

3rd August 2026
National Capital Authority

PLANNING REPORT (WORKS APPROVAL)

20 Talbot Street,
Block 12 Section 5, Forrest,
ACT

Prepared for:

Prepared by:

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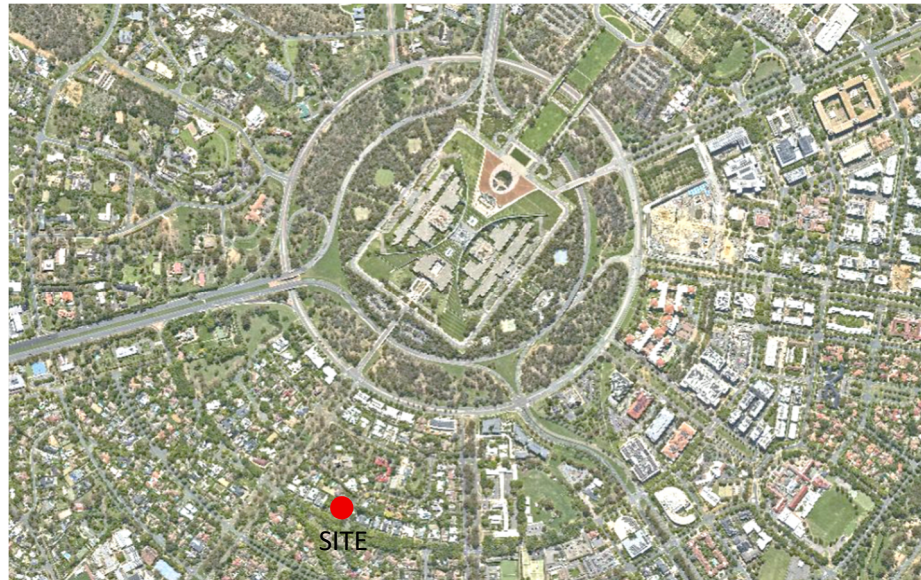
This Planning Report has been prepared by Turco & Associates Pty Ltd in support of a Development Application submitted for the Subject Lot – Block 12 Section 5 Forrest ACT.

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 12, Section 5, Forrest, ACT
Zoning	-	Deakin / Forrest Residential Area – Residential Zone
Site Area	-	1788 m ²
Easements	-	Electrical (Northern Boundary)



Locality Plan. Source: ACTMAPi



Subject Site. Source: ACTMAPi

Item No.	Title	Criteria	Response	Compliance
4.5 Deakin / Forrest Residential Area Precinct Code				
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 2 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 Two 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.	Single storey height proposed with basement - each home is considerably below the maximum prescribed height of 8m (4.9m typically from street for Home 1, and 6.05m maximum at the articulated roof popup towards the centre of site, setback from the street.; 4.75m typically from street for Home 2, and 5.5m at the articulated roof popup towards the centre of site, setback from street).	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 aerals, masts and satellite dishes should be located to have a low visual impact.	Roof mounted aerals, 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.		
	Group schemes	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 adverse effects of climate and maximise its advantages.		
	Rebuilding	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.		
	Garages and carports	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.		
Buildings in relation to front boundaries				
	Performance standards	The planning objectives in requiring buildings to be set back given distances from front property boundaries are: 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 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 c. in certain circumstances, to protect the sight lines of drivers of motor vehicles	The proposal is compliant against the performance standards with adequate outlook for neighbouring buildings as supported by single storey built volumes, ample amount of landscape treatment, and provides for adequate sightlines of drivers of motor vehicles.	Complies

	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.	See corner block comments below	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.	Single storey proposed - Not Applicable	N/A
		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.	6m setback to National Circuit as the major frontage. The proposed dwelling fronting National Circuit has a varying front setback of 6.885m to 7.565m, illustrating compliance with this standard.	Complies
		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.	4.5m setback to Talbot Street as the minor frontage. The proposed dwellings fronting Talbot Street hold a compliant setback of 5.305m for Home 1 & 4.6m for Home 2 respectively, complying with this standard	Complies
		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.	Home 1 proposes courtyard walls & accompanying gates which are at no point less than the prescribed 3m setback (setback varies from 3.07 - 3.55m), with its materiality highly representative of the overall built form of the house Home 2 proposes a small courtyard wall designed to tie in with the overall design of the homes and holds a compliant setback of 3m.	Complies
			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 courtyard walls proposed to National Circuit represent a compliant width (proposed 14.65m total width @ 40% of the block width) below the maximum of 50% of the total lot width and of a maximum of height of 1.8m as indicated on the plans. The courtyard walls proposed to Talbot St represent a compliant width of 3.50m total width, representing a percentage width of the block at 6.6%, considerably below the maximum allowable width (50%), with a compliant setback of 3m. The proposed courtyard wall is low in height (975mm above natural ground line), and sits below the proposed FFL of the house and is primarily designed as a landscaping wall to frame a feature tree planted within the soft radial form of the wall - see landscape & concept images for further information.	Complies
			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 in front of any building lines, see above context;	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 two separate dwellings, with large degrees of built form articulation & separation. The proposal allows for vehicle movements both to & within basement garages through vehicular access from each of the verges. 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 two detached dwellings from the street level, achieving a high degree of built separation when viewed from the street & from neighbouring dwellings.	Complies
	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.	The minimum distance between the side walls of the proposal to the side boundary, or any adjoining building is in excess of 1.8m in all instances, and complies with the minimum combined setback distance of 4.5m. The proposal for the two houses represents well articulated built mass, with dwellings setback varying distances from side boundaries.	Complies
		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	Single storey proposed - Not Applicable	N/A
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.		N/A - no rear boundary applicable	
	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.		N/A - no rear boundary applicable	
Garages, carports and outbuildings					
	Quantitative standard	Building to side or rear boundaries	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	Home 1 proposes a small pool structure (14sqm) built proposed towards the centre of the site & with an average height of 3.18m to NGL. The pool structure reads as a part of the built fabric and provides negligible solar impact within the development (to Home 2). The structure is proposed as being slightly taller in height than the adjoining fences and is open on three sides.	Merit
		Building to side boundary alongside main building	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.	N/A - no carport proposed	N/A

			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.	N/A - Basement garage proposed.	N/A
		Garages in front of building line	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.	N/A	N/A
		Walls and fences	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.	Fences proposed are as per the attached elevations (WA200 & WA201) and are proposed with a top of fence level which steps in various locations to account for the slope of natural ground at the boundary across the length of the subject lot, suitable to the form of the architecture & surrounding context, rather than a paling fence with angle top of fence RL	
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	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 each of the proposed dwellings 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.	Highly reflective metal roofing is not to be proposed	Complies
		Structures above roofs	a. Except as provided for below, structures above roofs are not permitted.	To Comply -	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 solar panels to mounted with low pitch.	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.	To Comply - no antennae proposed currently	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	To Comply - no antennae proposed currently	Complies
		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.	To Comply - no antennae proposed currently	Complies	

Conditions for buildings other than detached houses			
	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.	The proposed area occupied by buildings as shown on area plans (WA150) hold a compliant coverage of 770.1 sqm (43.1%), well below the maximum coverage of 50%. The basement & ground floor levels have been thoughtfully located to minimise built scale & footprint, while maximising retention of visible streetscape trees where possible.	Complies
	Height		
	Generally, the height of any building should not exceed two storeys.	Complies - single storey dwellings proposed	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: A plot ratio of no greater than 40% has been proposed. Refer to Area Plans 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 appropriate responses further above	Complies
	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
	External appearance of buildings		
	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 each of the proposed dwellings are not proposed to be discordant with the general locale and generally represent natural, earthy materials of concrete / render & timber cladding finishes combined with more modern palette of powdercoated aluminium (noticeable throughout window & roof popup materiality for each of the houses)	Complies
	Permanently highly reflective metal roofs will not be approved.	Proposed metal roofing 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
	Façades		
	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
	Screening walls		
	Generally, where service areas are visible from the road or a public reserve a screening wall or fence will be required.	Bins for each of the homes have been thoughtfully designed within an enclosure (Home 1, screened within the courtyard wall design), or behind a gate (Home 2, located behind gates / overall building line).	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
	Structures in front of buildings		
	Generally no structures are to be erected between the building line and the front property boundary.	N/A - Compliant Courtyard walls are proposed forward of the building line, see response further above	Complies
	Landscaping and other matters		
	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
	Siting of buildings		
	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
	Access		
	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 homes.	Complies
	Internal circulation		
	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.	Adequate siting of dwellings & basement ramping into garaging and associated circulation, parking & parking movements has been allowed for, reflective of that of the high end homes proposed.	Complies

Off-street loading					
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 proposal in excess of 40%	Complies	
	Canopy Coverage	The combination of new and existing trees should be capable of providing at least 15% canopy coverage of a site when trees are mature. 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.	Complies - Refer to landscape plans, notably in excess of the minimum requirement for canopy coverage.	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 20m².	Complies, each home has a principal primary open space in excess of the minimum 4m width & 20sqm requirement.	Complies	
	Orientation	Private open spaces should be oriented predominantly to the north, east or west.	Complies - each of the homes have been designed with optimal solar access in mind and are oriented to the north	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.	Proposed corner subject lot includes two houses visibly distinct from each other & proposes one verge near it's original location (to National Circuit) & another to the other street frontage, with a high degree of separation (Talbot St) refer to civil drawings for further detail	Merit	
	Driveway Design	Driveways should integrate with front garden planting to reduce the visibility of these elements from the street.	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.	Driveways proposed to be subdued in tone & less than 3.6m in width - refer to Civil Plans & Landscape plans for reference	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.	Complies - refer to landscape plans for driveway finishes	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 as per the accompanying plans, in line with the proposed building line where indicated.	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.	Timber paling fences proposed typically	Complies
		Side and rear boundary fences	not extend forward of the building line	Side boundary fences are not proposed forward of the building line	Complies
			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.	Timber paling fences proposed typically	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	Complies
	Alternative Setbacks	The NCA may consider alternative setbacks where it can be demonstrated that the privacy of neighbouring dwellings is maintained.	N/A	N/A
Block Amalgamation				
	Subdivision Patterns	In order to maintain subdivision patterns, block amalgamation and subdivision is generally not permitted.	Block amalgamation not proposed, subdivision not proposed	Complies
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 with each of the homes design with operable shaded alfresco structures providing solar shading in summer, and solar access in the colder winter months.	Complies
	Impacts to Neighbours	Proposals should demonstrate overshadowing or impacts to privacy of neighbouring properties is minimised, including to both dwellings and open space.	The proposal is situated on a corner block, and referring to the attached shadow diagrams, has minimal solar impact to all neighbouring dwellings, with each home designed to be single storey in height.	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 representative of single storey dwellings.	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