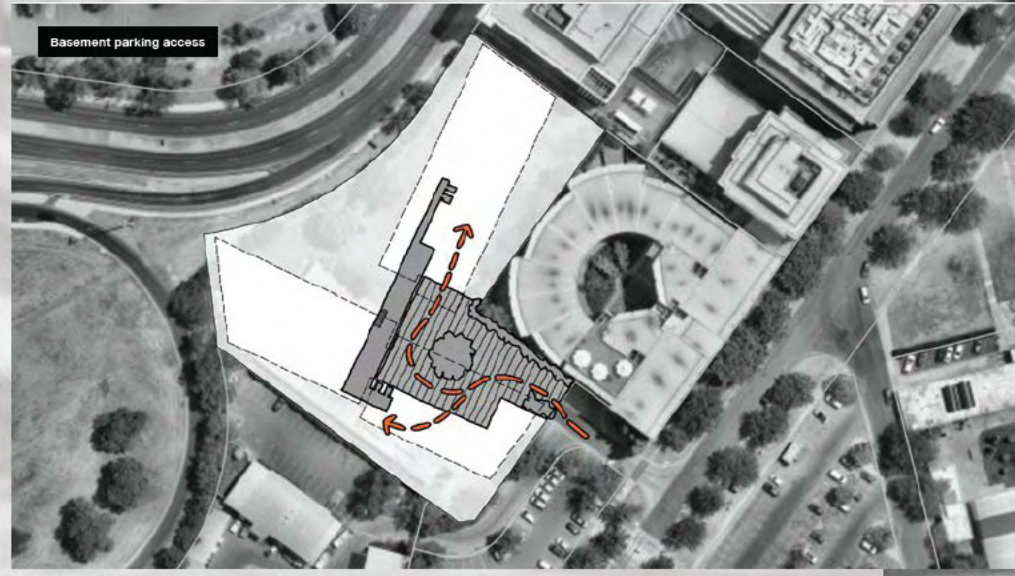
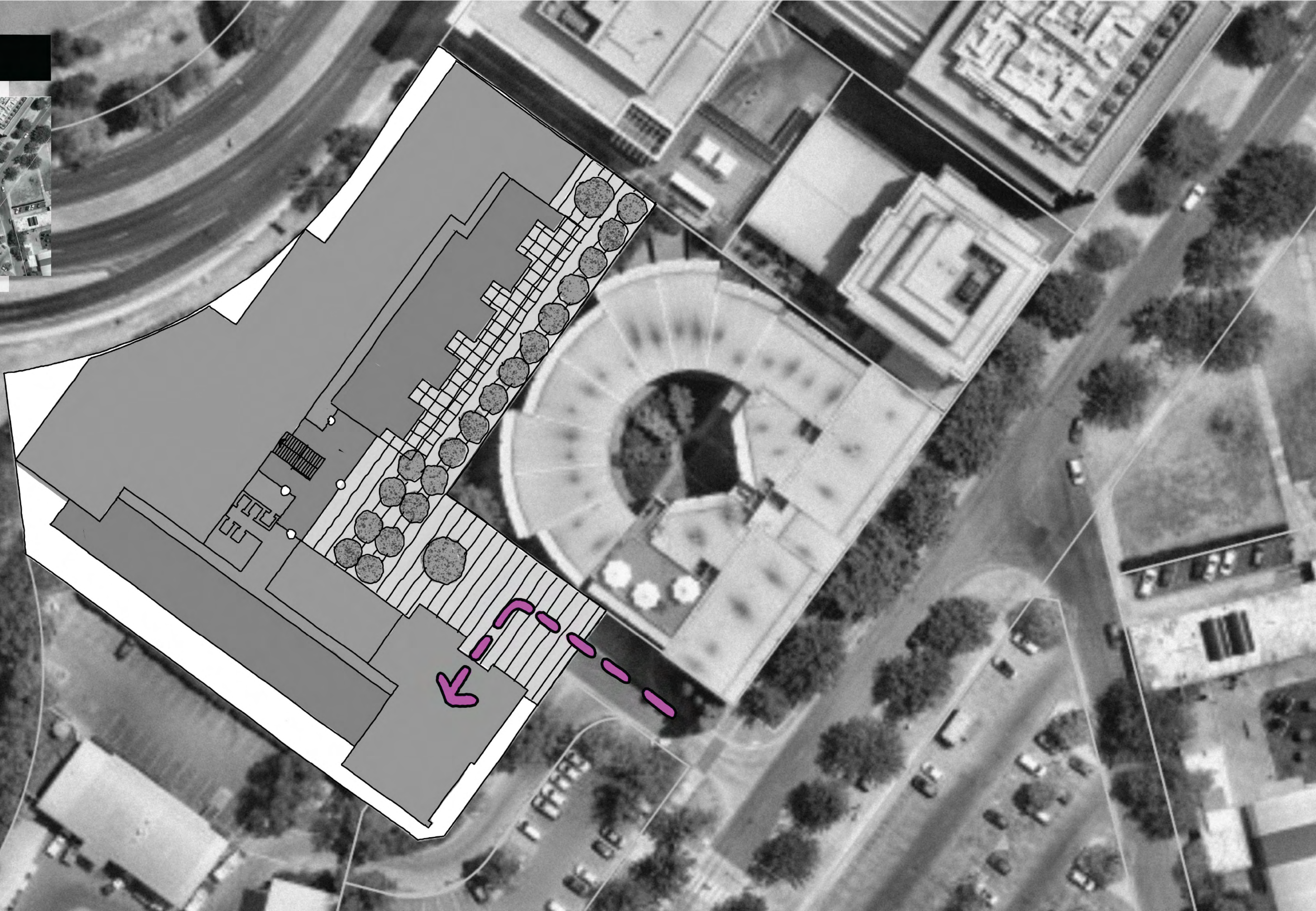


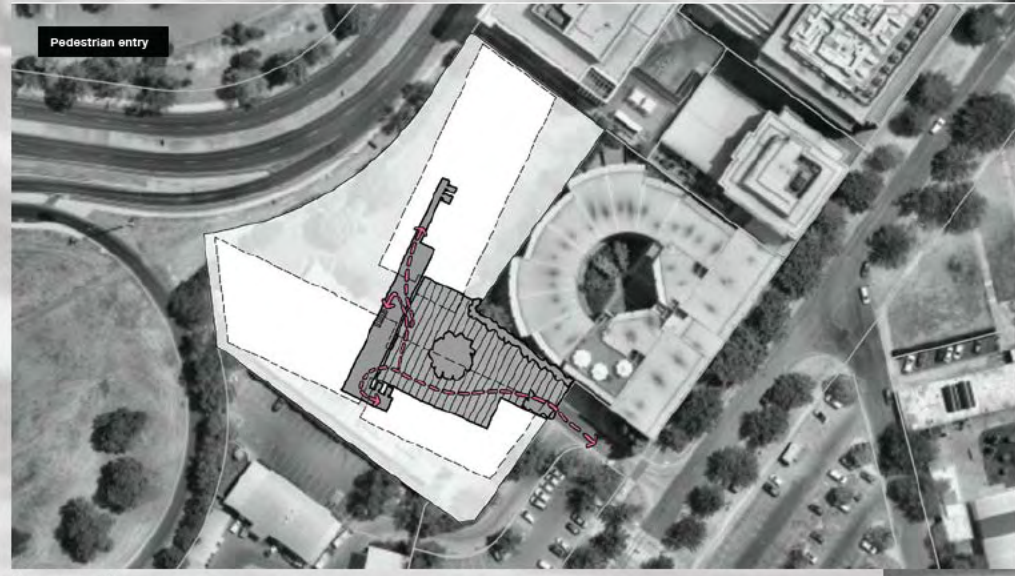
Basement parking access



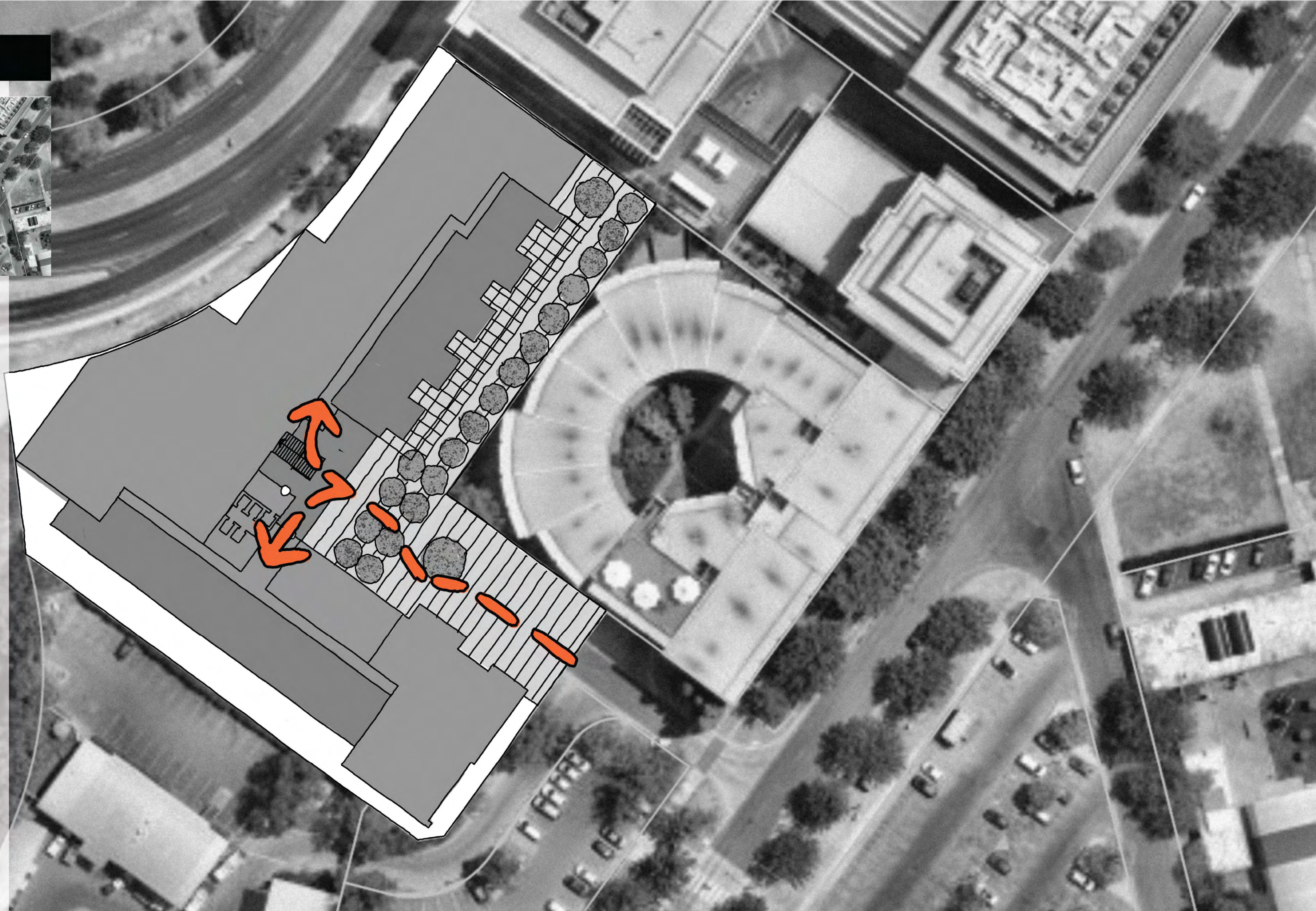
Last time



Pedestrian entry



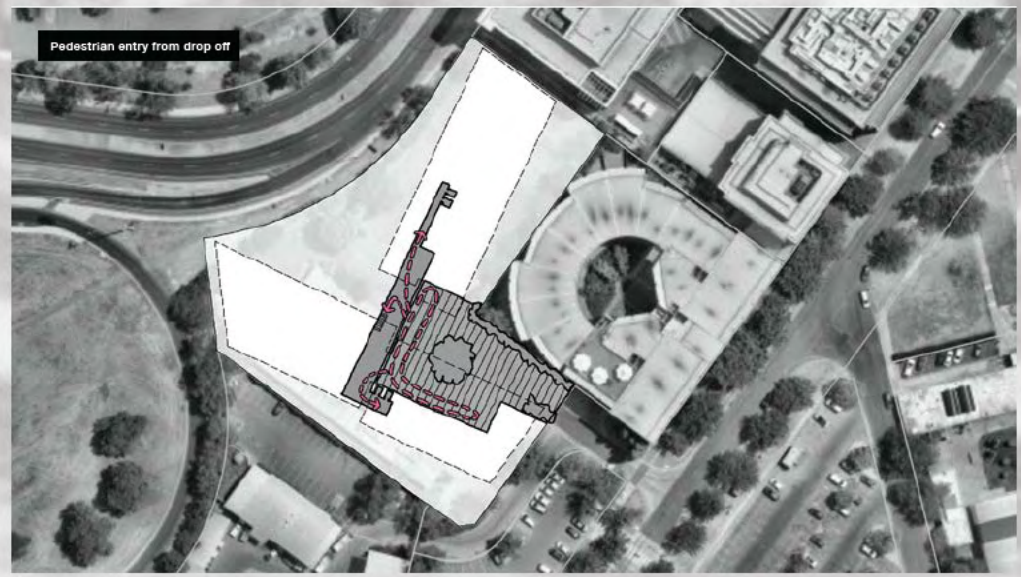
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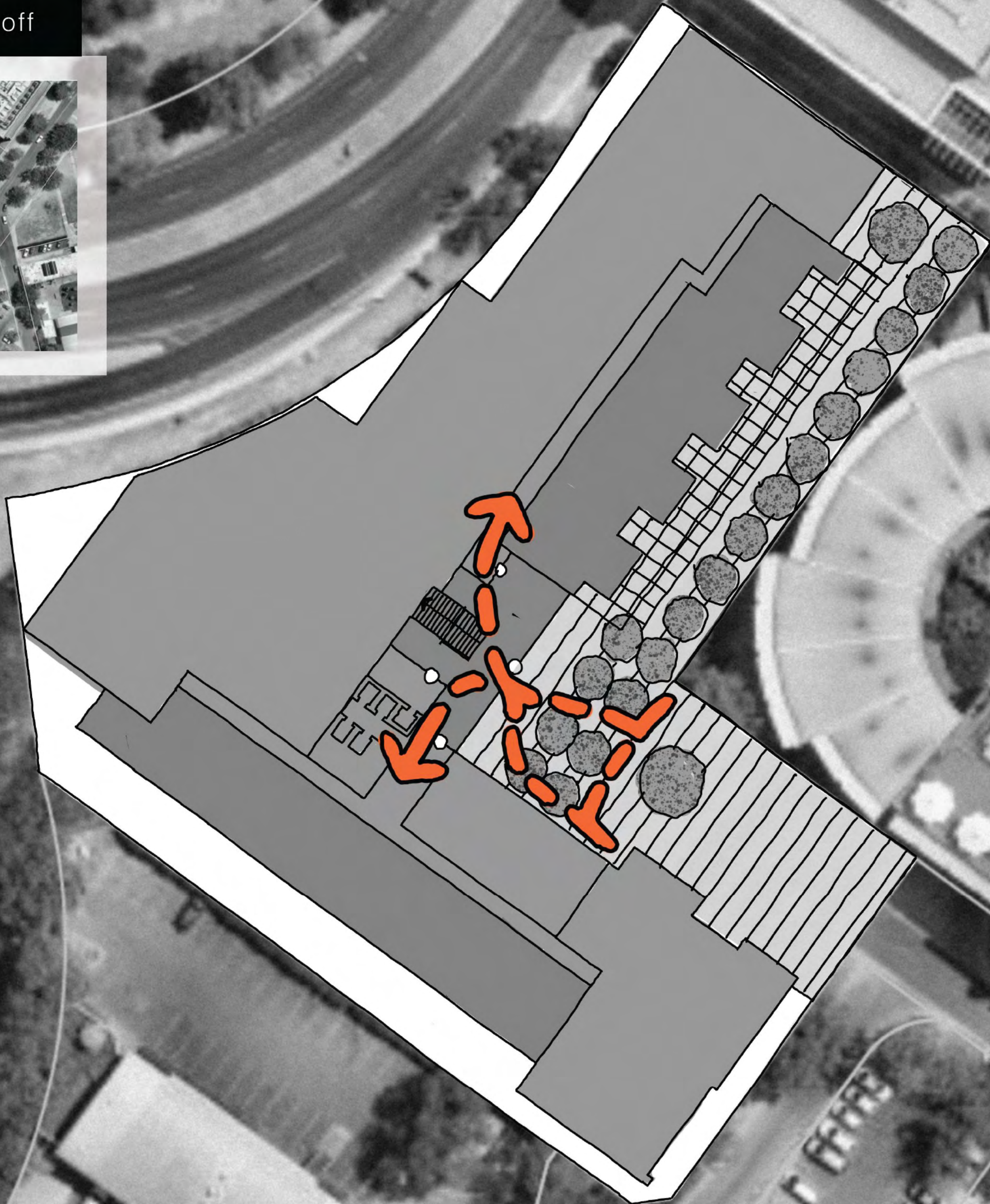
DRP ADVICE 9.1

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.

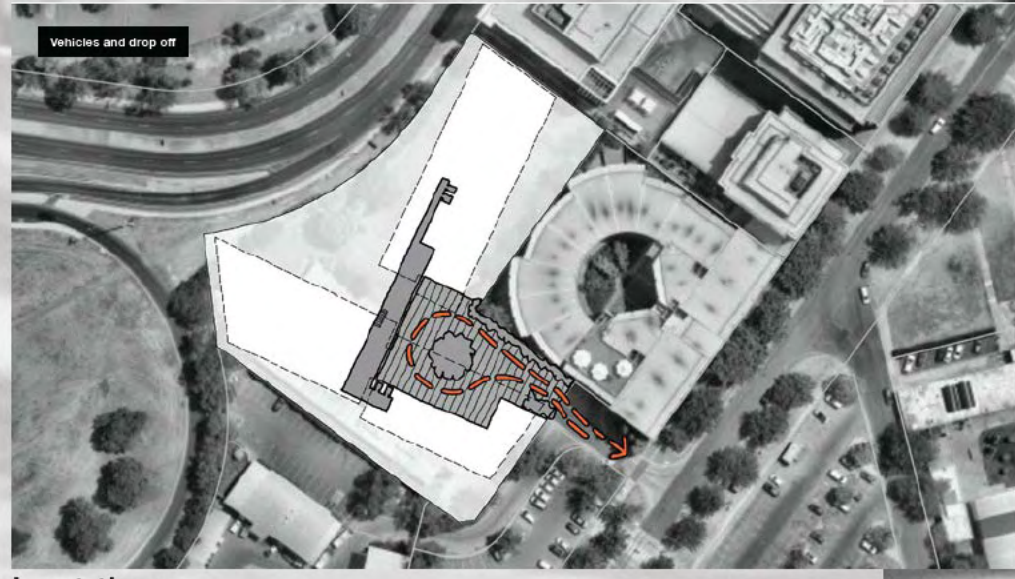
Pedestrian entry from drop off



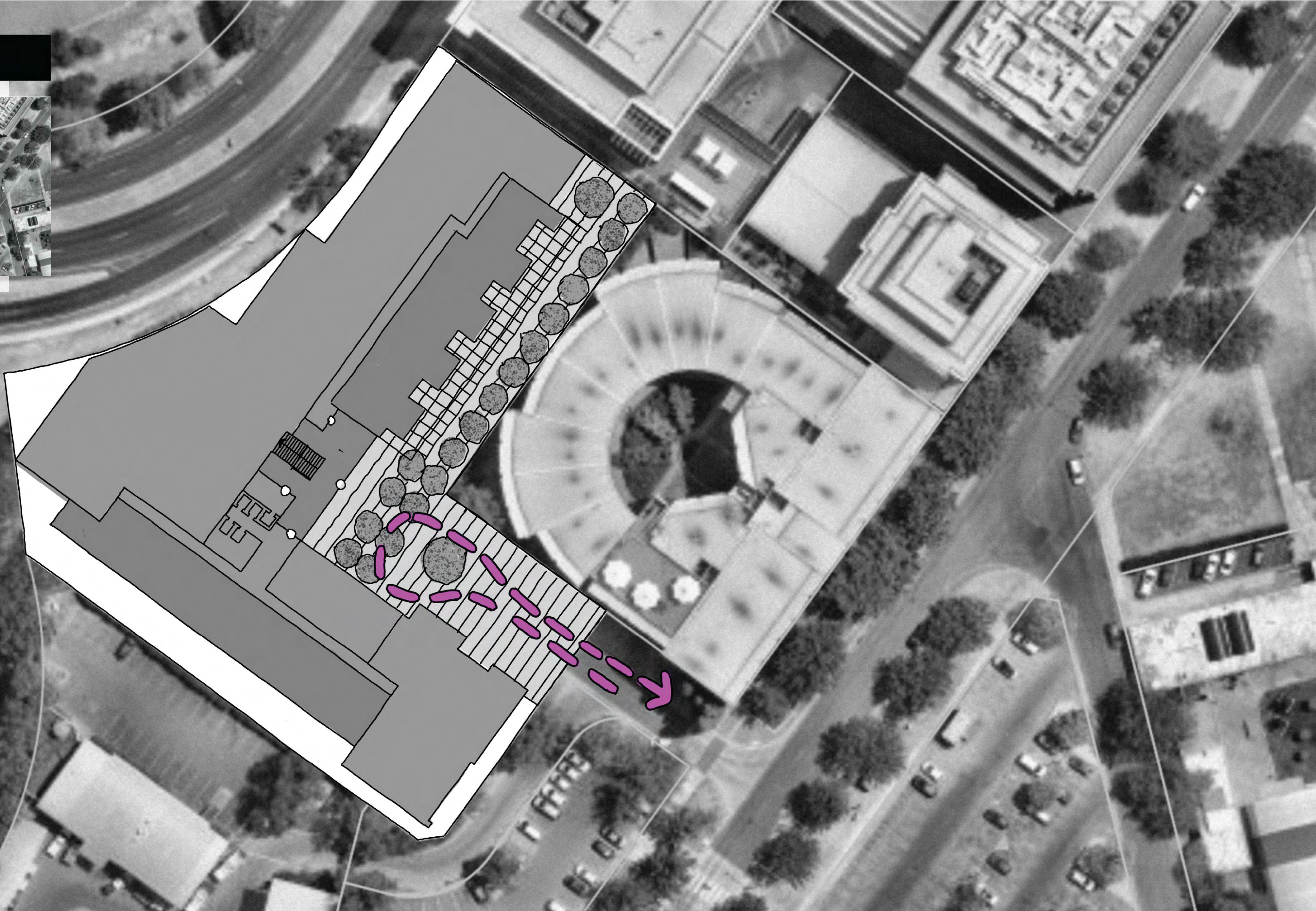
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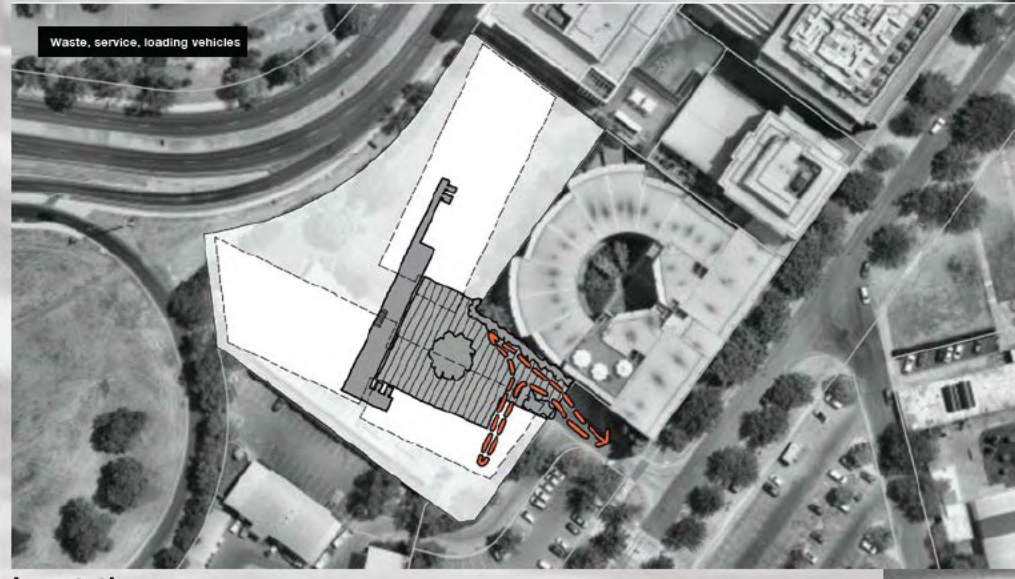
Vehicles and drop off



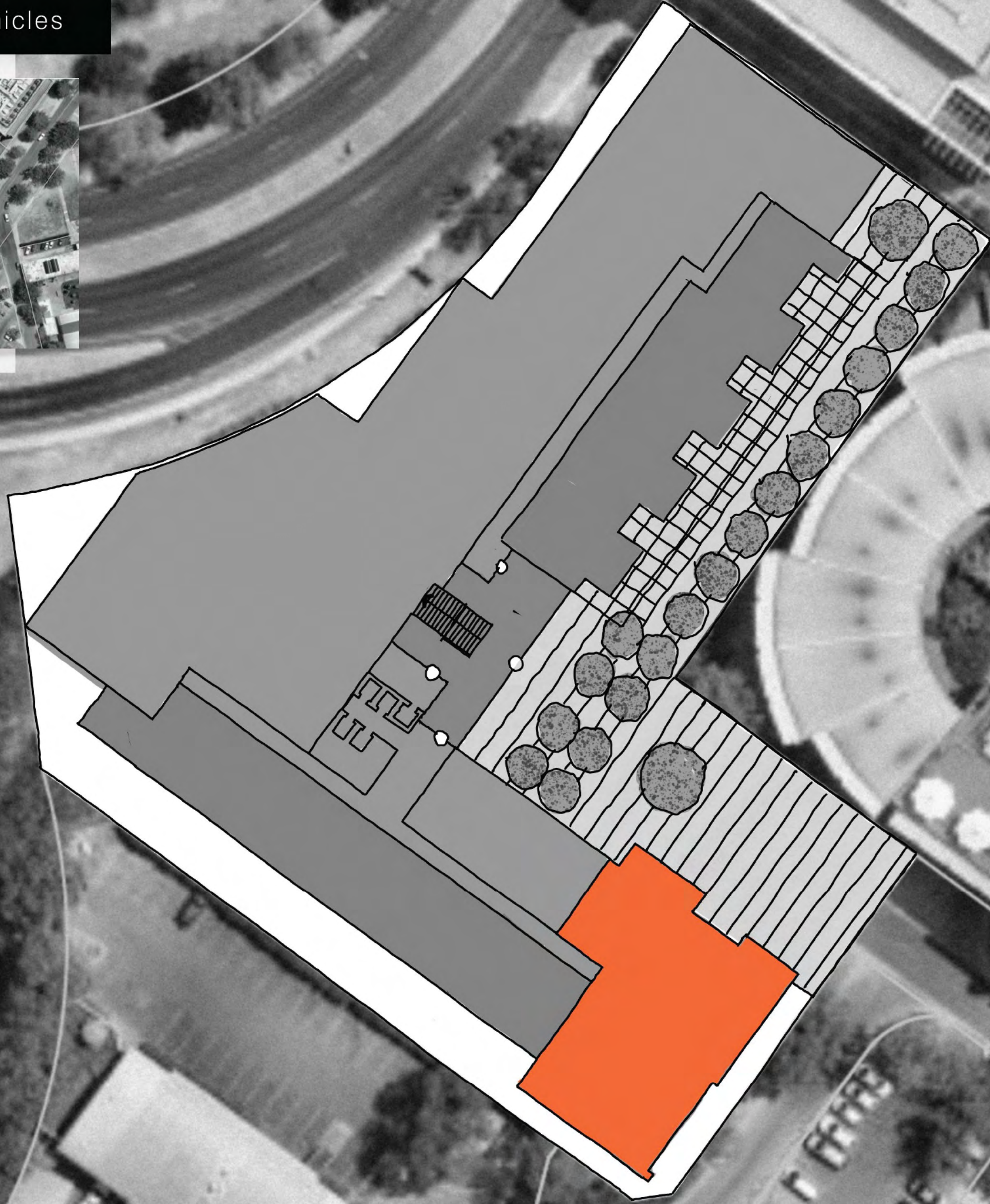
Last time



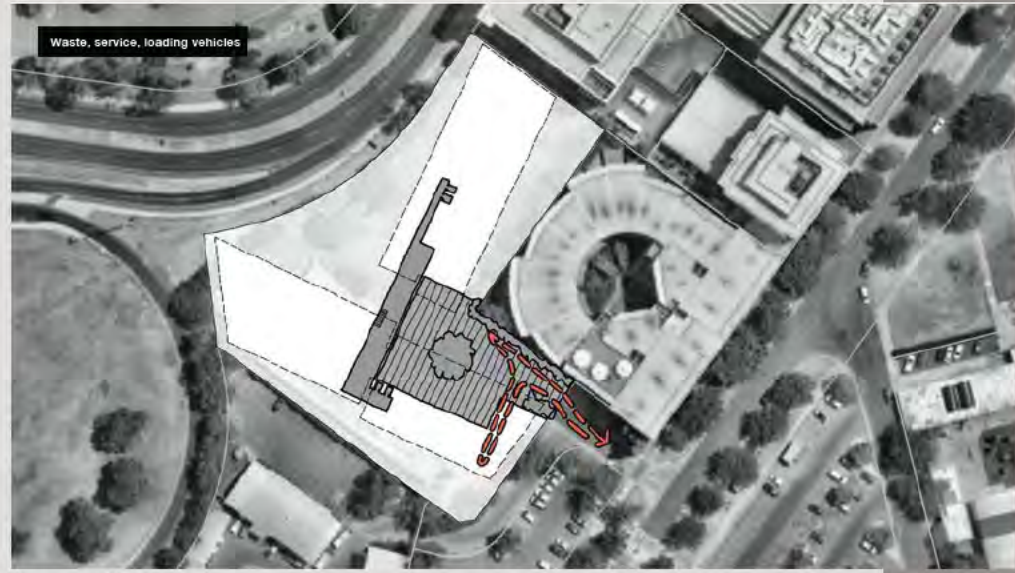
Waste, service, loading vehicles



Last time



Waste, service, loading vehicles requirements



Last time

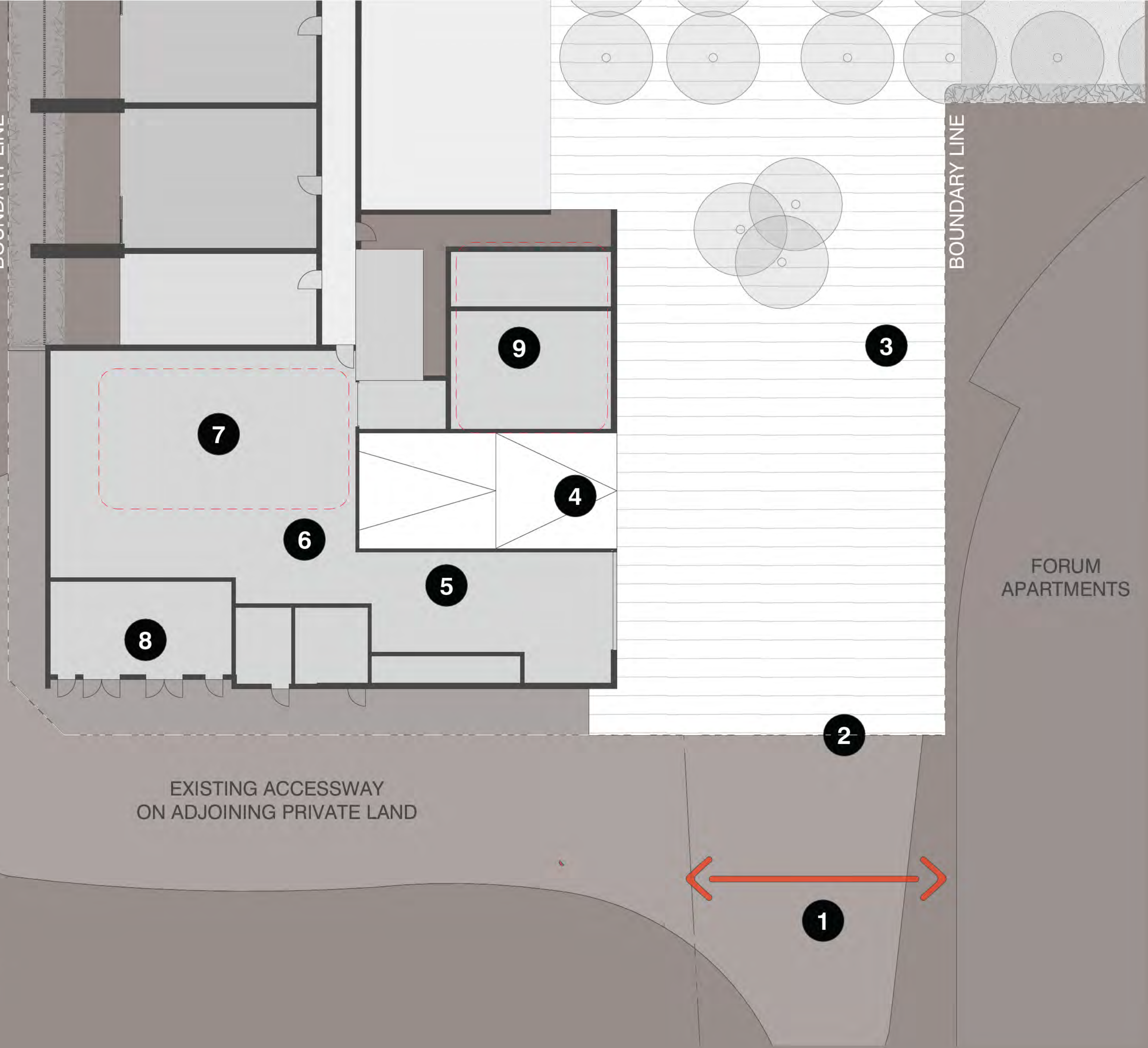
- 1** Extent of street frontage
- 2** Waste trucks forward in and forward out
- 3** Extensive area required for waste truck swept paths
- 4** Basement carpark access
- 5** Loading
- 6** Waste collection
- 7** Waste holding room
- 8** Substation
- 9** Clear access for fire brigade to fire services

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.

BOUNDARY LINE

BOUNDARY LINE



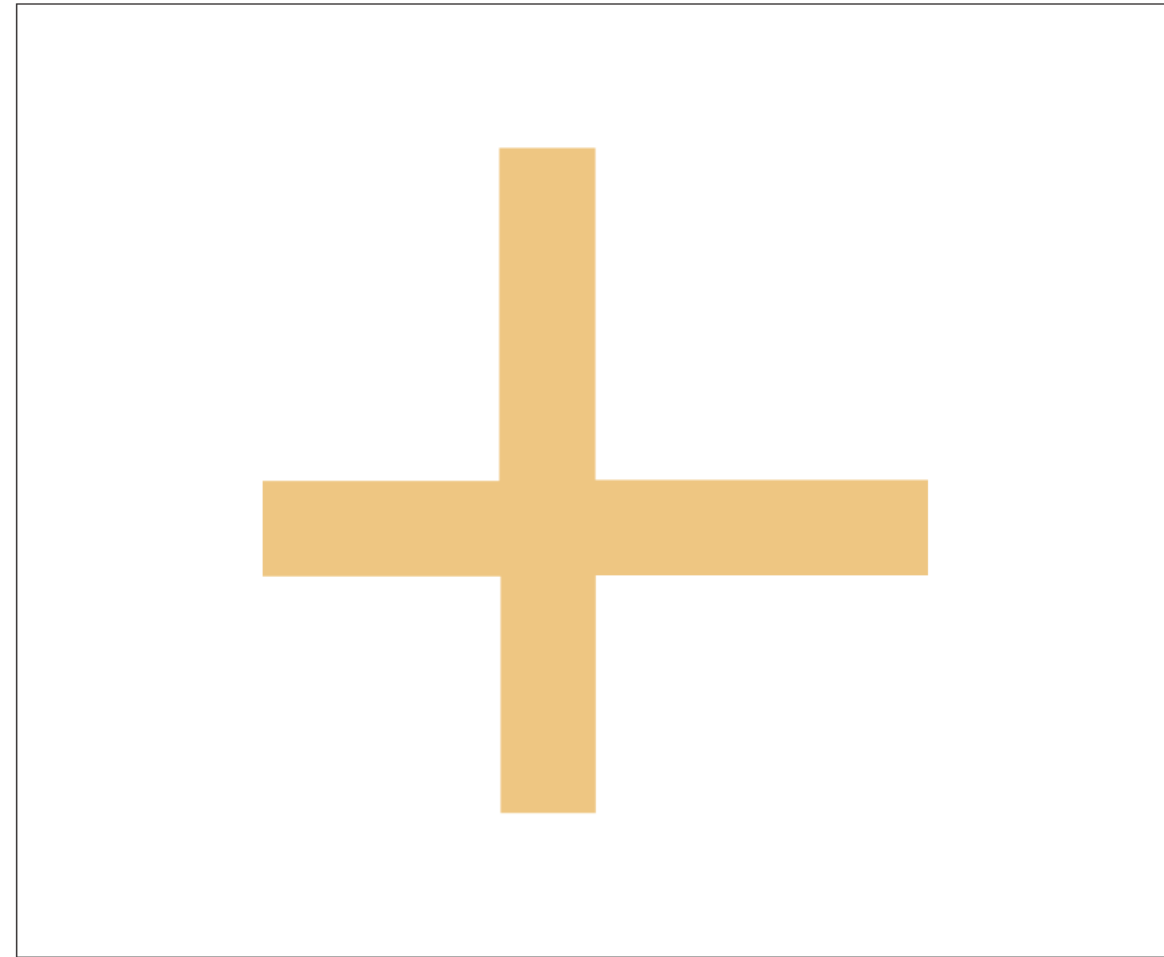
FORUM APARTMENTS

EXISTING ACCESSWAY ON ADJOINING PRIVATE LAND

Landscape

Design Principles

Landscape



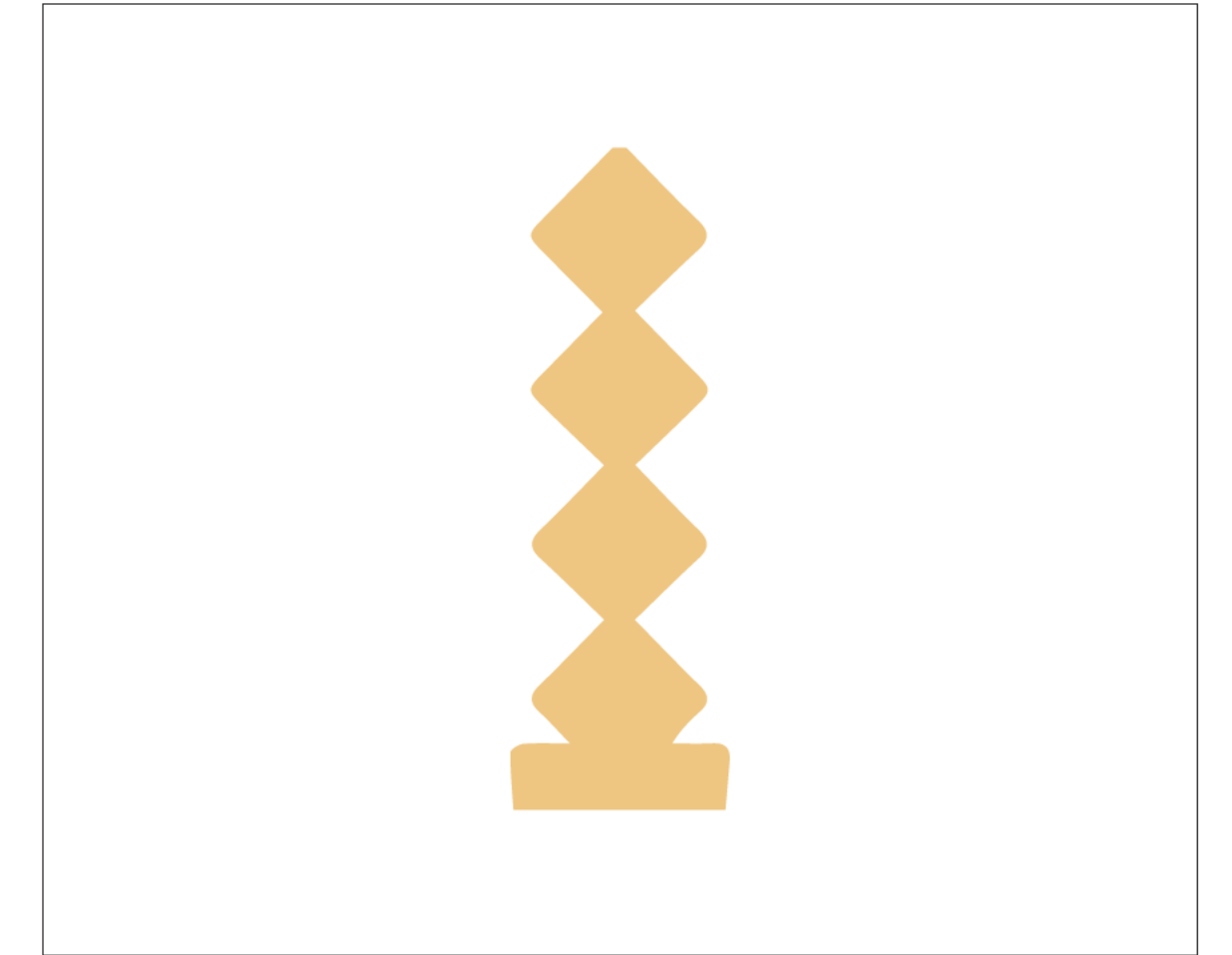
Axis



Layering



Glimpses



Art

Design Precedents

Landscape - Ground Floor



Master Plan Landscape

London Circuit

Lobby

Ground Floor

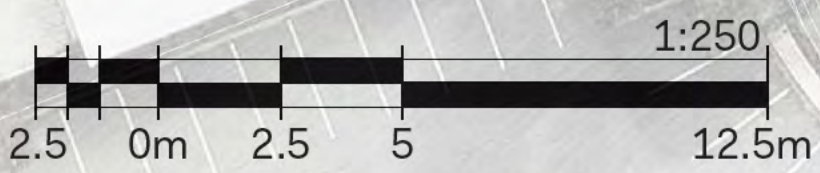
Lower Ground Floor

Lobby

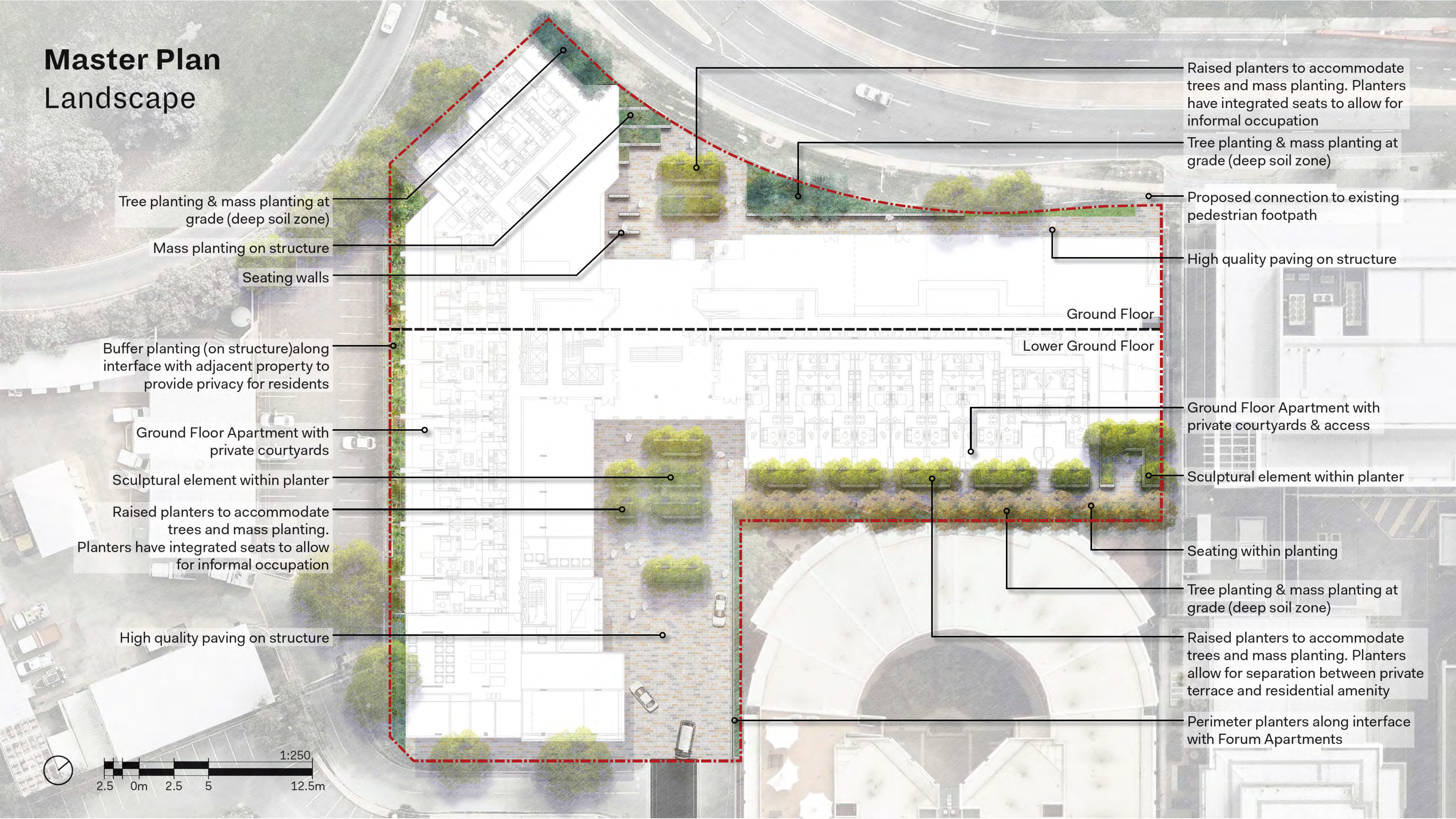
Forum Apartments

Driveway

Allara Street



Master Plan Landscape



Tree planting & mass planting at grade (deep soil zone)

Mass planting on structure

Seating walls

Buffer planting (on structure) along interface with adjacent property to provide privacy for residents

Ground Floor Apartment with private courtyards

Sculptural element within planter

Raised planters to accommodate trees and mass planting. Planters have integrated seats to allow for informal occupation

High quality paving on structure

Raised planters to accommodate trees and mass planting. Planters have integrated seats to allow for informal occupation

Tree planting & mass planting at grade (deep soil zone)

Proposed connection to existing pedestrian footpath

High quality paving on structure

Ground Floor

Lower Ground Floor

Ground Floor Apartment with private courtyards & access

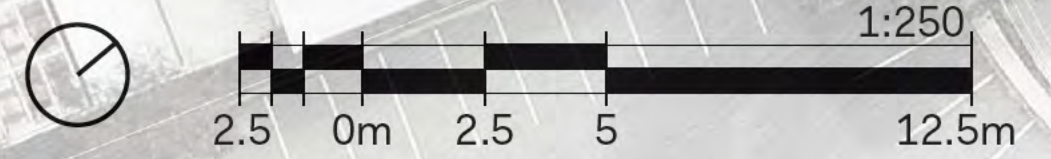
Sculptural element within planter

Seating within planting

Tree planting & mass planting at grade (deep soil zone)

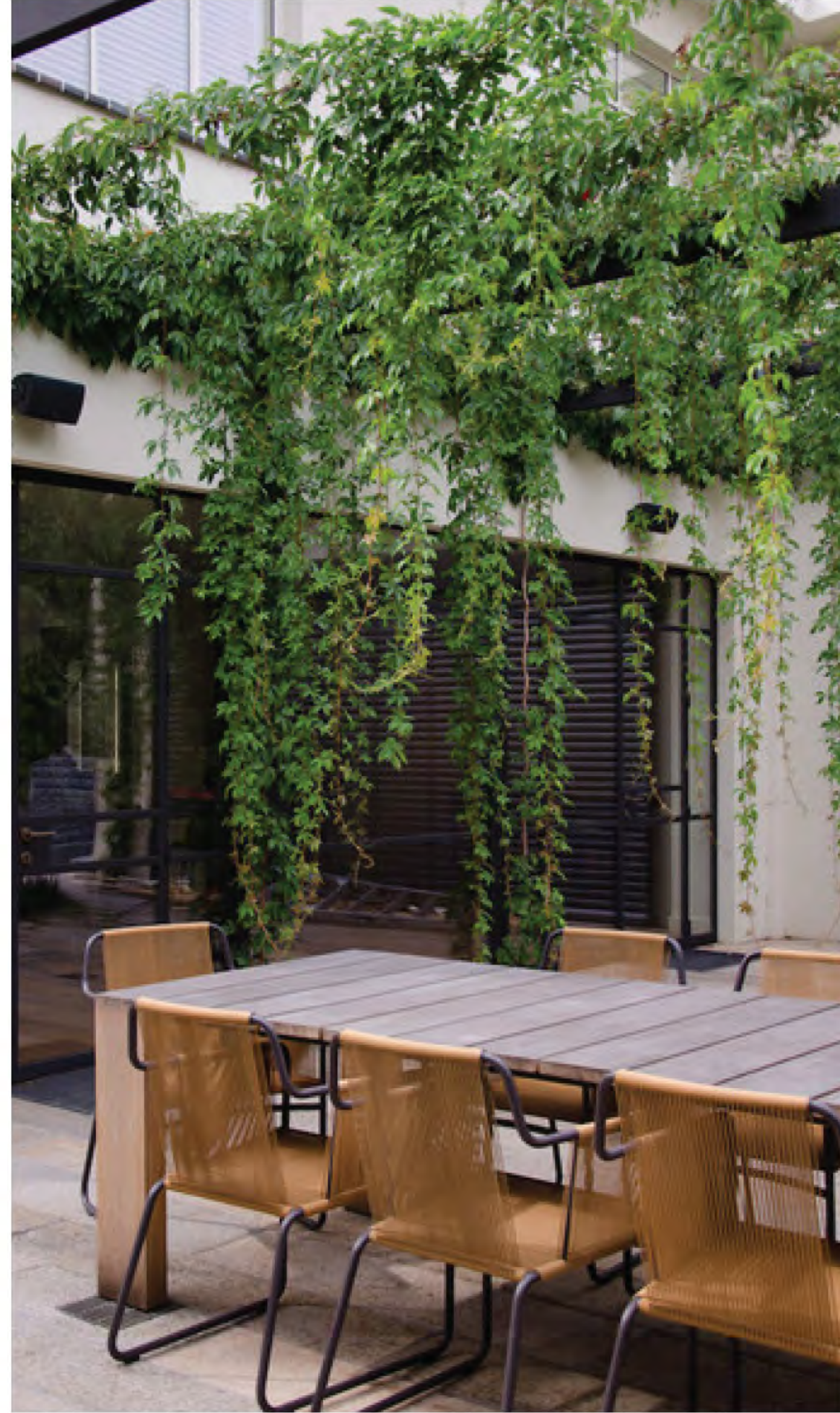
Raised planters to accommodate trees and mass planting. Planters allow for separation between private terrace and residential amenity

Perimeter planters along interface with Forum Apartments

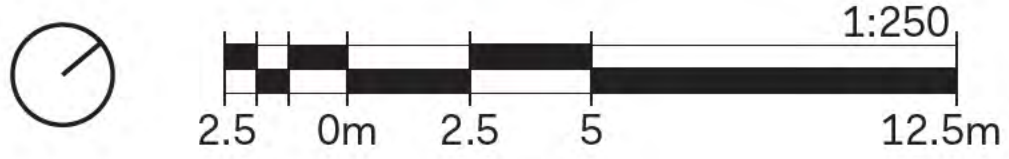
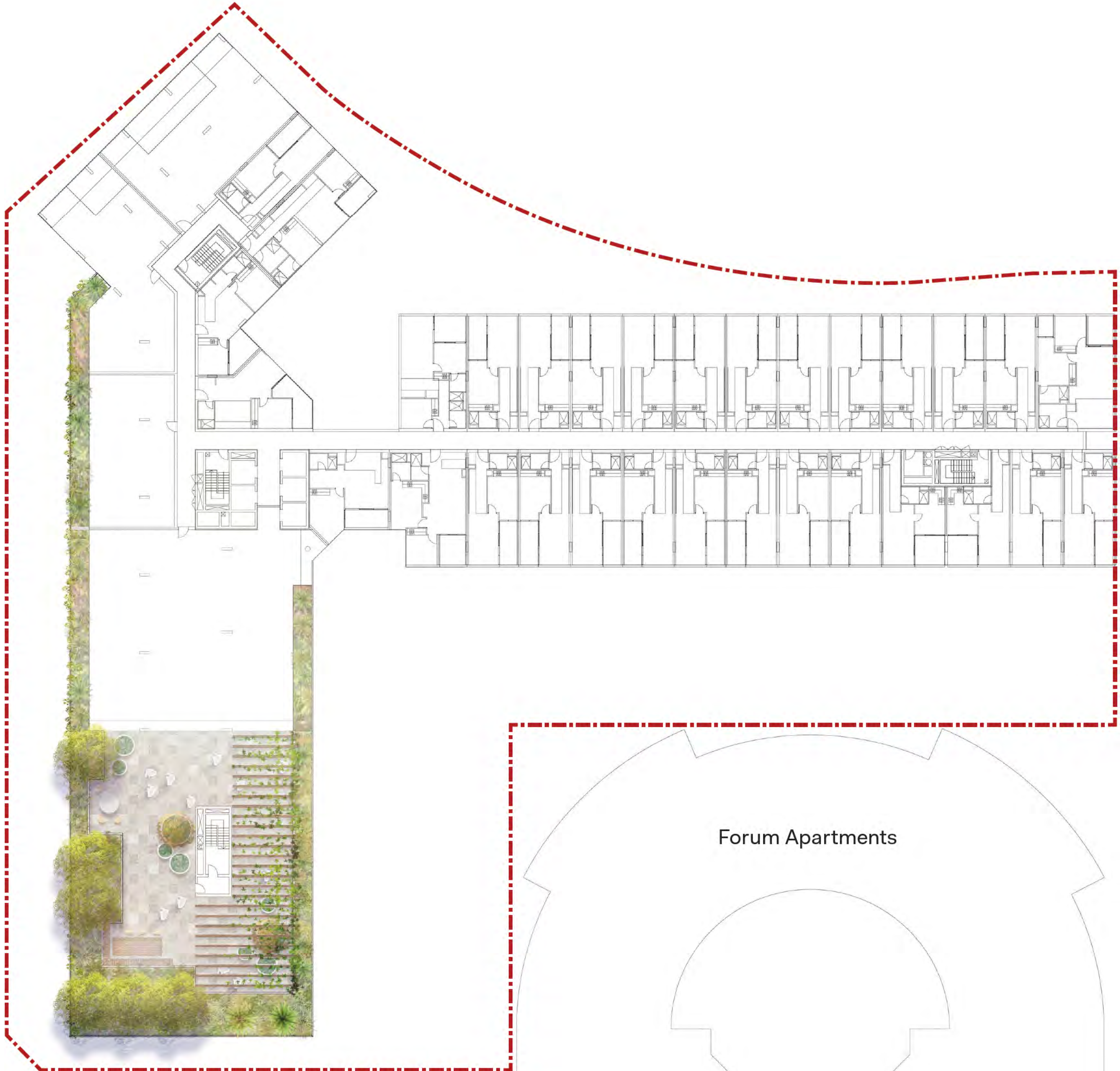


Design Precedents

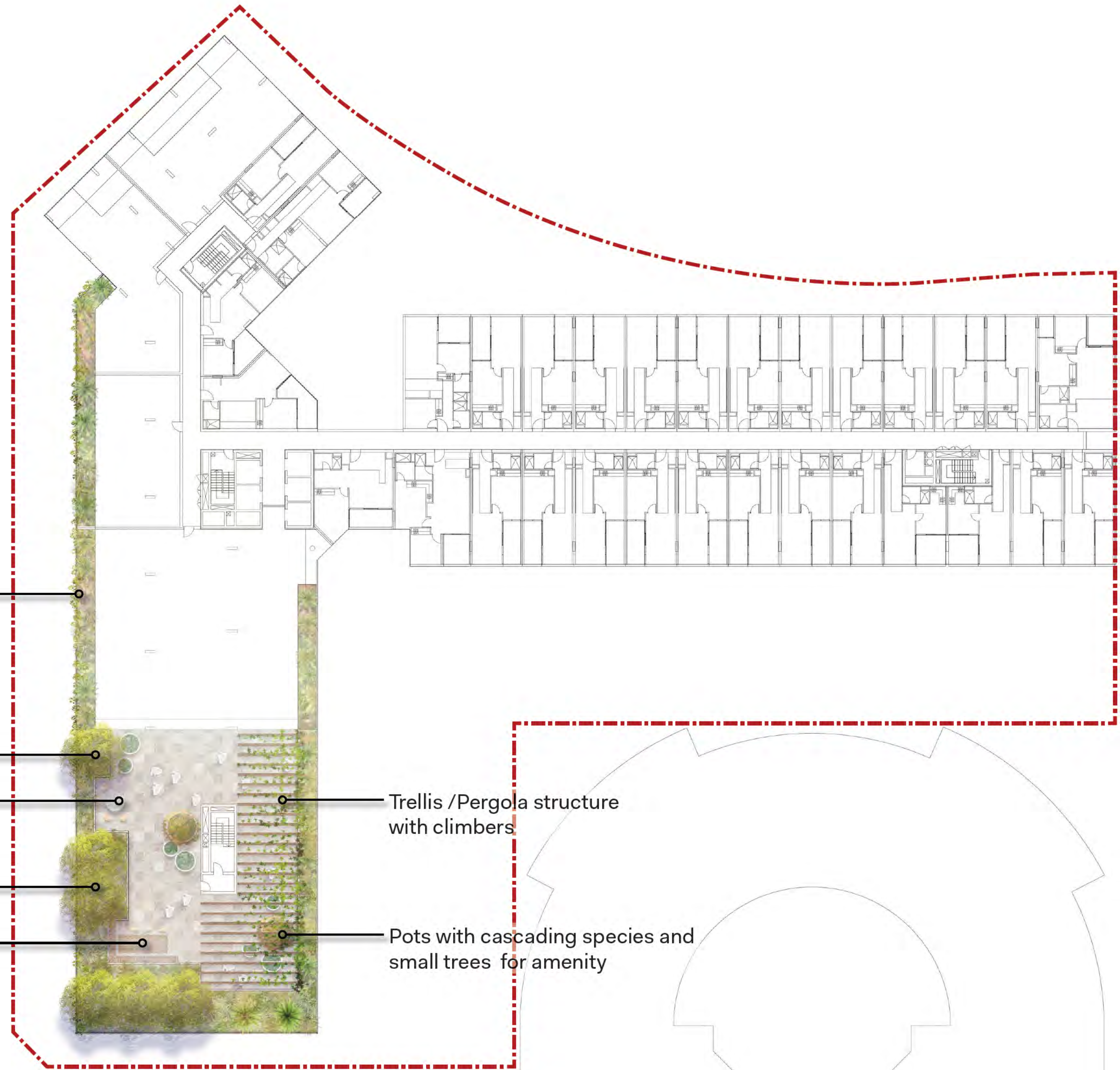
Landscape - Level 07



Level 07 Landscape



Level 07 Landscape



Perimeter planting

Trees to frame views out towards the lake

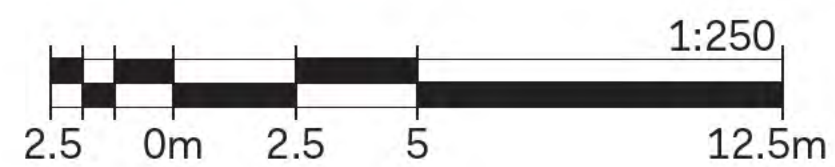
Informal seating

Raised planters on structure min. 1m soil depth to accommodate trees

Inbuilt timber table and seating

Trellis / Pergola structure with climbers

Pots with cascading species and small trees for amenity



Sustainability

82%

30%

20%

233

364

82%

NORTHBOURNE AV ↑
Gungahlin 4 23 ↑
Goulburn 2 ↑
Yass ↑
← LONDON CCT →
Glebe Park 1 →
CASINO CANBERRA →
ACT LEGISLATIVE ASSEMBLY →

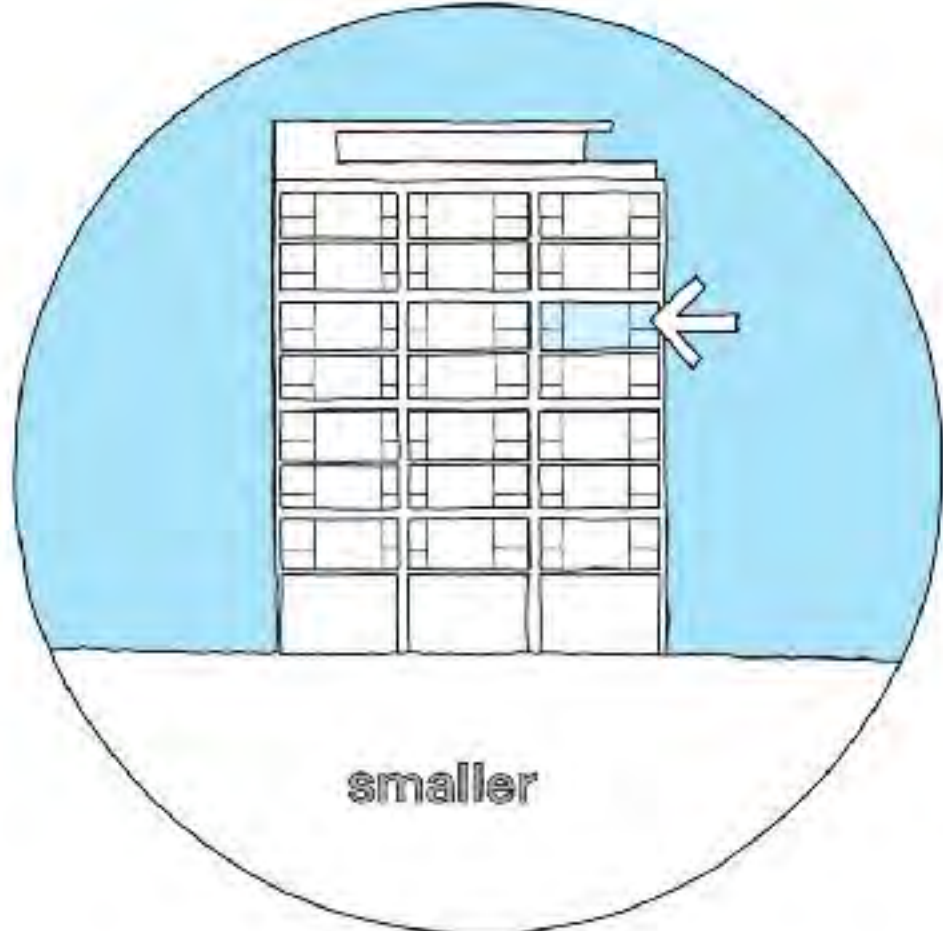
NOVOTEL

NOVOTEL

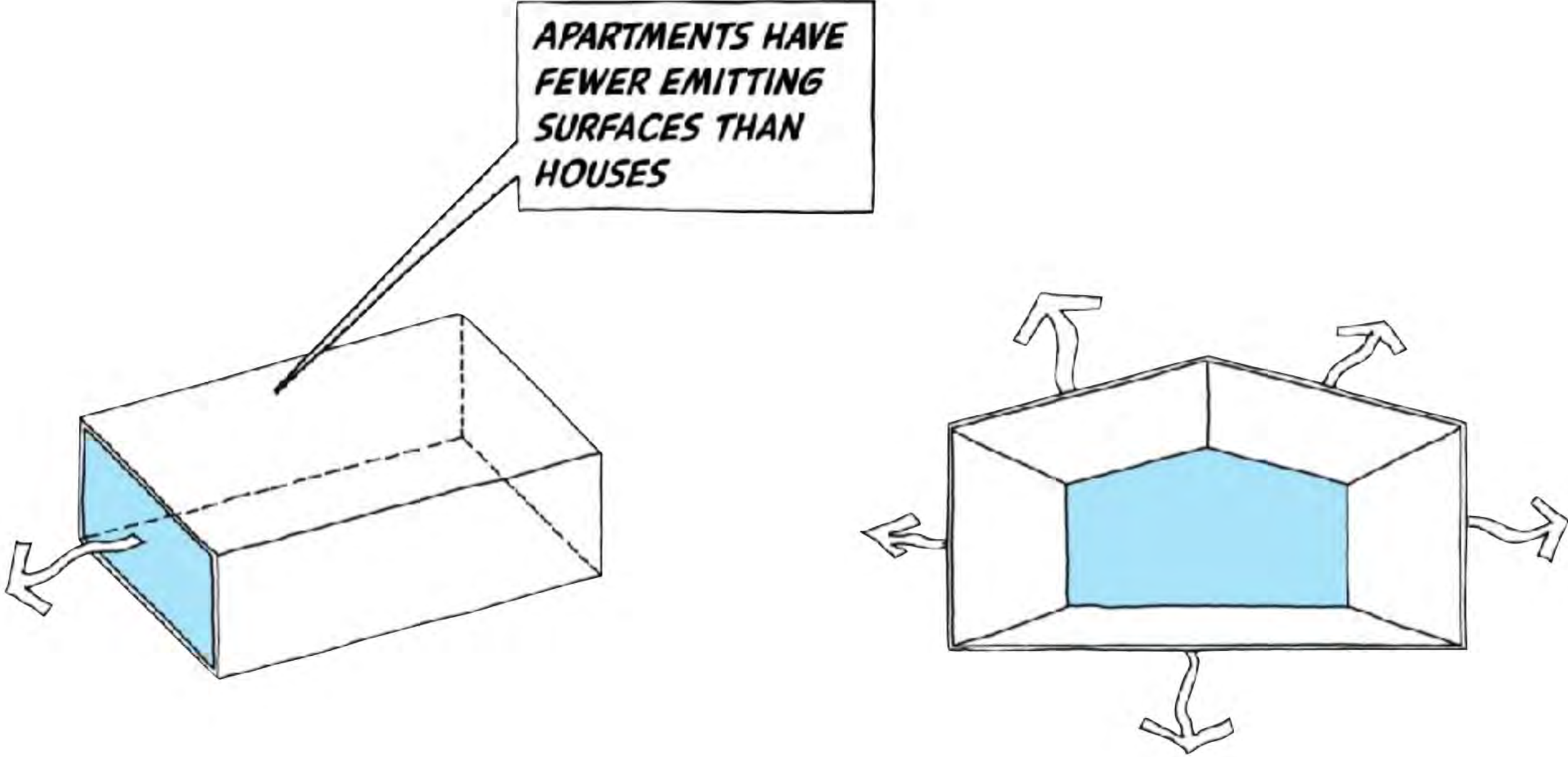
LIST

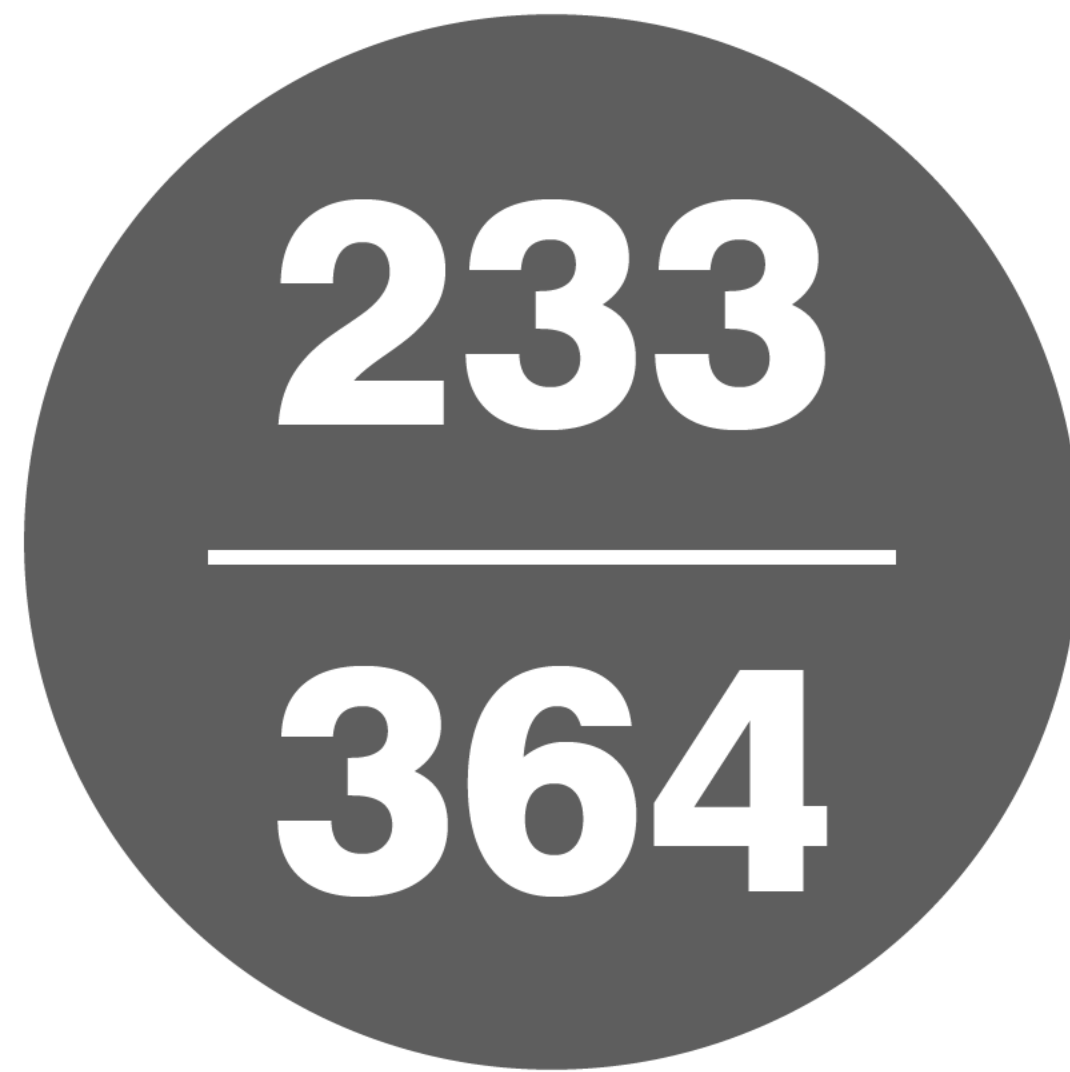


30%

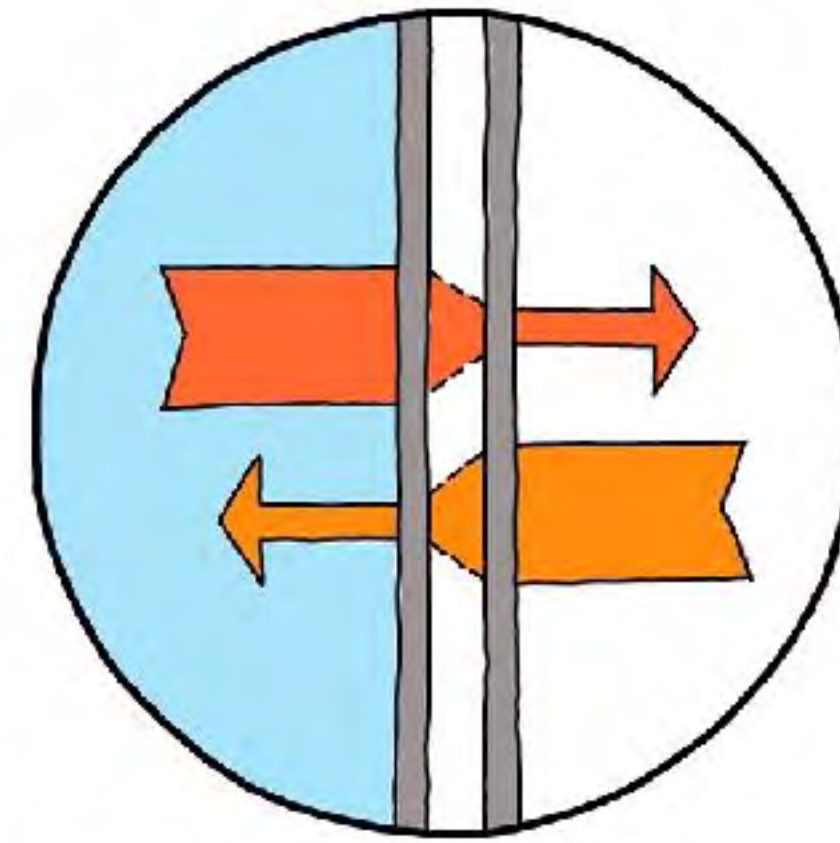
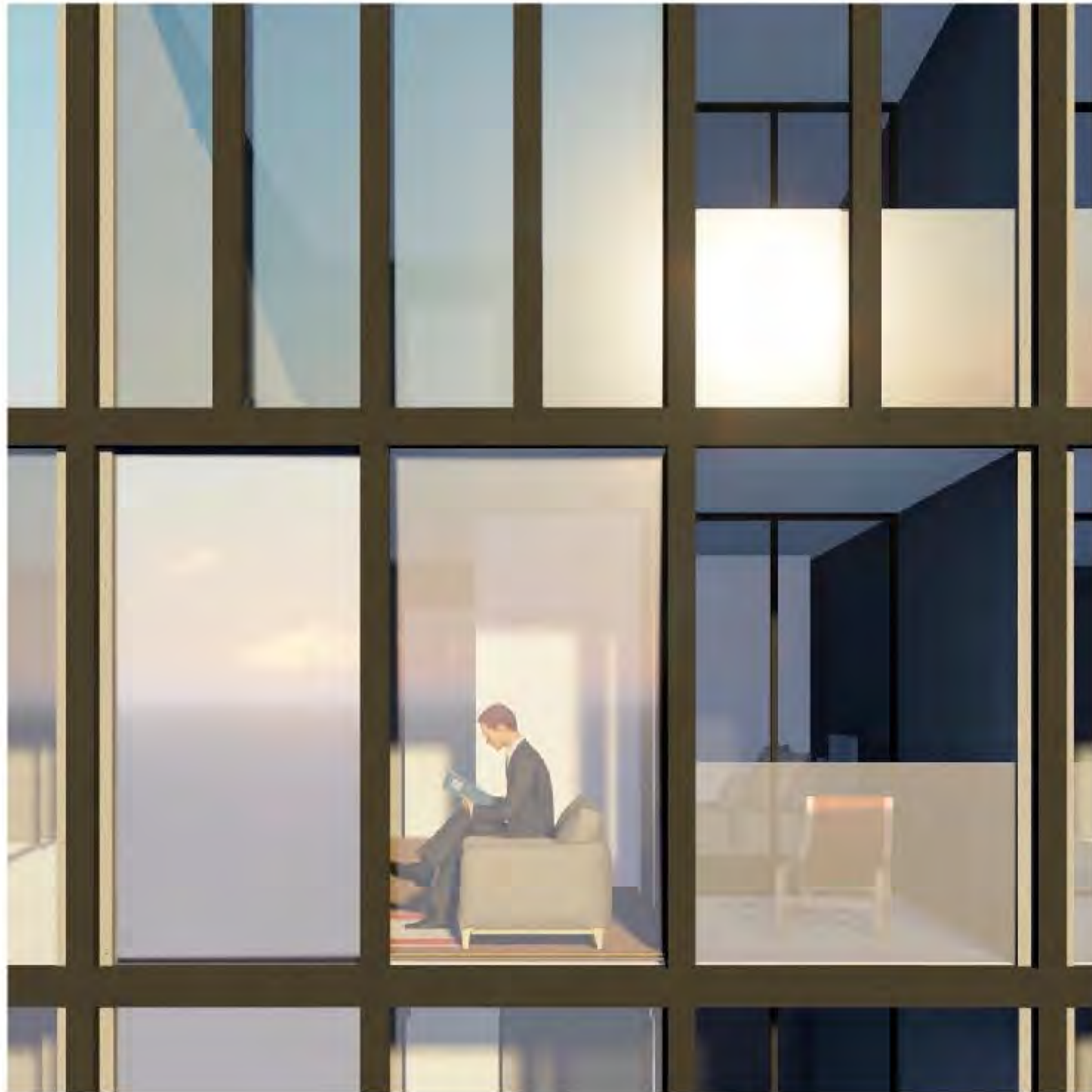


20%

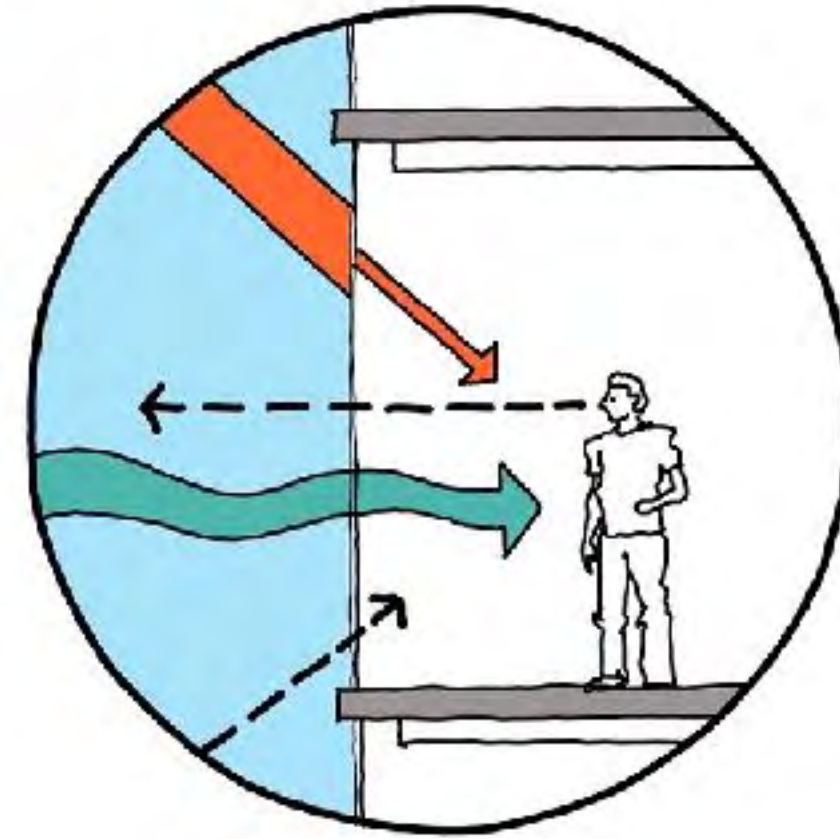




Cool days
—
Cool nights



Low U-value
Insulation



Low E coating
Wavelength specificity

