NCA MAJOR WORKS APPROVAL

Planning Report and Application Information Checklist addressing proposed development at;

12 Somers Crescent, Forrest.

The ageing in place agenda

TT Architecture has been involved in residential design for nearly 30 years and have come across many clients who love where they live and would like to stay in that area, preferably on their own blocks. They realise they have a block that is zoned for development of some kind but are not sure how this might all come together. These thoughts are often part of a desire to downsize from a large family home that is no longer appropriate to their future intended lifestyle.

These house owners have no real desire to move to an apartment block or a unit as they would like to retain a small garden at least. They would prefer to 'age in place' in a suitably designed dwelling with the majority of their living areas being located on the ground floor.

Housing choices

This design proposal focuses on the lack of housing choices for those wishing to 'age in place' in the Deakin Forrest area. There are many others in this community, ostensibly marooned on large blocks. They would love to downsize, not to an apartment block but rather stay in location with a smaller house and garden and better utilise their often-larger blocks of land. Canberra is one of the least dense cities in the world. The notion that everyone wants a quarter acre block is considered outdated by many.

The NCA residential area

12 Somers Crescent is located in the relatively small and discrete National Capital residential area 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. Current approaches to urban planning suggest that such locations should be utilised for higher density development to help reduce urban footprints, improve city sustainability, and make better use of infrastructure. More compact cities can assist in containing the extent of infrastructure we build and maximise the number of people it serves, making it more cost and energy efficient.

The following points summarise characteristics of the area:

- residential blocks are typically large, ranging in size from 1050m² to 3832m² (average size of 1662 m²) there is diversity in architectural style, dwelling size, and residential type (for example, multiple dwelling development versus single residential dwellings)
- the majority of blocks have a single dwelling, with heights varying between single and two storeys

- there is no unifying architectural style or building materials, even amongst older dwellings (likely resulting from development of the area over several decades commencing in the 1950s)
- many of the older dwellings are quite modest, in a garden setting with multiple canopy trees and extensive soft landscaping (often exotic species)
- redeveloped blocks have greater site coverage and levels of hardscape.

The Plan does not currently prohibit the redevelopment of blocks for higher density residential development, such as duplexes and small townhouse complexes. It is not proposed to change this approach, instead focussing on improvements to the way in which new dwellings are inserted into the suburb without adversely impacting on key characteristics of the neighbourhood. This new imperative is outlined in the NCA's new landscape and sustainability guidelines July 2018 and which this development proposal directly addresses.

2018 survey of block development in the NCA residential area.

12 Somers Cres

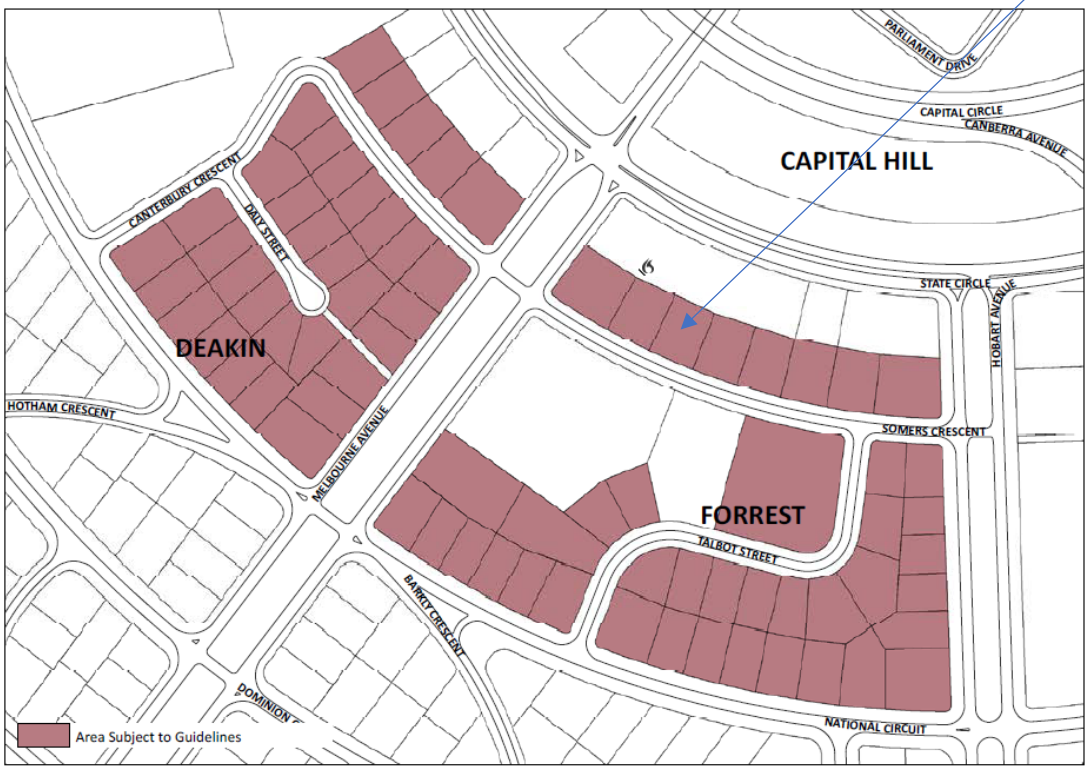


Figure 1: Area subject to Deakin/Forrest Residential Area Precinct Code - Landscape and Sustainability Guidelines

Site context

The site is adjacent to a substantial development to its north on State Circle. There is also a high density two storey apartment complex to the east of the site. The salient features of the site context are indicated in the diagram below. Refer to drawing DA02 for further site context images.

Street tree in poor condition

Trees on west boundary

No 14 Single dwelling to West

2 storey apartments with basement parking on State Circle to North

12 Somers Cres

Embassy of Switzerland

Embassy of Austria

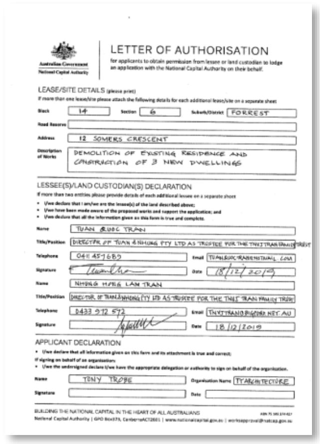
2 storey apartments with basement parking to East

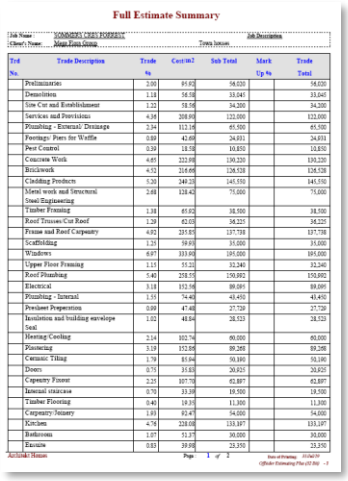
View from rear of block to State Circle apartments

View of 12 Somers from Street

Existing dwelling at 10 Canterbury Crescent aerial view ACTMapi

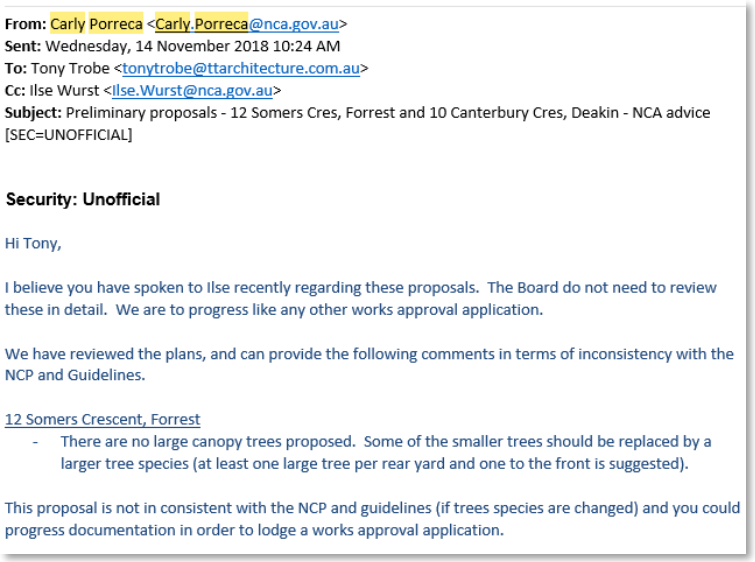
Proposed new development as viewed from Somers Crescent

Mandatory requirements	Response
A Locality Plan which identifies the site and its context.	See attached drawings above and refer to drawing DA02 for further site context images
A written description of the works proposed.	This project involves the demolition of an existing dwelling in relatively poor condition to be replaced with three individual residences surrounded by landscape and predominantly North facing single storey designs with 2 storey elements.
Plans or drawings describing the works with drawing numbers.	See appendix No 1
Authorisation from the landowner/lessee or land custodian to lodge the application on their behalf.	See appendix No 2  Australian Government National Capital Authority 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: 14 Section: 6 Suburb/District: FORREST Road Reserve: Address: 12 SOMERS CRESCENT Description of Works: DEMOLITION OF EXISTING RESIDENCE AND CONSTRUCTION OF 3 NEW DWELLINGS 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: TUAN QUOC TRAN Title/Position: DIRECTOR OF TUAN & NHUNG PTY LTD AS TRUSTEE FOR THE THUY TRAN FAMILY TRUST Telephone: 0411 457 689 Email: [illegible] Signature: [signature] Date: 18/12/2019 Name: NHUNG HONG LAN TRAN Title/Position: DIRECTOR OF TUAN & NHUNG PTY LTD AS TRUSTEE FOR THE THUY TRAN FAMILY TRUST Telephone: 0433 972 572 Email: [illegible] Signature: [signature] Date: 18/12/2019 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: TONY TROBE Organisation Name: TT ARCHITECTURE Signature: Date: BUILDING THE NATIONAL CAPITAL IN THE HEART OF ALL AUSTRALIANS National Capital Authority | GPO Box 373, Canberra ACT 2601 | www.nationalcapital.gov.au | worksapproval@natcap.gov.au
1 Planning report Which addresses the relevant design and planning matters in accordance with the provisions of the National Capital Plan.	**Response**
	This tabular section is part of the DA application includes and constitutes the planning report.
2 Schedule of Proposed Works Which gives details of the works proposed including extent of earthworks, off-site work requirements and works associated with service connections. It should also describe the quantitative characteristics of the proposed development such as:	
Gross floor area	Site area: 1821m² Maximum allowable GFA: 1769.47 x 0.4 = 728.4m² Driveway area: 253.41m² Total built area: 834.96m² Total GFA (carparking removed): 709.32m² Planting area: 725m² = 41% (min 40%)

Site coverage	485.4 m² of 1821 m² = 26.7%
Building height	Maximum height allowed 8 m **HEIGHT AND SETBACK CALCULATIONS** BUILDING HEIGHT RELATIVE TO NGL (REFER DA10) RES 1 = 6070MM RES 2 = 5906MM RES 3 = 5264MM 2 STOREY SIDE SETBACK CALCULATIONS; FRONT BOUNDARY 38.376M 38.376 - 23M = 15.376M 15.376 /3 = 5.125 5.125 x 0.5 = 2.563M 6070/2 = 3035 **3035 + 2563 = 5598MM**
Building setbacks from property line	Additional side setback is 0.5m for every 3m of Effective frontage over 23m 38.376m - 23= 15.376 /3 =5.125 x 0.5 = 2.563m Additional setback 2.563m Upper story side setback is (6070 / 2) + 2.563m = 5598m refer to drawings DA01 (Appendix 1)
External materials and colours	Refer to notes on drawing DA05 and rendered perspectives. Appendix 1
3 Quantity Surveyor's Certificate of Costs for all proposals **over $2 million**	**Response**
	Comment from builder Dan Fitzpatrick of Architekt Grune Houser.re pricing (12-12-19) Our price estimate for your 3 new residences in total will be **$2,798,363** including GST The price with all the internal works/fit out removed is **$1,774,941.00** including GST (ie basis of DA fee for NCA) This figure is a quotation. Further information on costing available on request.  architekt Forrest Development Thank you for the opportunity to provide an estimate on the proposed development at Somers Crescent, Forrest. At this stage it is worth noting that we provide this quote as closely as possible to the plans and we feel there is need for further consultation in order to cover all aspects of the build. There are a number of areas that prices have been calculated as best as possible keeping in mind many selections are yet to be made. Also it is worth noting many of the services such as ACTEW fees are Provisional Sums and are taken as an estimate based on previous works of this scale. Moving forward we would look to undertake these works on a project management basis to ensure fairness towards all parties. It is my belief that the project can be delivered at a cheaper price under this structure. Also this price revision has been carried out as per spec and in keeping with other tendered prices to ensure we are all quoting the same items. I beleive the project can be delivered to a standard suitable for the location for perhaps 5-8% less than this price.With that in mind the new price including site works and landscaping is $2 798 363. This prices includes GST. The overheads, running cost, management fee and profit for Architekt Homes on this job are included in this cost. Within our fee we are responsible for the total of all construction work. That is, we will plan, coordinate and supervise the complete construction of your home, from preliminaries such as appointment of certification through to practical completion. We stand by our work as being of the highest quality and workmanship across all trades and throughout the entire project. We will be in constant communication with you to ensure you are completely happy with not only the process of the building works, but also the completed project. We will be on-site, not only to carry out the majority of works, but to ensure that all work undertaken is done so in a professional and proficient manner. We are a hands on building team, with myself and a small team carrying out the carpentry full time on our jobs, as well as managing the project. We are proud of our combined industry experience of over 30 years building homes of high quality. We hope this proposal meets with your approval and we are only too happy to provide any additional information or consultation as required. It is expected that the works will take 18 - 24 weeks to bring to completion, starting from the time of the site being ready for construction. The following names are those of clients we have carried out work for in the past, please feel free to call them as a reference of our workmanship and professionalism. We are more than happy to provide more names and organise inspections of past properties if needed. Michael Snape, Ainslie Scandy House - 0418 729 662 Julie Boulten, Hackett Industrial House - 0424 258 183 Cate Parry, Banks st House - 0429 917 265 Stephanie Van Gavel, Hackett Mid Century Modern House - 0459 822 397 Kind Regards, Daniel Fitzpatrick  Full Estimate Summary Job Name: SOMERSET CRES FORREST Client's Name: Mega Fires Group Town houses Job Description Trd No. / Trade Description / Trade % / Cost/m2 / Sub Total / Mark Up % / Trade Total Preliminaries 2.00 89.92 98,020 98,020 Demolition 1.18 58.58 33,045 33,045 Site Cut and Establishment 1.22 58.58 34,200 34,200 Services and Provisions 4.36 308.80 122,000 122,000 Plumbing - External/ Drainage 2.34 112.16 65,500 65,500 Footings/ Piers for Waffle 0.80 43.46 24,851 24,851 Pest Control 0.39 18.58 10,850 10,850 Concrete Work 4.65 222.86 130,220 130,220 Brickwork 4.52 216.66 126,528 126,528 Cladding Products 5.20 249.21 145,550 145,550 Metal work and Structural Steel Engineering 2.68 128.42 75,000 75,000 Timber Framing 1.38 65.82 38,500 38,500 Roof Trusses/Cut Roof 2.29 62.02 36,225 36,225 Frame and Roof Carpentry 4.82 235.85 137,738 137,738 Scaffolding 1.25 59.80 35,000 35,000 Windows 6.97 333.90 195,000 195,000 Upper Floor Framing 1.13 53.21 32,240 32,240 Roof Plumbing 5.40 258.75 150,992 150,992 Electrical 3.18 152.56 89,089 89,089 Plumbing - Internal 1.55 74.40 43,450 43,450 Pershaw Preparation 0.60 47.48 27,720 27,720 Insulation and building envelope Seal 1.02 48.84 28,523 28,523 Heating/Cooling 2.14 102.74 60,000 60,000 Plastering 3.19 152.86 89,266 89,266 Ceramic Tiling 1.79 85.94 50,180 50,180 Doors 0.75 35.83 20,925 20,925 Carpentry Finesr 2.25 107.70 62,897 62,897 Internal staircase 0.70 33.38 19,500 19,500 Timber Flooring 0.40 19.16 11,200 11,200 Carpentry/Joinery 1.93 92.47 54,000 54,000 Kitchen 4.78 228.08 133,197 133,197 Bathroom 1.07 51.37 30,000 30,000 Ensuite 0.83 39.98 23,350 23,350 Architekt Homes Page 1 of 2 **Costing included as part of Appendix 4**

4 Detailed Site Plan (preferably 1:200 or 1:500) which identifies site boundaries and the key characteristics of the site including:	
Site contours	Refer architect's drawings Appendix No 1 and Site Survey Appendix No 3
Existing vegetation (particularly the established trees) - their size, species, condition and exact location)	See below, later in this document. Refer to Arborist report Appendix No.5 and Landscape plan Appendix No 6
Existing development and other features which may contribute to a full understanding of the site and its context.	Existing house to be demolished (poor condition)  Proposed below (three North facing dwelling surrounded by landscape with the emphasis on all main living areas being on the ground floor. 

5 Architectural Drawings (1:100 or 1:200) sufficient to fully explain the proposal and should include	**Response**
Floor plans	Appendix No 1
Elevations	Appendix No 1
Sections (indicating finished floor levels and roof heights)	Appendix No 1
Perspective drawings	Appendix No 1
Coloured elevation showing external finishes	Appendix No 1
6 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	Appendix No 6 (landscape plan) See above Landscape plan (with overlay showing existing vegetation and photos) Appendix No 5 (arborist report)
Proposed planting design with planting schedule outlining size, species and quantity	Appendix No 5 (landscape plan) 
Location and finishes of pedestrian & vehicular access paths	Appendix No 5 (landscape plan) See landscape drawing for more details of finishes to driveways and pathways.
8 Drawing schedules Providing in an editable format such as .doc, .docx (not pdf) or similar. The preferred Template is available from the NCA website	**Response**
Schedule	Refer to Appendix 8 **DRAWING LIST** DA00 COVER PAGE DA01 SITE PLAN DA02 LOCATION CONTEXT DA03 SITE CONCEPT PLANS DA04 RES 1 - FLOORPLANS DA05 RES 1 - ELEVATIONS DA06 RES 2 - FLOORPLANS DA07 RES 2 - ELEVATIONS DA08 RES 3 - FLOORPLANS DA09 RES 3 - ELEVATIONS DA10 SITE - ELEVATIONS & SECTION DA11 3D IMAGES

9 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**
	Appendix No 1 shows rendered images as part of the architectural drawings. View a 3d fly around at https://youtu.be/cKN2eZQxNC0
12 A Consultation Report outlining the any pre-consultation conducted by the proponent and how the matters raised during consultation has been addressed. The NCA may be required to conduct further consultation on the application	**Response**
	We understand following discussions with the NCA that the main objective of the Consultation Report is to ensure applicants have attended appropriate pre-application meetings to discuss the design at various stages. Three meetings were held where the design proposal was discussed. • 23-1-18 • 19-9-18 • 11-12-19 The following correspondence was received 14-11-2018 suggesting that the scheme is not inconsistent with the NCA guidelines and to proceed with a DA application subject to minor comments made at the meeting ;  **From:** Carly Porreca <Carly.Porreca@nca.gov.au> **Sent:** Wednesday, 14 November 2018 10:24 AM **To:** Tony Trobe <tonytrobe@ttarchitecture.com.au> **Cc:** Ilse Wurst <Ilse.Wurst@nca.gov.au> **Subject:** Preliminary proposals - 12 Somers Cres, Forrest and 10 Canterbury Cres, Deakin - NCA advice [SEC=UNOFFICIAL] **Security: Unofficial** Hi Tony, I believe you have spoken to Ilse recently regarding these proposals. The Board do not need to review these in detail. We are to progress like any other works approval application. We have reviewed the plans, and can provide the following comments in terms of inconsistency with the NCP and Guidelines. 12 Somers Crescent, Forrest - There are no large canopy trees proposed. Some of the smaller trees should be replaced by a larger tree species (at least one large tree per rear yard and one to the front is suggested). This proposal is not in consistent with the NCP and guidelines (if trees species are changed) and you could progress documentation in order to lodge a works approval application. The current scheme is largely in line with the design presented earlier.

Specific responses to the sustainability and landscape guidelines 2018	
Landscape Not less than 40% of total site area should be for soft planting area.	Refer to notes on the Landscape Plan Appendix 6 Soft landscape treatment 725m2 41% of total site area (40% required)
Generous areas of soft planting should be provided to surround or encircle each dwelling. The NCA may consider partial encircling of a dwelling where it can be demonstrated that the total site area for soft planting on the block.	Additionally, soft planting encloses all the living areas. This has been discussed and agreed in principle with the planning team at the NCA during multiple pre-application meeting.
A composition of soft landscaping should be provided between the building line and the front property boundary.	Refer to the landscape plan (appendix 6) for the design of the landscape between the building line in front property boundary. 
A combination of new and existing trees is capable of providing at least 15% canopy coverage of a site when trees are mature.	Refer to the landscape plan which addresses this issue in detail. (appendix 6) Tree cover at maturity 575m2 31% of total site area (15% required)
Private open space 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. Reasonable privacy of principal private open space of each dwelling should be demonstrated.	This condition is met and exceeded, refer to landscape plan appendix 6 and architectural drawings appendix 1. Reasonable privacy is established by the nature of the planning configuration there is no overlooking between dwellings. The north orientated courtyard spaces are completely self-contained and directly connected with the primary living areas.
Private open spaces should be oriented predominantly to the north, east or west.	Refer to Appendix 1 Architects drawings
Private open space should provide sufficient space for deep rooted planting,	Sufficient space for deep rooted planting is provided by virtue of the dimensions of the private open spaces. See landscape plan Appendix 6

particularly trees with deep root systems. 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.	All soft landscape areas are deep root zones. There are no underground basements. At least 1 minimum canopy tree of 8m diameter has been provided except the northern residence due to existing power lines.
Vehicle access and car parking No increase in the number or width of verge crossings is generally permitted. Driveways should integrate with front garden planting to reduce the visibility of the driveway from the street. 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. 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. A minimum of two off-street car parking spaces should be provided for all new dwellings. To avoid parking dominating the streetscape, garages and carports should be located behind the main building façade. Other elements of the dwelling design should dominate the streetscape.	The existing verge crossing is retained This condition is met. Refer landscape plan (Appendix 6). Existing verge crossing and location and configuration to remain  VEHICLE PAVING TYPE 1 Material: Asphalt with brick trim Charcoal coloured Refer to landscape plan for proposed finishes Refer to architectural drawings (Appendix 1) Existing off-street parking conditions remain. There is substantial off-street parking. Refer to architectural drawings (Appendix 1) Garages are located behind the main building façade and do not dominate the streetscape.
Hedges and fences. The planting of hedges along front boundaries and alongside boundaries forward	Refer landscape plan (Appendix 6)

of the building line, to separate the public and private domains, and which 'frame' views to dwellings and front gardens, are encouraged.	
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.	Refer to landscape plan (Appendix 6)
Fences and gates between buildings and side boundaries should be: set at least 0.6 metres behind the building line a maximum of 1.8 metres in height above natural ground level timber paling, timber lattice, brush, open mesh or metal railing.	Refer to architectural drawings (Appendix 1)
Side and rear boundary fences and gates should: not extend forward of the building line be a maximum of 1.8 metres above ground level be timber paling, timber lattice, brush or open mesh metal railing.	Refer to architectural drawings (Appendix 1)
Sustainability The design of buildings should demonstrate a high standard of sustainable design. Design responses could include: Living areas oriented to the north	The development has been configured with sustainability issues at the forefront of the design decisions. The dwellings have been designed with a long east-west axis such that all living areas are oriented to the north
Design of eaves and awnings to provide shade for window during summer	Eaves provide shade in summer.
Selection of building materials and colours which absorb less heat in summer	Generally light-coloured materials are selected. See architectural renders. (Appendix 1)
Insulation of walls, ceilings, floors and roof spaces	Installation will be maximised and is included in the inclusions list schedule for potential purchasers. R5 ceilings plus sarking, R2 to walls plus sizalation.

Use of smart glass or other technologies on north and west elevations	All windows will be double glazed and Low-E glass used where appropriate. To be determined as part of the overall energy rating six stars minimum.
Installation of photovoltaics on buildings to generate electricity.	This will depend on client selection but be encouraged.
Proposals should demonstrate overshadowing or impacts to privacy of neighbouring properties is minimised, including to both dwellings and open space.	There are no overshadowing impacts on north east or west neighbouring properties. There are no dwellings to the south.
New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring properties.	There are no visual amenity issues between buildings on neighbouring lots. The dwellings will be virtually invisible from the outside With some of the existing current 'weed' species removed at the rear there is some potential for overlooking from the State Circle dwellings into the garden of the rearmost unit which is addressed to the landscape plan.
New development should ensure that building separation does not impact on the solar access of neighbouring properties	The new development has no impact on the solar access of neighbouring properties.

Appendices	**Response**
	Appendix no 1 Architectural drawings Appendix no 2 Client Authorisation form Appendix no 3 Site Survey Appendix no 4 Builder's Costing information Appendix no 5 Arborist report Appendix no 6 Landscape plan Appendix no 7 Document schedule