

Introduction - The proposal and vision

The proposal includes construction of two storey dwellings to form dual occupancy with attached garage, alfresco, driveway verge crossing, landscaping and associated works. The proposal also includes lease variation to specify two dwellings on the block.

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, Section, Suburb	Block 54 Section 10 Red Hill
Block Area	810 sqm
Zone (including overlays)	RZ1: Suburban
Current Use	Residential Purposes only
Proposed Use	Residential use- multi dwelling
Access, Driveways and Parking	The proposal includes new driveway/ verge crossing to allow access for the new dwellings and garages. Access is provided along Hicks Street.
Site constraints	There is a sewerage easement along the north-eastern boundary of the block. The site is: • Not nominated on the Heritage Register • Outside of flood zones • Not located in a bushfire zone area
Environmental values	There are three trees approved for removal and part of our application is proposing for new trees in the block. There are no biodiversity values on the site from the ACTmapi.
Surrounding Land Uses and Development	All surrounding adjoining properties are zones as RZ1 and are currently being used for Residential purposes.
Additional Comments	No additional comments required.

Additional detail

The current Crown Lease is not limited to a single dwelling and we are also proposing to vary the crown lease and specify two dwellings on the block for future unit titling.

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

Not applicable – all surrounding properties are in RZ1 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 proposed dual occupancy development is well-suited to the site and surrounding area. The two storey design aligns with the existing streetscape, ensuring the new dwellings integrate harmoniously with the neighbouring properties.

As per the Territory Plan 2023, dual occupancy is permissible on RZ1 blocks exceeding 800sqm and this proposal maximises the potential of 810 sqm site in compliance with these guidelines. The single-storey design also respects the character and scale of the surrounding single-dwelling residences, maintaining visual cohesion and consistency within the neighbourhood.

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

Not applicable- development approval for adjacent blocks appears to have been lodged on 2002 and 2006.

Design Response – Housing Design Guide

I confirm that I, Leo Huang of Jast Design Pty Ltd was primarily responsible for designing the development proposal and/or completing the below **design response**.

I am an appropriately qualified person holding qualifications in Building Design and can confirm that the development is consistent with the themes and design elements of the design guide(s)

Signature: Leo Huang

Date: 22/6/2025

❖ Note: a digital or wet signature will be accepted for the design response

Theme	Design Element	Design response
<u>COUNTRY AND PLACE</u>	1.1 NGUNNAWAL CULTURAL RESONANCE a. Governance, process, and engagement b. Buildings, spaces, and landscape character c. Wayfinding and navigation	This element appears to be not applicable as the proposal is a small-scale residential development on an RZ1 block.
<u>URBAN STRUCTURE AND NATURAL SYSTEMS</u>	2.1 OPEN SPACE NETWORK <i>UDG 2.1B.</i> Type, size, quality, function and connectivity - Typically applies to larger developments that trigger the UDG. <i>UDG 2.1C.</i> Topography and views - To be responded to in all applications	This element appears to be not applicable as the proposal is a small-scale residential development on an RZ1 block.
<u>URBAN STRUCTURE AND NATURAL SYSTEMS</u>	2.2 NATURAL SYSTEMS <i>UDG 2.1A.</i> Natural systems - Typically applies to larger developments that trigger the UDG. <i>UDG 2.2A.</i> Connectivity and access - Typically applies to larger developments that trigger the UDG. <i>UDG 2.2B.</i> Water management - To be responded to in all applications <i>UDG 2.2C.</i> Restoring ecology - Typically applies to larger developments that trigger the UDG. <i>UDG 5.3C.</i> Positive engagement with nature - Typically applies to larger developments that trigger the UDG. <i>UDG 5.3D.</i> Biodiversity habitats	While this section primarily aimed at larger developments, the proposal for dual occupancy incorporates water-sensitive landscaping, optimizes solar orientation for energy efficiency, and, where feasible, retains existing vegetation.

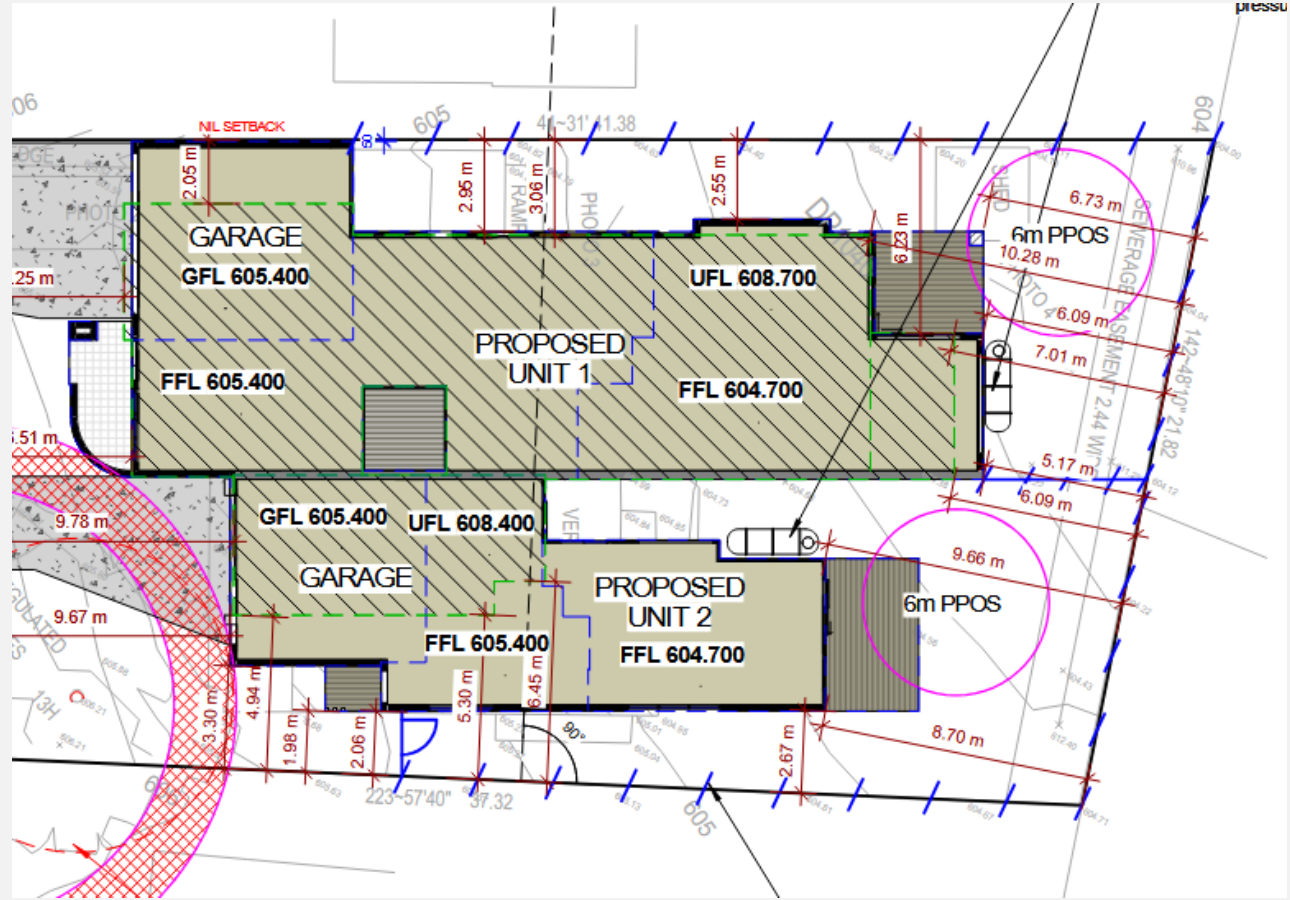
Theme	Design Element	Design response
	- Typically applies to larger developments that trigger the UDG. <i>UDG 7.1A. Water sensitive urban design</i> - Typically applies to larger developments that trigger the UDG.	
<u>SITE AND LAND USE</u>	<u>3.1 SITING</u> a. Solar orientation ★ b. Prevailing winds and cross ventilation c. Setbacks and separation ★ d. Privacy and outlook ★	The proposal and orientation maximize solar access and cross-ventilation within each dwelling, promoting energy efficiency and comfort. Additionally, the layout considers visual separation between units and neighbouring properties to maintain privacy and tranquillity. These elements ensure a high standard of living for residents, aligning with the amenity goals in the Housing Design Guide. The proposed building heights are provided on the elevations drawings and are compliant with the height requirements in RZ1 blocks. In terms of solar orientation, the development maximises access to natural sunlight for both proposed and existing dwellings, particularly to north-facing living areas. The minor reduction in setback does not result in any significant overshadowing of adjoining properties. Cross ventilation has also been a key design consideration. The layout and positioning of windows and openings facilitate effective air movement throughout both dwellings, utilising prevailing breezes to enhance indoor comfort and reduce reliance on mechanical cooling.
<u>SITE AND LAND USE</u>	<u>3.2 BUILT FORM</u> a. Building floorplates, depth and articulation b. Building heights	Building Heights: The proposed new dwelling, carport to the existing dwelling, garage and shed are all single storey buildings and are consistent with the mandatory height requirement in an RZ1 block. The proposal and orientation maximize solar access and cross-ventilation within each dwelling, promoting energy efficiency and comfort. Additionally, the layout considers visual separation between units and neighbouring properties to maintain privacy and tranquillity. These elements ensure a high standard of living for residents, aligning with the amenity goals in the Housing Design Guide.
<u>SITE AND LAND USE</u>	<u>3.3 STREET INTERFERENCE</u> a. Building to street interface b. Building entries c. Vehicles and servicing d. Façade, massing and modulation e. Lower storeys above ground floor (up to 4 storeys)	The proposed development provides a positive building-to-street interface, with clearly defined pedestrian entry points and passive surveillance opportunities enhancing the public realm. The main entries to both dwellings are legible and easily accessible from Hicks street, creating a welcoming and functional frontage. Landscaping elements further soften the transition between the public and private domain, contributing to a visually appealing streetscape. Vehicle access and servicing have been sensitively integrated into the design to minimise visual and functional impact. Driveways are positioned to reduce disruption to pedestrian movement and retain existing street trees where possible. The building façades have been articulated with a mix of materials, textures, and recesses to create visual interest and reduce the perceived bulk.

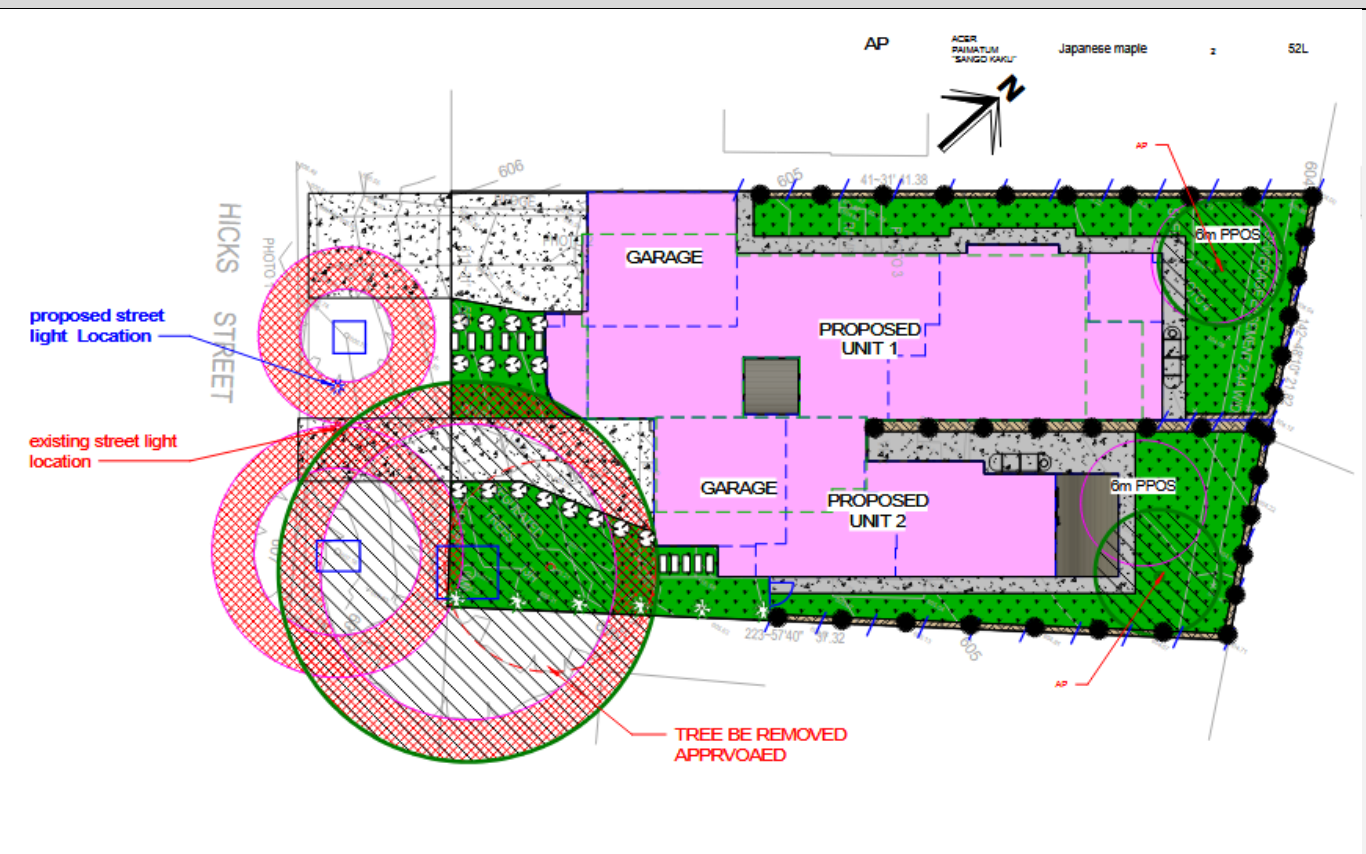
Theme	Design Element	Design response
	f. Setback to street g. Ground level h. Materiality	
<u>SITE AND LAND USE</u>	3.4 PRIVATELY OWNED PUBLIC SPACES (POPS) a. POPS General b. Parks and plaza c. Forecourts d. Landscaped setbacks e. Cross-block connections f. Laneways g. Arcades/interior connections h. Courtyards	The dual occupancy development prioritizes private outdoor areas for each dwelling, rather than including dedicated public spaces. Each unit is designed with a principal private open space that enhances outdoor amenity for residents. While maintaining clear boundaries, the design encourages community interaction by providing functional outdoor spaces. The landscaping is integrated into the overall design, adding visual appeal without interfering with the private use of these areas.
<u>ACCESS AND MOVEMENT</u>	4.1 SITE ACCESS AND CONNECTIVITY On site access <i>UDG 6.1A.</i> Block permeability ○ To be responded to in all applications <i>UDG 4.6B.</i> Parking access and entries ○ To be responded to in all applications <i>UDG 4.6H.</i> Access to buildings and parking ○ To be responded to in all applications <i>UDG 4.6I.</i> On site access ○ To be responded to in all applications <i>UDG 4.6J.</i> Green accessways on lots ○ To be responded to in all applications Cross block links	With two dwellings on-site, pathways maintain access throughout the property without obstructing flow and dual driveways provide clear, direct entry to parking. Each dwelling has individual access to parking and main entrances. Layout ensures easy, direct movement across the property. Ground level design promotes accessibility and visual connectivity to the street while landscaping enhances green space accessibility. Cross-block connections, laneways, and arcades: Not applicable to small scale dual occupancy but maintain open, accessible paths.

Theme	Design Element	Design response
	<i>UDG 6.1A.</i> Block permeability ○ To be responded to in all applications <i>HDG 3.4E.</i> Cross-block connections <i>HDG 3.4F.</i> Laneways <i>HDG 3.4G.</i> Arcades / interior connections	
<u>ACCESS AND MOVEMENT</u>	4.2 PARKING AND SERVICES Vehicle access and driveways <i>UDG 4.6B.</i> Parking access and entries ○ To be responded to in all applications Parking <i>UDG 4.6D.</i> Underground parking ○ To be responded to in all applications <i>UDG 6.2D.</i> Sleeved podium parking and services ○ Typically applies to larger developments that trigger the UDG. Electrification and ZE vehicles <i>UDG 4.6G.</i> Electrification and ZE vehicles ○ To be responded to in all applications Integrated services <i>UDG 6.2C.</i> Ground floor services and infrastructure ○ To be responded to in all applications	This element appears to be not applicable as the proposal is a small-scale residential development on an RZ1 block. However, both dwellings have main access from Hicks Street with both separate driveways.
<u>ACCESS AND MOVEMENT</u>	4.3 ENGAGING THE STREET Street and building interface <i>UDG 6.3.</i> Ground floor edge conditions ○ To be responded to in all applications	This element appears to be not applicable as the proposal is a small-scale residential development on an RZ1 block. However, elements related to the below were covered in previous sections of this report: building to street interface, setbacks to streets, building entries, landscaped setbacks.

Theme	Design Element	Design response
	<i>HDG 3.3A.</i> Building to street interface <i>HDG 3.3F.</i> Setback to streets Building entries <i>UDG 4.6H.</i> Access to buildings and parking ○ To be responded to in all applications <i>UDG 4.6I.</i> On site access ○ To be responded to in all applications <i>HDG 3.3B.</i> Building entries Landscaping and canopy cover <i>HDG 3.4D.</i> Landscaped setbacks <i>UDG 4.6J.</i> Green accessways on lots ○ To be responded to in all applications <i>UDG 5.3A.</i> Boosting tree canopy and coverage ○ To be responded to in all applications <i>UDG 5.3B.</i> Local planting and vegetation species ○ To be responded to in all applications <i>UDG 5.4B.</i> Landscaped building interface ○ To be responded to in all applications	
<u>ACCESS AND MOVEMENT</u>	<u>4.4 ACTIVE TRAVEL</u> Safe pedestrian cycle access <i>UDG 4.4A.</i> Safe, inclusive and legible active travel network ○ Typically applies to larger developments that trigger the UDG. End of trip facilities <i>UDG 4.4C.</i> Supporting infrastructure for active travel	This element appears to be not applicable as the proposal is a small-scale residential development on an RZ1 block.

Theme	Design Element	Design response
	○ To be responded to in all applications <i>UDG 4.6I. On-site access</i> ○ To be responded to in all applications	
<u>PUBLIC SPACE AND AMENITY</u>	5.1 COMMUNAL OPEN SPACE Cross block links <i>UDG 4.6I. On-site access</i> ○ To be responded to in all applications <i>UDG 4.6J. Green accessways on lots</i> ○ To be responded to in all applications <i>UDG 6.1A. Block permeability</i> ○ To be responded to in all applications <i>HDG 3.4E. Cross-block connections</i> <i>HDG 3.4F. Laneways</i> <i>HDG 3.4G. Arcades / interior connections</i> Privately owned public spaces <i>HDG 3.4A. POPS general</i> <i>HDG 3.4B. Parks and plazas</i> <i>HDG 3.4C. Forecourts</i> <i>HDG 3.4D. Landscape setbacks</i> <i>HDG 3.4H. Courtyards</i> <i>HDG 6.1B. Size and location</i> <i>HDG 6.1C. Integrated landscaping</i>	For small-scale developments like this dual occupancy proposal, the guide does not require communal open space, as each dwelling includes its own private open areas.
<u>PUBLIC SPACE AND AMENITY</u>	5.2 PRIVATE OPEN SPACE Amenity <i>UDG 6.1C. Orientation</i>	Private open spaces (POS) are located along the southeastern and northern boundary, providing a sheltered area with good access to light. Positioning and separation help minimize overshadowing, allowing each POS to receive natural light.

Theme	Design Element	Design response
	UDG 6.1D. Overshadowing HDG 3.1A. Solar orientation HDG 3.1D. Privacy and outlook HDG 6.4A. Private open space and balconies HDG 6.4B. Connections	The orientation is designed to optimize morning sunlight exposure. Screening between the dwellings ensures privacy, enhancing comfort and seclusion. Ground level design promotes accessibility and visual connectivity to the street. Ground-level POS is directly adjacent to the living areas, creating a seamless indoor-outdoor connection. Each POS is accessible from the living areas, supporting fluid movement and usability. 
PUBLIC SPACE AND AMENITY	5.3 QUALITY PUBLIC SPACE Green infrastructure UDG 5.4A. Street planting and canopy	The proposal incorporates landscaping and canopy trees enhances privacy, reduces heat, and improves aesthetic appeal. Please note that the proposal complies with the mandatory assessment requirements from the Residential Zones Policy in regard to the Site Coverage and Planting Area provision.

Theme	Design Element	Design response
	- To be responded to in all applications <i>UDG 5.3A.</i> Boosting tree canopy and coverage - To be responded to in all applications <i>UDG 5.3B.</i> Local planting and vegetation species - To be responded to in all applications <i>HDG 3.4D.</i> Landscaped setbacks <i>HDG 7.3A.</i> Deep soil planting and tree canopy cover <i>HDG 7.3B.</i> Integrated green infrastructure Furniture and materials <i>UDG 5.6A.</i> Urban furniture - Typically applies to larger developments that trigger the UDG. <i>UDG 5.6B.</i> Public spaces and places material treatment - Typically applies to larger developments that trigger the UDG.	
<u>PUBLIC SPACE AND AMENITY</u>	<u>5.4 DIVERSE USERS AND AMENITIES</u> Inclusivity <i>UDG 5.5A.</i> CPTED - To be responded to in all applications <i>UDG 5.5B.</i> Inclusive design elements - To be responded to in all applications <i>UDG 5.5C.</i> Gender sensitive urban design principles - To be responded to in all applications <i>UDG 5.5E.</i> Lighting - To be responded to in all applications Amenities	This element appears to be not applicable as the proposal is a small-scale residential development on an RZ1 block.

Theme	Design Element	Design response
	<i>UDG 5.2A. Flexibility, adaptability and activation capacity</i> - Typically applies to larger developments that trigger the UDG. <i>UDG 5.2B. Responsive design and programming</i> - Typically applies to larger developments that trigger the UDG. <i>UDG 5.2C. Pedestrian comfort, urban amenities and conveniences</i> - Typically applies to larger developments that trigger the UDG. <i>UDG 5.5D. Legibility and wayfinding</i> - Typically applies to larger developments that trigger the UDG.	
<u>BUILT FORM AND BUILDING DESIGN</u>	6.1 COMMUNAL OPEN SPACE a. Activities and uses b. Size and location c. Integrated landscaping	No communal open space facilities are proposed, as this is a small-scale dual occupancy development in RZ1. However, we are including integrated landscaping around both dwellings to enhance visual appeal and provide a sense of greenery for residents, aligning with the assessment outcomes that emphasize landscape integration.
<u>BUILT FORM AND BUILDING DESIGN</u>	6.2 COMMON CIRCULATION a. Common circulation and spaces ★	Although common circulation may not directly apply to the proposed dual occupancy development, we are prioritizing clear and accessible paths for both units to facilitate movement.
<u>BUILT FORM AND BUILDING DESIGN</u>	6.3 DIVERSE HOUSING CHOICES a. Types of housing b. Apartment size and layout ★ c. Ceiling heights ★ d. Complementary uses e. Housing accessibility	The dual occupancy proposal adds to the diversity of housing types in the area, promoting inclusivity and accommodating various demographics. Each dwelling features three bedrooms, catering to family needs and promoting functional living spaces. The proposed dwellings comply with the minimum requirements outlined in the guide, supporting improved ventilation and natural light.

Theme	Design Element	Design response
BUILT FORM AND BUILDING DESIGN	6.4 PRIVATE OPEN SPACE a. Private open space and balconies ★ b. Connections	Please refer to the previous response against Design 5.2
BUILT FORM AND BUILDING DESIGN	6.5 STORAGE a. Within dwellings b. Bulky items	Both dwellings are designed to provide ample internal and external storage areas
BUILT FORM AND BUILDING DESIGN	6.6 DESIGN PERFORMANCE a. Solar and daylight access ★ b. Shading c. Thermal performance d. Natural ventilation e. Noise and acoustic comfort f. Visual amenity	The proposal is oriented to maximize solar access, particularly in the living areas and outdoor spaces.
SUSTAINABILITY AND ENVIRONMENT	7.1 CLIMATE CHANGE RESILIENCE a. Flood resilience b. Bushfire resilience c. Heatwave and urban heat island resilience	The block is not situated in a flood or bushfire-prone area. The proposal includes planting areas and tree canopy cover, which will help mitigate heatwave effects and urban heat issues.
SUSTAINABILITY AND ENVIRONMENT	7.2 RESOURCE CAPTURE AND MANAGEMENT a. Rainwater capture and reuse b. Energy capture and management c. Electrification and energy efficiency d. Local food production	Both dwellings are proposed to include rainwater storage tanks—please refer to the site plan and floor plan. The roofs have a low pitch, allowing for the installation of PV solar panels.

Theme	Design Element	Design response
<u>SUSTAINABILITY AND ENVIRONMENT</u>	7.3 INTEGRATED LANDSCAPE PLANTING a. Deep soil planting and tree canopy cover b. Integrated green infrastructure	Please refer to the answer on Design 5.2.
<u>SUSTAINABILITY AND ENVIRONMENT</u>	7.4 FLEXIBLE, ROBUST AND FUTURE-PROOFED a. Robust, low maintenance materials b. Flexibility, adaptability and future proofed	All materials are robust and low maintenance for durability and are future proof.
<u>SUSTAINABILITY AND ENVIRONMENT</u>	7.5 SOCIAL RESILIENCE a. Affordability and economic diversity b. Sense of community cohesion c. Safety and security	The proposal is designed to enhance safety through features such as adequate lighting, visibility in public spaces, and a layout that encourages natural surveillance. By proposing two dwellings, the development promotes affordability and economic diversity compared to standalone single dwelling blocks
<u>SUSTAINABILITY AND ENVIRONMENT</u>	7.6 GOVERNANCE MODELS AND PROCESSES a. Procurement, construction, up-cycling and embodied carbon b. Waste management	Each dwelling is designed to include space for on-site garbage collection, either within the garage or in external service zones.

Inner South District Policies

Assessment Outcomes	Inner South District Policies- There appears to be no applicable assessment outcomes for the subject block. The development needs to comply with the residential zones policy outcomes.
Assessment Requirements	Inner South District Policies- There appears to be no applicable assessment requirements for the subject block. The development will comply with the mandatory assessment requirements in the Residential Zones Policy

Development Outcomes Report – Residential Zones Policy

Residential Zones Policy – Assessment Outcomes

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

Theme- Urban Structure and Natural Systems

Assessment Outcomes	Outcomes Response
1. Biodiversity connectivity is maintained across the landscape.	This element appears to be not applicable as the proposal is a small-scale residential development on an RZ1 block. The proposal does not affect biodiversity. However, a landscape plan is provided with this application showing the trees in the block.
2. Loss of native habitat and biodiversity is avoided and/or minimised.	The existing trees has been approved for removal and the proposal includes planting new trees within the block.
3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles.	The proposed dual occupancy development has been designed in accordance with ACT Practice Guidelines for Water Sensitive Urban Design Module 2: Designing Successful WSUD Solutions in the ACT and includes on-site water storage and retention for both dwellings

Theme- Site and Land Use

Assessment Outcomes	Outcomes Response
4. The functionality and useability of the development is appropriate for its intended purpose/use.	The proposal is for residential use which is consistent with the current land use and no other uses are proposed. The dwellings have been designed with a good level of functionality and usability.
5. The proposed use and scale of development are appropriate to the site and zone.	The proposed dual occupancy is a form of multi-unit housing which is permitted in the RZ1 zone. The surrounding area is also RZ1 with single storey and two-storey dwellings. The development has been designed to have an appropriate scale which can accommodate two dwellings.
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.	As a result of the proposed development, it is noted that there are no adverse impacts on surrounding sites.

Theme- Access and Movement

Assessment Outcomes	Outcomes Response
7. The functionality and layout of the development is accessible and adaptable, while achieving good connections with the surrounding area. This includes consideration of traffic flow and passive surveillance.	The development provides safe and convenient access between each dwelling and the main front entries are evident from the adjacent street. To assist in provision of passive surveillance, both dwellings are designed to have windows and balcony that face the street.
8. The development encourages active travel through safe and convenient access to the active travel network.	The development has been provided with storage for bicycles and the like, and the site has convenient access to local public transport networks.
9. Access to, from and within the site permits safe and legible movement while catering for all users (including pedestrians). This includes consideration of vehicle manoeuvrability and access routes.	The proposal prioritizes sage and legible movement for all users, including pedestrians, cyclist, and vehicles. The site features clearly marked entry points that are easily identifiable for both vehicles and pedestrians, facilitating smooth transactions between public and private spaces.

Theme- Public Space and Amenity

Assessment Outcomes	Outcomes Response
10. The development (including the design of outdoor spaces) achieves reasonable solar access and microclimate conditions to public areas and streets to support their use by the community.	The proposed dual occupancy development is noted to have no impact on this outcome.
11. 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 proposal has been designed to comply with this outcome and both dwellings were provided with adequate private open space. Both dwellings are provided with courtyards which allows them to have a solar access all year round
12. Reasonable levels of active ground floor interface and passive surveillance to public spaces and streets is achieved.	The block has one front boundary facing Hicks Street. The proposal achieves reasonable levels of active ground floor interface and passive surveillance to public spaces and streets.
13. 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).	This element is not applicable for the proposal and no signage is being proposed.

Theme- Built Form and Building Design

Assessment Outcomes	Outcomes Response
14. 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 proposed development is within the mandatory height limit from the Residential Zones Policy, with a minimal building envelope encroachment as shown in the elevations. Shadow diagrams will be provided with this application. The bulk and scale is designed thoughtfully and in compliance with the zone policy outcomes. There is a minor encroachment to the side boundary that is noted on the site plan.
15. 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.	Although the proposal has encroachments on the solar and building envelopes, it is noted that these are considered minor and will not have an adverse impact to the adjoining neighbour. Please refer to the elevation drawing for reference.
16. Reasonable levels of privacy to dwellings and private open space within a block and on adjoining residential blocks is achieved.	The living and external POS have been carefully designed and oriented to ensure privacy for residents.
17. 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. This includes consideration of cross-ventilation and energy efficiency.	Each dwelling contains adequate private open spaces within courtyards and is directly accessible from daytime living areas. Living areas are reasonably sized for comfortable living and contain 3-4 bedrooms which can be used as spare rooms or offices to accommodate visitors or home-based work.
18. Courtyard walls and fences do not have an adverse impact on the streetscape.	No courtyard wall or fence is included in this proposal fronting the street.

Theme- Sustainability and Environment

Assessment Outcomes	Outcomes Response
19. Sufficient planting area, canopy trees, deep soil zones and water sensitive urban design measures are provided to enhance living infrastructure, support healthy tree growth and minimise stormwater runoff.	This outcome has been achieved and provided enough planting area and tree canopy cover. The recommended planting area from the residential zones technical specifications is 35% of the block. The proposed planting area is 352% as shown in the landscape plan and the proposed tree canopy coverage is 35% of the block.
20. Urban heat island effects are reduced through limiting impervious surfaces and provision of canopy trees and plants.	The proposal is consistent with this outcome and the proposal ensures that heat island effect will be reduced.

21. 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.	No threats to biodiversity expected from this development.
22. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.	This outcome has been achieved. Erosion and Sediment Control Plan has been provided on this application.
23. The development considers and addresses site characteristics, including heritage, natural features, topography, infrastructure and utilities.	The development is not listed in the ACT Heritage Register, and is consistent with this outcome.
24. Environmental risks, including noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the development on the site.	The development is not located in the bushfire and flood prone area. This outcome has been achieved.

Theme- Parking, Services and Utilities

Assessment Outcomes	Outcomes Response
25. The development provides electric vehicle parking and access to charging locations in multi-unit housing.	The development can accommodate in the future electric vehicle parking in the garage of each dwelling.
26. The development provides appropriate end-of-trip facilities in multi-unit housing which includes secure bicycle parking.	The garage on each dwelling and POS within the courtyards can accommodate bicycle parking.
27. Vehicle and bicycle parking sufficiently caters for the development while minimising visual impacts from the street or public space. This includes consideration of parking location, dimensions and number of spaces provided.	Adequate vehicle parking manoeuvring spaces provided for easy access in and out of the development.
28. Waste is appropriately managed on site without having a detrimental impact on residents and the surrounding area.	Kerbside collection along Hicks Street for TCCS' consideration.
29. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised.	This outcome has been achieved and ensures that plans are provided for entity comments.

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 applicable?	For applicable controls, has it been met?	Outcomes response
Distribution of uses - apartments	1. No new apartments are permitted in RZ1.	Yes ☐ No ☒	☐	The proposal is for a dual occupancy development in RZ1 and this element is not applicable.
Secondary residences	2. A secondary residence is developed only in association with single dwelling housing. 3. The maximum dwelling size* of a secondary residence is 90m ² . *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> . 4. The minimum block size for a secondary residence is 500m ² . 5. Maximum of one secondary residence per block.	Yes ☐ No ☒	☐	The proposal is for a dual occupancy development in RZ1 and this element is not applicable.
Co-housing	6. The minimum block size for a co-housing development is 1,050m ² .	Yes ☐ No ☒	☐	The proposal is for a dual occupancy development in RZ1 and this element is not applicable.

Control	Assessment requirement	Is this control applicable?	For applicable controls, has it been met?	Outcomes response
Home business	7. At least 1 worker who genuinely lives on the lease is employed at any one time by the home business operating from the lease. 8. 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).	Yes ☐ No ☒	☐	The proposal is for a dual occupancy development in RZ1 and this element is not applicable.
Height of buildings – RZ3, RZ4 and RZ5	9. Maximum height of building is: a) RZ3 – 10.5m. b) RZ4 – 12.5m. c) RZ5 – 21.5m.	Yes ☐ No ☒	☐	Proposal is in RZ1, this section is not applicable.
Number of storeys – RZ1 and RZ2	10. RZ1: Maximum 2 storeys. 11. RZ2: Maximum 2 storeys.	Yes ☒ No ☐	☒	The proposed development is within the mandatory maximum height of buildings in RZ1. Please refer to the elevations for reference.
Site coverage – single dwellings	12. Site coverage for single dwellings (including a secondary residence) is a maximum of: a) For large blocks: 40% of the block area. b) For mid-sized blocks*: 60% of the block area. c) For compact blocks: 70% of the block area. * Includes blocks identified in a district technical specification as being subject to mid-size block provisions. 13. For single dwellings on blocks created through the subdivision of an original residential block, site coverage is a maximum of: a) In RZ1 and RZ2: 45% of the block area. b) In RZ3, RZ4 and RZ5: 50% of the block area. Note: Single dwelling includes all associated roofed Class 10 buildings.	Yes ☐ No ☒	☐	The proposal is for a dual occupancy development in RZ1 and this element is not applicable.
Site coverage – multi-unit housing – RZ1 and RZ2	14. Site coverage for multi-unit housing in RZ1 and RZ2 is a maximum of 45% of the original block area.	Yes ☒ No ☐	☒	Proposed site coverage for dual occupancy is within the 45% mandatory requirement. Please refer to the site plan for reference.
Site coverage – multi-unit housing – RZ3, RZ4 and RZ5	15. Site coverage for multi-unit housing in RZ3, RZ4 and RZ5 is a maximum of 50% of the original block area.	Yes ☐ No ☒	☐	The proposal is for a dual occupancy development in RZ1 and this element is not applicable.
Housing density and minimum block areas - multi-unit housing – RZ1	16. For multi-unit housing in RZ1 (excluding secondary residence developments): a) Minimum block area for more than one dwelling: 800m². b) Maximum number of dwellings per standard block: 2. c) Maximum number of dwellings per non-standard blocks where the crown lease explicitly permits 2 dwellings: 2. Note: this does not apply to blocks for which the crown lease does not specify the number of dwellings permitted or permits more than 2 dwellings.	Yes ☒ No ☐	☒	This requirement has been met. The block size is 810 sqm and proposing for 2 dwellings only.
Housing density and minimum block areas - multi-unit housing on	17. For multi-unit housing on a surrendered residential block in RZ1 (excluding secondary residence developments): a) Minimum block area for more than one dwelling: 700m².	Yes ☐ No ☒	☐	The proposal is for a dual occupancy development in RZ1 and this element is not applicable.

Control	Assessment requirement	Is this control applicable?	For applicable controls, has it been met?	Outcomes response
surrendered residential blocks - RZ1	b) Maximum number of dwellings per block: 2.			
Housing density and minimum block areas – supportive housing and community housing - RZ1	18. For supportive housing and community housing in RZ1: a) Minimum block area for more than one dwelling: 600m². b) Maximum number of dwellings per block: 1 additional dwelling for every 250m² (or part thereof) over the minimum.	Yes ☐ No ☒	☐	The proposal is for a dual occupancy development in RZ1 and this element is not applicable.
Housing density and minimum block areas - multi-unit housing on standard blocks - RZ2	19. For multi-unit housing on a standard block in RZ2 (excluding secondary residence developments): a) Minimum block area for more than one dwelling: 700m². b) Maximum number of dwellings per block: 1 additional dwelling for every 250m² (or part thereof) over the minimum. 20. For multi-unit adaptable housing on a standard block in RZ2 (excluding secondary residence developments): a) Minimum block area for more than one dwelling: 600m². b) Maximum number of dwellings per block: 1 additional for every 250m² (or part thereof) over the minimum and all dwelling are built to be adaptable. 21. Irrespective of above requirements, for RZ2 blocks with a street frontage less than 20m wide (measured at the property boundary), the maximum number of dwellings per block is 3.	Yes ☐ No ☒	☐	The block is in RZ1, this element is not applicable.
Redevelopment	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 or additions / alterations 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.	Yes ☐ No ☒	☐	Not applicable to the proposed dual occupancy development.
Gas connections	23. No new gas network connections are allowed to all new or existing developments including redevelopments.	Yes ☐ No ☒	☐	No gas connection proposed.

Development Outcomes Report – Subdivision Policy

Subdivision Policy – Assessment Outcomes

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

Theme- Country and Place

Assessment Outcomes	Outcomes Response
1. The subdivision design considers and responds appropriately to cultural significance and history or heritage.	The block is not listed in the ACT Heritage. However, the design responds appropriately to the site and its surrounds.

Theme- Urban Structure and Natural Systems

Assessment Outcomes	Outcomes Response
2. New blocks are of a size and configuration that can accommodate the intended use for the site (for example an appropriately sized and configured site for single dwelling use).	The proposals are designed to include spacious units, driveways, and ample private space.
3. The proposed scale and range of uses in the subdivision are appropriate to the context and consistent with the Territory Plan Map, where applicable. This includes consideration of a range of block sizes to promote housing diversity and choice, and to meet a range of housing needs.	The block size is 810 sqm, which can accommodate two spacious dwellings with ample private open space (PPOS). This aligns with the scale and range of uses outlined in the subdivision policy.
4. Biodiversity connectivity is maintained across the landscape.	The proposal is for a small-scale dual occupancy development; therefore, this section does not apply, and there are no biodiversity impacts.
5. Loss of native habitat and biodiversity is avoided and/or minimised.	The proposal ensures no loss of native habitat or biodiversity impacts.
6. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles.	A rainwater tank is proposed for each unit to support the health of waterways and catchments.
7. The subdivision is designed in a way to minimise the need for ongoing site-specific provisions (such as front or side boundary setbacks) to apply to blocks.	Although the proposal is for subdivision under the Unit Titles Act 2001 rather than a block subdivision, the design ensures compliance with both the Subdivision Technical Specifications and the Residential Zones Technical Specifications.

Theme- Site and Land Use

Assessment Outcomes	Outcomes Response
8. The functionality and usability of the subdivision is appropriate for its intended purpose/use. This includes limiting future adverse impacts between permissible land uses and on surrounding areas.	The proposal is for a small-scale dual occupancy development, suitable for its intended use as residential dwellings, which is permissible under the block's zoning.

Theme- Access and Movement

Assessment Outcomes	Outcomes Response
9. Road hierarchy, layout and design (including entry and egress points) enables the distribution of traffic in a legible, convenient and safe manner. This includes providing a high level of internal accessibility for pedestrians, cyclists and public transport.	The proposal is consistent with this outcome and includes two new verge crossings, providing adequate internal access.
10. Clear and high quality movement corridors enable effective external connections for local vehicle, pedestrian and cycle movements, while minimising through traffic from external areas (other than for pedestrians, cyclists and public transport) and ‘rat runs’.	All existing movement corridors will remain and the proposal ensures no impact on this outcome.

11. The use of rear lane accessways, cul-de-sac roadways and battle-axe blocks are minimised.	This outcome is not applicable to this proposal.
---	--

Theme- Public Space and Amenity

Assessment Outcomes	Outcomes Response
12. The subdivision design achieves reasonable solar access and microclimate conditions for individual blocks to enable the design of sustainable buildings, and to public areas and streets to support their use by the community.	The proposed dual occupancy development and unit titling after construction ensures reasonable solar access and favourable microclimate conditions for each unit. Additionally, the small-scale nature of the proposal has no impact on the adjoining neighbours.
13. Public space provided within a subdivision accommodates a range of uses, users and activities. This includes consideration of recreational opportunities, including facilities for pedestrians and cyclists.	Although it does not specifically apply to this development, subdivision under the Unit Titles Act 2001 for the proposed two units after construction ensures that it is consistent with this outcome.
14. Public space provides opportunities to link existing or proposed areas of open space and/or providing for shared use of public facilities by adjoining communities.	This outcome appears to be not applicable to the proposal.

Theme- Sustainability and Environment

Assessment Outcomes	Outcomes Response
15. Sufficient planting area, canopy trees, deep soil zones and water sensitive urban design measures are provided to enhance living infrastructure, support healthy tree growth and minimise stormwater runoff.	This outcome has been achieved and provided enough planting area and tree canopy cover. Please refer to Landscape Plan.
16. Urban heat island effects are reduced through limiting impervious surfaces, selection of building materials and design of outdoor spaces.	Consistent with this outcome and the proposal ensures that heat island effect will be reduced.
17. 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.	No threats to biodiversity expected from this development.
18. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.	This outcome has been achieved. Erosion and Sediment Control Plan has been provided on this application.
19. The subdivision design considers and addresses site constraints, including natural features and topography.	The proposal ensures that the subdivision design takes into account site constraints, including natural features and topography, to minimize impact.
20. Environmental risks including bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered in the design of the subdivision.	The development is not located in the bushfire and flood prone area. This outcome has been achieved.
21. Existing and significant vegetation is preserved where reasonable, and new landscaping responds to and integrates with preserved features where possible.	This outcome has been achieved and provided enough planting area and tree canopy cover. Please refer to Landscape Plan.
22. Residents are provided a reasonable level of protection from known sources of noise, odour and light pollution.	This outcome has been achieved.

Theme- Parking, Services and Utilities

Assessment Outcomes	Outcomes Response
23. Appropriate vehicle and bicycle parking is provided to meet the needs of users that is safe and convenient for users and pedestrians.	The garage on each dwelling and POS within the courtyards can accommodate bicycle parking.

24. Waste is appropriately managed within the subdivision without having a detrimental impact on the surrounding area.	Kerbside collection along Hicks Street for TCCS' consideration.
25. The site is appropriately serviced in terms of infrastructure and utility services and the noise and visual amenity impact of these are minimised.	This outcome has been achieved and ensures that plans are provided for entity comments.

Subdivision Policy – Assessment Requirements

Development proposals are required to meet all relevant assessment requirements – these are mandatory development controls.

Control	Assessment requirement	Is this control applicable?	For applicable controls, has it been met?	Outcomes response
Subdivision – Community Facilities Zone	1. Subdivision of a lease developed for Supportive Housing, Community Housing, Retirement Village, including subdivision under <i>the Unit Titles Act 2001</i> , is not permitted.	Yes ☐ No ☒	☐	The proposal is for a dual occupancy development in RZ1 and this element is not applicable.
Subdivision – All zones except Residential Zones	2. Subdivision is only permitted where it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant provisions of this Policy and any district or zone policy.	Yes ☐ No ☒	☐	The proposal is for a dual occupancy development in RZ1 and this element is not applicable.
Block size – IZ1 Zone	3. The minimum block size for blocks subdivided from existing leases is 2000m ² (unless stated otherwise in the lease). 4. The average of all blocks to be created via subdivision of the original lease is to be not less than 5000m ² (unless stated otherwise in the lease).	Yes ☐ No ☒	☐	The proposal is for a dual occupancy development in RZ1 and this element is not applicable.
Subdivision of certain development types	5. Subdivision is not permitted to provide separate title, including subdivision under the <i>Unit Titles Act 2001</i> , to: a) A secondary residence in all zones. b) An individual boarding room in all zones. c) Community housing in RZ1 and CFZ. 6. Consolidation of suitable blocks (i.e., adjacent blocks with shared boundaries) are permitted for a co-housing development.	Yes ☒ No ☐	☒	The proposal is for dual occupancy which can be unit-titled under Unit Titles Act 2001.
Subdivision and consolidation of residential blocks, except in RZ1	7. Subdivision or consolidation is only permitted where one or more of the following apply: a) A new dwelling is capable of being accommodated on the block. b) If one dwelling on the land is lawfully constructed, the proposed development demonstrates that any building on a consequent lease is, or can be designed, in accordance with the relevant parts of the Territory Plan. 8. Subdivision or consolidation is only permitted where each of the subdivided blocks have utilities infrastructure.	Yes ☐ No ☒	☐	We are not proposing for a block subdivision. Hence this outcome does not apply.

Control	Assessment requirement	Is this control applicable?	For applicable controls, has it been met?	Outcomes response
	9. For blocks that are registered or provisionally registered under the <i>Heritage Act 2004</i>, subdivision and consolidation is only permitted where all of the following apply: a) The subdivision or consolidation is not specifically prohibited by a guideline, order or agreement made under the <i>Heritage Act 2004</i>. b) The subdivision or consolidation complies with the relevant requirements relating to community uses. Note: For this requirement, subdivision does not include a minor boundary adjustment, unless that boundary adjustment results in the creation of one or more additional blocks.			
Consolidation of blocks – RZ1	10. This requirement applies to consolidation of blocks in RZ1, one or more of which is a standard block, but does not apply to the consolidation of: a) A standard block with unleased land. b) One or more standard blocks registered or provisionally registered under the <i>Heritage Act 2004</i>. Consolidation complies with all of the following: a) The consolidated block is to be used only for the purpose of supportive housing. b) Not more than 2 blocks are consolidated. c) All blocks proposed to be consolidated have adjoining street frontages. None of the blocks proposed to be consolidated has been previously consolidated.	Yes ☐ No ☒	☐	We are not proposing for a block consolidation. Hence this outcome does not apply.
Residential subdivision generally	11. In RZ1, subdivision under the <i>Planning Act 2023</i> to create one or more additional blocks, is not permitted. 12. In RZ1, subdivision under the <i>Unit Titles Act 2001</i> is permitted where one or more of the following applies: a) The development is only for dual occupancy housing on a standard block that meets one or more of the following: i) On a block a minimum of 800m² and where one dwelling has a maximum dwelling size* of 120m². ii) On a surrendered residential block. b) The development is multi-unit housing (including dual occupancy housing) on a non-standard block. 13. In RZ1, subdivision under the <i>Unit Titles Act 2001</i> is only permitted where all dwellings have been lawfully constructed. 14. In all other residential zones, subdivision or consolidation is permitted where new blocks including any residual land can be appropriately developed in accordance with the relevant parts of the Territory Plan.	Yes ☒ No ☐	☒	12. A) i) • The site is 810 sqm and Subdivision under the Unit Titles Act 2001 is permissible in RZ1 blocks. 13. In RZ1, subdivision under the <i>Unit Titles Act 2001</i> is only permitted where all dwellings have been lawfully constructed. • We are proposing a dual occupancy development, with the intention to unit title the dwellings after construction.

Control	Assessment requirement	Is this control applicable?	For applicable controls, has it been met?	Outcomes response
	*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>. NOTES: - Staged development under the <i>Unit Titles Act 2001</i> is not permitted for less than five units. - A secondary residence is not permitted to be subdivided, including under the <i>Unit Titles Act 2001</i> (see assessment requirement 7a)). This assessment requirement does not apply to minor boundary adjustments unless the adjustment results in the creation of one or more additional blocks.			
Bushfire – All zones	15. Blocks within a bushfire prone area are not developed where the bushfire attack level is greater than BAL 29 for subsequent buildings.	Yes ☐ No ☒	☐	The subject block is not located in bushfire prone area.
Gas connections – All zones	16. No gas mains connections are to be provided to new residential blocks.	Yes ☐ No ☒	☐	No gas connections are proposed for two dwellings.

Development Outcomes Report – Leasing Policy

Leasing Policy – Assessment Outcomes

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

Theme- Site and Land Use

Assessment Outcomes	Outcomes Response
1. The functionality and usability of the development is appropriate for its intended purpose/use. This includes limiting future adverse impacts between permissible land uses and on surrounding areas.	The proposed dual occupancy development is situated in the RZ1 Suburban zone, surrounded by residential areas, which aligns with its intended purpose and use. This consistency helps ensure that there will be no future impacts from permissible land uses on surrounding properties.

Theme- Sustainability and Environment

Assessment Outcomes	Outcomes Response
2. Site constraints including bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered.	This outcome has been considered and the site is not located in a floor or bushfire zone area.

Theme- Parking Services and Utilities

Assessment Outcomes	Outcomes Response
3. The site is capable of being appropriately serviced in terms of infrastructure and utility services.	All existing mains to be maintained and the proposal will be submitted for referral and consideration by utility providers.

Leasing Policy – Assessment Requirements

Development proposals are required to meet all relevant assessment requirements – these are mandatory development controls.

Control	Assessment requirement	Is this control applicable?	For applicable controls, has it been met?	Outcomes response
Circumstances for lease variation	1. A lease is varied only where all of the following are achieved: a) The varied lease is consistent with the Territory Plan including all relevant policies (these consist of district policies and zone policies). b) The land to which the lease applies is suitable for the development or use authorised by the varied lease.	Yes ☒ No ☐	☒	The proposal also includes varying the Crown Lease to specify the number of dwellings for future unit titling following construction. This approach ensures compliance with relevant policies and the mandatory requirements of the Territory Plan 2023.
Additional uses and rights	2. An additional use or right under a lease is increased only where it is demonstrated: a) Sufficient car parking is capable of being provided for the current uses and additional development. b) Any potential increase in traffic flow is within the capacity of the surrounding road network. c) Adequate post occupancy waste management and disposal can be provided to the relevant Territory standard.	Yes ☒ No ☐	☒	This element has been considered and achieved. Adequate parking space has been provided for two dwellings and for the waste management disposal, it has been designed in accordance with Development Control Code For Best Practice Waste Management In The ACT 2019.

Control	Assessment requirement	Is this control applicable?	For applicable controls, has it been met?	Outcomes response
	Note: Examples of rights are the maximum gross floor area, the maximum floor area allocated to a particular use, and building heights.			
Number of dwellings and secondary residences	3. This requirement applies to any of the following: a) Varying a lease to express the number of approved or lawfully erected dwellings or units. b) Varying a lease to change the number of approved or lawfully erected dwellings or units. c) Varying a lease to add a secondary residence where erection of a secondary residence has been approved. The variation to the <i>lease</i> is consistent with the following: i) all other requirements of the lease; and ii) the Territory Plan, including all relevant policies.	Yes ☒ No ☐	☒	The requirement has been achieved particularly on part a). Proposal includes specifying 2 dwellings on the block.
Secondary residences	4. A variation to a lease to authorise a secondary residence is approved only where the block affected by the lease is 500m ² or larger.	Yes ☐ No ☒	☐	This element is not relevant to the proposal.
Easements	5. A proposal to vary a lease to remove, relocate or change easements is consistent with both of the following: a) Is supported by written endorsement from the relevant service provider. b) Is supported by drawings and information demonstrating that easements are not required or are provided elsewhere on the land.	Yes ☐ No ☒	☐	No easement removal proposed.