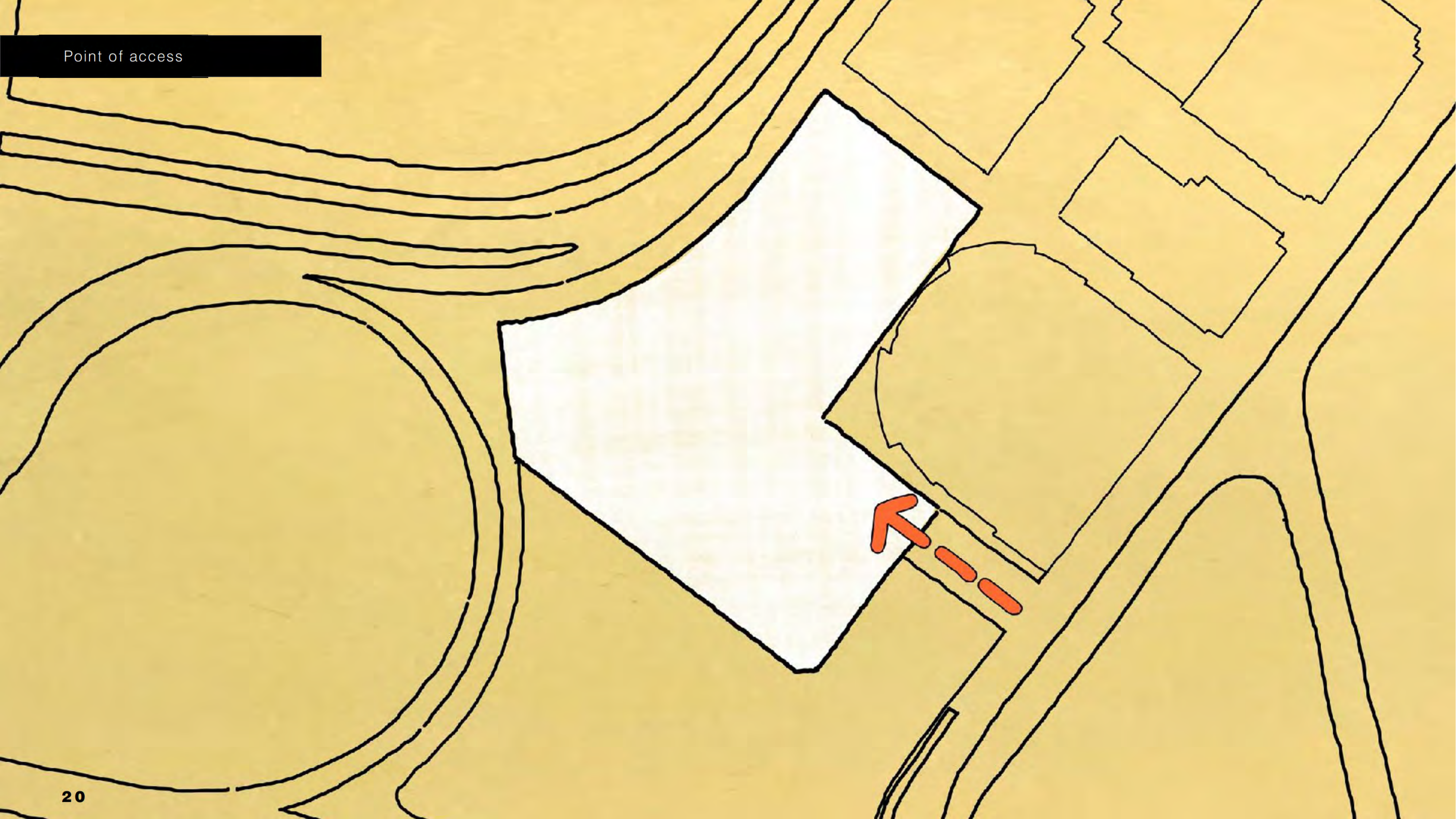
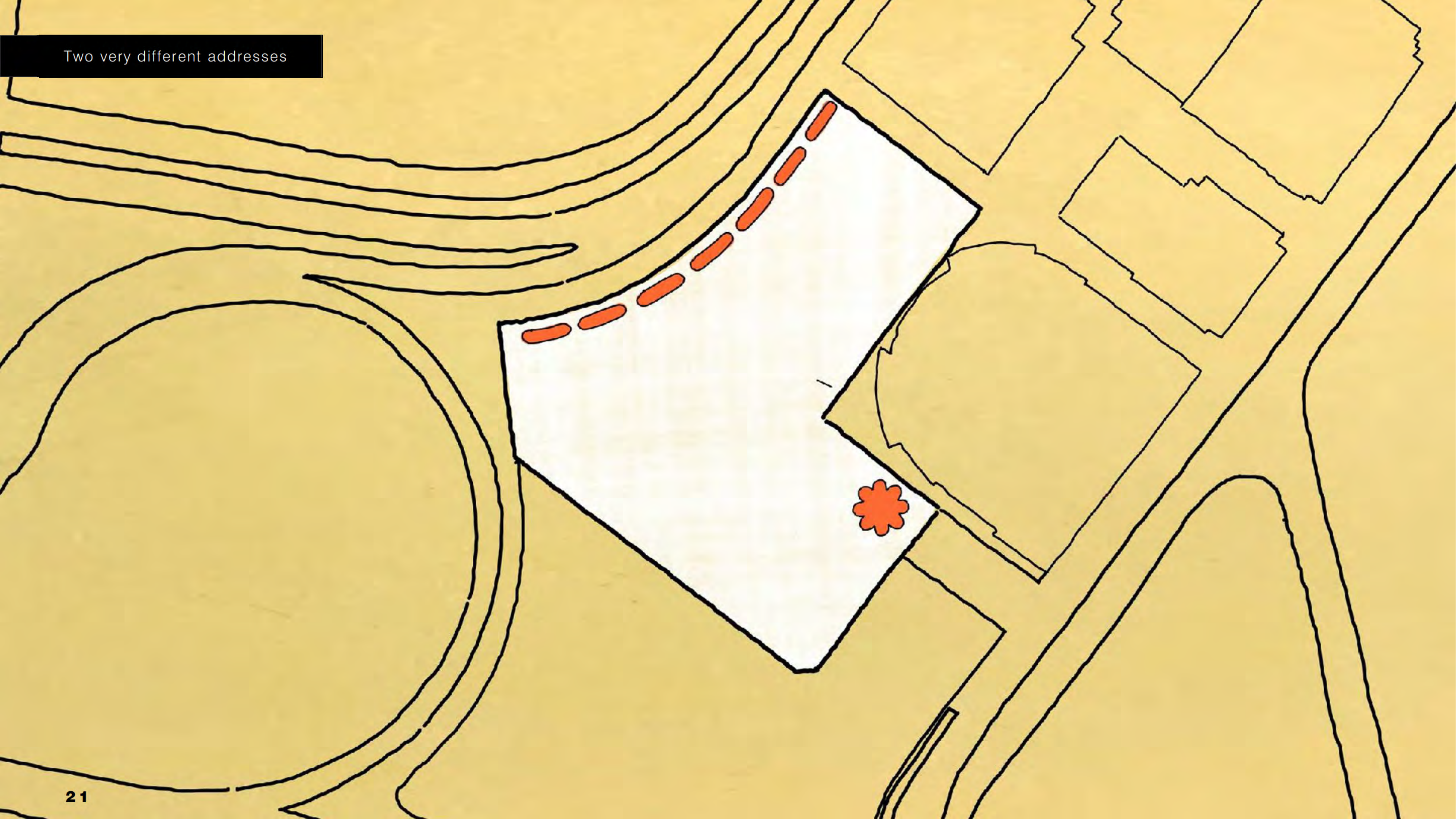
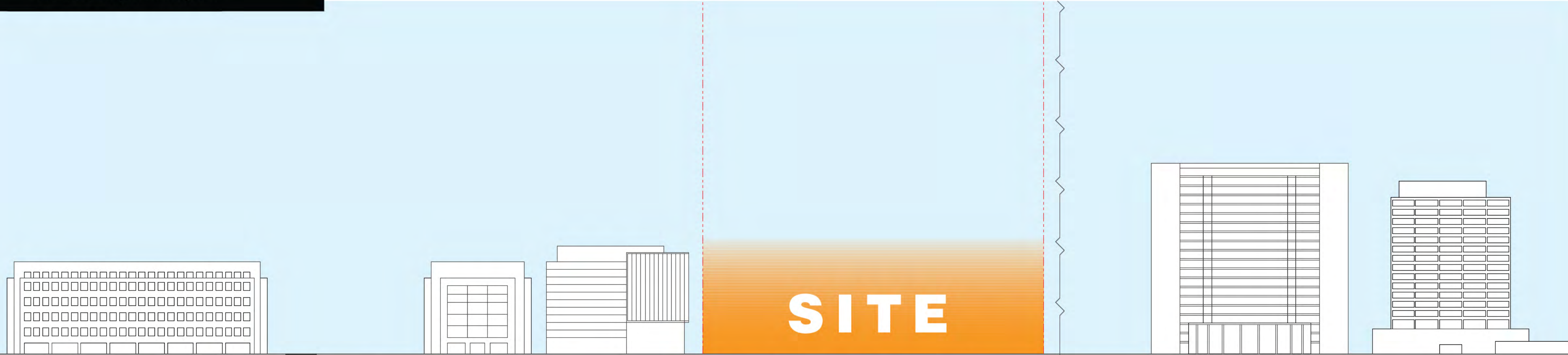


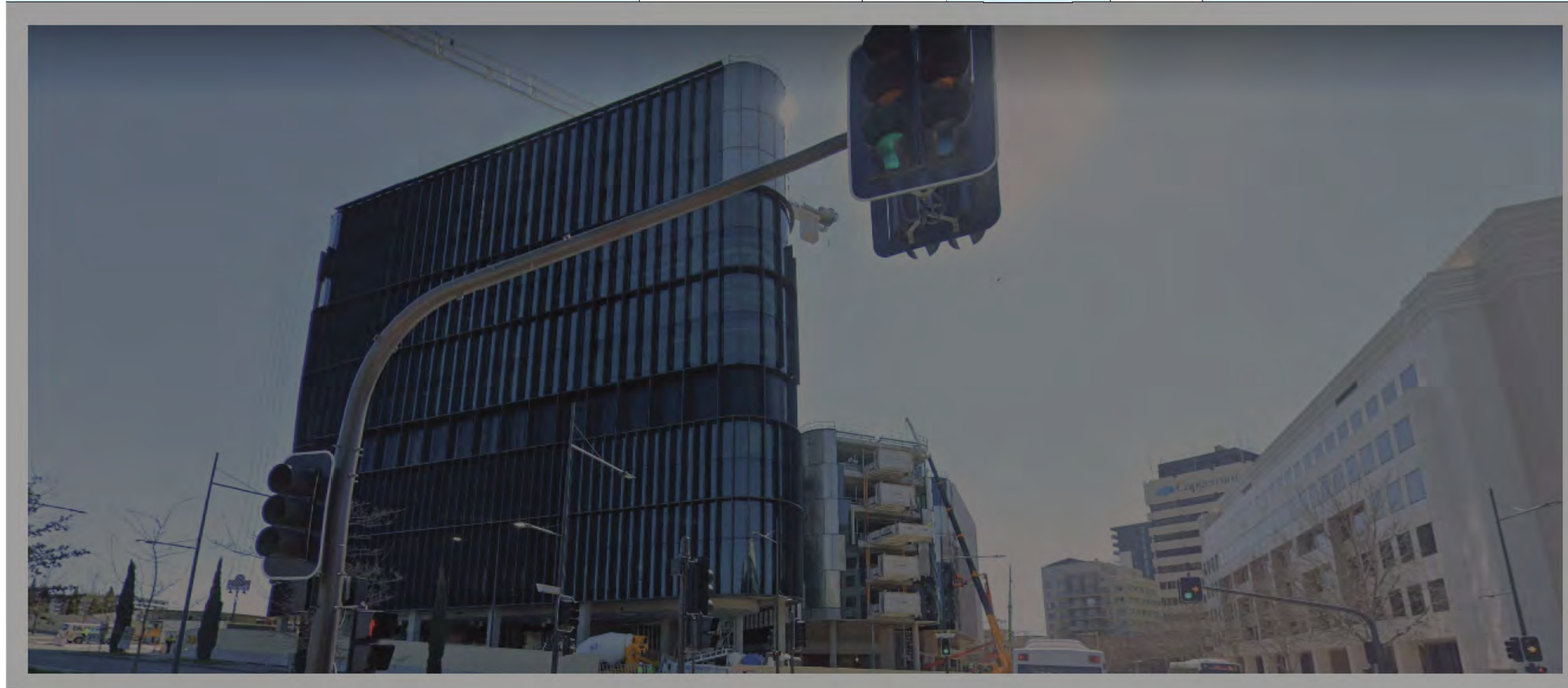
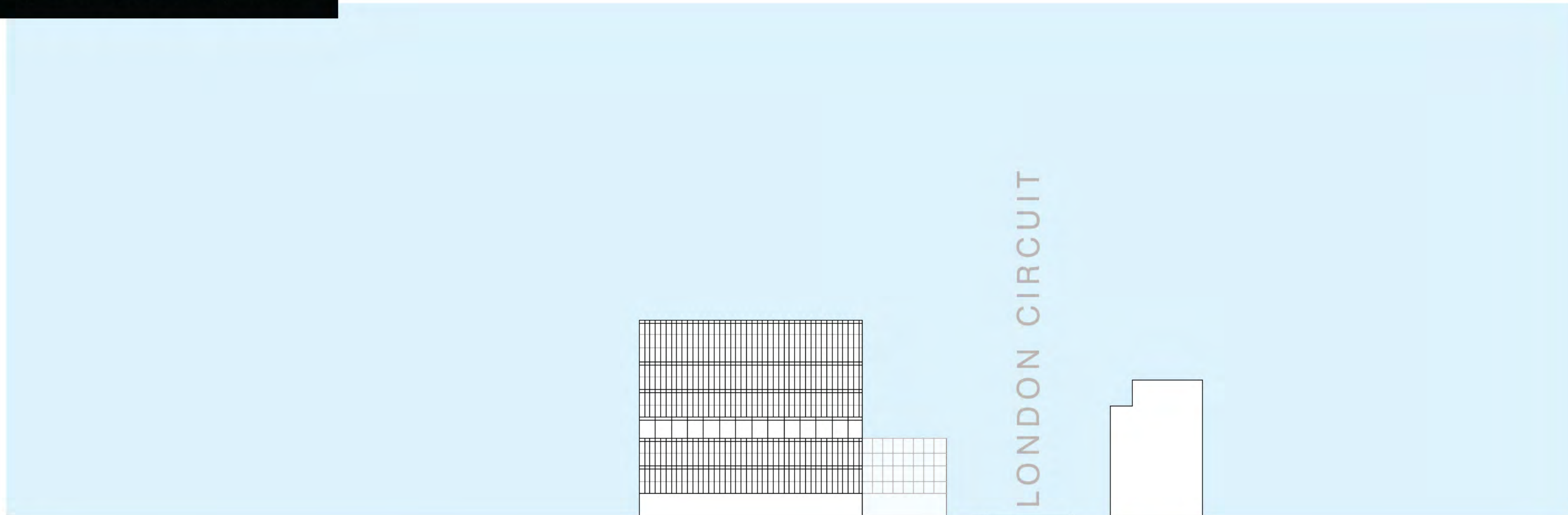
Point of access



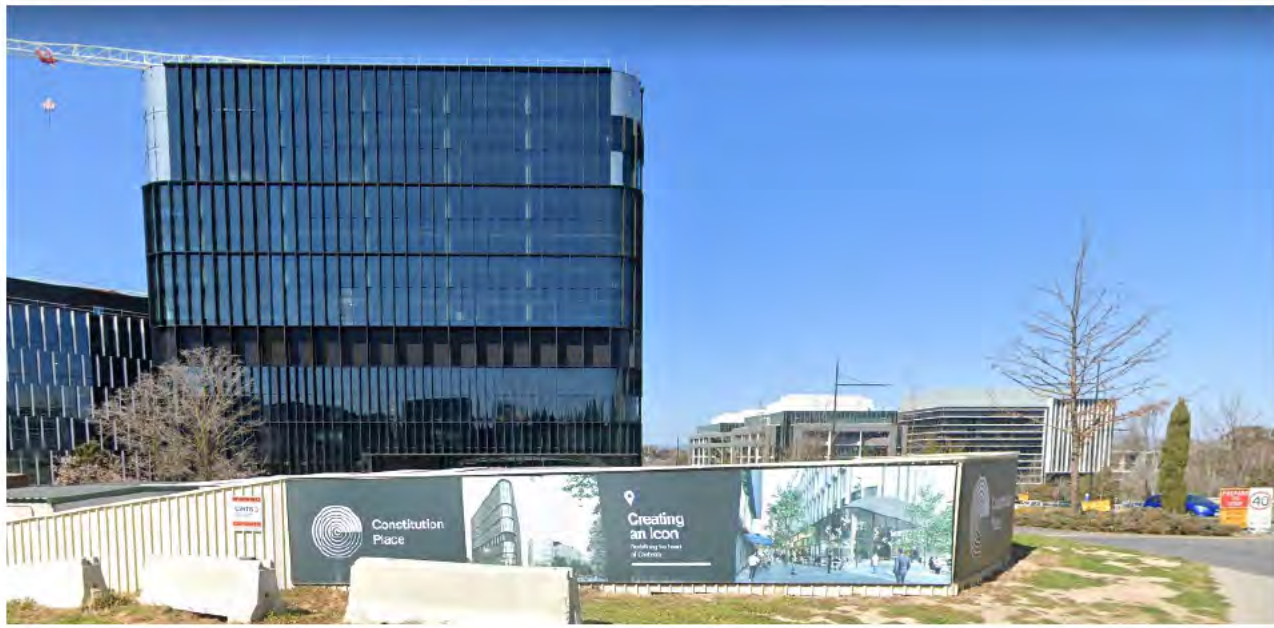
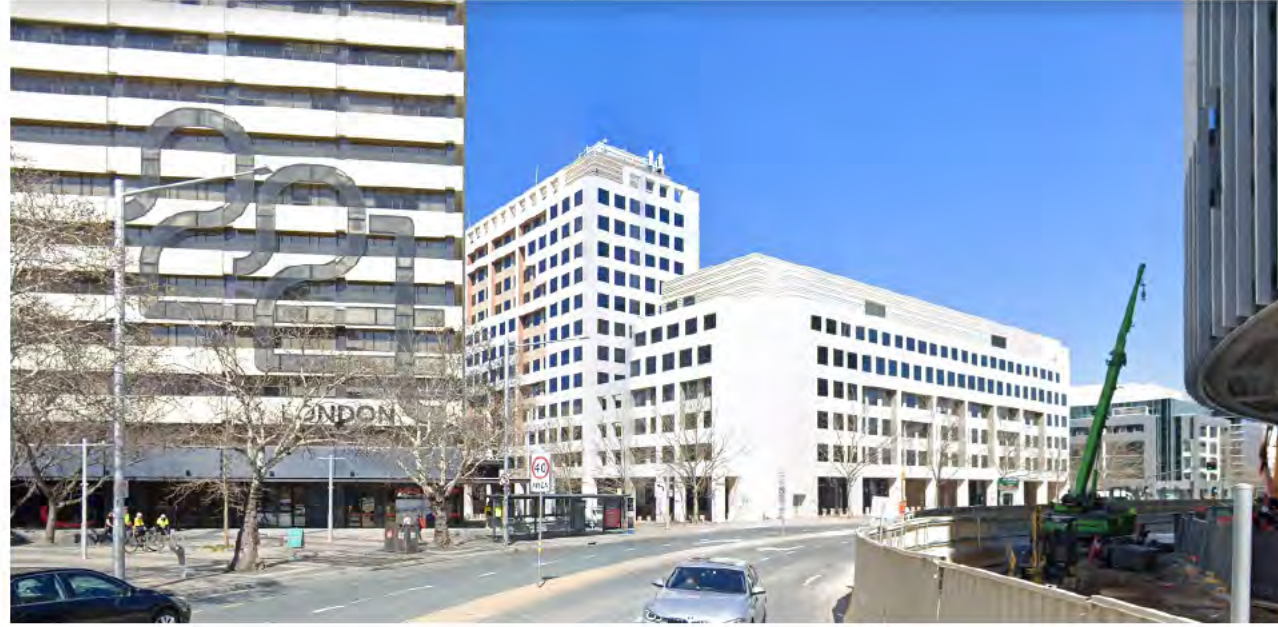
Two very different addresses







London Circuit materiality and facade expression





National Library of Australia



High Court Australia



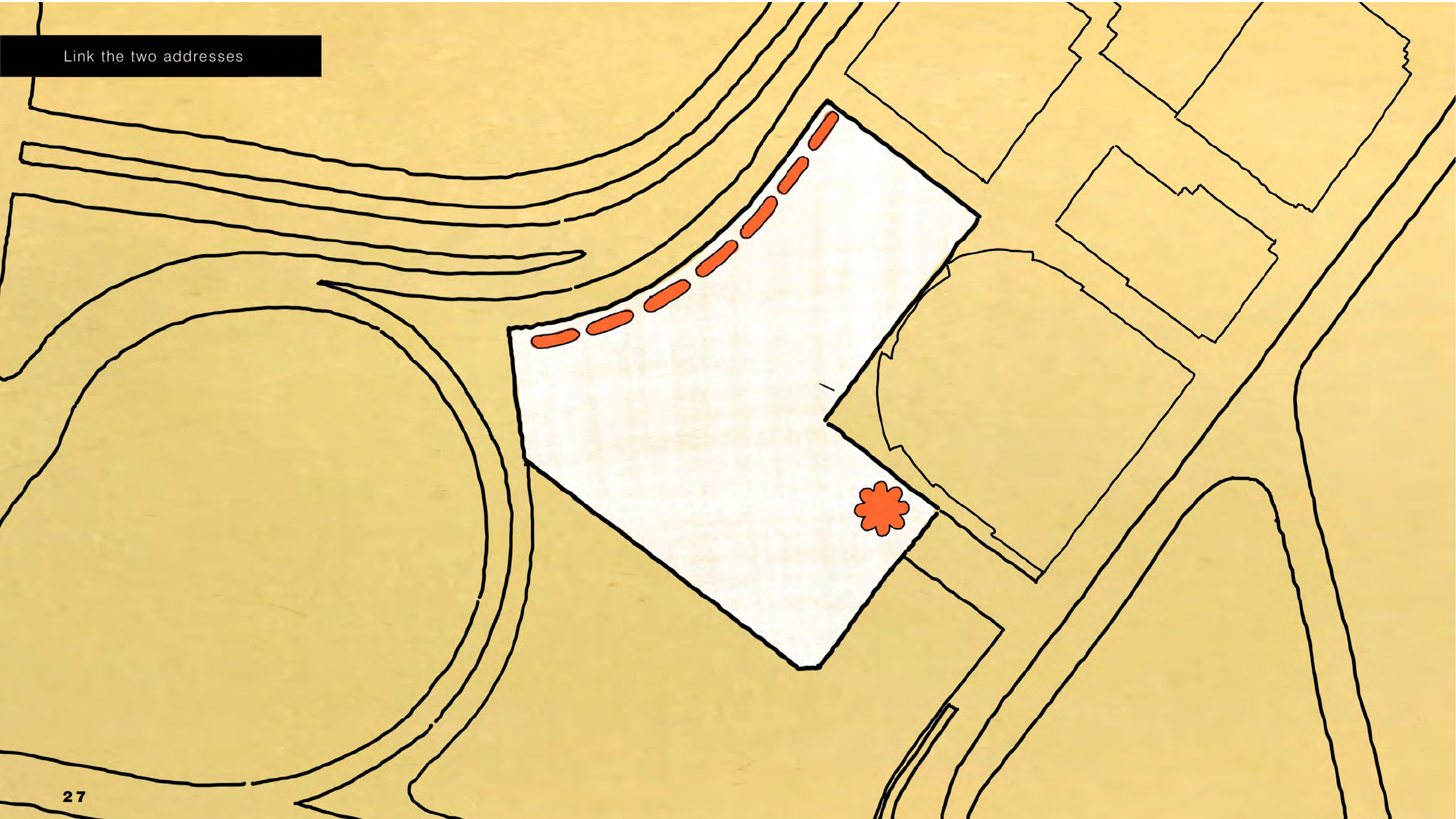
National Gallery of Australia



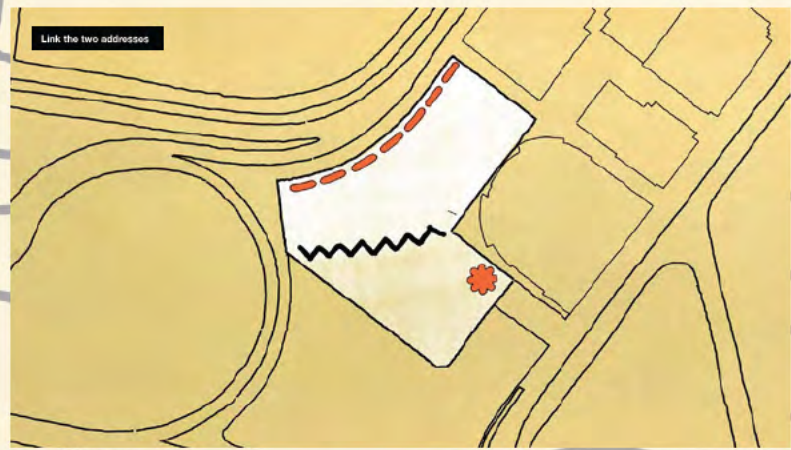
National Carrillon

Principles of the Design Response

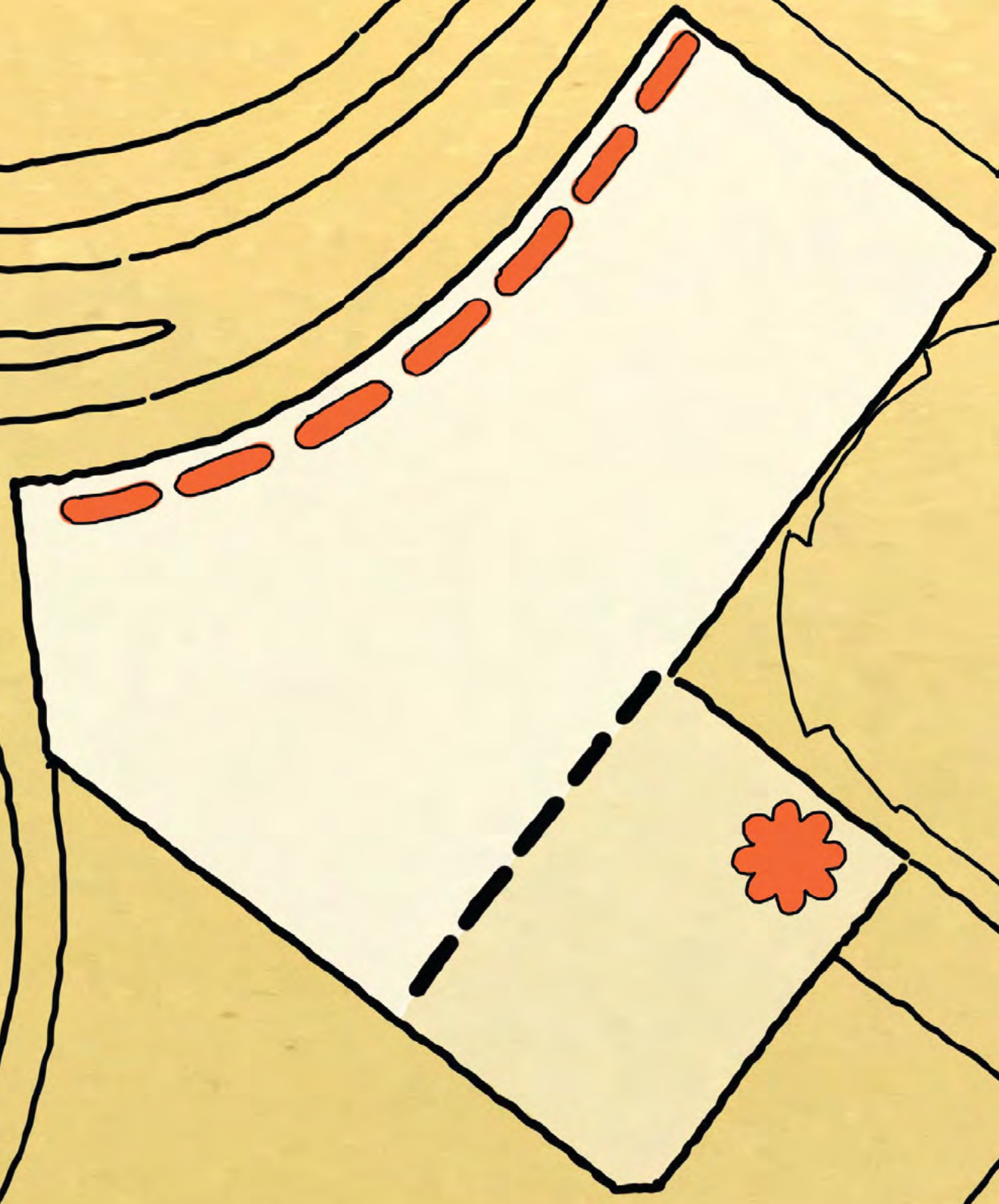
Link the two addresses



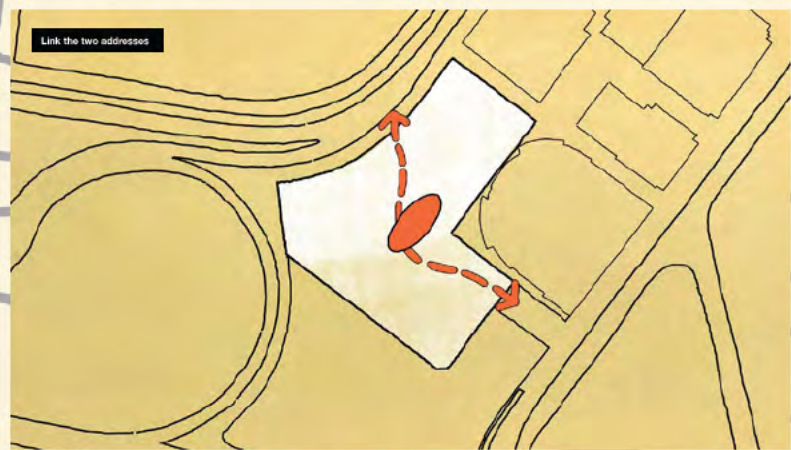
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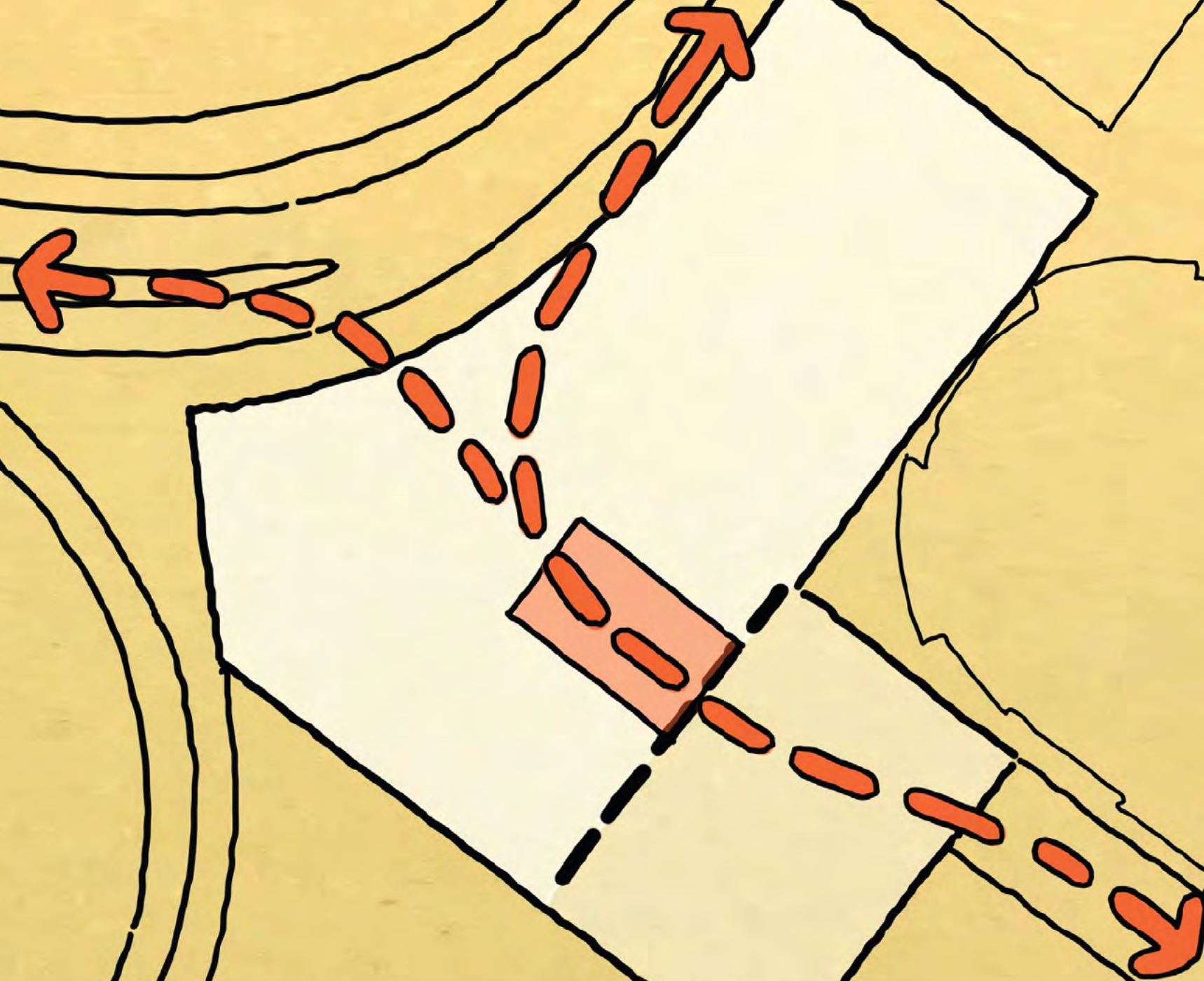
Last time



Link the two addresses

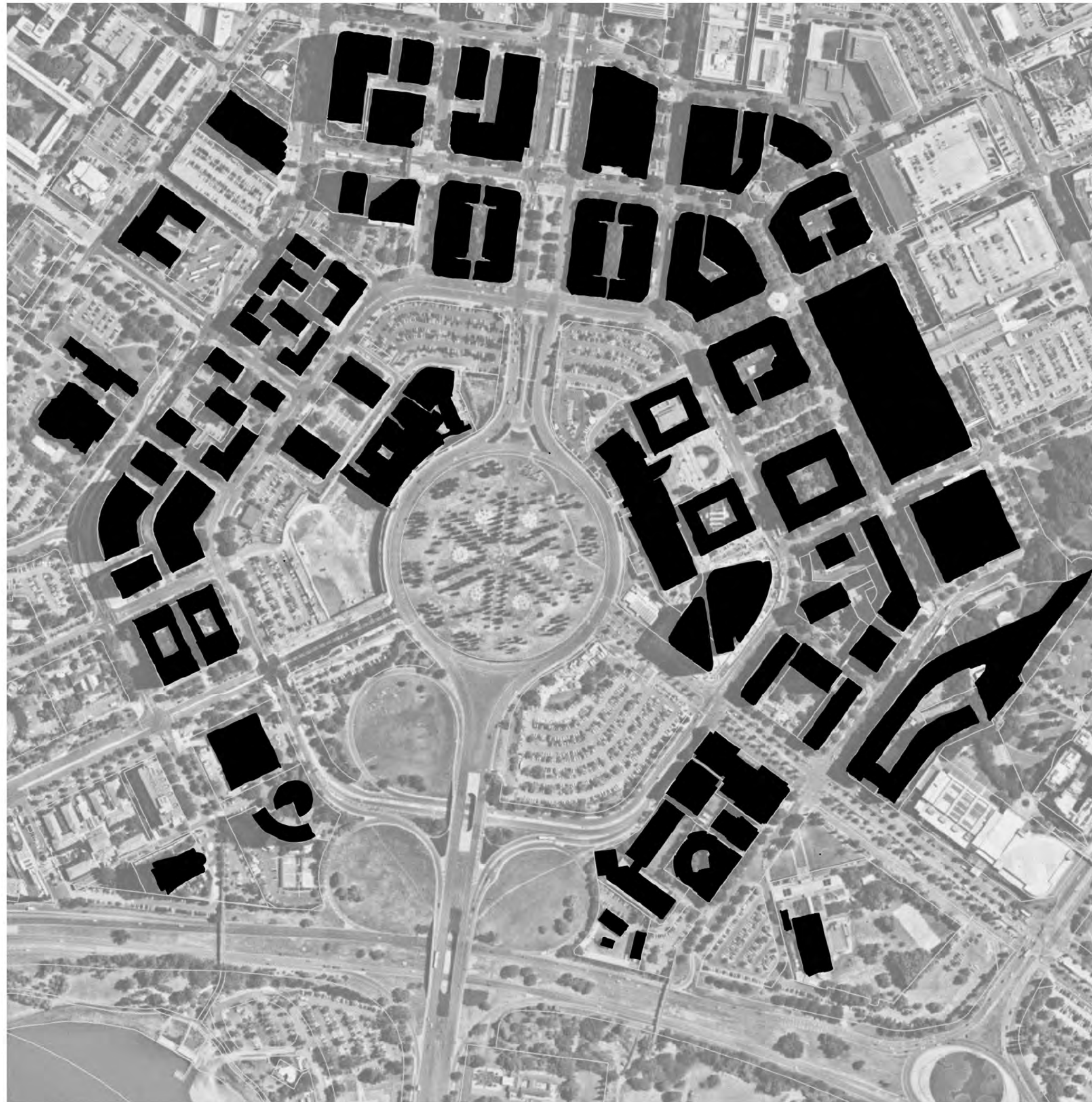


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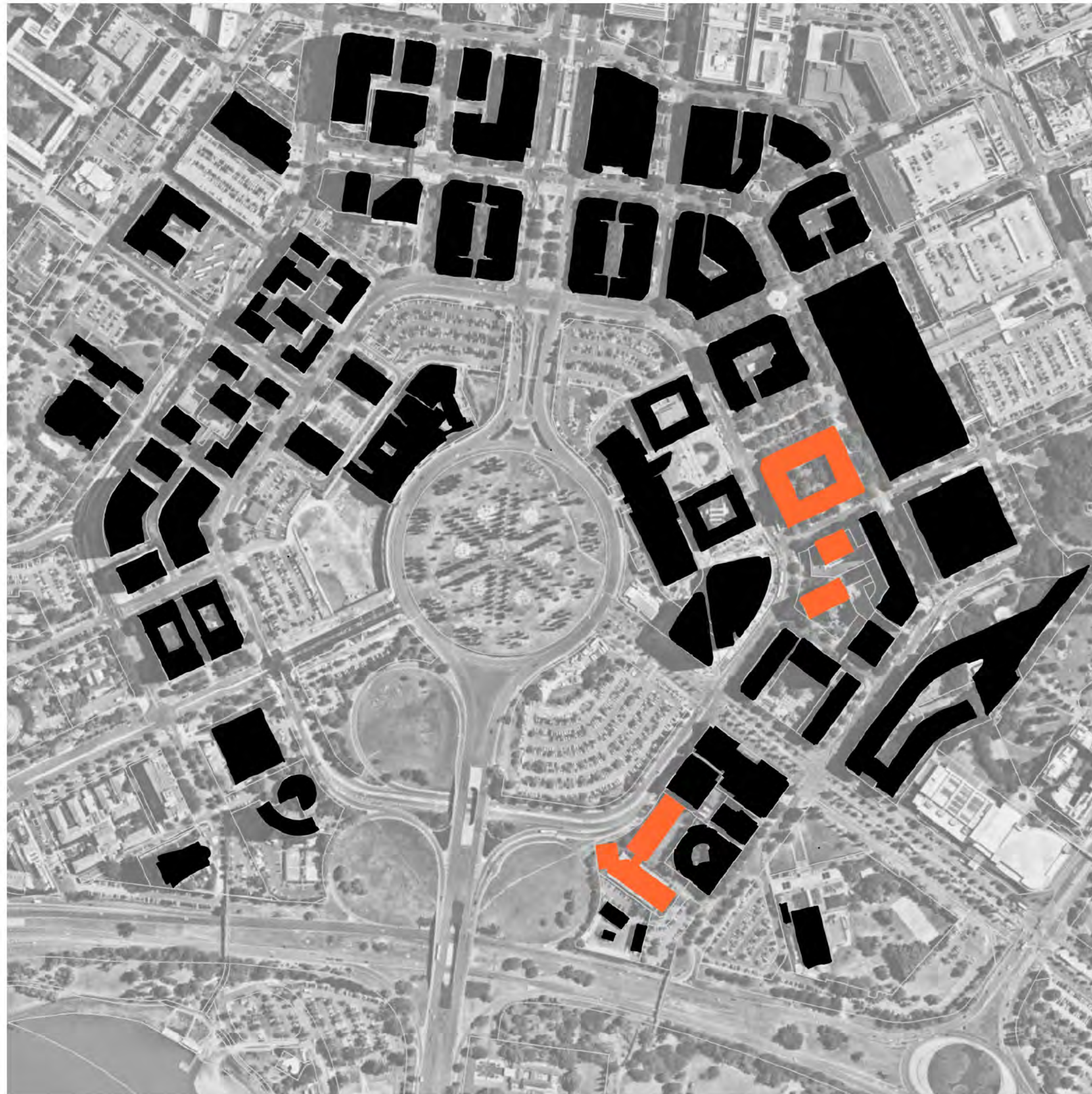
DRP ADVICE 5.1

The geometry of built form presented in the current proposal is considered by the Panel to require reconsideration specifically in relation to the proposal's response to the urban geometry at the 'knuckle' on London Circuit. The Panel strongly recommends the proponent explore alternate options for siting, articulation and transitions in scale of the built form which better responds to the existing built form of the precincts surrounding City Hill, which are generally built up to the site boundaries and contain central courtyards or substantial throughways. This should include consideration for future block structures, new local streets, pedestrian and cycle pathways, land use and planning controls for adjoining and adjacent sites and future road levels to London Circuit.



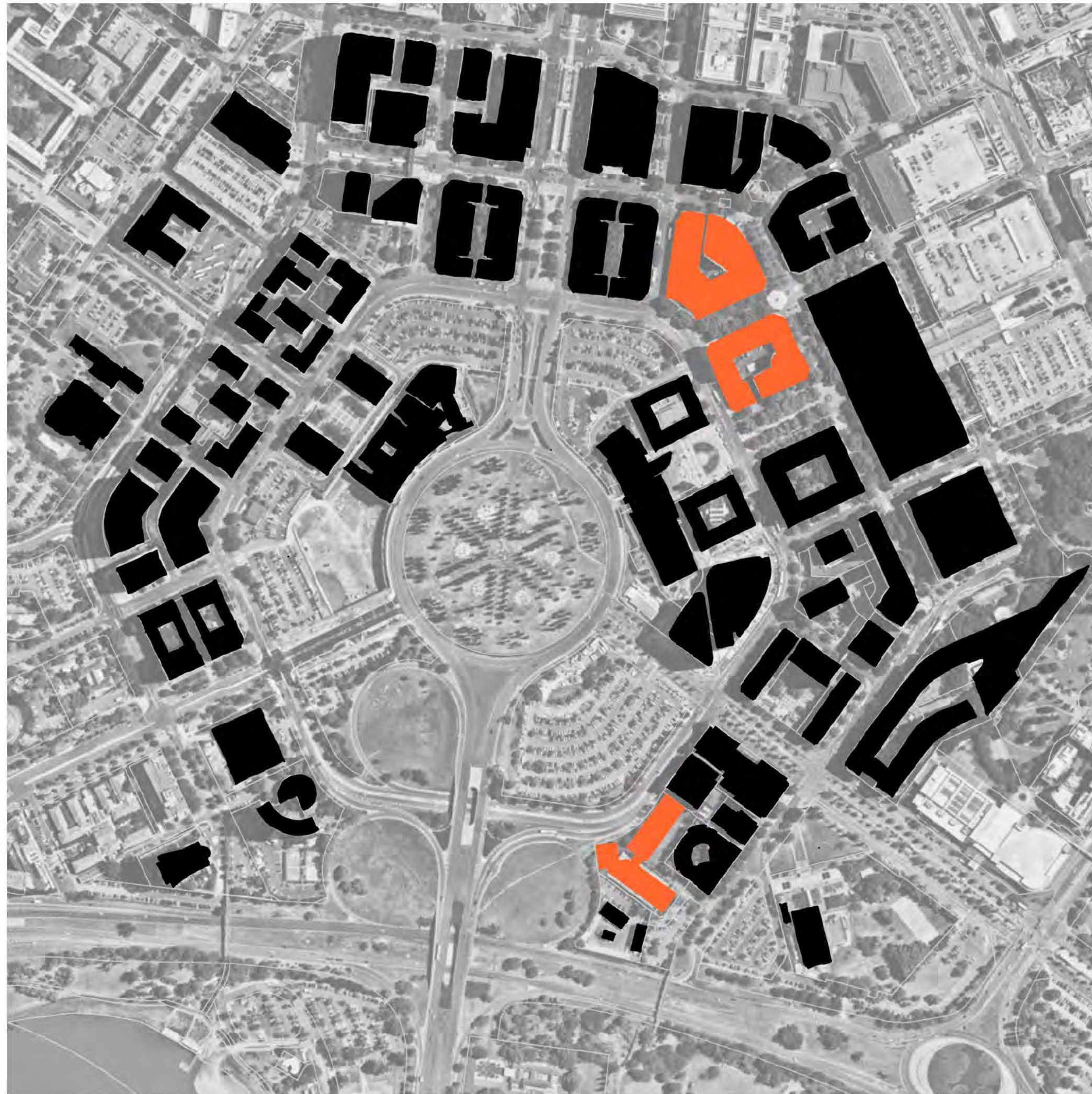
Respond to urban form

The ways in which the built form of Canberra responds to the bending of London Circuit: parallel stepped and separated buildings.



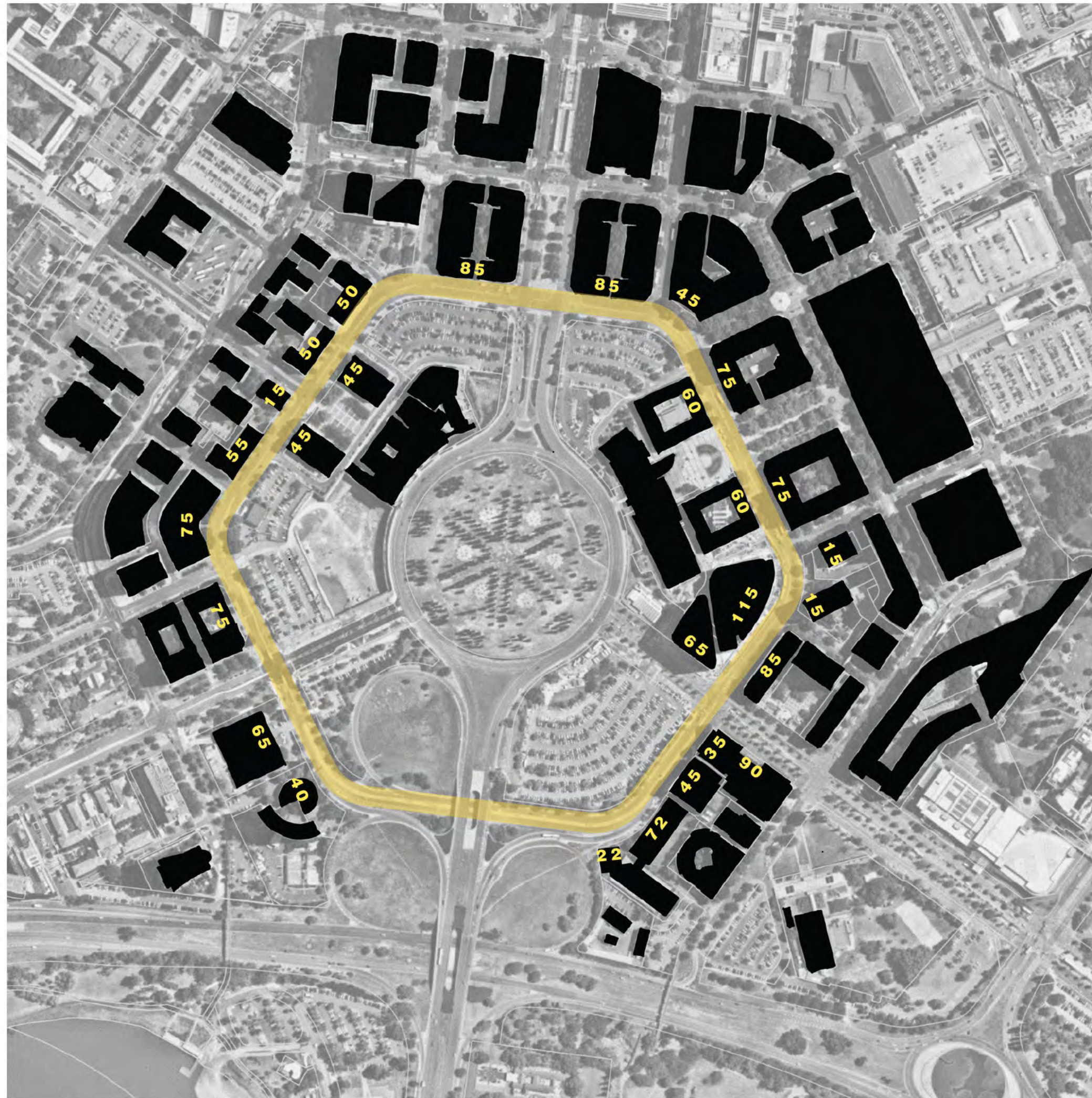
Respond to urban form

The ways in which the built form of Canberra responds to the bending of London Circuit: separated forms responding to the street alignment.



Respond to urban scale

Widths of building in London Circuit - the proposed built form is an appropriate contextual fit.



Respond to urban form

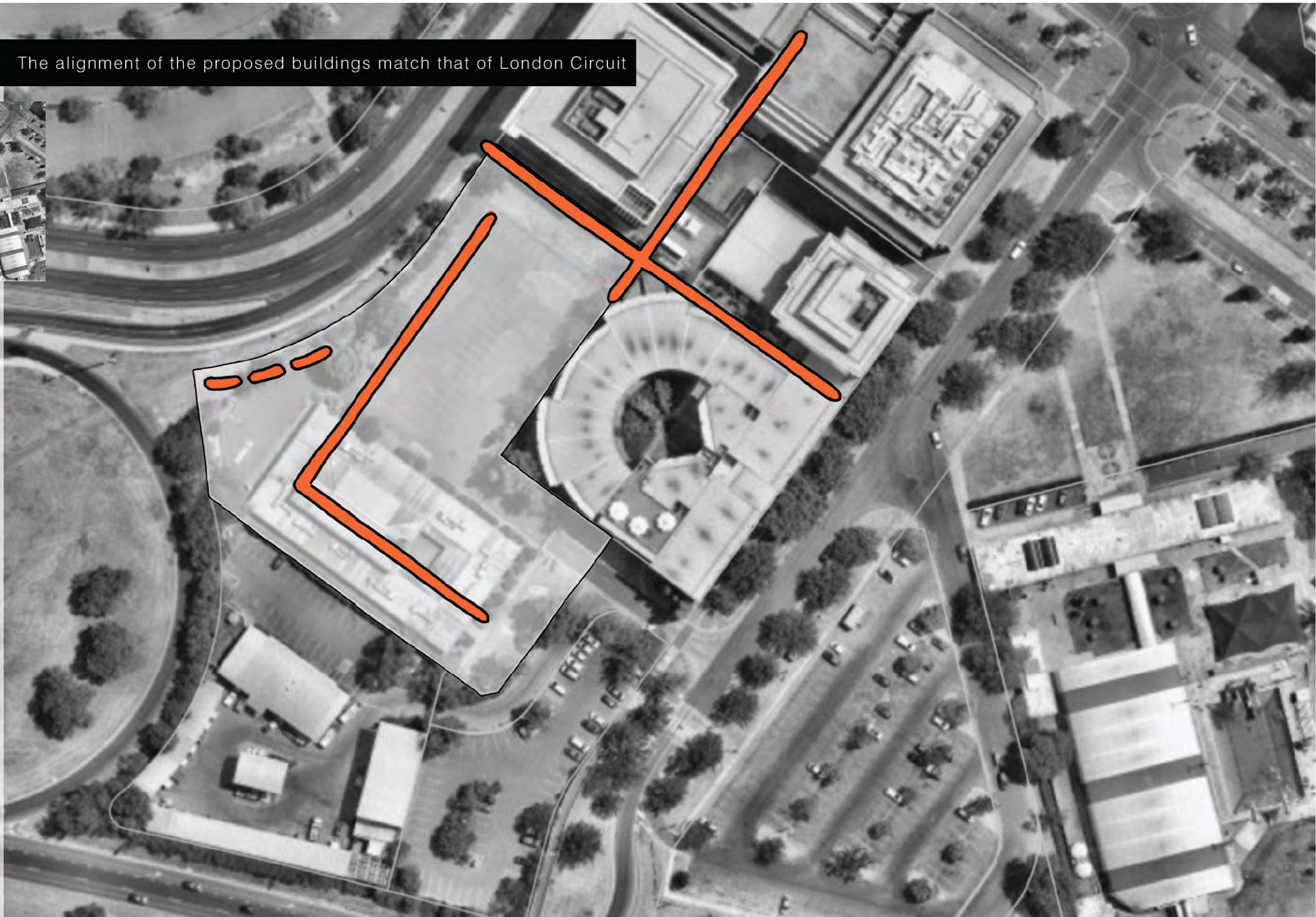
The alignment of the proposed buildings match that of London Circuit



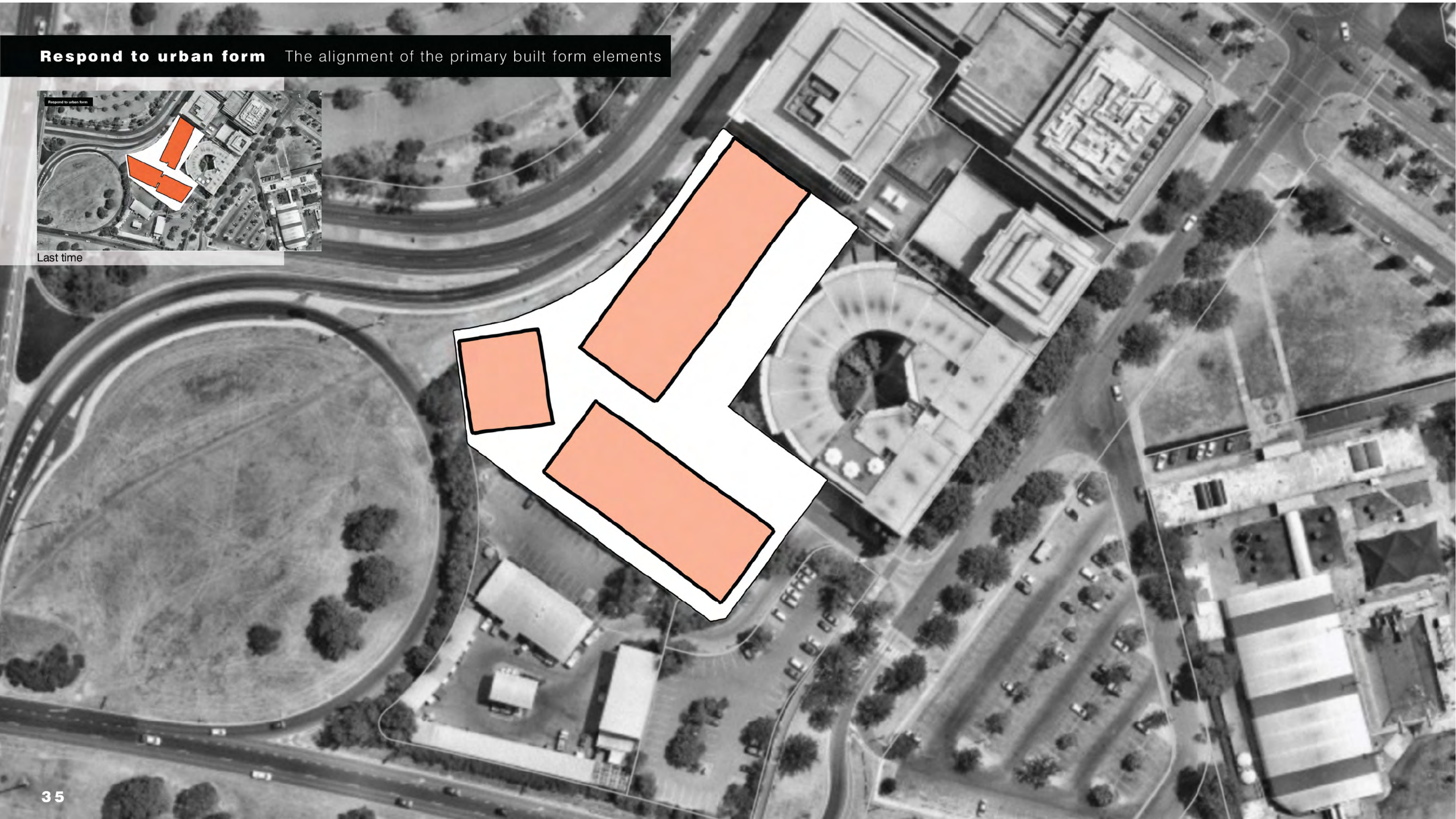
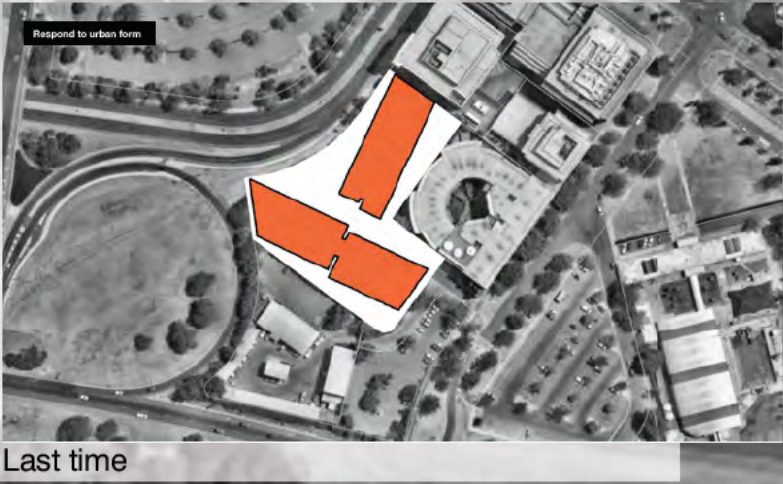
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DRP ADVICE 1.2

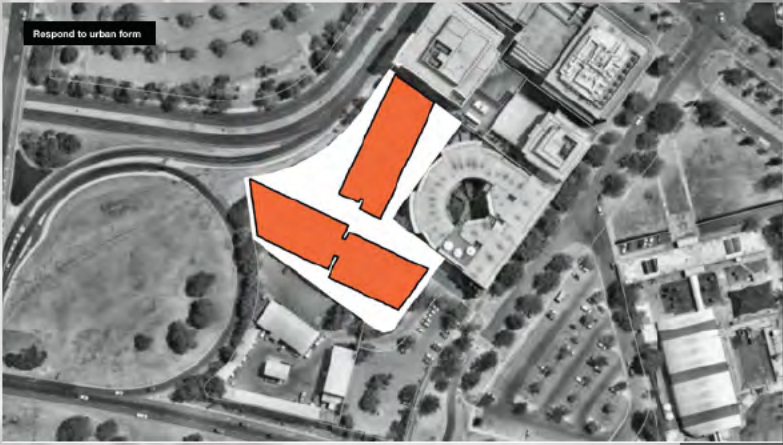
The proposed alignment of the residential and commercial buildings is not supported by the Panel as it is considered to lack the required formal response in its address to London Circuit or provide an appropriate civic response commensurate with the prestigious site location in the National Triangle. Acknowledging the proponent's intent for the commercial component of the proposal to align with London Circuit and the adjacent DFAT building, the Panel considers that the scale and fragmented nature of this offering does not provide a satisfactory civic response in its geometry or scale. **Furthermore, the Panel is unconvinced that the alignment of the proposed residential buildings to Parkes Way is justified, noting that the form and scale of the residential buildings are considered by the Panel to dominate the proposal.** The proponent is therefore encouraged by the Panel to return to 'first principles' including reconsideration of their understanding of the site context and planning principles. Additionally, **the Panel strongly recommends that the proposal should more formally address and align to the London Circuit geometry through greater consideration for axis' in Griffin's plan.** The Panel recommends that this be demonstrated by presenting options at the next design review session. (See also 5.0 and 6.0)



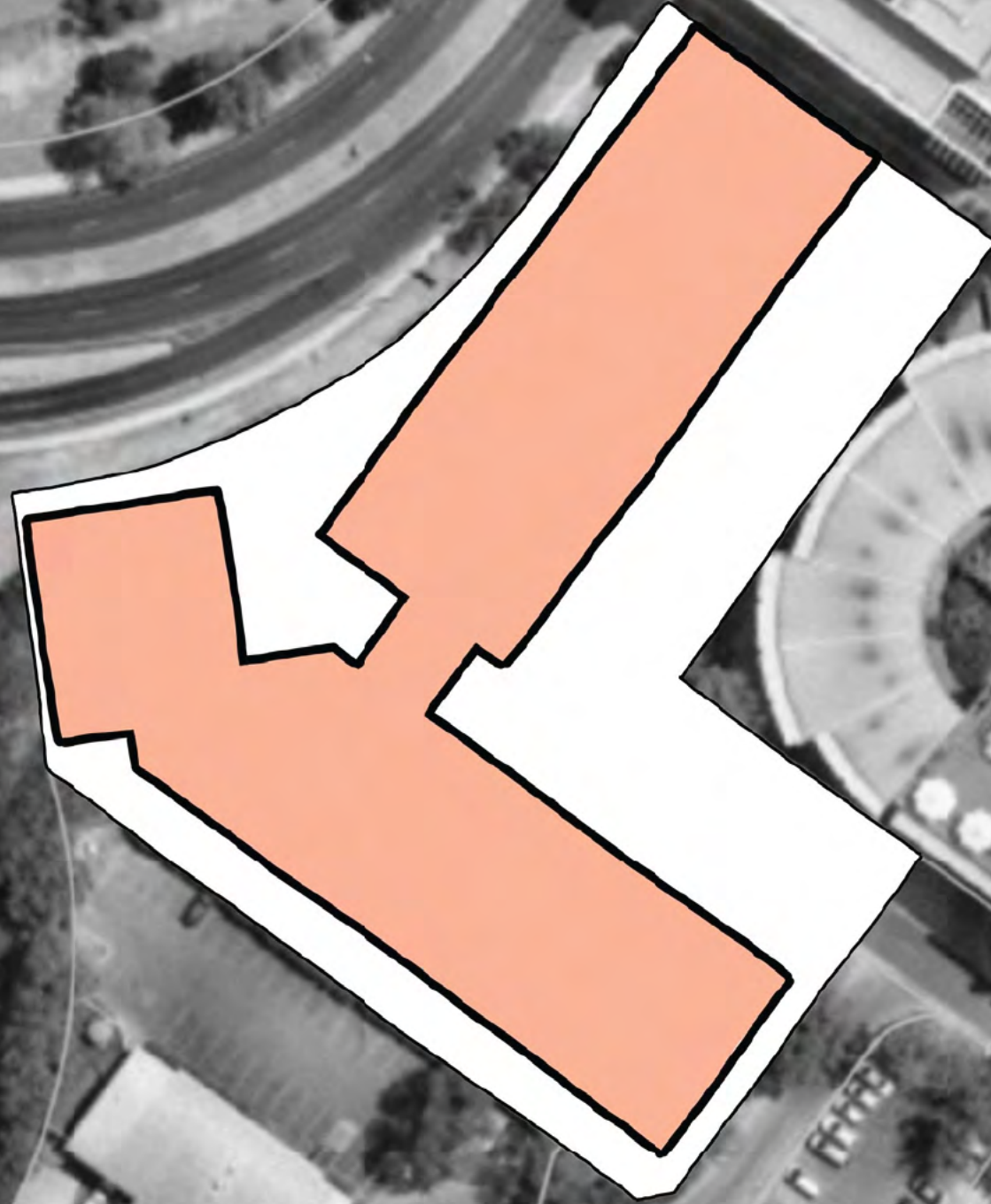
Respond to urban form The alignment of the primary built form elements



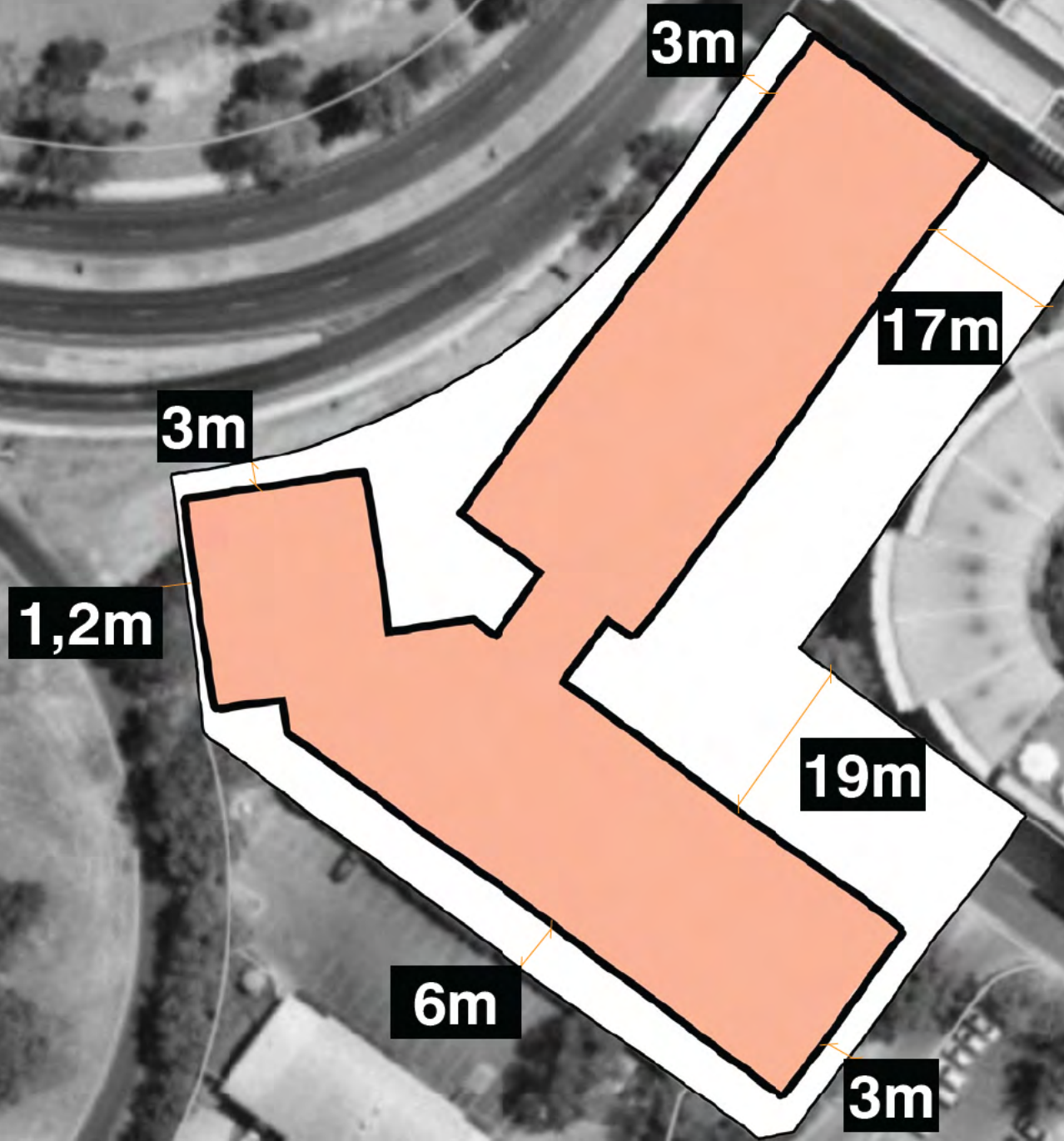
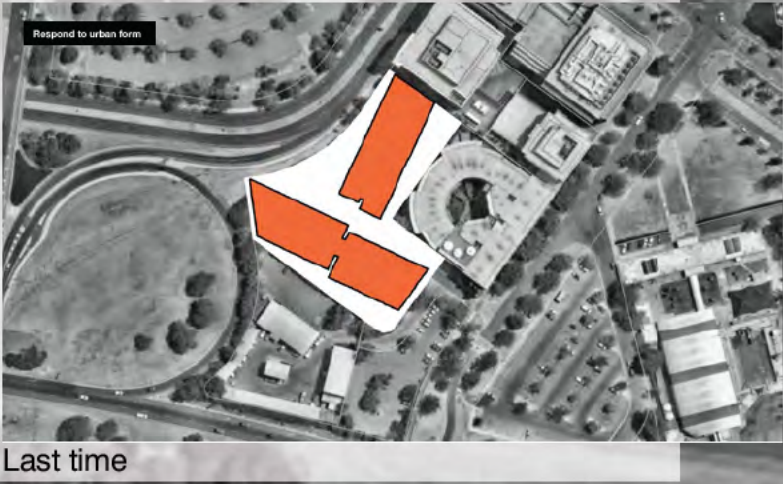
Respond to urban form Those primary elements connected



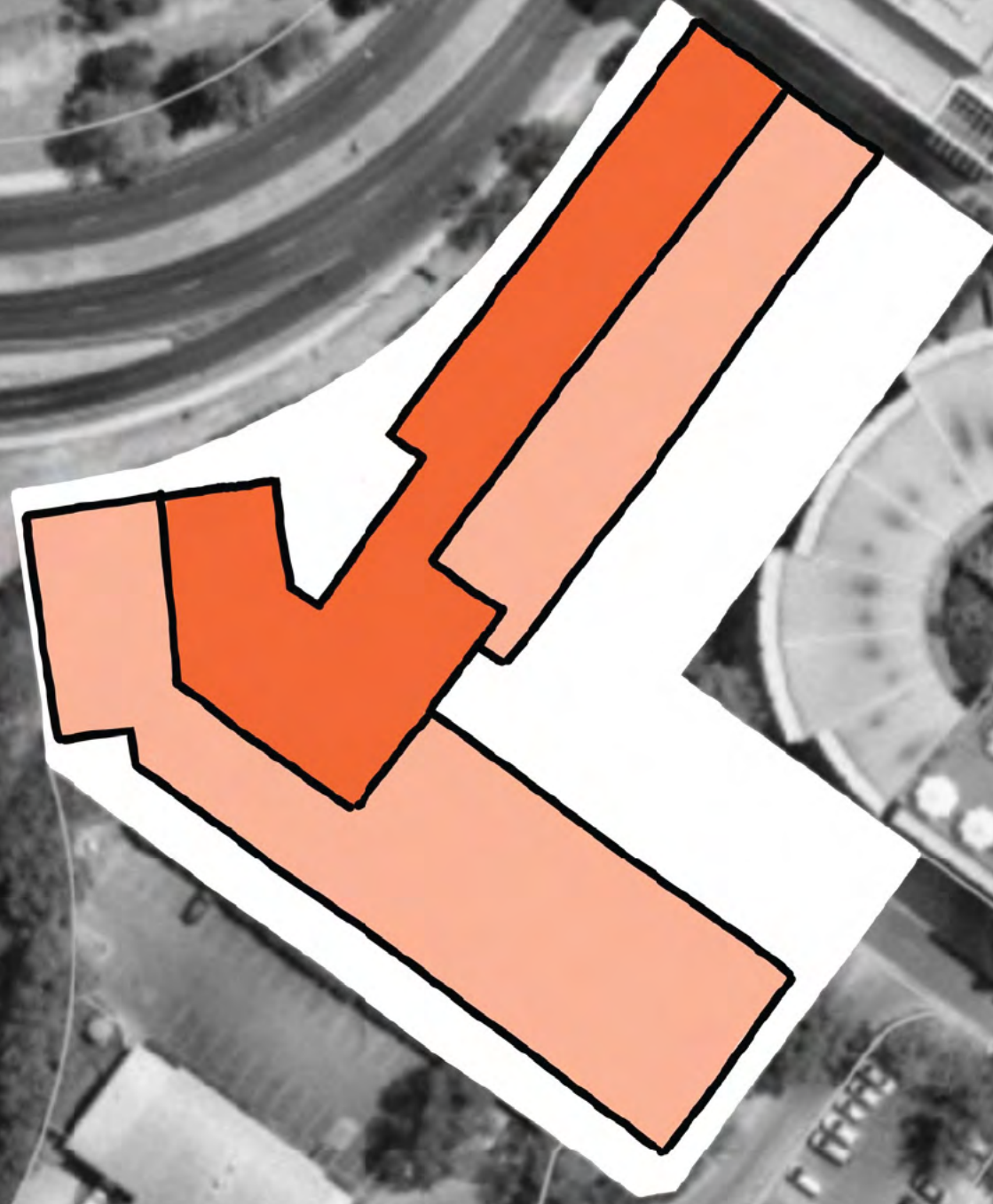
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Respond to urban form Primary setbacks



Respond to urban form The commercial face to London Circuit



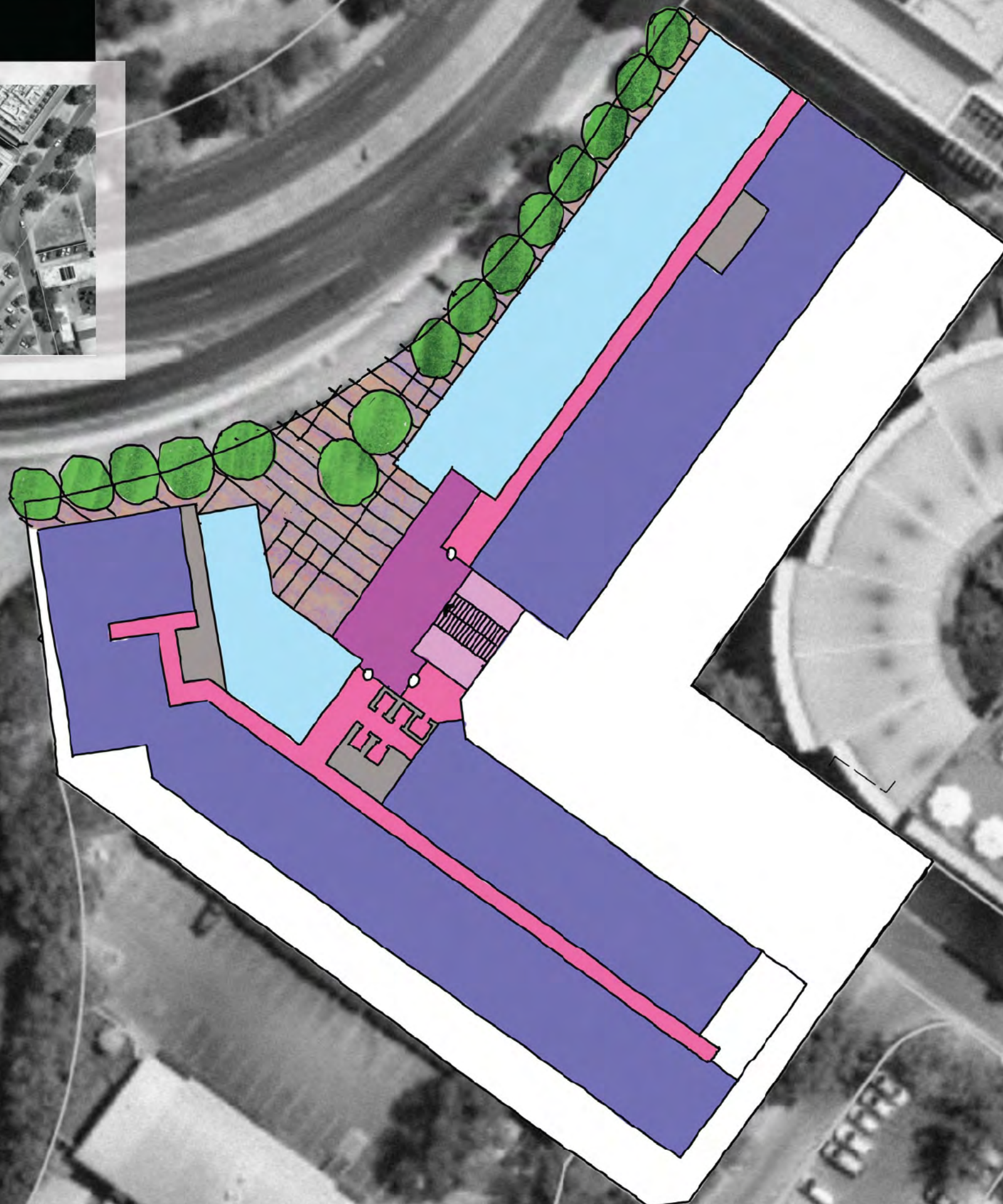


	Commercial
	Residential
	Public lobby
	Residential lobby and access

London Circuit entry

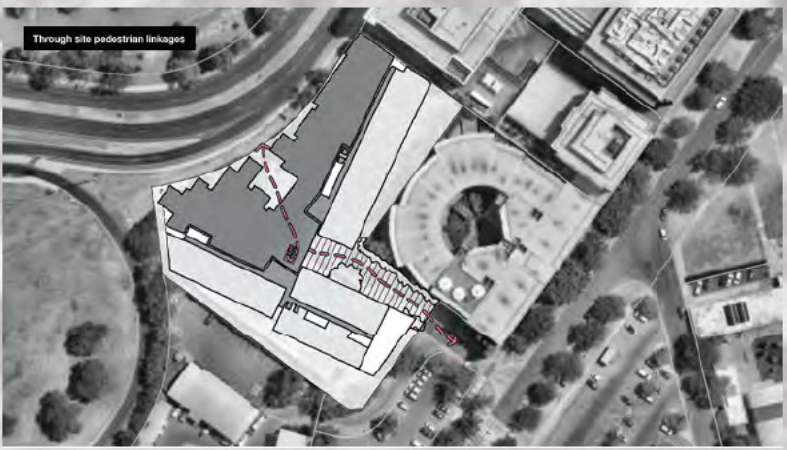


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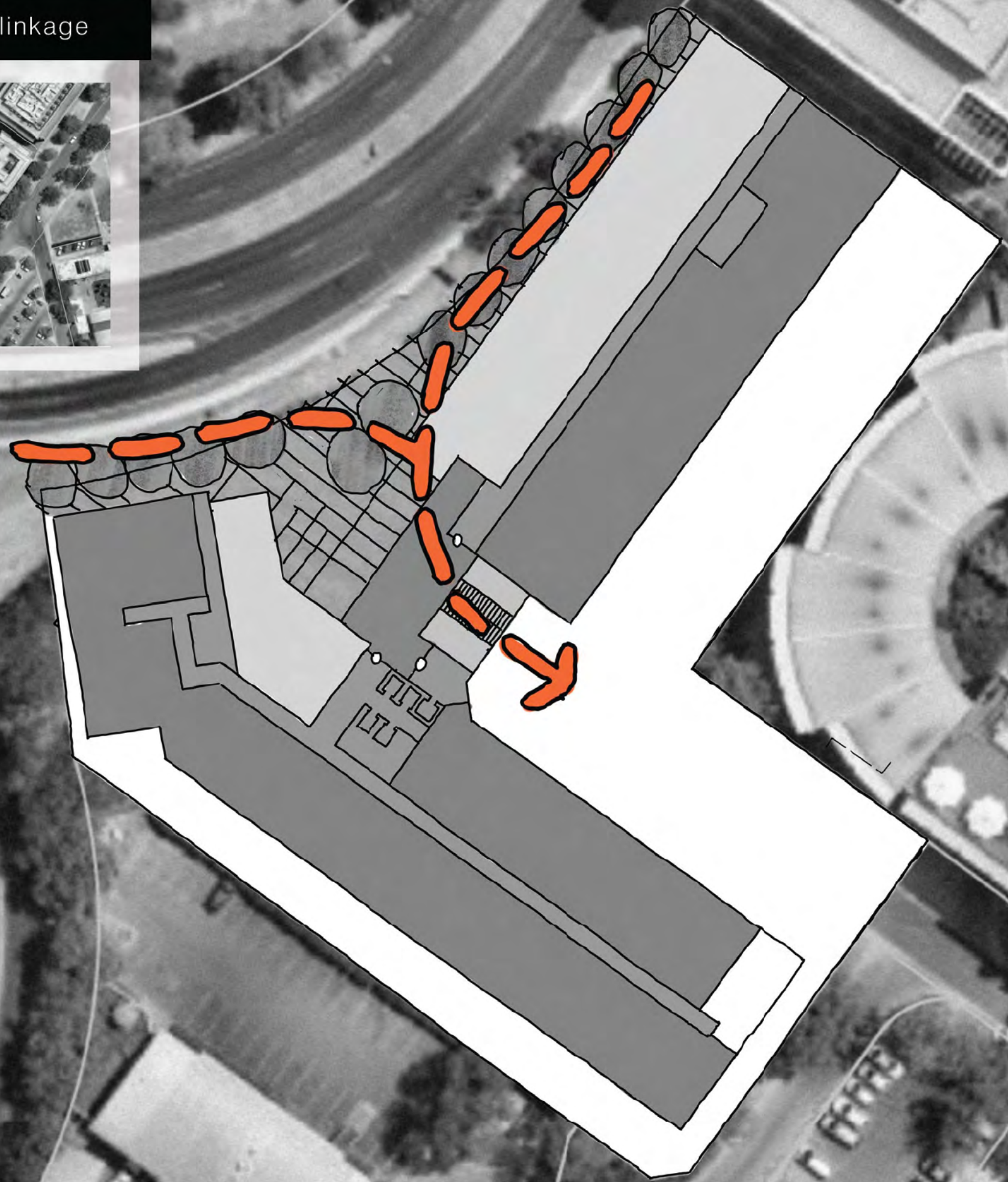


	Commercial
	Residential
	Public lobby
	Residential lobby and access

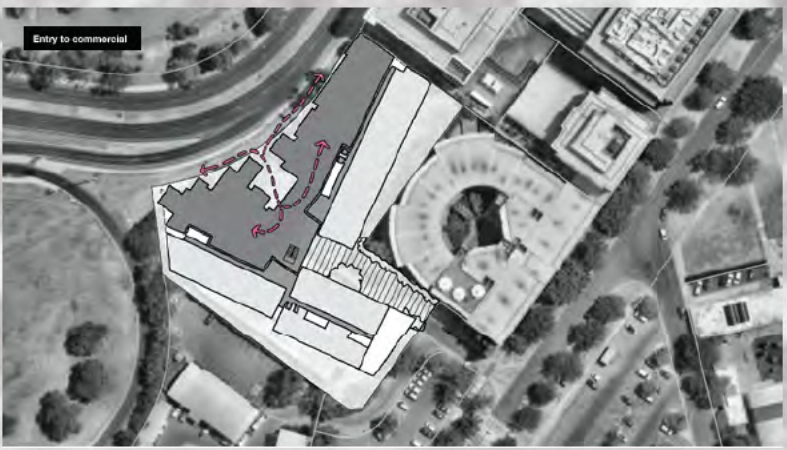
Through site pedestrian linkage



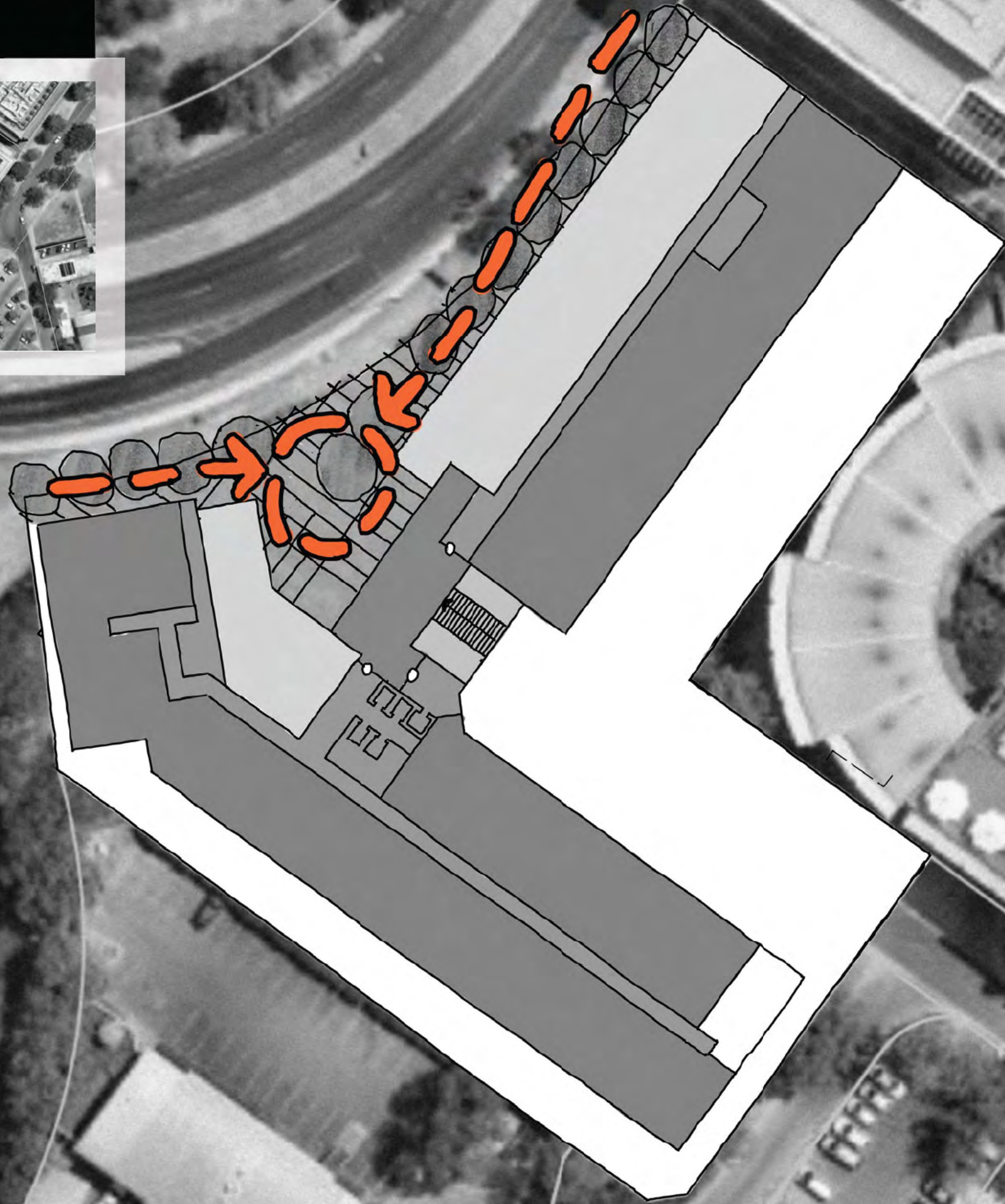
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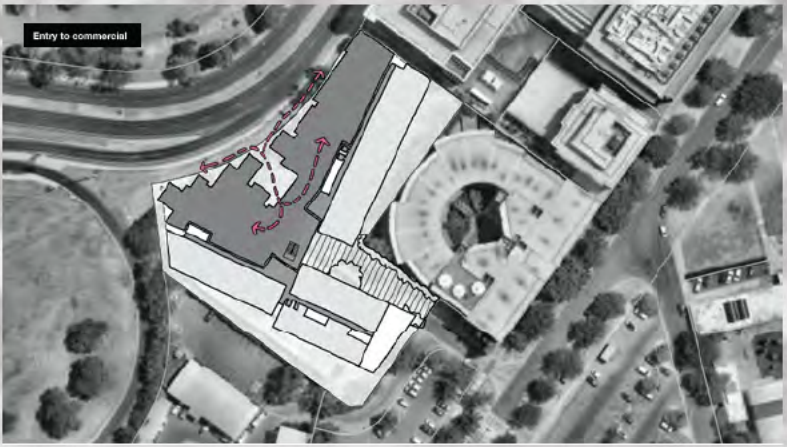
London Circuit Plaza



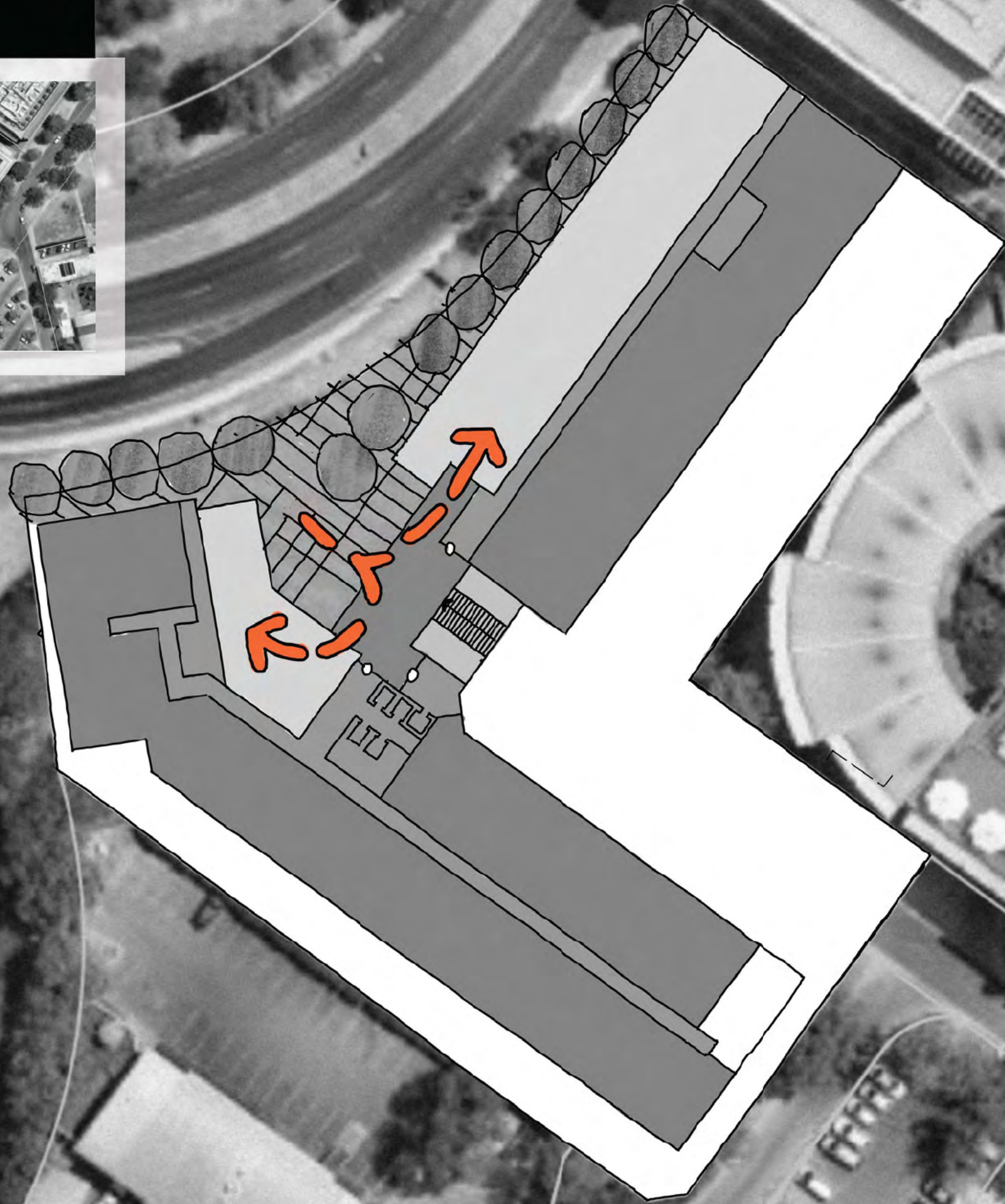
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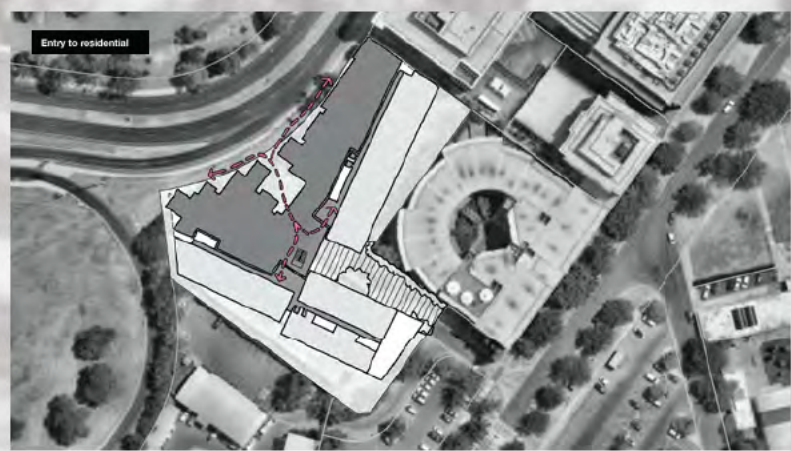
Entry to commercial



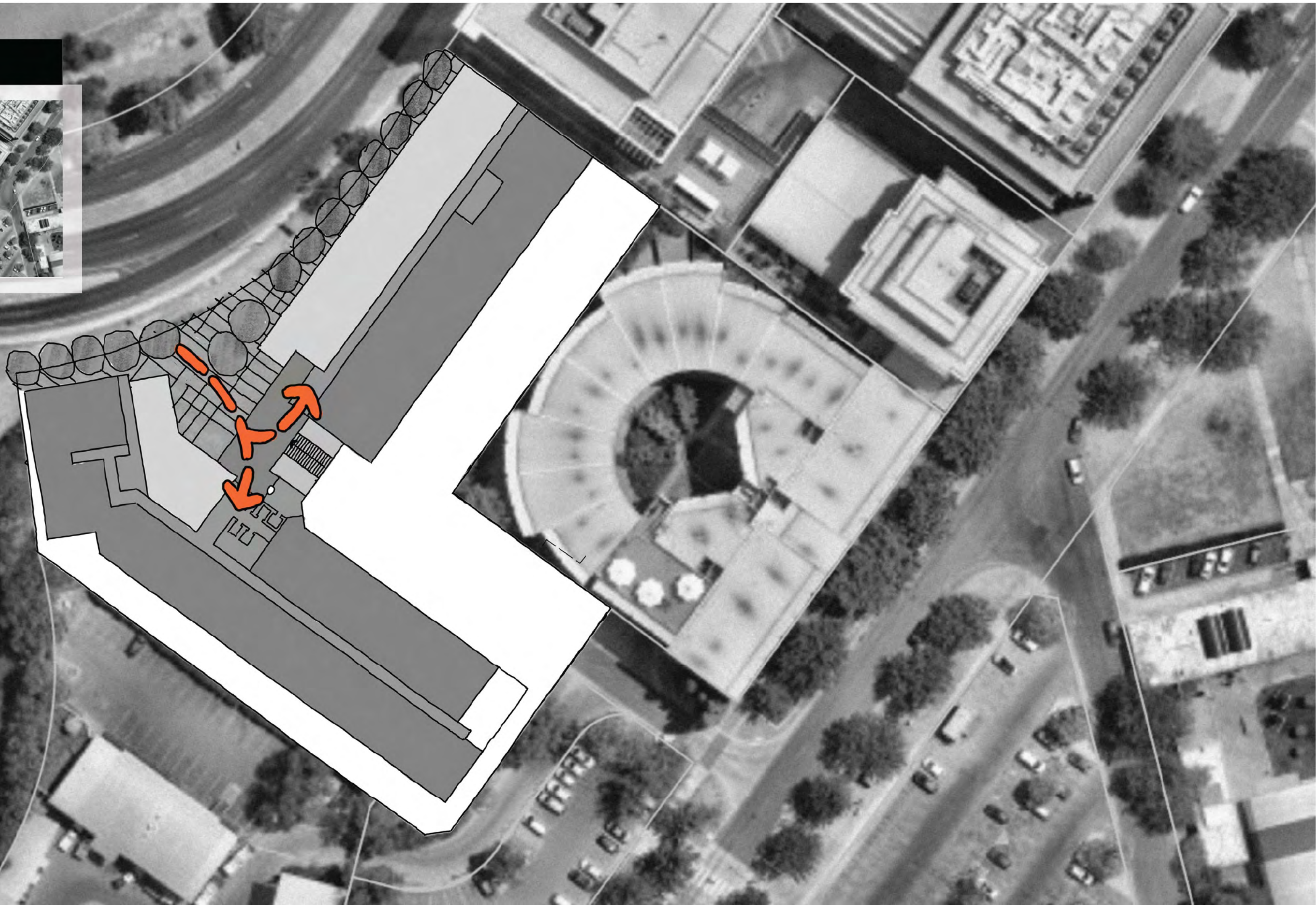
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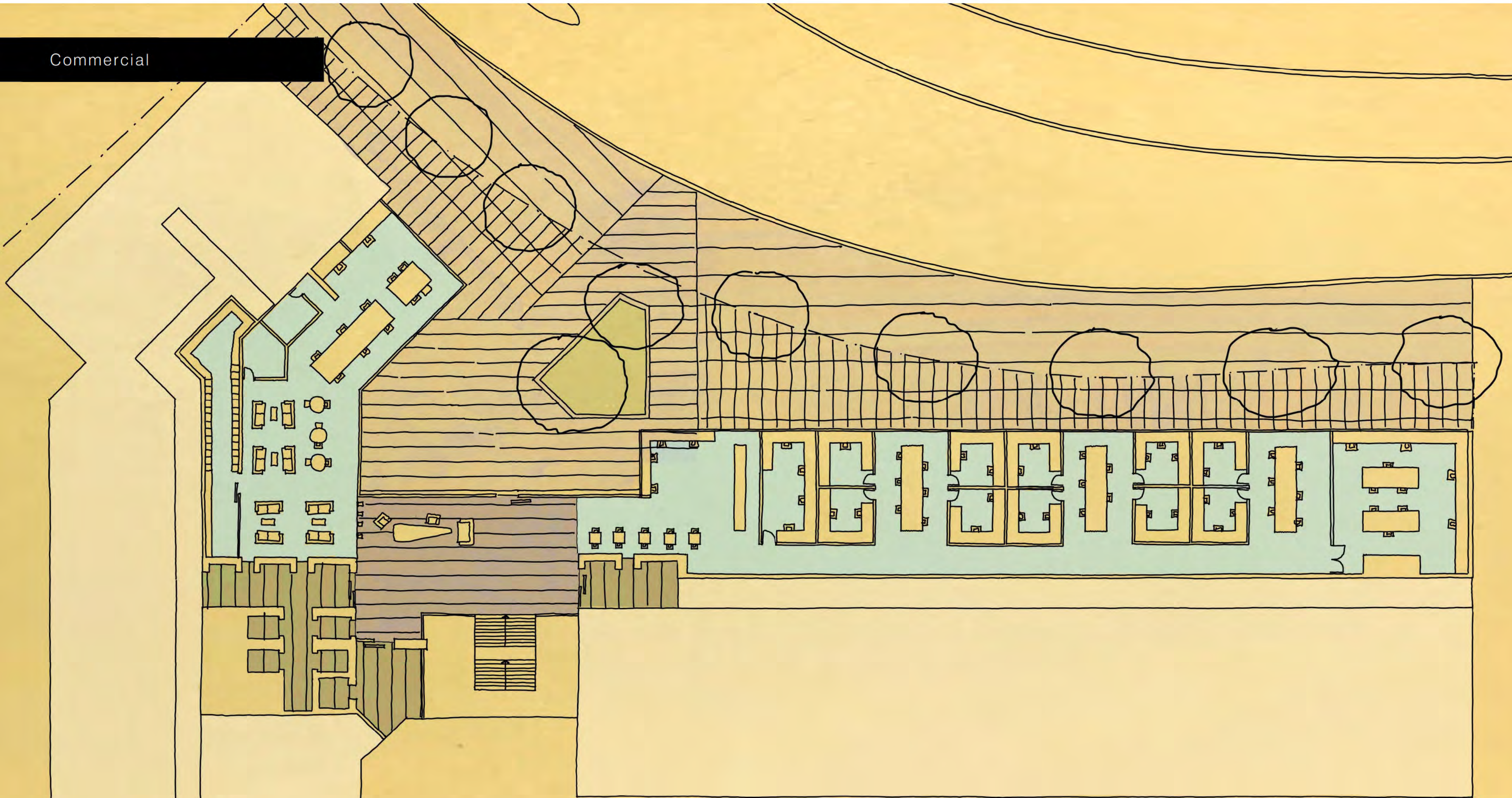


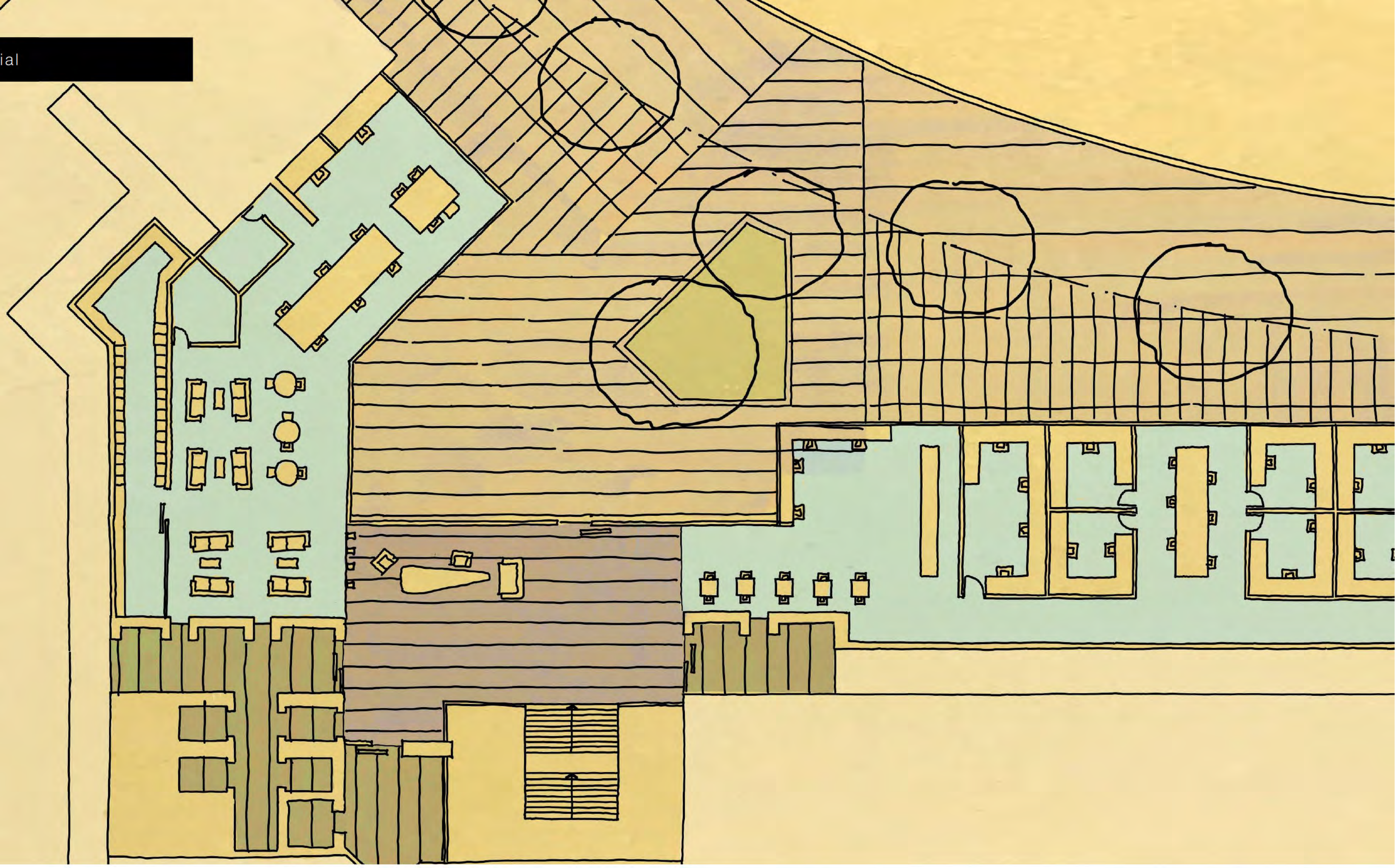
Entry to residential



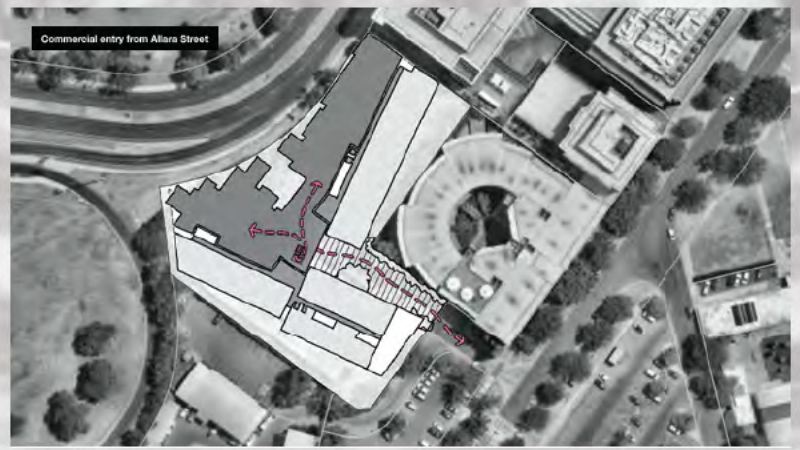
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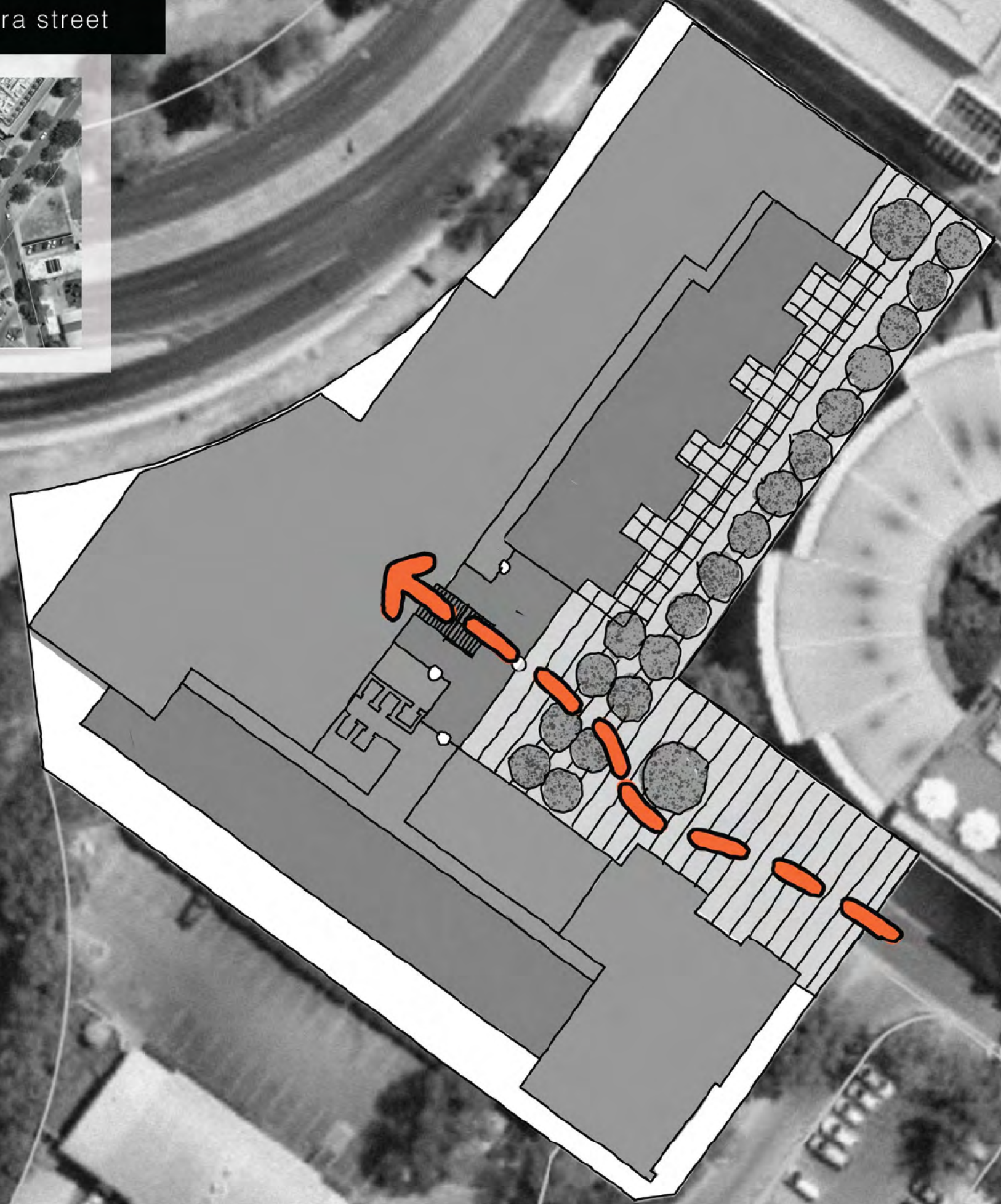




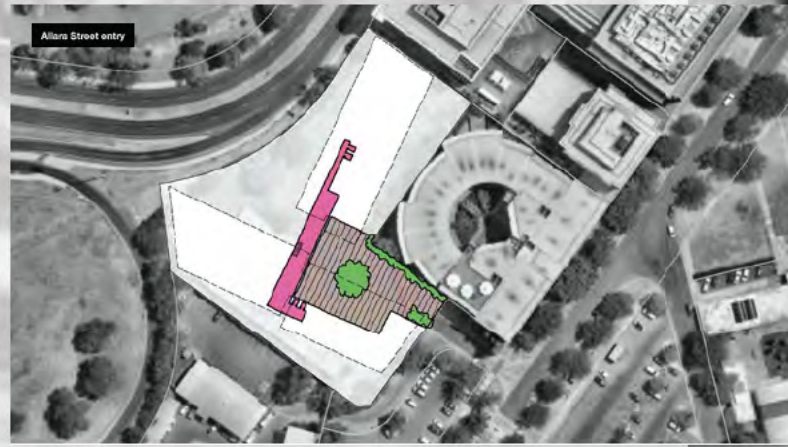
Commercial entry from Allara street



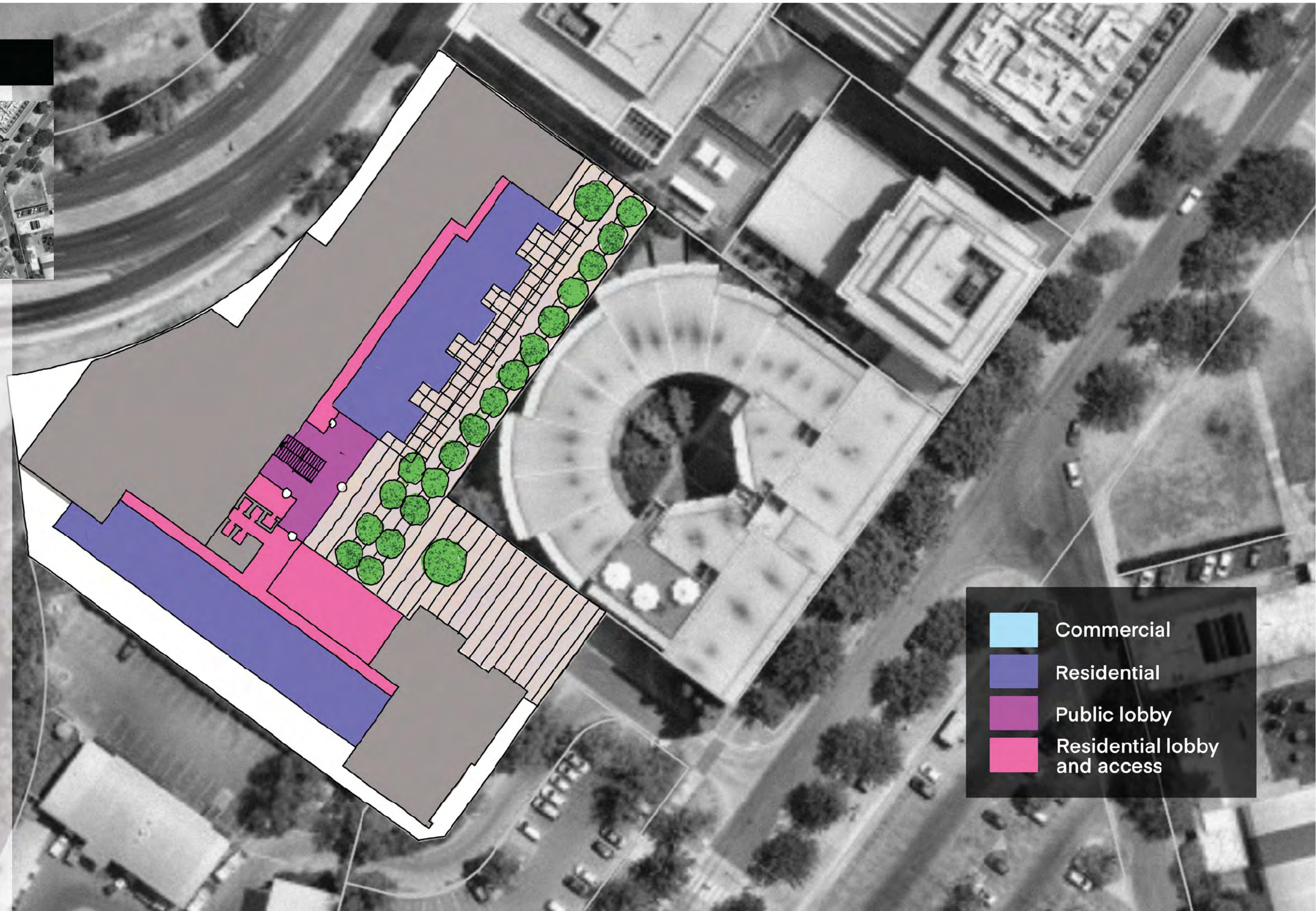
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Allara street entry



Last time

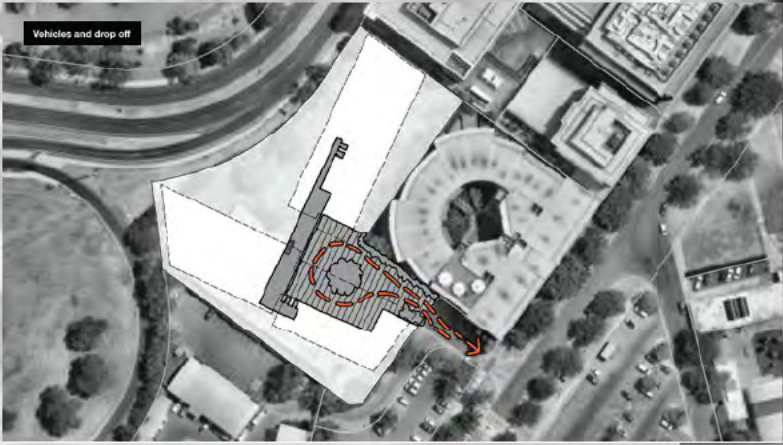


DRP ADVICE 7.1

The Panel considers the location of the waste enclosure and service zones at the entry of the drop-off courtyard at Allara Street requires reconsideration to create a comfortable, active frontage and facilitate the creation of a safe environment for future users and pedestrians. Noting the size and extent of the proposed basement, the proponent is encouraged by the Panel to explore opportunities to embed these zones within the development to provide a more attractive shared space. **The Panel also recommends consideration be given by the proponent towards opportunities to redistribute bulk and scale of the apartment building form away from the narrow entry to provide increased amenity.**



ehicles and drop off



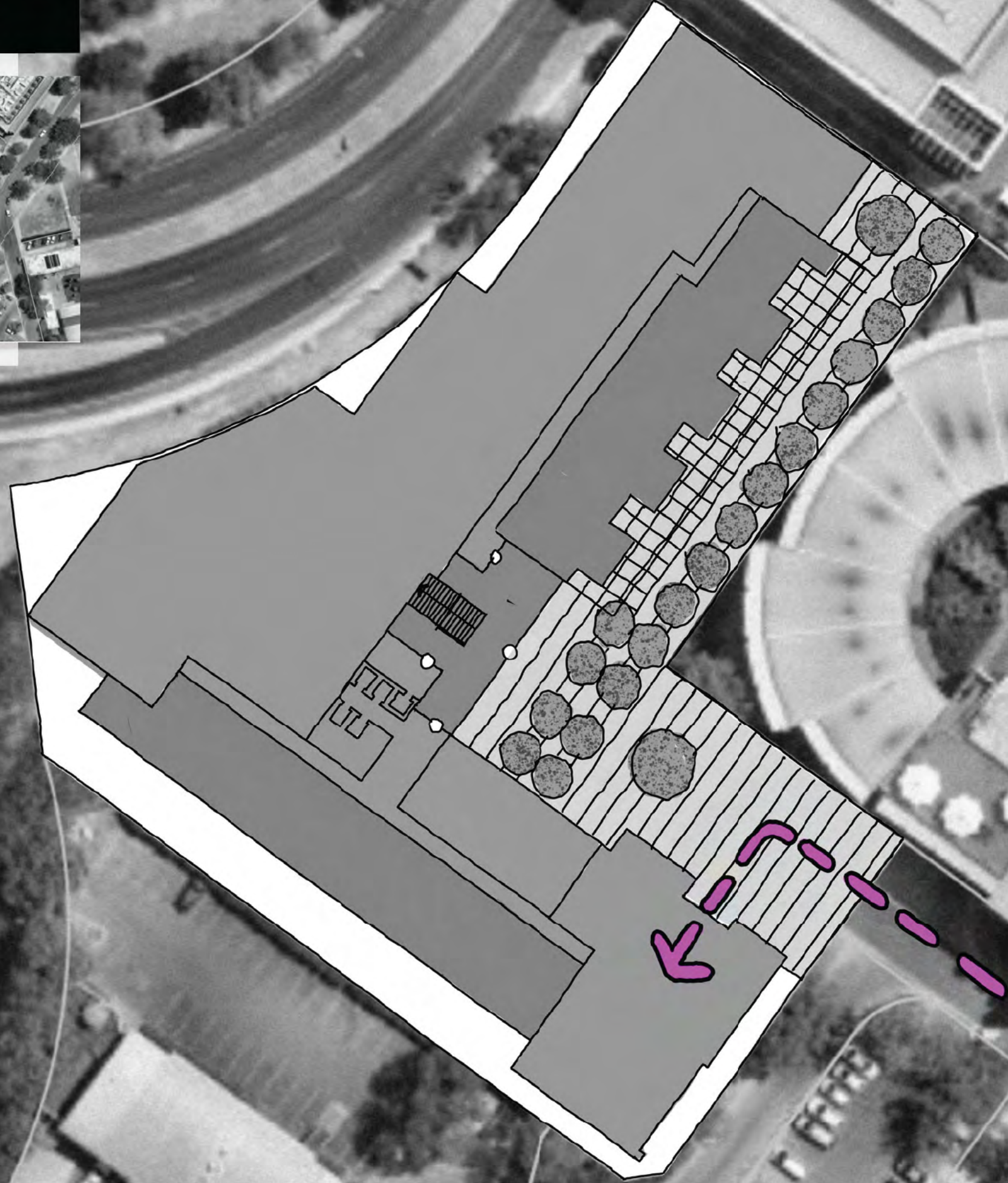
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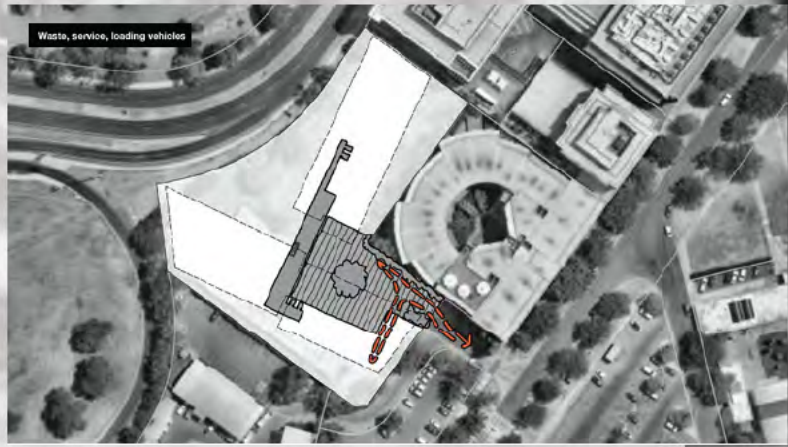
Basement parking access



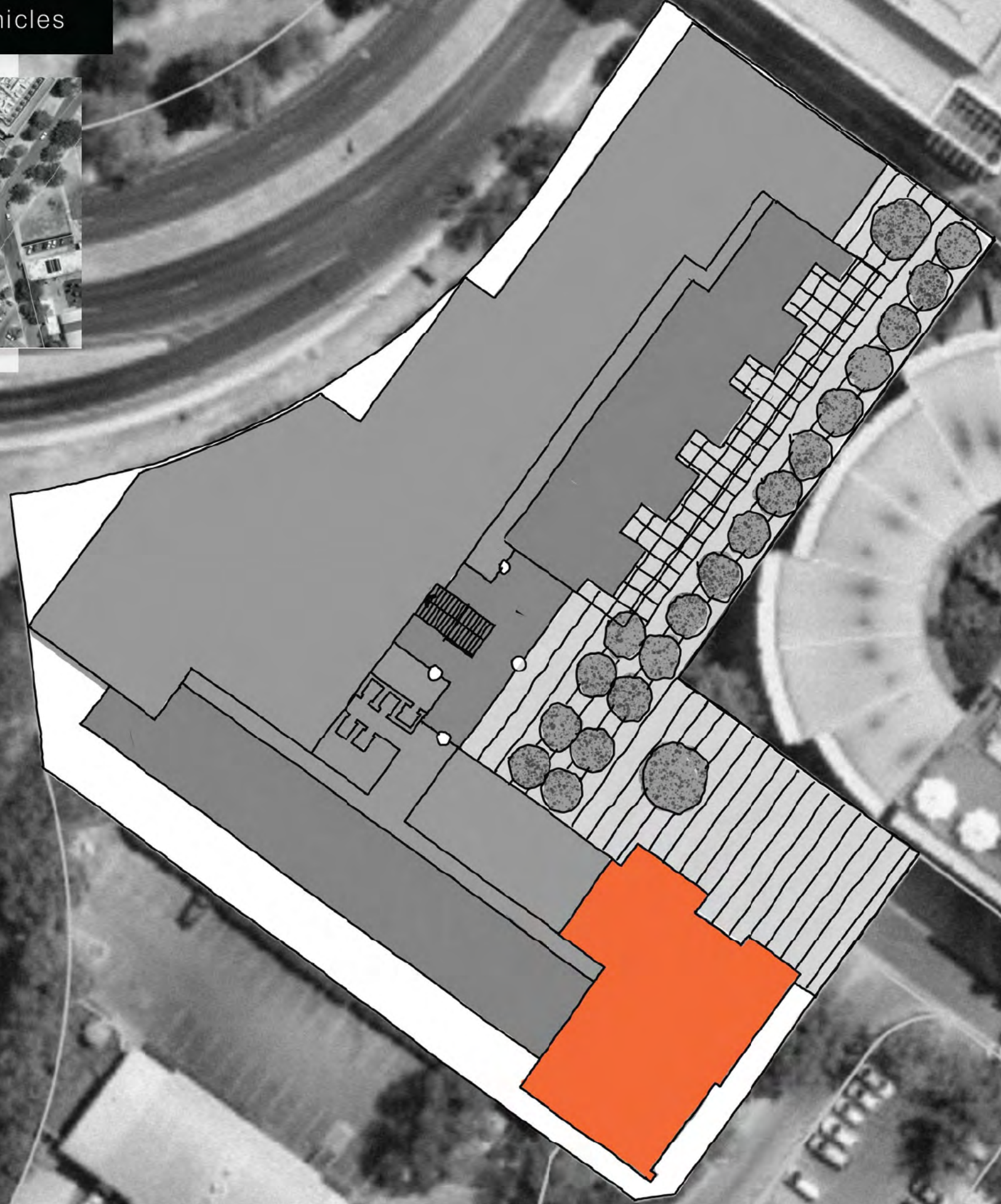
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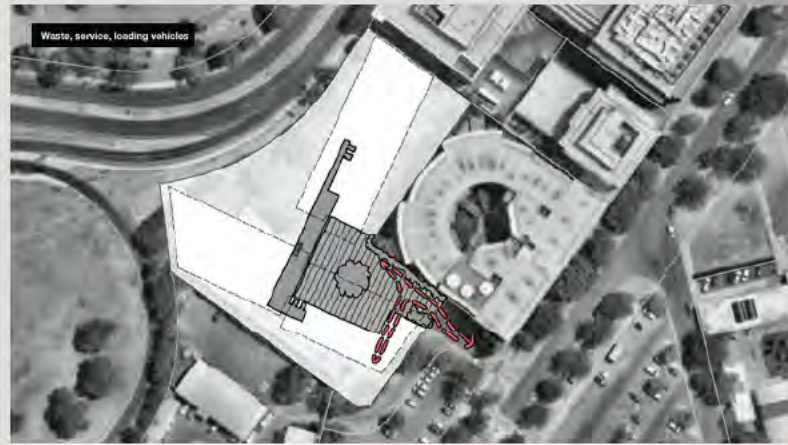


aste, service, loading vehicles

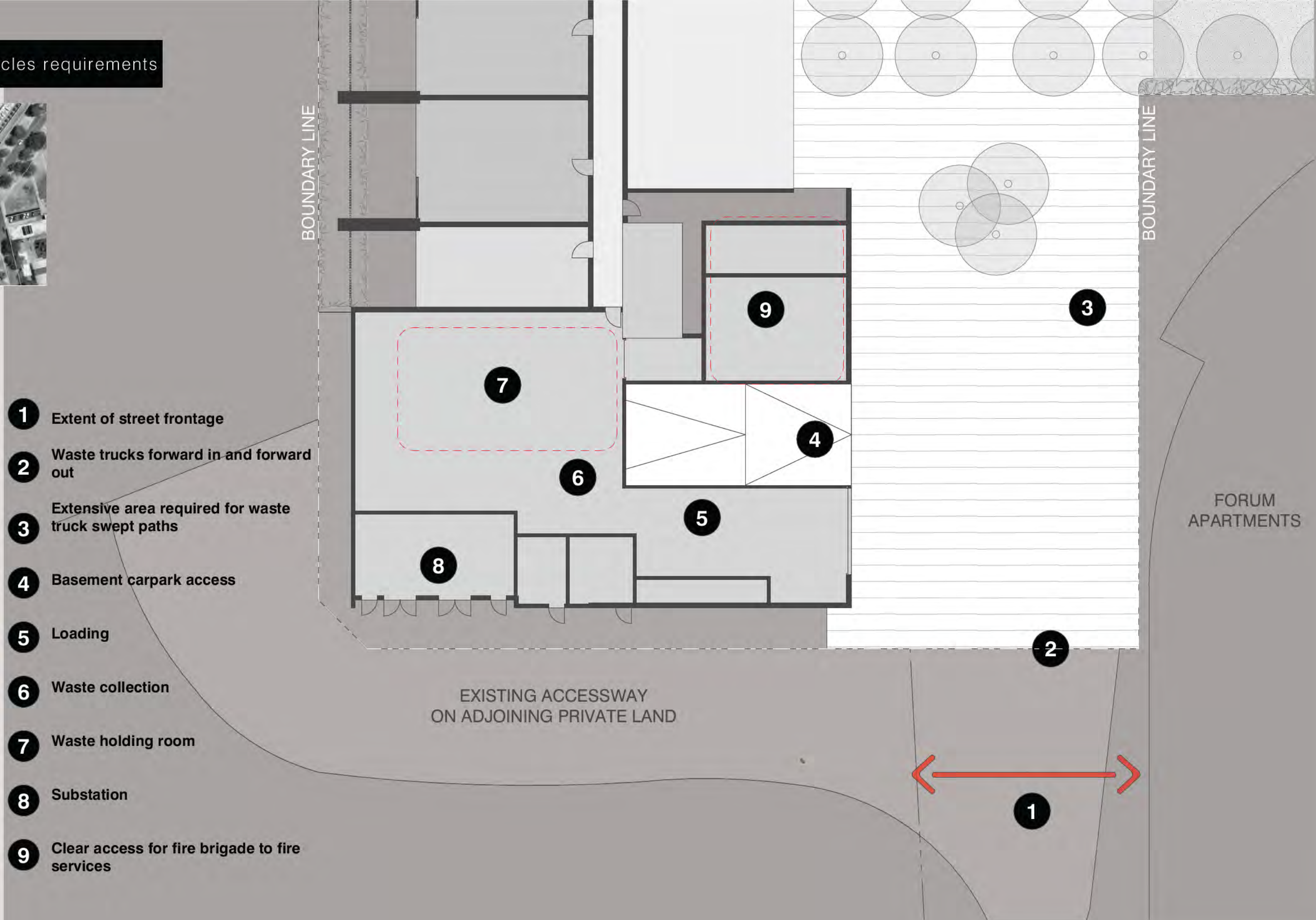


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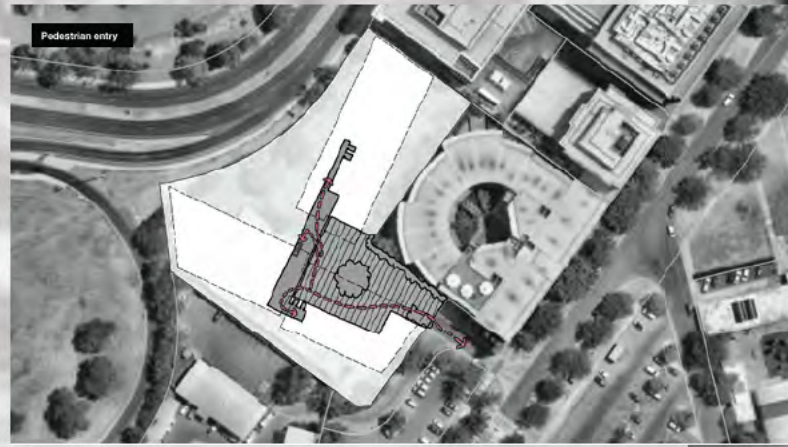
Last time



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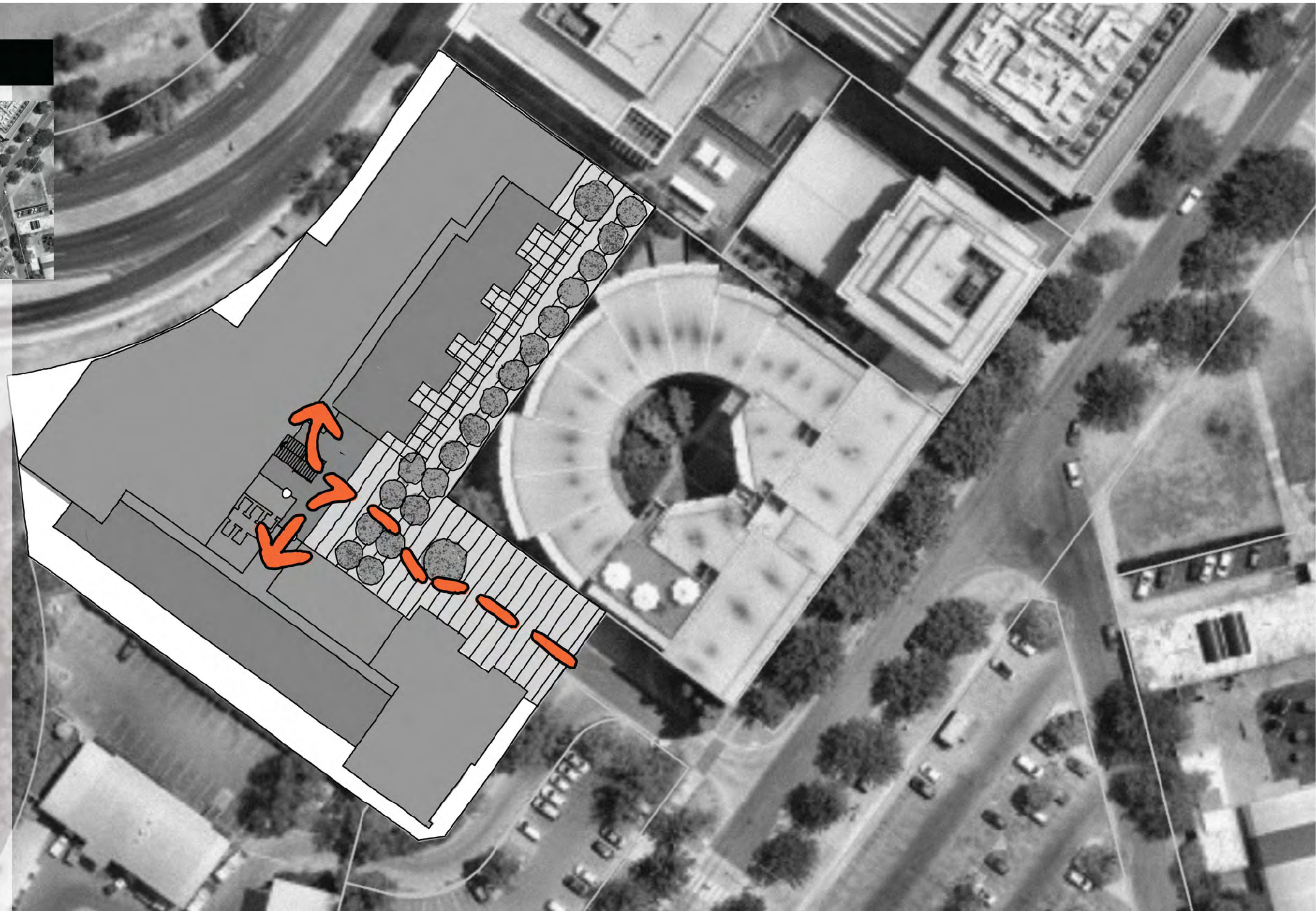
Pedestrian entry



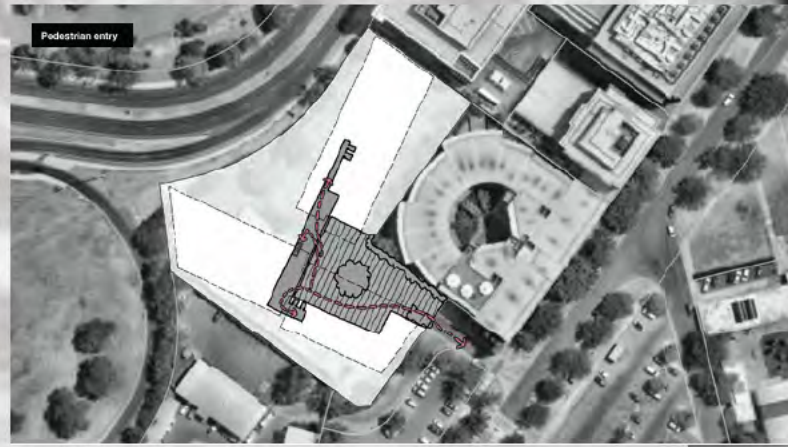
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DRP ADVICE 9.1

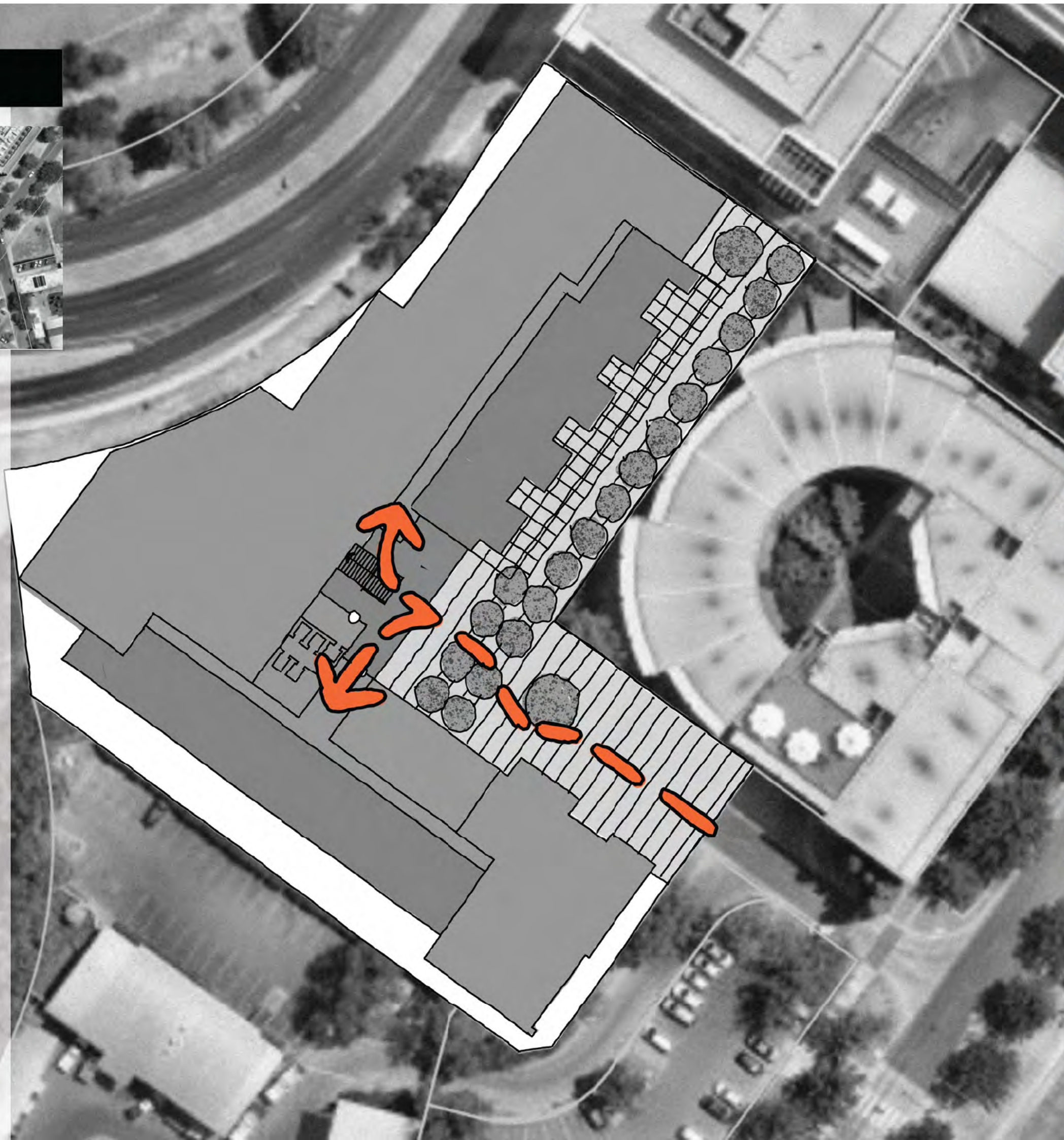
A pedestrian connection from London Circuit to Allara Street through the proposed development is supported by the Panel, however, the Panel considers that further exploration of how this connection will be activated and will operate as a shared accessway is still required. As such the Panel requests that the proponent prepares and presents further analysis of the public and private functionality of this pathway and their relationship to the adjacent spaces at the next design review session. This should include demonstration of how the proposal is anticipated to be experienced by the public (i.e. how it is made inviting for public use throughout the day and evening) and contributes to the public domain on site, as well as exploration of the resident experience such as community interaction, entry procession and arrival, recreation and privacy.



Pedestrian entry



Last time

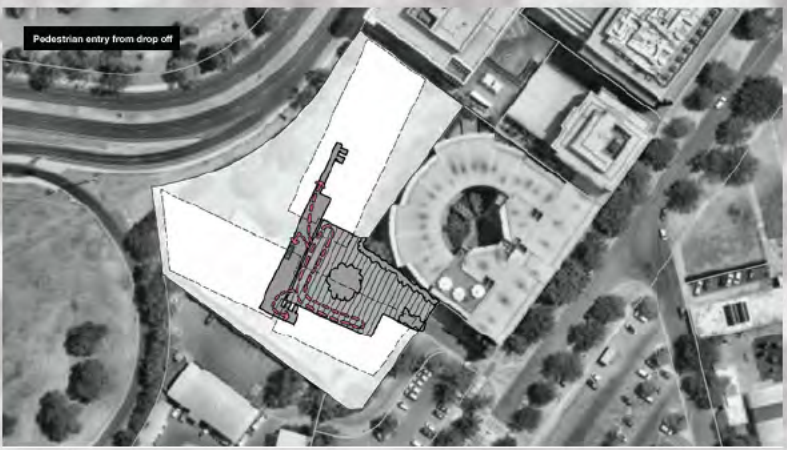


DRP ADVICE 9.1

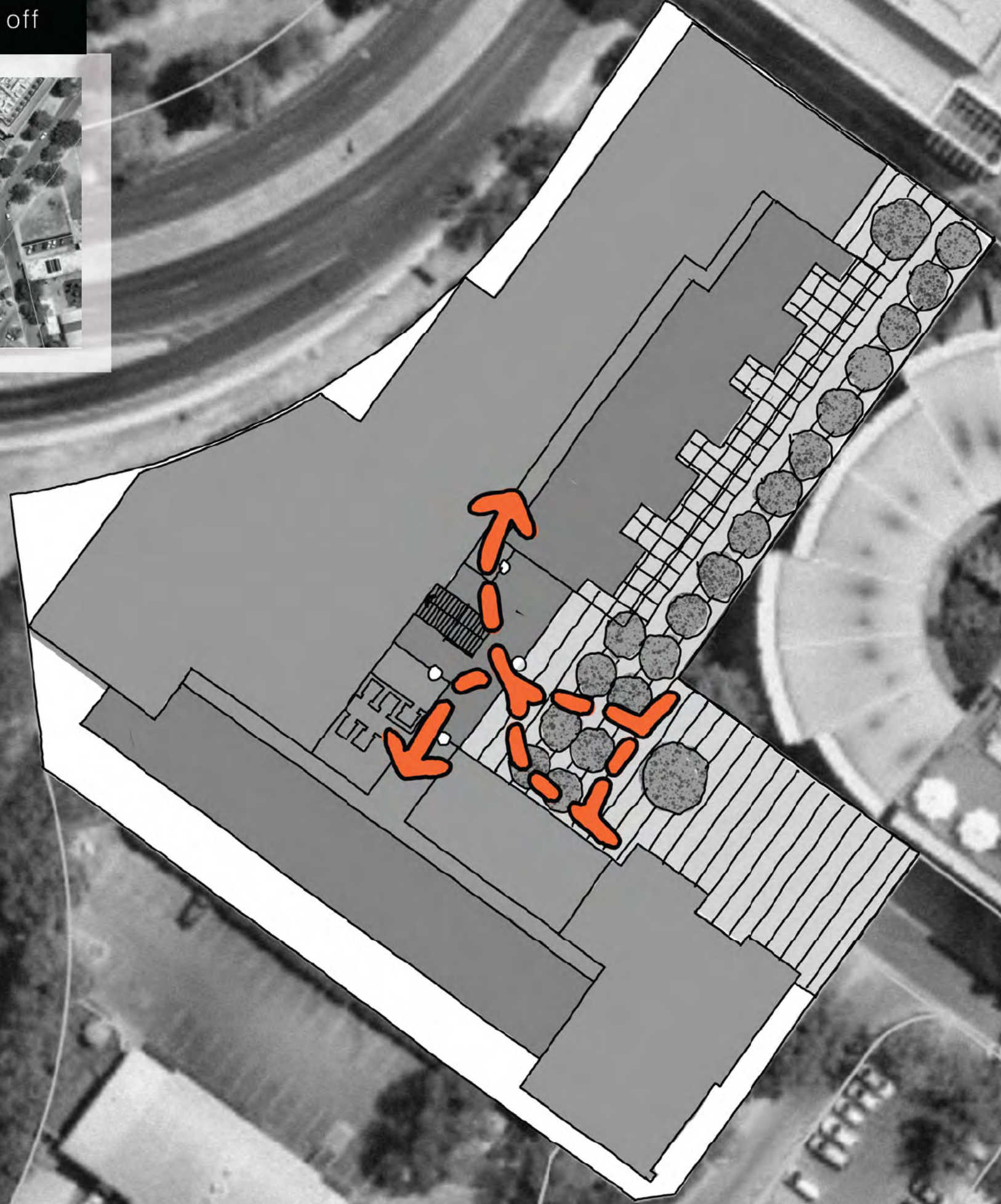
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Pedestrian entry from drop off



Last time



DRP ADVICE 10.1

The Panel notes that the materiality of the proposal was not discussed in detail at the design review session however, the Panel considered the current extensive glazed façade presented to be incongruous with the setting of a proposed development within the National Triangle. Given the early design phase of the proposal, the Panel encourages the proponent team to develop a strong vision for the proposal which is 'of place' and consider implementing a materiality and architectural expression appropriate to the residential use as well as the civic nature and setting of the development.



National Library of Australia



High Court Australia



National Gallery of Australia



National Carrillon



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