

NCA MAJOR WORKS APPROVAL

Planning Report and Application Information Checklist
addressing proposed development at;

10 Canterbury Crescent, Deakin.

The owner driven development model

TT Architecture has been involved in residential design for nearly 30 years and has come across many clients who love where they live, would like to stay in that area, preferably on their own block. They have often considered the notion of some development work on their land with a view to realising some of the capital they have in it and to potentially achieve a new, custom designed house for themselves. 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 really don't want 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.

In the past owners will often have been approached by developers to sell their block as the developer clearly realises the potential in them. These owners in many cases do not trust the motives of developers who are looking to carry out the whole development for themselves. Owners would prefer a model where they have direct involvement, control over the outcomes and the right to make a substantial share of any potential profit from the venture. This is the development model that is subject to this DA approval process.

Many of these owners are not only interested in optimising their financial position but have a sincere commitment to the broader concepts such as sustainability and high-quality design. They would like to be part of something that leaves them proud of the outcome and part of a bigger picture to make their locality a better place to live.

TT Architecture and the 'In-LoCo model'

TT Architecture is a Canberra-based practice that has specialised in sustainable design in a residential context for 30 years. Their commitment to this part of the market is evidenced by receipt of over 140 industry awards for excellence in design. TT Architecture has proposed a collaborative style venture under the name of 'In LoCo' to assist the owners of 10 Canterbury to realise their aspirations of ageing in place. In the proposed business model, the landowner will become the major shareholder in a joint venture with TT Architecture, reliable experienced and award-winning builders and a dependable source of private finance.

In response to the above this design and owner-controlled development proposal has a particularly strong focus 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-large blocks of land., Canberra is one of the least dense cities in the world. The notion that everyone wants a quarter acre block would be considered outdated by many.

The NCA residential area

10 Canterbury 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 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.

10 Canterbury Cres

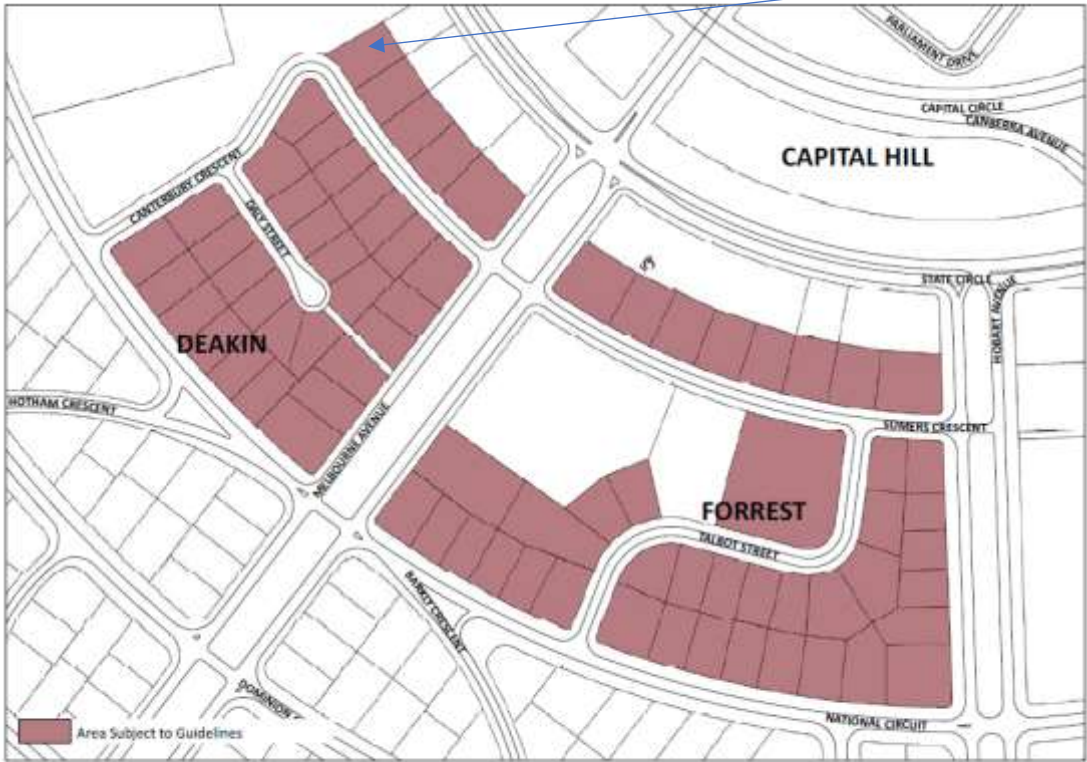


Figure 1: Area subject to Deakin/Forrest Residential Area Precinct Code - Landscape and Sustainability Guidelines

Site context

The site is adjacent to State Circle/Adelaide Avenue and next to a substantial park separating it from the Prime Minister's Lodge compound. As can be seen from the aerial photographs and site pictures the Lodge is substantially screened from this proposed new development. This spatial and visual will be reinforced should an effort to retain the existing edges site vegetation to the subject block be supported (i.e. there is no requirement for a new fence to the park, see later for more detail)



Tree planting in park hiding subject site from park and lodge

Subject site 10 Canterbury



PM's Lodge



Closer view of planting to be retained.



View of planting to [park and lodge to be retained as much as possible] (ie two levels of screening




Composite streetscape on Canterbury Cres




Existing dwelling at 10 Canterbury Crescent



Proposed new development as viewed from Canterbury Crescent

Mandatory requirements	Response
A Locality Plan which identifies the site and its context.	See attached drawings above and Architectural drawing set also.
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 (Please use the Authorisation Form available from the NCA Website).	<p>See appendix No 2</p> <div style="text-align: center;">  <h3>LETTER OF AUTHORISATION</h3> <p>for applicants to obtain permission from lessee or land custodian to lodge an application with the National Capital Authority on their behalf.</p> </div> <p>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</p> <p>Block <input type="text" value="14"/> Section <input type="text" value="3"/> Suburb/District <input type="text" value="DEAKIN"/></p> <p>Road Reserve <input type="text"/></p> <p>Address <input type="text" value="10 CANTERBURY CRES. DEAKIN"/></p> <p>Description of Works <input type="text" value="DEMOLITION OF EXISTING RESIDENCE AND CONSTRUCTION OF 3 NEW DWELLINGS."/></p> <p>LESSEE(S)/LAND CUSTODIAN(S) DECLARATION If more than two entities please provide details of each additional lessee on a separate sheet</p> <ul style="list-style-type: none"> 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. <p>Name <input type="text" value="ROBERT NATLEY"/> Title/Position <input type="text" value="OWNER/OCCUPIER"/> Telephone <input type="text" value="0400 664 942 / 6273 3197"/> Email <input type="text" value="bcnathay@msn.com.au"/> Signature <input type="text" value="R N Natley"/> Date <input type="text" value="19/12/2019"/></p> <p>Name <input type="text" value="CHARLOTTE NATLEY"/> Title/Position <input type="text" value="OWNER/OCCUPIER"/> Telephone <input type="text" value="0408 633 072 / 6273 3197"/> Email <input type="text" value="bcnathay@msn.com.au"/> Signature <input type="text" value="Charlotte Natley"/> Date <input type="text" value="19/12/2019"/></p> <p>APPLICANT DECLARATION</p> <ul style="list-style-type: none"> I/we declare that all information given on this form and its attachment is true and correct; <p>If signing on behalf of an organisation:</p> <ul style="list-style-type: none"> I/we the undersigned declare I/we have the appropriate delegation or authority to sign on behalf of the organisation. <p>Name <input type="text" value="TONY TROBE."/> Organisation Name <input type="text" value="TT ARCHITECTURE"/> Signature <input type="text"/> Date <input type="text"/></p> <p><small>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</small></p>

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: 1769.47m ² Maximum allowable GFA: 1769.47 x 0.4 = 707.78m ² Driveway area: 246m ² Total built area: 844.28m ² Total GFA (carparking removed): 704.18m ² (39.79%, max allowable 40%) Planting area: 733.78m ² = 41.47% (min 40%)
Building height	Side boundary an upper floor setback: h/2 Effective building frontage 31.17, max building height is 6.55m. (dwg. DA 14 unit 2 NE elevation)
Building setbacks from property line	Additional side setback is 0.5m for every 3m of Effective frontage over 23m $37.17 - 23 = 14.07 / 3 = 2.77 \times 0.5 = 2.36\text{m}$ Additional setback 2.36m Upper story side setback is $(6.55 / 2) + 2.36\text{m} = 5.63\text{m}$ refer to drawings at Appendix 1
External materials and colours	Refer to notes on drawings and rendered perspectives. Appendix 1
3 Quantity Surveyor's	Response


Certificate of Costs for all proposals ██████████	
	<p>Comment from builder Craig McGovern of ProStyle Building Group.re pricing (12-12-19) Our price estimate for your 3 new residences in total will be ██████████ including GST The price with all the internal works/fit out removed is ██████████ including GST (ie basis of DA fee for NCA) This figure is a quotation. Further information on costing available on request.</p> 
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 architects' drawings Appendix No 1 and survey appendix no 3
Existing vegetation (particularly the established trees) - their size, species, condition and exact location	See below, later in this document -ie Landscape plan with overlay showing existing vegetation and photos) Also see Landscape plan Appendix No 5
Existing development and other features which may contribute to a full understanding of the site and its context.	See below, later in this document ie Landscape plan with overlay showing existing vegetation and photos) See architectural drawings Also, Appendix No 5 - Landscape plan The drawings and associated photographs show the relationship of the house to the adjacent park that forms a buffer between the development and the lodge. The buffer consists of the existing screen planting on the edge of the block which the development seeks to retain as far as possible. This is particularly relevant as it has grown over the current fence. The lodge is also screened by a cluster of trees and an embankment that has been artificially created to deal with flood run-off.




View from park and the Prime Minister's lodge. (screen trees and site edge vegetation)



View from Canterbury Crescent indicating bank of trees and existing site boundary vegetative screen hiding the proposed development. The proposal seeks to existing retain the screen as far as possible ie rather than being obliged to replace the hedge with a new fence existing planting should be retained as far as practical.

<p>5 Architectural Drawings (1:100 or 1:200) sufficient to fully explain the proposal and should include</p>	<p>Response</p>
<p>Floor plans</p>	<p>Appendix No 1</p>
<p>Elevations</p>	<p>Appendix No 1</p>
<p>Sections (indicating finished floor levels and roof heights)</p>	<p>Appendix No 1</p>
<p>Perspective drawings</p>	<p>Appendix No 1</p>
<p>Coloured elevation showing external finishes</p>	<p>Appendix No 1</p>
<p>6 Landscape Plans (1:200 or 1:500) Which include:</p>	<p>Response</p>
<p>Existing trees proposed to be retained and trees to be removed or pruned supported by a tree survey report by qualified arborist</p>	<p>Appendix No 5 (landscape plan) See above Landscape plan (with overlay showing existing vegetation and photos) Appendix No 4 (arborist report) Appendix No 6 (landscape report)</p>
<p>Proposed planting design with planting schedule outlining size, species and quantity</p>	<p>Appendix No 5 (landscape plan revision 'E') Appendix No 6 (landscape report)</p> 

<p>Location and finishes of pedestrian & vehicular access paths</p>	<p>Appendix No 5 (landscape plan) Appendix No 6 (landscape report)</p> <p>See landscape drawing for more details of finishes to driveways and pathways.</p>																		
<p>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</p>	<p>Response</p>																		
<p>Schedule</p>	<p>Refer to appendix 7 (Word format). Couldn't find template on website?</p> <p>Drawing schedule DA application for 10 Canterbury Cres Deakin</p> <table border="1" data-bbox="475 846 1332 1774"> <thead> <tr> <th>Drawing title</th> <th>content</th> </tr> </thead> <tbody> <tr> <td>The planning report</td> <td>NCA MAJOR WORKS APPROVAL Application information checklist 10 Canterbury Crescent, Deakin.</td> </tr> <tr> <td>Appendix 1</td> <td>Architectural drawings <ul style="list-style-type: none"> DA 01 perspective (unit 3) DA 02 Perspective (Street view) DA 03 Perspective (unit 3) DA 04 Perspective (Aerial from West) DA 05 Perspective (Unit 1) DA 06 Perspective (unit 2 courtyard) DA 07 Perspective (unit 1 courtyard) DA 08 Perspective (unit 3 driveway) DA 09 (site plan) DA 010 (ground floor plan) DA 011 (upper floor plan) DA 012 (elevations NE & SE) DA 013 (elevations SW & NE) DA 014 (elevations SW & NE + section) DA 15 (Section) DA 16 Sectional perspective DA 17 percentage landscape drawing DA 18 Site context drawing. Video fly-around available at; https://youtu.be/qTXCsOZ-Mro </td> </tr> <tr> <td>Appendix 2</td> <td>Letter of Authority</td> </tr> <tr> <td>Appendix 3</td> <td>Survey</td> </tr> <tr> <td>Appendix 4 & 4a</td> <td>Arborist report (on two trees)</td> </tr> <tr> <td>Appendix 5</td> <td>Landscape Plan <ul style="list-style-type: none"> 18121 LANDSCAPE PLAN_A_301 </td> </tr> <tr> <td>Appendix 6</td> <td>Landscape Design Report</td> </tr> <tr> <td>Appendix 7</td> <td>Drawing schedule</td> </tr> </tbody> </table>	Drawing title	content	The planning report	NCA MAJOR WORKS APPROVAL Application information checklist 10 Canterbury Crescent, Deakin.	Appendix 1	Architectural drawings <ul style="list-style-type: none"> DA 01 perspective (unit 3) DA 02 Perspective (Street view) DA 03 Perspective (unit 3) DA 04 Perspective (Aerial from West) DA 05 Perspective (Unit 1) DA 06 Perspective (unit 2 courtyard) DA 07 Perspective (unit 1 courtyard) DA 08 Perspective (unit 3 driveway) DA 09 (site plan) DA 010 (ground floor plan) DA 011 (upper floor plan) DA 012 (elevations NE & SE) DA 013 (elevations SW & NE) DA 014 (elevations SW & NE + section) DA 15 (Section) DA 16 Sectional perspective DA 17 percentage landscape drawing DA 18 Site context drawing. Video fly-around available at; https://youtu.be/qTXCsOZ-Mro 	Appendix 2	Letter of Authority	Appendix 3	Survey	Appendix 4 & 4a	Arborist report (on two trees)	Appendix 5	Landscape Plan <ul style="list-style-type: none"> 18121 LANDSCAPE PLAN_A_301 	Appendix 6	Landscape Design Report	Appendix 7	Drawing schedule
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<p>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,</p>	<p>Response</p>
	<p>Appendix No 1 shows rendered images as part of the architectural drawings. refer also to video fly around. https://youtu.be/qTXCsOZ-Mro indicative only</p>
<p>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</p>	<p>Response</p>
	<p>As advised by the NCA only the direct neighbours need to form part of this proponent’s consultation report. Jim and Annie Bain live at no 8 Canterbury Crescent and have expressed their support of the proposed development. Jim and Annie have a very similar block and are considering a similar ‘In Loco ‘ ageing in place development for themselves.</p> 

The proposed scheme has been subject to 4 pre-application meetings with the NCA planning team to seek advice and guidance.

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 appendix 1 for detailed larger scale drawing and calculations of the proposed soft landscaping area.



LANDSCAPE AREA	
Area	Name
43.32 m ²	A
122.88 m ²	B
108.09 m ²	C
4.72 m ²	D
4.21 m ²	E
2.91 m ²	F
30.73 m ²	G
66.77 m ²	H
25.29 m ²	I
315.78 m ²	J
9.07 m ²	K
733.78 m²	

Block area = 1769m²
73.78m² represents **41.47%** as soft planting (40% is required)

Generous areas of soft planting should be provided

<p>when trees are mature.</p>	
<p>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.</p> <p>Private open spaces should be oriented predominantly to the north, east or west.</p> <p>Private open space should provide sufficient space for deep rooted planting, 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.</p>	<p>This condition is met and exceeded, refer to landscape plan appendix 4 and architectural drawings. 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.</p> <p>The private open spaces are located to the north of those living areas. The relationship of North facing living areas to the private open space is direct.</p> <p>Sufficient space for deep rooted planting is provided by virtue of the dimensions of the private open spaces. See landscape plan and report appendix 5 & 6</p>
<p>Vehicle access and car parking</p>	

<p>No increase in the number or width of verge crossings is generally permitted.</p> <p>Driveways should integrate with front garden planting to reduce the visibility of the driveway from the street.</p> <p>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.</p> <p>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.</p> <p>A minimum of two off-street car parking spaces should be provided for all new dwellings.</p> <p>To avoid parking dominating the streetscape, garages and</p>	<p>The existing verge crossing is retained</p> <p>The curve in the existing driveway ameliorates the visibility of the driveway from the street. Garages are located out of view.</p> <p>This condition is met. Refer landscape plan at appendix 5. Existing driveway location and configuration to remain</p> <p>Refer to landscape architects report for proposed finishes two driveway and rationale for exposed aggregate finish. appendix 5 & 6</p> <p>As above</p> <p>Existing off-street parking conditions remain. There is substantial off-street parking. Garages are double car spaces.</p> <p>Garages are located behind the main building façade. There are no other dwelling elements that dominate the streetscape.</p>
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<p>carports should be located behind the main building façade. Other elements of the dwelling design should dominate the streetscape.</p>	
<p>Hedges and fences.</p> <p>The planting of hedges along front boundaries and alongside boundaries forward of the building line, to separate the public and private domains, and which 'frame' views to dwellings and front gardens, are encouraged.</p> <p>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.</p> <p>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,</p>	<p>Refer to landscape plan and report at appendix 5 & 6 for details of front boundary conditions.</p> <p>As mentioned previously the development seeks to retain existing vegetative screens to both the park to the West and the neighbour to the East. This should enable the rear elements of the development to be virtually hidden from public view. The existing vegetation exceeds 1.2 m high.</p> <p>As above the applicant seeks to retain the existing vegetative screen and fences.</p>

<p>brush, open mesh or metal railing.</p> <p>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.</p>	<p>Existing vegetative screens and fences to be protected during construction and retained as far as possible despite what is indicated on the Landscape drawings.</p> <p>The current open mesh metal fencing and brush fencing are to be replaced with brush fencing and a new hedge. As agreed with NCA</p>
<p>Sustainability</p> <p>The design of buildings should demonstrate a high standard of sustainable design. Design responses could include:</p> <p>Living areas oriented to the north</p> <p>Design of eaves and awnings to provide shade for window during summer</p> <p>Selection of building materials and colours which absorb less heat in summer</p> <p>Insulation of walls, ceilings, floors and roof spaces</p> <p>Use of smart glass or other technologies on</p>	<p>The development has been configured with sustainability issues at the forefront of the design decisions. The dwellings have been ‘twisted’ on-site and designed with a long east-west axis such that all living areas are oriented to the north</p> <p>Eaves provide shade in summer.</p> <p>Generally light-coloured materials are selected. See architectural renders.</p> <p>Installation will be maximised and is included in the inclusions list schedule for potential purchasers. R5 ceilings plus sarking, R2 to walls plus insulation.</p> <p>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.</p>

<p>north and west elevations</p> <p>Installation of photovoltaics on buildings to generate electricity.</p> <p>Proposals should demonstrate overshadowing or impacts to privacy of neighbouring properties is minimised, including to both dwellings and open space.</p> <p>New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring properties.</p> <p>New development should ensure that building separation does not impact on the solar access of neighbouring properties</p>	<p>This will depend on client selection but encouraged. Indicative location of panels should they be included in the contract with the purchasers are indicated on the plans. They will be laid flat with an additional panel to make up for the small loss of efficiency with them fixed in that position.</p> <p>There are no overshadowing impacts on neighbouring properties.</p> <p>There are no visual amenity issues between buildings on neighbouring lots. The dwellings will be virtually invisible from the outside.</p> <p>The new development has no impact on the solar access of neighbouring properties.</p>
Appendices	Response
	<p>Appendix no 1 Architects drawings</p> <p>Appendix no 2 Client Authorisation form</p> <p>Appendix no 3 Survey</p> <p>Appendix no 4 Arborist report</p> <p>Appendix no 5 Landscape plan</p> <p>Appendix no 6 Landscape report</p> <p>Appendix no 7 Document schedule</p>