

DEVELOPMENT OUTCOMES  
REPORT – 81 HOPETOUN  
CIRCUIT YARRALUMLA

THURSDAY ARCHITECTURE



**Instructional text.**

This template guides proponents in outlining their development proposal and responds to the relevant statutory requirements, including the policies in the Territory Plan and applicable Design Guides when preparing a development application (DA) for lodgement.

The proponent is responsible for identifying the relevant Zone Policy that applies to their development proposal and any relevant Design Guide that requires a design response – this will impact which template that is required to be used.

Specifically, a separate template is available where any or a combination of all Design Guides are required to be responded to. This occurs when:

Urban Design Guide	Housing Design Guide	Biodiversity Sensitive Urban Design Guide
<ul style="list-style-type: none"> <li>• A response to the Urban Design Guide (UDG) is required where the development:                             <ul style="list-style-type: none"> <li>○ Is precinct-scale with a site area of greater than one hectare;</li> <li>○ The combined development gross floor area exceeds 10,000m<sup>2</sup>;</li> <li>○ Comprises more than 1,000m<sup>2</sup> of public or common space; or</li> <li>○ Is required to seek advice from the National Capital Design Review Panel.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• A response to the Housing Design Guide (HDG) is required for all residential development, excluding single dwelling housing and secondary residences.</li> </ul>	<ul style="list-style-type: none"> <li>• A response to the Biodiversity Sensitive Urban Design Guide (BSUD) is required for all development:                             <ul style="list-style-type: none"> <li>○ In future urban areas</li> <li>○ In non-urban zones (NUZ1-NUZ5)</li> <li>○ In urban open space zone (PRZ1)</li> <li>○ On sites in all zones with an areas of greater than one hectare.</li> </ul> </li> <li>• The BSUD does not apply to single dwelling housing or secondary residences, or development where the increase in impermeable surfaces is 500m<sup>2</sup> or less.</li> </ul>

Where a Design Response applies, it must be completed by a suitably qualified person. The suitably qualified professional must complete the design statement found in the relevant Appendices.

**How to complete the template:**

- Applicants are required to complete only the columns/cells highlighted in grey.
- The remainder of the text is templated to guide the response and to display content of the Planning Act 2023, Territory Plan and Design Guides.
- Where a section of the template is not applicable to the development proposal, this needs to be clearly outlined in the response with reasons why (where necessary).
- The following provides specific instructions in completing the table in Appendix 1-2 of the template:

Theme	Assessment Outcome	Outcomes Response
<p><b>Theme Name</b></p> <ul style="list-style-type: none"> <li>○ This is carried through the Territory Plan Policies, Design Guides and Planning Technical Specifications</li> </ul>	<p>Assessment Outcome, as displayed in the relevant Territory Plan Policy</p>	<p>A development proposal must demonstrate it is consistent with the relevant Assessment Outcomes, this is where the proponent demonstrates this.</p> <p>The outcomes response should include:</p> <ul style="list-style-type: none"> <li>- A plan-based response, wherever possible (i.e. a visual response consisting of annotated plans, snapshots of plans, 3D models and/or references to submitted plans)</li> <li>- Written responses – these should be brief and primarily be included to support the plan-based response.</li> <li>- Specific references to where the Design Guides and/or Planning Technical Specifications have been adopted to help meet the Assessment Outcome.</li> </ul> <ul style="list-style-type: none"> <li>•</li> </ul>

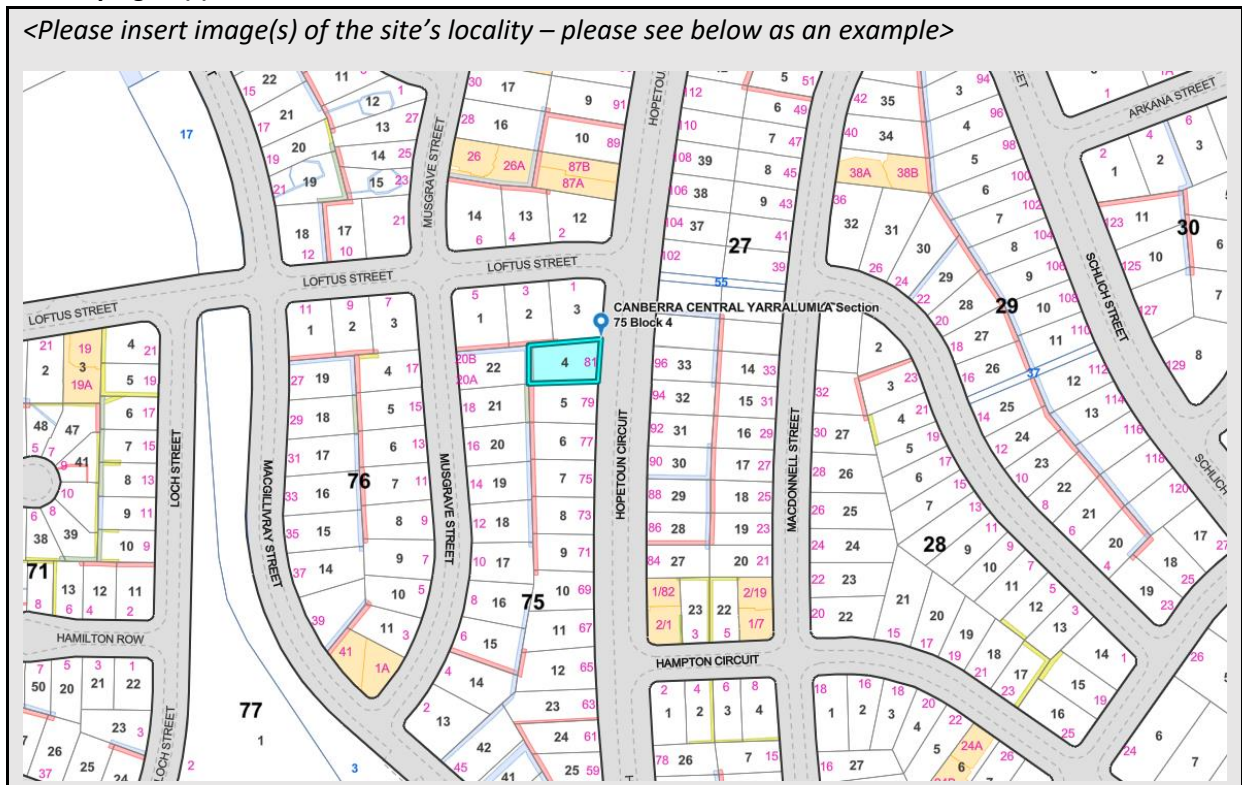
## The Locality

The purpose of this section is to introduce the site in the context of the broader locality, such as the suburb or district.

	<b><i>Applicant response</i></b>
<b>Block, Section, Division</b>	Block 4, Section 75, Yarralumla
<b>Address</b>	81 Hopetoun Circuit Yarralumla 2312

### Locality Figure(s)

<Please insert image(s) of the site's locality – please see below as an example>



## The proposal and vision

- Proposed demolition of existing dwelling and associated structures.
- Proposed new single residential dwelling with associated landscaping and pool. Proposal is double storey with basement carparking.

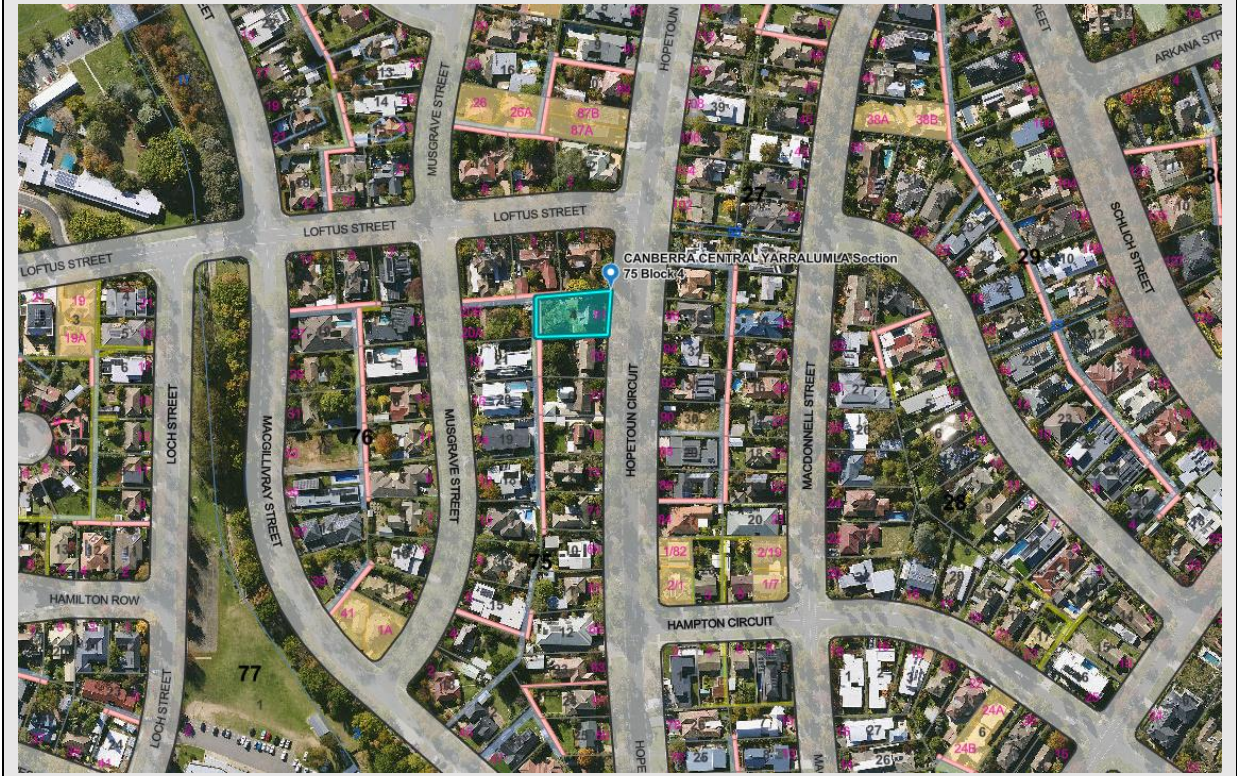
## Site description

This section provides an overview of what the site currently looks like. The purpose of this section is to set the scene, considering any potential constraints, and to describe the site in the context of the surrounding area.

	<b><i>Applicant response</i></b>
<b>Block Area</b>	947m <sup>2</sup>
<b>Zone</b>	RZ1
<b>Current Use</b>	Single residential
<b>Access, Driveways and Parking</b>	Existing single driveway access and verge crossing on the northern corner of the block to be relocated to the south end of the block. Parking to be within new dwelling in the basement.
<b>Site constraints</b>	Severe sloping site with a roughly 3.75m fall towards the rear of the block. Solare boundary with adjoining neighbour.
<b>Environmental values</b>	N/A
<b>Surrounding Land Uses and Development</b>	The immediate surrounding land uses are single residential.
<b>Additional Comments</b>	N/A

**Site Figure(s)**

<Please insert image(s) of the site– please see below as an example>



Version number: 1.0

Effective date: 27 November 2023

### **Pre-DA processes or advice**

This section outlines any pre-development application processes that were undertaken, such as environmental impact assessments, consultation with the National Capital Design Review Panel or pre-DA advice that was sought in the lead up to the lodgement of this DA.

#### ***Applicant response***

N/A - No formal pre-DA advice was sought for this application.

## **Statutory considerations**

The *Planning Act 2023* sets some mandatory considerations that need to be made during the DA process for certain or all development types.

While many of these will be considered by the Territory Planning Authority during the assessment and decision-making process, below are some key considerations that an applicant needs to also make during the design process.

**If the site of the proposed development adjoins another zone—whether the development proposal achieves an appropriate transition between the zones.**

### ***Applicant response***

N/A - the site does not adjoin another zone

**The suitability of the proposed development in the context of the site and the site surrounds, including the permissible uses for those areas.**

### ***Applicant response***

The proposal is sympathetic to the area and is compatible with the surrounding single residential dwellings.

**The interaction of the proposed development with any other adjoining or adjacent development proposals for which a development application has been submitted or development approval given.**

### ***Applicant response***

No adjoining sites have any development proposals or development approvals that we are aware of at the time of submission.

## **Territory Plan**

For a development application (DA) to be approved, it is required to be consistent with the relevant provisions of the Territory Plan.

In relation to development assessment, the key elements of the 2023 Territory Plan are:

- District Policies;
- Zone Policies; and
- Other Policies, including the Subdivision and Lease Variation Policies.

### ***Applicant response***

D04 – Inner South District Policy

E01 – Residential Zones Policy

Detailed responses to these policies are available in Appendix 1 and 2 of this Report.

## **Design Guides**

The Design Guides are a key element of the 2023 ACT Planning System that have been introduced to elevate design in the DA process by providing qualitative guidance, and to assist in the interpretation and application of the Territory Plan’s assessment outcomes.

The purpose of this section is to highlight any applicable Design Guides that apply to the proposed development and where a design response is required.

### ***Applicant response***

N/A - Proposal is single residential



## Appendix 1: District Policy

Assessment Outcomes	Inner South District Policy applies. There are no applicable district policy assessment outcomes for this proposal.
Assessment Requirements	Inner South District Policy applies. There are no applicable district policy assessment requirements for this proposal.

## Appendix 2: Residential Zones Policy

### Residential Zones Policy – Assessment outcomes

Development proposals must demonstrate that they are consistent with the following assessment outcomes.

Theme	Assessment Outcome	Outcomes Response
Country and Place	N/A	N/A
Urban Structure and Natural Systems	1. Biodiversity connectivity is maintained across the landscape.	N/A The proposed development is on an existing established residential block. Verge trees to remain unaffected by the development.
Urban Structure and Natural Systems	2. Loss of native habitat and biodiversity is avoided and/or minimised.	N/A The proposed development is on an existing established residential block. Verge trees to remain unaffected by the development.
Urban Structure and Natural Systems	3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles.	N/A The proposed development is on an existing established residential block.
Site and Land Use	4. The functionality and useability of the development is appropriate for its intended purpose/use.	Assessment outcome met The proposal is for a single residential dwelling that is consistent with the Residential Zone Policy
Site and Land Use	5. The proposed use and scale of development are appropriate to the site and zone.	Assessment outcome met The proposal remains under the 8.5m height envelope.
Site and Land Use	6. Adverse impacts of development on surrounding uses (both within a site and on adjoining sites) is minimised and residential amenity protected. This includes between residential uses and between non-residential and residential uses.	Assessment outcome met The proposal does not negatively impact the site and the adjoining sites, including the residential amenity.
Access and Movement	7. The functionality and layout of the development is accessible and adaptable, while achieving good connections with the surrounding area. This includes consideration of passive surveillance.	Assessment outcome met. The proposal is double storey that allows for ease of adaptability with amenities on all levels, including basement. The proposed design allows for good connections to the surrounding areas and passive surveillance through the location of street facing rooms.
Access and Movement	8. The development encourages active travel through safe and convenient access to the active travel network.	Assessment outcome met. The proposed development is in close proximity to community facilities, public transport, and active travel networks.
Public space and amenity	9. The development achieves reasonable solar access and microclimate conditions to public areas and streets to support their use by the community.	N/A The proposal is for single residential dwelling.
Public space and amenity	10. Private open space and communal open space provides sufficient space and facilities for residents and visitors to recreate and relax, as well as providing area for service functions. Spaces are readily accessible for a range of activities.	Assessment outcome met. The proposal has adequate private open space that allows for a range of activities and dedicated areas for service functions.

Theme	Assessment Outcome	Outcomes Response
Public space and amenity	11. Reasonable levels of active ground floor interface and passive surveillance to public spaces and streets is achieved.	Assessment outcome met.  The proposal is double level with habitable rooms facing the street to allow for passive surveillance to public spaces and streets.
Public space and amenity	12. Any advertising or signs are suitable for their context and do not have a detrimental impact on the surrounding area (for instance due to size or light emission).	N/A
Built form and building design	13. The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes and the streetscape. This includes consideration of building envelope and setbacks.	Assessment outcome met.  The proposal is well sited within the subject block and responds to the existing streetscape of Hopetoun Circuit. The dwelling is largely within the building envelope with departures to the solar envelope, building envelope, front and side setbacks. Due to the severe sloping of the site, the proposed dwelling responds to site constraints as best as possible, while not compromising on the streetscape and having minimal impact to neighbour's private open space and solar access.
Built form and building design	14. Reasonable solar access to dwellings and private open space within a block and on adjoining residential blocks is achieved. This includes solar access into main living spaces within a dwelling.	Assessment outcome met.  There is a solar envelope encroachment to the southern neighbour. As shown in shadow diagrams, this has minimal impact to the neighbour's private open space and solar access to this space and their dwelling. Refer to A331, A332, A333. Additionally, written support from the neighbour has been gained.
Built form and building design	15. Reasonable levels of privacy to dwellings and private open space within a block and on adjoining residential blocks is achieved.	Assessment outcome met.  The proposal does not compromise privacy. The side setbacks are minimal and have no impact to the private open space of adjoining neighbours.
Built form and building design	16. The dwelling mix and the internal size, scale and layout of dwellings in multi-unit housing provide for a comfortable living environment that meets the changing needs of residents.	N/A - single residential use
Built form and building design	17. Courtyard walls and fences do not have an adverse impact on the streetscape.	Assessment outcome met.  Proposed courtyard wall is compatible with the streetscape. Due to the angle of the front boundary, part of the front courtyard wall has a slight encroachment into the 50% min. front setback. There is no adverse impact on the streetscape.
Sustainability and Environment	18. Sufficient planting area and canopy trees are provided, and roofed areas and hard surfaces limited, to reduce urban heat island effects, minimise stormwater run-off and maintain ecosystem services. This includes consideration of water sensitive urban design measures.	Assessment outcome met.  The proposal exceeds the minimum planting area requirement. The addition of new trees provides adequate canopy coverage to the site and feature landscaping helps to reduce urban heat effects and maintains ecosystem services.
Sustainability and Environment	19. Deep soil zones are provided on site to support healthy tree growth and provide adequate room for canopy trees.	Assessment outcome met.  Deep soil zones are provided.
Sustainability and Environment	20. Threats to biodiversity such as noise, light pollution, invasive species incursion or establishment, chemical pollution, or site disturbance are avoided or minimised through good design.	N/A – Proposal poses no threats to biodiversity
Sustainability and Environment	21. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.	Assessment outcome met.  Cut and fill is minimised and setback a minimum of 1.5m from neighbouring blocks to minimise soil erosion and disturbance of adjacent sites.
Sustainability and Environment	22. The development considers, addresses and mitigates site constraints and environmental risks, including natural features, topography, noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the site.	Assessment outcome met.  Site constraints are addressed, mainly the large slope of the block.

Theme	Assessment Outcome	Outcomes Response
Parking, Services and Utilities	23. The development provides electric vehicle parking and access to charging locations in multi-unit housing.	N/A – single residential
Parking, Services and Utilities	24. The development provides appropriate end-of-trip facilities in multi-unit housing which includes secure bicycle parking.	N/A – single residential
Parking, Services and Utilities	25. The proposed use and scale of development are appropriate to the site and zone.	Assessment outcome met.  The proposal is for a single residential dwelling, appropriate with the zone of the site.
Parking, Services and Utilities	26. Waste is appropriately managed on site without having a detrimental impact on residents and the surrounding area.	Assessment outcome met.  Waste generated on site during construction is contentiously managed to ensure minimal impact on residents and the surrounding area. Mobile garbage bins will be provided for waste sorting at the completion of the build.
Parking, Services and Utilities	27. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised.	Assessment outcome met.  The site is serviced with existing utilities infrastructure.

**Residential Zones Policy – Assessment Requirements**  
Development proposals are required to meet all relevant assessment requirements – these are mandatory development controls

Control	Assessment requirement	Is this control not applicable?	For applicable controls, has it been met?	Outcomes response
Site coverage – for single dwellings	1. Site coverage for single dwellings (including a secondary residence) is a maximum of: a) For <i>large blocks</i> : 40% of the block area b) For <i>mid-sized blocks</i> : 60% of the block area c) For <i>compact blocks</i> : 70% of the block area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site coverage is under the maximum 40%.  Refer to A022
Site coverage – for multi-unit housing in RZ1 and RZ2 zones	2. Site coverage is a maximum of 45% of the block area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
Site coverage – for multi-unit housing in RZ3 zones, RZ4 and RZ5	3. Site coverage is a maximum of 50% of the block area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
Housing density and minimum block areas (excluding secondary residence developments)	4. Multi-unit housing – for blocks in RZ1: a) Minimum block area for more than one dwelling: 800m <sup>2</sup> b) Maximum number of dwellings per block: 2  5. Multi-unit housing – for surrendered residential blocks in RZ1: a) Minimum block area for more than one dwelling: 700m <sup>2</sup> b) Maximum number of dwellings per block: 2  6. Supportive housing and community housing in RZ1: a) Minimum block area for more than one dwelling: 600m <sup>2</sup> b) Maximum number of dwellings per block: 1 additional dwelling for every 250m <sup>2</sup> (or part thereof) over the minimum  7. Multi-unit housing – for blocks in RZ2: a) Minimum block area for more than one dwelling: 700m <sup>2</sup> b) Maximum number of dwellings per block: 1 additional dwelling for every 250m <sup>2</sup> (or part thereof) over the minimum  8. Multi-unit adaptable housing in RZ2: a) Minimum block area for more than one dwelling: 600m <sup>2</sup> b) Maximum number of dwellings per block: 1 additional for every 250m <sup>2</sup> (or part thereof) over the minimum and all dwelling are built to be adaptable  9. Irrespective of above requirements, for RZ2 blocks with <20m street frontage, the maximum number of dwellings per block is 3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
Secondary residences	10. A secondary residence is developed only in association with single dwelling housing.  11. The maximum dwelling size of a secondary residence is 90m <sup>2</sup> .  For the purpose of this requirement, <i>dwelling</i> size is the floor area measured to the outside face of external walls (including internal walls between the living areas and garage) but excludes the <i>garage</i> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A – no secondary residence is proposed

Control	Assessment requirement	Is this control not applicable?	For applicable controls, has it been met?	Outcomes response
	12. The minimum block size for a secondary residence is 500m <sup>2</sup> . 13. Maximum of one secondary dwelling per block.			
<b>Co-housing</b>	14. The minimum block size for a co-housing development is 1,050m <sup>2</sup> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
<b>Home business</b>	15. At least 1 worker who genuinely lives on the lease is employed at any one time by the home business operating from the lease. 16. A home business does not, or is unlikely to, cause pollution, create a health hazard or present danger which is prohibited under any relevant Territory legislation and/or Code of Practice (as may vary from time to time).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
<b>Number of storeys in RZ1 and RZ2</b>	17. RZ1: Maximum 2 storeys 18. RZ1: Attics are not permitted where they are located directly above any 2-storey element of the dwelling. 19. RZ2: Maximum 2 storeys	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The dwelling is double storey with basement. The basement is no greater than 1m above natural ground level and is therefore not defined as a storey.  No attic is proposed.
<b>Height of buildings in RZ3, RZ4 and RZ5 zones</b>	20. Maximum height of building is: a) RZ3 – 9.5m b) RZ4 – 12.5m c) RZ5 – 21.5m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A – proposal is in RZ1
<b>Apartments</b>	21. No new apartments are permitted in RZ1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
<b>Redevelopment</b>	22. Where a lawfully constructed building already exceeds the maximum set by an assessment requirement (such as site coverage, building height or number of storeys), a new building may be permitted to the same maximum as the existing building provided there are no additional adverse impacts on adjoining properties including, but not limited to, solar access.	<input type="checkbox"/>	<input type="checkbox"/>	Existing dwelling is to be demolished and does not exceed any of the set maximums.