

Planning Report

Addressing the Relevant Design and Planning Matters of the National Capital Plan

Proposed Residential Dwelling at 71 National Circuit, Deakin

Block 14 Section 2 DP 709

Cogito Group

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Document Status				
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01	Angus Harker	Nabil Adhami	18/10/2019	Works Approval Submission

Details of Project

Proposed Development	Single residential dwelling with associated basement parking, pool and landscaping
Street Address	71 National Circuit, Deakin
Lot	Block 14, Section 2, DP 709
Lot Area	1436m ²
Applicant	Nabil Adhami, Adhami Pender Architecture

Summary of Relevant Major Planning Controls

Precinct	Deakin/Forrest Residential Area Precinct
Proposed Development Type	Detached House
Maximum Permissible Height	2 storeys and 8 metres
Maximum Plot Ratio	0.4
Maximum Permissible GFA	$(0.4 \times 1436\text{m}^2) = 574.4\text{m}^2$

Relevant Matters of *Part Two – Statement of Planning Principles*

Principle 2.1 General Matters	N/A – the proposed development is within an existing development area
Principle 2.2 Productivity	N/A – the proposed development is not infrastructure or employment - related
Principle 2.3 Sustainability	<p>The proposed development meets the objectives of Principle 2.3 Sustainability.</p> <p>The proposal is located in an existing urban area and is consistent with the area's existing development pattern of single-family detached houses. The proposed future use does not allow for any substantial increase in population density leading to adverse impacts on natural and rural areas. The proposed house incorporates significant design features that promote environmental sustainability, including; solar passive design principles, highly insulated facades, rainwater harvesting and on-site photovoltaic electricity production. In addition, the proposed design incorporates a green roof, adding high insulation values, lowering the urban heat island effect, providing additional habitat for flora and invertebrates and significantly enhancing the landscape and garden values of the area.</p>
Principle 2.4 Liveability	<p>The proposed development meets the objectives of Principle 2.4 Liveability.</p> <p>The proposal reflects contemporary architecture and urban design values and incorporates novel forms of landscaping that harmonise seamlessly with the proposed architecture and that enriches its surroundings. While merely a detached house, the proposal is a contemporary, dignified and grand contribution to the existing area, located only several hundred metres from the Prime Minister's official residence.</p> <p>The proposal is generally lower than the maximum permissible height and will not affect public vistas of major landscape features.</p> <p>The proposed development does not impact any heritage areas. However, the design is a contemporary interpretation of several noted Canberra architectural motifs. The design takes cues from Canberra's mid-century modernist palette, including the use of simple, white forms, piloti, cantilevers, and landscape integrated with architecture. Furthermore, the green roof and bold masonry forms are reminiscent of the nearby Parliament House, which will be visible from the trafficable roof.</p>

Principle 2.5 Accessibility	N/A – the proposed development does not increase residential density and does not impact transport or movement
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Relevant Matters of *Part Four A – Designated Areas and Special Requirements - Precinct Codes*

4.5.3 Objectives for Deakin/Forrest Residential Precinct	The proposed development meets the objectives of the precinct. The proposed development preserves the existing residential character of the area and reflects and enhances the dominant character of the area near the Prime Minister's Lodge of grand private dwellings in verdant landscapes.
4.5.4 Land Use for Deakin/Forrest Residential Precinct	The proposed development, as a detached residential dwelling, meets the land use objectives of the precinct.
4.5.5 Detailed conditions of planning, design and development for Deakin/Forrest Residential Precinct	<p>The proposed development complies with the detailed conditions.</p> <p>General:</p> <ul style="list-style-type: none"> • The proposal comprises a residential dwelling • The proposal is no more than 2 storeys in height • <u>The proposed building in some parts exceeds the 8-metre height control above natural ground level. The encroachment comprises mostly the roof parapet, which is a functional and structural requirement of the proposed green roof and hides any roof-mounted plant equipment.</u> • The proposed plot ratio does not exceed 0.4. Refer architectural drawings for details. • The proposed building is in close proximity to the Prime Minister's Lodge and reflects the predominant urban design character for the area of large detached dwellings with generous landscapes

Relevant Matters of *Part Four – Designated Areas and Special Requirements – General Codes*

4.19.3 Detailed conditions of planning, design and development for detached houses	<p>Buildings in relation to front boundaries:</p> <ul style="list-style-type: none"> • The proposed two-storey building complies with the front setback control. The street setback is a minimum 10.8m, which is commensurate with the average setback of neighbouring buildings and greater than the minimum of 7.5m <p>Buildings in relation to side boundaries:</p> <ul style="list-style-type: none"> • The proposed two-storey building generally complies with the side setback controls. <u>However, some minor breaches are envisaged and are nominated in the architectural drawings.</u> <p>Buildings in relation to rear boundaries:</p> <ul style="list-style-type: none"> • The proposed two-storey building complies with the rear setback controls. The rear setback is a minimum of 16.7m. <p>Plot Ratio:</p> <ul style="list-style-type: none"> • The building complies with the plot ratio control nominated in the Precinct Controls <p>Garages, carports and outbuildings:</p> <ul style="list-style-type: none"> • The proposed development provides basement carparking <p>Height:</p> <ul style="list-style-type: none"> • The proposed development does not exceed two storeys in height <p>External appearance of buildings:</p>
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	<ul style="list-style-type: none"> • The proposed development is composed of materials that reflect the materiality and finish of the surrounding area. • The proposed roof is composed of generally non-reflective materials, except for the proposed photovoltaic panels. predominately a trafficable planted meadow green roof with some lawn areas. Approximately one quarter of the roof is a lightweight metal roof with mounted photovoltaic panels. The high parapets flanking the roof are of sufficient height to hide the PV panels and any potential plant that might be roof mounted.
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Precedence of modern architecture in the area

The following photographic assessment identifies examples of more modern architecture that has manifested in recent times and is a good example of the diversity of residential building design in the locality.

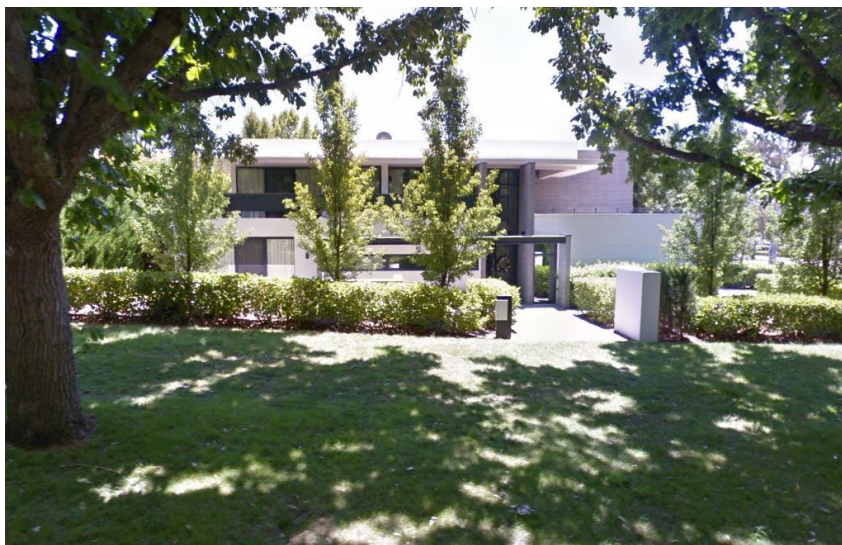
- 1 Canberra Avenue



- 23 Mugga Way



- 40 National Cct



- 79 National Cct



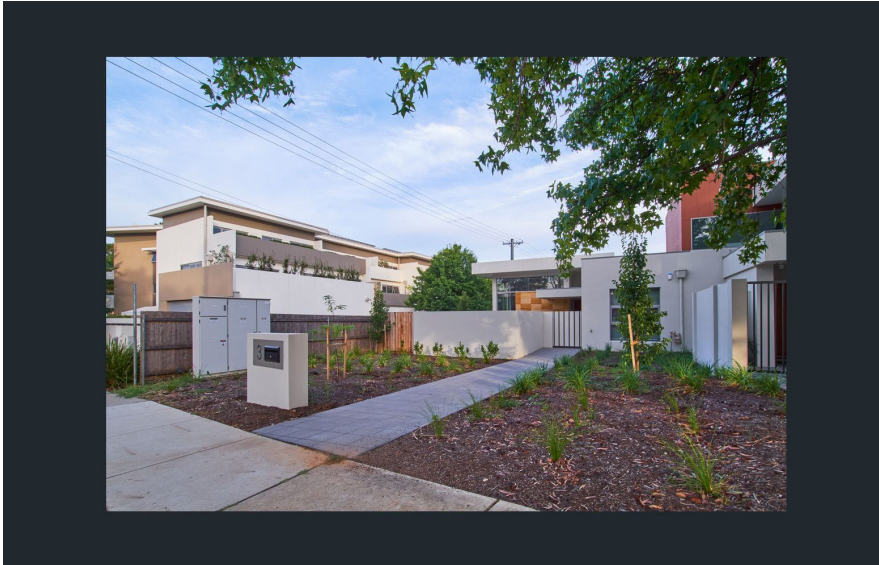
- 233 Laperouse Street



- 16 Hobart Place



- 3 Melbourne Ave



- 14 Melbourne Ave



- Deakin House

