

**Planning Report
Muscat Residence
41 National Circuit, Forrest**
8/11/19

DESCRIPTION OF WORKS

RE: 41 National Circuit, Forrest, ACT 2603
Block 16, Section 7

This application outlines the proposed construction for a new residential property at the above-mentioned address.

The following “Planning Report” is to ensure a better understanding of the proposal and the beneficial impacts to its surrounding environment and the community.

The scope of works includes the following:

- Demolition of existing property including brick cottage, brick building, brick garage and inground pool.
- Site works in preparation for new **single dwelling housing** development
- Construction of new **single dwelling housing** development consisting of ground floor, first floor and basement area, in-ground concrete swimming pool and tennis court.
- Construction of new circular driveway and associated landscape.

The proposed single residential development has been designed in response to the Objectives for Deakin/Forrest Residential Area Precinct

The development has been designed with appropriate detail and proportions to the neighbouring residences. The design utilises quality finishes and details to provide a high-quality design outcome. The development will enhance and be sympathetic to the character of National Circuit.

See Cover Sheet for details on External Finishes / Colours.

The development is a single residential dwelling. Maintaining the existing residential character of the area.

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DEAKIN / FORREST RESIDENTIAL AREA PRECINCT CODE / LANDSCAPE AND SUSTAINABILITY GUIDELINES

The principal residential character of the area and the use of the land for residential purposes are to continue

Single dwelling residential development.

The residence has been designed to predominantly appear as a single storey residence from the street with the second storey set back from the ground floor frontage and a basement that utilises the blocks topography to accommodate 3x car spaces, storage, utilities and services below.

The new developments site placement is designed to be similarly located within the site to the existing residence being demolished. Providing an outcome which is sympathetic to the existing street frontage and surrounding site boundaries.

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

The residential development consists of two storeys only.

The residential development is no more than eight metres above the natural ground level at its highest point at the rear of the building due to the topography of the block.

Boundary Setbacks

The proposed dwelling has been designed to exceed minimum required setbacks.

Complying boundary setbacks are indicated on Site Plan.

(H/2 for effective frontage up to 23m plus 0.5m for every 3m of effective frontage over 23m)

(8m / 2 = **4m**) + (building front @ 29.7m = approx. **1.2m**) = **5.2m** minimum setbacks required.

Minimum East boundary = 2m

Minimum West boundary = 3.45m

Total setbacks at side boundary minimums = **5.45m**

South facing / front boundary = 13.2m

Development throughout the area, except for sites fronting State Circle, should have a maximum plot ratio of 0.4

BASEMENT 200m²

GROUND FLOOR 352m²

FIRST FLOOR 171m²

TOTAL GFA 723m²

SITE AREA 1998m²

Plot Ratio achieved 36.18%

See site plan for details

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Block Amalgamation

No block amalgamation is being proposed.

**Roof mounted aerials, masts and satellite dishes should be located to have a low visual impact -
Solar Panels**

Roof mounted solar panels should be located to have a low visual impact

All roof mounted items will sit behind a parapet wall and not be visible from the street frontage or neighbouring residences.

Private open space

The POS areas are both orientated north, located adjacent to the primary living spaces and the covered alfresco area on the ground floor. See Cover ground floor plan for details.

The blocks rear north facing orientation allows for reasonable solar access to adjoining residential blocks and their associated private open spaces.

The development is consistent with the desired character, provides reasonable separation between adjoining developments, provides reasonable privacy for adjoining residential blocks.

The landscape provides a boundary hedge to create additional separation and privacy to surrounding blocks, existing neighbouring developed planting also supports privacy.

Landscape

Total soft Landscape to be greater than 0.4
Total tree canopy coverage to be greater than 15%

Total soft Landscape achieved 54%
Total tree canopy coverage achieved 18%

See landscape plan for details

Hedges and Fences

All hedges specified are evergreen and will be used to separate the dwelling from public and private domains.

All boundary fences to adjoining blocks will be retained.

Retaining walls will incorporate planting from a garden section above utilising climbers to soften the appearance of walls and incorporate them into the surrounding landscape.

Heritage

Verge crossings, grass areas and planting will be maintained and or reinstated to be sympathetic to the current conditions.

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Vehicle Access and Car Accommodation

A single uniform driveway has been provided in similar location verge locations and a circular driveway has been incorporated to the landscape to reduce visibility from the street.

A basement accommodates 3x car spaces, storage, utilities and services under. A turning zone has been provided to allow for vehicles to leave in a forward direction.

Sustainability

All living areas are orientated to the north with considerable glazing allocated allowing for solar gain. Shade devices have been provided to all other windows. Double glazed argon filled glazing has been nominated.

The dwellings architectural finishes have been selected to reduce heat absorption in the summer sun.

The blocks rear north facing orientation allows for reasonable solar access to adjoining residential blocks and their associated private open spaces.