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PATRON: The Hon Margaret Reid AO

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ACT Environment, Planning & Sustainable Development  
Directorate  
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**RE: BARTON BLOCK 14 SECTION 26  
6 BELMORE GARDENS BARTON  
DA NO 2018 34897**

We note the proposed development and raise some concerns with it as we consider it not consistent with the conservation requirements of the area.

In particular:

**1 Features intrinsic to the Heritage Significance of the Place, Item XI.**

This proposal is not one that is of unifying architectural style, scale and materials with adjacent homes.

Item XII. The garage is prominent in the street and not sited toward the rear of the block. We note the original and existing garage is to be demolished.

**2 Significance**

The Statement of Significance refers to *“a high degree of aesthetic unity”*. This design is not unifying with any other building in the precinct at present.

**3 Specific Requirements - General**

Specific requirements for the conservation of the precinct also refer to the *“aesthetic unity”* of *“built form”* which this design does not contribute to.

**4 Specific Requirement 3 Conserving the unity of built form within the streetscape.**

**Objective 3.1** is not met

This development has increased the floor to ceiling height to 3000mm which is higher than the houses in the area. This appears to be done to enable a two story section in part of the house with standard 2400mm floor/ceiling height. This has raised the front elevation to an unacceptable height, proportion and design unlike anything else in the Precinct.

**Mandatory Requirement 3.1a** Two story development shall not be approved.

The proposal has two storeys.

**Mandatory Requirement 3.1b**

We do not know the ridge height of the original development but would doubt if it was as high as the current proposal.



**Mandatory Requirement 3.1d** details including height to width ratio of windows to complement the architectural character of the original dwellings in the street are not met.

**Mandatory Requirement 3.1e** re roof projections is not met as the projection does not complement the required architectural character of the building.

**5 Objective 3.2 Garages**

**Mandatory Requirement 3.2b** states that garage doors visible to the street shall be of a single car width. This proposal does not meet this requirement.

**6 Objective 3.3 New Architecture**

This objective requires new architecture to not be visible from the public domain. In this case the new architecture is in full frontal view for all to see.

Requirement 3.3a refers to complementing the architectural character of the Precinct which this proposal does not.

**7 Street Façade**

If a street façade with adjacent houses was presented the extent that this proposal does not complement the Precinct would be obvious.

The proposal should not be supported.

Yours faithfully

Eric Martin, AM

Cc: ACT Heritage Council [heritage@act.gov.au](mailto:heritage@act.gov.au)