**Griffith/Narrabundah Community Association Inc.**

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Customer Services

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Dear Customer Services

**Comments on DA 201324241: Proposed demolition of existing residence at 7 Lindsay Street, Griffith and construction of a two storey dual occupancy residence**

The Griffith Narrabundah Community Association is concerned that several aspects of the application do not comply with the Territory Plan’s Planning Rules. Consequently, we recommend that this application not be approved until these factors have been addressed and the application complies with the Planning Rules. We identify three main issues.

1. ***The plot ratio of the proposed development exceeds the 50% allowed under the planning rules.***

The GFA of the upper two floors is approximately 428 m2 (as measured from the plans) and the area of what is termed ‘basement’ is unknown, because its width is not shown on any of the plans, but it must be at least 125 m2 to accommodate four vehicles. Hence the plot ratio is at least 56%. The problem is that what is termed ‘basement’ in the application does not comply with the definition of ‘basement’ in the Territory Plan, so the area of the so called ‘basement’ should be included in the plot ratio calculation (*see* plan A202 for location of the DGL).

1. ***The building envelope is penetrated in several places (see plan A201) and the design should be modified so that it complies with the planning rules.***
2. ***The side and rear boundary setback rules are non-compliant because the so called ‘basement’ is not a basement as specified in the Territory Plan (see 1. above).***

All these issues result because the so called ‘basement’ does not comply with the definition of ‘basement’ in the Territory Plan. If the design is amended to ensure compliance on this issue the other factors should be dealt with automatically.

David Denham

President