

### Minor Works Approval

Proposed Alterations to Existing Garage - Block 28 Section 2 Deakin

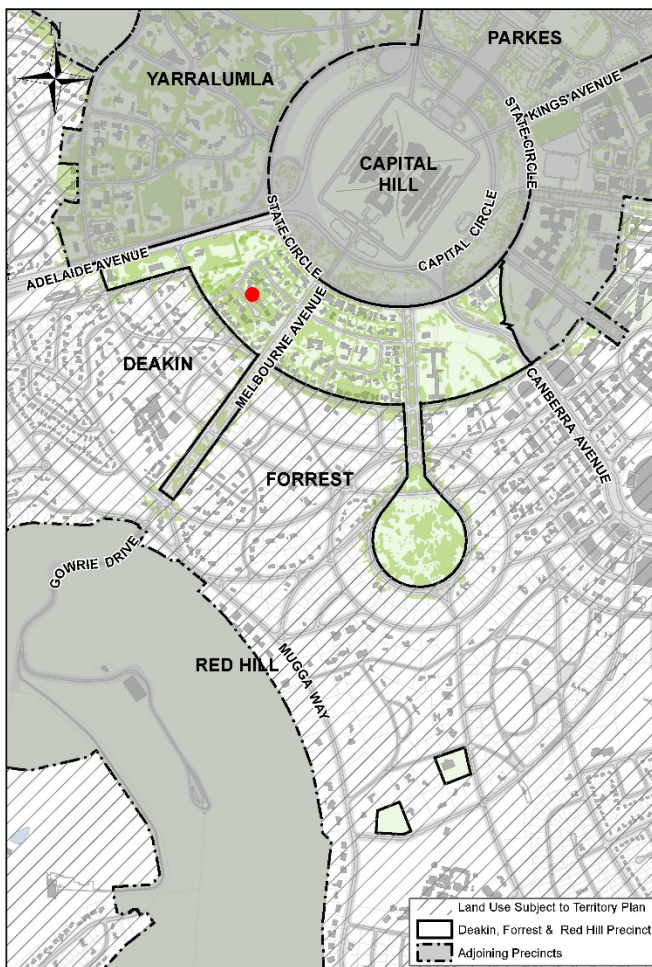
This report has been prepared to support a Works Approval application for the demolition works and conversion of existing garage into studio space on Block 28 Section 2 Deakin.

Application is for the following works:

- Partial demolition of internal walls within existing garage.
- Existing Garage Doors removed and replaced with windows.
- Alterations to existing garage to convert into a studio.

### The NCA Residential Area:

3 Daly Street is located in the National Capital residential area within the Deakin / Forrest Precinct.



● Proposed Site

Figure 1: Deakin Forrest Residential Area Precinct Location (Figure 29 NCA)

## Block Details:

Block 28 Section 2 Deakin

Address: 3 Daly Street



## Site Description:

The subject site is located at 3 Daly Street Deakin. The site area is 1265sqm. The site has one sewer easement along the rear boundary. The Proposed works approval relates to the existing garage located at the NE corner of the site.

## Project Description:

The Proposed alterations to the existing garage include removing the existing panel lift doors and replacing with windows that is to match the existing windows. Minor internal alterations are also proposed to convert the existing garage into a studio space.

The proposed works are minor in scale and do not deter from the existing residence and will not have a negative impact on the streetscape. We have used colours that complement the existing residence with a colour similar to monument used on the proposed windows.

## Project Timeline:

Construction of the proposed alterations to start October 2020, with a completion date set for December 2020.

## Document List:

A000	Cover Sheet
A001	Location / Context Plan
A002	Site Photos
A003	Site Plan
A004	Existing / Demolition Plan
A100	Floor Plan
A200	Elevations
A201	Elevations

## Planning Report:

### 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 character of the existing architecture and reflects the surrounding residential character. It is sympathetic to the cultural and heritage significant sites that surround it in particular the Prime Ministers Lodge and Private Grounds.
4.5.4 Land Use for Deakin / Forrest Residential Precinct	The proposed development 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"> <li>- Proposed works respects the existing character of the area and is of residential purposes</li> <li>- The proposed work is alterations to a single storey building.</li> <li>- Plot ratio does not exceed the maximum amount. Achieving Plot ratio is 0.3</li> <li>- The proposed development preserves the existing character of the existing architecture and reflects the surrounding residential character. It is sympathetic to the cultural and heritage significant sites that surround it in particular the Prime Ministers Lodge and Private Grounds.</li> <li>- N/A</li> </ul>

### Designated Areas and Special Requirements - General Codes

4.19.3 Detailed conditions of planning, design and development for detached houses	<p><i>Buildings in relation to front boundaries</i></p> <ul style="list-style-type: none"> <li>- Complies.</li> </ul> <p><i>Buildings in relation to side boundaries</i></p> <ul style="list-style-type: none"> <li>- The Proposed works is an internal modification of an existing approved structure. No changes have been made that will affect the side setback.</li> </ul> <p><i>Buildings in relation to rear boundaries</i></p> <ul style="list-style-type: none"> <li>- The Proposed works is an internal modification of an existing approved structure. No changes have been made that will affect the Rear setback.</li> </ul> <p><i>Plot Ratio</i></p> <p>Plot ratio does not exceed the maximum amount. Achieving Plot ratio is 0.3.</p> <p><i>Garages, carports and outbuildings</i></p> <p>The Proposed works is an internal modification of the existing garage. There is an existing carport located in front of the garage / studio which provides shelter and covered parking spaces for the residents. Existing garage doors will be removed and replaced with windows to allow for natural light and cross flow ventilation to the studio space. Existing walls with be framed out and lined.</p> <p><i>Height</i></p> <p>The proposed development does not exceed two storeys in height.</p> <p><i>External appearance of buildings</i></p> <ul style="list-style-type: none"> <li>- The Proposed works is an internal modification of an existing approved structure. The external material will not be modified. The propose windows are in keeping with the existing residence and the colour is to match. All external works will be finished to a high standard ensuring the character of the area is maintained.</li> </ul> <p><i>Roof</i></p> <ul style="list-style-type: none"> <li>- The Proposed works is an internal modification of an existing approved structure. No changes have been made to the existing tile roof.</li> </ul>
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