STATEMENT AGAINST RELEVANT CRITERIA
May 2011

MULTI UNIT RESIDENTIAL DEVELOPMENT
BLOCKS 7,8 & 9 SECTION 24 DEAKIN

colin stewart architects
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Statement Against Relevant Criteria
Blocks 7, 8 & 9 Section 24 Deakin Residential Development

Colin Stewart Architects
March 2011
INTRODUCTION

Purpose of the Statement
This Statement Against Relevant Criteria (SARC) has been prepared by Colin Stewart Architects (CSA) on behalf of the Department of Housing & Community Services ACT, for Blocks 7, 8 & 9 Section 24 Deakin.

This report is to be read in conjunction with the following document;
• Residential Zones-Multi Unit Housing Development Code Part A (2) – RZ2 Suburban Core Zone.

Site Description
The site is located in Deakin in South Canberra. Block 7 (68 Jervois Street) has an area of 575sqm, Block 8 (70 Jervois Street) has an area of 570sqm and Block 9 (72 Jervois Street) has an area of 562sqm. Blocks 7 & 8 share an original dual occupancy residence and Block 9 shares a original dual occupancy residence with block 10.

It is proposed to consolidate Blocks 7, 8 & 9 to create a single block of 1707sqm

The site is in close proximity of amenities ranging from an IGA Supermarket, Pharmacy, Restaurants. Over the years the surrounding streets of Jervois street have been developed and redeveloped to include single storey and double storey residences.

The site has a fall of 1.8m from Block 9 to Block 7.

There is one significant tree on Block 7, near to the street.

Planning Context
Blocks 7, 8 & 9 are zoned Residential RZ2 Suburban Core Zone and as such are subject to a number of zone objectives. The design proposal is for Multi Unit Housing Development.
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March 2011
Blocks 7 and 8, Jervois Street
Blocks 20 and 21, corner of Jervois Street
CONSULTATION

ACTPLA Pre-Application Meeting
A pre-application meeting was held with ACTPLA on 4 November 2010. Concept drawings were presented at this meeting (refer Appendix A)

Key item raised at the pre-application meeting include the following, all of which have been addressed within the design development and this SARC Report

- Removal of regulated tree on Block 7
- Consolidation Plan
- TDA for trees
- List of interested parties
- Lease variation
- Valuation certificate & report
The Jervois Street site in Deakin is ideally located and oriented to accommodate six quality, north facing town houses for relaxed and easy living. Six double storey town houses provide optimum accommodation for residents requiring accessible dwellings, enjoying northern aspect for all living areas.

Carefully considered surface parking (avoiding high cost and potential site damaging activities of basements) and garden courtyards will be landscaped to ensure a high degree of privacy and amenity for future residents. The proposal is presented in the form of ‘town houses’.

**Design Concept**

The proposal requires consolidation of blocks 7, 8 and 9 with the demolition of the existing residences on blocks 7 & 8. The existing residence on block 9 will be retained.

The proposal is for variation of the lease to permit construction of 6no. 2 bedroom double storey town houses with carports.

The development proposal is sympathetic to the architecture of the existing adjacent dwellings. The proposal achieves the following important objectives:

- All dwellings are pre-adapted to AS4299 Class C
- North living and outdoor space to all dwellings
- Pedestrian and Vehicular address to Jervois Street
- Passive surveillance of streets and footpaths
- Articulated facades to ensure appropriate street scale
- All parking at grade to avoid excavation of the site
- Generous area of the site is retained for deep-root planting

**Amenity**

- Well proportioned north facing living spaces
- Covered outdoor north facing living space
- Extensive storage in dwellings
- Large carports for wheelchair access

**Address & Entrance**

- Clear entry points visible from street
- Pedestrian paths to all address points
- Visitor parking on-street

**Materials / Finishes / Colours**

- Robust materials and careful detailing

**Sustainable Design**

- Northern orientated dwellings
- Cross ventilation to all dwellings – no air conditioning required.
- Minimal windows to west
- 5-star gas hot water and heating where possible
- 5-star electrical appliances where possible
- 5-star plumbing fixtures where available

**Acoustic Privacy**

- All walls between dwellings will achieve BCA requirements as a minimum
Territory Plan Residential Zones Development Code: RZ2 Suburban Core Zone
Blocks 7, 8 and 9 Section 24 Deakin are located within an area of the Territory Plan zoned RZ2: Suburban Core Zone.

Objectives for the Zone are as follows:

a) Create a wide range of affordable and sustainable housing choices to accommodate population growth and meet changing household and community needs
b) Ensure that development addresses the street and the existing neighbourhood characteristics in scale, form and site development
c) Facilitate efficient use of existing social and physical infrastructure and services in residential areas close to commercial centres
d) Provide opportunities for home based employment consistent with residential amenity
e) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity
f) Promote energy efficiency and conservation and sustainable water use

Assessment Track
The development proposal consists of multi-unit housing and this is an allowable use under the merit track.

Code Compliance
In addition to the rules associated with the RZ2 zone, the proposed development on this site must comply with the following:

- Residential Zones Multi Unit Housing Development Code
- Parking and Vehicular Access general Code
- Access and Mobility General Code
- Crime Prevention through Environmental Design General Code
Part A (2)

ELEMENT 1: RESTRICTIONS ON USE

Intent:
To allow a moderate level of flexibility to accommodate a variety of additional housing to meet changing community needs and preferences whilst ensuring development is of a density that respects adjoining development.

1.1 Additional Dwellings on a Standard Block
R10 The consolidation of blocks 7, 8 & 9 Section 24 Deakin from the block boundary fronting the street is greater than 20m wide, therefore 6 dwellings are permissible for this proposal, therefore this complies with this rule.

1.2 Site Area Requirements for Dual Occupancy Housing
R11 The site area proposed for our development is greater than 800sqm, therefore this complies with this rule.

1.3 Site Area Requirements for Multi-unit Housing (other Than dual occupancy)
R12 The site area proposed for our development is greater than 1400sqm, therefore this complies with this rule.

ELEMENT 2: BUILDING AND SITE CONTROLS

Intent:
a) To ensure buildings are compatible with, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character.
b) To ensure buildings are designed and sited to:
   i) provide privacy between neighbours and between occupants and the public
   ii) provide adequate light and natural ventilation between dwellings
   iii) provide opportunities for additional landscaping and to deliver quality open space
   iv) enhance the streetscape character in existing areas
   v) establish appropriate and attractive streetscapes in new residential areas

c) To ensure the amenity of surrounding properties is maintained, particularly in relation to privacy, overshadowing and solar access.

2.1 Height (number of storeys)
R13 This proposal does not exceed 2 storeys, therefore this complies with this rule.

2.2 Building Envelope
C14 The Proposal does not adversely impact on the amenity of neighbouring properties by ensuring: sufficient spatial separation between adjoining developments. The protection of a reasonable amount of privacy and solar access to adjacent dwellings and their associated private open space. Therefore this complies with this criterion.

2.3 Plot Ratio
R15 This development does not exceed 50%, plot ration, therefore this complies with this rule.
R16 This development does not exceed 50% plot ration, therefore this complies with this rule.

ELEMENT 4: PARKING AND SITE ACCESS

Intent:
a) To encourage design of access and parking as part of the overall design of the development
b) To provide sufficient, convenient, accessible and safe parking to meet the needs of residents.
c) To ensure that parking facilities do not detract from streetscape amenity and surveillance of the street.

4.1 Vehicle Access
R17 This development does not have basement car parking, therefore this complies with this rule.
Part B – GENERAL DEVELOPMENT CONTROLS

ELEMENT 1: RESTRICTIONS ON USE

Intent:

a) To ensure future development can be accommodated on subdivided blocks

1.1 Subdivision or Consolidation of Existing Residential Leases
R28 This proposal is designed in accordance with the relevant section of the Multi Unit Housing Development Code, therefore this complies with this rule.

ELEMENT 2: BUILDING AND SITE CONTROLS

Intent:

a) To ensure buildings are compatible with, and complement the built form, siting and scale of surrounding properties and are of an appropriate residential character.

2.1 Demolition
R29 Demolition Plan and a Waste Management Plan is provided in support of this application. All demolition works will be performed in accordance with the TAMS Best Practice Waste Management Code, Provisions of the Planning and Development Act and any requirements imposed by relevant Agencies. We understand the application will be referred to relevant utilities in accordance with the requirements of the Planning and Development Act 2007.

2.2 National Capital Plan
C30 This Criteria is not applicable.

2.3 Development proposals where there are pre-existing approved Lease and development Conditions
C31 The proposal will meet the intent of the Lease and Development Conditions as required, therefore this complies with this criterion.

2.4 Development proposals where the Estate Development Plan is subject to Precinct Code
C32 This Criteria is not applicable.

2.5 Height (number of storeys)
C33 The proposal is of two storey's in height, therefore this complies with this criterion.

2.6 Plot Ratio
C34 The proposal meets its plot ratio of 50%, therefore this complies with this criterion.

2.7 Bushfire
R34A This Rule is not applicable.

ELEMENT 3: BUILT FORM

Intent:

a) To provide safe and accessible neighbourhoods

3.1 Crime Prevention Through Environmental Design
C35 The proposal meets the requirements of the Crime Prevention Through Environmental Design General Code. Refer Section 7 Crime Prevention through Environmental Design General Code

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3.2 Access and Mobility
C36 The proposal is less than 10 units and therefore not required to meet the requirements of the Access and Mobility General Code.

ELEMENT 4: PARKING AND SITE ACCESS
Intent:

a) To ensure traffic generation and parking are considered as part of the overall design of the development.

4.1 Traffic Generation
C37 The proposal is for multi-unit housing within the an RZ2 suburban Core Zone. This zone has already been assessed as suitable for this density of housing. The existing road network can accommodate the amount of traffic that is likely to be generated by the development.

4.2 Parking
C13 Refer Section 5: Parking and Vehicular Access General Code.

ELEMENT 6: ENVIRONMENT
Intent:

To identify and mitigate potential on-site and off-site environmental impacts and incorporate alternative design options where necessary.

6.1 Heritage
R39 The buildings are not subject to interim or full heritage registration. This rule is not applicable.

6.2 Trees
C40 The proposal includes the removal of a single regulated tree. A Landscape Management Plan is included in the DA Submission. Refer Drawing: Tree Assessment & Tree Protection Plan 301

6.3 Hazardous Materials
C41 We understand the application will be forwarded to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.

6.4 Contamination
C42 We understand the application will be forwarded to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.

6.5 Erosion and Sediment Control
C43 Refer to Drawing: C101 Site Establishment Notes.

R44 The proposal is not greater than 0.3 of a hectare, therefore this rule is not applicable.

6.6 Signs
C45 There are no signs proposed, This clause is not applicable.
6.7 Water Sensitive Urban Design - Mains Water Consumption
Note: Refer to the Water Ways: Water Sensitive Urban Design General Code for more information on Water Sensitive Urban Design.

R46 The proposed development achieves a minimum 40% reduction in mains water consumption. Refer to Appendix B: Water Sensitive Urban Design Report.

6.8 Water Sensitive Urban Design — Stormwater Quality and Quantity
Note: Refer to the Water Ways: Water Sensitive Urban Design General Code for more information on Water Sensitive Urban Design.

R47 The proposed site is no greater than 2,000sqm, therefore this rule is not applicable.

R48 The proposed site is no greater than 5,000sqm, therefore this rule is not applicable.

R49 The proposed site is no greater than 2,000sqm, therefore this rule is not applicable.

ELEMENT 7: SERVICES

Intent:

a) To ensure adequate provision of services to cater for demand from residents.

b) To protect easements and service reservations.

7.1 Waste Management
R50 Refer to Appendix C: Waste Management Plan.

7.2 Servicing and Site Management
R51 A Statement of Endorsement is not provided with the application. We understand this will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.

7.3 Utilities
R52 A Statement of Endorsement is not provided with the application. We understand this will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.

R53 Electricity supply lines will be along the rear spine of the block.
Part C – DEVELOPMENT TYPE CONTROLS

Part C (1) – MULTI UNIT HOUSING

ELEMENT 7: SERVICES

Intent:

a) To ensure buildings are compatible with, and complement, the built form, siting and scale of surrounding properties and are of an appropriate residential character.

b) To ensure buildings are designed and sited to:
   i) provide privacy between neighbours and between occupants and the public
   ii) provide adequate light and natural ventilation between dwellings
   iii) provide opportunities for additional landscaping and to deliver quality open space
   iv) enhance the streetscape character in existing areas
   v) establish appropriate and attractive streetscapes in new residential areas

c) To ensure the amenity of surrounding properties is maintained, particularly in relation to privacy, overshadowing and solar access.

2.1 Front Street Setback
R54 The proposal complies with all specified front street setbacks.

2.2 Site Setback
R55 The proposal complies with all specified side setbacks.

2.3 Rear Setback
R56 The proposal complies with all specified rear setbacks.

ELEMENT 3: BUILT FORM

Intent:

a) To ensure that the design of buildings complement the built form of surrounding properties.

a) To allow flexibility in design and use of materials and colours and encourage high quality architectural standards that contribute to visually harmonious and attractive streetscapes.

b) To ensure that rear and side fencing will assist in providing privacy to open space areas.

c) To ensure that the design of buildings provides visual variety and interest within overall harmony with surrounding development.

Note: Under the Building Act 2004 most building need to meet the requirements of the Buildings Code of Australia. For certain classes of buildings, this will include prescribed energy requirements.

3.1 Building Design
R57 The design proposal provides a high articulated frontage to all faces. The proposal complies with this rule.

3.2 Materials and Finish
R58 The proposal with have a metal roof and metal clad walls in Colourbond colours as follows:
   Surf mist & Shale grey.
   The proposal complies with this rule.

C59 External materials and colours will be respectful of the surrounding built form. Refer to materials and finishes schedule.
PLANNING CONTEXT: MULTI UNIT HOUSING DEVELOPMENT CODE – RZ2 SUBURBAN CORE ZONE

R60  There are no structures or plant proposed on the roof. The proposal complies with this rule.
R61  Carports will be constructed with the same materials as corresponding elements of the dwelling.
R62  There will be no external plumbing attached to building walls.

3.3 Interface

C63  A fence is proposed to the front boundary. A transparent metal fence up to 1500mm high separating the dwellings. A vigorous hedge will be planted forward of the transparent fence. Transparent metal gates will mark the entries to the development, with piers that include letterboxes and numbering. The purpose of the fence is to provide security to the ground floor, but allow passive surveillance of the street. The proposal complies with this criterion.

R64  No courtyard walls are proposed. The proposal complies with this rule.

C65  No courtyard walls are proposed. The proposal complies with this criterion.

R66  No courtyard walls are proposed. The proposal complies with this rule.

R67  Refer to C63 above.

C68  All dwellings are designed to provide North facing living spaces, both indoor and outdoor. All dwellings are designed to provide private internal and external living spaces. The proposal complies with this criterion.

C69  On the ground floor, dwellings have recessed outdoor living space to ensure privacy. The proposal complies with this criterion.

3.4 Accessibility (mobility)

R70  100% of dwellings are pre-adapted to AS4299 Class C (adaptable Housing).

ELEMENT 4: PARKING AND SITE ACCESS

Intent:

a)  To encourage design of access and parking as part of the overall design of the development.

b)  To encourage design of access and parking as part of the overall design of the development.

c)  To ensure that parking facilities do not detract from streetscape amenity and surveillance of the street.

d)  To ensure that parked vehicles do not obstruct the passage of vehicles on the carriageway or create traffic hazards.

4.1 Vehicle Access

R71  There is one driveway and one kerb crossing for the proposal. The proposal complies with this rule.

R72  The proposed driveway verge crossing maintains the position of the existing verge crossing. The driveway verge crossing is compliant with requirements relating to proximity of services, curves, gradient, angle to kerb, width and is compliant with AS2890.1 The Australian Standard for Off Street Parking.

C74  MGB storage is located at the front courtyard integrated with the fencing and vigorous hedging that is discrete to both residents and the street. This proposal complies with this criterion.

R75  All parking is accessed from a common driveway. This proposal complies with this rule.

C76  The driveway provides safe and efficient vehicle movement and good connections to the existing street network as well as providing a high quality pedestrian priority environment. This proposal complies with this criterion.
R77b 90 degree car parking spaces are a minimum width of 3m, therefore the proposed driveway width of 5.2m complies with this rule.

R78 The surface treatment of the driveway and internal road will be distinct from the car parking spaces. This proposal complies with this rule.

C79 The driveway, access/internal road and car parking areas are designed, surfaced and sloped to encourage and facilitate stormwater infiltration on site. This proposal complies with this criterion.

4.2 Parking

R81 All car parking areas are set back greater than 1.5m from all external boundaries and un-associated dwellings. Car parking spaces are indicated by single carports with clear internal dimension of 3m x 5m with 2.5m clear internal height for pre-adaption compliance. Sightlines are compliant with AS2890.1 The Australian Standard for Off Street Parking. This proposal complies with this rule.

R82 The proposal does not include shared car parking spaces. This proposal complies with this rule.

R83 The proposal does not have car parking spaces located between the front boundary and the building line. This proposal complies with this rule.

R84 The parking complies with the requirements of the Parking and Vehicular Access General Code and ensures:
- The amenity of neighbouring residential areas and streetscapes is not unacceptably affected by the provision of parking and access
- No traffic hazards area created by the provision of access and parking facilities for a development
- The safety of all users, especially pedestrians and cyclists, is considered
- The creation of community surveillance of car parking areas by people using neighbouring areas
- Parking generated by a development does not unacceptably affect the safe and efficient functioning of traffic and access to neighbouring areas
- Adequate supply of parking for the level of demand generated by the development
- Safe and efficient access for all users, with the needs of residents and visitors being catered for by the on-site provision of adequate parking.

The proposal complies with this Criterion.

R85 There is no vehicle parking to the verges. The proposal complies with this rule.

ELEMENT 5: AMENITY

Intent:
- Development is sited and designed to maximise solar access to private open space and living areas of dwellings.
- Dwellings are provided with private and useable private open space that is integrated with, and directly accessible from, the living areas of the dwelling.
- To ensure landscaping creates a pleasant, safe and attractive living environment and assists to blend new development into the streetscape and neighbourhood.

5.1 Solar Access

R86 All living areas are located to receive greater than the minimum of 3 hours of direct sunlight between the hours of 9am and 3pm on 21 June. The proposal complies with this rule.
5.2 Neighbourhood Plans
C87 Deakin has a neighbourhood plan. The proposal complies with the key strategies of the neighbourhood plan as follows:
- Provide a more diverse range of housing forms to improve choice for all household types, e.g. single people, families and the ages.
- Provide a diversity of experiences/opportunities e.g. recreation, community facilities, social and community programs.
- Provide for a variety of users and uses.
- Protect the amenity of residents of Deakin (solar access, privacy and visual quality)
- Maintain and enhance the existing major transport networks to maximise choice of routes.
- Ensure clear, easy routes for pedestrians, cyclists and vehicles.
- Street design of major roads should reduce traffic speed rather than reduce traffic flow.
- Cluster similar land uses to improve access to facilities.
- Prioritise the needs of pedestrians.
- Provide safe road crossings
- Support the use of public transport.
- Design units and homes with adequate privacy, sufficient solar access, suitable internal layout with living areas facing the street.
- Clearly define private space and the public realm.
- Maintain Red Hill Nature reserve to protect fauna and flora.
- Within the opportunities and constraints of individual blocks and sections, provide quality developments with adequate privacy, sufficient solar access, and suitable internal layout with entrances and living/habitable areas facing the street.

5.3 Private Open Space
C88 The development provides approximately 50% of the block area as private open space. The Private open space is of dimensions to suit the projected requirements of the dwellings occupants and to accommodate outdoor recreation and space for service functions. The proposal complies with this criterion.
R89 All dwellings are provided with an area of private open space that fulfills the minimum dimension requirements of 6m x 6m. The proposal complies with this rule.
R90 The proposed private open spaces are compliant with respect to direct access from the living area, screening from public view, not forward of the building line and at least three hours of sunlight to 50% of the ground between the hours of 9am and 3pm on 21 June. The proposal complies with this rule.
R91 A minimum of 50% of the private open space is proposed as planting area. The proposal complies with this rule.
C92 The proposed private open space faces the street, providing natural features of the site and neighbouring buildings for maximum year round comfort. The proposal complies with this criterion.

5.4 Landscaping
C93 A survey and evaluation has been undertaken of existing trees and a landscape plan is submitted for consideration with this Development Application.

5.5 Common Areas
C94 Common areas are designed to have clear function, provide equity of access and ensure high levels of residential amenity in all dwellings. The proposal complies with this criterion.

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ELEMENT 7: SERVICES

Intent:
To provide site facilities and service areas and design them to be convenient and visually attractive, blend with the development and street character and require minimal maintenance.

7.1 Site Facilities
C95 External facilities such as MGB storage are carefully integrated into the overall building design. The proposal complies with this criterion.
C96 The proposed dwellings provide adequate secure storage areas throughout. The proposal complies with this criterion.
C97 The proposed dwellings will be provide external clothes drying facilities. The proposal complies with this criterion.
On-Site Parking
Parking and Vehicular Access General Code prescribe 1.5 spaces per 2 bedroom apartments, being pre-adapted, the dwellings will have a shared zone to accommodate disabled parking requirements.

Visitor Parking
2no. visitor car parks are required and it is proposed that these are provided on-street.

Proposed Access Points
It is proposed to maintain the existing access point to Jervois Street.
6 ACCESS AND MOBILITY CODE

Stage 6 of Block 1 Section 7 development is designed to ensure that all members of the community have unimpeded access to the building. The design complies with the Access and Mobility Requirements of the BCA and AS1428.1 Design For Access and Mobility.

PART A: GENERAL DEVELOPMENT CONTROLS

Objectives:

f) Ensure that non-discriminatory and equitable access is provided to all members of the community to buildings, services and facilities.

g) Ensure access is achieved through pedestrian networks, including footpaths, public arcades, underpasses and overpasses.

h) Provide access to all public open spaces including parks, reserves and shopping centres, where topographically possible.

ELEMENT 1: PARKING

Intent:

i) To ensure car parking is provided to meet the needs of people with disabilities.

1.1 Car parking

R1 The proposed development meets the requirement of AS2890.1 and Parking and Vehicular Access General code. The proposal complies with this rule.

R2 The existing car parking provides vertical clearance for the entire width of the space and the adjacent shared area of no less than 2.5m. The proposal complies with this rule.

ELEMENT 2: EXTERNAL ACCESS TO ENTRANCES

Intent:

a) To ensure safe and convenient access is provided to entrances of buildings and public spaces for people with a disability, or with impaired mobility.

2.1 Continuous Accessible Path of Travel and Walkways

R3 A continuous accessible path of travel is provided and designed in accordance with:

i) AS1428.1- Design for Access and Mobility.

ii) AS1428.4- Tactile ground surface indicators for the orientation of people with vision impaired to highlight hazards or provide direction.

iii) AS4586- Slip Resistant Classification of New Pedestrian Surface materials for external paving and ground surfaces; and

iv) designed so that the placement of facilities does not intrude into the continuous accessible path of travel.

v) Walkways and glass adjacent to walkways to comply with AS1428.1 and AS1428.2

R4 Internal lighting along the whole of the continuous accessible path of travel designed to meet AS1680.0 will be provided.

R5 External lighting along the whole of the continuous accessible path of travel will meet AS1158.3.1 and the ACT Crime Prevention and Environmental Design General Code.

2.3 Way finding

R6 Directional signage or other way finding methods, e.g. tactile indicators, are in accordance with AS1428.1 and AS1428.4 and identify the continuous accessible path of travel, accessible parts of buildings and all accessible facilities. Details will meet AS1428.1 and AS1428.4.

C7 This criteria is not applicable.
ELEMENT 3: ENTRY AND DOORWAYS
Intent:
e) To provide for a built form that provides safe and convenient entry to, and egress from buildings and to floors within buildings.

3.1 Doorways and Doors
R8 Doorways and doors are designed to meet AS1428.1- Design for Access and Mobility.
- Pedestrian entrances and exits
- Public circulation areas
- Any common use areas

C9 The proposal does not include automatic doors. This proposal complies with this criterion.

ELEMENT 4: CIRCULATION
Intent: To provide for design elements that are safe and convenient for circulation within and entry to buildings.

Stairways, stairway lifts, passenger lifts, ramps, handrails and grab rails are provided in accordance with appropriate Australian Standards.

ELEMENT 5: TOILETS
Intent: To provide access and use of sanitary facilities.

Sanitary facilities and associated signage are designed and provided to meet the purpose of the buildings and appropriate Australia Standards.

ELEMENT 6: FACILITIES
Intent: To provide access to other appropriate facilities such as street furniture and ATM.

This criteria is not applicable.

PART (B) — ADDITIONAL SPECIFIC CONTROLS
Objectives:
h) To provide for adaptable dwellings that recognise the diverse needs of the community, particularly people with disabilities and older people.
i) To provide convenient access to, and within facilities that meet the needs of all users.
j) To ensure safe and efficient and convenient parking facilities for vehicles of all users.

ADAPTABLE HOUSING

ELEMENT 1: BUILT FORM
Intent:
k) To provide for the appropriate design, location and choice of sizes of adaptable dwellings within multi-unit developments and places of shared accommodation.

1.1 Building Design
R10 The proposal will be pre-adapted in accordance with AS4299 Class C (Adaptable housing). This proposal complies with this rule.

C1 The proposal has been designed to have 100% of the dwellings pre-adapted. This Proposal complies with this criterion.
6 ACCESS AND MOBILITY CODE

ELEMENT 2: PARKING

Intent:
 a) To provide for adequate and convenient parking for owners, residents, tenants and visitors to adaptable dwellings.

2.1 Car Parking
R12 Each pre-adapted dwelling is provided with one accessible car parking space designed in accordance with AS2890.6. This proposal complies with this rule.
C13 There is no change of grade between the car parking and the pre-adapted dwelling. This proposal complies with this criteria.

ELEMENT 3: ACCESS TO COMMON USE AREAS

Intent:
 a) To provide for convenient access for owners, residents, tenants and visitors to common use areas in adaptable dwellings.

3.1 Entries
R14 The proposal has no common use areas including shared corridors. This rule is not applicable.

ELEMENT 4: CIRCULATION

Intent:
 a) To provide appropriate access within developments for people with disabilities or to provide design options for easy adaptation.

4.1 Lifts
R15 The proposal has no lifts, escalators and moving walks. This rule is not applicable.

SPECIAL PURPOSE DEVELOPMENT

ELEMENT 1: ACCESS

Intent:
 a) To provide access to people with disabilities or special needs to all parts of the developments.

1.1 Special Purpose Developments
C16 To provide access in a special purpose development for older people with disabilities to be in accordance with AS4299 – Adaptable Housing – Class C and access is provided to, and within, 100% of units within the development.
C17 The proposal has no shared accommodation for people with disabilities. This rule is not applicable.
The development is designed to meet requirements for Crime Prevention through Environmental Design (CPTED) including natural surveillance, natural access, territorial reinforcement and target hardening.

ELEMENT 1: NEIGHBOURHOOD DESIGN

Intent:
The Development Code for Subdivision, as well as the relevant Precinct Code for an area, address aspects such as the overall urban composition, street layout, location and design of open space. Public transport, pedestrian and cycles networks. These aspects are addressed to ensure they are considered in a comprehensive manner and with express intent of establishing safe, accessible Neighbourhoods.

Intent:
Achieving key principles of natural surveillance, natural access control and territorial reinforcement through the establishment of:

- Easily navigable and legible network of streets.
- Clearly delineated and hierarchy of public open space, community open space (shared areas) and private open space.
- Convenient access for all users to activity centres.

1.1 Neighbourhood Design

C1 The proposal has a clear pattern of pedestrian and vehicular entry. Public and private open space is clearly delineated using fencing and landscape design.

ELEMENT 2: USE

Intent:

a) To provide elements with an increased level of safety for its users and the wider community.

2.1 General Code

C2 The proposal includes multi unit housing. It therefore is required to meet the Crime Prevention Through Environmental Design General Code.

ELEMENT 3: PUBLIC REALM

Intent:
The Development Code for Subdivision, as well as the relevant Precinct Code for an area, address the design of the public realm. The following rules and criteria are to be generally applied to the design of the public realm and shared community spaces in addition to the relevant Development Code.

Intent:

a) To establish natural surveillance, territorial reinforcement and natural access.

3.1 Open Space and Community (Shared) Areas

C3 All dwellings are designed to provide passive surveillance to surrounding roads. It is not considered that there are any entrapment spaces within the design because pathways and driveways are highly visible from the surrounding streets.

C4 The development proposes clear identified pedestrian access points with good surveillance from surrounding dwellings.

C5 Planting in public spaces including verges, and common gardens is designed with low ground covers and trees with high canopies to ensure that views along paths and streets are not obscured and secluded hiding areas are not created. A hedge to the perimeter of the site allows some privacy to street facing gardens.

Statement Against Relevant Criteria

Colin Stewart Architects
Blocks 7, 8 & 9 Section 24 Deakin Residential Development
May 2011
C6 The design proposal provides opportunity for deep root planting which allows a selection of sturdy plant material to ensure long term survival against attack.

C7 Low ground covers and hedges are used to deter access and discourage opportunity for graffiti on fences and walls.

C8 Hard landscape features such as low walls, fences and gates are used to delineate public areas from private areas.

3.2 Children's Play Areas
C9 The development does not provide children's play areas. This criterion is not applicable.

3.3 Lighting
C10 External lighting will be designed to meet the following standards;
AS3282: The Control of Obtrusive Effects of Outdoor Lighting.

C11 External lighting is designed to provide safe lighting for legitimate users and night time activities.
- Spaces are evenly and consistently lit (except for accent lighting)
- Entries, exits and paths are lit
- Lighting is designed to reduce shadows which hide intruders

C12 There are no areas not intended for night time use. This criterion is not applicable.

C13 Light fittings are selected as vandal resistant and high mounted to minimise damage. All bulbs are protected.

3.4 Signs
R14 No direction signage is proposed. This rule is not applicable.
C15 No direction signage is proposed. This rule is not applicable.
C16 No direction signage is proposed. This rule is not applicable.

ELEMENT 4: BUILT FORM

Intent:

a) To ensure the building design, especially in regard to its elevation and facade treatments, contributes to establishing safer environments through the use of appropriate quality material and detailing in building, maximizing visibility and clearly delineating access and functional areas.

4.1 Interface between Buildings and Public Realm
C17 Residential entrances are clearly identified with lit porches, allowing easy access to all users, affording visibility to and from the street or access driveway. There are no hiding spots.

C18 Clear sightlines are provided from the dwelling to the nearest pedestrian area and driveway before leaving the dwelling.

C19 There are no recessed areas in the development proposal and no opportunity for hiding. The design creates a safe and friendly atmosphere.
7 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN GENERAL CODE

C20 Buildings are designed to deter scaling of the building to access balconies.

C21 Landscape and pedestrian zones between the development and the street are designed to minimise hiding and entrapment spots. All public spaces are designed to avoid dead-ends.

4.2 Materials and Finish
C22 The material and finishes palette for the development had been selected to ensure an appropriate building quality. Materials are robust and have been detailed to reduce opportunities for graffiti and vandalism. The building design avoids illegal access to building and services.

ELEMENT 7: SERVICES
Intent:
a) To provide services that are highly visible and in accessible locations.

7.2 Local Waste Storage Facilities
C39 Waste MGB's are stored adjacent the front courtyard and wheeled to collection points. Adequate landscape screening to minimise visibility from other residences.

7.3 Local Utility Facilities
C40 There is no air conditioning plant. Electrical meters are within secure boxes and instantaneous gas HWS are wall mounted in the rear of each dwelling.

7.4 Delivery and Storage Facilities
C41 Storage areas are within each dwelling, ensuring secure storage throughout.

7.5 Public Toilets
C42 There are no public toilets for the development. This criteria is not applicable.

7.6 Public telephones
C43 There are no public telephones situated on this development. This criteria is not applicable.

Statement Against Relevant Criteria
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Blocks 7, 8 & 9 Section 24 Deakin Residential Development
May 2011
The optimum Northern orientation offered by the Jervois Street site has been achieved with a simple practical design proposed for this site. The proposal includes six new townhouses as well as retention of the existing duplex. This achieves a good balanced and well scaled development.

The design proposal is for six pre-adapted 'town houses'. This design provides both quality accommodation for the new residents while minimising the impacts of overshadow and privacy etc on neighbours.

This proposal satisfies the objectives and planning policies of the ACT Territory Plan. The design team commend this project for ACTPLA's consideration.