

Boolimba Crescent Narrabundah

Blocks 20, 22, 23, 24 & 25, Section 39, Narrabundah

Statement Against Relevant Criteria for Development Application

prepared by

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on behalf of

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Issue A 3 July 2014

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1. Introduction

This Development Application is prepared by Philip Leeson Architects on behalf of ACT Housing for the following activities:

1. Demolition of existing 4 houses (one house on Mindarie Street has been previously demolished)
2. Block consolidation of 5 blocks
3. Building works to construct 9 new houses, including 5 three-bedroom dwellings
4. Permission to stage the works in two parts

The site is located in the RZ2 Core Residential Zone. This document outlines how the development proposal responds to the relevant planning rules and criteria from the Territory Plan.

2. Residential Zones Development Code

Rules	Criteria	Response
Element 8: Demolition		
<p>R33</p> <p>A statement of endorsement for utilities (including water, sewerage, stormwater, electricity and gas) in accordance with section 148 of the <i>Planning and Development Act 2007</i> is provided confirming all of the following:</p> <ul style="list-style-type: none"> a) all network infrastructure on or immediately adjacent the site has been identified on the plan b) all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified c) all required network disconnections have been identified and the disconnection works comply with utility requirements d) all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consistent with rule – all utility information has been provided.</p>
<p>R34</p> <p>This rule applies to one of the following:</p> <ul style="list-style-type: none"> . a) the demolition of <i>multi-unit housing</i> (incl occupancy was issued prior to 1985 . b) demolition of commercial or industrial p before 2005. <p>Demolition is undertaken in accordance with h survey) endorsed by the Environment Protecti A hazardous materials survey includes, as a n hazardous materials, including asbestos, that</p> <ul style="list-style-type: none"> i) is a licensed disposal facility in the ACT ii) another site outside the ACT. <p>If hazardous materials, including asbestos, are the Environment Protection Authority prior to r An appropriately licensed contractor is engage materials (including asbestos) present at the s</p>	<p>C34</p> <p>If an endorsed hazardous materials survey is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>	<p>Consistent with criterion.</p>
<p>R37</p> <p>This rule applies to <i>consolidation of blocks</i> in RZ2, one or more of which is a <i>single dwelling block</i>. The consolidated <i>block</i> has a single continuous street frontage.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consistent with rule.</p>

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Response to Relevant Criteria Blocks 20, 22, 23, 24 & 25, Section 39, Narrabundah

Rules	Criteria	Response
<p>R57 This rule applies to all multi-unit residential development except for <i>minor extensions</i> and secondary residences. The development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, without any reliance on landscaping measures. Compliance with this rule is demonstrated by a report by a suitably qualified person using the ACTPLA on-line assessment tool or another tool referred to in the Water Ways: Water Sensitive Urban Design General Code. For this element: minor extension means an extension where the increase in the combined roof plan area, driveway, car manoeuvring areas and car parking areas is less than 25% of the total of the areas of these components at the date of lodgement of the development application.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consistent with rule.</p>
<p>R58 This rule applies to all <i>multi-unit housing</i> except <i>minor extensions</i>. On sites larger than 2,000m² stormwater management measures comply with all of the following: a) provision for the retention of stormwater on the <i>block</i> is equivalent to at least 1.4kl per 100m² of impervious area b) the retained stormwater complies with one or more of the following - i) it is stored for later reuse ii) it is released to the stormwater system over a period of not less than 1 day. Rainwater tanks connected to at least the toilet and all external taps may be counted towards this requirement.</p>	<p>C58 On sites larger than 2,000m² all of the following stormwater management measures are achieved: a) the equivalent of 1-in-3 month stormwater peak pre-development stormwater run-off is retained on the <i>block</i> b) the retained stormwater complies with one or more of the following - i) it is stored for later reuse ii) its is released to the stormwater system over a reasonable period. Compliance with this criterion is demonstrated by a report by a suitably qualified person.</p>	<p>Consistent with rule.</p>
<p>R60 On previously developed <i>blocks</i> larger than 2,000m² the capacity of the existing pipe (minor) stormwater connection is not exceeded in 1-in-10 year storm event and the capacity of the existing major overland stormwater system is not exceeded in 1-in-100 year storm event Compliance with this rule is demonstrated by a report by a suitably qualified person.</p>	<p>C60 On previously developed <i>blocks</i> larger than 2,000m² the 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed pre-development levels. Compliance with this criterion is demonstrated by a report by a suitably qualified person.</p>	<p>Consistent with rule.</p>

3. Multi-Unit Housing Development Code

Rules	Criteria	Response
<p>R3 This rule applies to <i>single dwelling blocks</i> in RZ1 and RZ2. No new <i>apartments</i> are permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consistent with rule.</p>
<p>R5 This rule applies to <i>single dwelling blocks</i> in all residential zones that are proposed to be redeveloped for <i>multi unit housing</i>, but does not apply to <i>supportive housing</i>. a) where there has been no consolidation of blocks – 1 replacement dwelling b) in all other cases – a number equal to the total number of blocks originally leased or used for the purpose of <i>single dwelling housing</i> that have been consolidated or proposed to be consolidated. For this rule the following number of bedrooms per replacement dwelling are provided: c) where the original dwelling is one or two bedrooms – 2 d) where the original dwelling is three or more bedrooms – 3 or more</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consistent with rule: 5 blocks are being consolidated, it is assumed that all 5 blocks originally had 3 bedroom houses. 5 new 3-bedroom dwellings are proposed on the consolidated site.</p>
<p>R8 This rule applies to <i>large blocks</i> that are <i>single dwelling blocks</i> in RZ2, RZ3 and RZ4. In RZ2 the maximum <i>plot ratio</i> is 50%. In RZ3 the maximum <i>plot ratio</i> is 65%. In RZ4 the maximum <i>plot ratio</i> is 80%. For the purpose of calculating <i>plot ratio</i> for this rule, the <i>gross floor area</i> includes 18m² for each roofed car space provided to meet Territory requirements for resident car parking, but does not include <i>basement</i> car parking.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consistent – proposed plot ratio is 40%, i.e. substantially less than maximum 50% plot ratio</p>
<p>R12 This rule applies to <i>single dwelling blocks</i> in RZ2. The maximum number of <i>dwellings</i> is shown in table A2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consistent – proposal is for 9 dwellings.</p>
<p>R15 In RZ2 on <i>single dwelling blocks</i> the maximum number of dwellings in any building is 4. For the purposes of this rule, <i>basements</i> are not part of a building.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consistent with rule.</p>

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Rules	Criteria	Response
<p>R19 In RZ2 the number of <i>storeys</i> does not exceed 2. Rooftop plant that is set back from the building's facade and screened from the street is not included in the number of storeys.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consistent with rule.</p>
<p>R23 In RZ1 and RZ2 the maximum <i>height of building</i> is 8.5m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consistent with rule.</p>
<p>R25 This does not apply to one or more of the following: <ul style="list-style-type: none"> . i) buildings with more than 3 storeys in RZ5 . ii) buildings with more than 3 storeys in commercial zones. Buildings are sited wholly within the building envelope formed by projecting planes over the subject <i>block</i> comprising lines projected at 45° to the horizontal from an infinite number of points on a line of infinite length 3.5m above each side and rear boundary, except as required by the next rule. Refer figure A1.</p>		<p>Consistent with rule.</p>
<p>R29 Front boundary setbacks comply with Table A5. Minimum boundary setbacks for corner <i>blocks</i> apply only to the street frontage nominated as a <i>secondary street frontage</i>. If street frontages on corner <i>blocks</i> are of equal length, the minimum setbacks apply only to one <i>secondary street frontage</i>. Chamfers may be included in the <i>secondary street frontage</i>.</p>	<p>C29 Front boundary setbacks achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable amenity for residents c) sufficient space for street trees to grow to maturity.</p>	<p>Consistent with rule, noting the average front building setback exceeds minimum 6 metres. – see also R32 below for encroachments by roof and porch elements.</p>

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Rules	Criteria	Response
<p>R30 Side and rear boundary setbacks comply with the following: a) in RZ1 and RZ2 - Table A6 b) in RZ3, RZ4, RZ5 and commercial zones - Table A7 c) in all other zones – the relevant zone development code</p>	<p>C30 Buildings and other structures are sited to achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable separation between adjoining developments c) reasonable privacy for <i>dwelling</i>s on adjoining <i>residential blocks</i> d) reasonable privacy for <i>principal private open space</i> on adjoining <i>residential blocks</i> e) reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>principal private open space</i>.</p>	<p>Consistent with rule.</p>
<p>R31 Encroachments into one or more of the following: i) minimum side setback ii) minimum rear setback are permitted for one or more of the following building elements: a) an eave or roof overhang with a horizontal width of not more than 600mm b) fascias, gutters, downpipes, rainwater tanks, chimneys, flues, domestic fuel tanks, cooling or heating appliances, light fittings, electricity and gas meters, aerials, antennae, pergolas, sun blinds c) unroofed terraces, landings, steps or ramps, none of which are more than 1m above finished ground level.</p>	<p>C31 Buildings and other structures achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable levels of privacy on adjoining <i>residential blocks</i> for <i>dwelling</i>s and their associated <i>private open space</i> c) reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</p>	<p>Generally consistent with rule, only exception is verandah to House 1, which encroaches the side boundary setback by 900mm. The verandah is needed to provide rain protection to the sliding door behind, which has no step as the house is designed to be accessible. The verandah does not increase overshadowing or privacy amenity impacts on the adjoining property as there is a pedestrian access laneway greater almost 5 metres wide and the adjoining dwelling has only small/secondary windows facing north towards side boundary.</p>
<p>R32 Encroachments into the front setback are permitted for one or more of the following building elements: a) an eave or roof overhang with a horizontal width of not more than 600mm b) fascias, gutters, downpipes, light fittings, sun blinds c) landings, steps or ramps, none of which are more than 1m above finished ground level.</p>	<p>C32 Buildings and other structures achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable levels of privacy on adjoining <i>residential blocks</i> for <i>dwelling</i>s and their associated <i>private open space</i> c) reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</p>	<p>Consistent with rule & criteria – roof setback is on average much greater than minimum 5.4m across the Boolimba Cres frontage, but the corner of some porch roofs are approximate 5.0m setback (on the angle) at closest points to front boundary.</p> <p>The proposed buildings are aligned due north, which matches the character of the area as it is the same orientation of the existing duplex buildings on the block as well as the orientation of both Mindarie and Lumeah Streets. This makes building setbacks to Boolimba Crescent frontage highly variable as it set at an angle to that boundary.</p>

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Rules	Criteria	Response
<p>R36 This rule applies to <i>single dwelling blocks</i> in RZ2. The minimum horizontal separation between a building containing 2 or more <i>dwellings</i> and any other building on the <i>site</i> is 4m. For the purposes of this rule, <i>basements</i> are not part of a building.</p>	<p>C36 The siting of buildings on <i>single dwelling blocks</i> in RZ2 achieves all of the following: a) consistency with the <i>desired character</i> b) consistent with the separation of existing buildings in the immediate neighbourhood.</p>	<p>Consistent with rule: houses 5 and 6 are separated by more than 5 metres, which is a soft landscaped area that will contribute to garden character of the adjoining streets.</p>
<p>R38 This rule applies to RZ1 and RZ2. Not less than 40% of the total site area is allocated to one or more of the following: <ul style="list-style-type: none"> . a) <i>communal open space</i> with a minimum dimension of 2.5m . b) <i>private open space</i> that complies with all of the following - <ul style="list-style-type: none"> i) a minimum dimension of 2.5m ii) is associated with dwellings at the <i>lower floor level</i>. Not less than 20% of the total site area is <i>planting area</i>.</p>	<p>C38 Open space on the site achieves all of the following: a) sufficient space for the recreation and relaxation of residents b) sufficient space for planting, particularly trees with deep root systems c) provision for on-site infiltration of stormwater run-off d) provision of outdoor areas that are readily accessible by residents for a range of uses and activities. One or more of the following matters may be considered when determining compliance with this criterion: i) whether the total area of <i>upper floor level private open space</i> contributes to the function of other open space on the site ii) whether any adjoining or adjacent public open space is readily available for the use of residents.</p>	<p>Consistent with rule. 40% of the site is private/communal open space and, once paved footpath and outdoor covered areas are subtracted from this figure, at least 36% of the site is available as planting area. As the proposal has substantially more planting area than minimum required 20%, it demonstrates that the proposal is fitting with the existing leafy streetscape and landscape context of the surrounding suburb. Simple, short driveways that minimise site coverage for vehicle manoeuvring has been a key strategy for this design outcome.</p>

Rules	Criteria	Response
<p>R42 Courtyard walls are permitted forward of the <i>building line</i> where they comply with all of the following:</p> <p>a) maximum height of 1.8m above <i>datum ground level</i></p> <p>b) a minimum setback to the front boundary complying with the following:</p> <p style="padding-left: 20px;">i) where the wall encloses the <i>principal private open space</i> of a ground floor <i>dwelling</i>s that is located to the west, north-west, north, north-east or east of the <i>dwelling</i> – 0.7m</p> <p style="padding-left: 20px;">ii) in all other cases - half the front boundary setback nominated elsewhere in this code</p> <p>c) trees and/or shrubs between the wall and the front boundary, in accordance with an approved landscape plan</p> <p>d) a variety of materials or indentations not less than 15m apart where the indents are not less than 1m in depth and 4m in length</p> <p>e) constructed of brick, block or stonework, any of which may be combined with timber or metal panels that include openings not less than 25% of the surface area of the panel</p> <p>f) maintain clear sightlines between vehicles on driveways and pedestrians on public paths in accordance with A2890.1- <i>The Australian Standard for Off-Street Parking</i>.</p>	<p>C42 Courtyard walls achieve all of the following:</p> <p>a) consistency with the <i>desired character</i></p> <p>b) visual softening through associated planting</p> <p>c) reduced traffic noise, where necessary</p> <p>d) reasonable privacy to <i>lower floor level</i> windows</p> <p>e) opportunities for natural surveillance of public areas and the street</p> <p>f) the articulation of elements</p> <p>g) a variety of materials</p> <p>h) reasonable solar access to <i>principal private open space</i>.</p>	<p>Consistent with rules a), b)i), c), d), e) and f).</p>
<p>R47 This rule applies to building facades facing a public street or public open space. Building facades have all of the following:</p> <p>a) at least one window to a habitable room that is not screened by a courtyard wall</p> <p>b) at least one door with roofed element such as a verandah or <i>balcony</i>.</p>	<p>C47 Buildings achieve passive surveillance of all of the following:</p> <ul style="list-style-type: none"> . a) adjoining streets . b) adjoining <i>public open space</i>. 	<p>Consistent with rule – all houses have front doors with entry porches facing the street and excellent surveillance of street.</p>
<p>R52 This rule applies to <i>single dwelling blocks</i> in RZ2 containing 2 or more <i>dwelling</i>s. All <i>dwelling</i>s adjacent to a public street (other than a <i>rear lane</i>) have at least one of the following facing the street:</p> <p>a) front door</p> <p>b) living room window</p> <p>c) living room glass sliding door.</p>	<p>C52 Dwellings address the street wherever practicable.</p>	<p>Consistent with rule – all houses have front doors with entry porches facing the street and excellent surveillance of street.</p>
<p>R57 This rule applies to multi unit housing other than <i>apartments</i>. The floor or internal wall of a daytime living area of a dwelling is exposed to not less than 3 hours of direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June).</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consistent with rule – all houses have living areas with optimal northern orientation for winter sun for both amenity of residents and for energy efficiency. Energy ratings for the houses indicate each house achieves between 6.5 stars and 7.0 stars.</p>

Rules	Criteria	Response
<p>R59 This rule applies to <i>dwelling</i>s on the same <i>block</i>.</p> <p>The relationship between <i>unscreened elements</i> of one <i>dwelling</i> and the <i>primary windows</i> of another <i>dwelling</i> complies with one of the following:</p> <ul style="list-style-type: none"> . a) a person (with an eye height of 1.5m) standing at any and every point on the extremity of an <i>unscreened element</i> of one <i>dwelling</i> shall not have a direct line of sight into the <i>primary window</i> of any other <i>dwelling</i> . b) the direct line of sight referred to in item a) is more than 12m. 	<p>C59</p> <p>Reasonable privacy between <i>dwelling</i>s on the same <i>block</i> is achieved.</p>	<p>Consistent with rule – blade walls and off-set window arrangements screen lateral views between windows.</p>
<p>R60 This rule applies to <i>principal private open space</i> on the same <i>block</i> and on adjacent <i>blocks</i>.</p> <p>The relationship between <i>unscreened elements</i> of one <i>dwelling</i> and the <i>principal private open space</i> of another <i>dwelling</i> complies with one of the following:</p> <ul style="list-style-type: none"> a) a person (with an eye height of 1.5m) standing at any and every point on the extremity of an <i>unscreened element</i> of one <i>dwelling</i> shall not have a direct line of sight to more than 50% of the minimum <i>principal private open space</i> of any other <i>dwelling</i> b) the direct line of sight referred to in item a) is more than 12m. 	<p>C60</p> <p>Reasonable privacy of <i>principal private open space</i> of each <i>dwelling</i> is achieved.</p>	<p>Consistent with rule – blade walls and off-set window arrangements screen lateral views between windows</p>
<p>R61</p> <p>Each <i>dwelling</i> has at least one area of <i>principal private open space</i> that complies with all of the following:</p> <ul style="list-style-type: none"> a) located on the site b) has minimum area and dimensions specified in table A9 c) is screened from adjoining public streets and public open space d) is directly accessible from, and adjacent to, a <i>habitable room</i> other than a bedroom e) is not located to the south, south-east or south-west of the <i>dwelling</i>, unless it achieves one or more of the following - <ul style="list-style-type: none"> i) not less than 3 hours of direct sunlight onto 50% of the minimum required area between the hours of 9am and 3pm on the winter solstice (21 June) ii) located at an <i>upper floor level</i> and overlooks a public street or public open space. 	<p>C61</p> <p><i>Principal private open space</i> for each <i>dwelling</i> achieves all of the following:</p> <ul style="list-style-type: none"> a) an area proportionate to the size of the <i>dwelling</i> b) an extension of the function of the <i>dwelling</i> for relaxation, dining, entertainment, recreation c) directly accessible from the <i>dwelling</i> d) service functions such as clothes drying and mechanical services e) reasonable privacy f) reasonable solar access. 	<p>Consistent with rule, each <i>dwelling</i> has much more p.p.o.s. area than the minimum required 36 m² with dimension of at least 6m wide.</p> <p>Every house has a north-facing p.p.o.s. and, in addition, a side &/or rear yard.</p> <p>The generous amount of p.p.o.s is possible because of efficient site planning. In particular, the short driveway designs minimise site coverage by hard surfaces and vehicle manoeuvring areas.</p>

Rules	Criteria	Response
<p>R65 This rule applies to <i> dwellings </i> without an associated <i> garage </i>. An enclosed storage area complying with all of the following is provided for each <i> dwelling </i>:</p> <ul style="list-style-type: none"> a) at least 2m in height and 0.6m internal dimension b) an area of not less than - <ul style="list-style-type: none"> i) in RZ1 and RZ2 - 4m² ii) in all other zones -1.5m² c) one of the following - <ul style="list-style-type: none"> i) accessible externally from the <i> dwelling </i> ii) adjacent to a dedicated car space. 	<p>C65</p> <p>All <i> dwellings </i> are provided with adequate and secure storage areas for all of the following:</p> <ul style="list-style-type: none"> a) equipment such as gardening, sporting, leisure and fitness equipment b) accommodate bicycles as per Bicycle Parking Code. 	<p>Consistent with rule.</p>
<p>R70</p> <p>This rule applies to previously developed <i> blocks </i> or the consolidation of previously developed <i> blocks </i>. No additional driveway verge crossings are permitted.</p>	<p>C70</p> <p>Additional driveway verge crossings may be allowed in one of the following circumstances:</p> <ul style="list-style-type: none"> a) where forward entry to roads carrying more than 3000 vehicles per day is desirable b) where all of the following are achieved - <ul style="list-style-type: none"> i) compatibility with the <i> streetscape </i> ii) priority for pedestrians and cyclists iii) retention of existing street trees iv) protection of existing landscape features v) public safety c) where the <i> block </i> is a corner block. 	<p>The proposal is consistent with rule, as it reduces the total number of driveway verge crossings from the three street frontages from 5 driveways to 2.</p> <p>Proposal is also consistent with criteria:</p> <ul style="list-style-type: none"> a) consistent: driveways crossings are removed from Boolimba Crescent as it is the most high-traffic volume street frontage and other driveways permit forward entry and exit. b) where all of the following are achieved - <ul style="list-style-type: none"> i) consistent: proposed site and landscape design is very compatible with the <i> streetscape </i>. For example, see R36 & R38 above. ii) consistent: proposal gives footpath priority for pedestrians and cyclists over driveway. iii) Consistent: existing street trees are retained. Proposed removal of Boolimba Crescent driveway creates an opportunity for additional street tree planting on the verge. iv) Consistent: existing landscape pattern of front gardens and regulated trees are retained by proposal. v) Consistent: public safety is maintained through clear vehicle sight lines and application of CPTED principles throughout site planning (see CPTED section below). c) consistent: the site is a corner block.

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Rules	Criteria	Response
<p>R71 This rule applies to previously developed <i>blocks</i> or the consolidation of previously developed <i>blocks</i>. Redundant driveway verge crossings are removed, and the verge and kerb restored.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consistent with rule. Proposed removal of Boolimba Crescent driveway creates an opportunity for additional street tree planting on the verge.</p>
<p>R91 This rule applies to a development that has one or more of the following characteristics:</p> <ul style="list-style-type: none"> . a) requires groundwork within the tree protection zone of a <i>protected tree</i> . b) is likely to cause damage to or removal of any <i>protected trees</i>. <p>The authority shall refer the development application to the Conservator of Flora and Fauna.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consistent with rule.</p>

4. Crime Prevention Through Environmental Design (CPTED)

CPTED Criteria	Response
Part 3.1 Open Space and Community (Shared) Areas	
<p>C3 Natural surveillance of open space and community areas is provided by:</p> <ul style="list-style-type: none"> a) locating to adjacent activity centres; encouraging pedestrian (or cyclist) movement through the space; b) ensuring clear site lines from, and between, buildings and open space areas: community areas; and c) designing out any entrapment spaces. 	<p>Consistent.</p> <p>Private open space facing the Boolimba Crescent frontage is defined by planting and courtyard walls. Every house has a front doors, accessed via gates, that are clearly visible to/from the footpath. Ground floor living area and upper floor bedroom windows provide surveillance to the street.</p> <p>Shared/Common open space is limited to the two rear laneways which are kept as short and efficient as possible, with clear sightlines to/from the adjoining street. In addition, slatted tilt-panel doors to south-facing carports also provide surveillance of laneway from rear yards.</p>
<p>C4 Natural access is considered, providing clear entry and exit points and a legible, accessible route through the space.</p>	<p>Consistent. Front yards are clearly defined and provide direct access from the footpath.</p> <p>Access to shared/common open space is limited to the two rear laneways, which are kept as short and efficient as possible to ensure natural access. The two driveways are not connected as a thoroughfare as this could not be achieved with clear sightlines and would result in poor safety.</p>
<p>C5 Planting in public spaces do not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.</p>	<p>Consistent. Refer to the landscape plan for more information.</p>
<p>C6 Selection of plant material are sturdy and in areas of high crime, to make it difficult to snap main growing stems, heavy standard (140-160mm girth) or semi-mature trees (200-270mm girth) should be used to increase their chance of survival.</p>	<p>Consistent. Refer to the landscape plan for more information.</p>
<p>C7 Plant material, such as creepers or low hedges may be used to deter to access and limit the opportunity for graffiti on fences and walls.</p>	<p>Consistent. Refer to the landscape plan for more information.</p>
<p>C8 Hard landscape features such as low walls, bollards are used to delineate movement areas from semi-private areas.</p>	<p>Consistent. Refer to the site plan for more information.</p>

<p>C9 Children’s play areas are located and designed to comply with each of the following: a) there is natural surveillance from adjoining areas b) adjacent areas are used by compatible groups c) there are multiple entry/exits</p>	<p>Criterion refers to public playgrounds – not applicable to this development.</p>
<p>Part 3.3 Lighting</p>	
<p>C10 Provide a schedule of lighting showing that lighting complies with each of the following: a) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 1.3: Pedestrian Area (Category P) Lighting – Performance and Design Requirements b) Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting c) Australian Standard AS3282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting</p>	<p>Consistent: Refer to the lighting plan prepared for more information.</p>
<p>C11 Legitimate users and activities at night are encouraged by lighting: a) spaces evenly and consistently (except where accent/feature lighting is necessary) b) inset spaces, entries/exits and paths c) to reduce the casting of shadows that could hide intruders d) directional signage e) building entries f) exterior to interior spaces evenly to allow for surveillance</p>	<p>Consistent. Refer to the lighting plan for more information.</p>
<p>C12 Areas that are not intended for night time are not lit and are closed off to pedestrians.</p>	<p>Consistent – fencing and courtyard walls delineates public/private areas.</p>
<p>C13 Damage to light fixtures are minimised by selecting vandal-resistant, high mounted light fixtures. All light bulbs are protected with a suitable lantern bowl.</p>	<p>Consistent.</p>
<p>Part 3.4 Signs</p>	
<p>R14 A statement is provided that all directional signage will comply with the requirements of AS1742.10 (1991) Manual of Uniform Traffic Control Devices – Pedestrian Control and Protection. This is a mandatory requirement. There is no applicable criterion.</p>	<p>Consistent: All directional signage will comply with the requirements of AS1742.10 (1991) Manual of Uniform Traffic Control Devices – Pedestrian Control and Protection.</p>

<p>C15 Locate signs so that they comply with each of the following:</p> <ul style="list-style-type: none"> a) they are clearly visible from a distance at all times b) they are not likely to be obscured by growing vegetation c) they are strategically placed at entrances and near activity centres including bus stops, taxi rank and public facilities 	<p>Not applicable: Signage not part of this application. Any necessary signage can be located adjoining driveway and footpath and will be part of a future application.</p>
<p>C16 Provide legible signs for all users:</p> <ul style="list-style-type: none"> a) specify signs of high contrast, with light lettering on dark backgrounds with nonreflective surfaces; b) signs should be developed as a system with a consistent pattern, based on a hierarchy of most important messages. 	<p>Not applicable: Signage not part of this application. Any signage will be part of a future application.</p>
<p>4.1 Interface between buildings and public realm</p>	
<p>C17 Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.</p>	<p>Consistent - All front doors face the street. the development is benched on a single level, that services all building entrances. All pathways have clear sightlines and are visible from adjoining streets and dwellings.</p>
<p>C18 Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/car park before leaving the building.</p>	<p>N/A no foyer provided.</p>
<p>C19 Recessed sections in the building elevation/façade are detailed and located so as that there is opportunity for natural surveillance, for spill lighting and the potential for hiding is minimised.</p>	<p>Consistent – courtyard walls enclosing private open space occupy all recessed building sections. A very high level of natural surveillance is provided throughout site.</p>
<p>C20 Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.</p>	<p>Consistent.</p>
<p>C21 Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.</p>	<p>Consistent – the building design, in conjunction with planting and courtyard walls, has minimised entrapment and hiding spots.</p>
<p>4.2 Materials and Finish</p>	
<p>C22 Building materials and finishes are of an appropriate quality and detailed in a manner to:</p> <ul style="list-style-type: none"> a) reduce opportunities for graffiti and vandalism b) facilitate cleaning and replacement c) avoid facilitating illegal access to the building and to services 	<p>Consistent – main facade and courtyard walls made with face brickwork</p>

4. Parking and Vehicle Access (PVAG) Code

PVAG Code	Response
<p>2.2 Parking for people with Disabilities Vehicular parking for people with disabilities must be provided in accordance with Australian Standard AS/NZS 2890.6:2009 Parking Facilities – Part 6: Off-street parking for people with disabilities.</p>	<p>Not applicable – there is no Territory Plan requirement for on-site accessible facilities.</p>
<p>2.3.1 Physical characteristics The layout of the car park should meet AS 2890.1:2004</p>	<p>Complies. Refer to Pavement Plan for more information.</p>
<p>2.5 Car parks and community safety Various criteria</p>	<p>Complies. Refer to Pavement Plan for more information.</p>
<p>2.6 Landscaping of car parks Various criteria</p>	<p>Consistent. Refer to Landscape plan for more information.</p>
<p>3.1.5 Provision Rates</p>	<p>Consistent: two car spaces are provided for every dwelling, which exceeds minimum requirements of code. There is ample existing on-street parking for short stay visitor parking and three additional spaces will be created by removing redundant verge crossovers on Boolimba Crescent and Mindarie Street.</p>
<p>b) Safety i) no traffic hazards are created by the provision of access and parking facilities for a development; the safety of all users, especially pedestrians and cyclists, is considered ii) the safety of all users, especially pedestrians and cyclists, is considered iii) the creation of community surveillance of car parking areas by people using neighbouring areas.</p>	<p>Consistent – the design proposes two short driveways with clear sightlines and excellent community surveillance of all parking areas. This very safe design outcome would not be possible with other driveway designs i.e. a single driveway from Lumeah Street servicing the entire site or driveway from Boolimba Crescent creating L-shaped driveways.</p>
<p>c) Efficiency i) provision of parking and access for the efficient use of sites consistent with the multi use and co-location of facilities ii) adequate supply of parking for the level of demand generated by the development iii) commercial vehicles delivering or collecting goods are accommodated iv) the parking demand of visitors to the development is catered for on-site consistent with the level of public transport accessibility and other parking opportunities in the vicinity.</p>	<p>Consistent: i) the proposed driveway design is highly efficient use of site, resulting in high proportion of planting area – see R38 above. ii) consistent iii) not applicable iv) consistent</p>