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PATRON: The Hon Margaret Reid AO

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National Capital Authority
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FORREST BLOCK 19 SECTION 7 47 NATIONAL CIRCUIT

We make the following comments on the proposed development on the block which we consider an overdevelopment and an excessive loss of soft landscape.

The front setback (8.50m) is less than the existing residence (11.75m) affecting the streetscape and reducing the landscape to the front of the house.

Site coverage is high and much more than 30% which we consider necessary to maintain the garden city values of the area.

The soft landscape is less than 40% of the block which we consider essential to maintain garden city values of the area.

All existing landscape is removed including the trees in the front of the existing house.

The driveway is replaced by an awkward shaped angled new driveway when the existing one should be maintained.

The driveway widens out between the front boundary and building line increasing the paved area at the front of the house.

There appears insufficient space to adequately turn a vehicle in the area defined.

Paving finishes are not specified.

The soft landscape in front of the residence is very small and restricted to 3.34m and the rest of the set back is a raised terrace with a wall effectively reducing the set back of the built form, greatly affecting the streetscape and reducing the soft landscape.

There is a metal fence to the driveway forward of the building line contrary to what exists in the area and adversely affecting streetscape values.

The front house entry is up stairs at right angles to the street making it not consistent with the area and less obvious.

The side and rear fences appear substantial with large retaining walls to the finished levels. The front house is raised above the level of the adjacent house creating an unacceptable relationship.

The rear house has what appears to be a 2.7m high wall above ground level on the boundary adjacent its entry.

We also question the accuracy of the soft landscaping areas as the landscape plan appears to indicate less than the 510m² quoted. Independent valuation of all areas should occur.

We also note drawing DA.06 has incorrectly labelled the West Elevation as the East.

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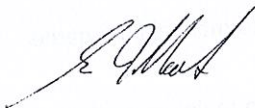
Conclusion

We are extremely concerned with the overdevelopment and excessive amount of built form, loss of soft landscape and the poor way it addresses streetscape with a building closer to the street than existing and raised new built form with a 3.34m set back. The relocated driveway is also unacceptable.

The total proposal is inconsistent with the character of the area.

The proposal should not be supported.

Yours sincerely



Eric Martin AM