

Introduction - The proposal and vision

The proposed development is for additions and alterations to a heritage home for a young family. The addition is located to the rear of the dwelling. We are removing a dilapidated deck & pergola and an old “sun room” in place of a new extended living space, laundry, study, master suite & deck. The addition is to match the existing as close as possible. New double glazed windows to the street frontage are to be replaced to match existing.

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 7, Section 16, Reid
Block Area	1107m2
Zone (including overlays)	RZ1 Suburban
Current Use	184m2
Proposed Use	87m2
Access, Driveways and Parking	Singular driveway on the eastern side of the block continues past the dwelling to the garage at the rear.
Site constraints	The home is a heritage dwelling. There are no site constraints.
Environmental values	There are no environmental values.
Surrounding Land Uses and Development	Residential housing
Additional Comments	A large residential block and the dwelling requires some upgrades.

Additional detail

Click or tap here to enter text.

Please add any further detail of the site, proposal or anything else you feel is relevant to the development proposal.

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 proposed development meets heritage design criteria, its siting and retaining PPOS and site coverage requirements.

**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.**

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N/A

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N/A

District Policies - Version effective 27/09/2024

INNER NORTH & CITY DISTRICT Policies

Assessment Outcomes	NO ASSESSMENT OUTCOMES APPLY.
Assessment Requirements	NO ASSESSMENT REQUIREMENTS APPLY.

Residential Zones Policy - Version effective 16/06/2025

## Development Outcomes Report – Residential Zones Policy – Block 7 Section 16 Reid

### 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.	The biodiversity of the site is maintained across the landscape as the hedges & plantings are unaffected. The addition to the home is within the site coverage requirements.

2. Loss of native habitat and biodiversity is avoided and/or minimised.	Native habitat is not affected for this proposal. The proposed addition is only partially larger than the existing footprint of the existing deck, pergola, sunroom and paved area.
3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles.	Waterways are not affected for this proposal. No changes to the topography of the land will occur. The dwelling is fitted with an existing rain water tank to meet WSUD principles.

#### 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 development complies with assessment outcomes.
5. The proposed use and scale of development are appropriate to the site and zone.	The development complies with assessment outcomes.
6. The development complies with assessment outcomes.	The development complies with assessment outcomes.

#### 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 complies with assessment outcomes.
8. The development encourages active travel through safe and convenient access to the active travel network.	The existing dwelling connects the safe & convenient travel from the front door via footpaths to urban pedestrian footpaths. The driveway connects to the rear of the dwelling. The proposed development connects via the deck to the rear yard and driveway for the owners intended use.
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 development complies with assessment outcomes.

#### 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 development creates solar access to the main bedroom and living areas of the dwelling and to the deck for outdoor living. The public areas are not affected by the proposed development as it is located to the rear of the dwelling.
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 development complies with assessment outcomes.
12. Reasonable levels of active ground floor interface and passive surveillance to public spaces and streets is achieved.	The development provides an improved connection for the living area to the yard via a deck. The existing dwelling connects the ground floor interface and passive surveillance to the front of the dwelling via a footpath at ground level. No changes are proposed with this front interface.
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).	Not Applicable.

#### 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 development complies with assessment outcomes.
15. Reasonable solar access to dwellings and private open space within a block and on adjoining residential	The development complies with assessment outcomes.

blocks is achieved. This includes solar access into main living spaces within a dwelling.	
16. Reasonable levels of privacy to dwellings and private open space within a block and on adjoining residential blocks is achieved.	The development complies with assessment outcomes.
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.	Not Applicable.
18. Courtyard walls and fences do not have an adverse impact on the streetscape.	Not Applicable.

#### 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.	The development is within the site coverage rules and complies to support healthy tree growth and canopy coverage.
20. Urban heat island effects are reduced through limiting impervious surfaces and provision of canopy trees and plants.	The development is replacing a dilapidated deck & pergola, sunroom and paved area and is within the site coverage rules and complies.
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.	The development is to be constructed in a similar yet modern technique to match in with the existing dwelling thus site disturbance is kept to a minimum to enable soil stabilisation and protection to established planting.
22. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.	The development will not have a cut and fill approach. It is to be constructed in a similar (piers & timber floor) yet modern technique to match in with the existing dwelling thus site disturbance is kept to a minimum to enable soil stabilisation and protection. The development complies with assessment outcomes.

23. The development considers and addresses site characteristics, including heritage, natural features, topography, infrastructure and utilities.	The development complies with assessment outcomes.
24. Environmental risks, including noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the development on the site.	The development complies with assessment outcomes.

#### 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.	Not applicable.
26. The development provides appropriate end-of-trip facilities in multi-unit housing which includes secure bicycle parking.	Not applicable.
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.	The development complies with assessment outcomes.
28. Waste is appropriately managed on site without having a detrimental impact on residents and the surrounding area.	The development complies with assessment outcomes.
29. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised.	The development complies with assessment outcomes.

#### 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
<b>Distribution of uses - apartments</b>	1. No new apartments are permitted in RZ1.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Applicable
<b>Secondary residences</b>	2. A secondary residence is developed only in association with single dwelling housing. 3. 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> . 4. The minimum block size for a secondary residence is 500m <sup>2</sup> . 5. Maximum of one secondary residence per block.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Applicable
<b>Co-housing</b>	6. The minimum block size for a co-housing development is 1,050m <sup>2</sup> .	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Applicable
<b>Home business</b>	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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Applicable
<b>Height of buildings – RZ3, RZ4 and RZ5</b>	9. Maximum height of building is: a) RZ3 – 10.5m. b) RZ4 – 12.5m. c) RZ5 – 21.5m.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Applicable
<b>Number of storeys – RZ1 and RZ2</b>	10. RZ1: Maximum 2 storeys. 11. RZ2: Maximum 2 storeys.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is single storey and
<b>Site coverage – single dwellings</b>	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.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<input checked="" type="checkbox"/>	The development is less than 40% si

Control	Assessment requirement	Is this control applicable?	For applicable controls, has it been met?	Outcomes response
	<p>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.</p> <p>13. For single dwellings on blocks created through the subdivision of an original residential block, site coverage is a maximum of:</p> <p>a) In RZ1 and RZ2: 45% of the block area. b) In RZ3, RZ4 and RZ5: 50% of the block area.</p> <p>Note: Single dwelling includes all associated roofed Class 10 buildings.</p>			
<b>Site coverage – multi-unit housing – RZ1 and RZ2</b>	14. Site coverage for multi-unit housing in RZ1 and RZ2 is a maximum of 45% of the original block area.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Applicable
<b>Site coverage – multi-unit housing – RZ3, RZ4 and RZ5</b>	15. Site coverage for multi-unit housing in RZ3, RZ4 and RZ5 is a maximum of 50% of the original block area.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Applicable
<b>Housing density and minimum block areas - multi-unit housing – RZ1</b>	16. For multi-unit housing in RZ1 (excluding secondary residence developments): a) Minimum block area for more than one dwelling: 800m <sup>2</sup> . 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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Applicable
<b>Housing density and minimum block areas - multi-unit housing on surrendered residential blocks - RZ1</b>	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: 700m <sup>2</sup> . b) Maximum number of dwellings per block: 2.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Applicable

Control	Assessment requirement	Is this control applicable?	For applicable controls, has it been met?	Outcomes response
<b>Housing density and minimum block areas – supportive housing and community housing - RZ1</b>	18. For supportive housing and community housing in RZ1: <ul style="list-style-type: none"> <li>a) Minimum block area for more than one dwelling: 600m<sup>2</sup>.</li> <li>b) Maximum number of dwellings per block: 1 additional dwelling for every 250m<sup>2</sup> (or part thereof) over the minimum.</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Applicable
<b>Housing density and minimum block areas - multi-unit housing on standard blocks - RZ2</b>	19. For multi-unit housing on a standard block in RZ2 (excluding secondary residence developments): <ul style="list-style-type: none"> <li>a) Minimum block area for more than one dwelling: 700m<sup>2</sup>.</li> <li>b) Maximum number of dwellings per block: 1 additional dwelling for every 250m<sup>2</sup> (or part thereof) over the minimum.</li> </ul> 20. For multi-unit adaptable housing on a standard block in RZ2 (excluding secondary residence developments): <ul style="list-style-type: none"> <li>a) Minimum block area for more than one dwelling: 600m<sup>2</sup>.</li> <li>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.</li> </ul> 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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Applicable
<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 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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Applicable

Control	Assessment requirement	Is this control applicable?	For applicable controls, has it been met?	Outcomes response
Gas connections	23. No new gas network connections are allowed to all new or existing developments including redevelopments.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Applicable