

Concept plan



National Capital Plan Academy Close Precinct Code planning compliance

Code	Proposed planning
Density – maximum of 18 dwellings per hectare	30 blocks = 12 dwellings per hectare. The yield is 10 less than what is permissible with the Precinct Code.
Internal block boundary setbacks	All setback requirements are achieved.
External road setbacks	20m setback to Truscott St achieved. 10m setback to Fairburn Ave achieved.
Solar access	All blocks receive minimum 3 hours direct solar access to internal living areas in the winter solstice.
Private Open Space (POS)	All blocks include more than 36m ² .
POS located at rear of dwelling	6 dwellings include front courtyards to take advantage of a northern orientation. Additional POS is provided at the rear of the dwelling.
Public open space (120m ² per dwelling)	Almost 4,000m ² of parkland and natural areas, exceeds requirements. An additional 2,500m ² of landscaped areas along verges.
Single access point from Truscott Street	Second access to Truscott Street proposed, in accordance with TCCS requirements for large vehicles access (e.g. garbage trucks, emergency services).