

NCA MAJOR WORKS APPROVAL

Planning Report and Application Information Checklist Addressing proposed development at;

12 Melbourne Avenue, Deakin.

Purpose and Structure of Report

This report has been prepared to support a Works Approval (WA) application for demolition works and the conversion and construction of an existing garage into a small studio, as well as a new carport on Block 10 Section 2 (12 Melbourne Avenue) Deakin.

The report has been structured to meet the requirements of the National Capital Authority (NCA) as detailed in the WA Application form and the requirements as detailed in the National Capital Plan.

Overview of Proposal

This WA application seeks approval for the following works:

- Partial demolition of the existing garage
- Partial demolition and excavation of existing on-site car parking pavement
- Removal of trees as identified in the tree management plan
- Erection of temporary fencing to perimeter of work site during construction period.
- Alterations and additions to existing garage to develop new studio
- Construction of new carport and garden storage unit as shown in
- New concrete paving to carport and garden storage area.
- Landscaping to areas immediately surrounding new carport and studio

The NCA Residential Area

12 Melbourne Avenue is located in the National Capital residential area within the Deakin/Forrest precinct and is particularly appropriate for this redevelopment exercise given the current planning rules. The Deakin/Forrest Residential Precinct is located close to major employment areas, the city, and major transport routes.

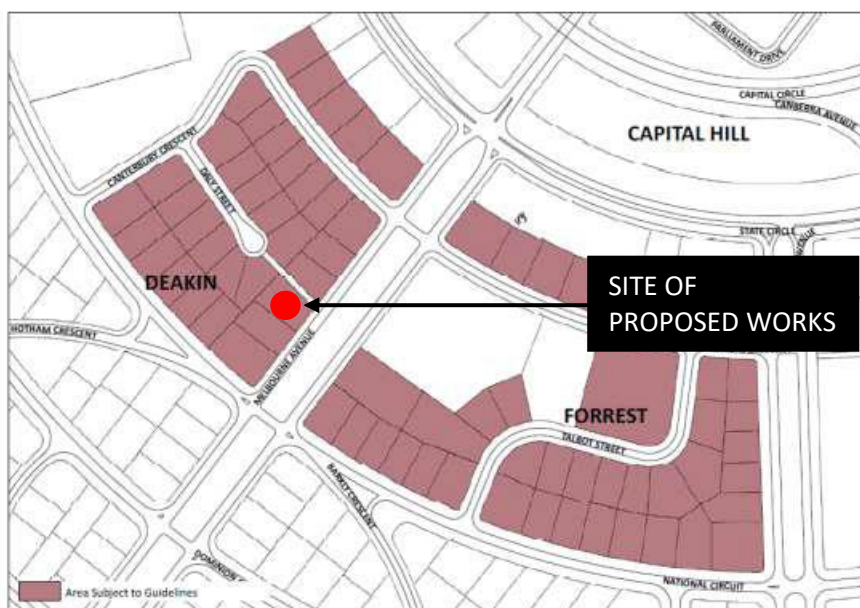


Figure 1 Area subject to Deakin/Forrest Residential Area
(Figure 1 of Landscape and Sustainability Guidelines:
Deakin/Forrest Residential Area Precinct Code) (NCA, 2018)

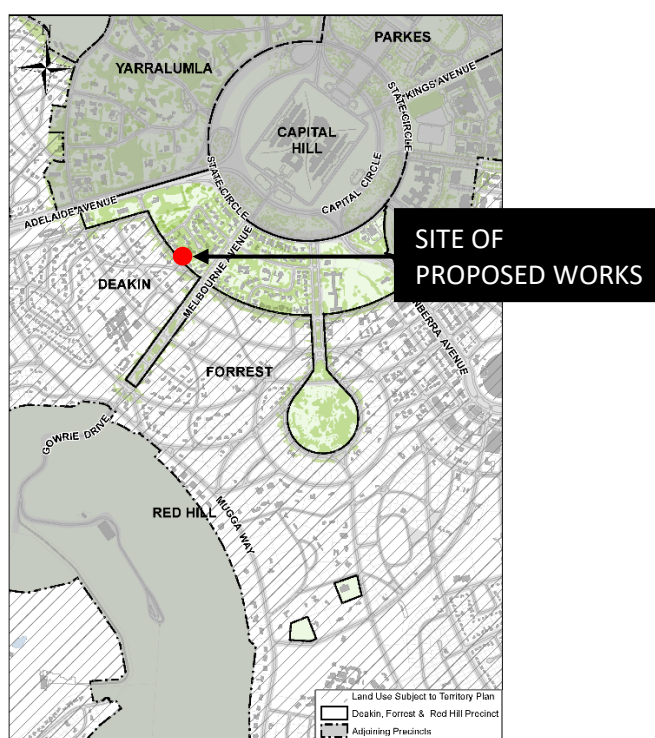


Figure 2: Deakin Forrest
Residential Area Precinct location
(Figure 29 of National Capital
Plan) (NCA, 2016)



Figure 3: Locality Plan

Site Description

The subject site is located at 12 Melbourne Avenue in Deakin. The land parcel is 1789m². The site has one stormwater easement near its north western corner, located approximately 20 metres from the existing house and new studio and carport. The site contains numerous trees – the locations of which have been identified in the Tree Management Plan (DWG202) prepared by Harris Hobbs Landscapes as part of this Application. The Tree Management Plan shows the existing on-site trees that are proposed to be removed and retained as part of the proposed works.

Site Context

The site is close to State Circle and faces Melbourne Ave. The site is substantially separated from the Prime Minister's Lodge compound and State Circle/Parliament House. Figure 3 demonstrates the separation between this proposed development, the Lodge and State Circle. This existing landscaping complemented with new proposed landscape works will also provide a pleasing visual screen between Melbourne Avenue and the proposed development.

Project Background

The proponent ultimately intends to develop the existing garage into a small studio, as well as construct a new carport and garden shed surrounded by landscape. The site is located along Melbourne Avenue in Deakin - which is a Main Avenue under the National Capital Plan.

Property Information

Table 1 below provides the relevant property information.

Property Information	Details
Site Identifier	Block 10 Section 2
Site Address	12 Melbourne Avenue, Deakin
Lessee	Francis Wild
Site Area	1789 square meters
Easements	Stormwater / Drainage
Concessional lease	No
Current Use	Residential
Land use Policy	Residential
Relevant Precinct/Development and General Codes and Overlays	The Deakin/Forrest Residential Area Precinct

Mandatory Requirements

Mandatory Requirements	Response
A Locality Plan which identifies the site and its context.	See Figure 3 above, as well as attachment FSP601
A written description of the works proposed.	This project involves the partial demolition and conversion of the existing garage into a small studio, as well as a new carport and garden shed surrounded by landscape.
Plans or drawings describing the works with drawing numbers.	See attached drawings: FSP001, FSP100, FSP101, FSP102, FSP201 and FSP300

Authorisation from the landowner/lessee or land custodian to lodge the application on their behalf



LETTER OF AUTHORISATION

for applicants to obtain permission from lessee or land custodian to lodge an application with the National Capital Authority on their behalf.

LEASE/SITE DETAILS (please print)

If more than one lease/site please attach the following details for each additional lease/site on a separate sheet.

Block	10	Section	2	Suburb/District	DEAKIN
Road Reserve					
Address	12 MELBOURNE AVENUE, DEAKIN				
Description of Works	PARTIAL DEMOLITION AND CONVERSION OF THE EXISTING GARAGE INTO A SMALL STUDIO, AS WELL AS A NEW CARPORT AND GARDEN SHED.				

LESSEE(S)/LAND CUSTODIAN(S) DECLARATION

If more than two entities please provide details of each additional lessee on a separate sheet.

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the proposed works and support the application; and
- I/we declare that all the information given on this form is true and complete.

Name	Frances Marie Wild		
Title/Position	Owner / Title holder		
Telephone	0412 093 696	Email	frances@drkaylor.com.au
Signature		Date	26/05/20
Name			
Title/Position			
Telephone		Email	
Signature		Date	

APPLICANT DECLARATION

- I/we declare that all information given on this form and its attachment is true and correct;
- If signing on behalf of an organisation:
- I/we the undersigned declare I/we have the appropriate delegation or authority to sign on behalf of the organisation.

Name	STEVEN CUZZILLO	Organisation Name	THURSDAY ARCHITECTURE
Signature		Date	15/07/2020

BUILDING THE NATIONAL CAPITAL IN THE HEART OF ALL AUSTRALIANS

National Capital Authority | GPO Box 373, Canberra ACT 2601 | www.nationalcapital.gov.au | workapproval@natcap.gov.au

ABN 75 149 574 427

1 Planning report	Response
	This tabular section includes and constitutes the planning report.
2 Schedule of Proposed Works Which gives details of the works proposed including extent of earthworks, offsite work requirements and works associated with service connections. It should also describe the quantitative characteristics of the proposed development such as:	Response
Gross Floor Area	Existing residence 237m ² New Studio 52m ² Garden Storage Area 4m ² Total Floor Area 293m ²
Building Height	Refer to FSP201
Building setbacks from property line	Refer to FSP001
External materials and colours	Refer to notes on FSP200
3 Detailed Site Plan which identifies site boundaries and the key characteristics of the site including:	Response
Site contours	Refer to FSP001
Existing vegetation	Refer to Landscape Plan, Dwg 201
Existing development and other features which may contribute to a full understanding of the site and its context.	Refer to FSP001, and Dwg 201

4 Architectural Drawings (1:100 or 1:200) sufficient to fully explain the proposal and should include	Response																		
Floor Plan	FSP101																		
Elevations	FSP201																		
Sections	FSP300																		
Perspective Drawings	FSP501, FSP502																		
Coloured Elevation Showing External Finishes	FSP200																		
5 Landscape Plans (1:200 or 1:500) Which include:	Response																		
Existing trees proposed to be retained and trees to be removed or pruned supported by a tree survey report by qualified arborist	Refer to DWG201, DWG202, DWG203 and DWG204																		
Proposed planting design with planting schedule outlining size, species and quantity	DWG301																		
Location and finishes of pedestrian & vehicular access paths	DWG301																		
6 Drawing schedules	Response																		
Schedule	<p>Drawing Schedule for 12 Melbourne Ave Deakin</p> <table> <tr> <th>Drawing Title</th><th>Content</th></tr> <tr> <td>FSP001</td><td>Site Plan</td></tr> <tr> <td>FSP100</td><td>Demolition Plan</td></tr> <tr> <td>FSP101</td><td>Floor Plan</td></tr> <tr> <td>FSP102</td><td>Roof Plan</td></tr> <tr> <td>FSP200</td><td>External Finishes</td></tr> <tr> <td>FSP201</td><td>Elevations</td></tr> <tr> <td>FSP300</td><td>Sections</td></tr> <tr> <td>FSP501</td><td>Perspective Drawings: Carport</td></tr> </table>	Drawing Title	Content	FSP001	Site Plan	FSP100	Demolition Plan	FSP101	Floor Plan	FSP102	Roof Plan	FSP200	External Finishes	FSP201	Elevations	FSP300	Sections	FSP501	Perspective Drawings: Carport
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FSP201	Elevations																		
FSP300	Sections																		
FSP501	Perspective Drawings: Carport																		

	FSP502	Perspective Drawings: Studio
	FSP601	Locality Plan
	Letter of Authorisation	Land Custodian Authorisation
	DWG201	Landscape Areas and Tree Canopy Extent
	DWG202	Tree management plan
	DWG203	Existing Tree Assessment for Proposed Tree Removal
	DWG204	Existing Tree Removal Photos
	DWG301	Landscape Plan
	The planning report	NCA Major Works Approval
7 A 3D Design Model is required for any major development and/or proposed in a prominent location. The NCA can accommodate most digital 3D formats,	Response	
	Perspective drawings of the carport and studio can be seen in FSP501 and FSP502	

Planning Context

This section sets out the planning context of the development proposal included in this submission against the relevant legislation and planning instruments, including the National Capital Plan and the Landscape and Sustainability Guidelines.

Objectives

Objectives for this precinct, and how the proposed development addresses these, are shown in Table 1 below.

Table 1: Objectives for the Deakin/Forrest Residential Area Precinct (National Capital Plan)

Objectives	Response
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.	The proposed works will maintain and enhance the character of the National Capital and will be planned and developed in accordance with its national significance. The design of the proposed work will help retain Melbourne Avenues reputation as a prestigious Canberra address.
2. The principle residential character of the area and the use of the land	Proposed work respects and enhances the area as the design and materiality of both

primarily for residential purposes are to continue.	the studio and car port complement the existing house. The work will provide more functional residential space, and a high-quality landscape setting.
3. Design of buildings in proximity to the Prime Minister's Lodge must reflect the dominant urban design character of the locality	The proposed works design is sympathetic to the site's culturally, and heritage-significant surrounds. The proposed works will be of a modern design and of a character consistent with that of recent developments constructed nearby.

Detailed Conditions

The Deakin/Forrest Residential Area Precinct Code sets out several conditions of Planning, Design and Development. These conditions, and a design response to them, is detailed in Table 2 below.

Table 2: Detailed Conditions of Planning, Design and Development (NCP)

Condition	Response
The principal residential character of the area and the use of the land for residential purposes are to continue.	Proposed work respects and enhances the area as the design and materiality of the proposed works complement the existing house. The work will provide more functional residential space, and a high-quality landscape setting.
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 proposed work is a single storey studio that is 3.4 metres above the natural ground line, and a carport that is 2.8 metres above the natural ground level.
Development throughout the area, except for sites fronting State Circle, should have a maximum plot ratio of 0.4.	Including the existing house, proposed studio and garden shed. The overall plot ratio equates to 0.16.
Design of buildings in proximity to the Prime Minister's Lodge should reflect the dominant urban design character of the locality.	The proposed works design is sympathetic to the site's culturally, and heritage-significant surrounds. The proposed works will be of a modern design and of a character consistent with that of recent developments constructed nearby.
Roof mounted aerials, masts and satellite dishes should be located to have a low visual impact.	Not relevant to this submission.

The Design and Sitting General Code

Detailed Conditions

Section 4:19 of the General Code sets out several 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 therefore 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.

Performance Standards

The Performance standards, and a design response to them, is detailed in Table 3 below.

Table 3: Performance Standards

Buildings in relation to front boundaries	Response
<p>The planning objectives in requiring buildings to be set back given distances from front property boundaries are:</p> <ol style="list-style-type: none"> 1. 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 2. 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 3. in certain circumstances, to protect the sight lines of drivers of motor vehicles. 	<p>The proposed works setback distance in relation to the front boundary is 7810mm. This distance allows an outlook for the occupants that will not be obstructed by neighbouring buildings. It will also preserve and maintain an area adjacent to the street for landscape treatment. The proposed works will also protect the sight lines of drivers of motor vehicles.</p>
Buildings in relation to side boundaries	Response
<p>Requirements for side distances are intended to achieve the following objectives:</p> <ol style="list-style-type: none"> 1. to allow adequate light and ventilation and to preserve the privacy of neighbours 2. in some cases to provide a space wide enough for vehicles to pass by the house on one side at least 3. to provide access for fire control and to inhibit the easy escape of fire 	<p>The proposed studio has a setback distance in relation to the side boundary of 4050mm.</p> <p>The proposed car port setback distance in relation to the side boundary is 3000mm.</p> <p>The setbacks allow adequate light and ventilation to new and existing structures on the site, preserve the privacy of neighbours and provide access for fire</p>

4. to create a spatial separation between detached buildings for reasons of civic design.	control and to inhibit the easy escape of fire.
Buildings in relation to rear boundaries	Response
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.	The proposed studio has a setback distance in relation to the rear boundary of 22 metres.
Plot Ratio	Response
The application of a plot ratio is intended to place an upper limit on the amount of floor space in a building development on a site.	<p>Existing residence: 237m²</p> <p>New Studio: 52m²</p> <p>Garden Storage Area: 4m²</p> <p>Total Floor Area: 293m²</p> <p>Site area: 1789m²</p> <p>Plot Ratio: 0.16m²</p>
Garages, carports and outbuildings	Response
Exceptions to the above policies with respect to setbacks and building lines of garages, carports and outbuildings are permitted in certain circumstances to achieve greater opportunities for use of the lessee's block, without adversely affecting the neighbouring blocks.	<p>The proposed carport location has been selected to reuse the majority of the existing driveway, minimise impact of landscaping changes at the front of the property and maximising space for new landscaping between the proposed carport and studio.</p> <p>The proposed carport has been designed to be a 42m² freestanding open structure which includes a small storage shed of approximately 4m² located at the rear of the carport. The structure is supported by four steel columns and does not include any further walls or doors providing a light, relatively transparent and non-obtrusive structure set amongst existing and new landscaping.</p> <p>The proposed carports' supporting steel structure is positioned in line with the existing residence and angled to follow the existing driveways orientation.</p> <p>The roof structure incorporates a cantilever at the front which overhangs forward of the existing residence. The cantilever extends 1900mm forward of the columns. As mentioned above under 'Buildings in relation to front Boundaries', the carport is</p>

	<p>set back from the from the front boundary 7810mm maintaining amenity and not adversely affecting neighbouring blocks.</p> <p>The orientation and positioning of the carport has been determined to provide safe vehicle movement, complimenting existing structures and landscaping. The planning also makes use of established landscaping and is enhanced with additional landscaping to minimise impact to the front, side boundary and between the proposed carport and studio.</p> <p>The cantilevered roof allows for the most efficient use of the space to achieve the greatest opportunity for use of the lessee's block and does not adversely affect the neighbouring blocks.</p> <p>If the carport was to be moved further back it would require the removal of additional established garden thus minimising area for proposed landscaping to soften and enhance the proposed works. If the carport was moved forward would also require the removal of further landscaping, be forward of the minimum setback and also affect the neighbouring blocks.</p>
External appearance of buildings	Response
<p>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.</p>	<p>The proposed works external finishes have been selected to respect and complement the existing residence and create a pleasing contrast between the existing and new works. The materials and colours selected correspond well with the existing residence as well as neighbouring dwellings in the street.</p> <p>All external treatment will be finished to a high standard ensuring the character of the area is maintained and enhanced.</p> <p>Refer to FSP200 for external finishes diagram.</p>