

17 MARCH 2026  
National Capital Authority

## PLANNING REPORT (WORKS APPROVAL)

4 Canterbury Crescent,  
Block 11 Section 3, Deakin,  
ACT

Prepared for:

Prepared by:

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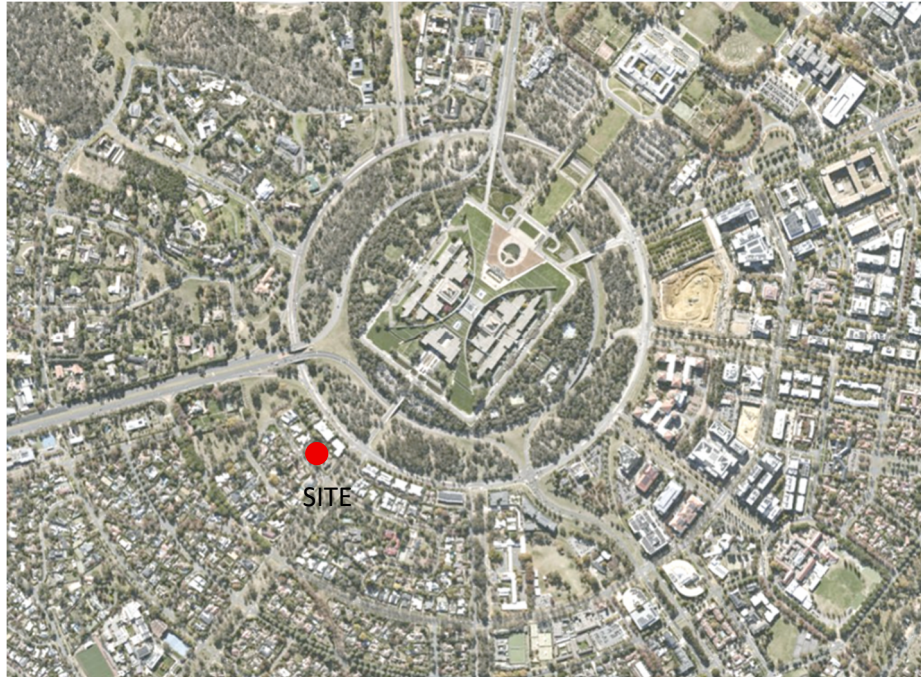
This Planning Report has been prepared by Turco & Associates Pty Ltd in support of a Development Application submitted for the Subject Lot – Block 11 Section 3 Deakin ACT.

This Planning report references the following Codes & Guidelines of the National Capital Plan;

- Precinct Codes:
  - 4.5 Deakin / Forrest Residential Area
  - Landscape and Sustainability Guidelines (Deakin / Forrest Residential Area Precinct Code)
- General Codes: 4.19 Design & Siting Guide

## SITE DETAILS

- Site Details - Block 11, Section 3, Deakin, ACT
- Zoning - Deakin / Forrest Residential Area – Residential Zone
- Site Area - 1732 m<sup>2</sup>
- Easements - Sewerage (Rear Boundary)



Locality Plan. Source: ACTMAPi



Subject Site. Source: ACTMAPi

Item No.	Title	Criteria	Response	Compliance
<b>4.5 Deakin / Forrest Residential Area Precinct Code</b>				
4.5.3	Objectives for Deakin/Forrest Residential Area Precinct	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.	Proposed works are consistent with this objective. The proposal is for 3 high quality residences with basement garaging with thoughtfully designed landscaping to enhance the local character of the area.	Complies
		2. The principle residential character of the area and the use of the land primarily for residential purposes are to continue.	Residential land use proposed	Complies
		3. Design of buildings in proximity to the Prime Minister's Lodge must reflect the dominant urban design character of the locality.	N/A The development is not in proximity of the Lodge.	N/A
4.5.4	Land use for Deakin/Forrest Residential Area Precinct	Land use for the Deakin/Forrest Residential Area Precinct should be in accordance with Figure 30. The following uses are permitted on 'Residential' blocks: Residential, Home Business. Commercial accommodation including serviced apartments is not permitted.	The proposed works are consistent with Residential land uses, in accordance with figure 30.	Complies
4.5.5	Detailed conditions of planning, design and development	To ensure excellent urban design for this important residential precinct adjacent to Parliament House, the quantitative standards, with the exception of building height and plot ratio, may be varied where it can be demonstrated that this would result in an excellent urban design outcome.	Excellent residential design of three houses with strong landscape character & compliant plot ratio is proposed to the subject site	Complies
	General	The principal residential character of the area and the use of the land for residential purposes are to continue.	Residential land use proposed	Complies
		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.	Two storey height proposed with basement with each home well below the maximum prescribed height of 8m (7.6m Home 1; 6.95m Home 2; 7.35m Home 3). Noting that there is a significant cross fall of land both from street and across the site, when viewed from the street, Houses 1&2 present a visible height of 6.4m to the south eastern street boundary & 6.85m to the south western street boundary, with these total heights being setback behind the ground floor volumes.  Subject Site does not front State Circle.	Complies
		Development throughout the area, except for sites fronting State Circle, should have a maximum plot ratio of 0.4.	Proposal has a compliant plot ratio of 39.9%. Refer to attached floor plans WA150 for additional detail.	Complies
		Design of buildings in proximity to the Prime Minister's Lodge should reflect the dominant urban design character of the locality.	N/A	N/A
		Roof mounted aerials, masts and satellite dishes should be located to have a low visual impact.	Roof mounted aerials, masts and satellite dishes to be located with low visual impact.	Complies

### 4.19 Design and Siting General Code

#### 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.			
Performance and quantitative standards	The quantitative standards contained in these conditions are objective guides to the performance standards adopted by the National Capital Authority. Compliance with the quantitative standards will not necessarily result in works approval unless the performance standards have, in the opinion of the National Capital Authority, also been achieved. 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.			
<b>Buildings in relation to front boundaries</b>				
Performance standards	<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. 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>	Generally the proposal is compliant against the performance standards, noting that there are some encroachments into the prescribed setbacks, however the proposal has been carefully sited to maintain the occupants' outlook as much as possible, while preserving a large amount of soft planting area and deep soil zones to the front, sides & rear of the subject site, which all serve to enhance the garden character of the surrounding context.	Merit	
Qualitative standards	One storey buildings	The building line of a one storey building may be more than but not less than 6 metres from the front property boundary.	N/A	N/A
	Buildings of more than one storey	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>The proposal represents with 2 two storey homes street facing, with the second floors setback behind a lower ground level volume.</p> <p>Homes 1&amp;2 represent slight setbacks encroachments into the prescribed 7.5m setback as follows:</p> <p><b>Home 1</b> begins its setout as a compliant street setback of 7.775m, however due to the curve of the front boundary, represents a slight encroachment of 219mm near the side boundary (7.291m setback). The proposed encroachment into the setback is small in nature and is represented by a cantilevering roof element and accompanying supporting brick columns, with the main building line walls representing compliant setbacks greater than 7.5m.</p> <p><b>Home 2</b> is setback 6.655m-6.828m from the front boundary, however this is only an encroachment of the lower ground floor volume into the setback, with the first floor being setback a compliant 7.927m at its minimum. The setback encroachments are softened with considerable planting in front of articulated courtyard walls which all serve to provide a high level of landscaped character and articulated built mass.</p> <p>Additionally, the setback encroachments are largely the result of a cantilevered roof form &amp; supporting columns, with the main building line being setback behind, which for the vast majority, is setback behind the prescribed 7.5m setback.</p>	
	Corner blocks	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.	N/A	N/A
	Corner blocks	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.	N/A	N/A

Structures in front of buildings	a. 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.	N/A - see below response for item ( e)	N/A
	b. Where a pedestrian walkway abuts a block along the side boundary, a fence or wall not exceeding 1.2 metres in height may be permitted.	N/A - No abutting pedestrian walkway to side boundary	N/A
	c. Walls and/or fences not exceeding 1.2 metres in height may be erected along frontage boundaries abutting pedestrian walkways.	N/A - No abutting pedestrian walkway to side boundary	N/A
	d. 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.	N/A - No open space abutting Subject Lot	N/A
	e. Walls, including gates, may be erected to enclose or partly enclose a courtyard in front of the minimum building line provided that: The courtyard so formed must not at any point traverse more than one half of the width of the block measured at the same point and must be a minimum distance of 3.0 metres from the front property boundary. e. The walls and gates must not exceed a height of 1.8 metres above natural ground level; Materials must be the same as or similar to those of the main building; The walls and gates must be at least partially screened and softened in appearance by landscape planting.	The proposed courtyard walls & gates are at no point proposed with a setback of less than 3m, and generally sited well in excess of the minimum setback (varies from 3.505-5.140m) as a means of creating an enclosed garden space for residents that is street facing to enhance passive surveillance, while ensuring mature street facing trees are retained as much as practicable.  The individual walls are designed to tie in with the overall design of the homes, with blade columns that reference the columns front facades of each dwelling, with portions of lighter infill slatted elements forming the majority of the walls which allow the proposed landscaping to take precedent as the main visual element, whilst enclosing the courtyards of residents.  The walls represent a increase of width over the prescribed maximum of 50% of the total lot (proposed 25.65m total width @ 70.1% of the block width).	Merit
	f. Gates may be permitted abutting front property boundaries, provided they are incorporated in existing hedges. Gates in hedges must not exceed 1.8 metres in height.	N/A Proposed gates are not proposed to be incorporated into existing hedges, see above;	N/A

Building in relation to side boundaries				
Performance standard	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		
		b. in some cases to provide a space wide enough for vehicles to pass by the house on one side at least		
		c. to provide access for fire control and to inhibit the easy escape of fire		
		d. to create a spatial separation between detached buildings for reasons of civic design.		
			The proposal adequately achieves a high degree of built separation from the neighbouring dwellings with the proposal presenting as three separate dwellings, with large degrees of built form articulation & separation.	Complies
			The proposal allows for vehicle movements both to & within basement garages through vehicular access from the verge and an open air driveway.	
			Access for fire control has been adequately catered for and will be reinforced through the detailed documentation of the proposal, suitable for the associated building classifications.	
			As stated above, the design of the subject lot presents as three detached dwellings from the street level, achieving a high degree of built separation when viewed from the street & from neighbouring dwellings.	
Qualitative standards	One storey buildings	The minimum distance between the side walls of a one storey building and the side boundary of a block will be a combined distance of 4.5 metres with a minimum distance on any one side of 1.8 metres.	N/A - Two storey homes proposed	N/A
	Buildings of more than one storey	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... provided that the distance between the side wall and the boundary is at least 3 metres.  H = Height of building  '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.	The proposal generally complies with the prescribed setback, however, where the prescribed setbacks are broken, the associated space is largely a non-habitable space, or the encroachment is minor & adequate building separation that is in line with the neighbouring built context is achieved.  <b>North West Boundary</b> Ground floor is generally sited within the associated side setback based on the maximum height above NGL as per the associated formula, with only a small corner of Home 1 guest bedroom & ensuite extending outside the lower floor setback. In all other instances, the proposal has setbacks well in excess of the minimum (4.56m), particularly for Home 3.  The proposed upper floor of the Home 1 has a small encroachment towards the street, based on a maximum height above NGL according to the associated formula, however, generally the encroachment along the side boundary is small and for all other lengths of the boundary, a compliant setback is present, largely without built mass proposed (Home 3 is sited with side setbacks well in excess of the prescribed minimum setbacks for both ground & first floors)  <b>North East</b> Ground floor setbacks are achieved for all dwellings, with Home 3 setbacks proposed well in excess of the minimum 4.01m, with setbacks typically representative of the prescribed first floor setbacks.  The proposed upper floor of Home 2 represents a slight encroachment into the prescribed 5.56m setback, however these encroachments are typically to non habitable areas with no windows facing towards the associated boundary. In the instance where the second floor living contains a window facing the boundary, the window is small in nature and the encroachment into the prescribed setback is less than 75mm.	Merit

Buildings in relation to rear boundaries					
	Performance standard	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.	Privacy of neighbours is to be maintained, see justification below.	Complies	
	Quantitative standards	The minimum distance between the rear wall of a single storey building and the rear property boundary must be 4 metres and the corresponding distance for a 2 storey building must be 7.5 metres.	Meets Objective: 2 storey element has a varying setback between 6.54m & 7.69m and only forms a minor deviation to the prescribed 7.5m setback due to the alignment of the rear boundary relative to Home 3. The minor deviation to the prescribed setback does not result in undue overshadowing to neighbouring buildings, as the boundary in question is north of the proposal.	Merit	
Garages, carports and outbuildings					
	Quantitative standard	Building to side or rear boundaries  Building to side boundary alongside main building  Garages in front of building line  Walls and fences	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 measured from the natural ground level and must not exceed 24 square metres in area.  a. A carport may be erected beside a building on or adjacent to a side boundary... provided the wall does not exceed a mean of 2.5 metres in height... nor 18 square metres in area.  b. A garage may be erected on or adjacent to a side boundary provided that there is not less than 1.8 metres between the garage and the main building erected on the block and provided that the wall on or adjacent to the boundary has no perforations and is constructed of brick or masonry or other similar material approved by the National Capital Authority and does not exceed a mean of 2.5 metres in height measured from the natural ground level nor 18 square metres in area.  In special circumstances, for example, where a block has a gradient of more than 1 in 10, the National Capital Authority may approve the erection of a garage in front of the building line.  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.	Complies: A pedestrian entry structure is located along the North Eastern boundary and does not extend in height above the boundary NGL to a height greater than 2.4m - refer to architectural elevations for reference.  N/A - No carport proposed  N/A - No carport proposed  N/A - No garage proposed  Fences proposed are as per the attached elevations (WA200 & WA201) and are proposed with a level top of fence which steps in various locations, suitable with the surrounding context and design, rather than a paling fence with angled top of fence RL.	Complies  N/A  N/A  N/A  Merit
Height					
	Quantitative standards	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.	N/A		

External appearance of buildings				
Performance standard	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.		The external treatment of buildings are not proposed to be discordant with the general locale.	Complies
Quantitative standards	Roofs	Permanently highly reflective metal roofs will not be approved. Tiled roofs having a strong pattern or marked colour contrast will not be approved.	Complies - Highly reflective metal roof is not proposed	Complies
	Structures above roofs	a. Except as provided for below, structures above roofs are not permitted.	Complies - No structure proposed above roofs	Complies
		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.	To comply - No solar panels proposed currently, however, finished RL of panels will likely sit below the roof parapet levels of associated houses, or will not be visible from the street.	Complies
		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.	Complies - no television antennae proposed	Complies
		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 established by a report from an appropriately qualified technician.	N/A	N/A
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.	N/A	N/A		
Coverage				
	Unless otherwise specifically provided for, the area occupied by buildings including any outbuildings on a block should not exceed one-half of the total area of the block.		Area occupied by buildings as shown on area plans (WA150) with a compliant coverage of 37.7%, well below the maximum coverage of 50%. Basement & upper floor levels, as well as general siting, has been thoughtfully located to minimise built scale as well as building footprint, reflecting a site coverage well below the prescribed maximum.	Copplies
Height				
	Generally, the height of any building should not exceed two storeys.		Complies: - Proposed buildings are no greater than two storeys	Complies
Plot ratio				
	The Plot Ratio must not be greater than 0.40 for residential buildings other than detached houses, and 1.00 for commercial and industrial buildings, unless otherwise specifically provided for.		Complies: Plot ratio of no greater than 40% proposed. Refer to Area Plans provided (WA150) highlighting gross floor area calculations resulting in a compliant 39.9% plot ratio.	Complies
Building line and setbacks				
	The design and siting conditions for detached houses with respect to set backs from the front, side and rear boundaries will apply to residential buildings other than detached houses.		See response above	Merit
Building line and setbacks				
	The building lines and set backs for commercial and industrial buildings will be such distances as may be approved in particular circumstances.		N/A - No commercial or industrial buildings proposed	N/A

<b>External appearance of buildings</b>			
	The external treatment of buildings, including materials, colours and general standards of finish must ensure that the buildings, walls, fences and other ancillary structures are appropriate to and not discordant with the general development and amenity of the locality.	The external treatment of buildings are not proposed to be discordant with the general locale and generally represent a materiality commonly found in the surrounding area of hard wearing materials of brick, concrete & metal finishes.	Complies
	Permanently highly reflective metal roofs will not be approved.	Complies: Proposed roofing material is to not be highly reflective	Complies
	Generally, tiled roofs having a strong pattern or marked colour contrast will not be approved.	N/A - no tiled roofs proposed	N/A
<b>Façades</b>			
	All façades of commercial and industrial buildings and returns should be of durable and low maintenance material and be subject to approval in respect of proportions, fenestrations, materials and colours having regard to the building itself and its relationship to adjoining buildings.	N/A - no commercial or industrial buildings	N/A
<b>Screening walls</b>			
	Generally, where service areas are visible from the road or a public reserve a screening wall or fence will be required.	Service areas such as bin enclosure are located away from the road as indicated on the plans and are adequately screened in all instances	Complies
	Where a commercial or industrial building is not constructed along the full frontage of the block, a screen wall with gates may be required between the building and the front and/or side boundaries of the block.	N/A - Commercial or industrial building not proposed	N/A
<b>Structures in front of buildings</b>			
	Generally no structures are to be erected between the building line and the front property boundary.	Courtyard walls are proposed forward of the building line - see response above:	Merit
<b>Landscaping and other matters</b>			
	In order to satisfy the objectives contained in the general conditions it may be necessary for the National Capital Authority to require the submission of acceptable landscape proposals as a condition of approval.	Landscape plans accompanying submission.	Complies
<b>Siting of buildings</b>			
	The siting of buildings on blocks must ensure adequate space for access, internal circulations, parking, off-street loading, light, air and landscaping.	Adequate siting of dwellings & basement garaging and associated circulation, parking & parking movements has been allowed for, reflective of that of the high end homes proposed.	Complies
<b>Access</b>			
	Vehicular entrances and exits for all blocks must be of sufficient width having regard to their probable use and be located in a position which, in the opinion of the National Capital Authority, is not hazardous to traffic safety and not likely to create traffic congestion.	Proposed vehicular entrances & exit are as indicated on the plans and indicate sufficient width appropriate for the intended use of each of the three homes.	Complies
<b>Internal circulation</b>			
	Where appropriate, adequate provision must be made for internal vehicular circulation on sites leased for residential buildings other than detached houses and for commercial and industrial buildings.	Proposed vehicular entrances & exit are as indicated on the plans and indicate sufficient width appropriate for the intended use of each of the three homes.  Swept paths for Homes 1 & 2 are designed to be accommodated through the open air driveway, with sufficient backing out distances being provided.  Home 3 is located at the end of the open driveway, with internal swept paths necessarily being accommodated wholly within the Home's basement garage, in between the four carspaces provided. Appropriate backing out space has been provided in the area directly adjacent (north / north-west) the lift & stairwell to provide comfortable turning movements appropriate for the quality of home proposed.	Complies

**Landscape & Sustainability Guidelines (Deakin / Forrest Residential Area Precinct Code)**

Landscape				
Soft Planting Area (Total)	Not less than 40% of total site area should be for soft planting area.		Complies - see area plan	Complies
Canopy Coverage	<p>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>The NCA will consider tree removal only where an arborist report demonstrates: ill health, safety threat, species is a known pest, species is unsuitable for the site, or the tree interferes with the reasonable development of the site.</p>		Complies - Refer to landscape plans, in excess of the minimum requirement with a proposed canopy coverage of 35% at maturity.	Complies
Private Open Space				
Minimum Dimension and Area	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> .		Complies - each home as a principal primary open space of minimum 4m in excess of 20sqm.	Complies
Orientation	Private open spaces should be oriented predominantly to the north, east or west.		Each of the three homes is designed with a predominant orientation towards the north / north west.	Complies
Canopy Tree Provision	A minimum of one canopy tree (capable of achieving a crown diameter of a minimum of eight metres when mature) should be provided in the private open space of each dwelling.		Complies - refer to landscape plans	Complies
Vehicle Access and Car Parking				
Verge Crossings	No increase in the number or width of verge crossings is generally permitted.		Complies One verge proposed - refer to civil drawings for details	Complies
Driveway Design	Driveways should integrate with front garden planting to reduce the visibility of these elements from the street.		Complies Driveway and surrounding plantings are designed with the intent of maximising planting opportunities and deep soil planting zones within the front setback & street facing areas.	Complies
Driveway Dimension	Driveways should be a single-vehicle width (<3.6m) between the front boundary and building line and have a uniform surface of subdued charcoal or earthen tones. Gravel, brick, clay or concrete pavers or bitumen are preferred surface finishes.		Complies - refer to landscape plans for driveway finishes	Complies
Verge Crossing material	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.		Proposed driveway to have a bitumen surface to match in with the existing bitumen driveway which is to be demolished	Complies
Car parking	A minimum of two off-street car parking spaces should be provided for all new dwellings.		A minimum of two off-street car parking spaces has been provided for each dwelling proposed	Complies
Hedges and Fences				
Hedge Planting	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.		Planting of hedges has been proposed to tie in with the existing front garden landscape of the surrounding neighbourhood character, refer to landscape drawings for further information.	Complies
Hedge height	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.		No replacement hedging of existing proposed	N/A
Fences	Side boundary	set at least 0.6 metres behind the building line	Side boundary fences are proposed to extend in front of the building lines so as to enclose the front courtyards proposed in front of the building lines.	Merit
		a maximum of 1.8 metres in height above natural ground level	Heights - see comments above & architectural drawings' elevations for further information.	Merit
		timber paling, timber lattice, brush, open mesh or metal railing.	Charcoal coloured timber paling fences proposed typically.	Complies
	Side and rear boundary fences	not extend forward of the building line	Side boundary fences proposed slightly forward of building lines as appropriate when taking into account existing fence extent & proposed pedestrian entry fence & enclosed courtyard wall extents.	Merit
		be a maximum of 1.8 metres above ground level	Heights - see comments above & architectural drawings' elevations for further information.	Merit
		be timber paling, timber lattice, brush or open mesh metal railing.	Proposed timber paling fences	Complies
Setbacks				
General Siting	All dwellings on a site should be set back in accordance with the setback provisions outlined in the Design and Siting General Code of the Plan.		See responses above	Merit
Alternative Setbacks	The NCA may consider alternative setbacks where it can be demonstrated that the privacy of neighbouring dwellings is maintained.		See responses above, however typically, where side setbacks are encroached, the associated rooms are either non habitable, or are to bedrooms.	Merit
Block Amalgamation				
Subdivision Patterns	In order to maintain subdivision patterns, block amalgamation and subdivision is generally not permitted.		N/A - block amalgamation not proposed	N/A

Sustainability				
	Sustainable Design Standard	The design of buildings should demonstrate a high standard of sustainable design.  Design responses could include: living areas oriented to the north; design of eaves/awnings for shade; building materials/colours that absorb less heat; insulation; smart glass; and photovoltaics.	All homes demonstrate a high standard of sustainable design, with living rooms being oriented towards the north / north-west in all instances, with first floor volumes being designed to create cantilevered solar shading.	Complies
	Impacts to Neighbours	Proposals should demonstrate overshadowing or impacts to privacy of neighbouring properties is minimised, including to both dwellings and open space.	Proposal is opportunely sited so as to minimise neighbouring overshadowing to neighbouring lots' private open space and dwellings - refer to overshadowing diagrams.	Complies
	Visual Privacy	New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring properties.	Visual privacy is maintained between neighbouring dwellings with proposed homes typically oriented towards the street with generous setbacks.	Complies
	Solar Access Protection	New development should ensure that building separation does not impact on the solar access of neighbouring properties.	Proposal is opportunely sited so as to minimise neighbouring overshadowing to neighbouring lots' private open space and dwellings - refer to overshadowing diagrams.	Complies