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THE PANEL'S ADVICE

NATIONAL CAPITAL DESIGN REVIEW PANEL

Block 9 Section 7 Braddon – First Session
220 Northbourne



Australian Government
National Capital Authority



ACT
Government

NATIONAL CAPITAL DESIGN REVIEW PANEL

THE PANEL'S ADVICE

Date issued: Wednesday 23 June 2021

Project: 220 Northbourne

Review date: Wednesday 9 June 2021

Meeting location: Meeting held online via Microsoft Teams

Site visit: No site visit conducted due to COVID-19 social distancing requirements

Panel members: Catherine Townsend, Chair and ACT Government Architect



Apology: Andrew Smith, Co-Chair and Chief Planner and Deputy Chief Executive at the National Capital Authority

Proponent: Evri Group

Observers: Representatives from the:
Environment Planning and Sustainable Development Directorate (EPSDD)
City Renewal Authority (CRA)
Transport Canberra and City Services (TCCS)

Conflicts of interest: None

Confidentiality of the Panel's Advice:

Design review considers concept proposals at various stages throughout the design process that are frequently subject to change and improvement in relation to feedback from the NCDRP. Throughout this time a commercial in confidence status is maintained for proposals that engage with the NCDRP.

In accordance with Section 139 of the Planning and Development Act (2007) (the Act), prescribed development proposals are required to provide a copy of the 'Panels Advice' and the proponent's 'Response to the Panels Advice' in writing when the Development Application is submitted. Section 30 of the Act identifies the design advice and the proponent's written response to that advice as associated documents, therefore the most recent Panel's Advice and the proponent's response become publicly available once a Development Application is publicly notified for community comment.

MEETING SUMMARY AND RECOMMENDATION

Property address: 220 Northbourne Avenue Braddon (Block 7 Section 9 Braddon)

Proposal: The proposal is located at Block 7 Section 9 Braddon with a site area of 10,663m² and is situated on the corner of Northbourne Avenue and Wakefield Avenue with a third street frontage to Lowanna Street. The block is zoned CZ5: Mixed use under the Territory Plan (2008) and is subject to the Northbourne Avenue Precinct Code and the Commercial Zones Development Code. The site is also subject to the MAAR: Main Avenues and Approach Routes overlay and the National Capital Authority's (NCA) National Capital Plan (NCP) Amendment 91 - City and Gateway Urban Design Provisions that gives legal effect to the 2018 City and Gateway Urban Design Framework (CGUDF).

The site forms the south east corner of the Macarthur Node (i.e. the 'Node') which is located at the Northbourne/Macarthur/ Wakefield Avenue intersection (as per the City and Gateway Urban Design Framework) and is subject to specific setback and height development controls. Other sites associated with the 'Node' include the existing ABC Building (north east), Macarthur (north west) and the Mantra Hotel and mixed-use residential development (south west). Adjoining the southern boundary of the site is Open Systems House (formally Churchill House) with a zoning of CZ5, while Valonia, a predominantly 9 storey multi-unit residential building, is located adjoining the eastern boundary of the site. Redevelopment of existing single dwelling residences (2 storey) located on Lowanna Street is in its infancy noting RZ4 – Medium Density Residential Zone develop controls allows up to three storey development. An existing light rail stop is located on Northbourne Avenue to the west of the site which is accessible from the traffic lights at Wakefield Avenue.

The proposal; is for three buildings ranging from 25 metres (Building A/southern building), 32 metres (Building C/northern building), up to RL 617 (Building B/central building). The Build-To-Rent (BTR) proposal includes retail (food and beverage), small office/home office (SOHO), co-working office space and amenities at the ground floor level. 500 residential apartments are proposed to the upper levels of the Building B and C as well as additional residential amenities within Building B. Two levels of basement car parking is proposed in addition to five levels of podium car parking to Building A and part of Building B. Vehicular access is proposed between Wakefield Avenue and Lowanna Street including a drop off zone within a shared way with an additional service driveway also proposed to link Lowanna Street to Northbourne Avenue providing vehicle access for onsite carparking waste and services.

Proponents' representative address to the panel:

The proponent's design team, represented by architect David Sutherland of Fender Katsalidis, commenced the presentation by identifying the proposal as a significant redevelopment of a strategic site for Canberra. He described their initial focus as being 'a response to place' informed by investigation of site overlays such as the Griffin Legacy, topography and planning guidelines. These investigations resulted in the development of the symbolic form proposed, 'where boundaries would transition from form to life'. A variety of analysis diagrams and design options considered by the proponent team

were also presented, providing further explanation of the current design proposition.

Diagrams demonstrating the future design aspiration for flexibility and adaptability of use were presented underpinned by the proposed Built-To-Rent development model. The proponent, represented by Rob Speight explained how this model, though relatively new to the Canberra market, is able to adapt to accommodate changing demand for a variety of uses across the short, medium and long term life of the development proposal. Further analysis of the response to site context was presented, with this informing the proposed site organisation. The proponent's landscape architect represented by Bob Earl of Oculus, presented the proposal's landscape and ground plane design. He noted a key aim of facilitating permeability of the site through a series of 'landscaped rooms' encouraging pedestrians to linger within and traverse through the site, as well as through the building forms.

The architect went on to present plans illustrating the proposed ground floor uses which respond to the street interfaces including commercial to Northbourne Avenue and SOHO (small office/home office) to Wakefield Avenue and Lowanna Street. Further, the building form was expressed as responding to the landscape plaza (the 'Plaza') of the 'Node' to create a civic, habitable landscape space. The landscape architect went on to present a series of landscape intent drawing addressing individual experiences for edges, central spaces and pedestrian laneways as well as shared ways.

Finally, the architect presented initial building form drawings illustrating possible massing outcomes resulting from the current ground floor planning strategy as well as an indicative building section. He went on to note their aspirations for the next phase of design development including development of sustainability, flexibility and celebration of the public realm, with these being suggested as areas for discussion at the next design review session.

Recommendation: Based on the documentation provided prior to the design review panel session; and the proponents presentation, the following comments and recommendations are provided:

The Panel is pleased that the development proposal has been presented to NCDRP at this early design concept stage. Engaging early with the Panel has provided the opportunity for a meaningful discussion about the key elements of the proposal and to identify how the design concepts could be further enhanced for the benefit of the proponent, future residents and the broader community.

The proponent team is commended by the Panel for providing a well-considered scheme, underpinned by a comprehensive analysis of the site. The Panel supports in-principle a proposal for a diverse Build-To-Rent mixed-use development model on this significant site. The proponent is also commended for the proposal's stated sustainable development aspirations which seeks to consider construction requirements for future adaptation such as increased floor to floor heights in carparking structures. The Panel also supports in principle the ambitious ground plane landscape strategy

which provides variety in pedestrian experience and seeks to integrate with the surrounding urban fabric.

As the first major intersection on the city approach route along Northbourne Avenue, the Panel considers that the landscape treatment of the 'Plaza' requires further development to celebrate and enhance the gateway to the city as well as the proposed development. The Panel therefore recommends that the proponent team engages with the land holders of each site within the 'Node' to develop a collaborative approach to the 'Plaza' that will achieve the desired gateway character. The Panel also recommends that the proponent continues to consult with the National Capital Authority (NCA) to ensure that the proposal achieves the anticipated outcomes for this significant site before further development of the proposal is undertaken.

The Panel notes the early design phase of the proposal and requests that the proponent provides further details of how the proposal will achieve high quality and usable landscape spaces, viable onsite deep root planting zones, activated pedestrian networks, environmental sustainability, residential amenity and architectural expression and materiality. The Panel therefore looks forward to and recommends further design review for the proposal.

Key Issues and Recommendations

The *Key Issues and Recommendations* provide detail advice to the proponent, consistent with the above recommendation.

To achieve the best possible design outcome for the proposal, the proponent is encouraged to consider the following issues through the next stages of the design development:

1.0 Context and character

1.1 The Panel acknowledges the significance of the site location on Northbourne Avenue, at the Macarthur Node (i.e. the 'Node') and as a preeminent site which is viewed on the approach into Canberra. Noting the NCDRP is not an approval entity and therefore does not directly comment on compliance matters, the Panel strongly recommends engagement with the National Capital Authority (NCA) before further development of the proposal is undertaken to assist the proponent team to satisfy the objectives and requirements of the National Capital Plan (NCP) and the aspirations of Amendment 91 to the NCP - City and Gateway Urban Design Provisions.

1.2 Noting the extent of redevelopment occurring within the 'Node', the Panel considers that a coordinated vision for the 'Node' should be developed which reinforces the aspirations for a signature gateway to the city in built form and landscape. As such, the Panel recommends the proponent team engage with the other land holders associated with the 'Node' to develop a robust and coherent public domain proposition. The Panel observes that a comprehensive joint strategy for the 'Node' could serve to enhance social and commercial/retail vibrancy, to the collective benefit of resident, the broader community and site owners. Furthermore, the proponent team is encouraged by the Panel to explore opportunities to create identity for the development and a hero moment, to be experienced by all users

including vehicles, public transport, cyclists and pedestrians. This may include consideration of seasonality, the Canberra legacy and local indigenous concepts. Slip lanes cutting into this gateway square should be reviewed and ideally removed to allow for maximum square extents and 'edges'.

2.0 Landscape

2.1 The proponent is commended by the Panel for the thorough urban design analysis and ambition for a high quality ground plane expressed in the presented ground plane landscape strategy. The Panel supports in principle the compression and release gestures and provision of significant 'greened' experiences along pathways. However, the quality and amenity of some landscape spaces are questioned by the Panel including the limited solar access, potential for wind tunnelling, adequacy of space for green areas and provision of usable and appropriately scaled spaces to support the residents of the development. While supportive of the proponent team's intent to provide a variety of landscaped environments and experiences within the site, the Panel recommends the proponent team further develops the landscaping proposition to ensure that it includes viable deep root planting zones and responds appropriately to the Canberra climate (e.g. areas should have winter solar access).

2.2 Acknowledging the location of the proposal on the 'Node', the Panel considers that the landscape response to the landscape plaza (i.e. the 'Plaza') requires a greater level of design intent to achieve the activated urban plaza anticipated for this prominent site. Noting potential future changes to movement corridors approaching the city centre (i.e. reduced carriage way, removal of slip lanes, etc), the Panel considers the current landscape proposal, which provides trees plantings following the curve of the slip lane, to diminish the geometry and legibility of the 'Plaza' from Northbourne Avenue. The Panel therefore encourages the proponent team to consider exemplar projects and strategies for expression of this non-traditional 'town square' such as that of prominent landscape designer Michel Desvigne. When developing the landscape proposal, the Panel also encourages the proponent team to create a vision for the 'Node' which reinforces the Plaza both in landscape and built form and acknowledges the site as a gateway to the city and the development. As recommended previously this may include coordination with other land holders, consideration of seasonality, the Canberra legacy and local indigenous concepts.

3.0 Sustainability

3.1 The Panel notes that a detailed discussion of sustainability measures was not undertaken during the design review session and as such the Panel is unable to provide substantive commentary at this stage. The Panel encourages the proponent to prepare and present an integrated sustainable design strategy at the next design review session. This should include consideration of shading strategies to reduce the impacts of western exposure.

4.0 Density and connectivity

4.1 The Panel supports in principle the ground plane pedestrian strategy including the network of pedestrian pathways proposed though the site which provides connection for residents and the public between Northbourne Avenue amenities such as the 'Plaza', light rail and bus stops, and the greater suburb of Braddon. The Panel considers the activated diagonal connection from Lowanna Street to the 'Plaza' and the existing light rail stop to be a positive element of the proposal. Acknowledging the proponent team's intent to provide a variety of environments and experiences within the site, the Panel recommends the exploration of opportunities to align pathways with existing movement networks (i.e. Lowanna Street) and achieve winter solar access to destination and pause spaces along the internal pathways. This may include consideration to activate ground floors of building, align the east west laneway with Lowanna Street and redistribution of building bulk and scale away from the building planning envelope to provide greater amenity to pathways and landscaping zones.

5.0 Built form and scale

5.1 Acknowledging the focus on ground floor planning in the presentation, the Panel considers the integration of the ground plane with the building form over should be addressed by the design team to ensure the development responds appropriately to the formality of Northbourne Avenue as well as providing suitable human scale experience at street level. The Panel encourages the proponent team to consider opportunities to articulate a base scale in conjunction with receding or articulated upper forms and looks forward to discussion of this at the next design review session.

5.2 The current site strategy for building form is considered by the Panel to be guided primarily by the allowable building height controls without sufficient consideration for provision of adequate site amenity, site boundary interfaces or the Northbourne Avenue hierarchy. Noting the early phase of the design development, the proponent team is encouraged by the Panel to explore opportunities for an alternative height and massing distribution to provide solar access to central courtyards, pedestrian pathways, buildings within the development and adjoining sites to closely align with the aspirations for these spaces. Furthermore, the Panel recommends the proponent team considers redistribution of built form and mass of the southern building to better respond to the hierarchy of Northbourne Avenue. The Panel therefore requests the proponent team present building form options at the next design review session.

6.0 Functionality and build quality

6.1 The integration of design and construction allowances to enable future adaptability of the proposed development is supported by the Panel, including the proposed podium carparking with floor plate size and floor-to-floor dimensions which are able to accommodate construction requirements for future residential or commercial use. The Panel however considers that further development of the initial offering is required to include appropriate sleeving of the podium carparking with active uses to ensure animation of the built form and adequate passive

surveillance of the proposed pedestrian pathways and street frontages. The Panel requests that the proponent presents design options which demonstrate how the proposed development will provide suitable activation, use and surveillance of internal landscape zones, pedestrian pathways and adjacent streets at the next design review session.

- 6.2 While acknowledging the early design phase of the proposal as presented, the Panel considers that car parking provisions, allocation and access are unclear in the current proposal. The Panel requests that a car parking strategy be prepared and presented at the next design review session nominating residential, commercial, and public car parking locations, vehicle movement patterns and car parking provision. This should consider the developments proximity to public transport and the city centre. Furthermore, the Panel recommends that the proponent team engages with Transport Canberra and City Services (TCCS) before further development of the proposal is undertaken to assess the viability of the desired provisions.

7.0 Legibility and safety

- 7.1 The proponent's intent to provide legible, activated connections that are well integrated with the surrounding public movement network is commended by the Panel. Noting the majority of ground floor use of the current carpark (southern building / Building A) are service zones the Panel encourages the proponent team to consider how an alternate arrangement may enable a greater level of activation which appropriately integrates with the pedestrian movement network. Acknowledging the early design phase of the proposal, the Panel encourages the proponent team to continue to investigate opportunities for the proposal to ensure an appropriate level of ground floor occupation is achieved in all buildings so as to not preclude alternate uses in the future.

8.0 Diversity and amenity

- 8.1 The proposal for a mixed-use development on this significant site is supported in principle by the Panel. Noting the proposed development model for the proposal is Built-To-Rent (BTR), the Panel also acknowledges the flexibility provided by the BTR model to meet changing demand as well as providing an alternate offering for the housing market. As such, the Panel supports the inclusion of adaptable construction detailing (floor to floor heights, floor plate depth, etc), SoHo and Co-working spaces and encourages the proponent to retain these elements through design development of this proposition. The Panel encourages the proponent team to consider further opportunities to incorporate a diverse range of uses to increase the vibrancy and resilience of the proposal, such as engaging with a community housing provider which may assist in managing risk to the development by providing certainty around residential tenancy rates.
 - 8.2 The Panel notes that a detailed discussion of residential amenity was not undertaken during the design review session and as such the Panel is unable to provide substantive commentary at this stage. The Panel however requests that the proponent team considers how the target market may drive an appropriate apartment mix in conjunction with
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defining onsite amenity requirements. The Panel strongly encourages the proponent team to consider how an appropriate design strategy could achieve best practice outcomes for apartment amenity including solar access, daylighting and natural cross flow ventilation.

9.0 Visual appearance

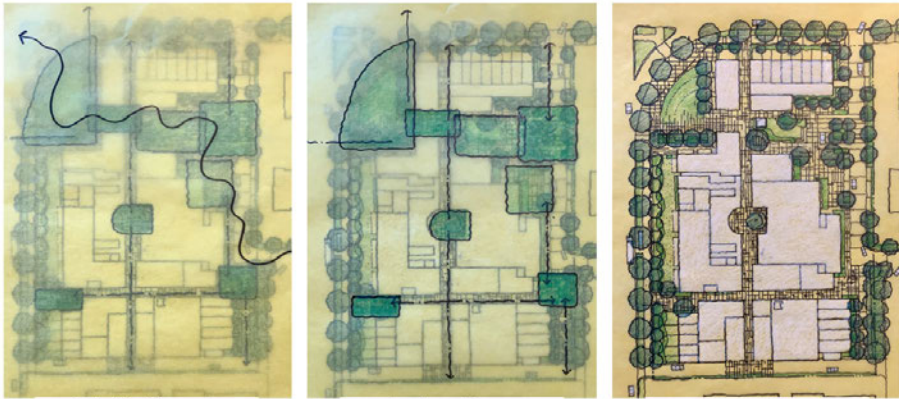
9.1 The Panel notes that a detailed discussion of architectural expression and visual appearance was not undertaken during the design review session and as such the Panel is unable to provide substantive commentary at this stage. Given the early design phase of the proposal, the Panel considers that development of the architectural expression will come as the proposal develops in response to the significance of the site and its inherent symbolism given its location on Northbourne Avenue as the gateway to the city. The proponent team is encouraged by the Panel to explore opportunities for the proposal as both an urban and landscape response. The Panel also requests that the proponent presents concept design options including articulation, expression, material and treatment benchmarking for the architectural, urban and landscape proposals at the next design review session.

Sample images
from presentation

The following images have been extracted by the NCDRP Secretariat from the proponent's presentation to the Panel during the session. The images have been selected as an indicative sample of the proposal at the time of design review. It is noted that the provided images may not be representative of the proposal as lodged for development assessment.



The Macarthur Node

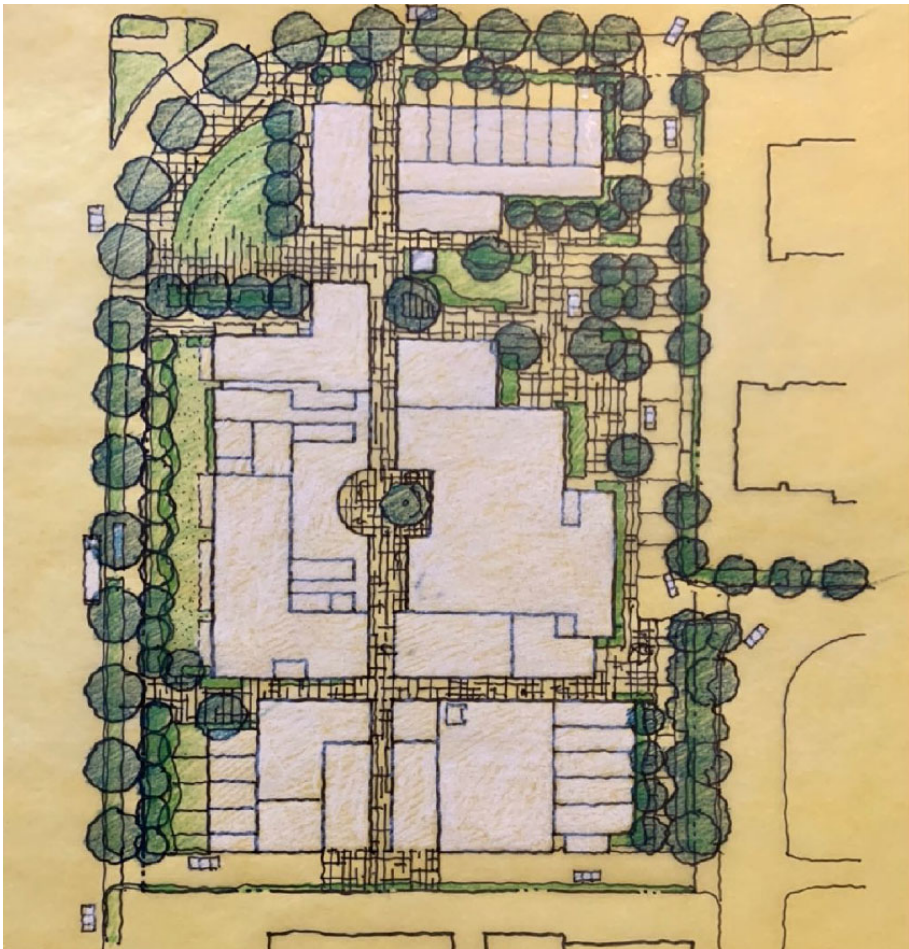


Pedestrian Movement

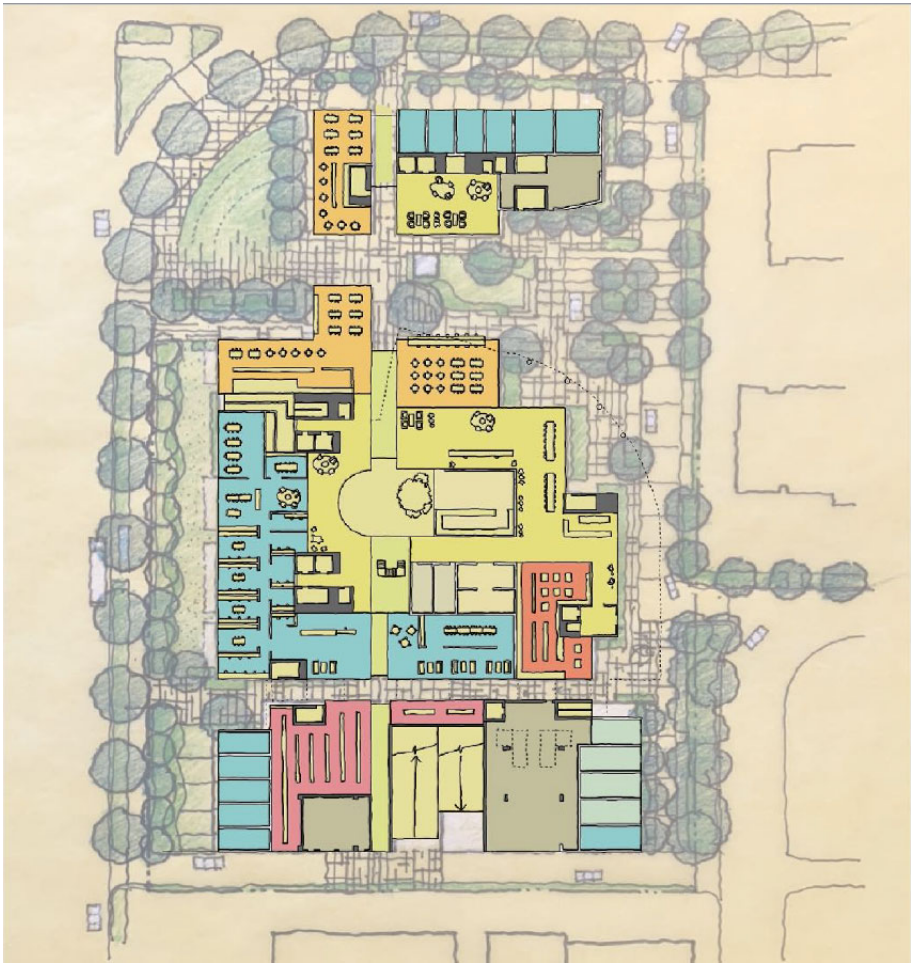
Landscape Rooms

Concept Plan

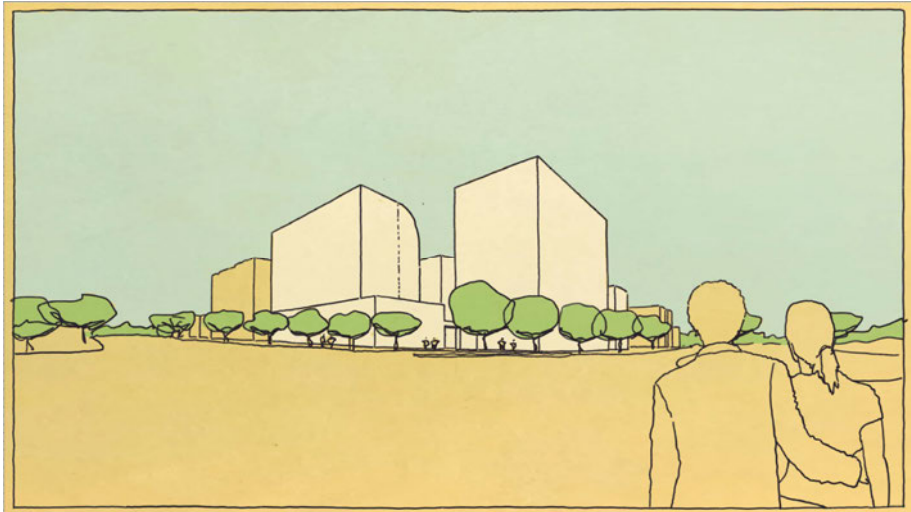
Proposed site organisation



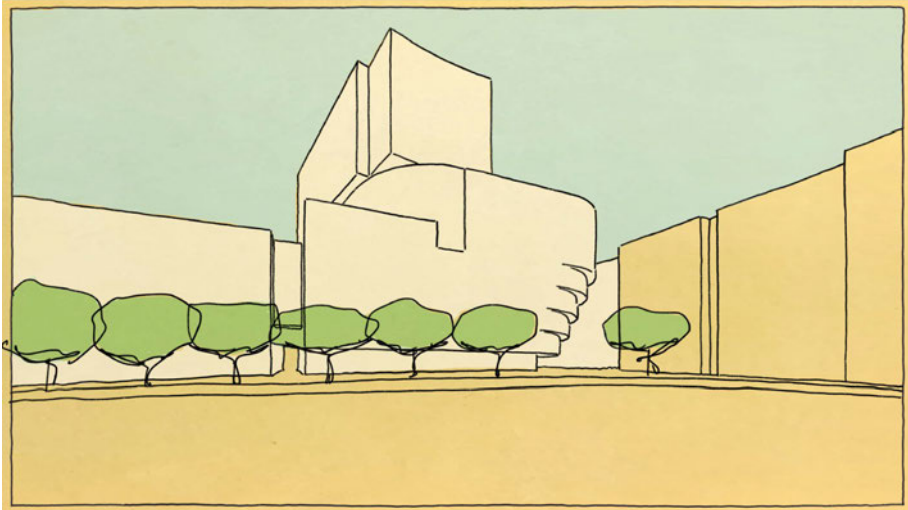
Site Plan / Landscape Plane



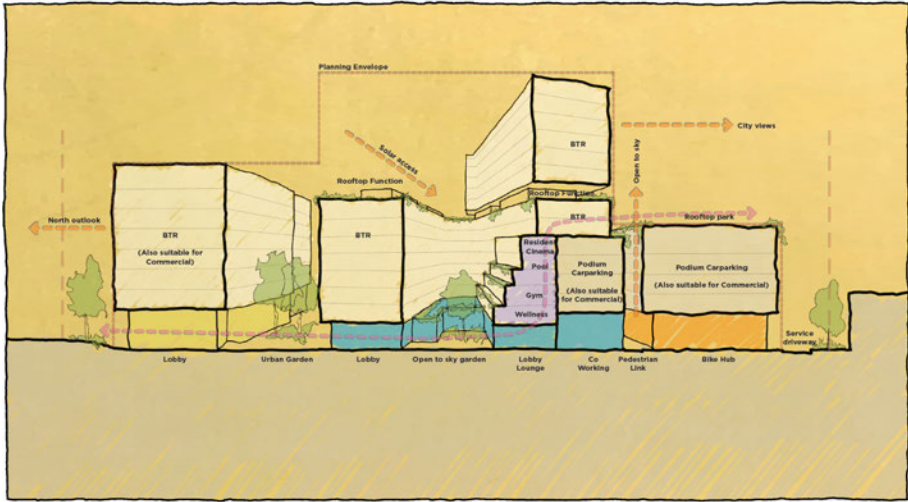
Ground floor planning and use



Concept Perspective – View of the Square (corner of Northbourne Avenue and Wakefield Avenue)



Concept Perspective – View from Lowanna Street



Section through Building A (south), B (centre) and C (north), looking east

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NATIONAL CAPITAL DESIGN REVIEW PANEL

THE PANEL'S ADVICE

Date issued: Thursday 26 August 2021

Project: 220 Northbourne

Review date: Wednesday 11 August 2021

Meeting location: Meeting held online via Microsoft Teams

Site visit: No site visit conducted due to COVID-19 restrictions

Panel members: Catherine Townsend, Chair and ACT Government Architect Andrew Smith, Co-Chair and Chief Planner and Deputy Chief Executive at the National Capital Authority

[REDACTED]

[REDACTED]

[REDACTED]

Proponent: Evri Group

Observers: Representatives from:
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City Renewal Authority (CRA)
National Capital Authority (NCA)
Transport Canberra and City Services (TCCS)

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MEETING SUMMARY AND RECOMMENDATION

Property address: 220 Northbourne Avenue Braddon (Block 7 Section 9 Braddon)

Proposal: The site is located at Block 7 Section 9 Braddon with an area of 10,663m² and is situated on the corner of Northbourne Avenue and Wakefield Avenue with a third street frontage to Lowanna Street. The site is zoned CZ5: Mixed Use under the Territory Plan (2008) and is subject to the MAAR: Main Avenues and Approach Routes overlay. As the site is located along the City and Gateway Corridor on Northbourne Avenue the National Capital Plan (NCP) Part 4.28 City and Gateway Corridor applies.

The site forms the south east corner of the Macarthur Node (the Node) which is located at the Northbourne/Macarthur/Wakefield Avenue intersection (as per the City and Gateway Urban Design Framework) and is subject to specific setback and height development controls. Other sites associated with the 'Node' include the existing ABC Building (north east), Macarthur (north west) and the Mantra Hotel and mixed-use residential development (south west). Adjoining the southern boundary of the site is Open Systems House (formally Churchill House) with a zoning of CZ5, while Valonia, a predominantly 9 storey multi-unit residential building, is located adjoining the eastern boundary of the site. Redevelopment of existing single dwelling residences (2 storey) located on Lowanna Street is in its infancy noting RZ4 – Medium Density Residential Zone develop controls allows up to three storey development. An existing light rail stop is located on Northbourne Avenue to the west of the site which is accessible from the traffic lights at Wakefield Avenue.

The proposal consists of three buildings ranging from 25 metres (Building A/southern building), 32 metres (Building C/northern building), up to RL 617 (Building B/central building). Subsequent iterations of the scheme connect Buildings A and B. The Build-To-Rent (BTR) proposal includes retail (food and beverage), small office/home office (SOHO), co-working office space and amenities at the ground floor level. In the order of 500 residential apartments are proposed to the upper levels of the Building B and C as well as additional residential amenities within Building B. Two levels of basement car parking is proposed in addition to five levels of podium car parking to Building A and part of Building B. Vehicular access is proposed between Wakefield Avenue and Lowanna Street including a drop off zone within a shared way with an additional service driveway also proposed to link Lowanna Street to Northbourne Avenue providing vehicle access for onsite carparking waste and services.

Proponents' representative address to the Panel:

The representative from Oculus, Bob Earl, commenced the presentation by discussing a series of concept drawings that illustrated how the design team has considered a holistic proposition for the landscape and urban design outcome of the Node. He explained that the proposition aims to define the square using layered vegetation to offer a sense of scale that is legible and harmonious between the four corners of the Node. He continued to discuss the landscape outcomes for the ground plane of the overall proposal and illustrated six key spaces. The spaces were explained to respond to the scale

and urban conditions around the site and features deep soil zones and the retention of existing trees.

Jaqueline Bartholomeus of Fender Katsalidis Architects (FKA) continued the presentation and discussed the development of the site response and program. She highlighted that the proposed buildings have been arranged around the connectivity of the site and highlighted the desired connection from Lowanna Street to the Node. She explained that the proposal seeks to ensure that mid-block connections are legible and safe for pedestrians.

The proponent identified the service lane along the southern boundary in response to solar access limitations and that this frontage is the least prominent. Waste truck, basement and podium carparking access was explained to be provided via the service lane. An internal roadway is proposed along the eastern boundary of the site described to be the main vehicle drop-off area. The scheme proposes two vehicle crossovers on Lowanna Street, one on Wakefield Avenue and one on Northbourne Avenue. The basement footprint continues to be developed by the proponent, as the area underneath the proposed Building C was explained to have been extended to provide larger provisions for services, however Geotech challenges have resulted in the basement being predominantly to the south of the site. The proponent also noted that the basement configuration is likely to change to accommodate increased area for deep soil planting zones.

The main arrival area was identified by the proponent to be located between proposed Buildings B and C, explained to offer good visibility and clear wayfinding upon arrival to the precinct. The ground floor was explained to include coworking spaces (both formal and informal); coworking lounge area; food and beverage offerings (collocated towards the light rail); enoteca; bike hub (collocated with the service lane); build-to-rent management; and lobbies. The proponent relayed the importance of the scheme providing significant amenity for the residents but that it is also open to other users of the building. Coworking and wellness offerings are also included throughout upper levels of the proposal.

The proponent then presented the proposed floor plans by level and discussed the range of apartment types and the program including gym, function rooms, pool, steam room, sauna, rooftop dog park, landscaped rooftop terrace, cinema and games room. Notably, Building B arranges apartments around a central atrium space as the proponent explained that this configuration offers cross ventilation to the units. The proponent noted that offering diverse uses supports the proposed build-to-rent offering by catering to a range of family types.

David Robinson of FKA then discussed the proposal's key sustainability principles. He explained that the team is currently undertaking a review of the apartment floor plan configurations against solar access, cross ventilation and internal comfort outcomes. He also added that Integral (represented at the meeting by [REDACTED]) have been engaged as the sustainability consultants for the proposal, highlighting that the team is considering inter alia: social, health and wellbeing, connection to nature

and landscape, habitat and biodiversity, artwork and culture, energy sharing and supply as sustainability measures. Additionally, the proponent discussed the building fabric and considers that the quality of the façade design can enhance the future living environments. Particularly noted was the development of external shading elements that are designed for disassembly and the sealing of window units were also noted to be a consideration for air quality under potential bushfire conditions. The proponent added that they consider that the proposed sustainability measures for this proposal could have a significant impact on decarbonisation.

David Sutherland of FKA closed the presentation with a discussion on the contextual response and the developing architectural expression of the built form. He discussed that the building elevations respond to their contextual interface and particularly noted the symbolic role of Northbourne Avenue within the National Capital Plan and the historic Griffin Plan. Also noted was the adjacent Churchill House by Robin Boyd and potential for the superimposition of artwork on the corresponding interface of this proposal. David presented a triparted arrangement that adopts differentiated expressions for the 'base, middle and top' of the buildings that interplays with concepts of light, solid and void.

Recommendation: Based on the documentation provided prior to the design review session and the proponents presentation, the following comments and recommendations are provided:

The Panel appreciates the willingness with which the proponent team has engaged with the design review process and continues to develop the proposition in response to the previous sessions' Panel's Advice. As the proposal moves forward, the Panel encourages the proponent to develop a clear urban design proposition for the proposal. The Panel recommends that continued consideration of master planning and precinct principles should underpin the proposal and facilitate clarity as it progresses. The Panel is therefore interested to further understand what is the offering of the proposition and how it fits in to the broader city, for example what is the public offering and what is reserved for the residents.

The Panel considers that a build-to-rent proposition presents clear opportunities for this key site along Northbourne Avenue, however highlights that the architectural response, massing, urban connectivity and placemaking outcomes require further consideration. The Panel suggests that the proponent develops the clarity of the proposition and recommends the rationalisation of schematic elements to provide more generous site open space and circulation route opportunities. The Panel also recommends that the proponent continues to develop the proposition to embed it successfully in its the prominent location on the main approach route to the city centre, whilst ensuring that a high amenity residential and urban environment is created for its future residents and day-to-day users. The Panel also encourages the proponent to ensure that the building

demonstrates good-neighbour qualities to existing development that it interfaces.

The residential amenity outcomes remain a key concern as the Panel seeks demonstration of appropriate (ie. code compliant) solar access and natural cross ventilation outcomes. Therefore, the Panel considers that the directions around residential amenity provide an important benchmark for the quality of living environments and encourages the proponent to thoroughly evaluate the proposal against the appropriate planning framework requirements as the design develops. The Panel also encourages the proponent to continue to engage with relevant entities to provide assurance that the aspirations of the scheme can be achieved (e.g. TCCS regarding proposed verge crossings, potential changes to the Node/intersection and the NCA's NPC Part 4.28 City and Gateway Corridor provisions). Noting that the proposition includes in the order of 500 proposed apartments, the proponent is recommended to consider the balance of shared outdoor space for residents.

The Panel looks forward to the seeing further design development in response to the Key Issues and Recommendations at the next design review session.

Key Issues and Recommendations:

The *Key Issues and Recommendations* provide detail advice to the proponent, consistent with the above recommendation. To achieve the best possible design outcome for the proposal, the proponent is encouraged to consider the following issues through the next stages of the design development:

1.0 Context and character

- 1.1 The Panel seeks clarification regarding how the proposition fits with and contributes to its surrounding urban context. The Panel queries the rationale for the proposed uses, particularly around the amount of wellness programs included and who the intended user groups are for the pool and theatre. The Panel recommends that the proponent develops a place proposition that clearly describes what the proposal is and how it fits with its context at both a city and a neighbourhood scale. The Panel encourages the rationalisation of uses to assist in developing the clarity of the proposition.
 - 1.2 In addition to item 1.1, the Panel recommends that a master planning exercise be considered by the proponent and that a clear site structure with precinct principles is developed that can underpin development of the design as it progresses. The Panel also recommends that the master planning exercise should consider all advice items that are provided in this document that results in a clear site strategy for the design proposition.
 - 1.3 Within the master planning process, the Panel encourages the proponent to seek opportunities for designing and connecting with 'Country' and acknowledgement of 'First Nations' heritage values where appropriate. The Panel also suggests that the proponent could
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engage with social enterprise groups that may be interested in utilising the workspaces/work-live units to start to inform the identity of the proposal. The Panel also suggests that there is opportunity to represent Canberra's rich, wide ranging community within the build-to-rent model.

2.0 Landscape

- 2.1 The Panel appreciates the richness of the landscape proposition at the ground plane and commends the proponent for the provision of deep soil planting zones included in the scheme. The Panel suggests that the landscape proposition should develop further, in line with the development of the master plan for the proposal to ensure a cohesive and highly legible outcome is achieved.

3.0 Sustainability

- 3.1 The Panel commends the proponent for the sustainability initiatives that are proposed (e.g. biodiversity inclusion, energy supply etc). To ensure that the sustainability proposition is delivered as envisaged and without compromise the Panel recommends that the proponent maintains these initiatives as a high priority for the project at this early stage and through to implementation.
- 3.2 The Panel notes that the NatHERS Energy Rating has been considered by the proponent, however suggests that Green Star and WELS ratings systems (or equivalent) are consistent with industry standards for precinct scale developments as these ratings systems can capture sustainability outcomes more holistically. The Panel therefore encourages the proponent to adopt a sustainability ratings system/s that meet industry benchmarks, suitable for precinct-scale development.
- 3.3 The proponent is commended for the inclusion of deep soil planting zones for this proposal. The Panel notes the opportunity as presented to provide greening infrastructure at upper levels (i.e. planters on terraces or balconies) and is interested in strategies that use landscape to respond to the effects of climate change and the urban heat island effect. The Panel therefore encourages the proponent to demonstrate strategies that optimise tree canopy coverage across the site and additional landscaping in response to climate resilience strategies (i.e. provide shade in summer, reduce glare) that it is also responsive to Canberra's climatic range.
- 3.4 The extensive use of continuous curtain wall glazing to the proposed facades is of concern to the Panel. The Panel does not support outcomes that will reflect high amounts of glare and potentially exacerbate urban heat island impacts within the locality and instead encourages the proponent to consider passive design solutions (i.e. integrated design solutions for external shading) in response to the urban heat island effect and reduced reliance on mechanical appliances for heating and cooling.
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4.0 Density and connectivity

- 4.1 The Panel is concerned that the connectivity routes through the site do not sufficiently integrate with the existing urban structure or respond to Canberra's context and climate. The Panel suggests that the proponent reconsiders how these spaces can best contribute to the outcomes of the proposal and highlights the following items:
- 4.1.1 The Panel highlights the primacy of Northbourne Avenue and observes direct connectivity opportunities between the Node and the 'Northbourne Ave after Macarthur' bus stop through to Lowanna Street. The current arrangement is noted by the Panel to adopt a finer-grain, laneway solution to site circulation. However, the Panel recommends that the proponent revisits this strategy and provides clear, legible and direct movement through the site that integrates with the urban context. The Panel recommends that thru-site links are considered as a secondary tier of urban structure to provide generous, safe, and accessible connectivity for pedestrians and active travel users.
- 4.1.2 The Panel is concerned that the finer-grain laneway arrangement proposed does not respond to the character or climate of Canberra. As the proponent revisits the site circulation strategy, the Panel encourages the proponent to open circulation routes to daylight, reduce obstruction by overhanging buildings and to reconsider the extend of enclosure at the ground plane to provide opportunities for naturally ventilated spaces that have access to daylight, particularly throughout colder months.
- 4.1.3 Further resolution of the pedestrian environment regarding intuitive wayfinding is recommended by the Panel. The Panel queries how visitors and deliveries will easily locate residential entries and commercial tenancies. The Panel appreciates that a variety of experiences are offered by the landscape response at the ground plane, however encourages the proponent to focus on legibility and clarity at the ground plane to enhance intuitive wayfinding and addresses to each building for future users (i.e. residents, visitors, workers, food and beverage patrons, commercial clients).
- 4.1.4 The Panel considers that the introduction of a hierarchy to the site circulation will assist to promote legibility and recommends that the proponent increases ground plane permeability to promote better amenity and functionality outcomes.
- 4.1.5 As the ground plane is reconsidered, the Panel promotes the integration of Disability Discrimination Act (DDA) design and Crime Prevention Through Environmental Design (CPTED) principles, with a focus on amenity outcomes (i.e. access to
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daylight, wind/rain protection) along circulation routes for the use of future residents and visitors on a daily basis.

5.0 Built form and scale

5.1 The Panel is concerned that the building lengths are greater than that permitted by relevant planning framework and highlights several key instances where the proponent is encouraged to reconsider the distribution of massing and program across the proposal in response to amenity or interface concerns:

5.1.1 The Panel considers the opportunity for the proposal to provide better balance between built form and open space on the site. The Panel considers that the proposition is very dense with buildings that are strongly interconnected and therefore recommends that the proposal be 'teased apart' to provide greater provision for open space and provide relief to the density across the site.

5.1.2 At the ground plane, the Panel questions whether some co-working or commercial spaces can be relocated to the proposed Building A or along Northbourne Avenue. The Panel suggests that redistributing ground floor commercial space to upper levels will increase open space provisions and therefore encourages the proponent to investigate suitable options.

5.1.3 The Panel does not support the dominance of the 'pop-top' building form that flanks the southern edge of proposed Building B from levels 9 to 13. The Panel considers that the form impacts the existing Churchill House curtilage and that it is excessively prominent from the pedestrian scale along Lowanna Street. In addition to amenity issues (see item 8.2), the Panel observes an opportunity to relocate this mass to the opposite side of the embrace building, to Building C or otherwise redistributed across the site to address concerns regarding bulk and scale impacts.

5.1.4 The adjacent Churchill House is highlighted by the Panel to be an important building in Canberra. The Panel does not support excessive overshadowing or built form that is overpowering along its curtilage. The Panel encourages the proponent to investigate the formal relationship between this proposition and Churchill House. The Panel recommends that Churchill House should be maintained as the dominant feature and that the proposal demonstrates a positive relationship in this regard.

6.0 Functionality and build quality

6.1 Increased downdraft impacts from the proposal were queried by the Panel. Where outdoor spaces for respite are created at the ground plane and on roof terraces, the Panel seeks confirmation on the wind

impacts and comfort that these areas will be functional and available for use as intended.

7.0 Legibility and safety

- 7.1 The Panel observes the opportunity to reconsider the east-west pedestrian link and services laneway at the southern boundary. The Panel notes that Buildings A and B are now connected at upper levels, enclosing the east-west pedestrian link. The Panel also queries the passive surveillance strategy for the services laneway along the southern boundary as carpark is currently proposed at the upper levels. Noting that the southern laneway is also intended as an active travel, vehicular and services route, the Panel recommends that the proponent explores alternative configurations of the proposal along the southern boundary to provide safe travel through the site with passive surveillance and manages conflicts in use.
- 7.2 The Panel noted that a number of internal corridors serviced significant numbers of units. The Panel is concerned that this will diminish the sense of place identity for residents of these units and encourages revision of this design element to ensure positive outcomes are achieved for residents.

8.0 Diversity and amenity

- 8.1 The Panel is concerned that the proposed area between the Node and the arrivals space, intended to be the primary outdoor space is under-scaled and significantly overshadowed throughout the day. The Panel also highlights that this area is located diagonally along a main thru-site link and recommends that the proponent reconsiders the required functionality of this space for the 1,000 future residents of the proposal. The Panel recommends that the proponent provides a dedicated primary outdoor space, that is capable of holding community gatherings or small events and promotes generosity and solar access to achieve a high amenity outcome.
- 8.2 The solar access across to apartments within the proposed 'pop-top' element (above the southern edge of Building B) appears limited to the Panel due to the common corridor and unit layout. The Panel continues to encourage the proponent to reconsider the inclusion of this element as the design proposition develops, noting it is likely to have adverse amenity impacts for units and will have overshadowing, bulk and scale implications to the south (also see 5.1.2).
- 8.3 The Panel is not convinced that the proposed one bedroom unit layouts have been sufficiently resolved. The Panel appreciates that the entrance to the proposed units through a bedroom has potential to achieve acceptable functionality and amenity, however does not support a diagonal path of travel through the bedroom to access the living spaces. The Panel recommends that the proponent reconsiders the layout of these apartments and looks forward to further
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resolution of this unit type and also supports screening to bedrooms in this arrangement.

- 8.4 The Panel recommends that the proponent engages with the relevant planning frameworks to ensure that aspiration of the scheme can be achieved. The Panel considers that the directions around residential amenity provide an important benchmark for the quality of living environments and encourages the proponent to thoroughly evaluate the proposal against such requirements as the design develops.

9.0 Community and public domain

- 9.1 The Panel suggests that proposed courtyard space in the centre of Building B (referred to in the presentation as the 'gooey centre') has the opportunity to offer a companion space to the more civic space to the north at the Node. The Panel recommends that the proponent consider a community emphasis in programming and design of this space and encourages the proponent to explore options for the courtyard to provide a functional, high amenity space for residents. The Panel also suggests that this space needs to be larger in dimension and provide a more generous opening to the sky when it reaches the ground plane to ensure the space remains comfortable/habitable in Canberra's colder months.

10.0 Visual appearance

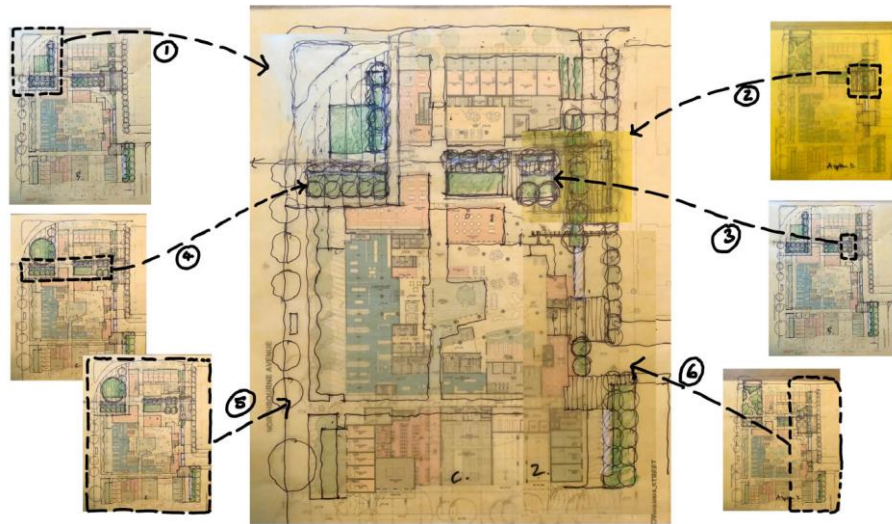
- 10.1 The Panel notes that a detailed discussion of architectural expression was not undertaken during the session and as such the Panel is unable to provide substantive commentary at this stage. At this early stage however, the Panel encourages the proponent to consider a more delicate and recessive expression for the upper levels of the buildings to reduce the dominance of the building along Northbourne Avenue, and does not support fully glazed facades as noted under 3.4. The Panel also suggests that a break the façade along its length could assist to breakdown scale along this frontage. The Panel looks forward to further details of the proposed architectural expression and materiality and requests that these be provided at the next design review session.

Sample images
from presentation:

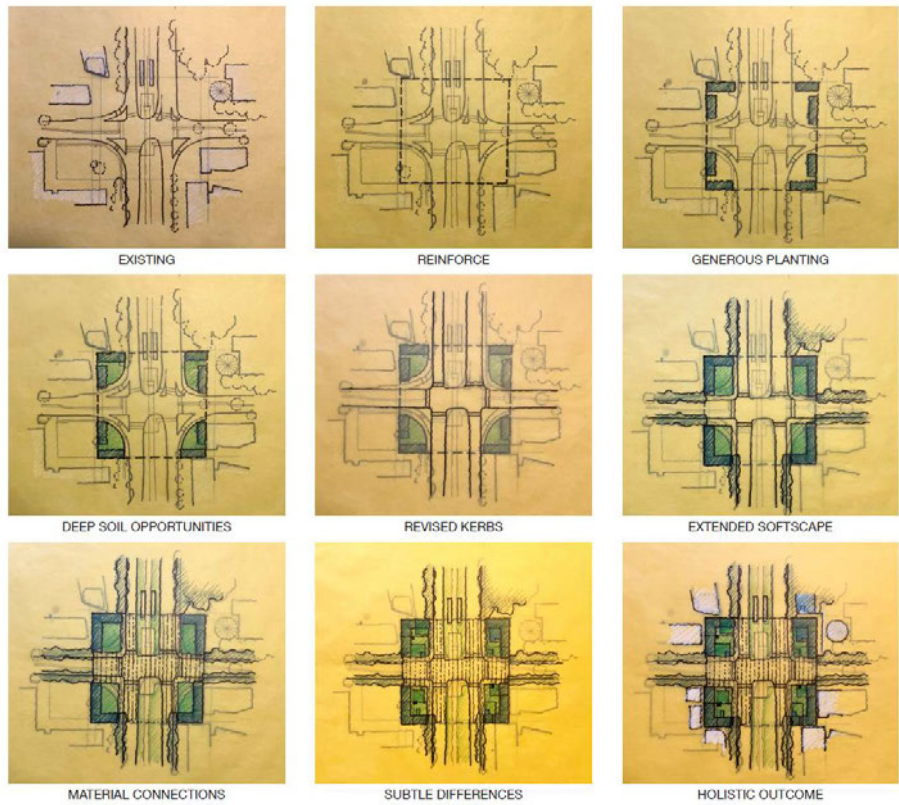
The following images have been extracted by the NCDRP Secretariat from the proponent's presentation to the Panel during the session. The images have been selected as an indicative sample of the proposal at the time of design review. It is noted that the provided images may not be representative of the proposal as lodged for development assessment.



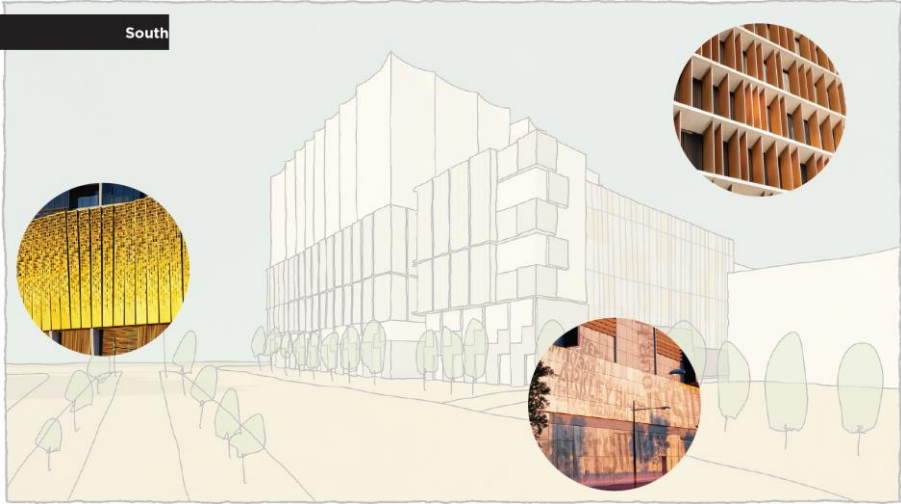
Ground Floor/Site Plan



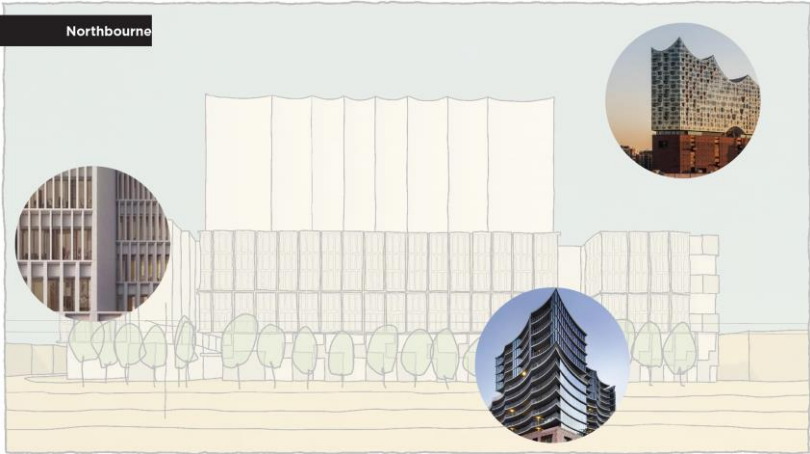
Landscape Plan



Landscape Strategy for 'the Node'



Perspective from the south looking up Northbourne Avenue



Elevation Northbourne Avenue

