

Statement Against Relevant Criteria – Development Application

Block 19, Section 64, Corner Bentham & Hutchins Street Yarralumla

This statement against relevant criteria has been prepared by Thursday Architecture in support of a development application for a proposed multi-residential development on the corner of Hutchins & Bentham Street Yarralumla. The proposed development comprises of 6 semi-detached double storey, 3 bedroom townhouses, one single storey 4 bedroom townhouse with basement carparking and associated landscaping.

Below are the codes to which this application relates to:

- ACT Heritage Register – Item 20083
- Residential Zones Development Code
- Multi-Unit Housing Development Code
- Parking and Vehicular Access Code
- Residential Boundary Fences General Code
- Crime Prevention Through Environmental Design General Code

The details for the site addressed is as follows: Block 19, Section 64,
RZ2 Suburban Core zone 2105m² total area
Sewerage easement on the West rear boundary

Residential zones development code – Part A

Element 1: Single dwelling housing development

All rules are met or are not applicable to this proposal

Element 2: Multi-unit housing development

All rules are met or are not applicable to this proposal

Residential zones development code – Part B

All rules are met or are not applicable to this proposal

Residential Zones – Multi Unit Housing Development Code – Part A

Element 1: Restrictions on use

All rules are met or are not applicable to this proposal

Element 2: Lease and development conditions

All rules are met or are not applicable to this proposal

Element 3: Building and site controls

R5 – Proposal Complies

R8 – Proposal Complies - Plot ratio is 50% Refer to DA001 for Area Plan

R12 – The proposal complies with R14 – Residential density – Adaptable housing

R14 – The proposal includes 7 dwellings, which is one less than the allowable as per Table A3. Calculations are: Block Size 2105m². 1350m² and over – 5+1 for every 250m² = 8 Dwellings. All 7 proposed dwellings are shown to be adaptable.

Refer to DA104 for Post Adaptation Plan

R15 – Proposal Complies - Maximum number of dwellings in one building is 4

R18 – Proposal complies

R19 – Proposal complies – Proposal is 2 storeys maximum

R23 – Proposal complies – max building height is 6.4m

R25 – Proposal complies – Buildings are design to fit wholly within the building envelope

R25 – Proposal complies – Buildings are design to fit wholly within the solar building envelope

R29 – Buildings are sited to exceed the minimum front boundary setback. The proposal includes a minor encroachment into the secondary frontage upper floor setback measuring 535mm. This encroachment maintains consistence with the desired character and maintains reasonable separation between adjoining developments. No adjoining neighbours are immediately affected by this encroachment.

R30 – Buildings are sited to exceed the minimum lower floor side boundary setbacks. There is one minor encroachment into the upper floor side boundary setback in the rear zone measuring 645mm x 1600mm. The proposal is relatively minor to the whole development and maintains privacy and solar access to the adjoining residential block.

Element 4: Site Design

R38 – Proposal complies. Approximately 1100sqm (52% of site area) is allocated to site open space – Refer to DA001 Site Plan

R39 – Proposal complies. Approximately 70sqm (35% of site area) is allocated to deep planting area – Refer to DA001 Site Plan and Landscape plan

C40 – Proposal complies - Refer to Landscape plan

C43 – Proposal complies - Refer to Site plan

Element 5: Building Design

R47– Proposal complies – All dwellings facing the street include habitable rooms facing the road

R52 – Proposal complies – All dwellings facing the street address the street

R53 – Proposal complies – Basement Walls finish matches the buildings

Element 6: Amenity

R57– Proposal complies – All dwellings include minimum solar access requirements to the main living area – Refer DA400 – Solar Access Diagrams

R61 - Proposal complies

Element 7: Parking and vehicular access

All rules are met or are not applicable to this proposal

Element 8: Environment

R90 – This proposal has been referred to ACT Heritage after several meetings with Heritage Consultant and ACT Heritage. A copy of the Statement of Environmental Affects (SHEA) has been submitted to ACT Heritage 13/12/2019 and included in this application

Element 9: Services

All rules are met or are not applicable to this proposal

Residential Zones – Multi Unit Housing Development Code – Part B All rules are met or are not applicable to this proposal

Suburbs Precinct Maps and Codes – Yarralumla Precinct Map

All rules are met or are not applicable to this proposal

Parking and Vehicular Access General Code

All rules are met or are not applicable to this proposal

Residential Boundary Fences General Code

All rules are met or are not applicable to this proposal

Water Ways: Water Sensitive Urban Design General Code

All rules are met or are not applicable to this proposal

Crime Prevention Through Environmental Design General Code

C3 – One bedrooms and two bedrooms on the upper level face the street. Habitable rooms face all other open spaces on the site.

C7 – All planting is suitable to its location and purpose. Refer landscape plan

I trust this information is sufficient. Please do not hesitate to contact me should you require further information.

Regards,

Steven Cetrtrek
Architect 2289 ACT