

18 September 2022

Dear [REDACTED],

Thank you for requesting our opinion advice on [REDACTED].

Our opinion is based on the photographs, floor plans and marketing text sourced from real estate listings online as well as information available through government published planning maps and legislation.

The property is located within Suburban Core zone and is subject to the zone objectives, uses and codes contained in the Territory Plan 2008 made under Planning and Development Act 2007. These are attached for your reference.¹

The property is depicted in the image below.



Some of the principal planning constraints for single residential development on this particular site are:

1. Plot ratio of 50% - this allows for extensions to a 234 m² home on a 718 m² site,² noting that the marketed area of 234 m² may not be calculated Gross Floor Area as defined by the Territory Plan.

¹ <https://www.legislation.act.gov.au/ni/2008-27/Current>

² <https://www.allhomes.com.au/>

2. Number of storeys 2 - the current building includes a mostly above-ground habitable basement, making an additional upper floor extension problematic.
3. Solar building envelope - any extension proposal will be subject to applicable building envelope or required overshadowing modelling.
4. Setbacks - for large blocks these are 6 m at the front, 3 and 1.5 m at the sides and 3 m at the rear.

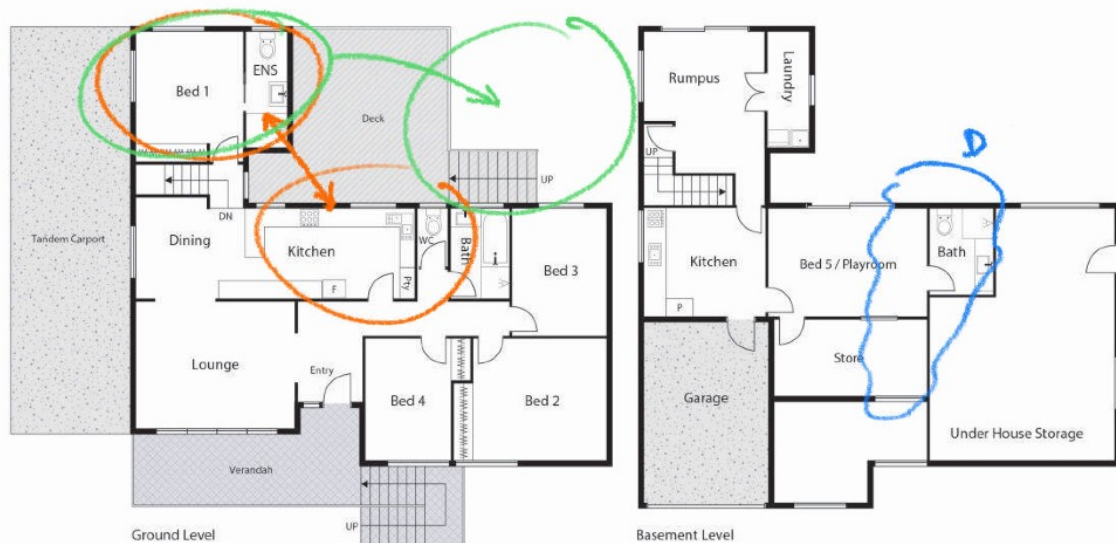
The property is not within Bushfire Prone Area.³

Other considerations include:

1. Electricity and Stormwater easement 2.5 m wide along the rear boundary.⁴
2. Winter overshadowing by two storey duplex to the North of the site.
3. Existing driveway, garage and carport located on the northern side of the existing building, reducing access to winter sun.
4. Likely rising damp and/or condensation issues, especially in winter and in the lower ground floor area.

Some recommendations for possible remodelling/extensions of the existing building include:

1. Increase access to morning winter sun from the living spaces, possibly by a) swapping master suite and kitchen areas or b) extending the south-eastern corner of the house for new master suite as outlined in the sketch below.
2. Relocate outdoor living spaces for better solar access
3. Address possible condensation or rising damp issues, particularly likely in the area marked "D" in the sketch below.



Our responses to your specific questions are based on available floor plans and imagery:

1. **If the master bedroom can be extended to get the walk in robe and spacious ensuite**
This can be achieved by a) replacing the current ensuite with a walk-through robe and larger ensuite, moving deck further south, and losing some natural light and views from the kitchen or b) by extending north above the current carport, likely breaching the building envelope, however this may be permissible as it will not result in any overshadowing of neighbouring

³ <https://app2.actmapi.act.gov.au/actmapi/index.html?viewer=bushfire>

⁴ <https://app2.actmapi.act.gov.au/actmapi/index.html?viewer=basic>

land. It may also be well possible to avoid any building envelope breach. Allow \$35-60K for largish ensuite and walk-in robe.

2. **Make double garage. Currently has one garage and car port**

The current carport appears to be quite narrow; demolition may not yield enough width for minimum garage space requirements. A double width (single wide door) garage would require serious alterations to the structural fabric of the building. However the carport may possibly be fully or partially enclosed with resulting convenience similar to that of a garage. Allow \$7K-150K depending on the chosen solution.

3. **Kitchen redesign adding the splash-back**

If glazed/window splash-back is envisaged, this will likely be possible, with engineering advice, utilising a sufficiently sized steel lintel. Allow \$10-20K for large window splash-back. A mid-range total kitchen renovation (new cabinets and appliances) may cost \$30-\$60K.

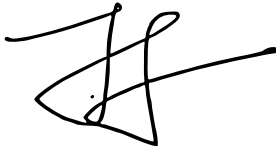
4. **Change the front entrance design & Front yard and back yard landscaping**

This would be relatively easy and very effective way to improve the appeal of the property. Low water demand landscaping is looked upon favourably by the council. A walkway to the street with stairs up to the front door/porch, possibly natural hardwood or other structure above could be explored. Allow \$10K-\$40K depending how much you want to do there - you may be able to do most, if not all this work, yourself, at small fraction of that estimate.

5. **To add swimming pool in the property**

A pool could be built either to the south of the rear deck, or in place of the rear section of the existing carport. Either location appears to have limited access to afternoon sun which may impact on your enjoyment. The size of the pool would probably be restricted to around 3x4m and the pool would be required to be properly fenced. An above-ground solution may prove most economical. For a properly installed pool, adjacent deck, fencing, filters etc, you could be looking at \$20-70K depending on many factors such as size, materials.

With kind regards

A handwritten signature in black ink, consisting of stylized, overlapping loops and lines, positioned below the text 'With kind regards'.



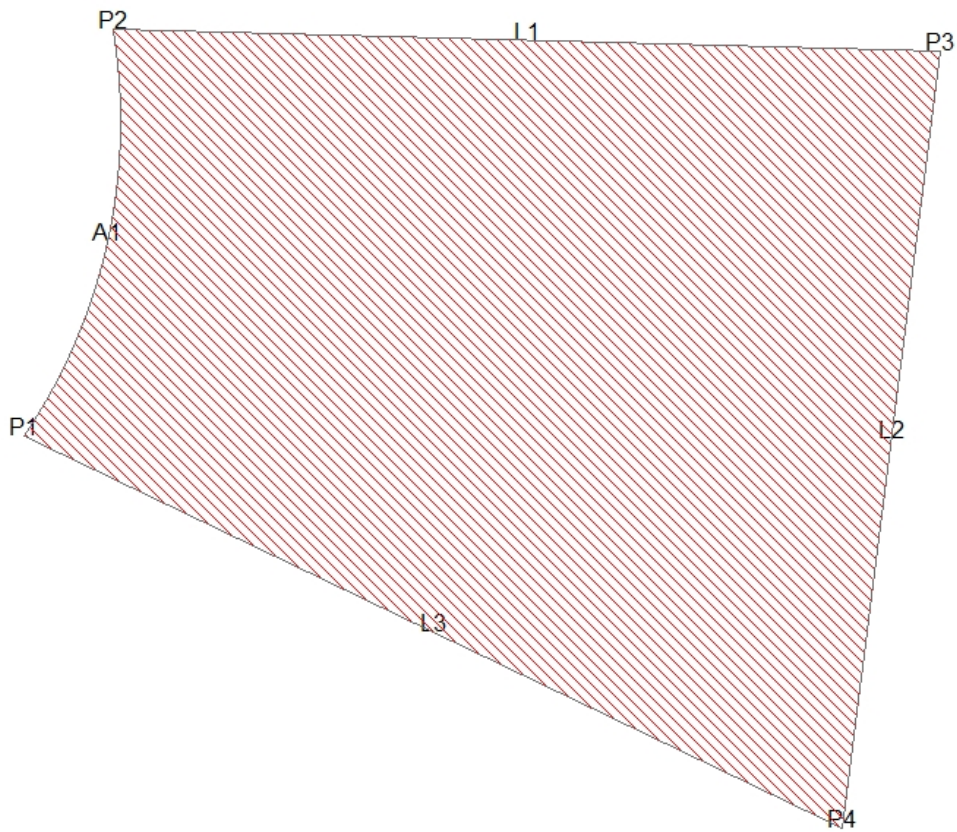
BLOCK DIMENSIONS REPORT

ACTmapi

Projection: GDA 1994 MGA Zone 55

District [REDACTED]
Division [REDACTED]
Section No. [REDACTED]
Block No. [REDACTED]
Block Key [REDACTED]
Lifecycle Stage **REGISTERED**
Report generated **18/09/2022**

Address [REDACTED]



Note All dimensions displayed in MGA94 Zone 55. Please be aware that a scale factor is required if converting dimensions to ACT (Stromlo) Grid coordinates. The map is a user generated static output from an Internet mapping site and is for reference only. Data that appear on this map may or may not be accurate, current or otherwise reliable. Refer to Deposited Plan for legal dimensions of parcel.

RZ2 – Suburban core zone

Zone objectives

- a) Provide for the establishment and maintenance of residential areas where the housing is low rise and contains a mix of single dwelling and multi-unit development that is low to medium density in character particularly in areas close to facilities and services in commercial centres
- b) Provide opportunities for redevelopment by enabling a limited extent of change with regard to the original pattern of subdivision and the density of dwellings
- c) Provide for a wide range of affordable and sustainable housing choices that meet changing household and community needs
- d) Contribute to the support and efficient use of existing social and physical infrastructure and services in residential areas close to commercial centres
- e) Ensure redevelopment is carefully managed so that it achieves a high standard of residential amenity, makes a positive contribution to the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties
- f) Provide opportunities for home based employment consistent with residential amenity
- g) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity
- h) Promote good solar access
- i) Promote energy efficiency and conservation
- j) Promote sustainable water use
- k) Promote active living and active travel
- l) Encourage an attractive, safe, well-lit and connected pedestrian environment with convenient access to public transport

RZ2 – Suburban core zone development table

EXEMPT DEVELOPMENT	
Development approval is not required. Building approval may be required. On leased land, development must be authorised by a lease.	
Single dwelling housing – new residential land, subject to section 20 and schedule 1 of the Planning and Development Regulation 2008.	
Exempt development identified in section 20 and schedule 1 of the Planning and Development Regulation 2008.	
ASSESSABLE DEVELOPMENT	
Development application required. On leased land, development must be authorised by a lease.	
MINIMUM ASSESSMENT TRACK CODE	
Development application required and assessed in the code track	
Development	
Single dwelling housing that complies with the relevant rules, except where exempted from requiring development approval by section 20 and schedule 1 of the Planning and Development Regulation 2008.	
Development specified as additional code track development in a suburb precinct code for land shown on the relevant suburb precinct map	
Varying a lease to do one or more of the following: <ul style="list-style-type: none"> 1. express or change the number of approved or lawfully erected dwellings 2. allow a <i>secondary residence</i> where erection of a <i>secondary residence</i> has been approved 3. remove, relocate or change easements. 	
MINIMUM ASSESSMENT TRACK MERIT	
Development application required and assessed in the merit track, unless specified in schedule 4 of the Planning and Development Act 2007 (as impact track)	
Development	
ancillary use	parkland
boarding house	residential care accommodation
child care centre	retirement village
Co-housing	sign
community activity centre	single dwelling housing (where not exempt development or code track assessable)
consolidation	secondary residence
demolition	special dwelling
development specified as additional merit track development in a suburb precinct code for land shown on the relevant suburb precinct map	subdivision
guest house	supportive housing
health facility	temporary use
home business	varying a lease (where not prohibited, code track or impact track assessable)
minor road	
minor use	
multi-unit housing	

MINIMUM ASSESSMENT TRACK IMPACT	
Development application required and assessed in the impact track	
1. Development that is not: <ol style="list-style-type: none"> a. Exempt, code track or merit track development (see section 132 of the Planning and Development Act 2007); or b. Prohibited development, other than development that is permitted under s137 of the Planning and Development Act 2007. 	
2. Development specified in schedule 4 of the Planning and Development Act 2007 and not listed as a prohibited use in this table.	
3. Development that is authorised by a lease and listed as a prohibited use in this table.	
4. Development declared under section 124 or section 125 of the Planning and Development Act 2007 and not listed as a prohibited development in this table.	
5. Varying a lease to add a use assessable under the impact track.	
PROHIBITED DEVELOPMENT	
Development listed below is prohibited development except where it is listed elsewhere in this development table.	
agriculture	liquid fuel depot
airport	mining industry
animal care facility	mobile home park
animal husbandry	motel
aquatic recreation facility	municipal depot
bulk landscape supplies	nature conservation area
business agency	offensive industry
car park	office
caretakers residence	outdoor recreation facility
caravan park/camping ground	overnight camping area
cemetery	pedestrian plaza
civic administration	place of assembly
club	place of worship
communications facility	plant and equipment hire establishment
community theatre	plantation forestry
commercial accommodation unit	produce market
corrections facility	public agency
craft workshop	public transport facility
cultural facility	railway use
defence installation	recyclable materials collection
development specified as additional prohibited development in a suburb precinct code for land shown on the relevant suburb precinct map	recycling facility
drink establishment	religious associated use
drive-in cinema	restaurant
educational establishment	sand and gravel extraction
emergency services facility	scientific research establishment
farm tourism	serviced apartment
freight transport facility	service station
funeral parlour	SHOP
general industry	stock/sale yard
group or organised camp	store
hazardous industry	tourist facility

hazardous waste facility	tourist resort
hospital	transport depot
hotel	varying a lease to add a use listed as "prohibited development" in this development table.
incineration facility	vehicle sales
indoor entertainment facility	veterinary hospital
indoor recreation facility	warehouse
industrial trades	waste transfer station
land fill site	woodlot
land management facility	zoological facility
light industry	
RELEVANT CODE	
Development proposals in residential zones must comply with the Residential Zones Development Code.	
NOTE ABOUT ANCILLARY AND MINOR USE	
Some development that would otherwise be prohibited may be assessed under the merit track if they can be defined as <i>ancillary</i> or <i>minor use</i> . For example, a <i>car park</i> alone is prohibited, but could be considered if it is ancillary to a <i>child care centre</i> which is an assessable development under the merit track.	