

PLANNING REPORT

11 TALBOT STREET FORREST



EXISTING STREET ELEVATION OF 11 TALBOT STREET



EXISTING STREET ELEVATION OF 13 TALBOT STREET

1.0 PURPOSE OF THIS REPORT

1.1 This report has been prepared by Carmody By design Pty Ltd for proposed development of **11 Talbot Street Forrest**. This report is intended to outline the intentions of the Owners to propose demolition of the existing dwelling with the intention to create an extended landscaped garden for no 13 Talbot Street, the adjacent property, that they also own.

This report will refer to the National Capital Plan (NCP) and The Deakin and Forrest Landscape and Sustainability Guidelines

2.0 INTRODUCTION

2.1 LOCATION

The site is located within the district of Forrest, south of Parliament House, with a single dwelling with double garage and pool at the rear. The block is 1390m² and the street address is 11 Talbot Street Forrest.

The site is situated within existing residential designated land with larger Embassy properties opposite and single residential blocks adjoining it. The area is experiencing notable change in dwelling scale and form, with many of the older dwellings being replaced with larger scale modern builds.

The site is approx. 700m from Parliament house approx. 3km from the lake and close to the Manuka Shopping Centre and local schools



ACTMAPi image 11 Talbot Street Forrest

2.2 THE SITE

The site is 1390m² fronting Talbot Street with the long side boundaries typically running almost north south. The driveway when viewed from the street is on the left-hand side of the block with the double garage being at the rear of the property. The existing Pool is toward the southwest of the property surrounded with a small, paved area.

The block falls 1.75m across the verge from the western corner to the eastern corner with most of the backyard with a level very similar to that of the drive entry, it is fairly level as there was a low retaining wall constructed when the pool was constructed.

Adjacent property to the east of the block is a single dwelling, original in form that remains largely unaltered.

The Property to the west (no13) is Owned by the same Owners as 11 Talbot and was redeveloped with a new two storey dwelling some years ago and has a fabulous garden with gated Entry to the yard from the street with a landscaped verge.

The Property opposite is 8706m² and has frontages to Somers Cres and Talbot Street on two other sides, it is a substantial block with an average size dwelling for the area with large areas of landscape, mainly lawned areas with a tennis court.

Along the rear of the property there is a sewer easement, strangely with a second sewer tie for the small bathroom area within the existing garage. The sewer tie for the residence occurs at the front of the block near on the north-eastern corner. The Manhole in the Western corner requires 24 hr drive through access and requires 2.5x2.5 drive through clearance.

2.3 EXISTING STREETSCAPE

Talbot street has had a few new larger scale dwellings constructed but the majority of this section of Talbot street contains many of the original dwellings, most of which have been renovated or extended over the decades . The neighbouring dwelling to the east of the subject block is known as No 9 Talbot St, a single storey form with parking forward of the dwelling, landscaped gardens and well established.



9 TALBOT STREET



15 TALBOT STREET

No 15 Talbot street, above, appears to be the original dwelling, minimal landscape and parking behind the dwelling
(current works approval application with NCA for redevelopment with a two storey dwelling)

Opposite the subject block is a very large site owned by the Malaysian Embassy. This is a very large parcel of land with some established landscaping, tennis court and expanses of lawn with large established trees



PHOTO OF EMBASSY OPPOSITE 11 AND 13 TALBOT ST

3.0 PLANNING CONTEXT

No 11 Talbot Street Forrest is situated on Designated Land and therefore falls under the jurisdiction of the NCA and the National Capital Plan. It falls within the Central National Area and within the boundaries of the Designated Deakin Forrest and Red Hill Precinct. The residential area is an example of twentieth century Garden City planning concepts the Griffin's adopted in their plans for Canberra.

4.0 SITE DETAILS

The block is 1390m² and the street address is 11 Talbot Street Forrest- Block 4 Section 7 Forrest.

The site has neighbouring properties, single dwelling forms with a mixture of single and two storey form sprinkled throughout the section. At the rear of the subject property the block has been re-developed as a dual occupancy.

Opposite the property is an Embassy property with substantial green space surrounding the property with it having 3 front boundaries, on to Somers Cres and the other two to Talbot Street. The local area has other Embassy properties close by-many having large landscaped garden frontages connected to the dwellings

Most blocks within the area have residences surrounded by large expanses of garden, it is this character that the Owners wish to really capitalise on. They have a love for gardens and although their current block, no.13 Talbot Street has an exceptional garden, they wish to expand this by using the adjacent block for an extension of the garden but also want to ensure that the development of the garden maintains the potential for, one day, selling the property and providing an area within the landscape for a new dwelling to sit within.

5.0 DESIGN STATEMENT

The Owners of 11 Talbot St. are long term residents of the area, currently residing in no 13 Talbot St. The Owners redeveloped no 13 some years ago and have an exceptional garden established but have the desire to extend it further but of course wish to stay in area. No 11 Talbot St came on the market and they purchased the block with the hope of being able to extend their love for gardening by extending their plantings and view lines across onto the neighbouring block to complement the existing garden and streetscape. Recognising Planning regulations that all residential blocks must contain a dwelling they propose constructing a small dwelling at the rear of the property that family and guest can stay in while visiting that overlooks the plantings yet connects to their existing residence at No 13 Talbot.

6.0 THE PROPOSAL

The existing dwelling at No 11 Talbot St is proposed to be demolished with the driveway remaining and the garage at the rear also to remain but be refurbished and easement access provided through the structure to the easement at the rear. The current Pool is proposed to be converted into a water tank, an ideal solution for increased water demands.

North is located towards the front of this block which is why the new dwelling is being pushed towards the rear of the property to ensure that the landscaped gardens are the feature for the block, almost appearing that these two blocks are one from the street view, The larger dwelling at No 13 will appear the primary residence from a pedestrian view. There are certainly many large properties within the local area , a few with gardeners cottages and pool houses consistent with size and form of the one being proposed.

The function of this property is unique to this family and their love for gardens so the brief was always prepared to ensure that should circumstances change that No 11 Talbot could be sold off separately and be developed with a substantial amount of the landscape being able to remain intact. The garden design has a substantial lawn footprint within the middle of the block with a garden forward of it- all the larger trees proposed have been thoughtfully.

A revised garden design is included within the application showing the existing pathways and view lines from No 13 that are intended to be extended through the No 11 and enhanced by the large lawn areas, large areas for deep rooted plantings and a pergola/ gazebo areas for extended family gatherings. Ideally it is the hope of the Owners of no 13 that, one day, should No 11 Talbot need to be sold off that the existing fence could be reinstated and that No 13 garden spaces return to how they exist currently. The Property at No 11 Talbot could go on the market with a small dwelling intact, sited on a 4m rear setback, with its associated garage sitting in amongst its gorgeous landscape and the new Owners can then decide how and what to develop it with.

6.0 FLOOR AREAS, BUILDING HEIGHTS

The Proposed new dwelling is 54.5m² with the existing garage adjacent at 54m², a small-scale development compliant with boundary setbacks, single storey in height and set well back from the road. The Proposed Site Coverage is 9.7 % including the gazebo area.

7.0 EXTERNAL MATERIALS AND COLOURS

To ensure the Properties appear connected it is intended that the new dwelling remain consistent in colour and form with the dwelling at no 13 Talbot St, see below, rendered walls, tiled roof with similar proportioned glazing but single storey in form.



No 13 Talbot St

8.0 CIVIL WORKS

All drainage on the site will be renewed, new stormwater and sewer and of course all new services.

9.0 VEHICLE ACCESS AND PARKING

The existing paved driveway will remain in place and reinstated if disturbed adjacent to the existing garage.

10.0 SUSTAINABILITY

The Proposed works at No 11 talbot will utilise existing garage structures, minimising waste to landfill. Materials from the demolition of the Existing house will be recycled where possible.

The existing pool is proposed to be converted for use as a rainwater tank storage reducing the amount of need for mains water use in the maintenance of the garden landscape.

The proposed dwelling will be well insulated, and windows and doors double glazed to current NCC standards.

The large area of site forward of the cottage provides ample space for a redevelopment of the block should the property be sold in the future, it would suite a considerably proportioned dwelling that should easily be able to comply with NCA setbacks and guidelines and achieve Energy ratings easily with its Northern orientation.

11.0 SCHEDULE OF WORKS

The Proposed works ideally would take place in the latter half of 2023 or early 2024.

CONSOLIDATED NATIONAL PLAN

PRECINCT CODES – DEAKIN/FORREST RESIDENTIAL PRECINCT CODE

PART 4.5

4.5.3- The Proposal is consistent with the objectives of the Precinct It preserves and enhances the character of the National Capital Garden City planning principles.

4.5.4-Land Use for Deakin Forrest precinct

The Proposal complies with those permitted in the Precinct, residential in form and less than two storeys in height.

4.5.5

The Proposed development complies with the general development criteria, it does not exceed two storeys in height, is well below maximum building heights and is consistent with residential character of the suburb. The Proposed development an area greater than 40% of the block for landscaping and maintains existing trees on the block. The streetscape will now read as a large landscaped garden adjacent that will appear to Proposed infills of landscaping will complement those plantings on Block 13 and will provide connection between the two properties whilst still maintaining opportunities to separate the parcels should the need arise in the future. Structures are towards the rear of the property and will not dominate the streetscape.

Territory Plan

Applicable code: Single dwelling residential code

The Proposed new dwelling complies with single dwelling code. Although too small a dwelling to activate the WSUD, requirements the conversion of the pool to a substantial water tank provides more than adequate water saving outcomes for the property. All other criteria are met.