

DEVELOPMENT OUTCOMES REPORT – 53 MACKENZIE STREET, TWO-STOREY EXTENSION

TURNKEY CREATIONS PTY LTD



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	Place-specific Design Guides
<ul style="list-style-type: none">A response to the Urban Design Guide (UDG) is required where the development:<ul style="list-style-type: none">Is precinct-scale with a site area of greater than one hectare;The combined development gross floor area exceeds 10,000m²;Comprises more than 1,000m2 of public or common space; orIs required to seek advice from the National Capital Design Review Panel.	<ul style="list-style-type: none">A response to the Housing Design Guide (HDG) is required for all residential development, excluding single dwelling housing and secondary residences.	<ul style="list-style-type: none">A response to the Biodiversity Sensitive Urban Design Guide (BSUD) is required for all development:<ul style="list-style-type: none">In future urban areasIn non-urban zones (NUZ1-NUZ5)In urban open space zone (PRZ1)On sites in all zones with an areas of greater than one hectare.The BSUD does not apply to single dwelling housing or secondary residences, or development where the increase in impermeable surfaces is 500m² or less.	<p>Development is required to consider and provide a design response to any relevant place-specific Design Guides (such as the City Centre Urban Design Guide) where a development requires a development assessment (DA) within the boundaries of the specific area as defined in the relevant Design Guide.</p> <p>Where there is inconsistency with an ACT wide guide (UDG, HDG, BSUD), a place-specific guide takes precedence.</p>

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
Theme Name <ul style="list-style-type: none">This is carried through the Territory Plan Policies, Design Guides and Planning Technical Specifications	Assessment Outcome, as displayed in the relevant Territory Plan Policy	<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">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)Written responses – these should be brief and primarily be included to support the plan-based response.Specific references to where the Design Guides and/or Planning Technical Specifications have been adopted to help meet the Assessment Outcome.

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.

	<i>Applicant response</i>
Block, Section, Division	Block: 8, Section: 38, Division: Hackett
Address	53 Mackenzie Street, Hackett ACT 2602

Locality Figure(s)



The proposal and vision

We are proposing a two-storey extension to be attached to the existing residence. The extension is to be attached by the eastern façade of the existing residence. The lower GFA of the proposal is 44.97 sqm. With an FFL of 630.85 and the upper level GFA is to be 40.53 with an FFL of 633.55. The total GFA of the extension is 85.50 and is 5.76m from the lower FFL at its highest point. This proposal also includes a timber deck by the north of the extension and a 2000-L water tank.

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.

	<i>Applicant response</i>
Block Area	905 sqm
Zone	RZ1: Suburban
Current Use	Residential Use
Access, Driveways and Parking	The block can be accessed through the approved driveway situated along the south of the block that opens to Mackenzie Street. This driveway leads to an existing carport and garage.
Site constraints	N/A
Environmental values	The block houses two small trees. One of which can be found beside the driveway in the front zone with a height of 4m and a canopy diameter of 4m. The other can be found along the rear boundary of the block that is 4m high and has a canopy diameter of 4m.
Surrounding Land Uses and Development	The immediate and general surroundings of the block are residential.
Additional Comments	Click or tap here to provide any additional details about the site's context.

Site Figure(s)



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.

<i>Applicant response</i>
N/A

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 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 suitable for its intended use and surrounding as it is situated in a residential area. The proposed two-storey extension was designed to meet the residential zones policy. The extension is intended for residential use only to provide additional space for amenity to the lessees. There are no major criteria breaches to ensure the proposal adheres to the ACT's vision for Hackett. We have also proposed a 2000-L tank to make sure the development complies with Water Sensitive Urban Design.

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

N/A

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

District Policy: Territory Plan 2023 Part D03 – Inner North and City District Policy

Zone Policy: Territory Plan 2023 Part 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


Appendix 1: District Policy


Assessment Outcomes	N/A
Assessment Requirements	N/A

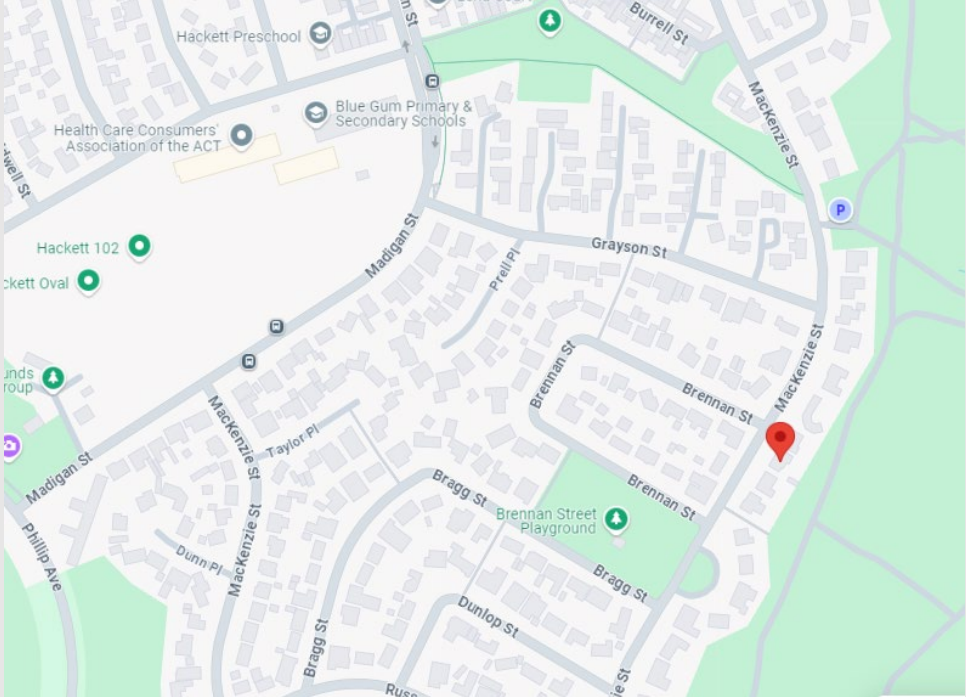
Appendix 2: Residential Zones Policy

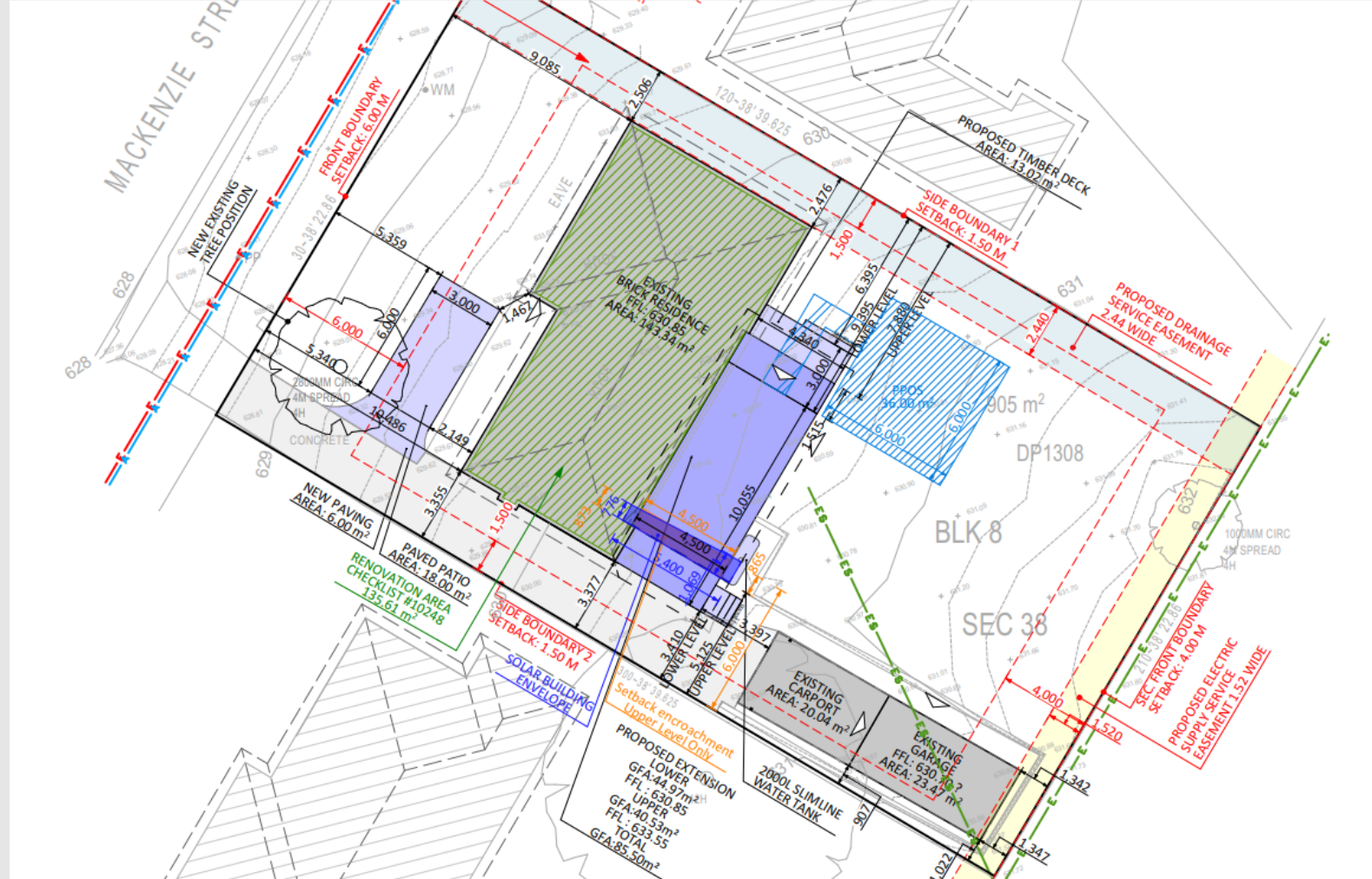
Residential Zones Policy – Assessment outcomes


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

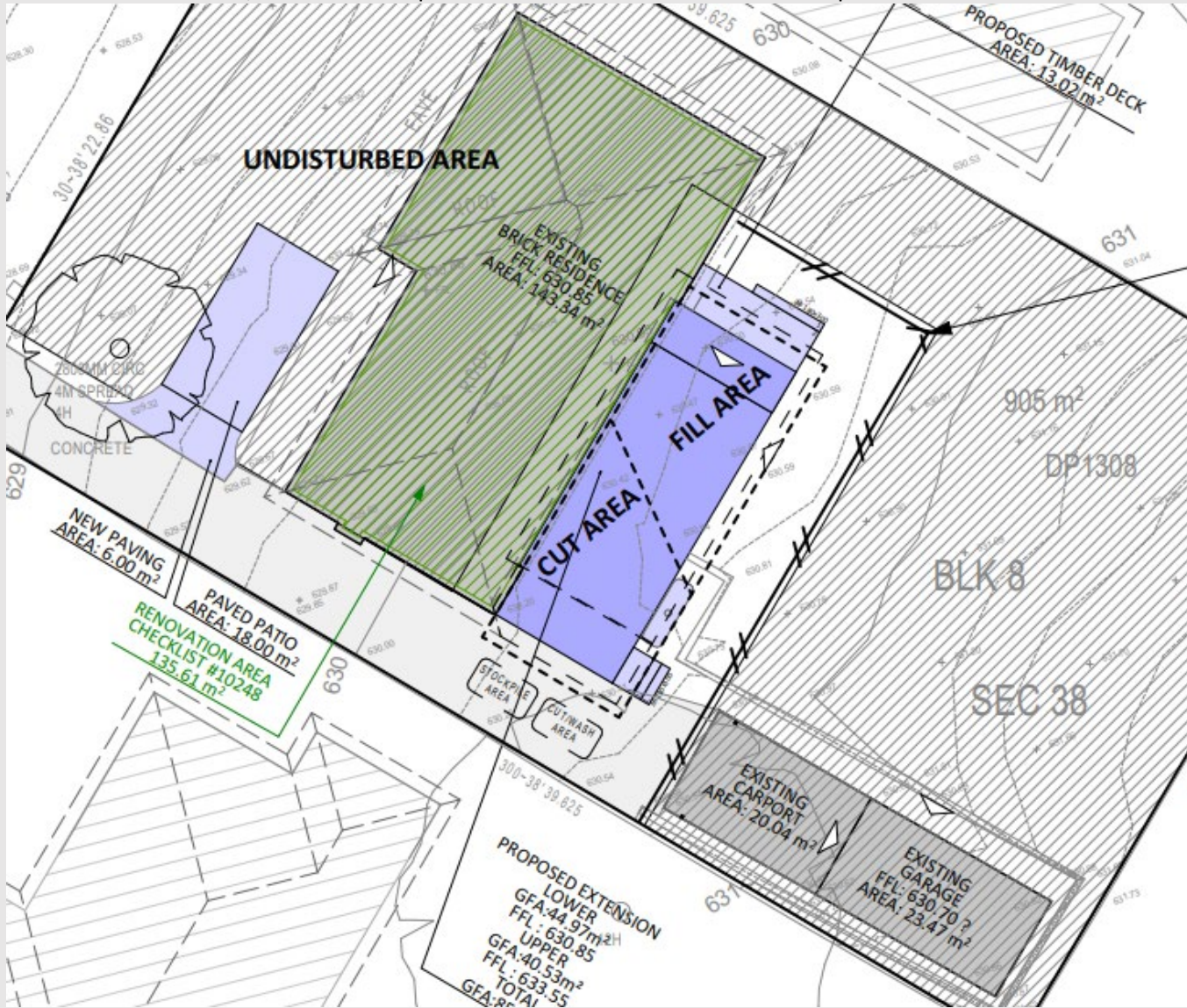
Theme	Assessment Outcome	Outcomes Response																								
Country and Place	N/A	N/A																								
Urban Structure and Natural Systems	1. Biodiversity connectivity is maintained across the landscape.	Biodiversity is maintained across 535.90 sqm of planting area.																								
Urban Structure and Natural Systems	2. Loss of native habitat and biodiversity is avoided and/or minimised.	<p>Loss of habitat and biodiversity is minimal as the development and the proposed amendments still maintain more than half of what is required for planting are and the retention of the bigger trees in the block.</p> <div><table><tr><th>LEGEND</th><th>PLOT RATIO</th><th>PRIVATE OPEN SPACE</th></tr><tr><td>SITE AREA - TOTAL</td><td>905.00 m²</td><td>905.00 m²</td></tr><tr><td>A.1 EXISTING BUILDING(S) / STRUCTURE(S)</td><td>187.09 m²</td><td>187.09 m²</td></tr><tr><td>A.2 PROPOSED NEW BUILDING(S)/STRUCTURE(S)</td><td>44.97 + 40.53 = 85.50 m² (LOWER LEVEL + UPPER LEVEL)</td><td>44.97 m² (LOWER LEVEL ONLY)</td></tr><tr><td>A.3 DRIVEWAYS AND MANEUVERING SPACE</td><td>N/A</td><td>89.92 m²</td></tr><tr><td>A.4 NON PLANTING AREA</td><td>N/A</td><td>47.12 m²</td></tr><tr><td>A.5 PLANTING AREA</td><td>N/A</td><td>535.90 m² 59.22 %</td></tr><tr><td></td><td></td><td>MINIMUM PLANTING AREA (SITE AREA x 30%): 271.50 m² 30%</td></tr></table><p>Notes</p><p>Actual plot ratio = $\frac{\text{Existing building(s)/structure(s)} + \text{Proposed new building(s)/structures}}{\text{Site area}}$</p><p>Actual private open space = $\text{Site area} - (\text{Existing building(s)/structure(s)} + \text{Proposed new building(s)/structure(s)} + \text{Driveways and maneuvering space})$</p><p>Planting area = $\text{Actual private open space} - \text{Non planting area}$</p></div>	LEGEND	PLOT RATIO	PRIVATE OPEN SPACE	SITE AREA - TOTAL	905.00 m ²	905.00 m ²	A.1 EXISTING BUILDING(S) / STRUCTURE(S)	187.09 m ²	187.09 m ²	A.2 PROPOSED NEW BUILDING(S)/STRUCTURE(S)	44.97 + 40.53 = 85.50 m ² (LOWER LEVEL + UPPER LEVEL)	44.97 m ² (LOWER LEVEL ONLY)	A.3 DRIVEWAYS AND MANEUVERING SPACE	N/A	89.92 m ²	A.4 NON PLANTING AREA	N/A	47.12 m ²	A.5 PLANTING AREA	N/A	535.90 m ² 59.22 %			MINIMUM PLANTING AREA (SITE AREA x 30%): 271.50 m ² 30%
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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.	A 2000L water tank will be connected to the proposed extension’s roof to satisfy the water sensitive urban design principles. It will be attached to 69.16sq.m. of roof area.																								
Site and Land Use	4. The functionality and useability of the development is appropriate for its intended purpose/use.	The functionality and usability of the proposal is in alignment with its intended use as it will be an extension to the existing residence and will be used for residential purposes.																								
Site and Land Use	5. The proposed use and scale of development are appropriate to the site and zone.	The scale of the development is appropriate for a block size of 905sqm. The site covering and POS are not compromised.																								
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.	There is sufficient separation between the proposed structures and its neighbouring structures both in and outside the block. This ensures the neighbours their privacy is maintained.																								

Theme	Assessment Outcome	Outcomes Response
		
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.	The proposal is accessible and adaptable with consideration of passive surveillance.
Access and Movement	8. The development encourages active travel through safe and convenient access to the active travel network.	This development encourages active travel as can be seen in the multiple public transport stops a couple of hundred meters away from the block.

Theme	Assessment Outcome	Outcomes Response
		
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.	This development achieves good solar access and microclimate conditions. The extension is situated at the rear of the existing residence so the proposal does not affect any public area’s solar access.
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.	The block can be seen to have many spaces for domestic outdoor activities.

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.	The proposal stands on a relatively level FGL so reasonable levels of active ground floor interface is achieved.
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).	Advertising is suitable for its context because there is minimal advertising associated with this development. Small signs notifying the neighbours of the development are placed at the front of the block during the DA public notification.
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.	The height, bulk, and scale of the development is appropriate and well within the criteria in both the zones policy and district policy.
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.	The proposal has more than reasonable private open space with over almost 50 sqm than the minimum after the development. The structures are also within the boundary of the block so no adjoining block is affected.
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.	This is achieved as there is no private open space breach and the structures are designed to be wholly within the block.
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
Built form and building design	17. Courtyard walls and fences do not have an adverse impact on the streetscape.	N/A

Theme	Assessment Outcome	Outcomes Response
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.	The block still maintains 535.90sqm of planting area after the development and the roof spaces are minimised. The proposal also includes a 2000-L tank to adhere to Water Sensitive Urban Design.
Sustainability and Environment	19. Deep soil zones are provided on site to support healthy tree growth and provide adequate room for canopy trees.	<p>Almost all the areas in the front and rear of the existing residence are deep soil zones. This give the lessees a vast are for future tree planning.</p> 
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.	The proposed development is not substantial so threats to biodiversity is at a minimal.
Sustainability and Environment	21. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.	Cut and fill are minimised to limit soil disturbance.
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.	N/A
Parking, Services and Utilities	23. The development provides electric vehicle parking and access to charging locations in multi-unit housing.	N/A
Parking, Services and Utilities	24. The development provides appropriate end-of-trip facilities in multi-unit housing which includes secure bicycle parking.	N/A
Parking, Services and Utilities	25. Vehicle and bicycle parking, access and egress sufficiently caters for the development while permitting safe and legible movement for all users (including pedestrians) and minimising visual impacts from the street or public space. This includes consideration of parking	The parking arrangement of the block is not changed by this development

Theme	Assessment Outcome	Outcomes Response
	dimensions, the number of spaces provided, vehicle manoeuvrability and access routes.	
Parking, Services and Utilities	26. Waste is appropriately managed on site without having a detrimental impact on residents and the surrounding area.	<p>There are allocated cut/wash and stockpile areas on the site to minimise the impact on the residents and surrounding area.</p> 
Parking, Services and Utilities	27. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised.	The proposed development is not substantial; thus, the site is appropriately serviced for infrastructure and utility services.

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 Note: Single dwelling includes all associated roofed Class 10 buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site coverage is 26.80%.
Site coverage – for multi-unit housing in RZ1 and RZ2 zones	2. Site coverage for multi-unit housing in RZ1 and RZ2 is a maximum of 45% of the original 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 for multi-unit housing in RZ3, RZ4 and RZ5 is a maximum of 50% of the original 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 ² 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 ² 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 ² b) Maximum number of dwellings per block: 1 additional dwelling for every 250m ² (or part thereof) over the minimum 7. Multi-unit housing – for standard blocks in RZ2: a) Minimum block area for more than one dwelling: 700m ² b) Maximum number of dwellings per block: 1 additional dwelling for every 250m ² (or part thereof) over the minimum 8. Multi-unit adaptable housing – for standard blocks in RZ2: a) Minimum block area for more than one dwelling: 600m ² b) Maximum number of dwellings per block: 1 additional for every 250m ² (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 (measured at the property boundary), 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 ² .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A

Control	Assessment requirement	Is this control not applicable?	For applicable controls, has it been met?	Outcomes response
	<p>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>.</p> <p>12. The minimum block size for a secondary residence is 500m².</p> <p>13. Maximum of one secondary residence per block.</p>			
Co-housing	14. The minimum block size for a co-housing development is 1,050m ² .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
Home business	<p>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.</p> <p>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).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
Number of storeys in RZ1 and RZ2	<p>17. RZ1: Maximum 2 storeys</p> <p>19. RZ2: Maximum 2 storeys</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is two-storey.
Height of buildings in RZ3, RZ4 and RZ5 zones	<p>20. Maximum height of building is:</p> <p>a) RZ3 – 9.5m</p> <p>b) RZ4 – 12.5m</p> <p>c) RZ5 – 21.5m</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
Apartments	21. No new apartments are permitted in RZ1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
Redevelopment	<p>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.</p> <p>23. This requirement applies to blocks other than standard blocks in RZ1 for which the crown lease explicitly permits 2 dwellings, but not to blocks that are intended to be used only for supportive housing. The maximum number of dwellings permitted on a block is 2.</p> <p><i>Note:</i> This does not apply to blocks for which the crown lease does not specify the number of dwellings permitted or permits a number of dwellings greater than 2.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A