Canberra.</p>	<p><b>Compliant.</b> This provision is <u>not</u> relevant to the assessment of this proposal. <u>No</u> "works" are proposed within the City or Constitution Avenue as a part of this proposal.</p>
<p>e. managing change – particularly in terms of traffic and development – to preserve the historic landscapes, Garden City and City Beautiful values, and the dignity of the Central National Area</p>	<p><b>Compliant.</b> This proposal seeks NCA works approval for the demolition of the existing single detached residential dwelling and construction of two (2) detached dwellings on Block 13 Section 7 Forrest. The proposed works are consistent with the permitted land use for this site in accordance with the NCP.</p>


	<p>To avoid parking dominating the streetscape, the proposed dwellings include a basement level for the storage of vehicles. The basement level removes the need for the construction of additional garage/carport structures on the site allowing other elements of the dwelling designs and landscaping to dominate the streetscape.</p> <p>Proposed hedging along the front boundary of the site provides a green screen from the streetscape and improves the landscape quality and aesthetics of the site. The proposed soft landscaping contributes to the environmental quality which is a feature of Canberra's designated area character.</p> <p>Existing verge crossing location will be retained. No additional verge crossings are proposed.</p> <p>The proposed works are compliant with this planning provision.</p>
<p>f. using public investment in infrastructure to guide private investment, to enhance the vitality, accessibility and national significance of the public domain of the 1918 Griffin Plan, and to generate economic growth</p>	<p><b>Compliant.</b></p> <p>This proposal is <i>not</i> inconsistent with this planning provision.</p>
<p>g. fostering a greater level of activity, choice, connectivity and accessibility in the central areas of Canberra.</p>	<p><b>Compliant.</b></p> <p>This proposal provides for a greater choice of housing on Block 13 Section 7 Forrest.</p>
<p><b>4. Link the city to the Central National Area by:</b></p> <p>a. reducing the physical barriers between the Central National Area, City Centre and surrounding neighbourhood precincts</p>	<p><b>Compliant.</b></p> <p>This proposal is <i>not</i> inconsistent with this planning provision.</p>
<p>b. fostering exchange between local and national activities</p>	<p><b>Compliant.</b></p> <p>This proposal is <i>not</i> inconsistent with this planning provision.</p>
<p>c. harnessing the cultural and economic links between the City</p>	<p><b>Compliant.</b></p>



Centre and surrounding neighbourhood precincts	This proposal is <u>not</u> inconsistent with this planning provision.
d. facilitating the development of physical connections and urban form to enable greater interaction and exchange between the Australian National University, the Central National Area and City Centre.	<b>Compliant.</b> This proposal is <u>not</u> inconsistent with this planning provision.
<b>5. Extend the City to the Lake by:</b>	<b>Compliant.</b>
a. developing a variety of waterfront activities on the Lake which are diverse in urban, recreational and ceremonial character and are accessible to the public along the waterfront	This planning provision is <u>not</u> relevant to the nature of this works application.
b. enhancing lake-based tourist facilities and experiences	<b>Compliant.</b> This planning provision is <u>not</u> relevant to the nature of this works application.
c. maintaining and enhancing the ecological integrity of the lake shore through environmental management requirements for any new development adjacent to or on the lake	<b>Compliant.</b> This planning provision is <u>not</u> relevant to the nature of this works application.
d. developing natural drainage corridors as linear parks and pedestrian/cycle paths to connect with the lake parklands.	<b>Compliant.</b> This planning provision is <u>not</u> relevant to the nature of this works application.
<b>6. Reinforce the Main Avenues by:</b>	<b>Compliant.</b>
a. realising the identified Main Avenues of Constitution, Northbourne, Commonwealth, Kings, University, Sydney, Brisbane, and part of Canberra Avenue as multi-use boulevards providing corridors of higher-density mixed-use development, public transport, broad tree-lined footpaths with potential for outdoor dining and street parking	There are <u>no</u> “works” proposed to Constitution, Ave, Northbourne Ave, Commonwealth Ave, Kings Ave, University Ave, Sydney Ave, Brisbane Ave or Canberra Ave.

<p>b. preventing the Central National Area from being overwhelmed by through traffic</p>	<p><b>Compliant.</b></p> <p>There are <u>no</u> changes proposed to existing road network. The demolition of one single detached residential dwelling and construction of two (2) new dwellings on the site, is ‘<i>unlikely</i>’ to create “overwhelming” traffic in the Central National Area.</p>
<p>c. providing flexible, efficient and sustainable public transport and pedestrian and bicycle systems that reduce car dependency</p>	<p><b>Compliant.</b></p> <p>There are <u>no</u> changes proposed to the existing public transport, pedestrian, and bicycle systems as a part of this proposal.</p> <p>Block 13 Section 7 Forrest is located near Manuka and Deakin shops.</p> <p>The future residents of the proposed dwellings can reduce their car dependency from living in the central national area and within a close proximity to Manuka and Deakin.</p> <p>Furthermore, Action public bus services also run three (3) separate bus services through Forrest (route numbers 57, 58 and 59). Route 59 has a bus stop at the Forrest Primary School on National Circuit, this is the closest bus stop to the subject site. Route 59 enables passengers to commute between City, Russell, Barton, Forrest and Woden Interchange.</p> <p>The proposed works are <u>not</u> inconsistent with this planning provision.</p>

	
<p>d. developing a sufficient density and mix of land uses to support public transport</p>	<p><b>Compliant.</b></p> <p>The proposal to increase density on Block 13 Section 7 Forrest provides for a sufficient density to support public transport.</p>
<p>e. improving the urban design and streetscape qualities of the Main Avenues as approaches to the Central National Area</p>	<p><b>Compliant.</b></p> <p>The proposed landscaping works will improve the streetscape qualities of Hobart Avenue being a Main Avenue in the NCP.</p> <p><u>Below Photo of Existing Hobart Avenue Frontage.</u></p> 

	<p><u>Below Architectural Render of Proposed Hobart Avenue Frontage Houses 1 and 2.</u></p>  <p>The proposed landscaping will formalise the Hobart Avenue street frontage with a selection of site suitable plant/tree species recommended by registered landscape architects Harris Hobbs. The proposed works improve the overall urban streetscape, aesthetic of the locality and formality of the Main Avenue.</p>
<p>f. maintaining the ease and comfort of movement around the city to cater for a diversity of pedestrian, cycle, vehicular and public transport modes</p>	<p><b>Compliant.</b></p> <p>There are <u>no</u> changes proposed to the existing vehicular, public transport, pedestrian, and bicycle systems as a part of this proposal.</p>
<p>g. providing streets with a quality architecture and landscape character that fosters a compact, connective and pedestrian-friendly environment for central city living</p>	<p><b>Compliant.</b></p> <p>Thursday Architecture ensured their designs for the proposed dwellings are of high quality and of an appropriate scale and character consistent with the requirements of the relevant provisions of the NCP.</p> <p>A high-quality palette of materials and neutral toned finishes have been proposed to complement the rich character of the area.</p>
<p>h. reducing the barriers of major roads to make it easier for people to access the public spaces of the city, particularly in the Central National Area.</p>	<p><b>Compliant.</b></p> <p>There are <u>no</u> changes proposed to the existing vehicular, public transport, pedestrian, and bicycle systems as a part of this proposal.</p>
<p><b>7. Link national attractions by:</b></p> <p>a. maintaining the Central National Area as the appropriate setting for the presentation of events, ceremonies and celebrations of national and international significance, so that Australians</p>	<p><b>Compliant.</b></p> <p>The proposed works are limited to the site boundary of Block 13 Section 7 Forrest and its adjoining verge only.</p> <p><u>No</u> changes are proposed to the existing areas of the Central National Area that are</p>

<p>might better understand their culture and history – and showcase them to the world.</p>	<p>settings for the presentation of events, ceremonies, and celebrations of national and international significance.</p> <p>Block 13 Section 7 Forrest is a 'residential' site.</p>
<p>b. consolidating national and international tourism activity in the Central National Area to enhance the visitor experience and appreciation of the symbolic role of Canberra as the National Capital.</p>	<p><b>Compliant.</b></p> <p>The proposed works will <i>not</i> alter the level of existing national and international tourism activity in the Central National Area.</p> <p>The nature of this proposal (being the redevelopment of one residential site in Forrest) is '<i>unlikely</i>' to make any significant difference to national and international tourism activity in the Central National Area.</p>
<p>c. developing existing and new national cultural attractions to complement the settings of existing memorials and national symbols, and to enhance economic benefits for the Australian Capital Territory community.</p>	<p><b>Compliant.</b></p> <p>The nature of this proposal (being the redevelopment of one residential site in Forrest) is '<i>unlikely</i>' to make any significant difference to the economic benefits for the Australian Capital Territory community.</p>
<p>d. developing network concepts to link national attractions in the Central National Area, improving legibility and way finding for visitors, and linking existing public domain and transport networks.</p>	<p><b>Compliant.</b></p> <p>The nature of this proposal (being the redevelopment of one residential site in Forrest) is '<i>unlikely</i>' to make any significant difference to developing network concepts to link national attractions in the Central National Area.</p>
<p>e. engaging new cultural and government buildings with the daily life of the city by connecting them to diverse and mixed-use districts that support a range of public activities, including shopping, dining and entertainment</p>	<p><b>Compliant.</b></p> <p>This planning provision is <i>not</i> relevant to the nature of this proposal. The proposal is <i>not</i> inconsistent with this planning provision.</p>
<p>f. reinforcing corridors of tourist activity with additional attractions and supportive land uses such as retail, restaurant and hotel developments</p>	<p><b>Compliant.</b></p> <p>This planning provision is <i>not</i> relevant to the nature of this proposal. The proposal is <i>not</i> inconsistent with this planning provision.</p>

<p>g. protecting and enhancing ecological values of the Central National Area as a site for eco-tourism</p>	<p><b>Compliant.</b></p> <p>This proposal does <i>not</i> relate to eco-tourism initiatives.</p>
<p>h. identifying opportunities for developing eco-tourism activities in the Central National Area, provide connections to the National Capital Open Space System, and reinforce Canberra's identity and environmental integrity as the 'Bush Capital'</p>	<p><b>Compliant.</b></p> <p>A desktop search on Actmapi conducted by DP on 28 March 2023 confirmed that:</p> <ul style="list-style-type: none"> <li>• There are <i>no</i> recorded 'heritage registrations' on Block 13 Section 7 Forrest; and</li> <li>• There are <i>no</i> recorded significant plants and animals including declining, rare and threatened species and endangered ecological communities listed under the <i>Nature Conservation Act 2014</i> or the <i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC), vegetation communities, connectivity, and details of trees on the ACT Tree Register on Block 13 Section 7 Forrest.</li> </ul>
<p>i. enhancing the provision of lake and land-based recreational and tourism opportunities within a predominantly public open space setting</p>	<p><b>Compliant.</b></p> <p>This planning provision is <i>not</i> relevant to the nature of this proposal. The proposal is <i>not</i> inconsistent with this planning provision.</p>
<p>j. enhancing the sense of arrival for visitors to the National Capital by improving the quality of the approach routes and by progressively formalising the gateway experiences at key city thresholds, culminating in arrival at the Central National Area</p>	<p><b>Compliant.</b></p> <p>The proposal will improve streetscape of the site fronting Main Avenue Hobart Avenue. The proposal is not able to enhance a sense of arrival for visitors to the National Capital as the site is <i>not</i> located on an Approach Route.</p>
<p>k. enhancing the vistas to the national attractions and icons.</p>	<p><b>Compliant.</b></p> <p>Should the site be visible from any aspect at Parliament House, the vista to the site will be enhanced as a result of the proposed site redevelopment.</p>



Part 4.1.2 – Detailed Conditions of Planning, Design and Development	Designated Planning Response
<p>In the Parliamentary Zone (the area bounded by the southern edge of the Lake, Kings Avenue, State Circle and Commonwealth Avenue):</p> <p>Land uses will comprise:</p> <p>Parliamentary Uses and National Capital Uses, including national legislative, judicial and executive functions, and Commonwealth cultural institutions</p> <p>such other uses, including a limited range of commercial uses and tourism facilities that complement and enhance the function and character of the area.</p> <p>Development must be guided by the principles, policies and Indicative Development Plan for the Parliamentary Zone set out in the Parliamentary Zone Precinct Code.</p>	<p><b>Compliant.</b></p> <p>Block 13 Section 7 Forrest is <u>not</u> located within the Parliamentary Zone.</p> <p>Block 13 Section 7 Forrest is located within the Deakin/Forrest Residential Precinct. The permitted land use for the site is 'Residential'.</p> <p>The proposed works are consistent with the permitted 'Residential' land uses for the site as defined on Figure 30: Land Use for Deakin/Forrest Residential Precinct of the NCP.</p>
<p>Other parts of the Designated Areas will be used in accordance with relevant Precinct Codes.</p>	<p><b>Compliant.</b></p> <p>Block 13 Section 7 Forrest is located within the Deakin/Forrest Residential Precinct. The proposed works are <u>not</u> inconsistent with the Deakin/Forrest Residential Precinct Code of the NCP. See below table for assessment of this proposal against this Precinct Code.</p>
<p>Land uses will relate primarily to national functions. This should not, however, preclude the establishment of appropriate ACT Government functions, suitably located.</p>	<p><b>Compliant.</b></p> <p>Where inconsistencies exist in the NCP between provisions of applicable Codes, Precinct Codes take precedence over General Codes.</p> <p>The proposed works are consistent with the permitted land uses as defined on Figure 30: Land Use for Deakin/Forrest Residential Precinct Code of the NCP.</p>
<p>Consideration of commercial uses in those parts of the Designated Area that lie in the City will have regard to the planning effects on City as well as on the Central National Area.</p>	<p><b>Compliant.</b></p> <p>This planning provision is <u>not</u> relevant to the nature of this proposal. The proposal is <u>not</u> inconsistent with this planning provision.</p>

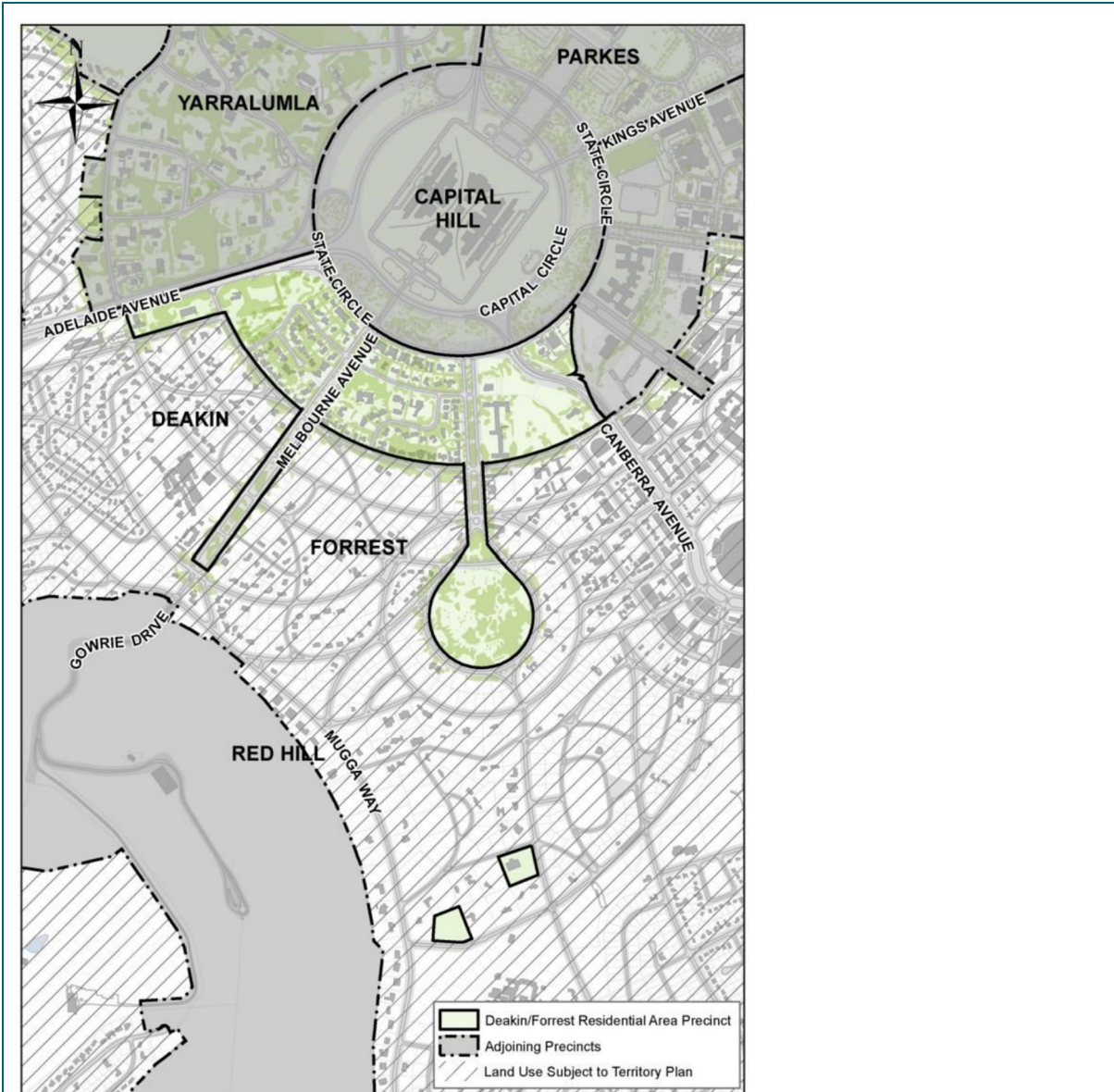
<p>Special consideration will be given to community, cultural, residential, tourism, entertainment and leisure uses which complement and enhance the function and character of the Designated Area.</p>	<p><b>Compliant.</b></p> <p>This planning provision is <i>not</i> relevant to the nature of this proposal. The proposal is <i>not</i> inconsistent with this planning provision.</p>
<p>Traffic capacity and traffic arrangements on major routes in the Designated Area will be planned to ensure safe and dignified access for all ceremonial occasions, and for residents, staff, tourists and visitors.</p>	<p><b>Compliant.</b></p> <p>This planning provision is <i>not</i> relevant to the nature of this proposal. The proposal is <i>not</i> inconsistent with this planning provision.</p>
<p>The transport system within the Designated Area will be planned and managed for volumes of traffic and parking consistent with the significance and use of the area. Transport infrastructure should foster the use of transport systems which minimise adverse effects from vehicular traffic.</p>	<p><b>Compliant.</b></p> <p>There are <i>no</i> changes proposed to existing road network. The demolition of one single detached residential dwelling and construction of two (2) new dwellings on the site, is '<i>unlikely</i>' to create overwhelming traffic in the Central National Area.</p> <p>No changes are proposed as a part of this proposal to the existing vehicular, public transport or bicycle/pedestrian routes.</p>
<p>The urban design of the area is to achieve an integrated design of the highest quality by managing building height and bulk, and by encouraging building forms and layouts on consistent building alignments which enhance the structure of the Griffins' plans.</p>	<p><b>Compliant.</b></p> <p>The proposed dwellings respect the design and character of adjacent buildings in terms of scale, colour, materials, massing and frontage alignment.</p> <p>There are <i>no</i> changes proposed to the existing block boundary locations, therefore the proposed works are '<i>unlikely</i>' to change the existing geometry of Griffin's plan.</p>
<p>New development should seek to respect the design and character of adjacent buildings in terms of scale, colour, materials, massing and frontage alignment.</p>	<p><b>Compliant.</b></p> <p>The proposed dwellings respect the design and character of adjacent buildings in terms of scale, colour, materials, massing, and frontage alignment.</p> <p>There has been the trend in past decade some of the existing dwellings in Forrest have been renovated to varying degrees to modernise or to adapt to contemporary ways of life. Some residents have elected to demolish their dwellings altogether and rebuild new houses that better suit their needs; some have elected to build dual</p>



	<p>occupancies. This proposal aims to demolish the existing single detached dwelling and replace it with two new detached houses that better suit a modern family's needs. The proposal however is consistent with the principal character of this garden suburb, the low-density character, established street trees and mature garden setting have been proposed/retained as far as practicable.</p>
<p>Individual development proposals will be assessed on their merits in respect to sunlight penetration, amenity, pedestrian and vehicle access. No buildings taller than RL617 will be permitted in the Designated Area, but the general building height will be 3-4 storeys except where the National Capital Authority determines otherwise.</p>	<p><b>Compliant.</b></p> <p><u>No</u> buildings taller than RL617 are proposed as a part of this proposal.</p> <p>Where inconsistencies exist in the NCP between provisions of applicable Codes, Precinct Codes take precedence over General Codes.</p> <p>Proposed building heights are consistent with the requirements of the Deakin/Forrest Residential Precinct Code of the NCP. The Deakin/Forrest Residential Precinct Code takes precedence over The Central National Area.</p> <p>It is noted that the NCA assesses proposals on their merits with respect to sunlight penetration, amenity, pedestrian, and vehicle access. It is in the opinion of DP, that the proposed works are consistent with the performance standards of the NCP Design and Siting General Code with respect to sunlight penetration, amenity, pedestrian, and vehicle access.</p> <p>Under the NCP Design and Siting General Code works approval may be given under special circumstances when the performance standards can be achieved without complete compliance with the quantitative standards.</p>
<p>Buildings in the area must show an appropriate quality of architectural design consistent with their location in this area of special national importance.</p>	<p><b>Compliant.</b></p> <p>There has been the trend in past decade some of the existing dwellings in Forrest have been renovated to varying degrees to modernise or to adapt to contemporary ways of life. Some residents have elected to demolish their dwellings altogether and rebuild new houses that better suit their</p>

	<p>needs; some have elected to build dual occupancies. This proposal aims to demolish the existing single detached dwelling and replace it with two new detached houses that better suit a modern family's needs. The proposal is consistent with the principal character of this garden suburb, the low-density character, established street trees and mature garden setting have been proposed/retained as far as practicable.</p> <p>The high-quality architecture of the proposed dwellings will enhance the special national importance of this area. The proposed architectural vernacular is in harmony with the general development of the area.</p>
<p>Direct access to and from major roads will be permitted where practicable and not inconsistent with traffic safety requirements. The design and maintenance of all roadways and parking areas, including their associated landscaping, signs and lighting, will be of a consistently high quality.</p>	<p><b>Compliant.</b></p> <p>Access to and from major roads will <u>not</u> alter as a result of this proposal.</p> <p><u>No</u> roadways or public parking areas are proposed to be constructed as a part of this proposal.</p> <p>Private vehicle parking has been provided at the specified rate outlined in the NCP.</p> <p>The existing verge crossing will be retained.</p> <p>The proposed works will enhance the character of the National Capital through the proposed high quality architectural and landscape design of the site.</p>
<p>Commonwealth, Kings and Constitution Avenues, the avenues connecting the nodal points of the National Triangle, are of critical significance in delineating the geometric form of the Griffins' plans. They are not only the primary movement routes, but they are powerful generators of structure and urban form. Their formal expression is paramount and is to be achieved by strong avenue planting, consistent road design, special lighting and detailing. Building heights and setbacks will be planned to ensure consistency and continuity. Setbacks for buildings adjacent to Kings and Commonwealth Avenues should generally be 15 metres. Setbacks for buildings</p>	<p><b>Compliant.</b></p> <p>Where inconsistencies exist in the NCP between provisions of applicable Codes, Precinct Codes take precedence over General Codes.</p> <p>The proposed works are consistent with the building height provisions of the Deakin/Forrest Residential Precinct Code.</p> <p>The proposed side, rear and front setbacks for each dwelling are consistent with the relevant provisions of the Part 4.19: Design and Siting General Code of the NCP.</p> <p>Refer below for assessment against the Design and Siting Code.</p>

<p>adjacent to eastern side of Kings and western side of Commonwealth Avenues north of Lake Burley Griffin should be 10 metres.</p>	
<p>Landscaping is to enhance the visual setting of the Designated Area and integrate the buildings with their landscape setting. This will be carried out in accordance with a landscape masterplan to be prepared by the National Capital Authority which particularly emphasises the following landscape themes:</p> <ul style="list-style-type: none"> <li>• the formal and consistent landscaping of Main Avenues and mall spaces</li> <li>• the combination of formal and informal landscaping which occurs around the Lake's edge and is the setting for Parliament House and its adjacent area.</li> </ul>	<p><b>Compliant.</b></p> <p>Landscaping proposed is consistent with Griffin's intention for a Garden City. The proposed landscaping features the retention of large beautifully aesthetic trees on the site, in combination with the planting of evergreen hedges selected for their site suitability and suitability to the greater suburb.</p> <p>Refer Landscape Drawings for details.</p>
<p>Residential blocks must not be subdivided for separate occupation.</p>	<p><b>Compliant.</b></p> <p><u>No</u> subdivision is proposed.</p>
<p>Any proposal to subdivide land within the Central National Area will require the approval of the National Capital Authority</p>	<p><b>Compliant.</b></p> <p>Subdivision is <u>not</u> proposed.</p>
<p><b><u>Part 4.5 – Deakin / Forrest Residential Precinct Code</u></b></p>	
<p><b>Part 4.5.1 – Precinct Location</b></p>	
<p>The Deakin Forrest Residential Area Precinct comprises the area bounded by State Circle, Canberra Avenue, National Circuit and Adelaide Avenue. The precinct also encompasses the site of St. Andrew's Church, the Embassy of Italy, Collins Park and Diplomatic Missions in Red Hill.</p> <p>Figure 29 Illustrates the location of the Deakin/Forrest Residential Area Precinct.</p>	



**Figure 29: Deakin Forrest Residential Area Precinct Location**

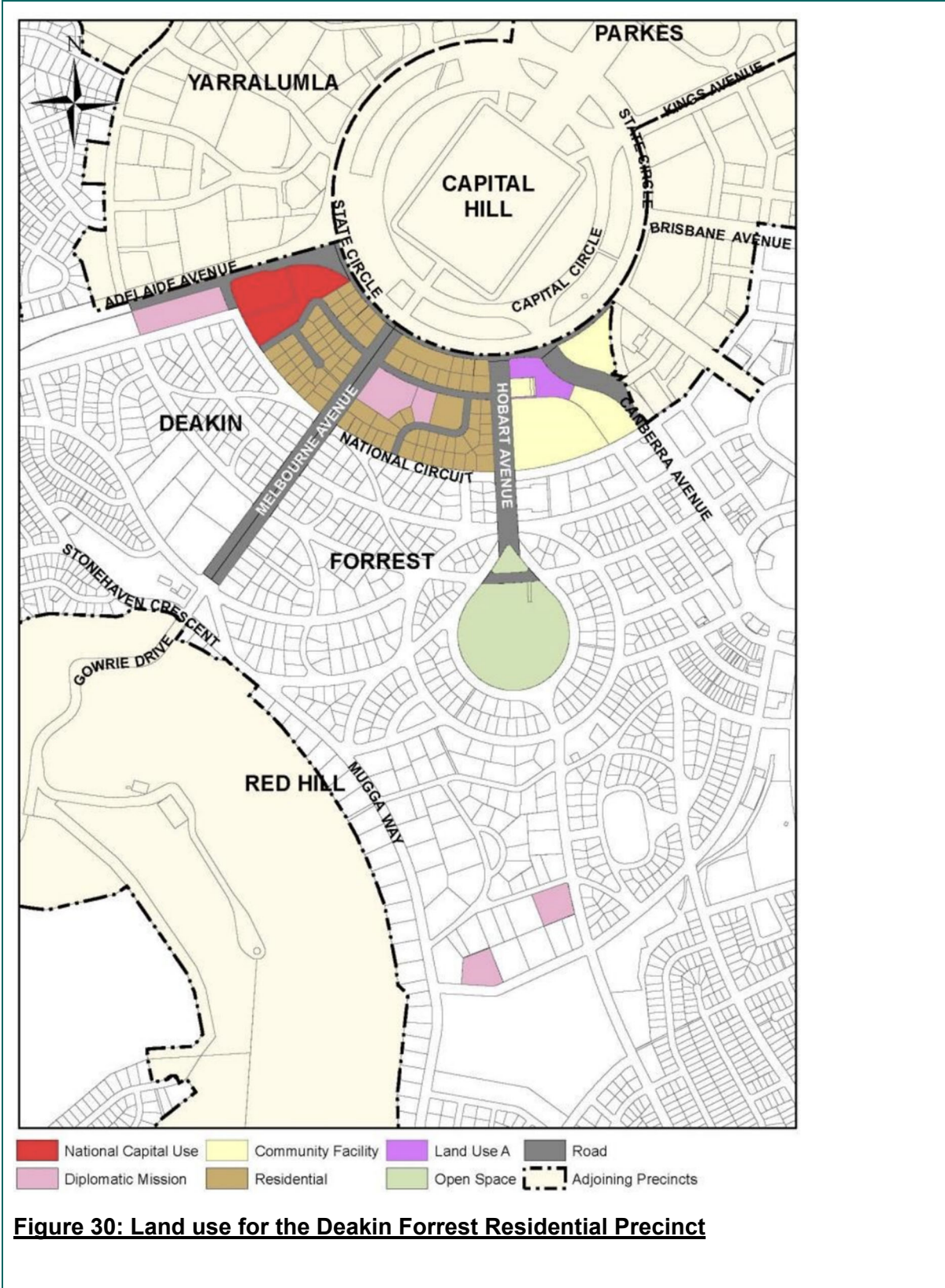
**Part 4.5.2 – Background**

The importance of the Deakin/Forrest residential area stems from its frontage to the Main Avenue of State Circle, its location within the Griffins’ Land Axis, and from its close proximity and relationship to Parliament House. The residential area is an example of the twentieth century ‘Garden City’ planning concepts that the Griffin’s adopted in their designs for Canberra.

The Deakin/Forrest residential area forms part of the original ‘Blandfordia’ subdivision by the Federal Capital Advisory Committee and the Federal Capital Commission, which was

based on 'Garden City' and 'City Beautiful' concepts. There is a National Capital interest in ensuring that development surrounding, and in close proximity to, Parliament House is of the highest design quality.

<b>Part 4.5.3 – Objectives for Deakin / Forrest Residential Area Precinct</b>	<b>Designated Planning Response</b>
<p>1. The residential areas of Deakin and Forrest that lie between State Circle and National Circuit will maintain and enhance the character of the National Capital and will be planned and developed in accordance with its national significance</p>	<p><b>Compliant.</b></p> <p>The proposed works are <u>not</u> inconsistent with this planning objective.</p> <p>The proposed works will enhance the character of the National Capital.</p>
<p>2. The principle residential character of the area and the use of the land primarily for residential purposes are to continue</p>	<p><b>Compliant.</b></p> <p>The proposed works are <u>not</u> inconsistent with this planning objective.</p> <p>The proposed works are consistent with the permitted 'residential' land use for the site.</p>
<p>3. Design of buildings in proximity to the Prime Minister's Lodge must reflect the dominant urban design character of the locality.</p>	<p><b>Compliant.</b></p> <p>The proposed works are <u>not</u> inconsistent with this planning objective.</p>
<b>Part 4.5.4 – Land Use for Deakin / Forrest Residential Area Precinct</b>	<b>Designated Planning Response</b>
<p>Land use for the Deakin/Forrest Residential Area Precinct should be in accordance with Figure 30</p>	<p><b>Compliant.</b></p> <p>Figure 30 illustrates that the permitted land use for Block 13 Section 7 Forrest is 'Residential'. The proposed works are consistent with 'Residential' land uses. The proposed works are <u>not</u> inconsistent with this planning provision.</p>






Part 4.5.4 – Land Use for Deakin / Forrest Residential Area Precinct (Continued)	Designated Planning Response
<p>The following uses are permitted on 'Residential' blocks:</p> <ul style="list-style-type: none"> <li>• Residential</li> <li>• Home Business.</li> <li>• Commercial accommodation including serviced apartments is not permitted.</li> </ul>	<p><b>Compliant.</b></p> <p>The proposed works are associated with 'Residential' land uses. The proposed works are <u>not</u> inconsistent with this planning provision.</p>
<p>Permitted land uses for 'Land Use A' are:</p> <ul style="list-style-type: none"> <li>• Residential</li> <li>• Diplomatic Mission</li> <li>• Commercial Accommodation (Hotel and Serviced Apartment only).</li> </ul>	<p><b>Not Applicable.</b></p> <p>Block 13 Section 7 Forrest is not located within 'Land Use A'. This planning provision is <u>not</u> relevant.</p>
4.5.5 Detailed Conditions of Planning, Design and Development	Designated Planning Response
<p><b>General</b></p> <p>To ensure excellent urban design for this important residential precinct adjacent to Parliament House, <b>the quantitative standards, with the exception of building height and plot ratio</b>, may be varied where it can be demonstrated that this would result in an excellent urban design outcome. All residential development proposals are subject to public notification and consultation with lessees and residents in the Deakin/ Forrest residential area.</p> <p>The general development conditions include:</p>	<p><b>Compliant.</b></p> <p>The proposed works are consistent with the NCP building height and plot ratio requirements.</p> <p>The proposed building heights do <u>not</u> exceed 8m from natural ground level, this is consistent with the requirements of the Deakin/Forrest Precinct Code for a proposal of this nature.</p> <p>The plot ratio does <u>not</u> exceed 40%, the proposed works are consistent with the requirements of the Deakin/Forrest Precinct Code for a proposal of this nature.</p> <p>This proposal is subject to public notification in accordance with the NCP and NCA's Commitment to Community Engagement Protocol.</p> <p>Thursday Architecture and the owner of the site undertook consultation with the adjoining neighbours of the site for the proposed works. The sites consulted included: 10 Hobart Avenue (Block 12 Section 7), 14</p>

	<p>Hobart Avenue (Block 14 Section 7) and 5 Talbot Street (Block 7 Section 7 Forrest).</p> <p>The owner/occupier of 5 Talbot Street (Block 7 Section 7 Forrest) supports the proposed works. See Appendix A of this town planning report for the owner/occupiers of 5 Talbot Street comments about the proposed works that were emailed to the owners of the site on 13 March 2023.</p> <p>The owner/occupier of 10 Hobart Avenue (Block 12 Section 7) was consulted by the owners of the site via a face-to-face conversation on the afternoon of Saturday 4th March 2023. Owners of 10 Hobart Avenue did <u>not</u> fully oppose the proposal, however expressed their desires to ensure their privacy is <u>not</u> impacted by proposed House 2 particularly with respect to the northern shared boundary of the site. Landscaping, fencing, including fencing heights and balustrade detailing and heights were raised.</p> <p>Thursday Architecture amended the proposal to address the neighbours' concerns, a render was also prepared to demonstrate how they have addressed matters pertaining to privacy impact(s) that House 2 may have on 10 Hobart Avenue. Refer Architectural Drawing A335.</p> <p>The level of impact(s) shown on A335 is considered acceptable and compliant with this planning provision.</p> <p>DP advised Thursday Architecture and the owner of the site that these concerns will be a matter of the NCA to determine consistency with the NCP.</p> <p>The proposed works are considered consistent with the performance standards of the NCP Design and Siting Code with respect to privacy to adjoining neighbours from the site.</p> <p>It should be noted that the NCP allows for the NCA to give approval under special circumstances when the performance</p>
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	<p>standards can be achieved without complete compliance with the quantitative standards.</p> <p>See Appendix B of this town planning report for the owner/occupiers of 10 Hobart Avenues comments for the proposed works that were emailed to the owners of the site on 13 March 2023.</p> <p>The owner/occupier of 14 Hobart Avenue (Block 14 Section 7) sent an email to the owner of the site requesting a set of proposed plans. The email did <u>not</u> indicate a level of support nor rejection of the proposal. The owner of 14 Hobart Avenue did express their concerns over the potential impacts of overshadowing on their property as a result of the proposed development, House 1 in particular.</p> <p>Thursday Architecture has undertaken overshadowing impact studies. The overshadowing modelling Thursday Architecture produced indicates an acceptable level of overshadowing to 14 Hobart Avenue, there is <u>no</u> overshadowing to the roof of 14 Hobart Avenue occurring in Winter between the hours of 7am and 3pm. Refer Architectural Drawing A334.</p> <p>DP has advised Thursday Architecture and the owner of the site that the level of acceptable overshadowing will be a matter of the NCA to determine.</p> <p>The works are considered consistent with the performance standards of the NCP Design and Siting Code with respect to overshadowing to adjoining neighbours from the site.</p> <p>This application will also be publicly notified in the Canberra Times and the NCA's website as a part of the NCA's formal works approval process. The NCA is required to also notify the adjoining neighbours formally in writing of the proposal and provide all necessary information on how to and when to provide a submission.</p>
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	<p>See Appendix C of this town planning report for the owner/occupiers of 12 Hobart Avenues comments for the proposed works.</p>
<p>The principal residential character of the area and the use of the land for residential purposes are to continue.</p>	<p><b>Compliant.</b></p> <p>There has been the trend in past decade some of the existing dwellings in Forrest have been renovated to varying degrees to modernise or to adapt to contemporary ways of life. Some residents have elected to demolish their dwellings altogether and rebuild new houses that better suit their needs; some have elected to build dual occupancies. This proposal aims to demolish the existing single detached dwelling and replace it with two new detached houses that better suit a modern family's needs. The proposal is consistent with the principal character of this garden suburb, the low-density character, established street trees and mature garden setting have been proposed/retained as far as practicable.</p> <p>The below photos demonstrate the varied styles of existing residential character of Hobart Avenue, the proposal is not inconsistent with the character of the area, in particularly the architectural vernacular of the residential dwelling of 16 Hobart Avenue.</p>  <p>(Above Photo) - 6 Hobart Avenue, Forrest ACT.</p>

	 <p>(Photo Above) - 10 Hobart Avenue, Forrest ACT.</p>  <p>(Photo Above) – 16 Hobart Avenue, Forrest ACT.</p> <p>*Above photos referenced from: <a href="https://www.allhomes.com.au/research/hobart-avenue-forrest-act-2603">https://www.allhomes.com.au/research/hobart-avenue-forrest-act-2603</a></p>
<p>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.</p>	<p><b>Compliant.</b></p> <p>The proposed dwellings are <u>no</u> more than two storeys in height and are <u>not</u> more than eight metres above Natural Ground Level (NGL). Refer Architectural Drawing No. A161 (Area Plans).</p> <p><b><u>House 1</u></b>          RL590.60 (Top of Roof) – RL583.25 (NGL)          = 7.35m          (Refer Architectural Drawing No. A201).</p> <p><b><u>House 2</u></b>          RL590.50 (Top of Roof) – RL582.86 (NGL)          = 7.64m</p>

<p>Development throughout the area, except for sites fronting State Circle, should have a maximum plot ratio of 0.4.</p>	<p><b>Compliant.</b></p> <p>Site Area = 1232m<sup>2</sup></p> <p>House 1 Total Gross Floor Area (GFA) = 238.0m<sup>2</sup></p> <p>House 2 Total GFA = 254.4m<sup>2</sup></p> <p>Total GFA House 1 + House 2 = 492.4m<sup>2</sup></p> <p>492.4m<sup>2</sup> / 1232m<sup>2</sup> = <b>40%</b></p>
<p>Design of buildings in proximity to the Prime Minister's Lodge should reflect the dominant urban design character of the locality.</p>	<p><b>Compliant.</b></p> <p>The proposed works are <u>not</u> discordant with the urban design character of the locality.</p>
<p>Roof mounted aerials, masts and satellite dishes should be located to have a low visual impact.</p>	<p><b>Noted.</b></p> <p>Final locations of roof equipment to be confirmed with NCA prior installation.</p>
<p><b>Location specific</b></p> <p>The following conditions apply to residential sites fronting State Circle between Hobart and Adelaide Avenues. The objectives of these development conditions are to:</p>	<p><b>Not Applicable.</b></p> <p>Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p>Provide for high quality residential development of a scale and character appropriate to the setting of Parliament House and the Main Avenue role of State Circle.</p>	<p><b>Not Applicable.</b></p> <p>Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p>Protect the residential amenity of rear neighbours in terms of privacy, sunlight access and provision of a landscape buffer.</p>	<p><b>Not Applicable.</b></p> <p>Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p>Reduce traffic access from residences to State Circle.</p>	<p><b>Not Applicable.</b></p> <p>Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p>Provide for a variety of housing types and sizes.</p>	<p><b>Not Applicable.</b></p> <p>Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning</p>

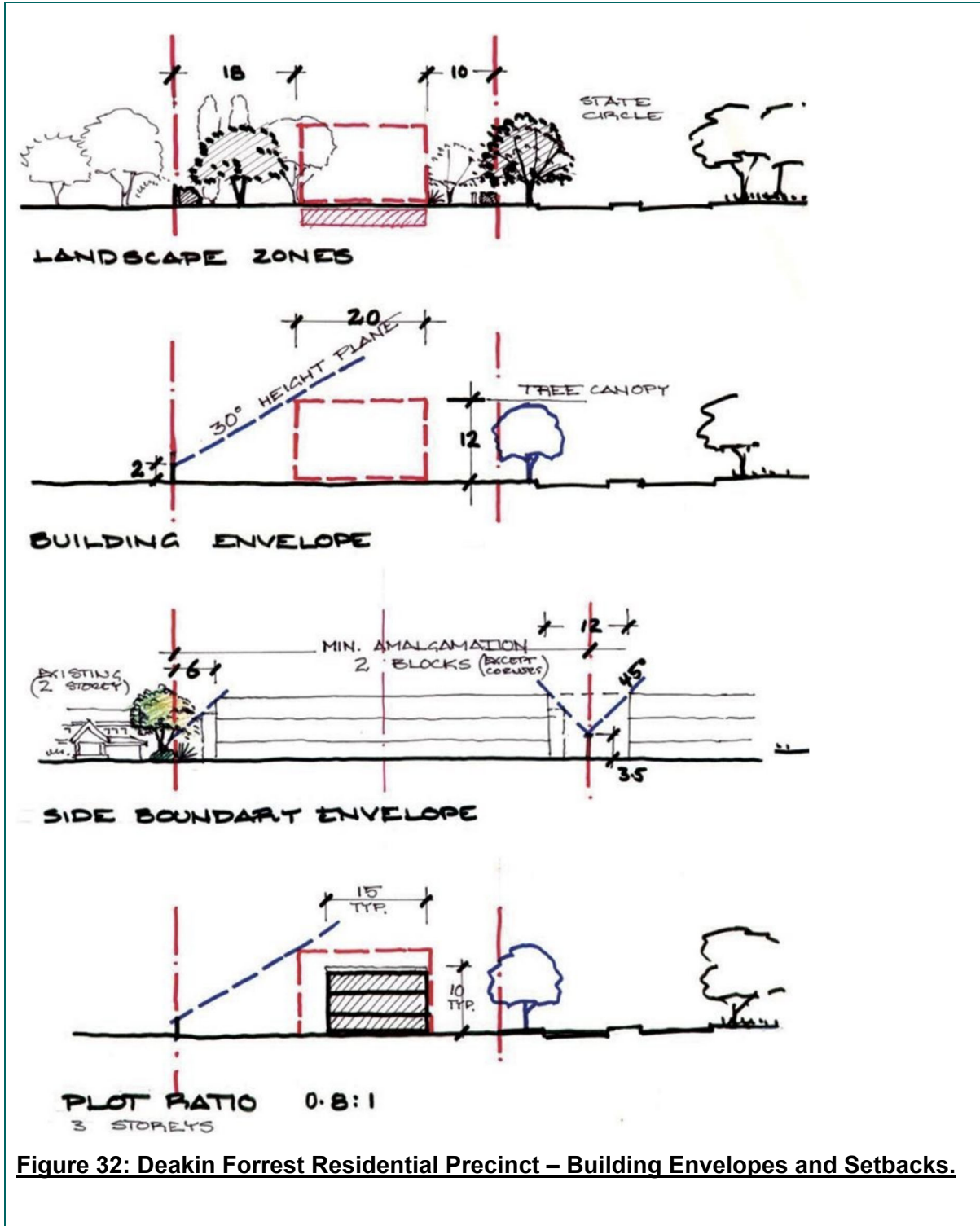
	conditions are <i>not</i> applicable to the assessment of this proposal.
<b>Block Amalgamation</b>	<b>Designated Planning Response</b>
Block amalgamation may involve more than two blocks.	<b>Not Applicable.</b> Block 13 Section 7 Forrest does <i>not</i> front State Circle, these location specific planning conditions are <i>not</i> applicable to the assessment of this proposal.
<b>Building Height</b>	<b>Designated Planning Response</b>
Any redevelopment of blocks will result in buildings that address State Circle and should be two storeys in height. If blocks are amalgamated three storeys is permissible. If a block is isolated by amalgamation three storeys may be permissible.	<b>Not Applicable.</b> Block 13 Section 7 Forrest does <i>not</i> front State Circle, these location specific planning conditions are <i>not</i> applicable to the assessment of this proposal.
<b>Plot Ratio</b>	<b>Designated Planning Response</b>
The plot ratio for residential redevelopment of existing blocks is 0.4. If sites are amalgamated the plot ratio may be up to 0.8. An exception applies to blocks flanking Melbourne Avenue (Block 1 Section 6 Forrest and Block 9 Section 3 Deakin) which are permitted to develop to a plot ratio of 0.8 without amalgamation. For other blocks, including blocks isolated by amalgamation, a plot ratio higher than 0.4 and up to a maximum of 0.8 may also be permissible (where it can be demonstrated that this would result in an excellent urban design outcome).	<b>Not Applicable.</b> Block 13 Section 7 Forrest does <i>not</i> front State Circle, these location specific planning conditions are <i>not</i> applicable to the assessment of this proposal.
<b>Architecture</b>	<b>Designated Planning Response</b>
Architectural treatment should be of the highest quality, reflecting the prestigious character of the area. The provision of legible entries, accessible from the street, is encouraged as a means of enriching the streetscape. Buildings should be modulated and provided with articulation elements such as porches, balconies, bay window and shade devices, to provide visual	<b>Not Applicable.</b> Block 13 Section 7 Forrest does <i>not</i> front State Circle, these location specific planning conditions are <i>not</i> applicable to the assessment of this proposal.

<p>interest to the streetscape. Balconies off living areas should generally have a minimum dimension of 2.5 metres.</p>	
<p>Due consideration should be given to the roof form and roofscape of buildings. Roof top plant and equipment, if required, should be carefully integrated with the roof form and design of the building and screened from public view from the street. Internal floor to ceiling dimensions should generally be a minimum of 2.7 metres to promote natural lighting and cross-ventilation, consistent with energy efficiency objectives and creation of generously scaled façades.</p>	<p><b>Not Applicable.</b></p> <p>Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p><b>Vehicle access</b></p>	<p><b>Designated Planning Response</b></p>
<p>Vehicle access should be consistent with the principle shown in Figure 31. Blocks, including amalgamated blocks, with a frontage to a road other than State Circle may have access to that road. Site planning should ensure that vehicles are able to enter and leave the site in a forward direction.</p>	<p><b>Not Applicable.</b></p> <p>Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p>The number of vehicular access points to and from State Circle should be minimised in the interests of traffic safety, convenience and streetscape quality.</p>	<p><b>Not Applicable.</b></p> <p>Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>



**Figure 31: Deakin Forrest Residential Precinct – Indicative Block Amalgamation and Access.**

Building Envelopes	Designated Planning Response
Buildings should generally be contained within the building envelopes depicted in Figure 32.	<p><b>Not Applicable.</b></p> <p>Block 13 Section 7 Forrest does <i>not</i> front State Circle, these location specific planning conditions are <i>not</i> applicable to the assessment of this proposal.</p>



**Figure 32: Deakin Forrest Residential Precinct – Building Envelopes and Setbacks.**

Setbacks	Designated Planning Response
Setback from State Circle should be 10 metres. Building articulation elements such	<b>Not Applicable.</b>

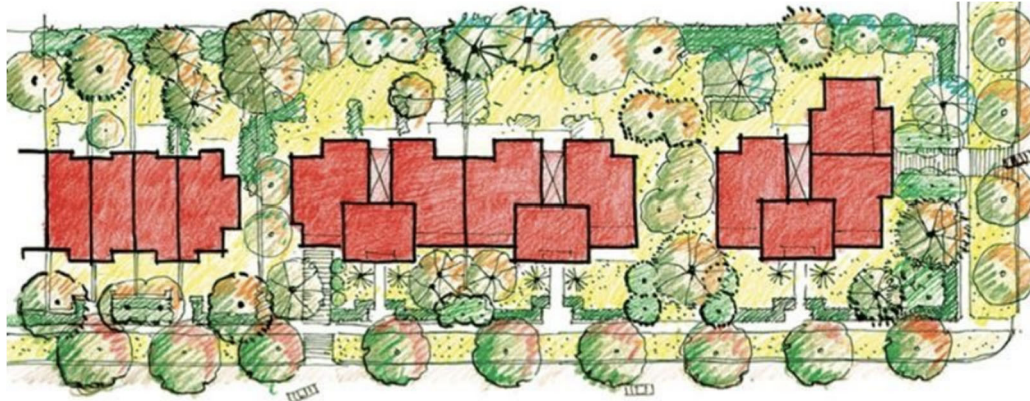


<p>as balconies, entries and shading devices may be permitted forward of the primary setback.</p>	<p>Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p>The minimum setback of buildings from side boundaries for three storey development is six metres. For two storey development, the minimum side boundary set back may be less than six metres provided it is generally in accordance with the building envelope depicted in Figure 32.</p>	<p><b>Not Applicable.</b> Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p>The minimum setback for buildings from rear boundaries for three storey development is generally 18 metres. Lower scale development may occur within the rear landscape zone subject to the protection of privacy, the avoidance of overshadowing and the retention of existing substantial trees.</p>	<p><b>Not Applicable.</b> Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p><b>Car Parking</b></p>	<p><b>Designated Planning Response</b></p>
<p>Where the plot ratio exceeds 0.4, car parking other than parking for visitors, should be in a basement. If car parking is in a basement it will not be considered to be part of the Gross Floor Area (GFA) of the building. The basement level is also not considered to be a storey.</p>	<p><b>Not Applicable.</b> Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p>The finished floor level of the floor above the basement should not exceed one metre above natural ground level. Vent openings are to be integrated with landscape and architectural elements, and generally concealed from public view.</p>	<p><b>Not Applicable.</b> Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p>Undercroft parking, carports, and free standing garages are to be avoided</p>	<p><b>Not Applicable.</b> Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>

Landscape	Designated Planning Response
<p>The front landscape zone to State Circle should be developed to provide a high quality landscape setting with space for planting medium to large trees.</p>	<p><b>Not Applicable.</b> Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p>The rear landscape zone is to provide for a substantial landscape buffer that will afford privacy to rear neighbours and maintain winter sunlight to those properties.</p>	<p><b>Not Applicable.</b> Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p>The use of hedges is encouraged in lieu of, or combined with, garden walls when forward of the building line. Any front retaining or garden wall should be integrated with the landscape treatments. Garden walls forward of the building line should generally be transparent in character. The maximum average height of fencing should be 1500mm.</p>	<p><b>Not Applicable.</b> Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p>Large expanses of exposed paved surfaces except for necessary vehicle driveways, should be avoided.</p>	<p><b>Not Applicable.</b> Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
Off-Site Works	Designated Planning Response
<p>Off-site works to be provided by the proponent, may be required as part of the approval for development.</p>	<p><b>Not Applicable.</b> Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p>Indicative development plan, section and elevation</p>	<p><b>Not Applicable.</b> Block 13 Section 7 Forrest does <u>not</u> front State Circle, these location specific planning conditions are <u>not</u> applicable to the assessment of this proposal.</p>
<p>Development of amalgamated blocks is to be guided by the indicative development</p>	<p><b>Not Applicable.</b></p>

plan, section and elevation at Figure 33, Figure 34 and Figure 35 respectively.

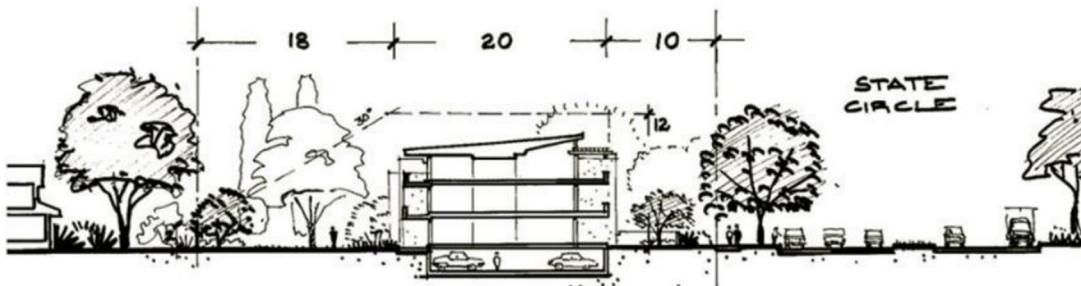
Block 13 Section 7 Forrest does not front State Circle, these location specific planning conditions are not applicable to the assessment of this proposal.



**Figure 33: Deakin Forrest Residential Precinct – Indicative Development Plan for State Circle.**



**Figure 34: Deakin Forrest Residential Precinct – Indicative Elevation for State Circle.**

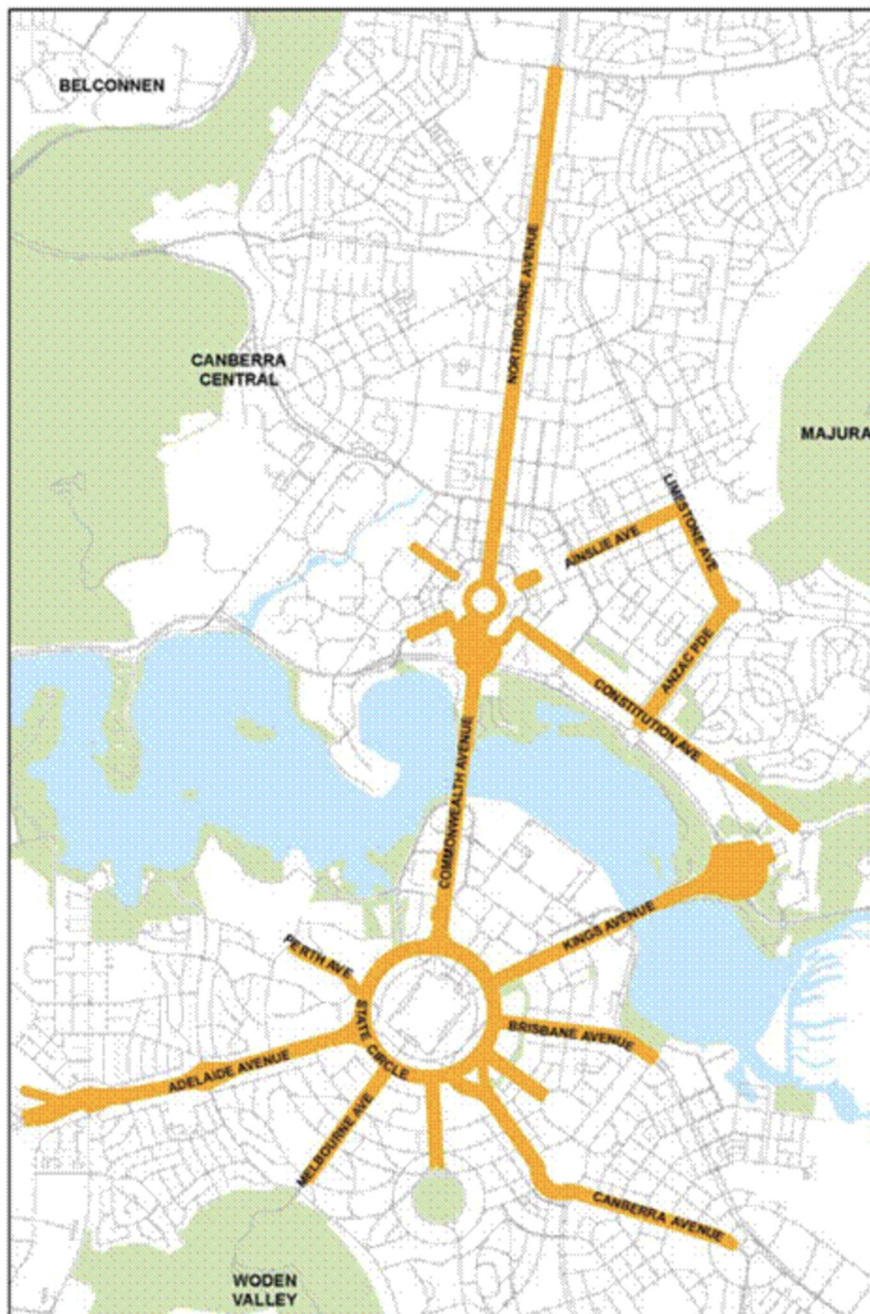


**Figure 35: Deakin Forrest Residential Precinct – Indicative Cross Section for State Circle.**

## Part 4.15 – Main Avenues and Approach Routes Precinct Code

### Part 4.15.1 – Precinct Location

The Main Avenues covered by this Precinct Code are identified in Figure 126 and the Approach Routes identified in Figure 127.



**Figure 126: Main Avenues Location**

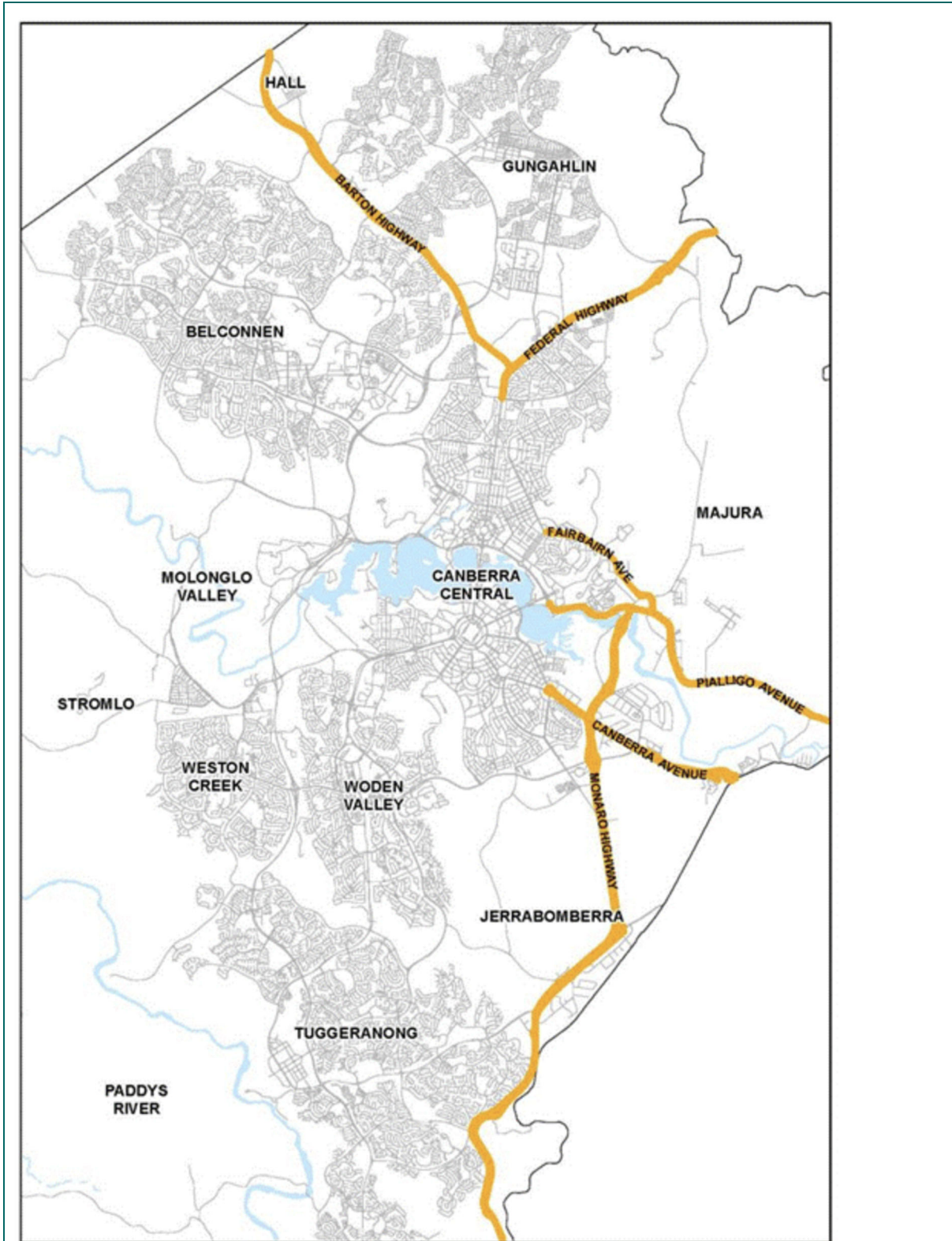


The Main Avenues include the land within the boundaries of the reservations of the following roads:

- Adelaide Avenue
- Ainslie Avenue
- Anzac Parade
- Brisbane Avenue
- Canberra Avenue (to Hume Circle)
- Commonwealth Avenue
- Constitution Avenue
- Edinburgh Avenue
- Hobart Avenue
- Kings Avenue
- Limestone Avenue (south of Ainslie Avenue)
- Melbourne Avenue
- Northbourne Avenue
- Perth Avenue
- State Circle
- Sydney Avenue
- University Avenue

**Noted.**

Block 13 Section 7 Forrest fronts Main Avenue Hobart Avenue. The NCP planning provisions related to Main Avenues apply to the assessment of this proposal.



**Figure 127: Approach Routes Location**

The Approach Routes include the land within the boundaries of the reservations of the following roads:

- Barton Highway
- Canberra Avenue from Hume Circle to the ACT border
- Fairbairn Avenue
- Federal Highway
- Monaro Highway through to Morshead Drive
- Morshead Drive / Pialligo Avenue to the ACT border

**Noted.**

The proposed works do not impact any existing approach routes, NCP planning provisions related to the Approach Routes do not apply to the assessment of this proposal.

**Part 4.15.2 – Background**

Canberra's main avenues and approach routes have historically been subject to rigorous planning scrutiny, and care has been taken to ensure that suitably high standards of development and landscaping have been observed.

A traveller's first perception of a city's character is gained upon approach and arrival. When arriving in Canberra it is important that the traveller is immediately aware of the special symbolic and functional significance of the National Capital.

Design policies are concerned with achieving awareness of this special significance through the following:

- marking the boundary of the ACT
- establishing a clear and identifiable route from the boundary to the symbolic centre of the city, by providing visual cues and strong structural links e.g. avenue planting
- building up expectations by progressively formalising the design character as travellers approach the Central National Area
- enhancing views to recognisable and popular images of the National Capital so as to further build expectation and define the approach
- ensuring that the structure, detailing and signage is consistent along each approach route into the National Capital.

To create an identifiable approach, which increases in formality as it gets closer to the Central National Area, and which clearly signifies the symbolic and functional roles of the National Capital:

- buildings which enhance the approach route function should front these roadways
- the main avenues are to be enhanced in their formal character and maintained to the highest standards.

Main avenues and approach routes have also previously been identified as 'Areas of Special National Concern' in a 1964 Cabinet decision subsequently incorporated in the gazetted planning policies for Canberra. It is important that development within the road reservations, including signs and landscaping continues to be subject to high standards of design and landscaping and continues to recognise the importance of these routes as introductions to the National Capital.

<b>Part 4.15.3 - Objectives for Main Avenues and Approach Routes</b>	<b>Designated Planning Response</b>
<p>Establish and enhance the identity of the approaches to the Central National Area as roads of national significance and, where relevant, as frontage roads for buildings which enhance the National Capital function and as corridors for a possible future inter-town public transport system.</p>	<p><b>Compliant.</b></p> <p>The proposed site redevelopment will enhance the Hobart Avenue street frontage of Block 13 Section 7 Forrest.</p> <p>The proposed dwellings are high quality and will enhance the National Capital function of Hobart Avenue.</p>
<p>Ensure that works within the road reservations are carried out to the highest standards, by maintaining and enhancing landscaping, and by facilitating the flow of traffic as far as possible.</p>	<p><b>Compliant.</b></p> <p>Existing mature trees located within the Hobart Avenue road reservation adjacent to the site are proposed to be retained. Refer Harris Hobbs Tree Protection Plan.</p> <p>Associated Temporary Traffic Management (TTM) works will be submitted as a separate works application, noting Roads ACT approval for TTM works is required to be sought prior to formal lodgement to NCA for works approval.</p>
<p>Reinforce and, where possible, express the integrity of the Griffin Plan's visual structure by strengthening the geometry and form of main avenues, vistas and public spaces.</p>	<p><b>Compliant.</b></p> <p>The integrity of Griffin's Plan will be strengthened through this proposal. The urban streetscape of Hobart Avenue will be enhanced as a result of the proposed site redevelopment. The proposed landscaping combined with the construction of two new high quality architecturally designed residential dwellings is consistent with the general amenity / character of this area.</p>
<p>Improve the urban design and streetscape qualities of the Main Avenues as approaches to the Central National Area.</p>	<p><b>Compliant.</b></p> <p>The urban streetscape of Hobart Avenue will be enhanced as a result of the proposed site redevelopment.</p>



#### Part 4.15.4 – Detailed Conditions of Planning, Design and Development

General	Designated Planning Response
<p>Traffic is to be managed to ensure the continued effective function of the Main Avenues and Approach Routes. The Main Avenues will provide access to fronting buildings where practicable, and where traffic safety and flows are not adversely affected.</p>	<p><b>Compliant.</b></p> <p><u>No</u> changes are proposed to Hobart Avenue road alignment/geometry.</p> <p>There is a possibility that minor disruptions to normal traffic flows along Hobart Avenue will occur during construction, as is expected with all construction proposals. Traffic flow is anticipated to return to existing levels of operation on completion of the works, as expected with all construction proposals.</p> <p>The proposed parking areas for Houses 1 and 2 are situated on basement level, reducing visual impact to the Main Avenue. The ramped driveway reduces its visibility from the Main Avenue minimising any visual impacts to the Main Avenue and immediate surrounds.</p> <p>The existing verge crossing location will be retained, it is <u>not</u> foreseen that traffic safety/traffic flows (level of operation) will be adversely impacted as a result of the demolition of one single detached residential dwelling and construction of two detached two storey residential dwellings on this site.</p>
Landscaping	Designated Planning Response
<p>The Main Avenues and Approach Routes will be developed and maintained as high quality landscaped corridors. In built-up areas, the established design theme of verges and medians and formal tree plantings will be maintained. In areas of intensive pedestrian use, high quality paving is to be used.</p>	<p><b>Compliant.</b></p> <p>Existing trees in Hobart Avenue verge will be retained.</p> <p>High quality paved areas have been incorporated into the landscape design to ensure the development continues to make Hobart Avenue a high-quality landscape corridor.</p> <p>Refer landscape drawings for details.</p>
Signs	Designated Planning Response
<p>Signs will generally comprise traffic, directional and visitor information signs, and</p>	<p><b>Compliant.</b></p>

unnecessary repetition will be avoided. Commercial roadside signs are not permitted in road reservations, except on bus shelters. Non-commercial signs may be permitted where they comply with the requirements for signs set out in the Signs General Code.

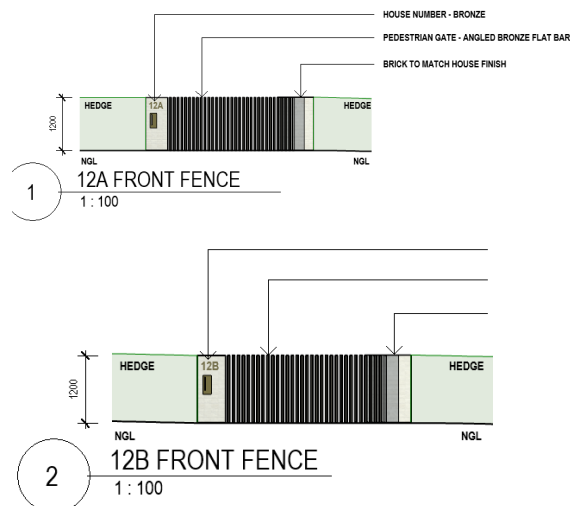
No permanent traffic or commercial road signs are proposed as a part of this proposal.

Any temporary roadside signage will be related to TTM works, which are proposed to be submitted as a separate works application.

The only signage proposed as a part of this proposal includes the installation of one “12A” small sign and one small “12B” sign to identify each dwelling from the street front. Each sign will consist of bronze individual characters fixed to proposed front retaining wall. (See below architectural details provided by Thursday Architecture for information).

The minor nature of the proposed signage did *not* warrant a full assessment against the entire NCP Signs General Code.

DP can confirm that the proposed “12A” and “12B” signage is *not* inconsistent with General Conditions (1 to 7) outlined in 4.20.3 of the Signs General Code NCP.



**Streetscape Design**

**Designated Planning Response**

A streetscape hierarchy, that complements the road hierarchy, should be established. This hierarchy should give primacy to main avenues, emphasise continuity along their length through avenues of appropriately

**Compliant.**

Registered landscape architects Harris Hobbs designed the landscape for this proposal. The landscaping proposal is

<p>scaled trees, consistent pedestrian pavement materials, street furniture and lighting.</p>	<p>consistent with provisions of the Deakin/Forest Residential Landscape Guidelines. The proposed works complement the road hierarchy. Existing Hobart Avenue street trees will be retained, and all landscaping proposed within the site boundary of Block 13 Section 7 Forrest, is appropriately scaled and designed to maximise privacy, shading and plant/tree selections are suitable for the site conditions to ensure plants/trees are able to reach their maturity.</p>
<p>Development should generally be constructed to the street boundary to define and enclose streets and create continuous street frontage while allowing variations in individual buildings and uses.</p>	<p><b>Compliant.</b></p> <p>Development has been constructed to meet front setback requirements of the NCP Design and Siting General Code.</p> <p>House 1 and House 2 provide a strong frontage to Hobart Avenue, reinforcing and complementing the hierarchy of this Main Avenue. The formal address of the proposed dwellings enhance and formalise the importance of the Main Avenue.</p>
<p>A limited palette of high-quality pedestrian pavement materials, street furniture and lighting will be used. Pavement and landscape design should have an elegant, simple and bold design emphasising the geometry and formality of the main avenues.</p>	<p><b>Compliant.</b></p> <p>The proposed external pavement materials and elegant, simple and emphasise the formality of Hobart Avenue. Refer Landscape Drawings.</p> <p>Thursday Architecture have <u>not</u> specified external lighting at this stage. Lighting specifications are proposed to be submitted as a separate works application to the NCA in the future. Proposed lighting is proposed to meet the requirements of this provision, and be of a bold, simple and elegant style to suit the scale, massing and vernacular of proposed Houses 1 and 2.</p>
<p>Streetscapes are to be well lit for pedestrians and optimise security and safety for night-time use.</p>	<p><b>Compliant.</b></p> <p><u>No</u> changes are proposed to the existing Hobart Avenue street lighting as a part of this proposal.</p> <p>The increase of the number of dwellings on this site from the existing one to two dwellings will by virtue increase level of</p>

	lighting to the street, having two house frontages in lieu of one. Visual surveillance to the street will also be improved with the extra dwelling on the site, having additional occupants utilising the space.
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## GENERAL CODES

### Part 4.19 – Design and Siting General Code

#### Part 4.19.1 - Application

This code applies to works within the following precincts and areas:

- The Parliamentary Zone
- Deakin/Forrest
- Barton
- Australian National Botanic Gardens
- CSIRO Black Mountain
- Australian National University
- Australian Defence Force Academy and Royal Military College Duntroon
- Inner Hills
- Yarralumla, Deakin, Red Hill, O'Malley and Curtin Diplomatic Precincts.

#### Designated Planning Response

Block 13 Section 7 Forrest is located within the Deakin/Forrest Residential Precinct Code of the NCP.

The Design and Siting General Code applies to the assessment of this proposal.

#### Part 4.19.2 - Background

The broad aim that will be applied by the National Capital Authority in the exercise of its obligations under the Act may be derived from the paragraphs which follow.

The National Capital Authority subscribes to the belief that an individual should, in the ordering of his own affairs, suffer the minimum restrictions and inconveniences imposed by administrative controls. On the other hand, Canberra is a unique city. As a National Capital it has special purpose and character, and this imposes responsibilities on persons planning the city and obligations on those carrying out development in it. This is particularly the case within Designated Areas.

In exercising control over development within Designated Areas, the National Capital Authority is guided by a desire to have quality, character and permanence consistent with the concept of a National Capital in all construction. It seeks to develop an atmosphere of civil dignity and domestic amenity. Its aim is to ensure that development in all forms will not

take away from but rather add to the value of the total investment in Canberra. That is to say, development must complement and enrich its surroundings.

### Part 4.19.3 – Detailed Conditions of Planning, Design and Development

#### Conditions for Detached Houses

##### Introduction

In relation to a detached house, the objectives of the policies are to provide for the residential amenity of the occupants of the house and the maintenance of amenity of adjoining houses and to ensure that an acceptable environmental quality is obtained in the neighbourhood.

The National Capital Authority expects the builders and owners of houses in Designated Areas to take advantage of opportunities provided by the conditions for achieving a harmonious and satisfying environment for living.

#### General Conditions

##### Performance and Quantitative Standards

##### Designated Planning Response

The quantitative standards contained in these conditions are objective guides to the performance standards adopted by the National Capital Authority.

**Noted.**

Compliance with the quantitative standards will therefore not necessarily result in works approval unless the performance standards have, in the opinion of the National Capital Authority, also been achieved.

**Noted.**

On the other hand, works approval may be given under special circumstances when the performance standards can be achieved without complete compliance with the quantitative standards.

**Noted.**

##### Group Schemes

##### Designated Planning Response

One objective of offering leases in a group is to encourage a high standard of compatibility and amenity in the design and siting of buildings erected on the leases. Buildings should be related by careful siting and choice of materials, colour and roof lines. Amenity will be served by siting buildings to enable privacy and quietness and to limit the


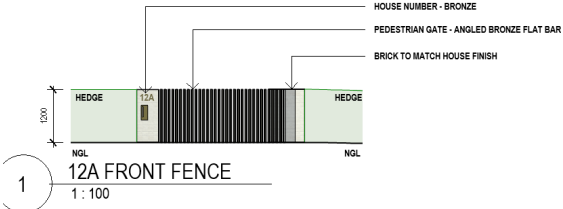
**Noted.**

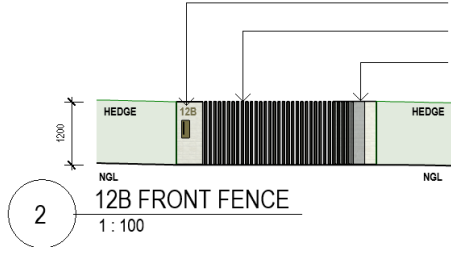
adverse effects of climate and maximise its advantages.	
When buildings to be erected on leases, however offered, are planned as a group, the general conditions may be varied to the extent required to give effect to a proposal acceptable to the National Capital Authority.	<b>Noted.</b>
For the purpose of these conditions, two adjoining leases may be considered as a group on the application of the lessees.	<b>Noted.</b>
<b>Conditions Established Prior to the Offer or Grant of Lease</b>	<b>Designated Planning Response</b>
Any special design and siting requirements contained in the conditions of lease, or in the conditions of building approval, or in any plan or document that is exhibited or otherwise made available for public inspection prior to the offer or grant of a lease, will constitute the National Capital Authority's conditions in respect of the development of a lease and will over-ride any other condition stated herein with which it may conflict. If considered by the National Capital Authority to be relevant such requirements will apply to any subsequent alteration, extension or rebuilding. The general conditions will also apply with the exception of those that are modified by any special design and siting requirements notified prior to the offer or grant of a lease.	<b>Noted.</b>
<b>Rebuilding</b>	<b>Designated Planning Response</b>
The National Capital Authority will consider a proposal for rebuilding or any major alteration of an existing building which materially alters the bulk or appearance of the building, only if it is accompanied by a plan indicating a scheme of comprehensive development of the block in accordance with the policies for the area in which the block is located.	<b>Noted.</b>

Garages and Carports	Designated Planning Response
<p>If it is not intended to erect a garage or carport at the time of lodging a plan for a new detached house, the plan should show by means of a dotted line the place where a garage or carport could be erected.</p>	<p><b>Noted.</b></p>
<p><b>Buildings in Relation to Front Boundaries</b></p>	
<p><b>Preamble</b></p>	
<p>Since Canberra's inception the garden city concept has been an integral part of the residential environment. This has been achieved by an emphasis on the landscaping of streets and front gardens and upon the avoidance of structures in front of dwellings discordant with the suburban streetscape. These principles underlie the performance and quantitative standards which follow.</p>	
<p><b>Performance Standards - Buildings in Relation to Front Boundaries</b></p>	
Performance Standards for Buildings in Relation to Front Boundaries	Designated Planning Response
<p>The planning objectives in requiring buildings to be set back given distances from front property boundaries are:</p>	
<p>a. to enable a building to be sited so that its occupants can, as far as possible, be assured of an outlook that will not be obstructed by neighbouring buildings that might otherwise be erected closer to the front property boundary</p>	<p><b>Compliant.</b></p> <p>The proposed dwellings have been located/orientated on site in accordance with the permissible front, side and rear setbacks outlined the NCP Design and Siting General Code.</p> <p>*It should be noted that works approval may be given under special circumstances when the performance standards can be achieved without complete compliance with the quantitative standards.</p>
<p>b. to provide an area adjacent to the street or open space for landscape treatment so that the garden character which is a major environmental feature of suburban Canberra can be preserved and maintained</p>	<p><b>Compliant.</b></p> <p>Open space for landscaping has been provided in accordance with the Deakin/Forrest Residential Landscape Guidelines.</p>

<p>c. in certain circumstances, to protect the sight lines of drivers of motor vehicles.</p>	<p><b>Compliant.</b> The existing verge crossing will be retained. Sight lines appear to be clear on proposed landscape drawings.</p>
<p><b>Quantitative Standards - Buildings in Relation to Front Boundaries</b></p>	
<p><b>One Storey Buildings</b></p>	<p><b>Designated Planning Response</b></p>
<p>The building line of a one storey building may be more than but not less than 6 metres from the front property boundary.</p>	<p><b>Noted.</b> The proposed dwellings are two-storey plus basement level. <i>Note: The NCA has previously approved residential detached two storey dwellings in the Deakin/Forrest Precinct - not more than 8m in height with an additional basement level. This proposal is seeking approval for the same provisions two storey (not more than 8m in height) plus additional basement level.</i></p>
<p><b>Buildings of More Than One Storey</b></p>	<p><b>Designated Planning Response</b></p>
<p>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.</p>	<p><b>Compliant.</b> The front building line of Houses 1 and 2 are both setback 7.5m from the front property boundary. See Architectural Drawings A001 and A005. The proposed works are <u>not</u> inconsistent with this quantitative standard.</p>
<p><b>Corner Blocks</b></p>	
<p>Each corner block will have two building lines. The building line in respect to the major frontage must be in accordance with one storey buildings and Buildings of more than one storey above. The building line in respect to the minor frontage must be not less than 4.5 metres in the case of a one storey building and not less than 6 metres in the case of a two storey building.</p>	<p><b>Noted. Not Applicable.</b> Block 13 Section 7 Forrest is <u>not</u> a corner block, this provision is <u>not</u> relevant to the assessment of this proposal.</p>



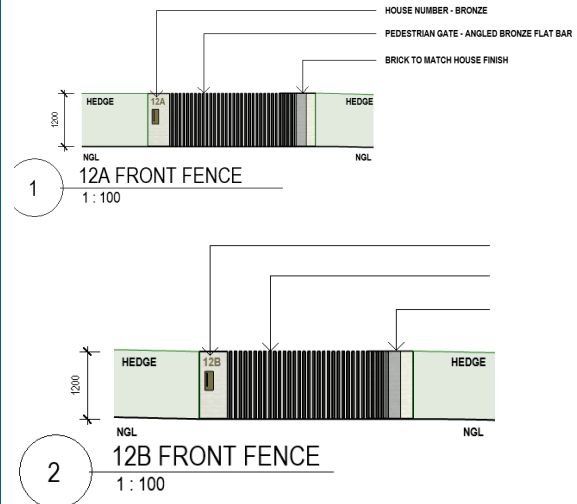
Structures In Front of Buildings	Designated Planning Response
<p>Except where provided for below, no structure, including fences, car shelters or clothes hoists, but excluding lighting posts, letter boxes and retaining walls of a reasonable height will be permitted between a minimum building line and a front property boundary.</p>	<p><b>Compliant.</b></p> <p>Retaining walls and letterboxes of a reasonable height are proposed within the minimum building line and front property boundaries of proposed Houses 1 and 2. This is permissible and compliant with this planning provision.</p>
<p>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.</p>	<p><b>Noted. Not Applicable.</b></p> <p>There are <u>no</u> pedestrian walkways abutting the side boundary of Block 13 Section 7 Forrest.</p> <p>The existing pedestrian walkway is located within the front verge of the site.</p> 
<p>Walls and/or fences not exceeding 1.2 metres in height may be erected along frontage boundaries abutting pedestrian walkways.</p>	<p><b>Compliant.</b></p> <p>To demonstrate compliance, the proposed letterbox retaining walls for each dwelling are <u>no</u> more than 1.2m in height.</p> 

	 <p>2 1200 HEDGE 12B HEDGE NGL NGL 12B FRONT FENCE 1 : 100</p>
<p>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.</p>	<p><b>Compliant.</b> Refer Architectural Drawings.</p>
<p>Walls, including gates, may be erected to enclose or partly enclose a courtyard in front of the minimum building line provided that:</p>	
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Noted.</b> There are <u>no</u> front courtyards proposed to either dwelling.</p>
<ul style="list-style-type: none"> <li>The walls and gates must not exceed a height of 1.8 metres above natural ground level.</li> </ul>	<p><b>Noted.</b> There are <u>no</u> front courtyards proposed to either dwelling.</p>
<ul style="list-style-type: none"> <li>Materials must be the same as or similar to those of the main building.</li> </ul>	<p><b>Noted.</b> There are <u>no</u> front courtyards proposed to either dwelling.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Noted.</b> There are <u>no</u> front courtyards proposed to either dwelling.</p>
<p>For corner blocks a courtyard may be provided in respect of each property frontage.</p>	<p><b>Not Applicable.</b> Block 13 Section 7 Forrest is <u>not</u> a corner block.</p>
<p>Gates may be permitted abutting front property boundaries, provided they are</p>	<p><b>Compliant.</b></p>

incorporated in existing hedges. Gates in hedges must not exceed 1.8 metres in height or such lesser height as the National Capital Authority may determine in a particular case having consideration for the nature of the hedge. For the purpose of this condition a hedge must be well established and vigorous at the time of lodgement of an application for a gate.

Hedges are proposed to be planted along front boundary. Refer Landscape Drawings.

The below details demonstrate proposed gates are proposed to be incorporated into hedging.



## Buildings in Relation to Side Boundaries

### Performance Standards - Buildings in Relation to Side Boundaries

#### Performance Standards - Buildings in Relation to Side Boundaries

#### Designated Planning Response

Requirements for side distances are intended to achieve the following objectives:

- a. to allow adequate light and ventilation and to preserve the privacy of neighbours

#### Compliant.

The proposed works are not inconsistent with this performance standard.

3m setbacks from the second storey of each house to their respective side boundary has been provided. Refer Architectural Drawing A001 & A005.

In consultation with the NCA, Thursday Architecture has redesigned elements of the proposed dwellings to ensure that the performance standards are met with respect to the preservation of light, ventilation and privacy of neighbours for both of the proposed houses.

	<p>The below enhancements were made to the proposed dwellings:</p> <ul style="list-style-type: none"> <li>- privacy screening;</li> <li>- solid balustrades;</li> <li>- addition of translucent/frosted glazing;</li> <li>- reduction in size of some glazing units;</li> <li>- relocation and in some cases the deletion of glazing units;</li> <li>- increasing setbacks to achieve compliance with general design and siting code, and improve privacy; and</li> <li>- non-trafficable planter eave to House 2.</li> </ul>
<p>b. in some cases to provide a space wide enough for vehicles to pass by the house on one side at least</p>	<p><b>Compliant.</b></p> <p>This provision is <i>not</i> applicable to <u>all</u> cases, however spaces have been allocated on the southern elevation of each house, should a vehicle require access.</p>
<p>c. to provide access for fire control and to inhibit the easy escape of fire</p>	<p><b>Compliant.</b></p> <p>Thursday Architecture have designed the proposed dwellings in accordance with relevant Australian Building Codes and Standards with respect to fire control and fire access/egress.</p>
<p>d. to create a spatial separation between detached buildings for reasons of civic design.</p>	<p><b>Compliant.</b></p> <p>There is reasonable spatial separation between the proposed dwellings. The proposal is high quality and has been architecturally designed to ensure civic design is paramount.</p>
<p><b>Quantitative Standards – Buildings in Relation to Side Boundaries</b></p>	
<p><b>One Storey Buildings</b></p>	<p><b>Designated Planning Response</b></p>
<p>The minimum distance between the side walls of a one storey building and the side boundary of a block will be a combined</p>	<p><b>Compliant.</b></p> <p>House 1 is a two storey structure, therefore this “one storey building side boundary”</p>

<p>distance of 4.5 metres with a minimum distance on any one side of 1.8 metres.</p>	<p>planning provision is not applicable to House 1.</p> <p>House 2 is a combination of one and two storey structural elements. There is a 4.29m setback from side (northern) site boundary to the single storey building line of House 2.</p> <p>A 2.5m setback has been provided on the southern side of House 2.</p> <p>(Refer Architectural Ground Floor Plan).</p> <p><b>House 2 Calculation</b></p> <p><u>Northern Side Setback (One-Storey)</u> 4.29m</p> <p><u>Southern Side Setback (Two Storey)</u> 2.5m (southern side setback)</p> <p>4.29m + 2.5m = 6.79m combined side setback for House 2.</p>
<p><b>Buildings of More Than One Storey</b></p>	<p><b>Designated Planning Response</b></p>
<p>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.</p> <p>H = Height of building</p> <p>'Height of building' means the difference between the mean natural ground level of that length of the side boundary which is adjacent to the building and the highest point or points of the parapet, eaves or fascia in the case of flat roofs or roofs pitched at less than 45 degrees. Where the roof is pitched at more than 45 degrees the highest point will be measured to a line midway between the top of the eaves or fascia and the ridge.</p>	<p><b>Noted.</b></p> <p><b>Performance Standards have been met.</b></p> <p><b>Effective Frontage 30.48m</b></p> <p><b>House 1</b></p> <p>590.60 (RL Highest Point of Roof) – (minus) 583.25 (RL Natural Ground Level) = 7.35m</p> <p><b>Overall Height of House 1 = 7.35m</b></p> <p>H/2 (up to 23m) = 3.675m</p> <p>30.48m (Effective Frontage) – 23m = 7.48</p> <p>7.48 / 3 = 2.493</p> <p>0.5m * 2.5 = 1.25m</p> <p><b>3.675m + 1.25m = 4.925m</b></p>

	<p><b><u>House 2</u></b></p> <p>590.50 (RL Highest Point of Roof) – (minus) 582.86 (RL Natural Ground Level) = 7.64m</p> <p><b>Overall Height of House 2 = 7.64m</b></p> <p>H/2 (up to 23m) = 3.82m</p> <p>30.48m (Effective Frontage) – (minus) 23m = 7.48m</p> <p>7.48 / 3 = 2.493m</p> <p>0.5m * 2.5 = 1.25m</p> <p><b>3.82m + 1.25m = 5.07m</b> (<i>*House 2 also has one-storey areas and the one-storey areas would be subject to the Quantitative Standards for one-storey buildings</i>)</p> <p>Based on the NCP Quantitative Standards calculations for side setbacks for buildings more than one storey the below setbacks would need to be provided for the proposed dwellings.</p> <p>House 1 = 4.925m</p> <p>House 2 = 5.07m (<i>*House 2 also has one-storey areas and the one-storey areas would be subject to the Quantitative Standards for one-storey buildings</i>)</p> <p>A 3m side setback has been provided on the southern site boundary to the side setback of House 1.</p> <p>Refer Architectural Drawing APN103.</p> <p>Works approval for this quantitative provision is sought by the NCA utilising the rule where approval may be given under special circumstances when the performance standards can be achieved without complete compliance with the quantitative standards.</p>
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### Buildings in Relation to Rear Boundaries

#### Performance Standards - Buildings in Relation to Rear Boundaries

##### Performance Standards - Buildings in Relation to Rear Boundaries

##### Designated Planning Response

Requirements for rear distances are intended to allow adequate light and ventilation to preserve the privacy of neighbours and to ensure the provision of a service yard.

**Compliant.**

The existing mature tree located in the north-eastern corner of the site is proposed to be retained. This tree provides privacy to the rear neighbour (5 Talbot Street) from proposed House 2.

Layers of vegetation are proposed to the rear and side boundaries of the site to preserve privacy of the adjoining neighbours and contribute to Griffin's intent for this area as a garden beautiful and garden city precinct.

Refer Landscape Drawings.

There is a 11.32m setback from rear property boundary to rear building line of House 2. Refer Architectural Site Plan Drawing A001.

There is a 9.59m setback from rear property site boundary to rear building line of House 1. Refer Architectural Site Plan Drawing A001.

Post pre application discussions with NCA, Thursday Architecture reduced the amount of glazing on the western elevation to Bedroom 2 located on Level 1 of House 1. The reduction of glazing on this elevation improves the level of privacy of neighbours and respectively the future occupant of Bedroom 2.

#### Quantitative Standards – Buildings in Relation to Rear Boundaries

##### One-Storey Buildings

##### Designated Planning Response

The minimum distance between the rear wall of a single storey building and the rear property boundary must be 4 metres.

**Compliant.**

Refer Architectural Site Plan Drawing A001 a 4m rear setback has been applied from

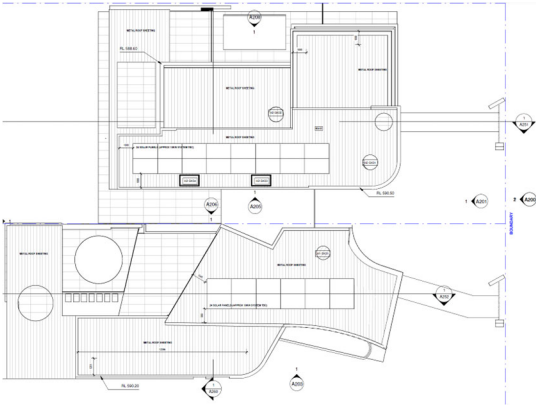
	<p>rear site boundary to the one storey rear pergola structure of House 1.</p> <p>The rear setback from the rear property boundary to the single storey building line of House 2 well exceeds the minimum setback of 4m. Refer Architectural Site Plan Drawing A001.</p> <p>The proposed works are <u>not</u> inconsistent with this planning provision.</p>
Two-Storey Buildings	Designated Planning Response
<p>The minimum distance between the rear wall of a two-storey building and the rear property boundary must be 7.5 metres.</p>	<p><b>Compliant.</b></p> <p>House 1 two storey rear building line is setback 9.59m from the rear site boundary.</p> <p>House 2 two storey rear building line is setback 11.72m from the rear site boundary.</p> <p>The rear setbacks are greater than the minimum requirement, therefore both houses are compliant with this planning provision.</p> <p>Refer Architectural Site Plan Drawing A001.</p> <p>The proposed works are <u>not</u> inconsistent with this planning provision.</p>
Plot Ratio – Buildings in Relation to Rear Boundaries	
Performance Standard	Designated Planning Response
<p>The application of a plot ratio is intended to place an upper limit on the amount of floor space in a building development on a site.</p>	<p><b>Compliant.</b></p> <p>The plot ratio requirements outlined in the Deakin/Forest Residential Precinct Code of the NCP take precedence over this planning provision.</p> <p>The plot ratio does <u>not</u> exceed 40%.</p> <p>Site Area = 1232m<sup>2</sup></p> <p>House 1 Total Gross Floor Area (GFA) = 238.0m<sup>2</sup></p>



	<p>House 2 Total GFA = 254.4m<sup>2</sup></p> <p>Total GFA House 1 + House 2 = 492.4m<sup>2</sup></p> <p>492.4m<sup>2</sup> / 1232m<sup>2</sup> = <b>40%</b></p>
<b>Quantitative Standard</b>	<b>Designated Planning Response</b>
<p>The plot ratio must not be greater than 0.35 for a block larger than 550 square metres or 0.4 for a block smaller than 450 square metres provided that a building or buildings with floor space of up to 192 square metres may be erected on a block larger than 450 square metres.</p>	<p><b>Compliant.</b></p> <p>The plot ratio requirements outlined in the Deakin/Forest Residential Precinct Code of the NCP take precedence over this planning provision.</p> <p>The plot ratio does <u>not</u> exceed 40%.</p> <p>Site Area = 1232m<sup>2</sup></p> <p>House 1 Total Gross Floor Area (GFA) = 238.0m<sup>2</sup></p> <p>House 2 Total GFA = 254.4m<sup>2</sup></p> <p>Total GFA House 1 + House 2 = 492.4m<sup>2</sup></p> <p>492.4m<sup>2</sup> / 1232m<sup>2</sup> = <b>40%</b></p>
<b>Garages, Carports and Outbuildings</b>	
<b>Performance Standard</b>	<b>Designated Planning Response</b>
<p>Exceptions to the above policies with respect to setbacks and building lines of garages, carports and outbuildings are permitted in certain circumstances to achieve greater opportunities for use of the lessee's block, without adversely affecting the neighbouring blocks.</p>	<p><b>Compliant.</b></p> <p>No standalone garages or carports are proposed.</p> <p>Single storey pergolas are proposed to the rear of the dwellings, the pergolas have been orientated and designed in a manner that does not adversely affect the neighbouring blocks.</p>
<b>Quantitative Standard</b>	<b>Designated Planning Response</b>
<p><b>Building to side or rear boundaries behind rear wall of main buildings</b></p> <p>A garage, carport or outbuilding may be erected behind the rear wall of the main building on or adjacent to the side or rear boundary if the walls on or adjacent to that boundary have no perforations and are of an approved material. The wall should not exceed a mean of 2.5 metres in height</p>	<p><b>Compliant.</b></p> <p>A single storey pergola on the western elevation of House 1 and House 2 are proposed within part within the rear boundaries. The pergola are '<i>unlikely</i>' to create any adverse impacts to adjoining neighbours sites.</p>

<p>measured from the natural ground level and must not exceed 24 square metres in area.</p>	<p>The pergolas are adequately setback from the rear property boundary.</p> <p>Shrubs are proposed to be planted along the length of the rear property boundary further screening the site from adjoining properties. The owner of the rear adjoining property supports the proposed works. Refer Appendix A of this town planning report for evidence of support from the owner of 5 Talbot Street.</p>
<p><b>Building to side boundary alongside main building:</b></p> <p>a. 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.</p>	<p><b>Noted.</b></p> <p>There are <u>no</u> carports proposed as a part of this proposal.</p>
<p><b>Building to side boundary alongside main building:</b></p> <p>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.</p>	<p><b>Noted.</b></p> <p>There are <u>no</u> garages proposed as a part of this proposal. Car parking is located on the basement level for both proposed dwellings.</p>
<p><b>Garages in Front of the Building Line</b></p>	<p><b>Designated Planning Response</b></p>
<p>In special circumstances, for example, where a block has a gradient of more than 1 in 10, the National Capital Authority may</p>	<p><b>Noted.</b></p> <p>This planning provision is <u>not</u> relevant to the assessment of this proposal. There are <u>no</u></p>

approve the erection of a garage in front of the building line.	garages proposed to be constructed in front of the building line.
<b>Walls and Fences</b>	<b>Designated Planning Response</b>
Walls and fences may be erected on or adjacent to the side or rear boundaries (but behind the front building line) to a height of 1.8 metres above natural ground level. Proposals for walls or fences in excess of that height will be subject to special consideration.	<b>Noted.</b> The NCA may consider an increase in height to some of the proposed walls or fences to side boundaries to ensure adjoining neighbours' concerns are addressed. Refer Appendix B & C of this town planning report.
<b>Height</b>	
<b>Quantitative Standard</b>	<b>Designated Planning Response</b>
Detached houses must not be more than two storeys in height. Although certain sites enable the inclusion of basement and/or attic storeys, designs should not be adapted to take advantage of any allowance for basement and attic in circumstances where the design is unsuitable both in relation to the site and the neighbouring buildings.	<b>Compliant.</b> The building height requirements in the NCP Deakin/Forrest Residential Precinct Code take precedence over the prescribed building height planning provisions outlined in the Design and Siting General Code of the NCP.  The subject site enables the inclusion of a basement level, the proposed works are <i>not</i> inconsistent with this quantitative standard.
<b>External Appearance of Buildings</b>	
<b>Performance Standard</b>	<b>Designated Planning Response</b>
The external treatment of buildings including materials, colours and general standard of finish, must ensure that the buildings, walls, etc. are appropriate to and not discordant with the general development and amenity of the locality.	<b>Compliant.</b> A neutral tone palette <i>not</i> discordant with the general development and amenity of the locality has been proposed. Refer Architectural Drawings A200, A201, A202, A203, A205, A206 and A208 for details on proposed material and finishes.
<b>Quantitative Standards - External Appearance of Buildings</b>	
<b>Roofs</b>	<b>Designated Planning Response</b>
Permanently highly reflective metal roofs will not be approved. Tiled roofs having a strong	<b>Compliant.</b> The proposed roof material and finish is <i>not</i> highly reflective. A dark grey/black colour is

<p>pattern or marked colour contrast will not be approved.</p>	<p>proposed, the colour and finish of the proposed roof is elegant and does <u>not</u> stand out and is consistent with the general development and amenity of the area.</p>
<p><b>Structures Above Roofs</b></p>	<p><b>Designated Planning Response</b></p>
<p>a. Except as provided for below, structures above roofs are not permitted.</p>	<p><b>Noted.</b> <u>No</u> structures above the roof have been proposed other than permitted solar energy devices. Refer Architectural Roof Plan Drawing A105.</p>
<p>b. 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.</p>	<p><b>Noted.</b> Roof mounted solar panels are proposed to be installed to the roof of each dwelling. 24 solar panels are proposed to be installed to the roof of each dwelling. The solar panels are set back at least 1m from the edge of the roof lines to mitigate any visual impacts. Refer Architectural Roof Plan Drawing A105.</p> 
<p>c. 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.</p>	<p><b>Noted.</b> Final locations for proposed television (tv) antennae for each dwelling has <u>not</u> been established. The applicant to seek written approval from the NCA for the final tv antennae locations prior installation.</p>
<p>d. 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</p>	<p><b>Noted.</b></p>

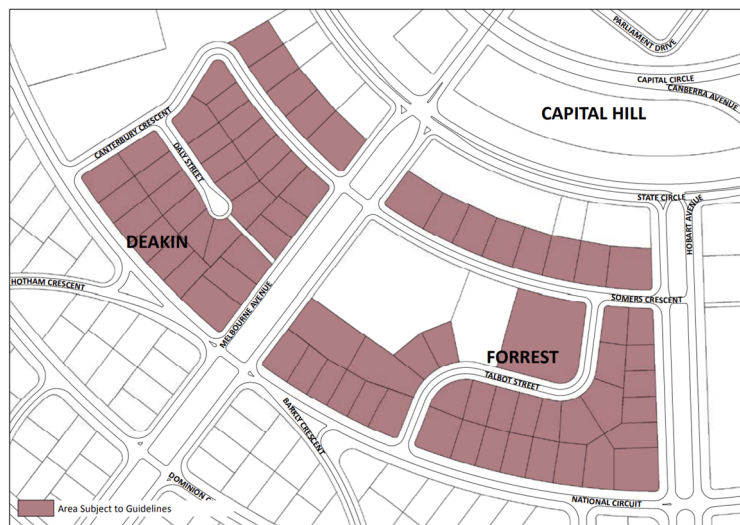


<p>established by a report from an appropriately qualified technician.</p>	<p>Final locations for proposed television (tv) antennae for each dwelling has <u>not</u> been established.</p> <p>The applicant to seek written approval from the NCA for the final tv antennae locations prior installation.</p>
<p>e. 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.</p>	<p><b>Not Applicable.</b></p> <p><u>No</u> radio transmitters are proposed.</p>

## Assessment Against Landscape and Sustainability Guidelines Deakin/Forrest Residential Area Precinct Code (July 2018)

### Landscape and Sustainability Guidelines Deakin / Forrest Residential Area Precinct Code (July 2018)

Guidelines	Designated Planning Response
<p>The Deakin/Forrest Residential Area Precinct Code - Landscape and Sustainability Guidelines have been developed to provide greater clarity on the general landscape and sustainability provisions of the National Capital Plan. The Guidelines are to be read in conjunction with the National Capital Plan.</p>	<p><b>Noted.</b></p> <p>The proposed works are not inconsistent with the Landscape and Sustainability Guidelines.</p>
<p>The Guidelines apply to the area identified in Figure 1. The guidelines are advisory only and supplementary to the National Capital Plan.</p> <p>The aim of the Guidelines is to provide advice about the intended planning and design of the precinct. They also provide guidance about the issues the NCA is likely to take into account when considering works approval applications</p>	<p><b>Noted.</b></p> <p>Block 13 Section 7 Forrest is located within the areas subject to the landscape and sustainability guidelines as shown in Figure 1 below.</p>



**Figure 1: Area Subject to Deakin/Forrest Residential Area Precinct Code - Landscape and Sustainability Guidelines.**

Landscape	Designated Planning Response
<p>Proposals for redevelopment of a block should be accompanied by a landscape plan prepared by a Registered Landscape Architect.</p>	<p><b>Compliant.</b> Landscape Drawings prepared by Harris Hobbs registered landscape architects have been submitted in support of this works application.</p>
<p>Not less than 40% of total site area should be for soft planting area. Soft planting area means an area of permeable land within a block covered by trees, grass or lawn (not including synthetic turf), garden bed, shrubs (including hedges) and the like. Soft planting area does not include any area covered by buildings (including basement), swimming pools, vehicle parking or manoeuvring areas (whether permeable or not), or any other form of impermeable surface.</p>	<p><b>Compliant.</b> Refer Landscape Drawings.</p>
<p>Generous areas of soft planting should be provided to surround or encircle each dwelling. The NCA may consider partial encircling of a dwelling where it can be demonstrated that the total site area for soft planting on the block, as a whole, substantively exceeds 40%.</p>	<p><b>Compliant.</b> Refer Landscape Drawings.</p>
<p>A composition of soft landscaping should be provided between the building line and the front property boundary (or boundaries in the case of corner blocks – a corner block means a block with more than one street frontage). Soft landscaping may include trees, shrubs, grass and garden beds. Hard surfacing, other than for pathways and driveways, should be avoided. The combination of new and existing trees should be capable of providing at least 15% canopy coverage of a site when trees are mature.</p>	<p><b>Compliant.</b> Refer Landscape Drawings.</p>
<p>Trees should be selected to contribute to energy efficiency by providing substantial shade in summer, especially to west facing windows, and admitting winter sunlight to</p>	<p><b>Compliant.</b> Refer Landscape Drawings.</p>

<p>outdoor and indoor living areas, especially to the north.</p>																																																																																																					
<p>Written advice from the landscape architect should be provided to ensure plant species selected are suitable to the site conditions and scale of development and are able to grow to full maturity.</p>	<p><b>Compliant.</b> Refer Landscape Drawings and accompanying advice</p>																																																																																																				
<p>Written advice from the landscape architect should be provided to ensure plant species selected are suitable to the site conditions and scale of development and are able to grow to full maturity.</p>	<p><b>Compliant.</b> Refer Landscape Drawings and accompanying advice.</p>																																																																																																				
<p>Established trees should be retained where possible. The NCA will consider tree removal only where an arborist report demonstrates that:</p>	<p><b>Compliant.</b> Existing established trees have been retained where possible on the site. The existing Hobart Avenue verge trees are proposed to be retained.</p>																																																																																																				
<ul style="list-style-type: none"> <li>a tree is in ill health or in decline;</li> </ul>																																																																																																					
<ul style="list-style-type: none"> <li>a tree poses a threat to resident or public safety;</li> </ul>	<p>A large tree located in the north-eastern corner of the site is proposed to be retained.</p>																																																																																																				
<ul style="list-style-type: none"> <li>a tree is pest species or unsuitable for the Canberra climate;</li> </ul>	<p>Tree Numbers 1, 3, 5, 6 &amp; 7 are proposed for removal. The site and building design can be improved by the removal of these trees. Tree Numbers 6 &amp; 7 are assessed with a 'poor rating' so these two trees are considered to be in decline.</p>																																																																																																				
<ul style="list-style-type: none"> <li>a tree is restricting the growth of other vegetation; and/or</li> </ul>																																																																																																					
<ul style="list-style-type: none"> <li>site and building design can be improved by the removal of trees.</li> </ul>	<p>Tree Numbers 2,4,8 and 9 are to be retained.</p>																																																																																																				
<p>In these circumstances, the National Capital Authority's preference is for new trees to be planted elsewhere on site.</p>	<p>Seven (7) new trees are proposed to be planted to replace the five (5) proposed losses. Refer Landscaping Drawings and Tree Protection Plan.</p> <p><b>TREE ASSESSMENT SCHEDULE</b></p> <table border="1"> <thead> <tr> <th>TREE NO.</th> <th>SPECIES</th> <th>HEIGHT (m)</th> <th>WIDTH (m)</th> <th>TRUNKS (no.)</th> <th>TRUNK CIRC. (mm)</th> <th>RATING</th> <th>REGULATED</th> <th>RECOMMENDATION</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Mangrove australiana</td> <td>2</td> <td>6</td> <td>1</td> <td>100</td> <td>GOOD</td> <td>NO</td> <td>REMOVE</td> <td></td> </tr> <tr> <td>2</td> <td>Platanus orientalis</td> <td>20</td> <td>14</td> <td>1</td> <td>3000</td> <td>GOOD</td> <td>YES</td> <td>RETAIN</td> <td></td> </tr> <tr> <td>3</td> <td>Platanus orientalis</td> <td>5</td> <td>3</td> <td>1</td> <td>200</td> <td>GOOD</td> <td>NO</td> <td>REMOVE</td> <td></td> </tr> <tr> <td>4</td> <td>Ulmus parvifolia (single tree)</td> <td>15</td> <td>12</td> <td>1</td> <td>1000</td> <td>GOOD</td> <td>YES</td> <td>RETAIN</td> <td></td> </tr> <tr> <td>5</td> <td>Betula pendula</td> <td>dead</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>REMOVE</td> <td></td> </tr> <tr> <td>6</td> <td>Corylus avellana</td> <td>7</td> <td>1</td> <td>2</td> <td>1000</td> <td>GOOD</td> <td>NO</td> <td>REMOVE</td> <td></td> </tr> <tr> <td>7</td> <td>Prunus serotina</td> <td>4</td> <td>3</td> <td>1</td> <td>450</td> <td>GOOD</td> <td>NO</td> <td>REMOVE</td> <td></td> </tr> <tr> <td>8</td> <td>Eucalyptus mannifera</td> <td>13</td> <td>4</td> <td>1</td> <td>800</td> <td>GOOD</td> <td>STREET</td> <td>RETAIN</td> <td></td> </tr> <tr> <td>9</td> <td>Group of Prunus serotina</td> <td>4</td> <td>3</td> <td>1</td> <td>300</td> <td>FAIR</td> <td>STREET</td> <td>RETAIN</td> <td></td> </tr> </tbody> </table>	TREE NO.	SPECIES	HEIGHT (m)	WIDTH (m)	TRUNKS (no.)	TRUNK CIRC. (mm)	RATING	REGULATED	RECOMMENDATION	COMMENTS	1	Mangrove australiana	2	6	1	100	GOOD	NO	REMOVE		2	Platanus orientalis	20	14	1	3000	GOOD	YES	RETAIN		3	Platanus orientalis	5	3	1	200	GOOD	NO	REMOVE		4	Ulmus parvifolia (single tree)	15	12	1	1000	GOOD	YES	RETAIN		5	Betula pendula	dead						REMOVE		6	Corylus avellana	7	1	2	1000	GOOD	NO	REMOVE		7	Prunus serotina	4	3	1	450	GOOD	NO	REMOVE		8	Eucalyptus mannifera	13	4	1	800	GOOD	STREET	RETAIN		9	Group of Prunus serotina	4	3	1	300	FAIR	STREET	RETAIN	
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<p>A Tree Management Plan is to accompany landscape plans, outlining tree protection measures during construction activity for existing trees proposed for retention,</p>	<p><b>Compliant.</b> Refer Harris Hobbs Landscaping Drawings, Harris Hobbs Tree Protection Plan and Thursday Architecture Landscape</p>																																																																																																				



including protection of street trees within the verge.	Management Protection Plan (LMPP) Drawings No. A005.
<b>Private Open Space</b>	<b>Designated Planning Response</b>
The following provisions are relevant for proposals consisting of more than one dwelling.	
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 20m <sup>2</sup> . Reasonable privacy of principal private open space of each dwelling should be demonstrated.	<b>Compliant.</b> House 1 and 2 each have an area of principle primary open space consistent with the requirements of this planning provision. Refer Architectural Drawing A161.
Private open spaces should be oriented predominantly to the north, east or west.	<b>Compliant.</b> Refer Architectural Drawing A161.
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.	<b>Compliant.</b> Refer Architectural Drawing A161.
<b>Vehicle Access and Car Parking</b>	<b>Designated Planning Response</b>
No increase in the number or width of verge crossings is generally permitted. The exception to this is for corner blocks where individual access may be provided to each dwelling.	<b>Compliant.</b> There is <u>no</u> increase to the number or width of the existing verge crossing.
Driveways should integrate with front garden planting to reduce the visibility of the driveway from the street.	<b>Compliant.</b> The proposed driveway ramps down to basement level reducing its visibility from street front.
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.	<b>Compliant.</b> The existing verge crossing will be retained, and new driveway constructed from front block boundary ramped down to basement level. The proposed ramped driveway will be visibly unobtrusive from Hobart Avenue.

	Refer Landscape Drawings for proposed colour/finish.
Verge crossings should have a bitumen surface. Where existing verge crossings are surfaced in a material other than bitumen, consideration should be given to replacement. Where required, the replacement of existing bitumen verge crossings with new bitumen is required.	<b>Compliant.</b> The existing bitumen verge crossing is proposed to be retained.
A minimum of two off-street car parking spaces should be provided for all new dwellings.	<b>Compliant.</b> Basement parking provided to suffice this planning provision.
To avoid parking dominating the streetscape, garages and carports should be located behind the main building façade. Other elements of the dwelling design should dominate the streetscape.	<b>Compliant.</b> Proposed parking is concealed on basement level.
<b>Hedges and Fences</b>	<b>Designated Planning Response</b>
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.	<b>Compliant.</b> Refer Landscape Drawings.
Replacement or new hedge species should be evergreen and of appropriate scale and shape to form a border of typically not more than 1.2 metres in height.	<b>Compliant.</b> Viburnum Tinus and Buxus Sempervirens are the evergreen hedge species proposed to be planted in front of both proposed houses. Refer Landscape Drawings.
Retaining walls or earth mounding visible to the street should only occur where they will not have an adverse impact on the streetscape character	<b>Compliant.</b> All proposed retaining walls have been carefully designed and positioned on site so that they do <u>not</u> adversely impact the streetscape character.

<p>Sheet metal fencing is not appropriate between buildings and side boundaries or at any location visible to the street or adjacent public domain.</p>	<p><b>Noted.</b> In an email dated 11 August 2023, the NCA requested Thursday Architecture to replace all sheet metal fencing with timber fencing.</p>
<p><b>Fences and gates between buildings and side boundaries should be:</b></p>	
<ul style="list-style-type: none"> <li>• set at least 0.6 metres behind the building line</li> </ul>	<p><b>Compliant.</b> Thursday Architecture has ensured that the proposed fences/gates to side boundaries for both proposed dwellings on the site are set at least 0.6m behind the building line.</p>
<ul style="list-style-type: none"> <li>• a maximum of 1.8 metres in height above natural ground level</li> </ul>	<p><b>Compliant.</b></p>
<ul style="list-style-type: none"> <li>• timber paling, timber lattice, brush, open mesh or metal railing.</li> </ul>	<p><b>Compliant.</b> Open metal rail gates are proposed.</p>
<p><b>Side and rear boundary fences and gates should:</b></p>	
<ul style="list-style-type: none"> <li>• not extend forward of the building line</li> </ul>	<p><b>Compliant.</b></p>
<ul style="list-style-type: none"> <li>• be a maximum of 1.8 metres above ground level</li> </ul>	<p><b>Compliant.</b></p>
<ul style="list-style-type: none"> <li>• be timber paling, timber lattice, brush or open mesh metal railing.</li> </ul>	<p><b>Noted.</b> In an email dated 11 August 2023, the NCA requested Thursday Architecture to replace all sheet metal fencing with timber fencing.</p>
<ul style="list-style-type: none"> <li>• Proposals for fences and gates alongside and rear boundaries in excess of 1.8 metres in height will be subject to special consideration by the National Capital Authority.</li> </ul>	<p><b>Compliant.</b> NCA to advise applicant if there are any special considerations pertaining to this planning provision requirement.</p>
<p><b>Setbacks</b></p>	<p><b>Designated Planning Response</b></p>
<p>Where structures are provided as part of private open space (such as alfresco dining areas, pergolas, swimming pools and the</p>	<p><b>Compliant.</b> Refer Architectural Drawings.</p>

<p>like), these should be set back in accordance with the setback provisions outlined in the Design and Siting General Code of the Plan. The NCA may consider alternative setbacks where it can be demonstrated that the privacy of neighbouring dwellings is maintained.</p>	<p>The proposed dwellings have been orientated on site in accordance with the permissible front, side and rear setbacks outlined in the NCP Design and Siting General Code. The proposed works meet the performance standards outlined in the Design and Siting General Code with respect to privacy. Refer 3d modelling on Architectural Drawings A335, the modelling suggests minimal impact to the privacy of the adjoining neighbour (10 Hobart Avenue) from the second-floor northern terrace of proposed House 2.</p> <p>It should be noted that in accordance with the Design and Siting General Code of the NCP, works approval may be given under special circumstances when the performance standards can be achieved without complete compliance with the quantitative standards.</p>
<b>Block Amalgamation</b>	
<p>In order to maintain subdivision patterns, block amalgamation and subdivision is generally not permitted.</p>	<p><b>Compliant.</b> <u>No</u> subdivision is proposed.</p>
<b>Sustainability</b>	
<b>Designated Planning Response</b>	
<p><b>The design of buildings should demonstrate a high standard of sustainable design. Design responses could include:</b></p>	
<ul style="list-style-type: none"> <li>living areas oriented to the north</li> </ul>	<p><b>Compliant.</b> Living areas are orientated north in both proposed houses.</p>
<ul style="list-style-type: none"> <li>design of eaves and awnings to provide shade for window during summer</li> </ul>	<p><b>Compliant.</b> Thursday Architecture advised DP in an email dated 30 March 2023 that: “... several design strategies have been employed, such as optimizing the orientation of the homes to improve their heating and cooling efficiency, which also reduces the need for artificial lighting. An energy consultant was consulted to select appropriate glazing and incorporate effective insulation into the design”.</p>

<ul style="list-style-type: none"> <li>• selection of building materials and colours which absorb less heat in summer</li> </ul>	<p><b>Compliant.</b></p> <p>Thursday Architecture advised DP in an email dated 30 March 2023 that: “... several design strategies have been employed, such as optimizing the orientation of the homes to improve their heating and cooling efficiency, which also reduces the need for artificial lighting. An energy consultant was consulted to select appropriate glazing and incorporate effective insulation into the design”.</p>
<ul style="list-style-type: none"> <li>• insulation of walls, ceilings, floors and roof spaces</li> </ul>	<p><b>Compliant.</b></p> <p>Thursday Architecture advised DP in an email dated 30 March 2023 that: “... several design strategies have been employed, such as optimizing the orientation of the homes to improve their heating and cooling efficiency, which also reduces the need for artificial lighting. An energy consultant was consulted to select appropriate glazing and incorporate effective insulation into the design”.</p>
<ul style="list-style-type: none"> <li>• use of smart glass or other technologies on north and west elevations</li> </ul>	<p><b>Compliant.</b></p> <p>Thursday Architecture advised DP in an email dated 30 March 2023 that: “... several design strategies have been employed, such as optimizing the orientation of the homes to improve their heating and cooling efficiency, which also reduces the need for artificial lighting. An energy consultant was consulted to select appropriate glazing and incorporate effective insulation into the design”.</p>
<ul style="list-style-type: none"> <li>• installation of photovoltaics on buildings to generate electricity.</li> </ul>	<p><b>Compliant.</b></p> <p>24 roof mounted solar panels are proposed to be installed on each dwelling. Refer Architectural Roof Plan Drawing A105.</p>
<ul style="list-style-type: none"> <li>• Proposals should demonstrate overshadowing or impacts to privacy of neighbouring properties is minimised, including to both dwellings and open space.</li> </ul>	<p><b>Compliant.</b></p> <p>Refer Architectural Drawing A334 Shadow Diagrams – No. 14 Impact Study.</p> <p>Thursday Architecture have demonstrated on their Drawing No. A334 that the extent of overshadowing caused by proposed House 1 to the adjoining residential dwelling at 14 Hobart Avenue is minimal. The level of</p>

	<p>impact is considered to be acceptable and in accordance with the respective performance standards of the Design and Siting General Code of the NCP. Drawing A334 demonstrates that Proposed House 1 does <u>not</u> overshadow the roof of the existing residential dwelling located at 14 Hobart Avenue between the hours of 7am and 3pm during Winter.</p> <p>Thursday Architecture have also demonstrated on Architectural Drawing Nos. A331, A332 and A333 that proposed House 2 receives minimal overshadowing from the existing adjoining residential dwelling located at 10 Hobart Avenue during Winter between the hours of 9am and 3pm. The level of impact is considered to be minimal and in accordance with the respective performance standards requirements of the NCP Design and Siting General Code.</p>
<ul style="list-style-type: none"> <li>• New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring properties.</li> </ul>	<p><b>Compliant.</b></p> <p>The proposed dwellings have been located and orientated on the site in accordance with the setback requirements of the NCP Design and Siting General Code.</p> <p>The proposed works meet the performance standards with respect to privacy in the Design and Siting General Code of the NCP. It should be noted that under the Design and Siting Code of the NCP, works approval may be given under special circumstances when the performance standards can be achieved without complete compliance with the quantitative standards.</p> <p>Proposed hedges, new trees, soft landscaping, retention of mature existing trees, solid balustrades, strategically positioned / sized glazing, use of privacy louvres and inclusion of eave with planter on a non-trafficable roof maximises the visual privacy between the buildings on site and for neighbouring properties.</p> <p>Thursday Architecture undertook a study to illustrate the potential privacy impacts on the adjoining property 10 Hobart Ave. The study</p>

	<p>revealed that second story building line for proposed house 2 is adequately setback enough so not to cause any adverse privacy concerns to 10 Hobart Avenue.</p> <p>Refer Architectural Drawing A335 – Privacy Studies – No. 10 Hobart Avenue.</p>
<ul style="list-style-type: none"> <li>• New development should ensure that building separation does not impact on the solar access of neighbouring properties.</li> </ul>	<p><b>Compliant.</b></p> <p>Refer Architectural Drawing A334 Shadow Diagrams – No. 14 Impact Study.</p> <p>Thursday Architecture have demonstrated on their Drawing No. A334 that the extent of overshadowing caused by proposed House 1 to the adjoining residential dwelling at 14 Hobart Avenue is minimal. The level of impact is considered to be acceptable and in accordance with the respective performance standards of the Design and Siting General Code of the NCP. Drawing A334 demonstrates that Proposed House 1 does <u>not</u> overshadow the roof of the existing residential dwelling located at 14 Hobart Avenue between the hours of 7am and 3pm during Winter.</p> <p>Thursday Architecture have also demonstrated on Architectural Drawing Nos. A331, A332 and A333 that proposed House 2 receives minimal overshadowing from the existing adjoining residential dwelling located at 10 Hobart Avenue during Winter between the hours of 9am and 3pm. The level of impact is considered to be minimal and in accordance with the respective performance standards requirements of the NCP Design and Siting General Code.</p>



## Appendix A – Comments from the Owner of 5 Talbot Street on Proposed Works

*\*Note: DP has removed the names and contact numbers of the submitters to protect their personal information.*

Hi Jason and Clare

Thank you for showing me the plans for 12 Hobart Avenue. I support your application for a DA with no reservations and feel this proposed development is an appropriate use of the block currently occupied by a single dilapidated dwelling. The building height is less than the current house and the proposal is well set back from the back boundary so there should be no oversight issues.

Regards

5 Talbot St Forrest





## Appendix B – Comments from the Owner of 10 Hobart Avenue on Proposed Works

*\*Note: DP has removed the names and contact numbers of the submitters to protect their personal information.*

Dear Clare and Jason

Thank you for the draft plans and images you have emailed, following our first and only face-to-face conversation on the afternoon of Saturday 4<sup>th</sup> March 2023.

Our comments relate to proposed 'House 2' of 12 Hobart Avenue, which is located closer to our shared property boundary of 10 Hobart Avenue Forrest.

### NCA Works Approval

For added context, we are providing background information that contributed to the NCA's Works Approval for 12 Hobart Avenue in 2020.

Please note that the Works Approval was contingent on the following changes that Sally Barnes, CEO, NCA confirmed with us in writing on Wednesday, 22 Apr 2020, 16:34.

The main changes that related to our shared boundary included the following:

- additional landscaping (additional trees and 2.5-3m high evergreen hedging to the boundaries located to areas where the 2m high masonry walls are not located)
- the inclusion of 1.8m high solid balustrades to the northern façade balconies.

### Shared boundary

- As discussed, privacy and safety are paramount to us with respect to our shared boundary.
- The colorbond fencing must go right to the back corner, to ensure privacy and safety.\*
- Our preference is for continuity of fencing material of our entire boundary side, from front garden setback to rear corner.
- Please confirm, colorbond fence will commence at the 7.5m front setback, that is where the Viburnum tinus front hedge ends.
- Please confirm all boundary materials (colourbond and masonry) will be from the ground up.
- Colorbond fence posts should be on your boundary side, not ours.
- If one continued colorbond boundary fence isn't planned, then the colorbond fence must be continued from the masonry rendered wall near the proposed pool all the way to the rear corner, that is, shared backyard boundary neighbour at 5 Talbot Street. Please advise.

- Boundary height of colorbond and masonry walls should be 2.0m, consistent with the existing Works Approval\*.
- The colorbond colour of black/ charcoal is acceptable. Please confirm this colour is on both sides, that is, this is also the colour for our side of the fence.
- Please confirm the intended colour and finish of the rendered wall that will be visible, from our side of the wall.
- *\*Consistent with the Works Approval conditions, additional trees and 2.5-3m high evergreen hedging to the boundaries located to areas where the 2m high masonry walls and colorbond are not located.*

#### **Privacy/setback/amenity**

- The built form of the proposed upper terrace intrudes well within the identified 3m side setback, based on the plans it appears the footprint is close to 1.5m of the boundary.
- The upper terrace is substantially closer to our home than the current house and Works Approval.
- The immediate proximity of the minimum height transparent balustrade of the upper terrace is a substantial privacy impact to our home\*\*.
- *\*\*Consistent with the Works Approval conditions, all northern facing terraces should have 1.8m solid balustrades.*
- The encroaching proximity of the upper terrace is imposing a significant loss of amenity to our home.
- The siting of this proposal is not in keeping with the sympathetic street frontage of Hobart Avenue with trees and landscaping between homes.
- Further, the proposed upper terrace's close proximity to our shared boundary, presents a future risk of being overshadowed.

We welcome the opportunity to further discuss.

Owner occupiers, 10 Hobart Avenue Forrest



## Appendix C – Comments from the Owner of 14 Hobart Avenue on Proposed Works

*\*Note: DP has removed the names and contact numbers of the submitters to protect their personal information.*

Jason and Clare , good evening.

I apologise. I've been unable to provide a fulsome response to your request for feedback. I am caring for a family member which had involved daily hospital treatments for last while.

To enable an assessed response to your proposed plans for no 12, may I ask you to drop off at your earliest convenience a complete (full) hard copy of the complete plans, including shadow diagrams for spring autumn and winter, sun penetration diagrams for winter, all specifications (heights, levels, setbacks, etc), landscaping plans, including tree protection plans, the inclusion of the complete NCA approved renovated residence at 14 in your diagrams and calculations (your architects have used an outdated pre renovation diagram), boundary fencing plans including pool safety fencing (safety of large cohort of small children peak traffic close to school drop/crossing) full drawings of the underground and entry - full and complete copy please.

As I've advised, and shown you - accurate overshadowing diagrams based on certified surveyor and architect reports demonstrate the prior DA overshadowing diagrams, impacts and consequential statements as inaccurate, as is the inaccuracy of the depiction of the no 14. residence. Ongoing use and reliance on inaccurate material and no sense advice is unhelpful.

I can confirm the hedging and trees on the northern boundary are pruned annually to provide uninterrupted full winter solar access to the northern living areas. There is nil problematic/negative impact overshadowing thrown by foliage.

There are a number of protected trees on my property of which two have large branches overhanging your property.

I have arborists inspecting the trees in next weeks. If necessary, do you have any objections to their entering your property? If so may I ask you to let me please. Thank you.

I'd appreciate your delivering plans (perhaps en route to dropping your children to school nearby if possible?) at your earliest convenience - thank you.

Many thanks.