STATEMENT AGAINST TERRITORY PLAN CRITERIA

Block 8 Section 35 Forrest

TABLE OF CONTENTS

1. INTRODUCTION

1.1 PROJECT SITE AND CONTEXT

Block 8, the subject of the application, is located on the north east side of the Forrest Fire Station Precinct on the corner of Fitzroy Street and Manuka Circle opposite Manuka Oval. The site and the surrounding blocks within the precinct are zoned 'CZ5', with adjacent sites in the precinct having undergone substantial alterations and additions, comprising of similar mixed use office and residential developments.

The existing building is two storey with offices at the ground floor and residential accommodation on the first floor. It is a rectangular prism with the removal of one corner to provide a re-entrant entry and the addition of a single storey garage. The garage is offset from the front and rear façade. The two-tone brick work articulates the various planes of the building and creates the impression of a corner window as well as articulation of the vertical chimney. There is a hierarchy in the treatment of the facades with the entry façade and chimney façade on the Fitzroy street frontage designed to be viewed from the street while the rear façade and garage façade are more utilitarian.

Drawings of the Fire Station Houses dating from 1936 indicate a Mediterranean Style, which was built. Drawings of the Fire Station House dating from 1939 show a block plan for which reflects a different disposition of buildings on the site than that normally associated with the stripped classical style of the Fire Station with its symmetrical planning. The Fire Station Houses have been located such that none create a uniform street alignment. The asymmetrical layout and location of buildings in the round within a landscaped setting is more characteristic of European modernist housing schemes. Each of the buildings can be understood as a rectangular prism from which sections have been removed and added. The buildings as a result are quite cubic and each façade aside from the rear, reads different creating a visual rotation.

Figure 1: Subject Site Location

1.2 DEVELOPMENT PROPOSAL

The proposed works includes the construction of additional area to the existing residential accommodation, comprising of additions to the ground floor and first floor to provide amenities for the demands of current day living requirements.

The development will also include the addition of commercial structure in the rear of the site, landscaping, site services and other misc. site works.

Vehicle access to the site will be via the existing driveways on Fitzroy Street and Manuka Circle. Waste will be managed through the provisions of waste storage areas and kerb collection services via Fitzroy Street.

The crown lease permits residential and office use with no limitation on GFA.

1.3 ADDITIONAL PLANNING REQUIREMENTS

1.3.1 HERITAGE

The subject block is located within the Forrest Fire station precinct, which is heritage registered being a landmark site along Canberra Avenue, an important axis leading to Capital Hill.

Where applicable the relevant objectives of the heritage guidelines for the precinct have been implemented, these rules and criteria are assessed under section 2.2 of the report.

1.3.2 FORREST PRECINCT CODE

The subject block is located within the RC3 overlay and PD1, PD2 inset of the Forrest precinct map. The guidelines applicable to this overlay have been addressed by the planning proposal and are presented at section 2.3.