

An aerial photograph of a residential neighborhood. The image shows a dense grid of houses and streets. A prominent feature is a large, circular driveway or cul-de-sac in the center. A red arrow points to a specific lot on the right side of the image, near the bottom center. A black rectangular box with white text is overlaid on the image, pointing to the lot indicated by the red arrow.

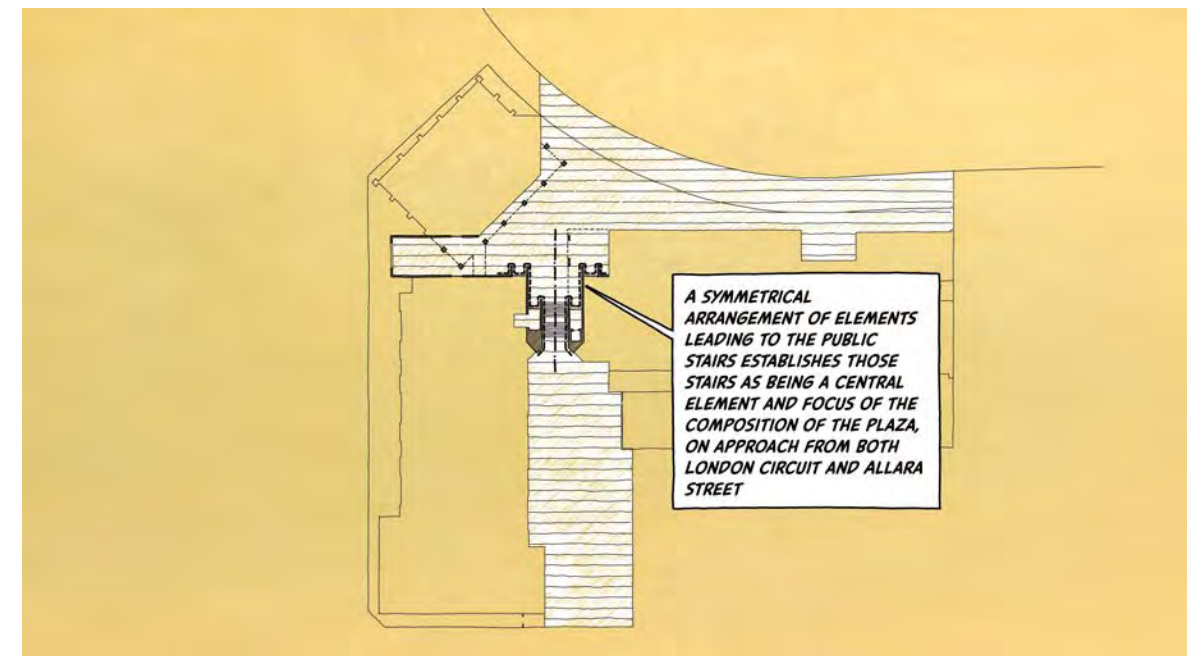
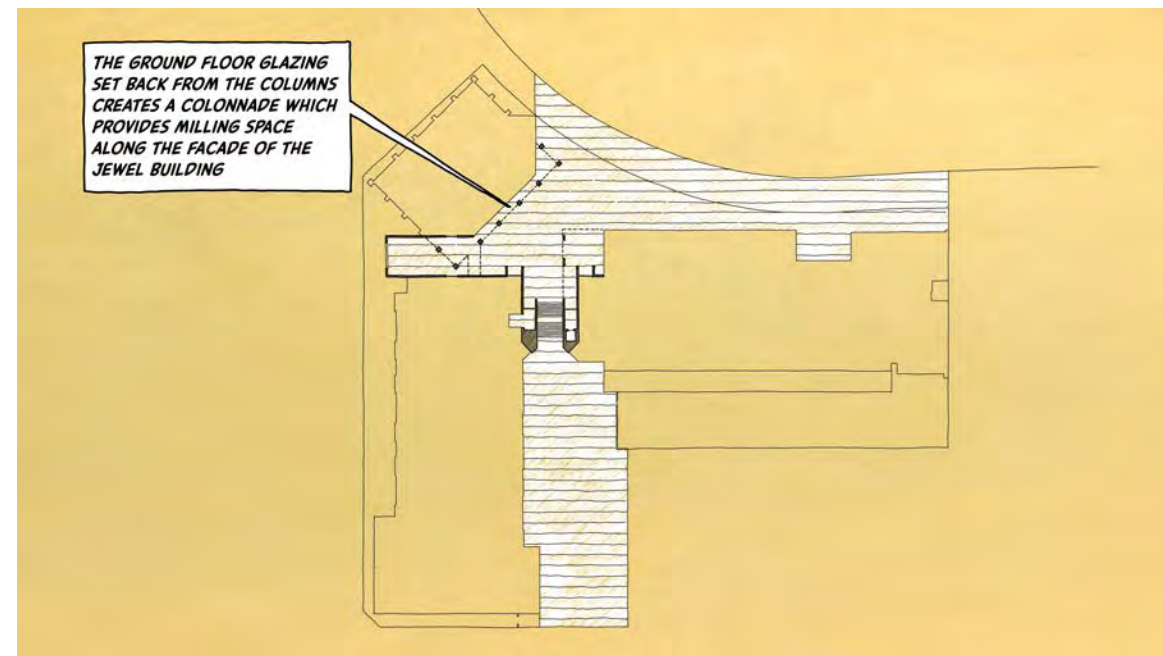
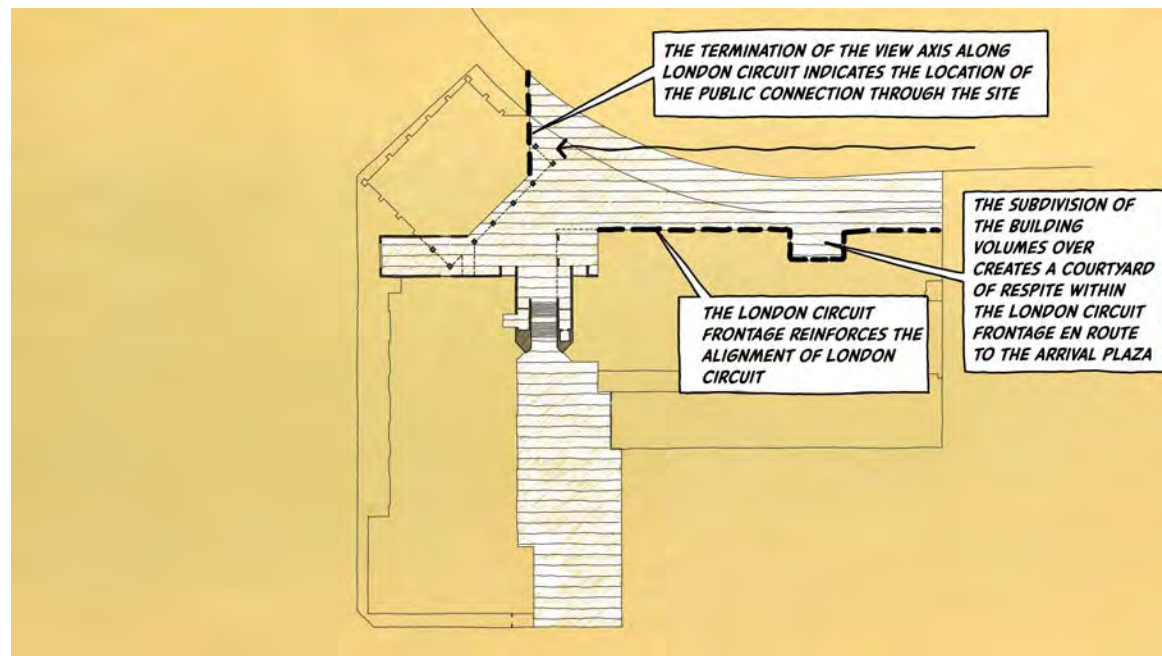
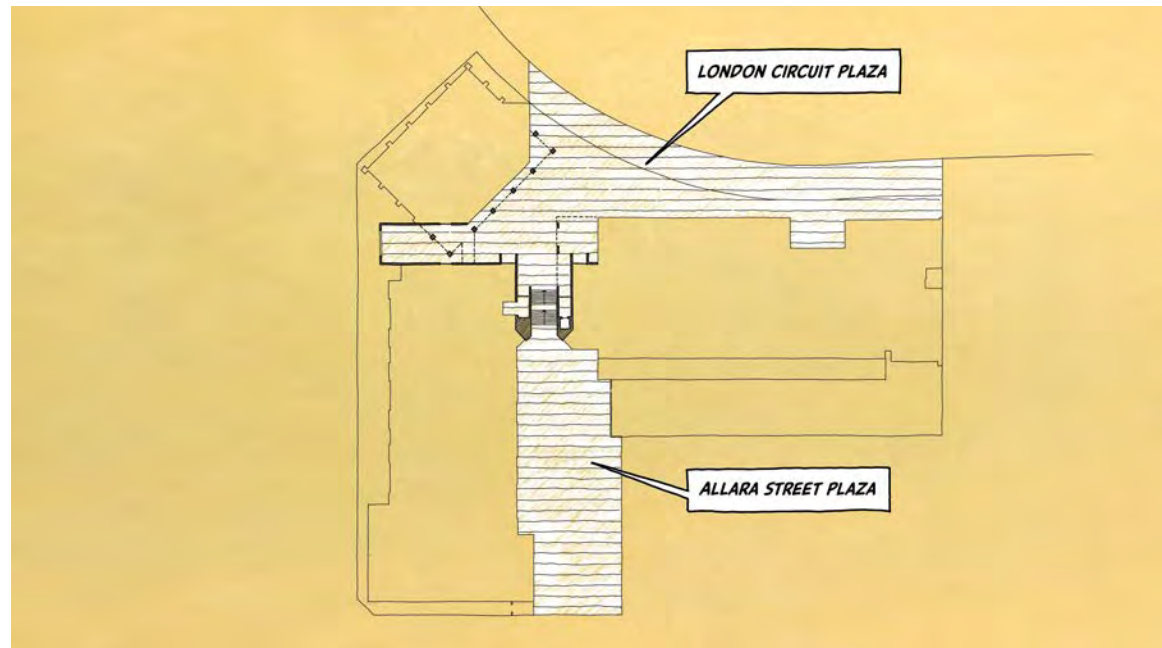
Block 16 Section 10



- 1.0 Context and character
- 2.0 Landscape
- 3.0 Sustainability
- 4.0 Density and connectivity
- 5.0 Built form and scale
- 6.0 Functionality and build quality
- 7.0 Legibility and safety
- 8.0 Diversity and amenity
- 9.0 Community and public domain
- 10.0 Visual appearance

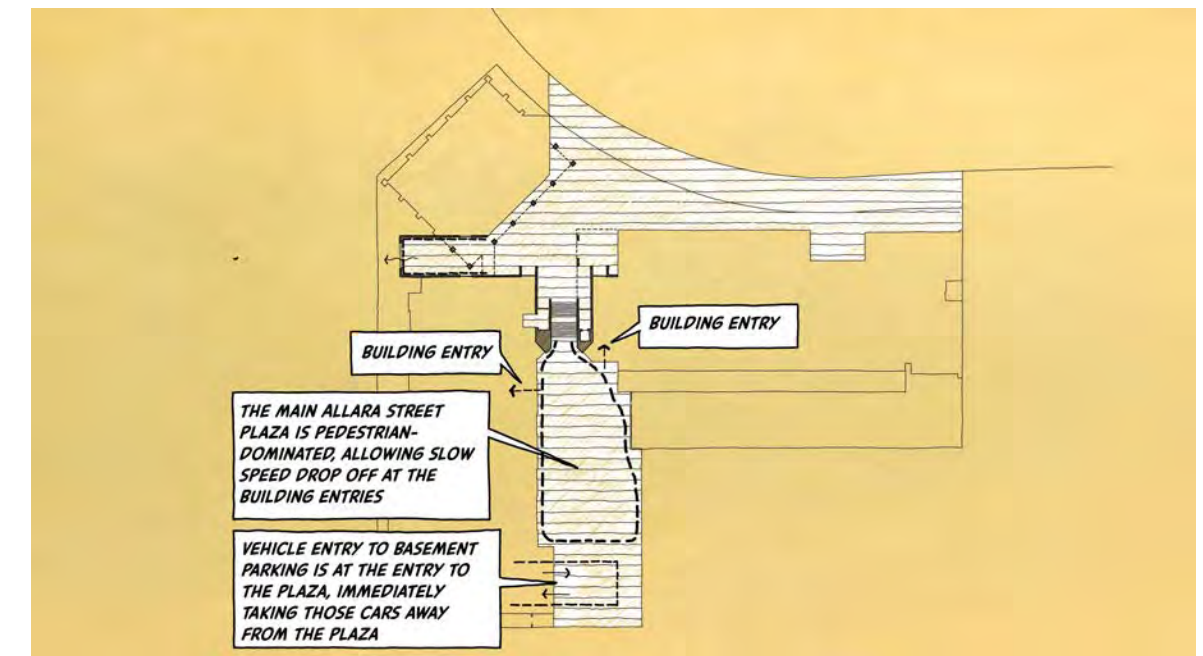
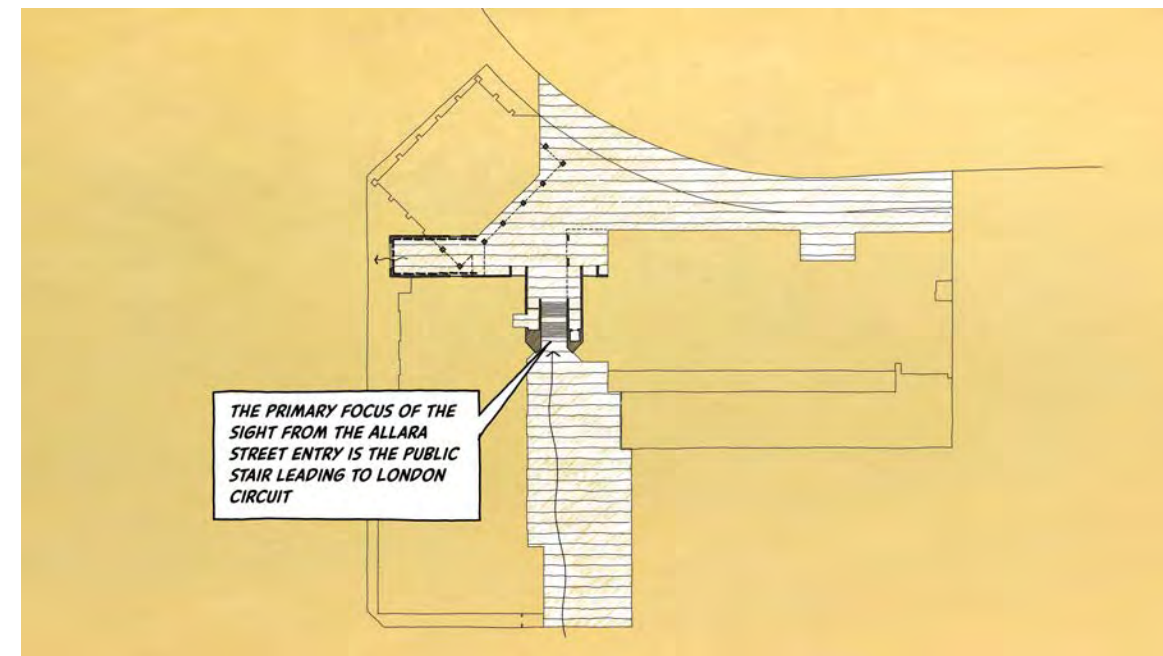
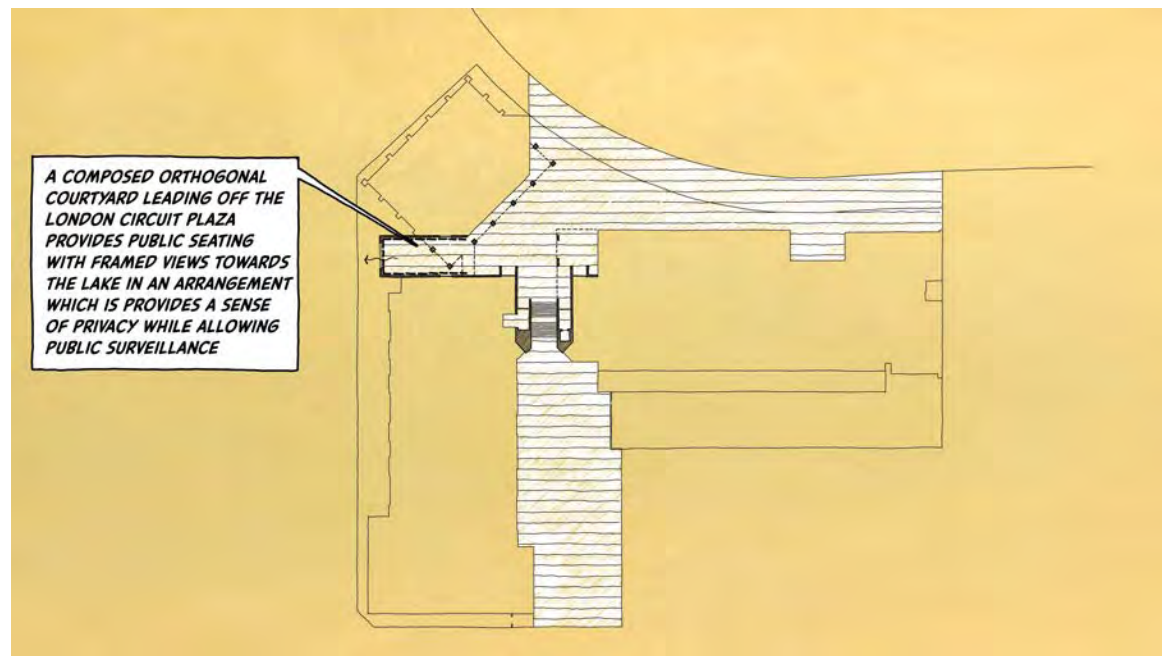
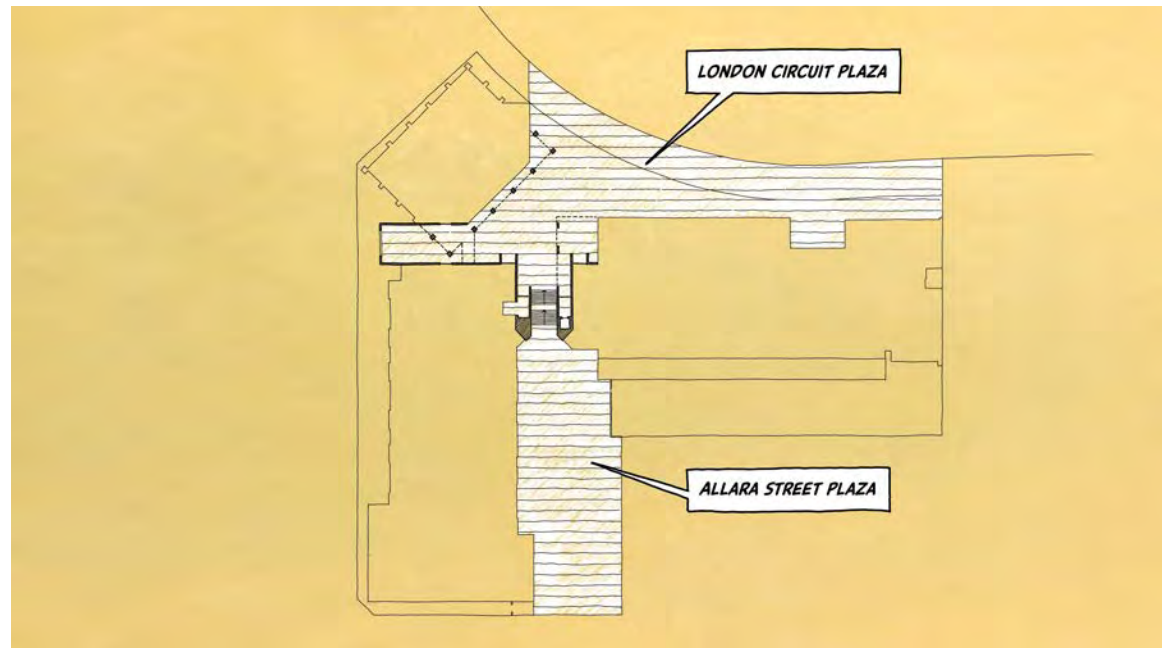
1.0 Context and Character

1.1 As the subject site is prominently located on London Circuit and fronts the City Hill precinct, the Panel notes that consideration should be given to the development's contribution to the evolving character of this location. The National Capital Plan and the City Plan both identify the desired future character area of City Hill precinct as the pre-eminent civic and cultural core of the city. The Panel considers that development on London Circuit, noted as the city's premier business address, should reflect this desired future character through high quality architectural and public domain outcomes. The proponent encouraged by the Panel to further refine the design proposition to provide a contextually appropriate response to the site's context and character.



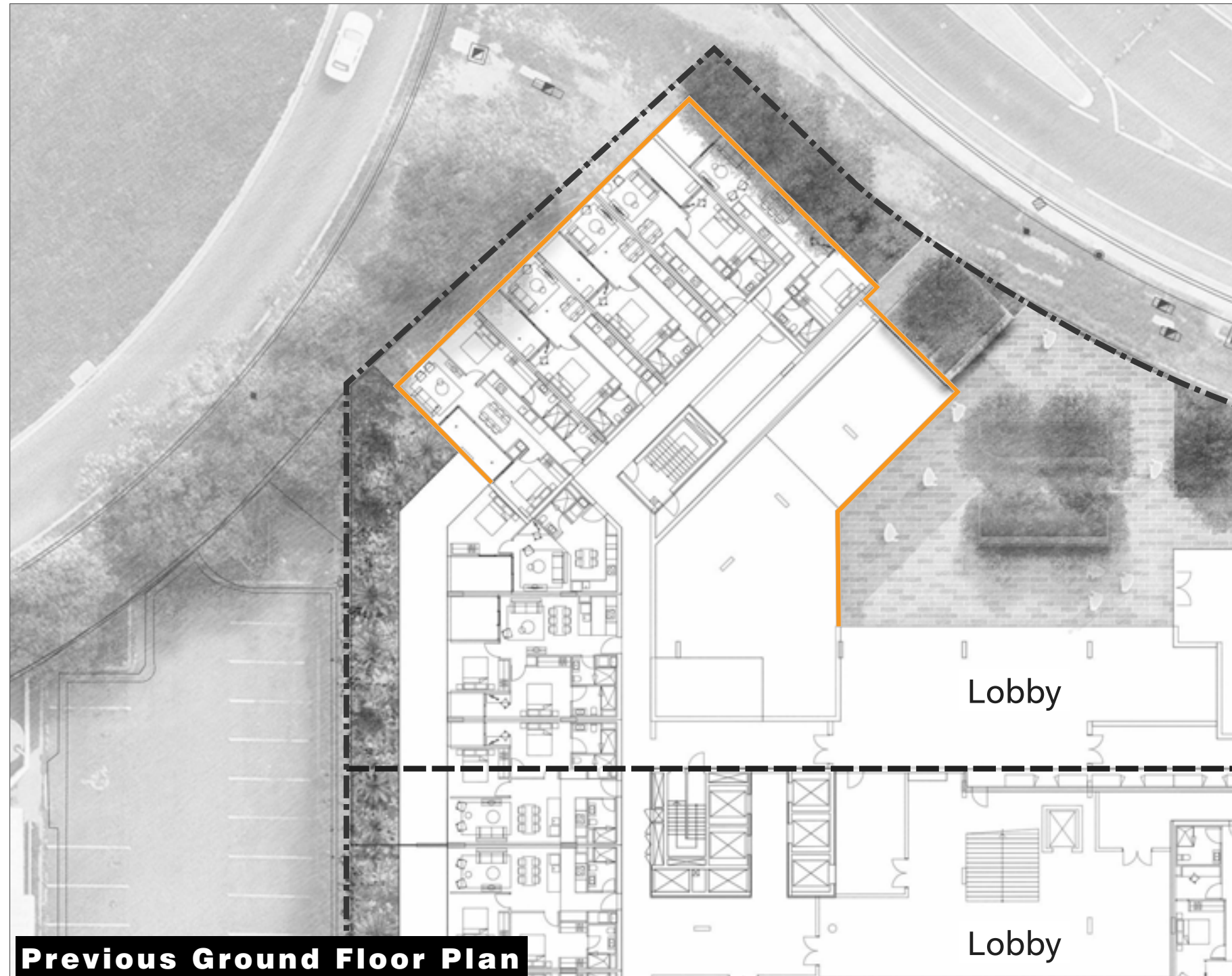
Context and Character London Circuit & City Hill

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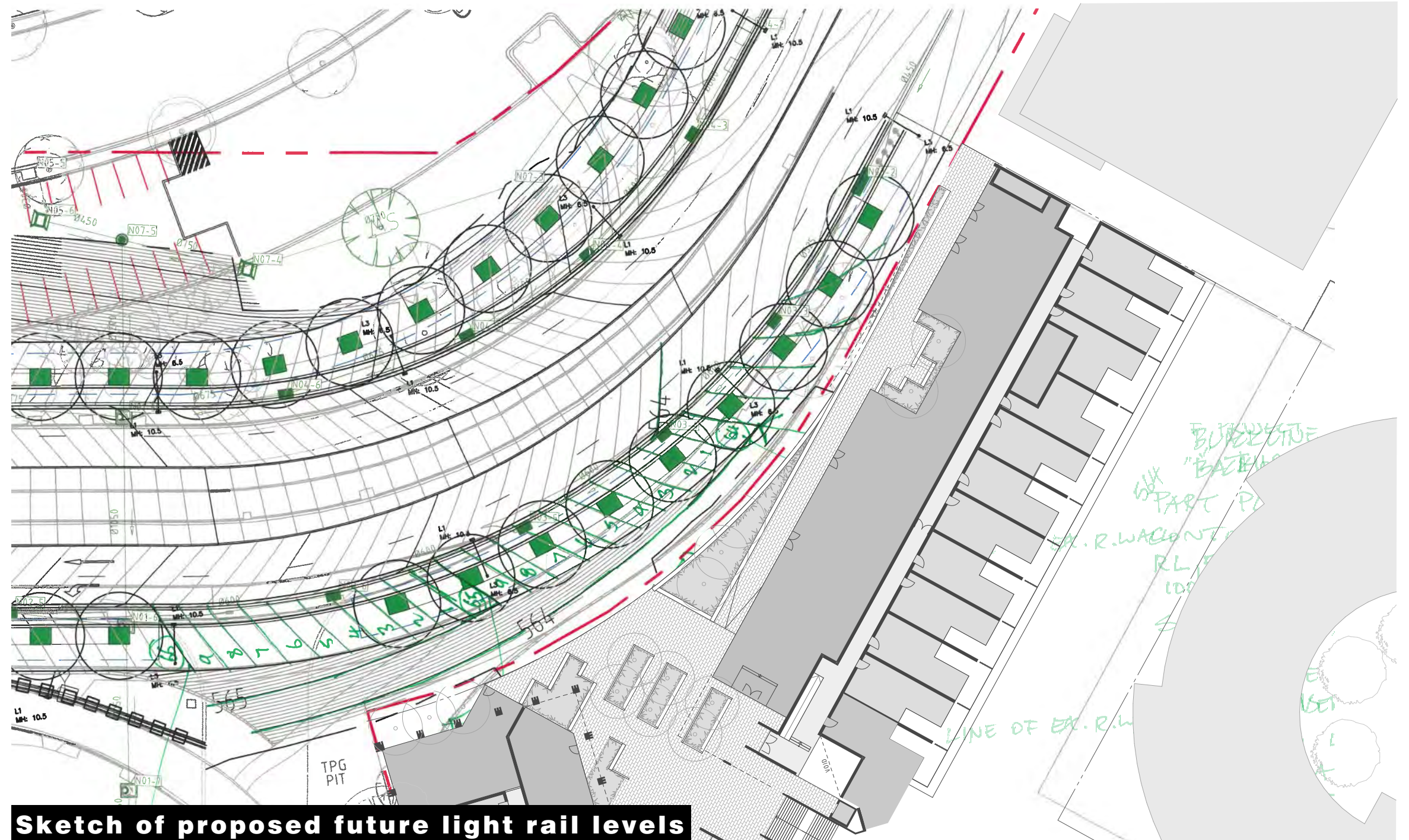
Context and Character The Jewel

1.2 The amended building alignment proposed is acknowledged by the Panel as an improvement from the initial proposal, however, the Panel considers further design development is required to address the single large footprint of the proposal (see 4.1) and the current distortion of the London Circuit geometry to the west of the site. This may include reconsideration of the alignment of the 'Jewel' building to align with the London Circuit southern edge geometry and division of the proposed connected building forms on the site.



Context and Character Future Roads

1.3 Noting the recent extension of roadways within the City Hill Precinct (i.e. Constitution Avenue and Edinburgh Avenue) and future Light Rail Stage 2 works to London Circuit, the Panel considers that opportunities exist for the proposal to better respond to the anticipated future road link and the removal of the Parks Way / London Circuit 'clover leaf' (see Constitution Avenue and Anzac Parade Precinct Code, Figure 69). The Panel considers that these works will significantly change the current western boundary interface for the subject site. As such the Panel recommends that the proponent team continues to undertake engagement with relevant entities including EPSDD, CRA, NCA, TCCS and MPC to establish a better understanding of the future outcomes anticipated for the adjacent land use and arrangements. This engagement is considered by the Panel as crucial in enabling the proposal to appropriately respond to and explore opportunities on the western edge of the site to the benefit the development and the public.

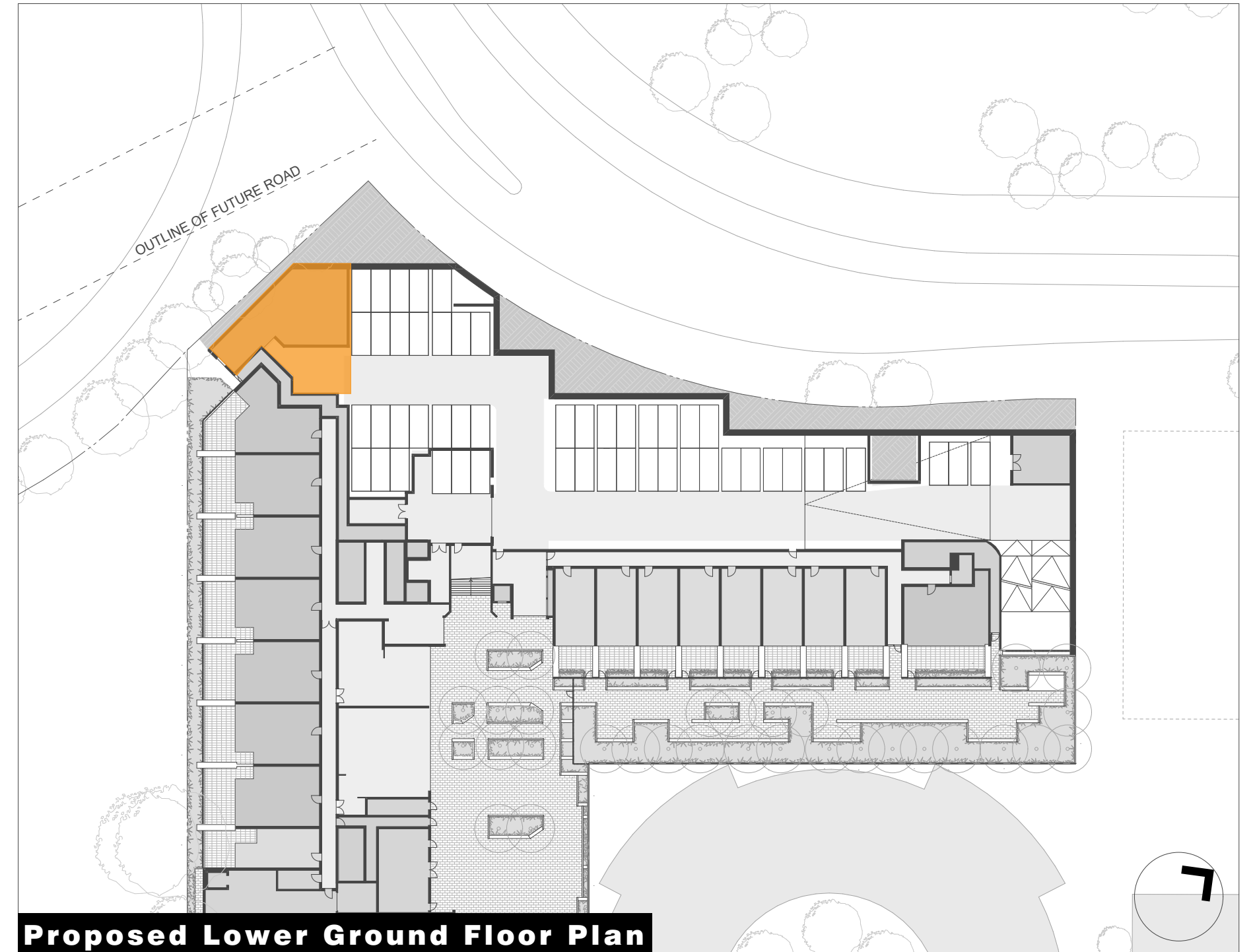


Sketch of proposed future light rail levels

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Previous Lower Ground Floor Plan

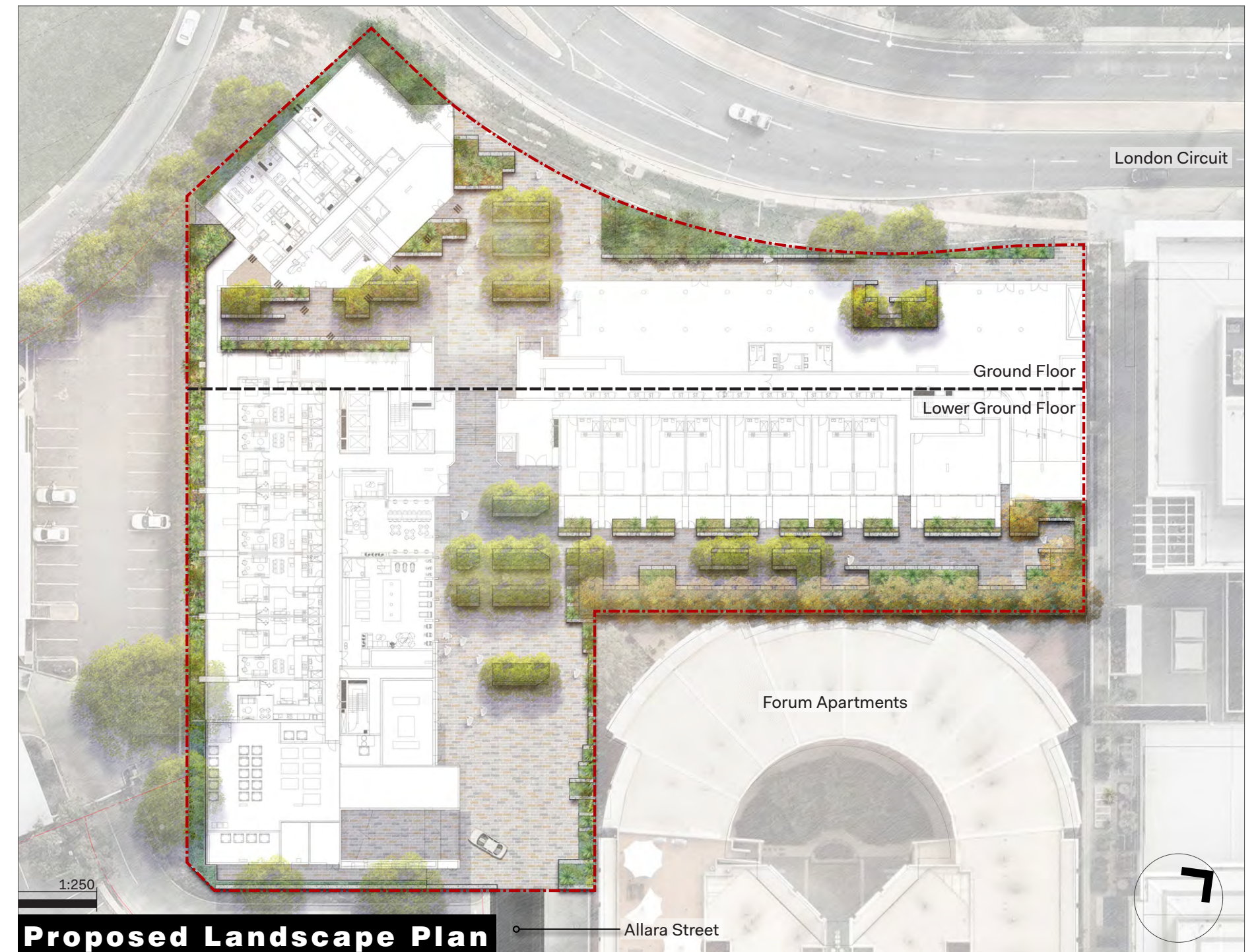
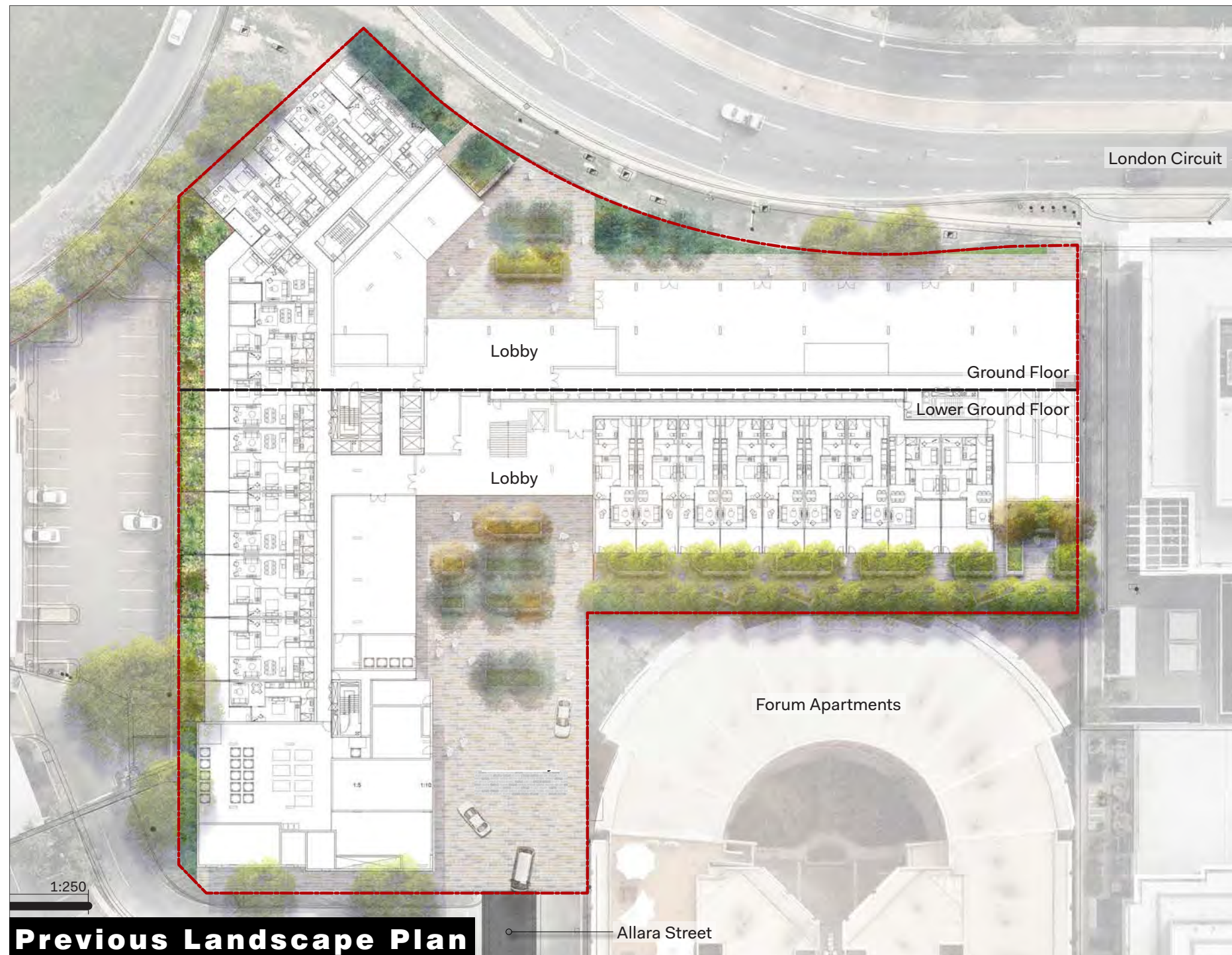


Proposed Lower Ground Floor Plan

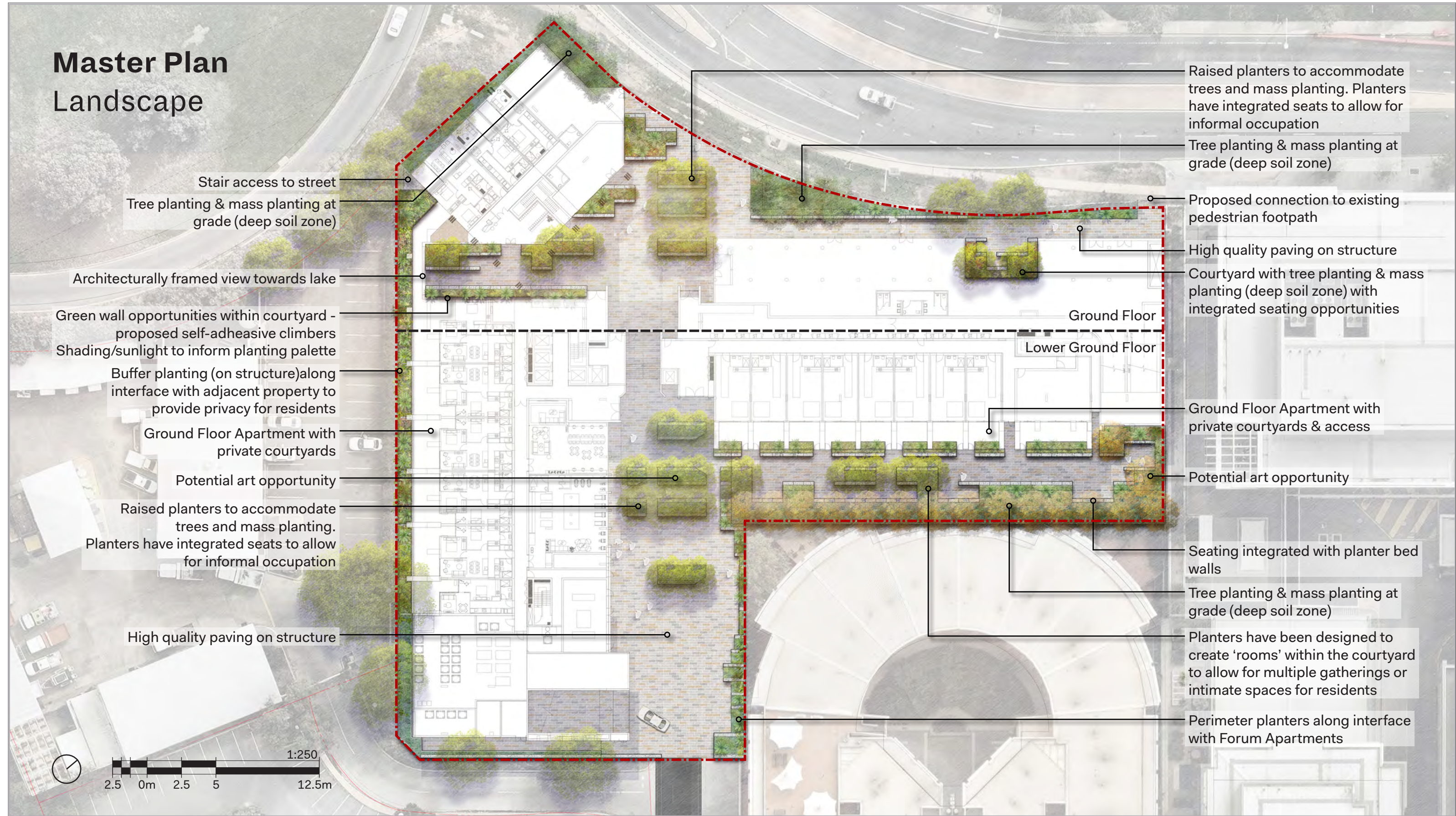
2.0 Landscape

Landscape Civic spaces and courtyards

2.1 The landscape proposal as presented is considered by the Panel to illustrate an enticing outcome for the development however concerns regarding the character, bulk and scale of the civic spaces were expressed by the Panel. The proponent team is therefore encouraged by the Panel to consider how integrated external spaces could be better accommodated within the site. This may include division of building forms and alternate building articulation arrangements to facilitate generous courtyards spaces consistent with the inner courtyard typology characterised throughout this part of the city. The Panel therefore looks forward to seeing further development of the detailed landscape proposal at the next design review session.

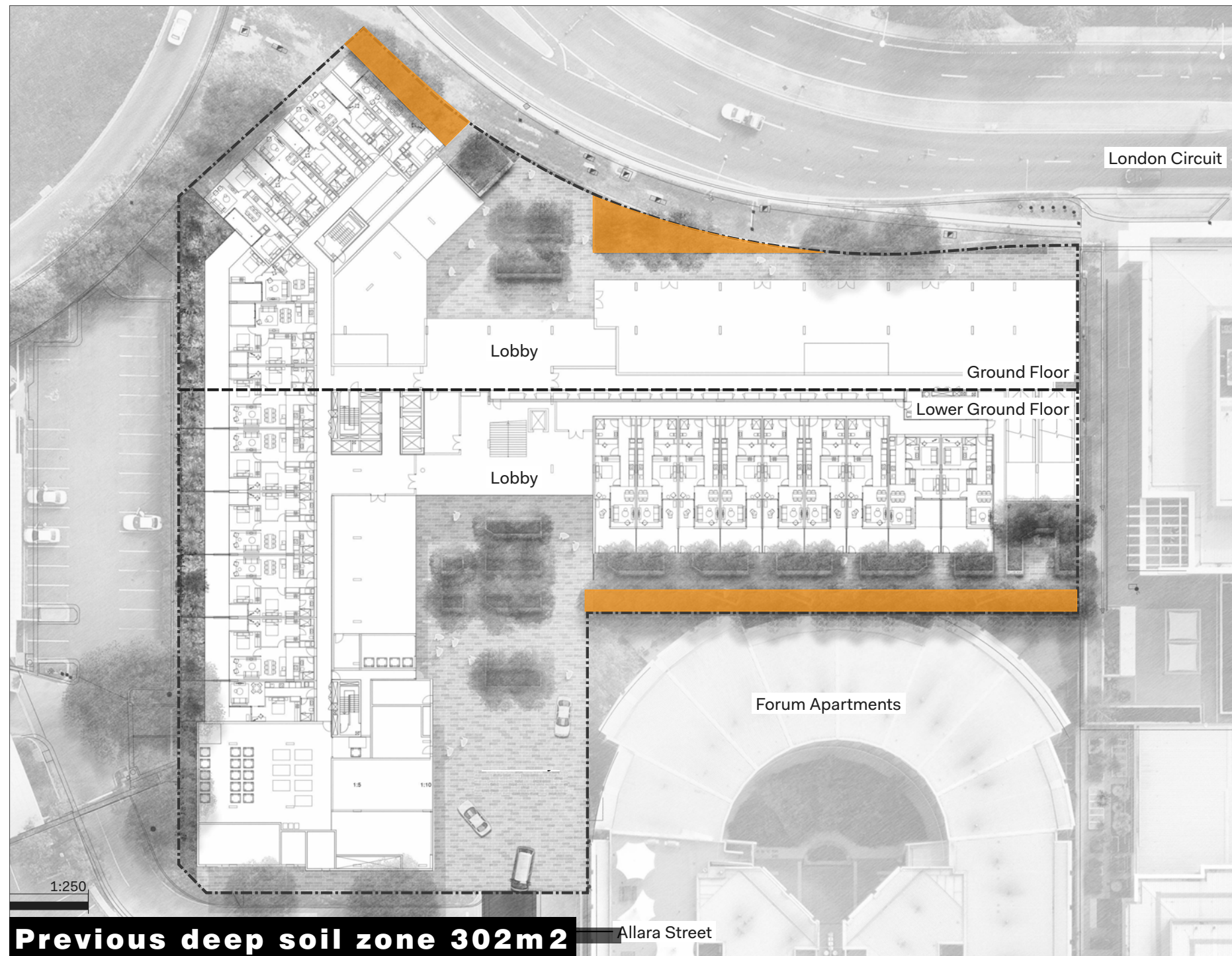


Master Plan Landscape



Landscape Deep root soil

2.2 The inclusion of deep root soil zones for large canopy tree planting to London Circuit and the Forum Apartment interface is acknowledged by the Panel. As the proponent team continues to develop the proposal, the Panel recommends a greater emphasis be placed on providing deep soil zones in key spaces such as public and communal courtyards.



3.1 The Panel considers that the current suitability strategy for the proposal which advocates for performance glazing and apartment heat retention as well as reduced vehicle use is insufficiently robust to achieve acceptable living outcomes for occupants. The Panel acknowledges the proponent assessment of the Canberra environment as a predominantly cold climate; however, the Panel advocates that external shading devices and adequate cross flow ventilation is considered for the development. Furthermore, the Panel acknowledges that although apartments are a typically 'lower emission' dwelling types than corresponding numbers of single dwelling housings, the Panel does not consider all apartments developments to be inherently sustainable. As such, the Panel strongly recommends that the proponent team interrogates opportunities for

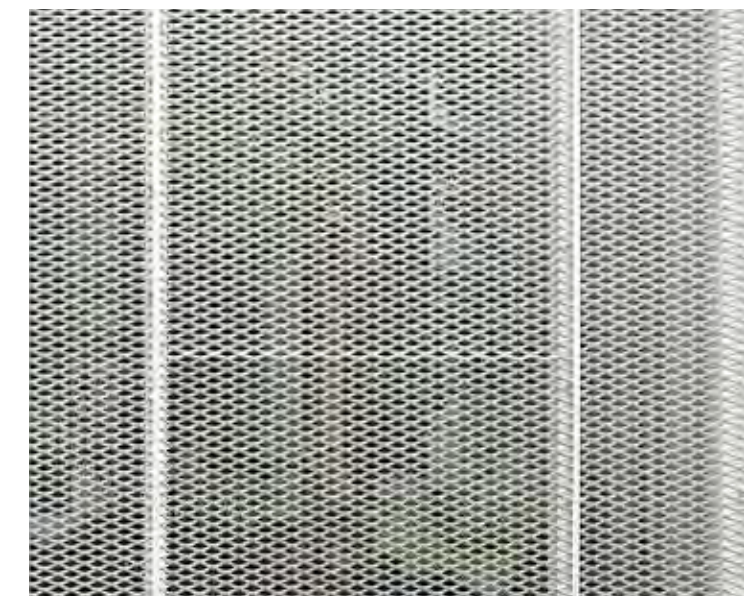
Previous



Current



- ① Awning window
High performance glass
- ② Shaded fixed glazing
High performance glass
- ③ Spandrel panel
Insulated solid panel



①

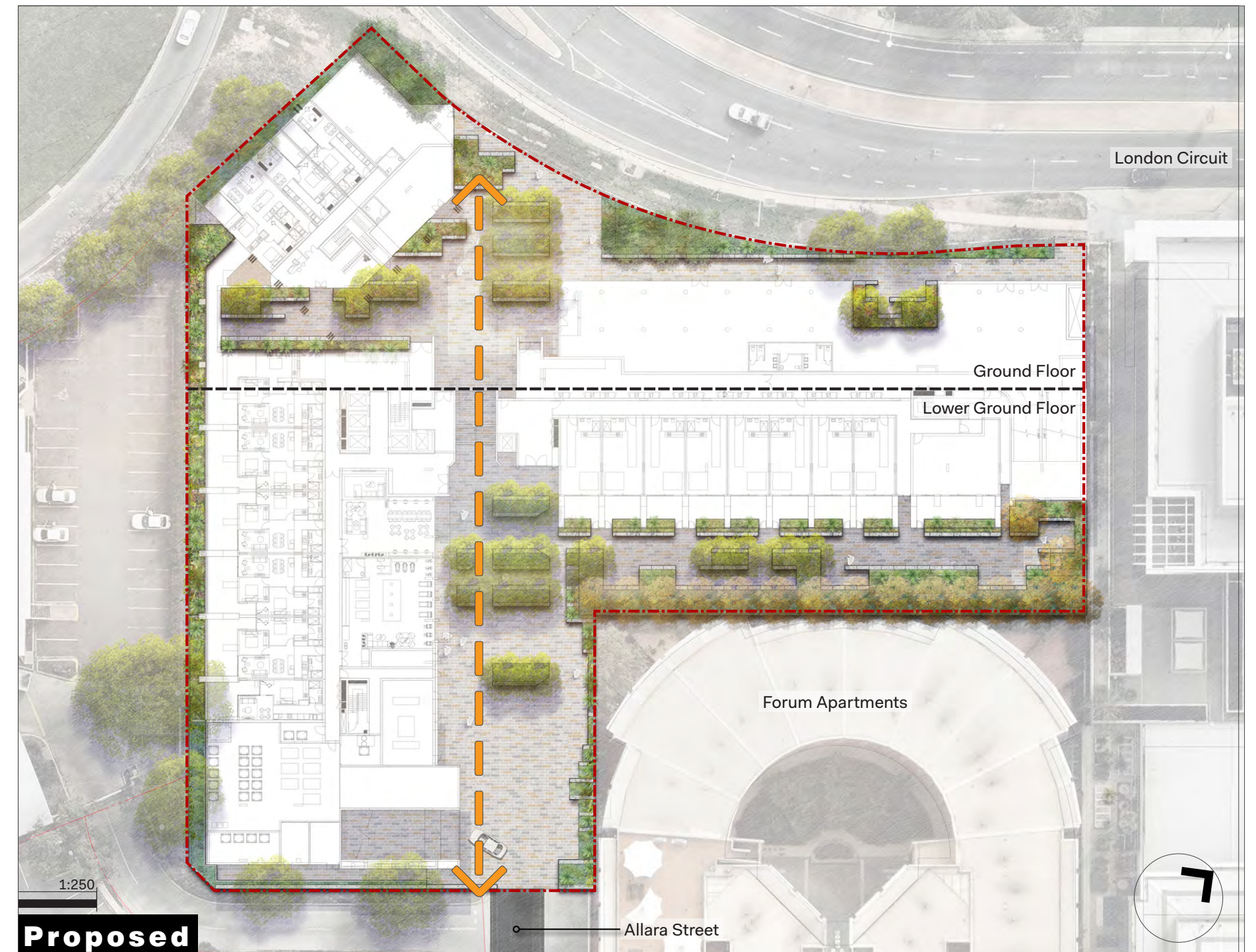
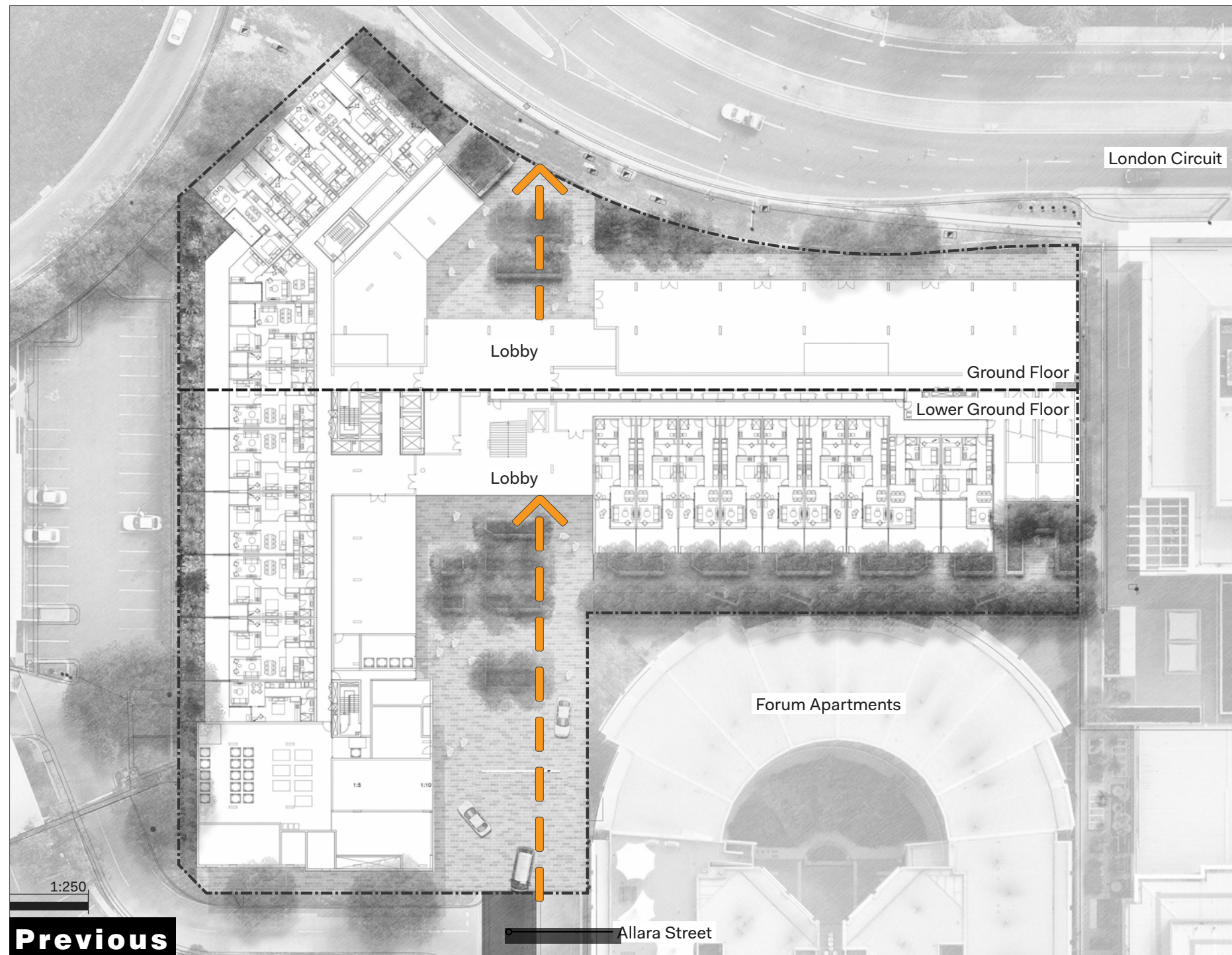
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4.0 Density and connectivity

Density and connectivity Through site connection

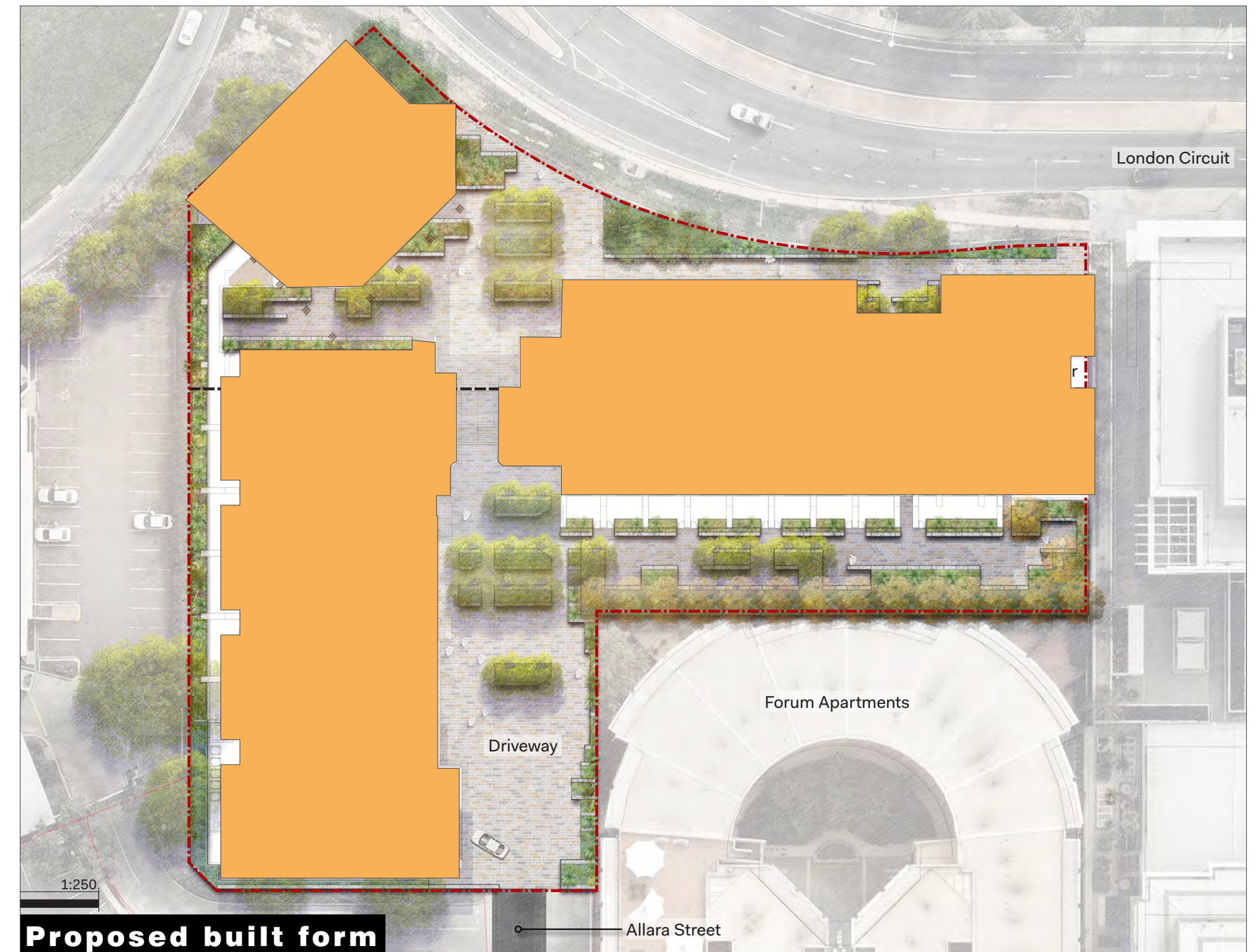
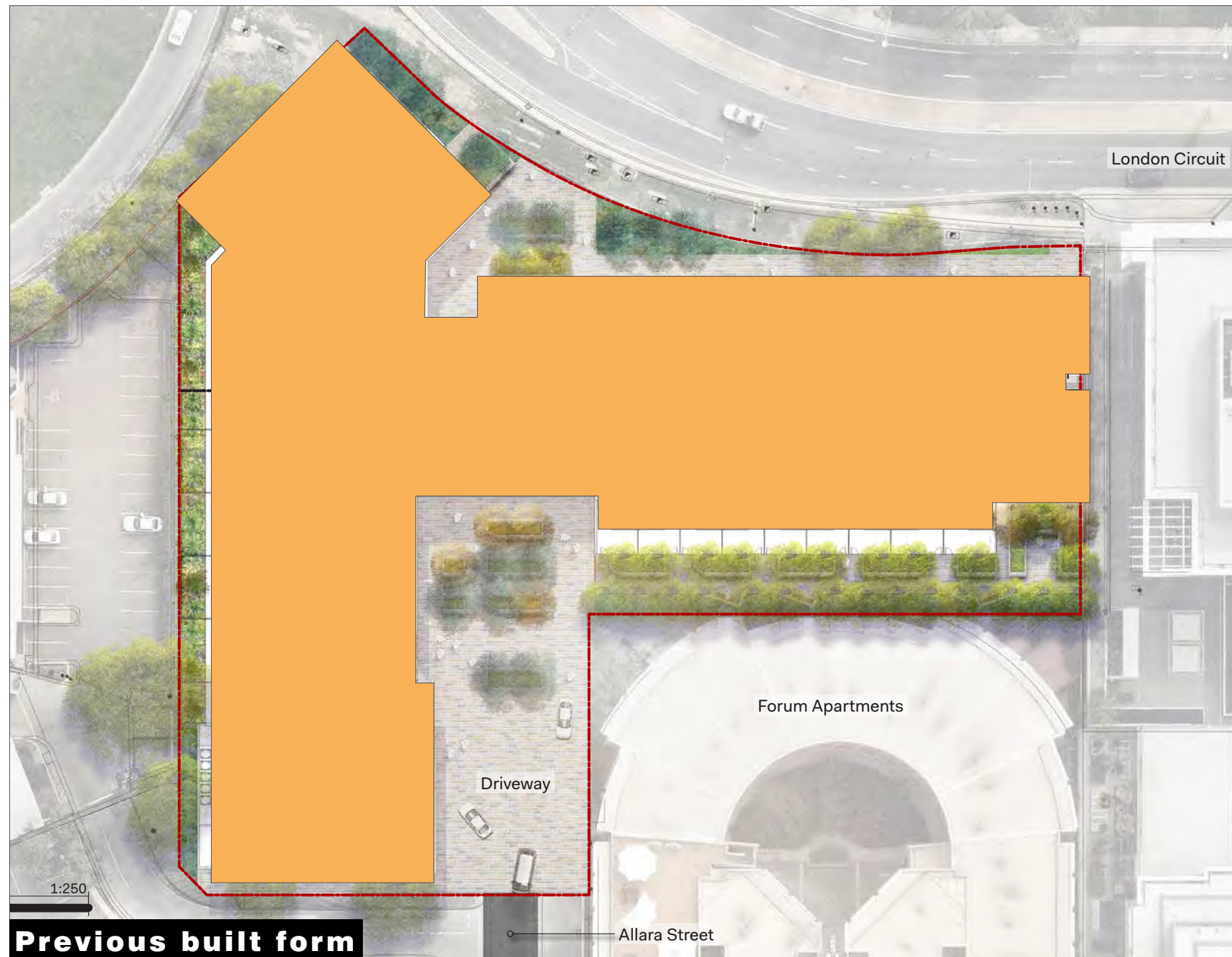
4.1 The Panel continues to support the through-site connection from London Circuit to Allara Street. The proponent team is encouraged by the Panel to explore opportunities to separate the single large building footprint of the building into a number of buildings so as to provide a genuinely public link from Allara Street through the site as well as a public space and activation to London Circuit which is legible from both the civic (east) and future light rails station (west) approach routes. This may include exploring opportunities in the building form response to London Circuit's southern alignment, to open the 'knuckle' as a public courtyard, as well as consideration of the building program and architectural response to the western built form.



Built form and scale Built form

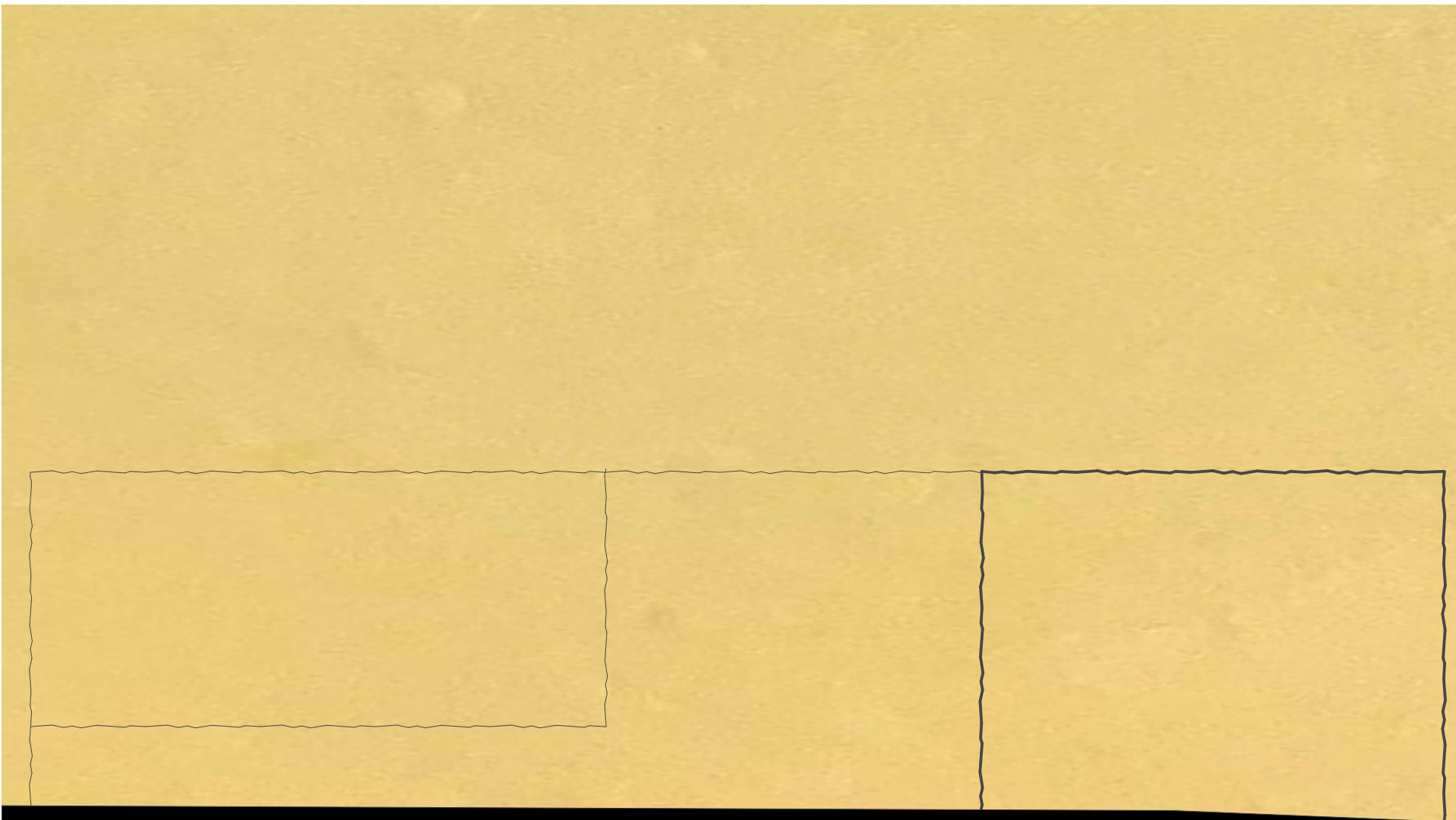
5.1 Acknowledging the length of Building 1 proposed to London Circuit has precedent on London Circuit developments, the Panel considers that it is not the predominant condition. As such, the Panel considers the current building mass and bulk to London Circuit would benefit from further design development to provide a greater level of articulation, site permeability and creation of inner urban space as a means to break down the current building bulk. This may include consideration of multiple and separate building forms, central and peripheral open access ways and more generous public courtyards. The Panel therefore recommends the proponent team investigate how the preliminary building form alignment diagram could be reinterpreted to provide an alternate outcome for the development.

5.2 The footprint of the proposed building form is considered by the Panel to be heavy and impeding the quality of the overall development. As such, the Panel recommends the proponent team reconsiders the current floorplate depth as an opportunity to create generous public and common open central courtyard spaces, similar in character to other Sections around London Circuit.

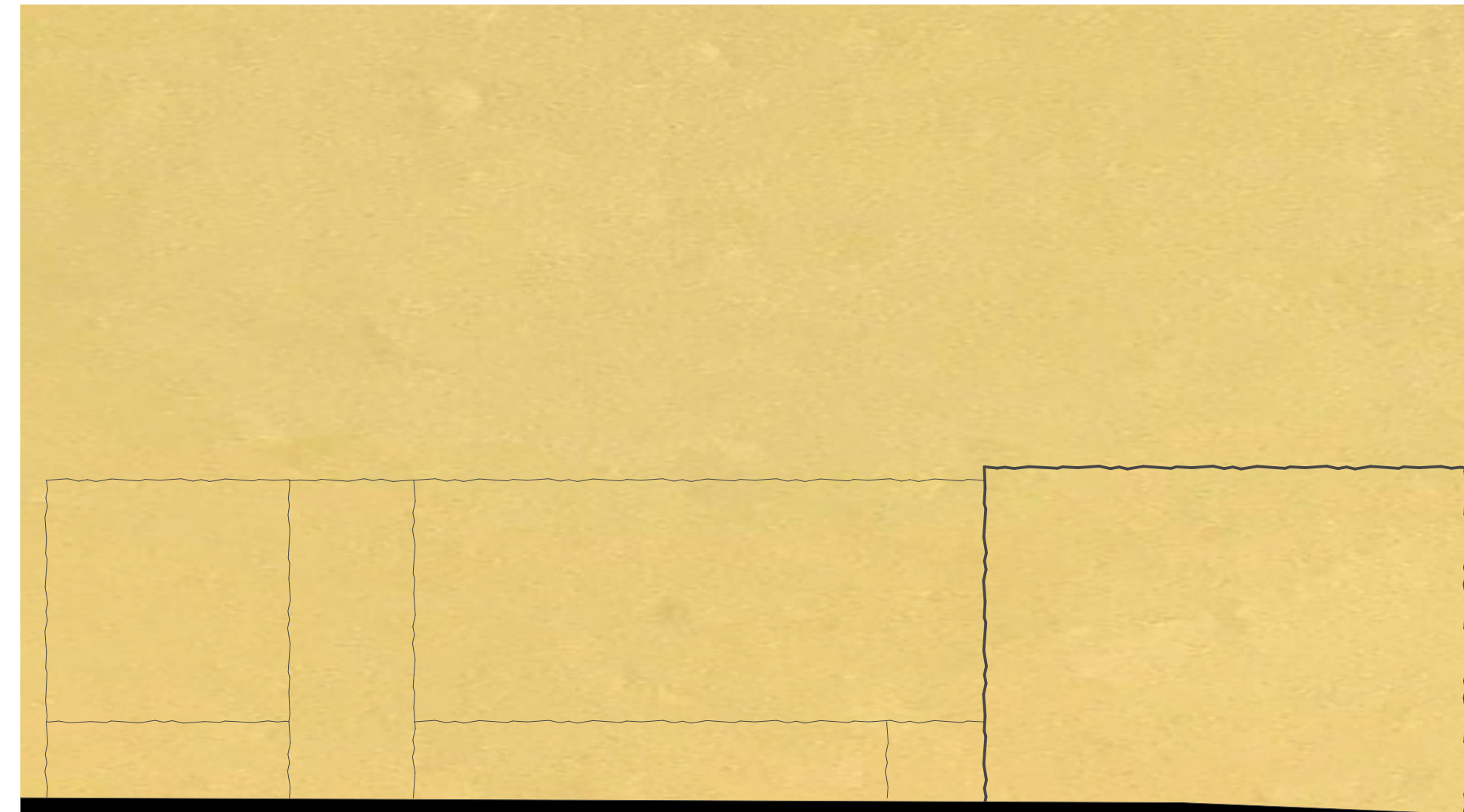


Built form and scale London Circuit Elevation

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Previous built form - London Circuit



Proposed built form - London Circuit

Built form and scale London Circuit Elevation

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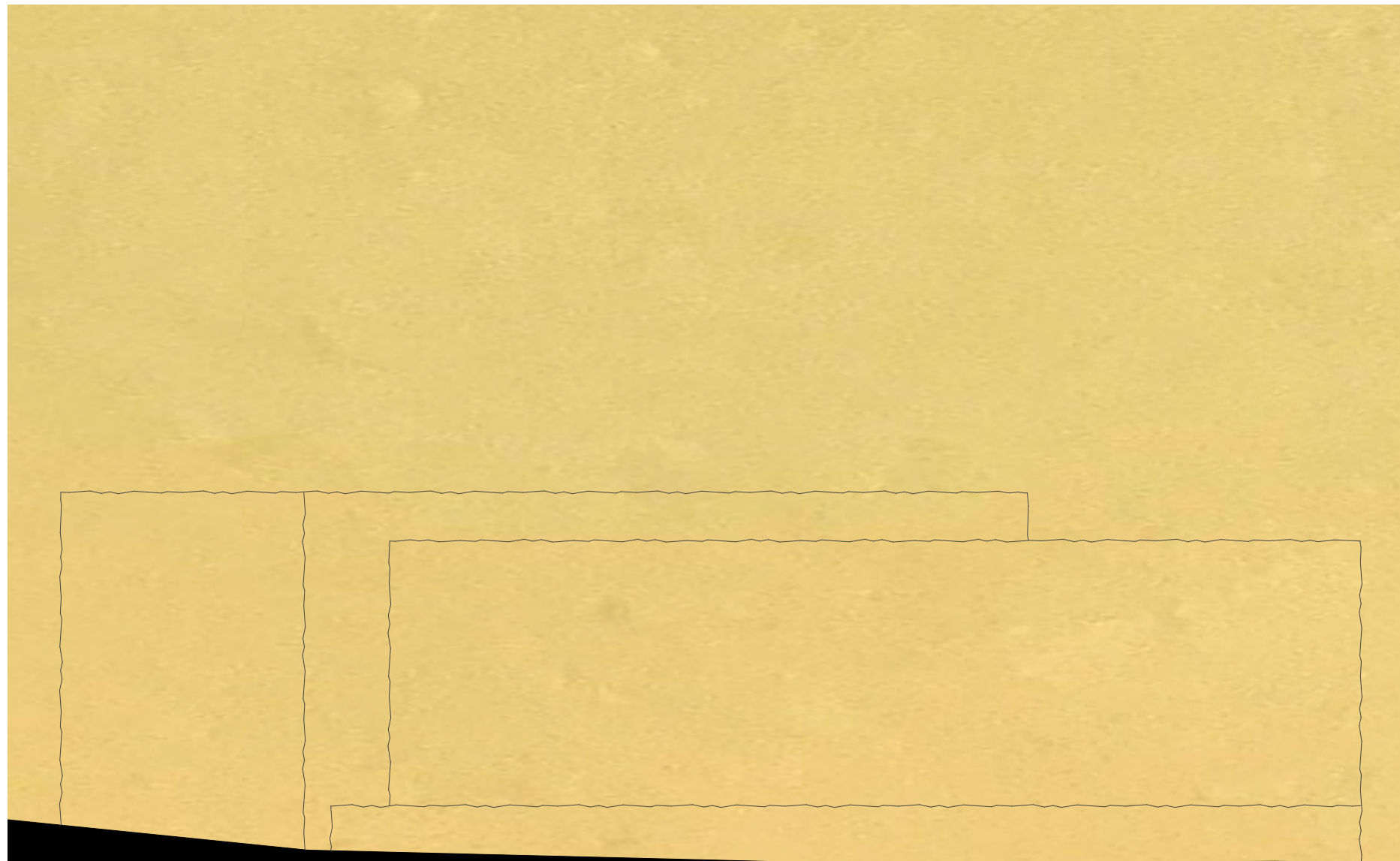
Previous built form - London Circuit



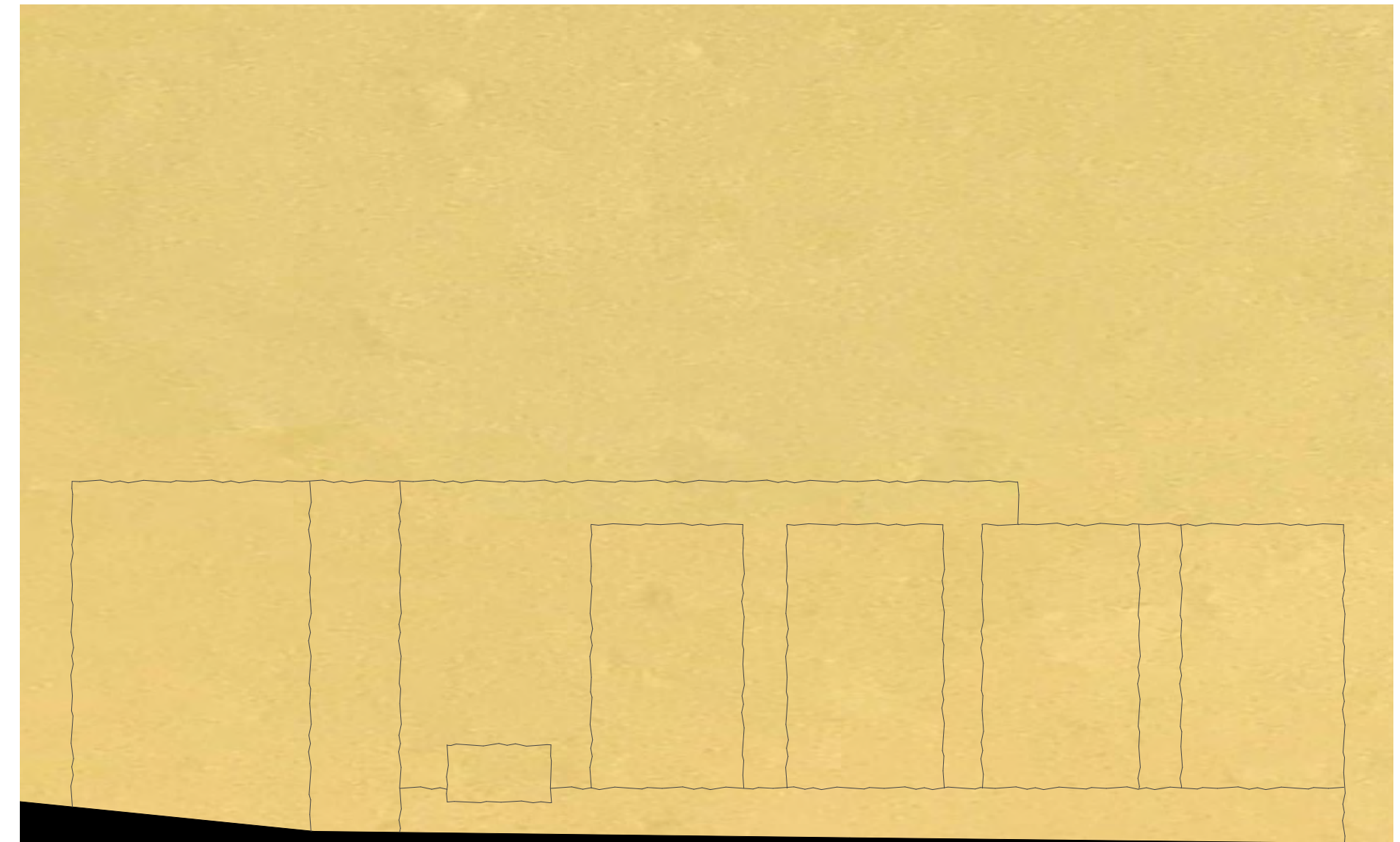
Proposed built form - London Circuit

Built form and scale Parkes Way Elevation

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Previous built form - Parkes Way



Proposed built form - Parkes Way

Built form and scale Parkes Way Elevation

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Previous built form - Parkes Way



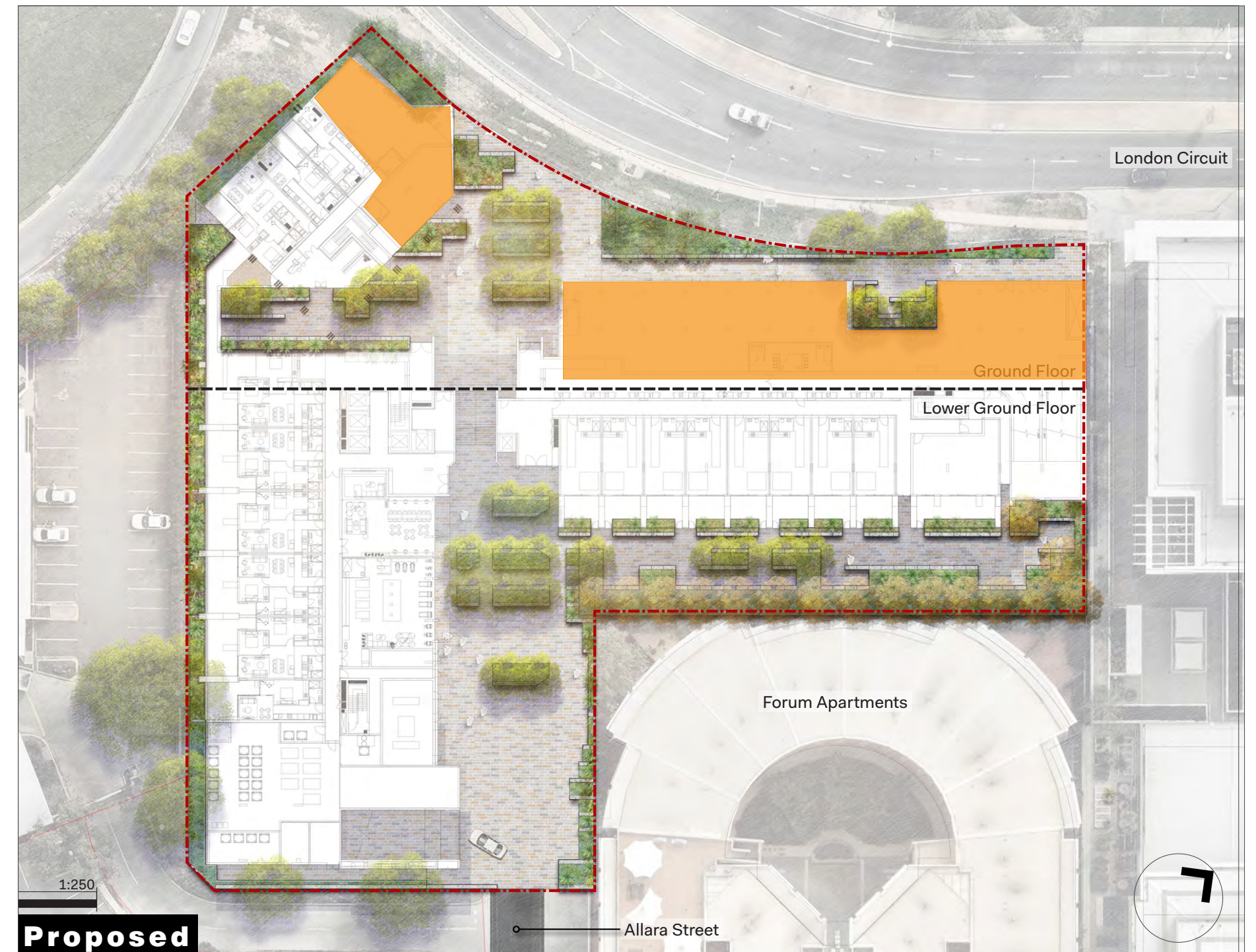
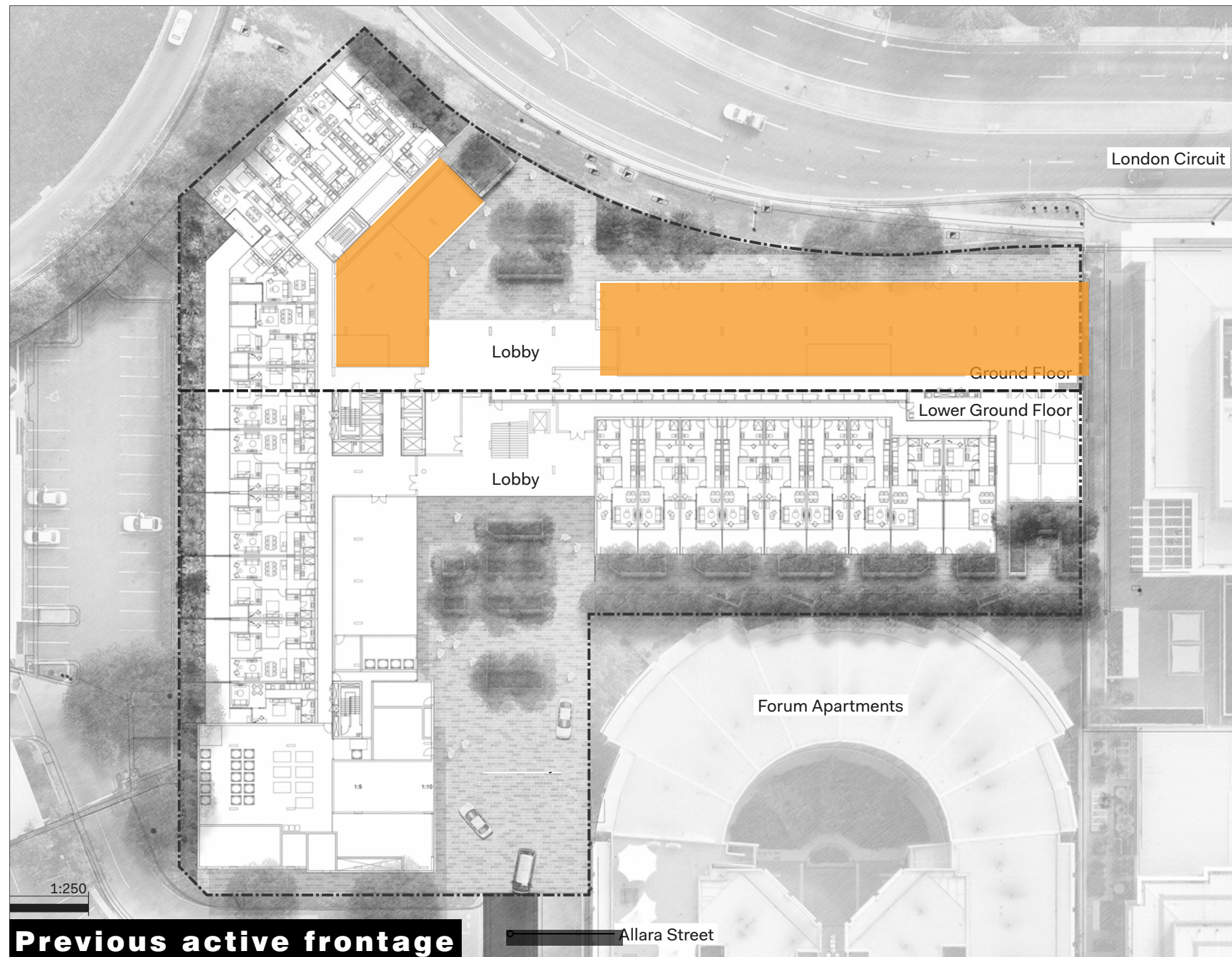
Proposed built form - Parkes Way

6.0 Functionality and build quality

Functionality and build quality Mixed uses

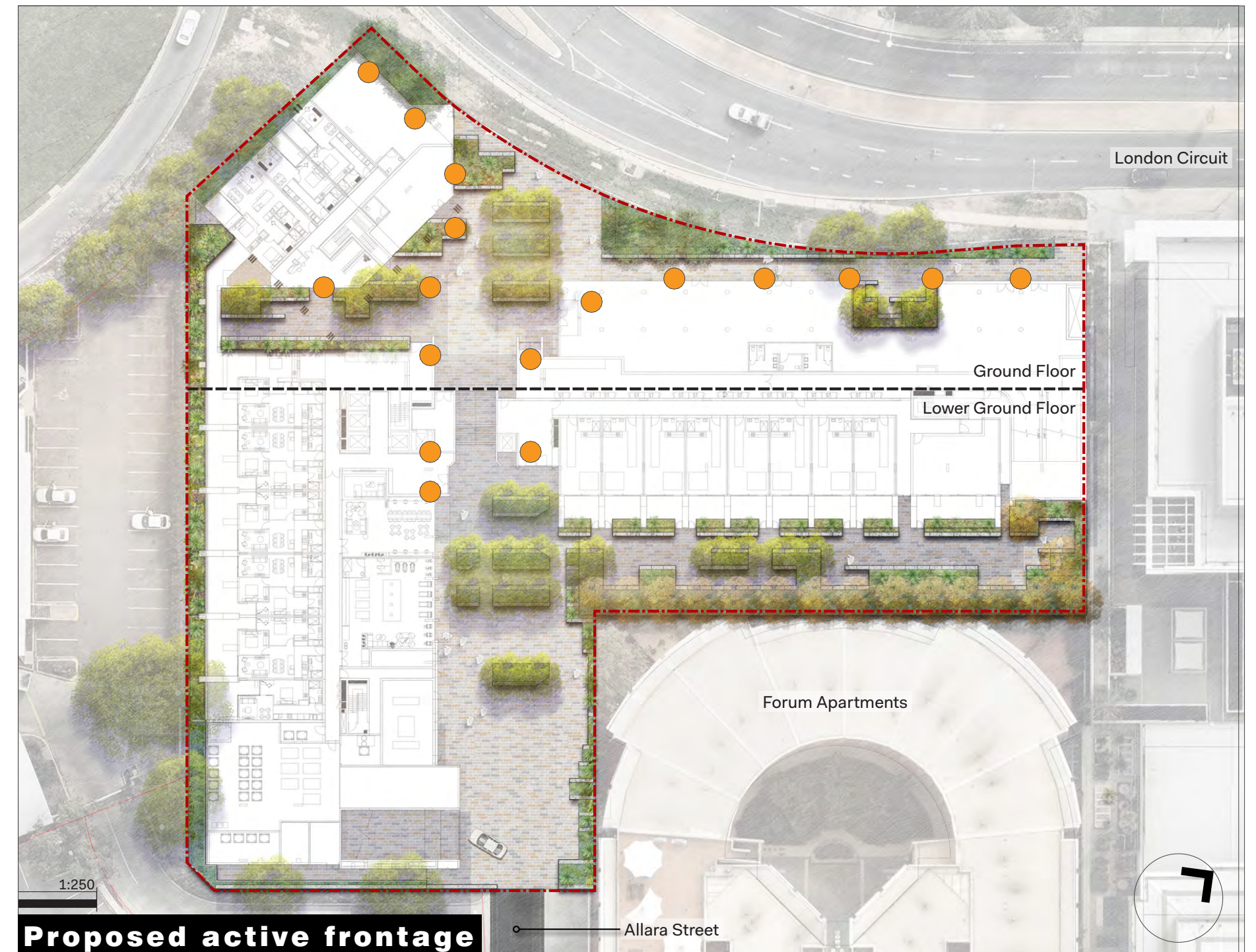
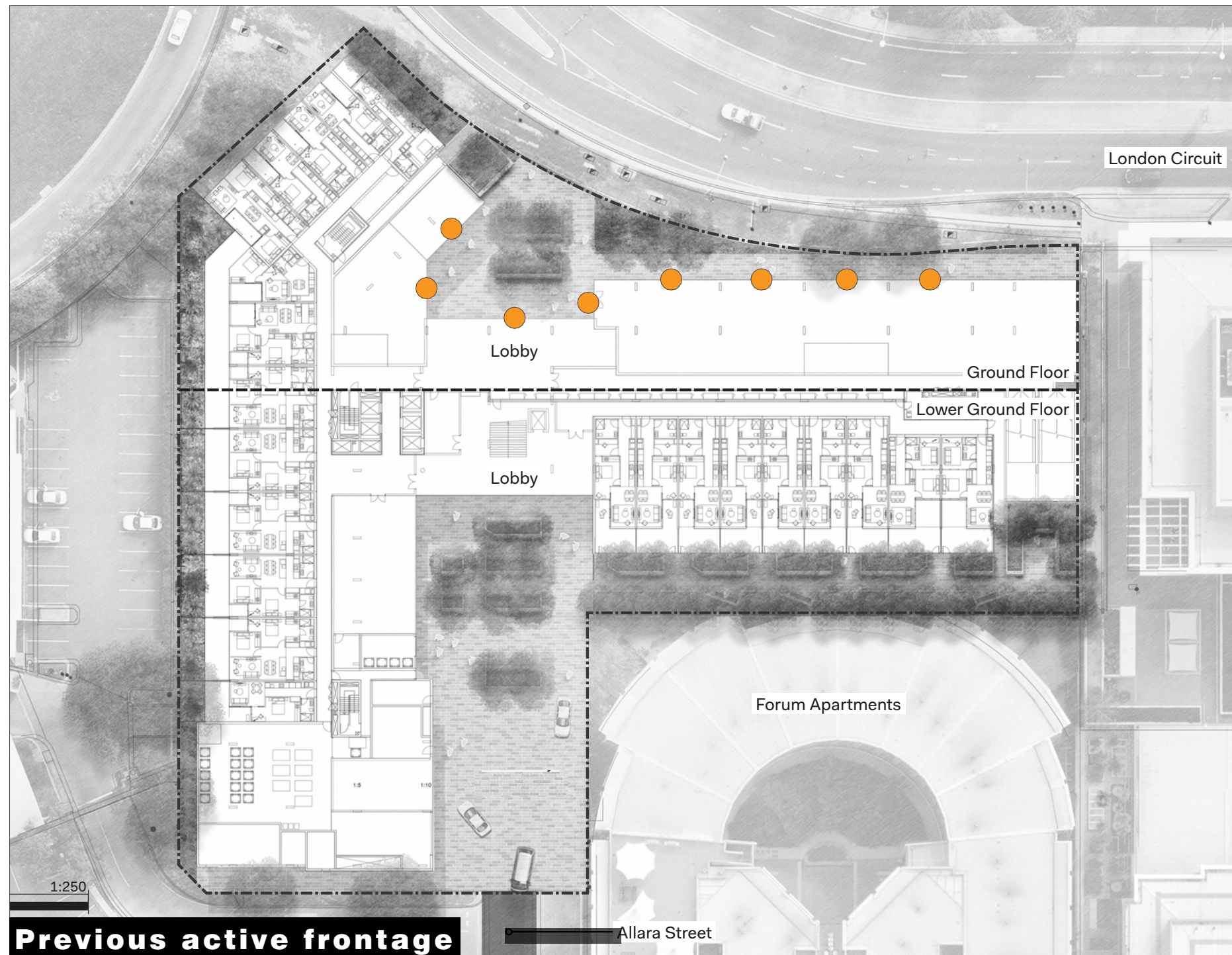
6.1 The Panel continues to encourage the proponent to explore opportunities for an increased mixed-use outcome for the site. Noting the likely location of a future light rail stop to the southern alignment of London Circuit, the Panel considers that a stronger interaction with the street should be re-evaluated by the proponent. Furthermore, the Panel considers that increased offerings such as commercial and/or offerings able to support future adaptive reuse could provide desirable activation to the proposal. This may include extending the commercial floorplate depth (i.e. to accommodate traditional office tenancies) and introducing commercial components at the lower-level frontage to Allara Street.

 **Commercial/Co-working**



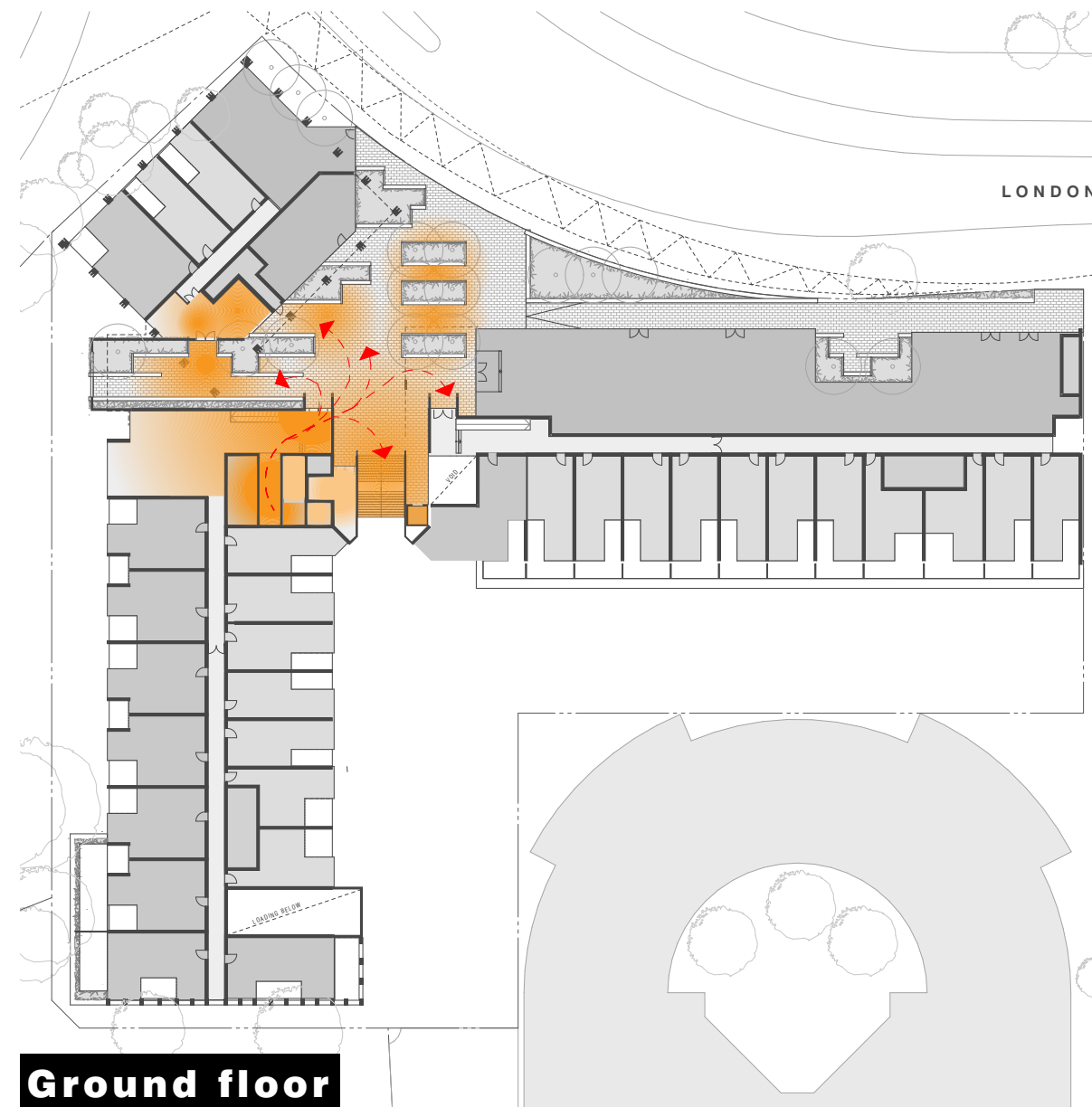
Functionality and build quality Public space activation

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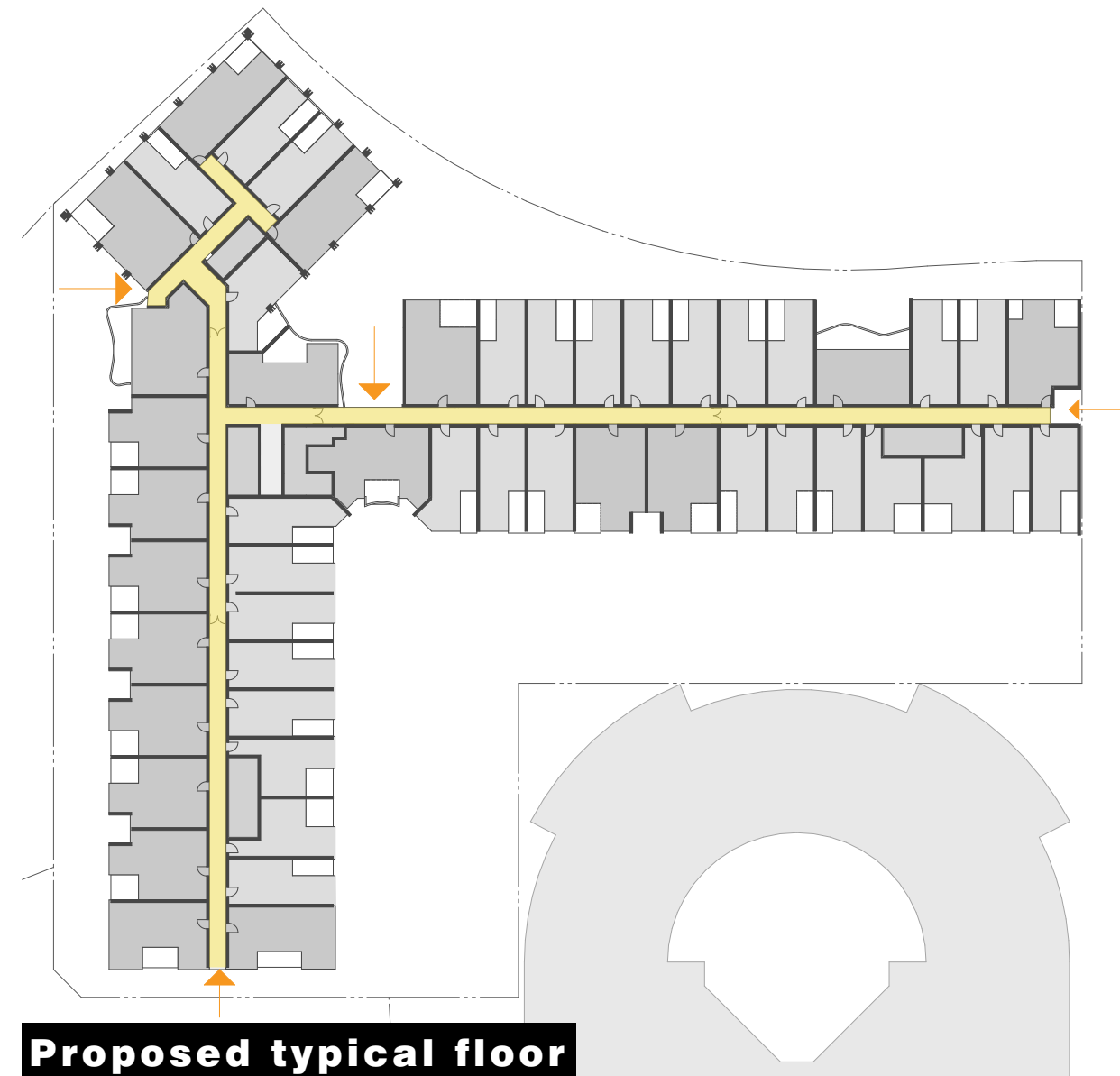
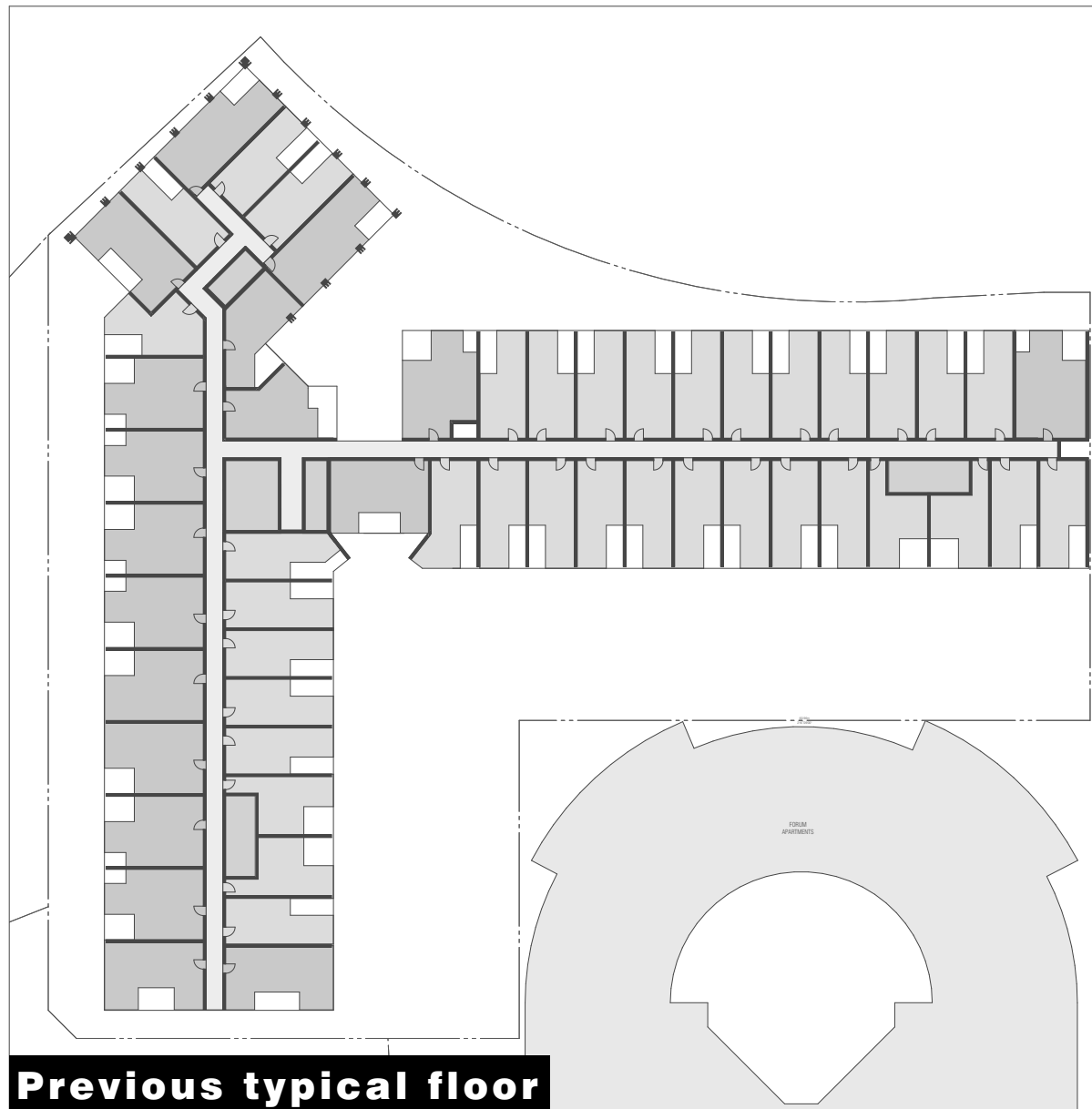
Functionality and build quality Lift Lobby

6.2 The Panel considers that the current proposal for a continuous building to London Circuit should show a higher degree of articulation than has been proposed to reduce the continuous frontage. Furthermore, the Panel considers that the current form, being serviced by a single lift lobby, has generated unacceptable internal corridor lengths and environments for future residents. The Panel encourages the proponent team to explore opportunities for a multiple lift core arrangement to provide appropriate levels of occupant access and amenity which may in turn facilitate greater opportunity of apartment amenity. The Panel recommends that this includes the consideration of natural daylighting to the internal corridors which will assist in providing way finding and comfortable internal environments for the residents.



Functionality and build quality Lift Lobby

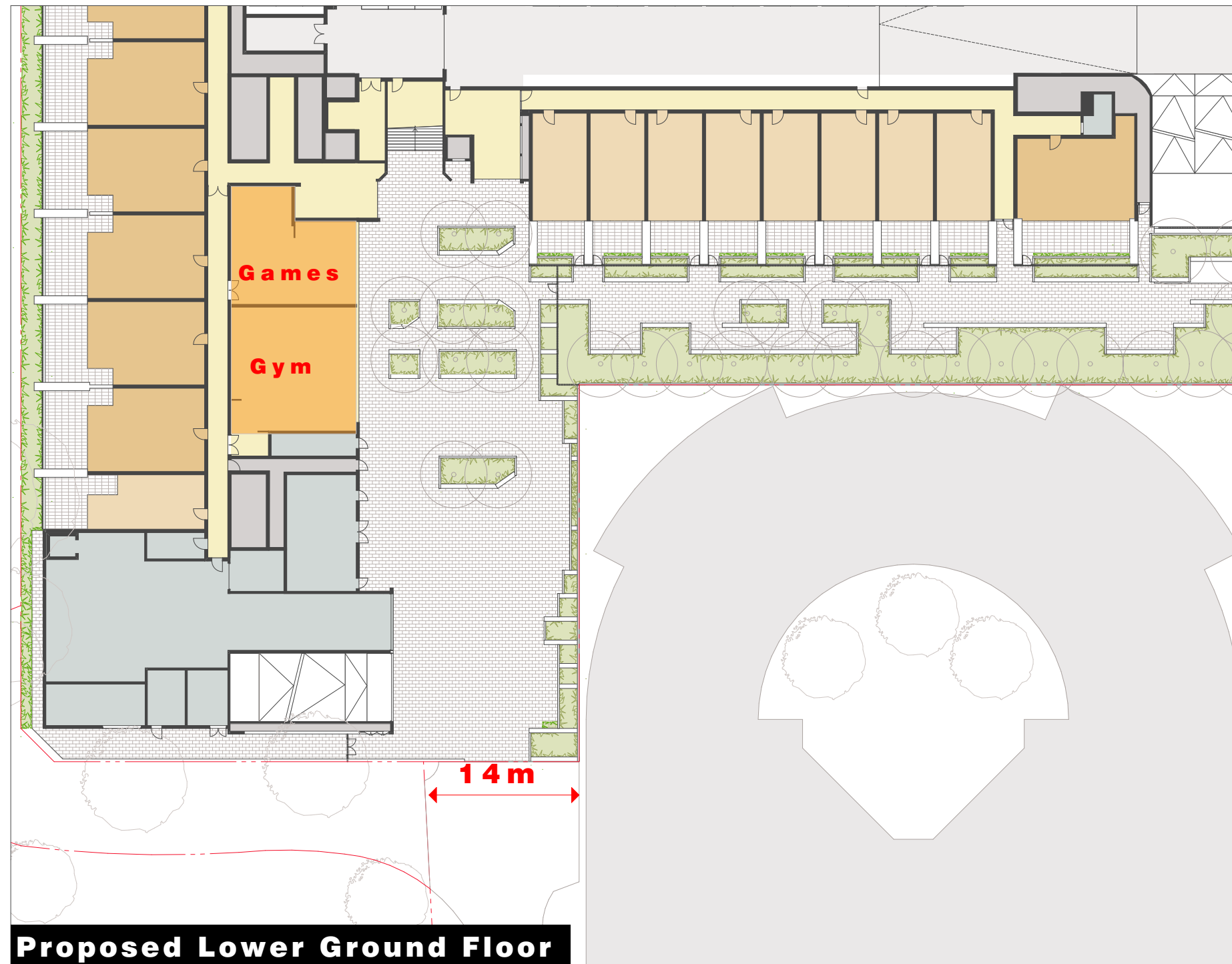
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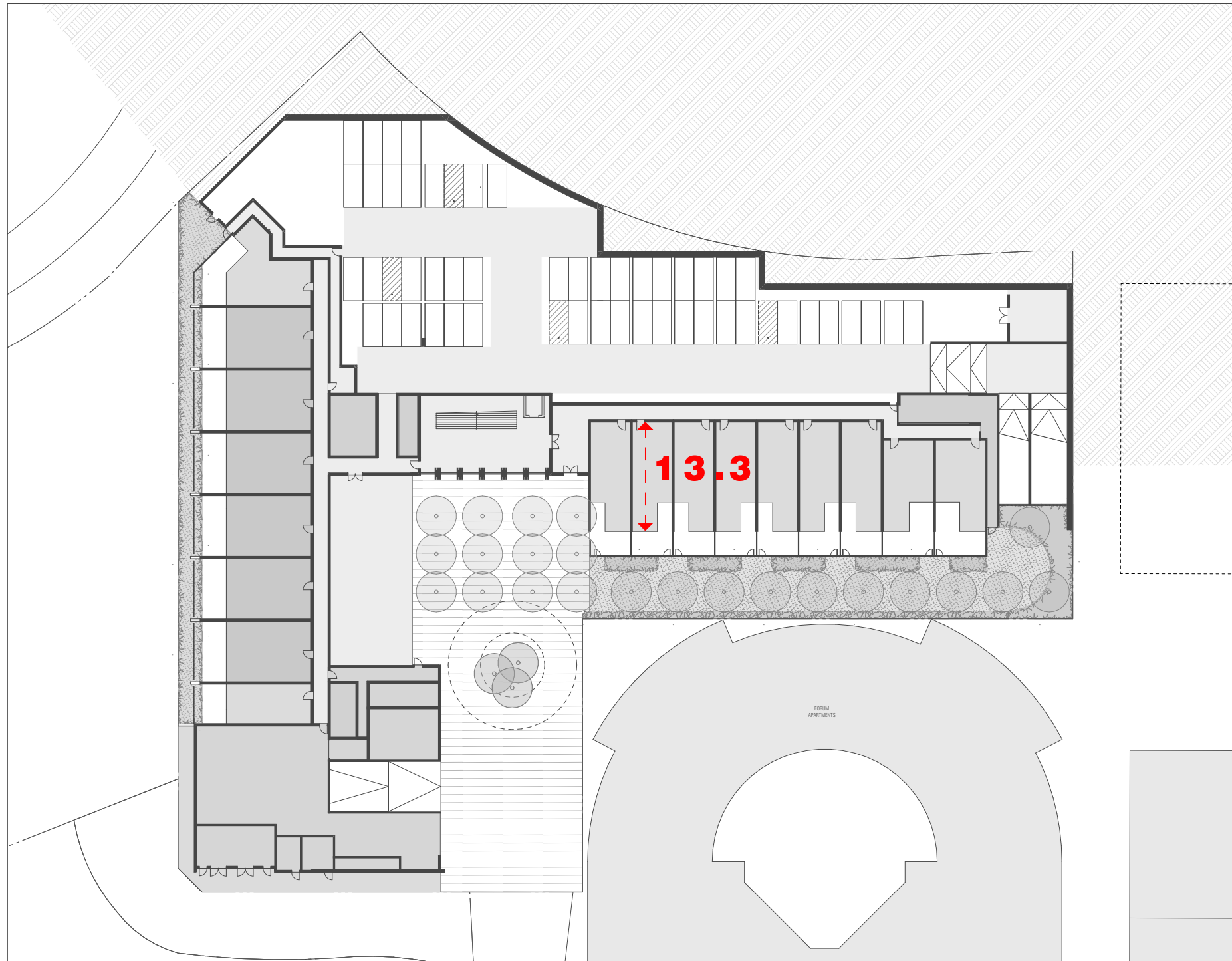
7.0 Legibility and safety

Legibility and safety Allara street address

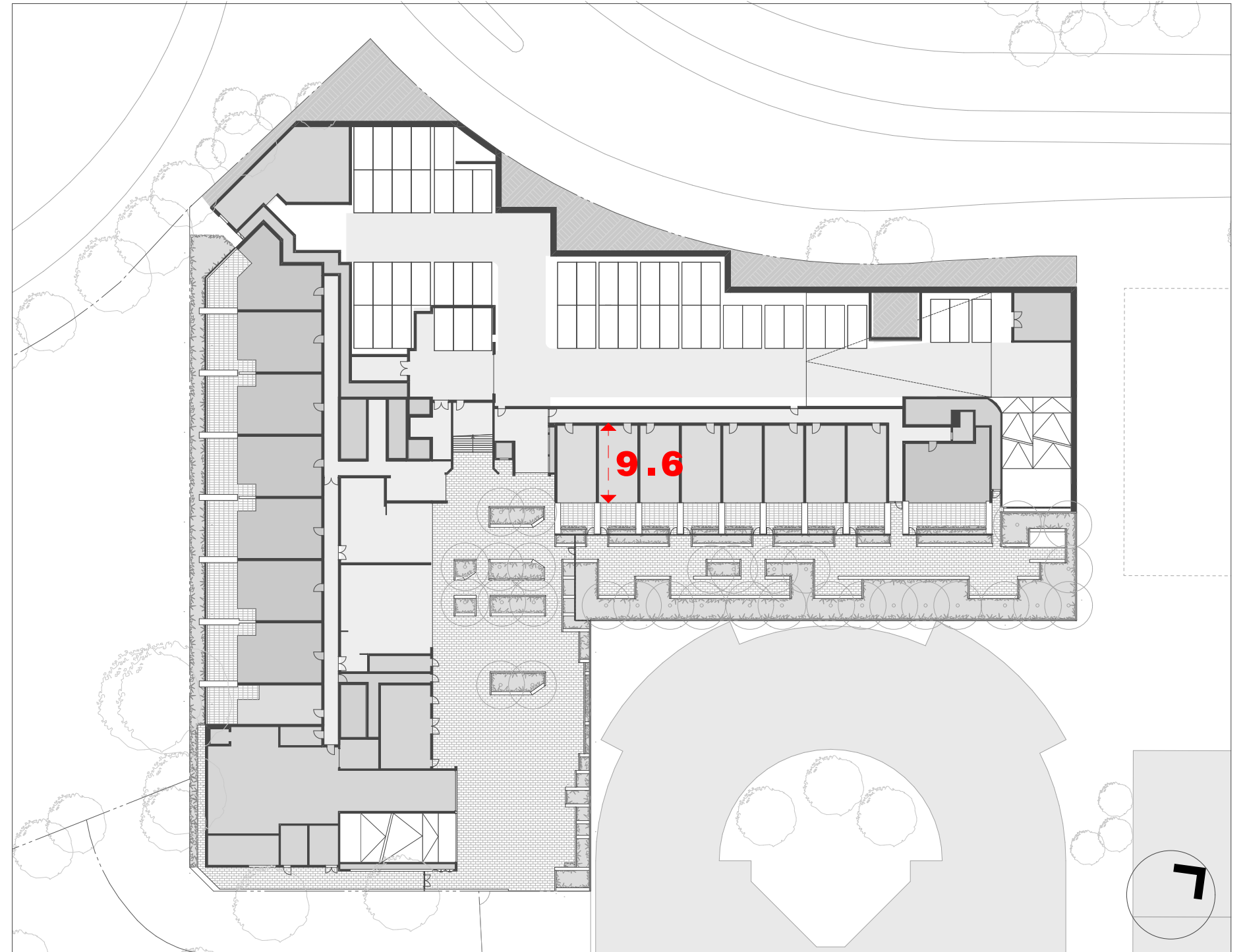
7.1 Improvements to the vehicle and service arrangement at the Allara Street entry are acknowledged by the Panel, however, further opportunities for celebration of the through connection remain. The proponent team is encouraged by the Panel to consider opportunities for sleeving of the service hub with active uses that may include the introduction of additional commercial use and/or residential lobby access.



8.0 Diversity and amenity

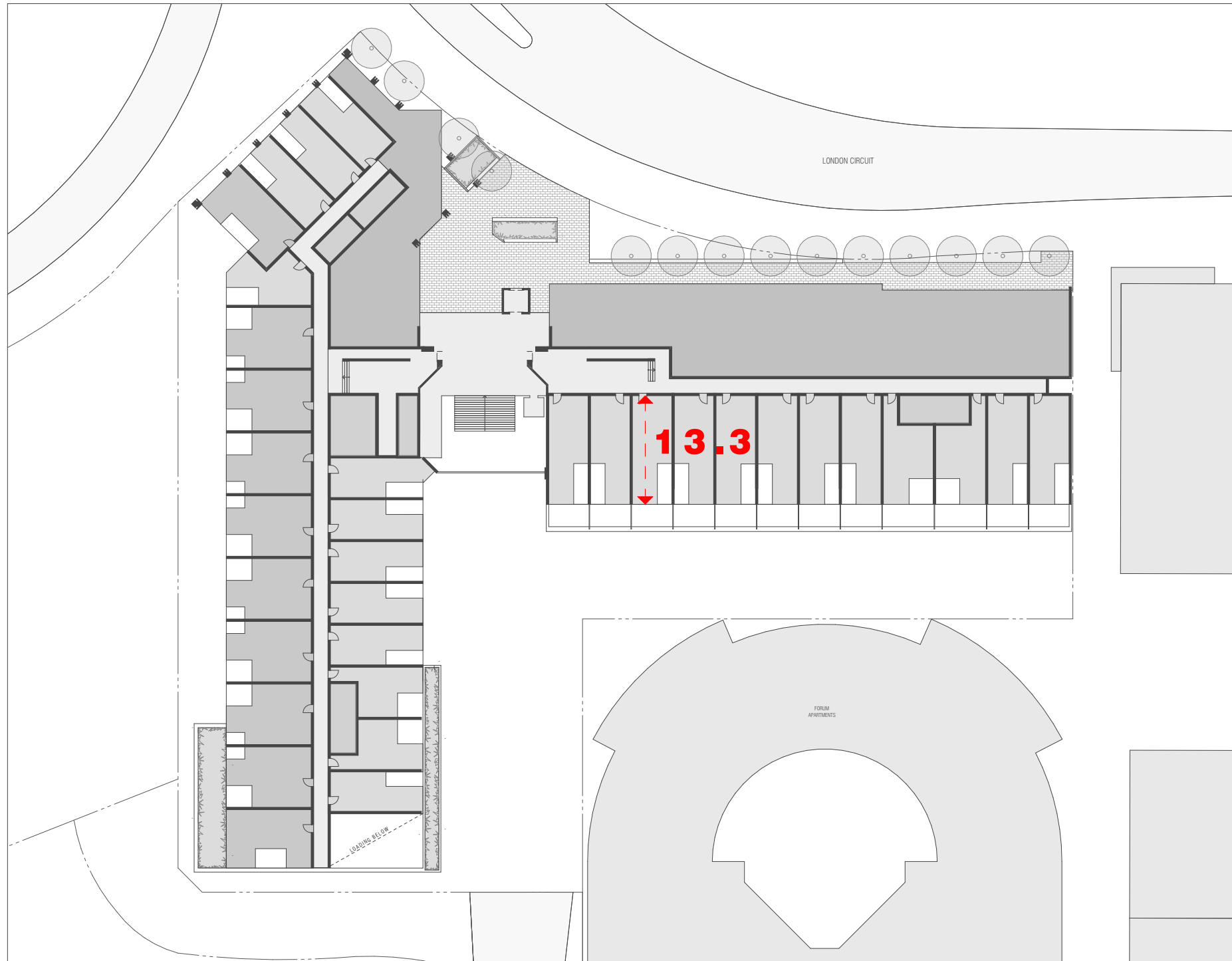


Previous Plan

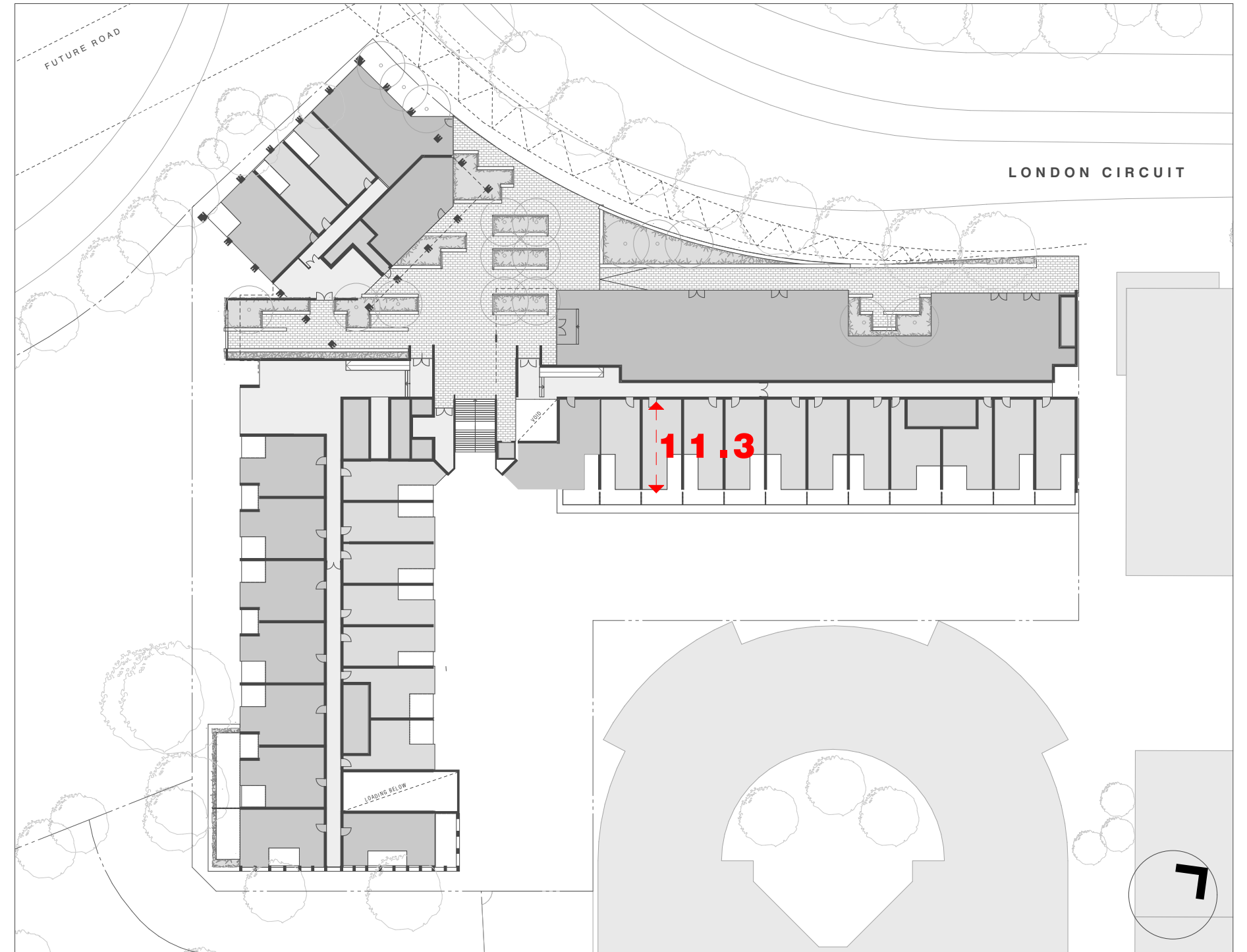


Proposed Plan

Diversity and amenity Revised Depth to Ground Floor



Previous Plan



Proposed Plan

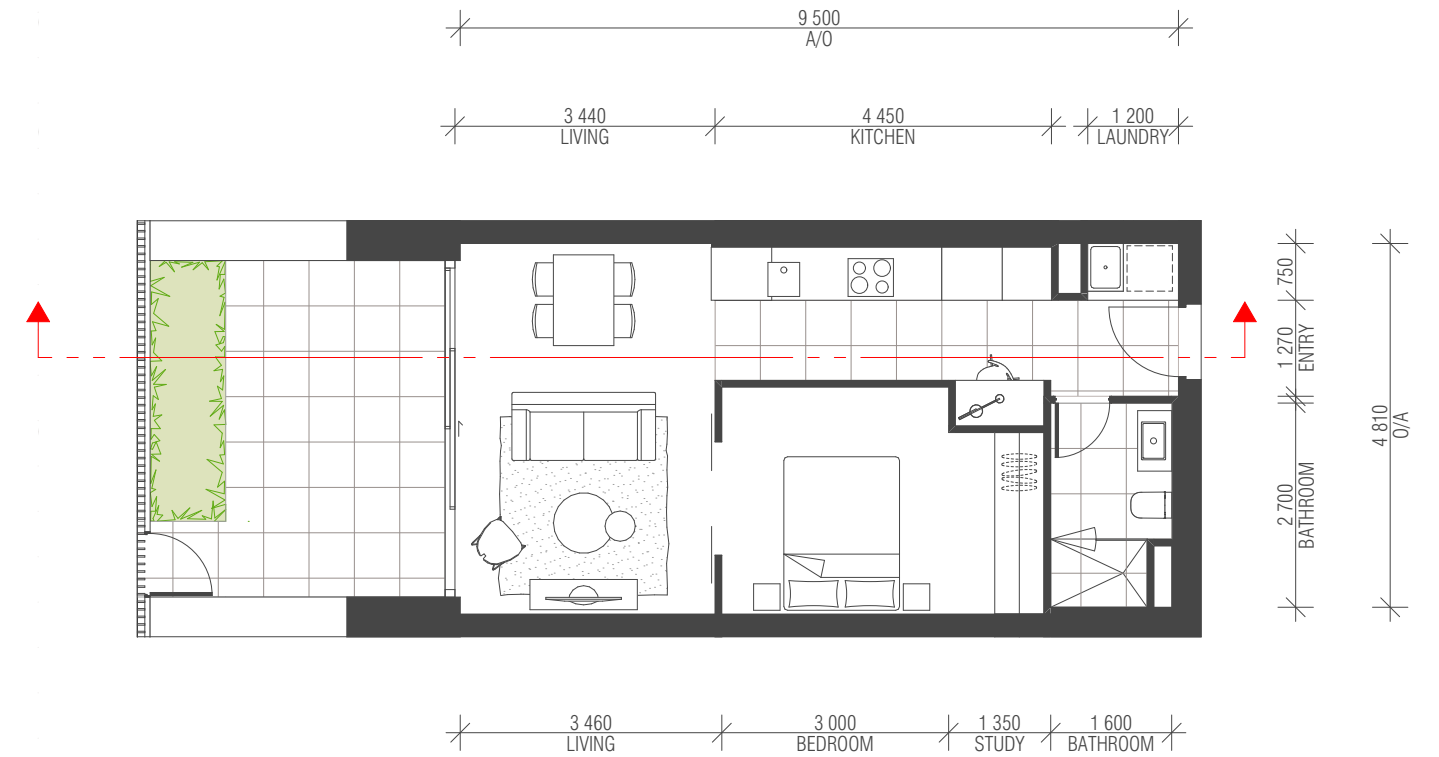
Diversity and amenity Apartment depth

8.1 The amenity of the proposed apartment layouts generally is considered by the Panel to require further design development with a greater emphasis on natural cross ventilation and access to direct daylight to habitable rooms. Although the Panel acknowledges that some of the proposed design arrangements can generate functional outcomes such as reduce wind impact to balconies, the Panel:

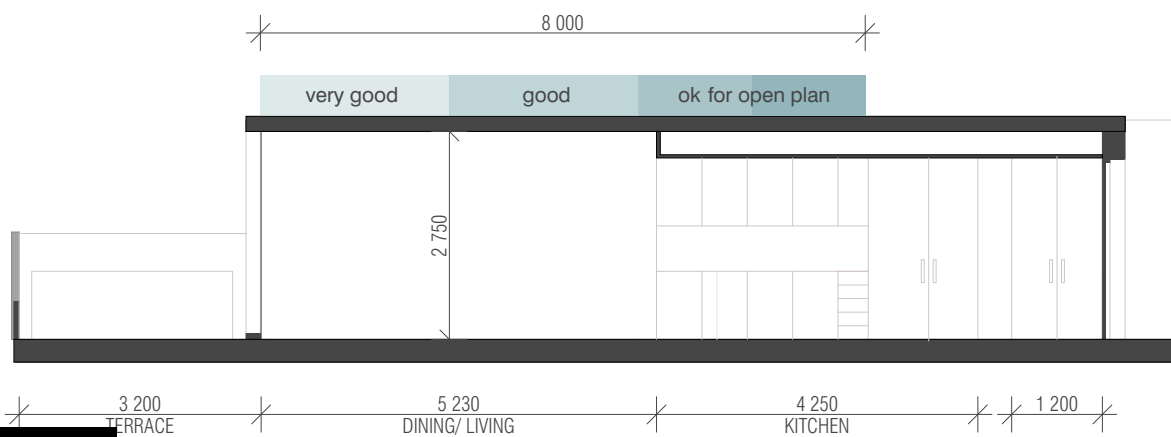
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 8.1.2 questions the adequacy of access to light and natural ventilation where bedrooms are located beyond deep balconies, which are then compounded with borrowed light



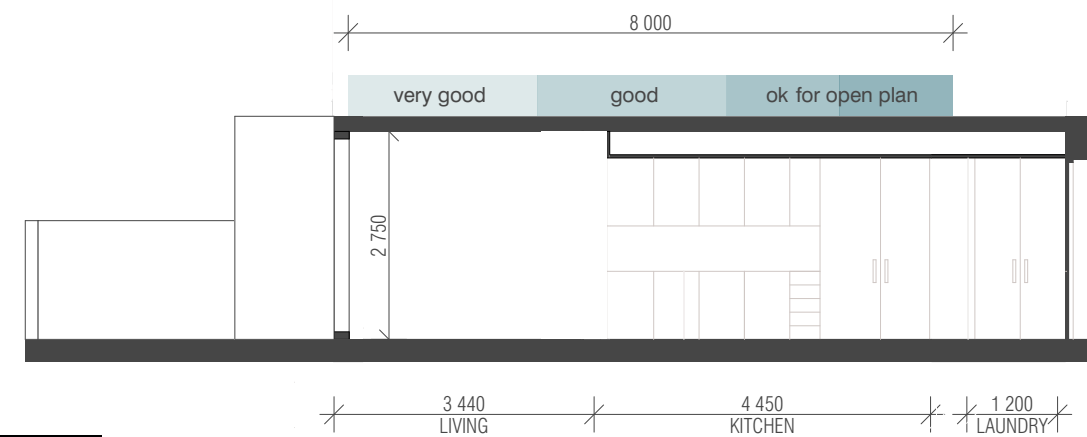
Previous Plan



Proposed Plan



Previous Section

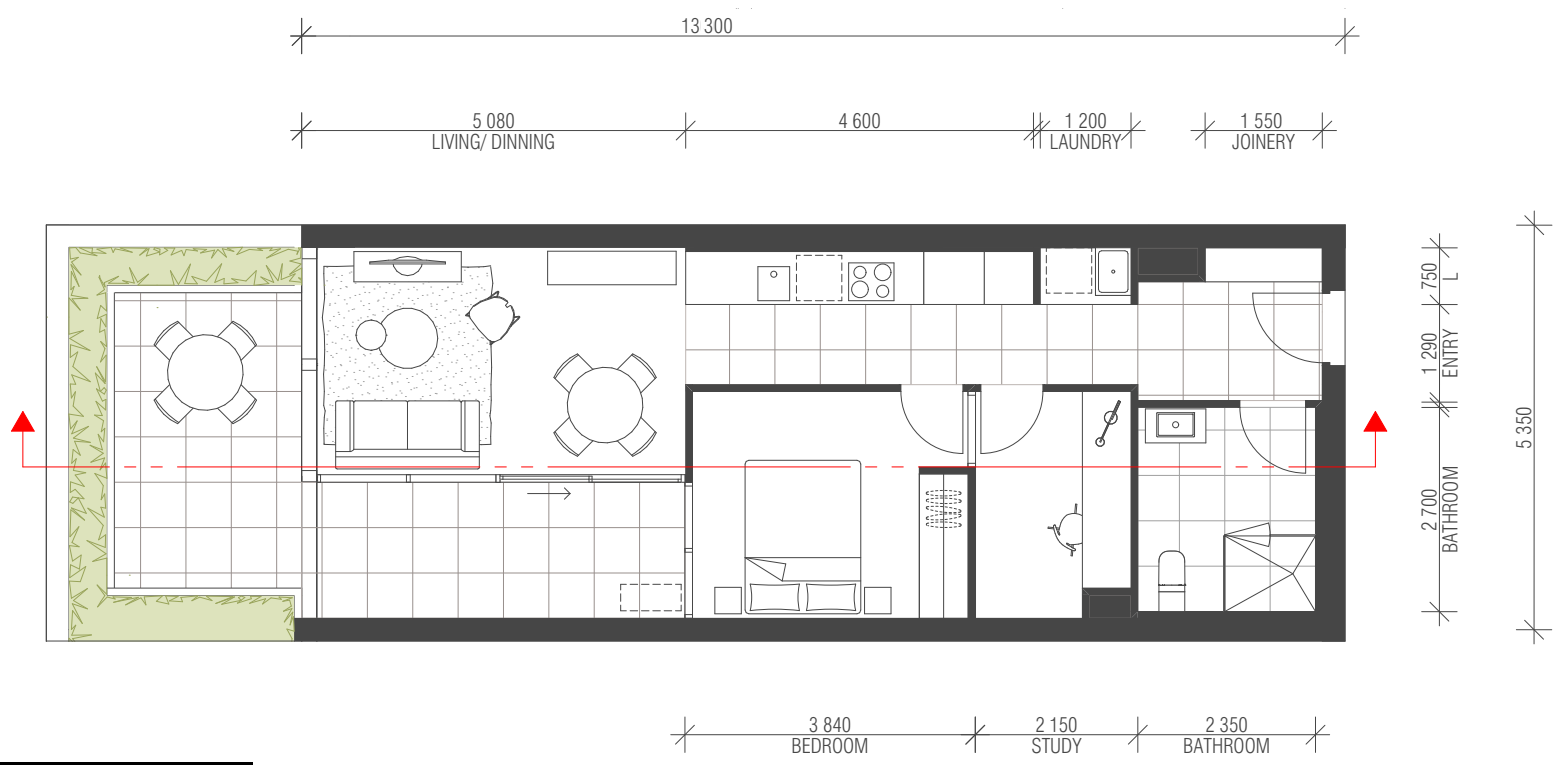


Proposed Section

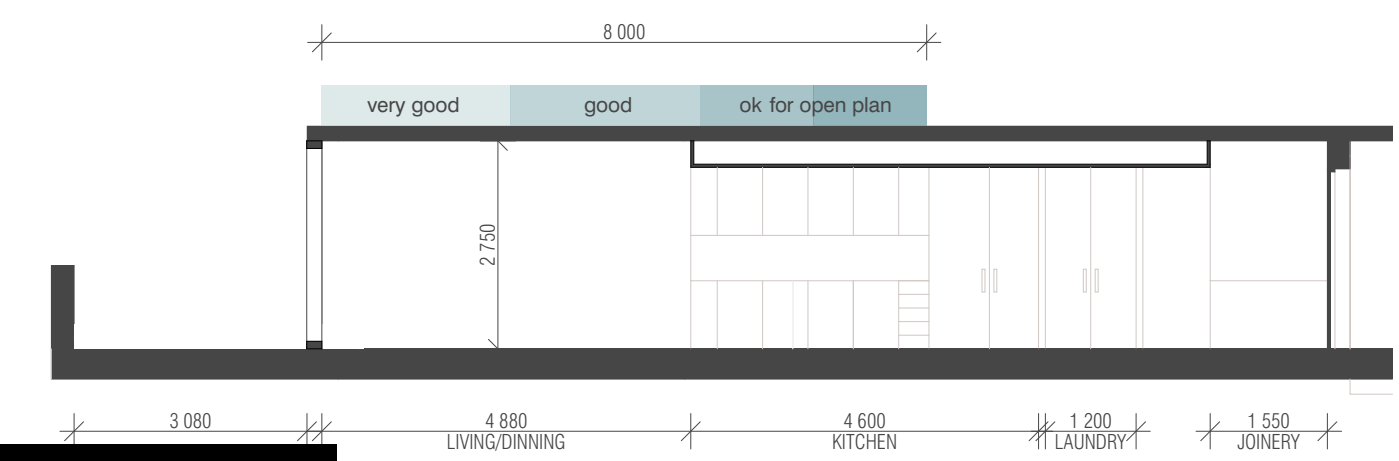
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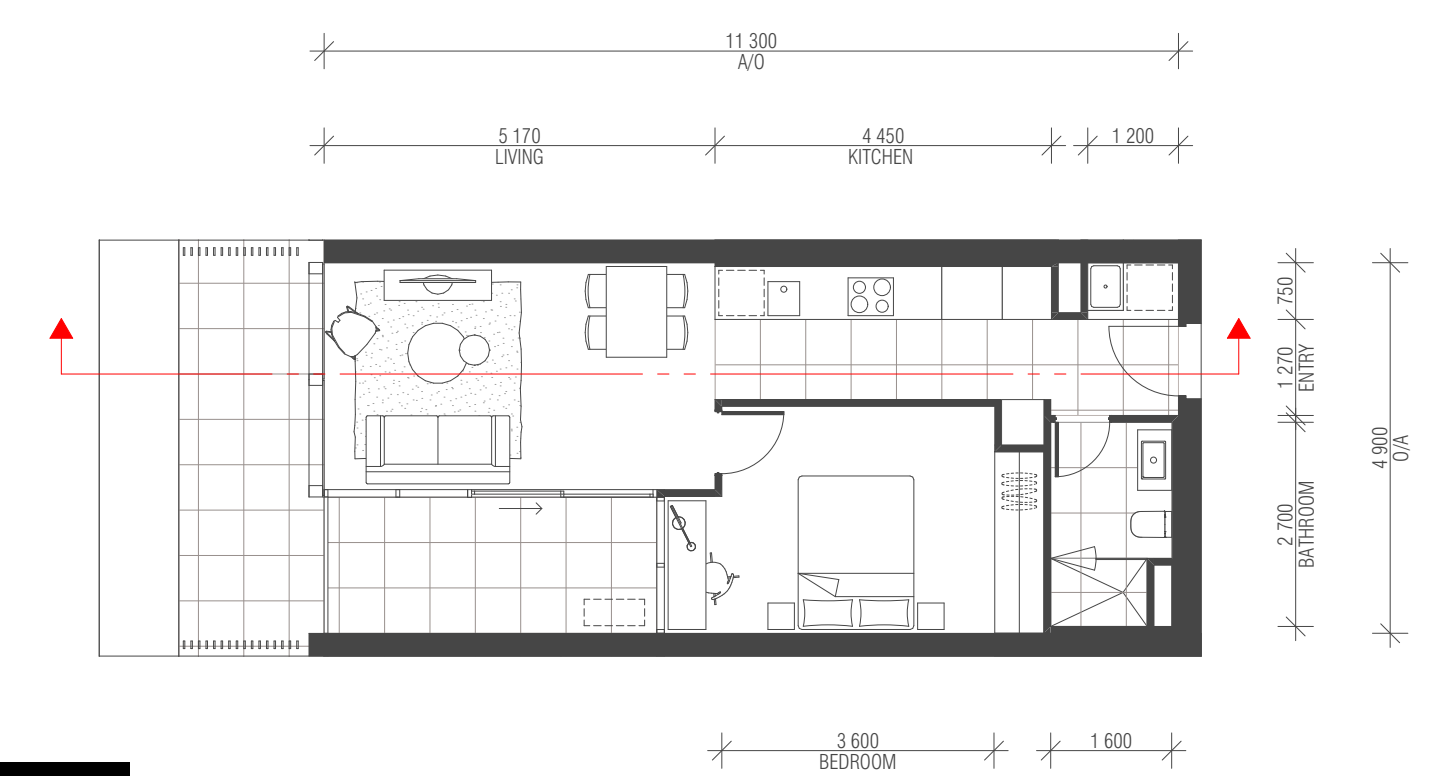
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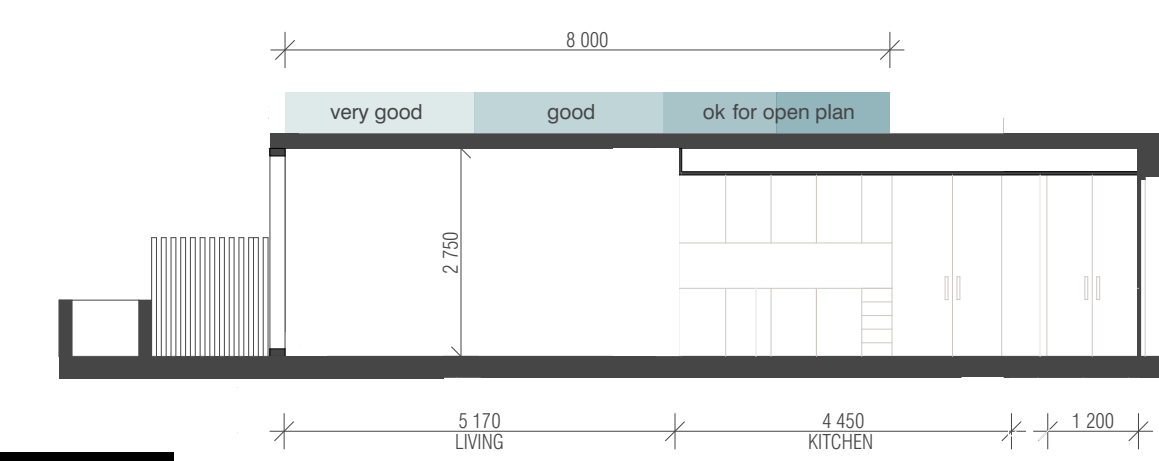
Previous Plan



Previous Section



Proposed Plan



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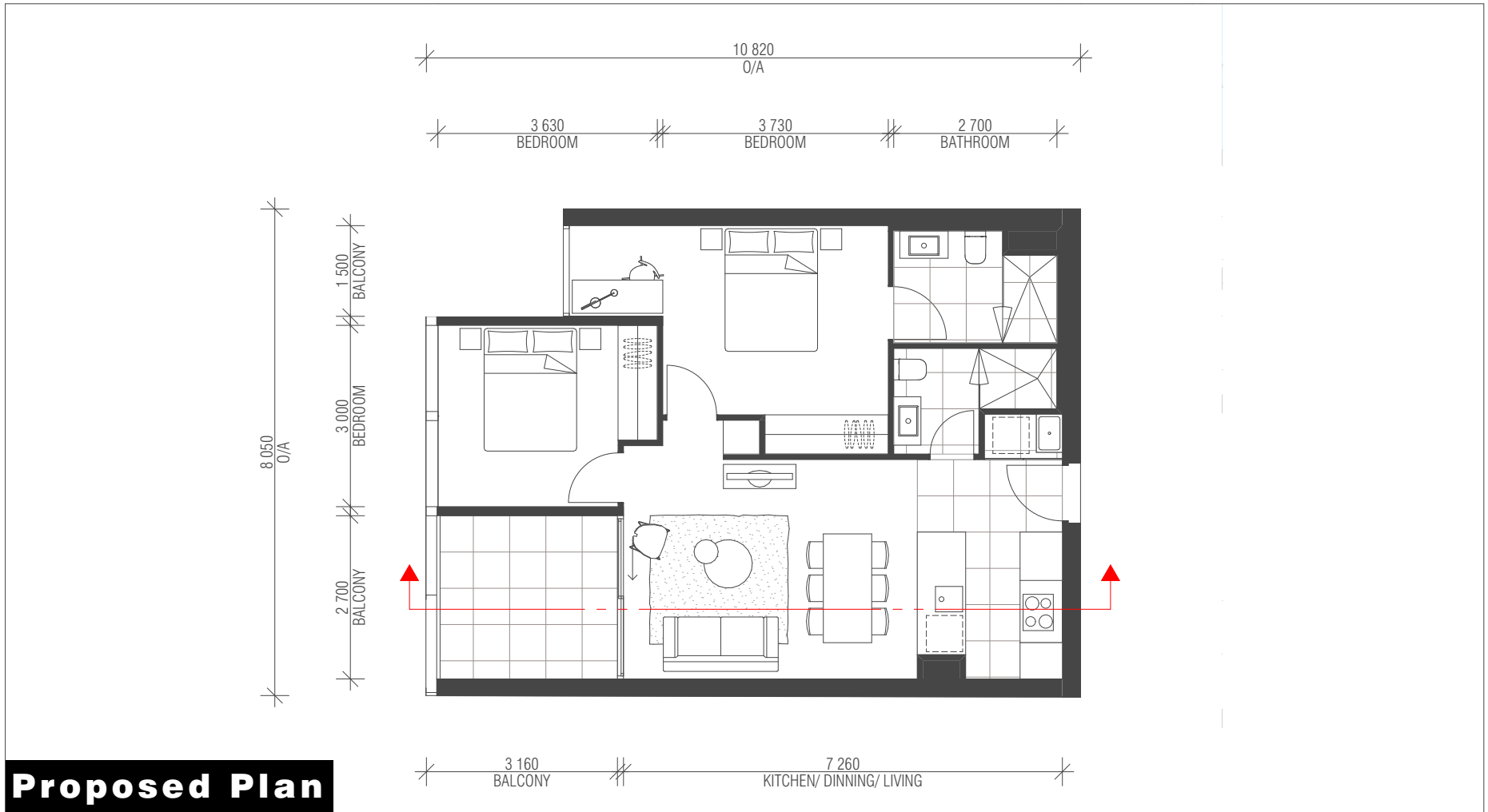
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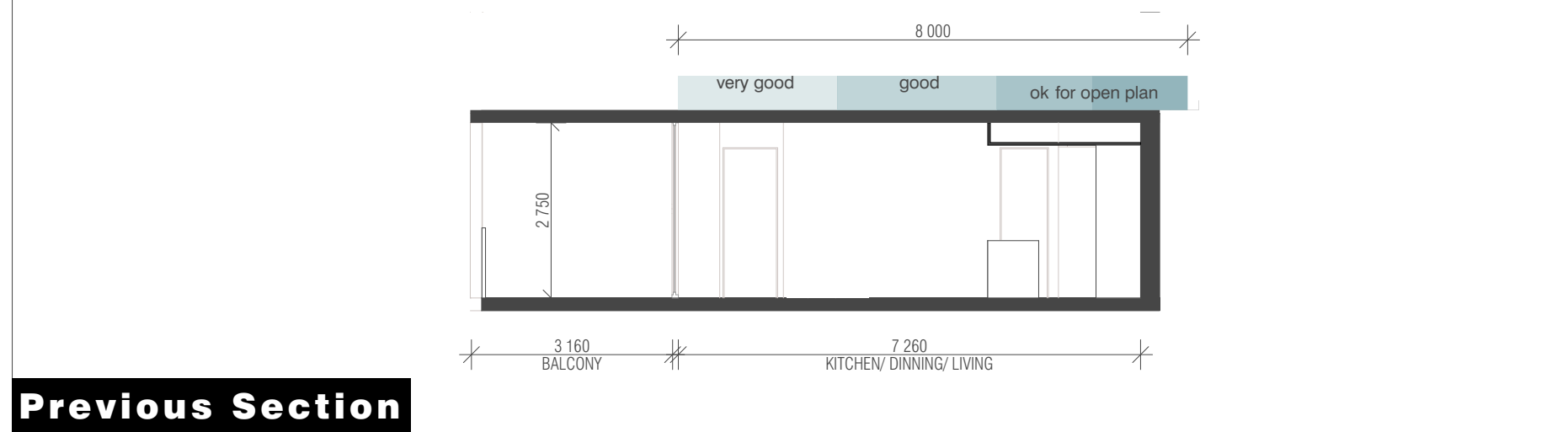
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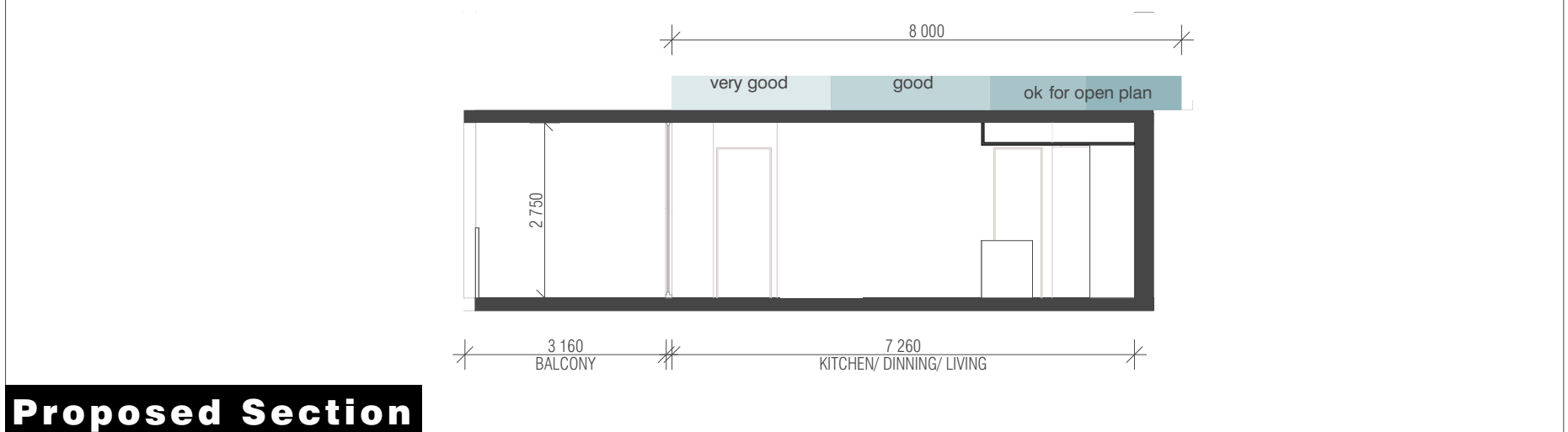
Previous Plan



Proposed Plan



Previous Section

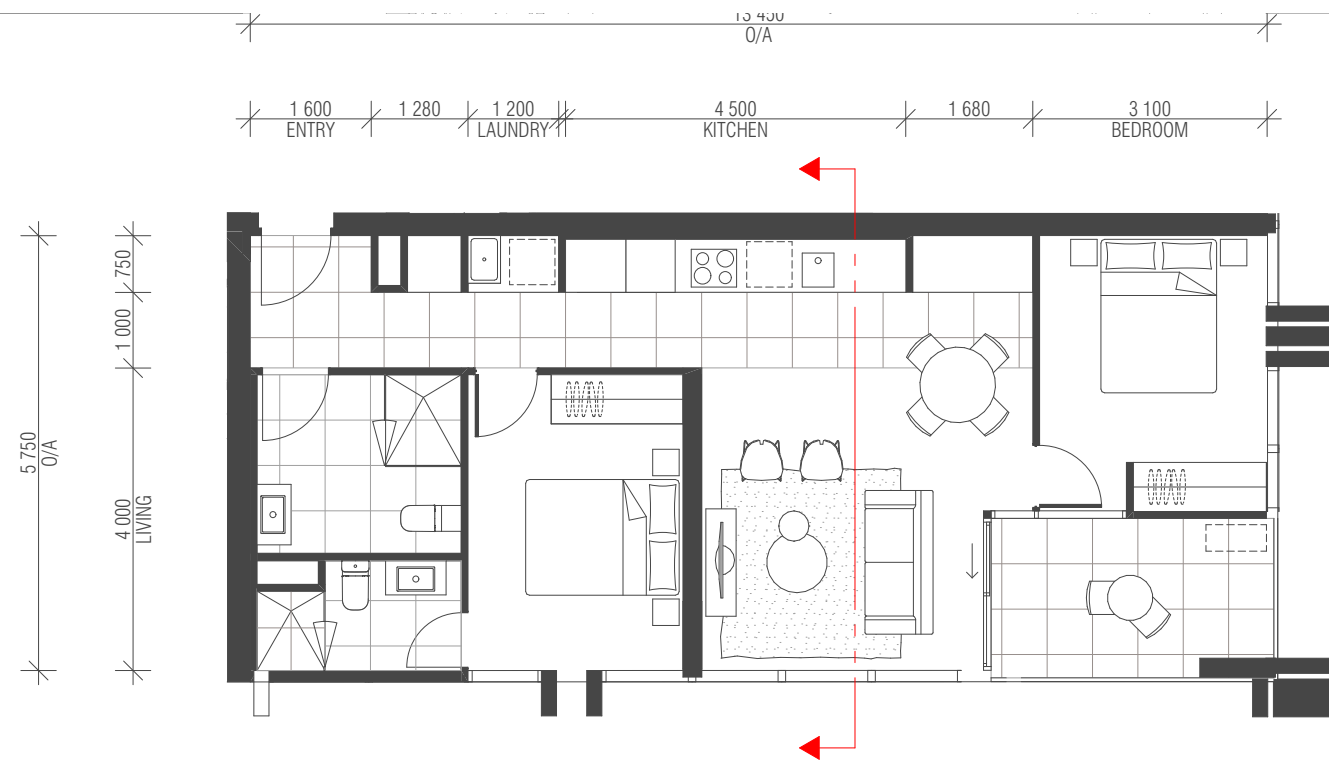


Proposed Section

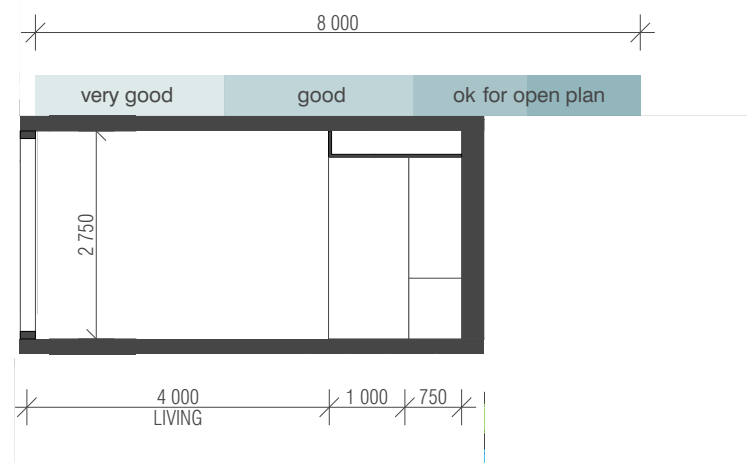
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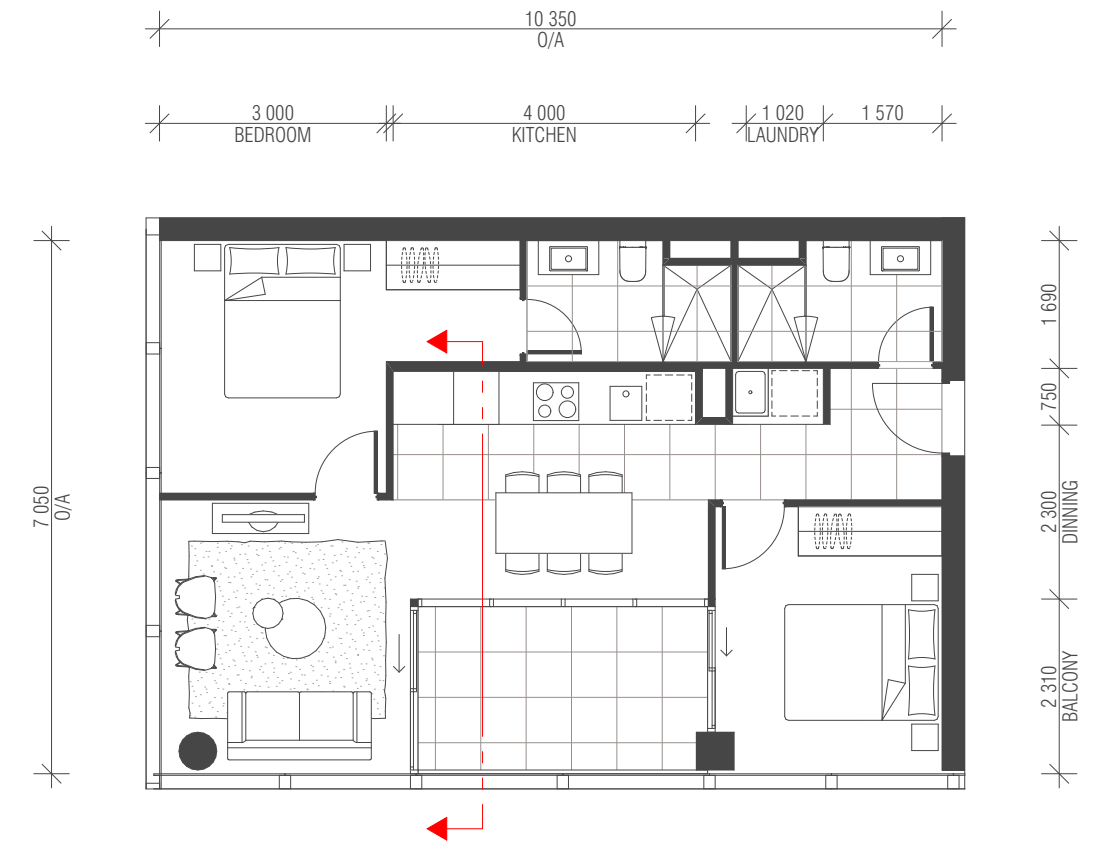
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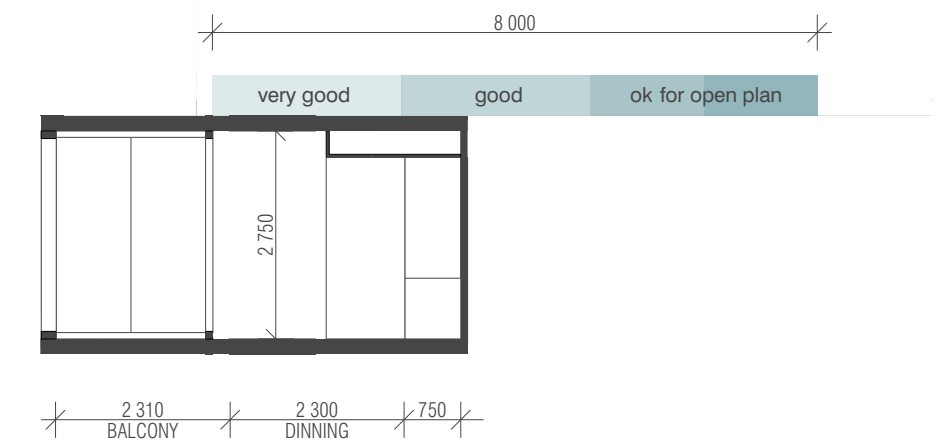
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Proposed Section



Proposed Plan



Proposed Section

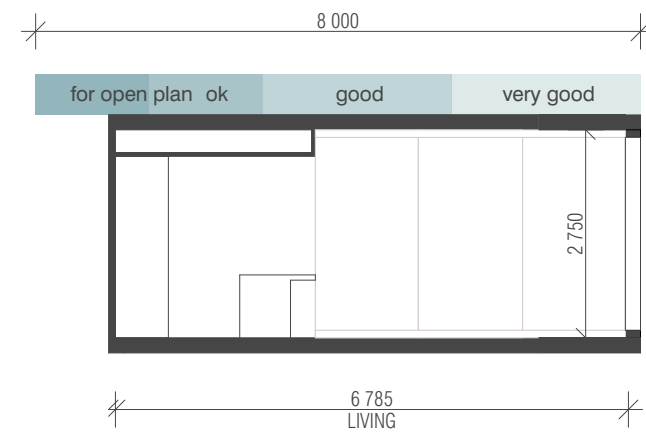
Diversity and amenity Apartment depth

8.1 The amenity of the proposed apartment layouts generally is considered by the Panel to require further design development with a greater emphasis on natural cross ventilation and access to direct daylight to habitable rooms. Although the Panel acknowledges that some of the proposed design arrangements can generate functional outcomes such as reduce wind impact to balconies, the Panel:

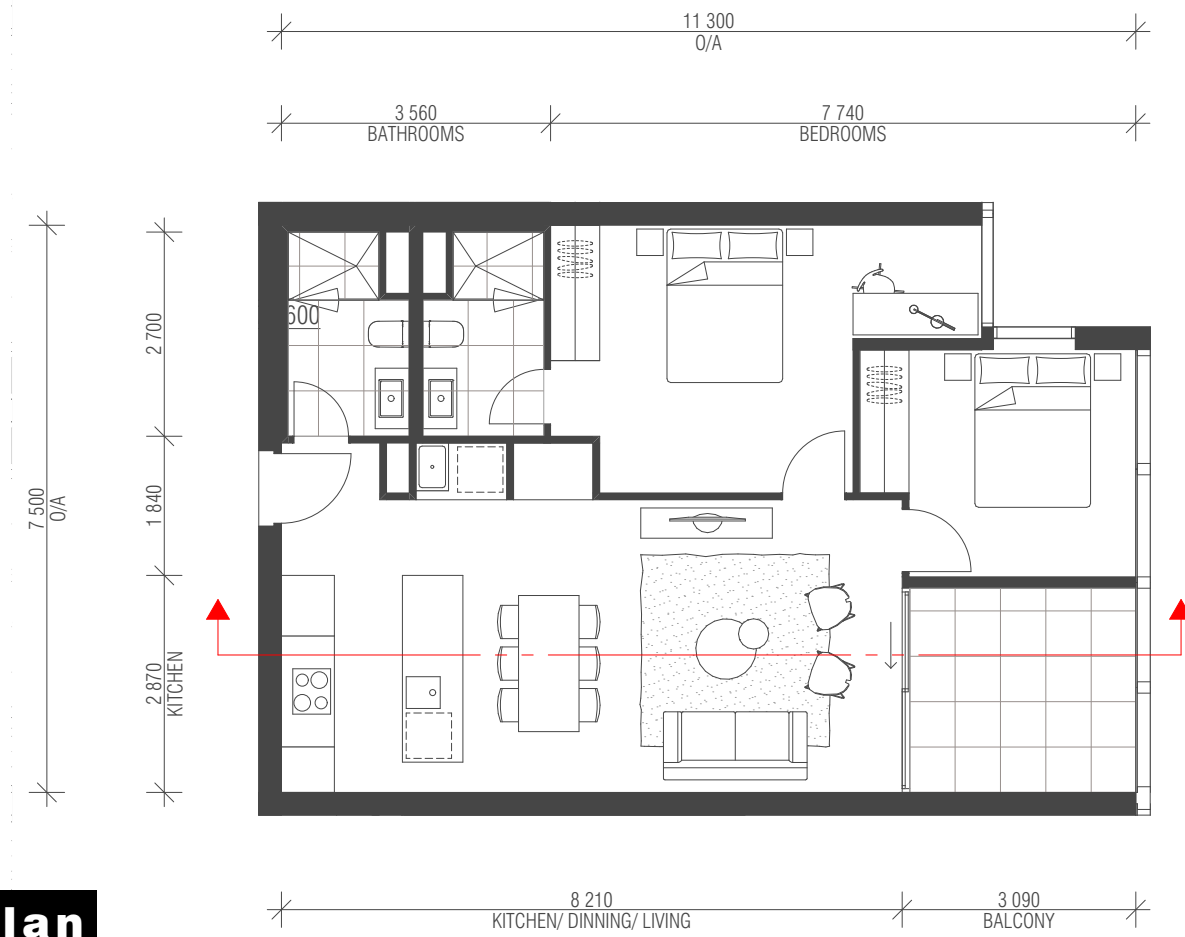
8.1.1 considers the overall building floor plate depth to be impacting the quality of apartment designs;
 8.1.2 questions the adequacy of access to light and natural ventilation where bedrooms are located beyond deep balconies, which are then compounded with borrowed light



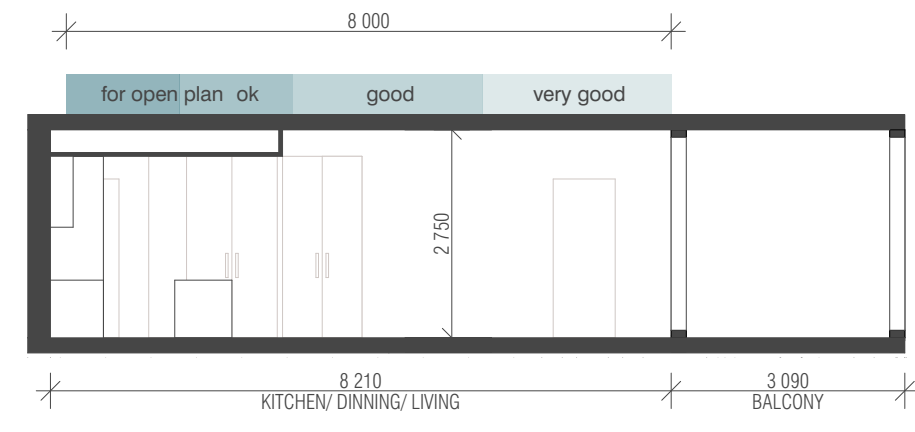
Proposed Plan



Proposed Section



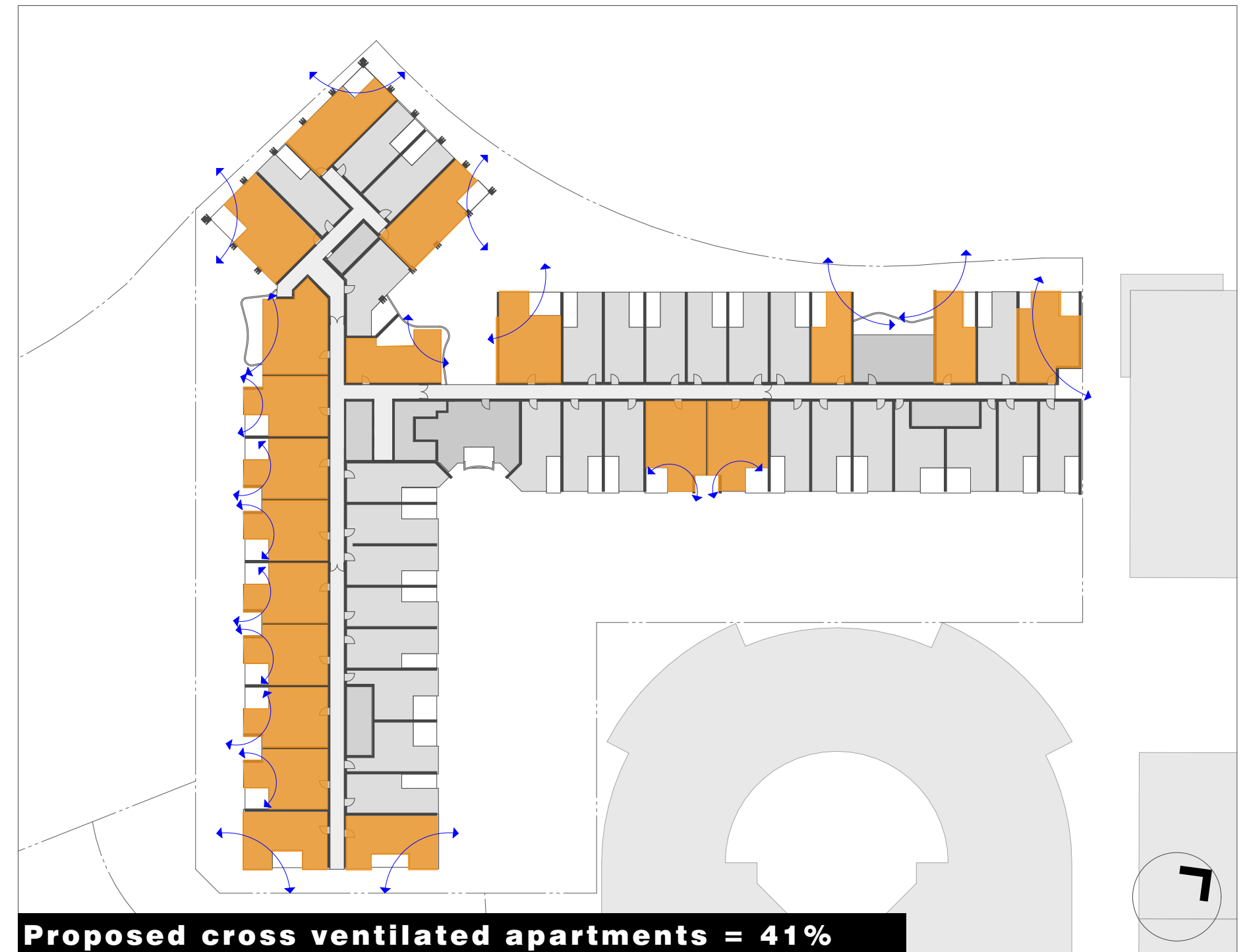
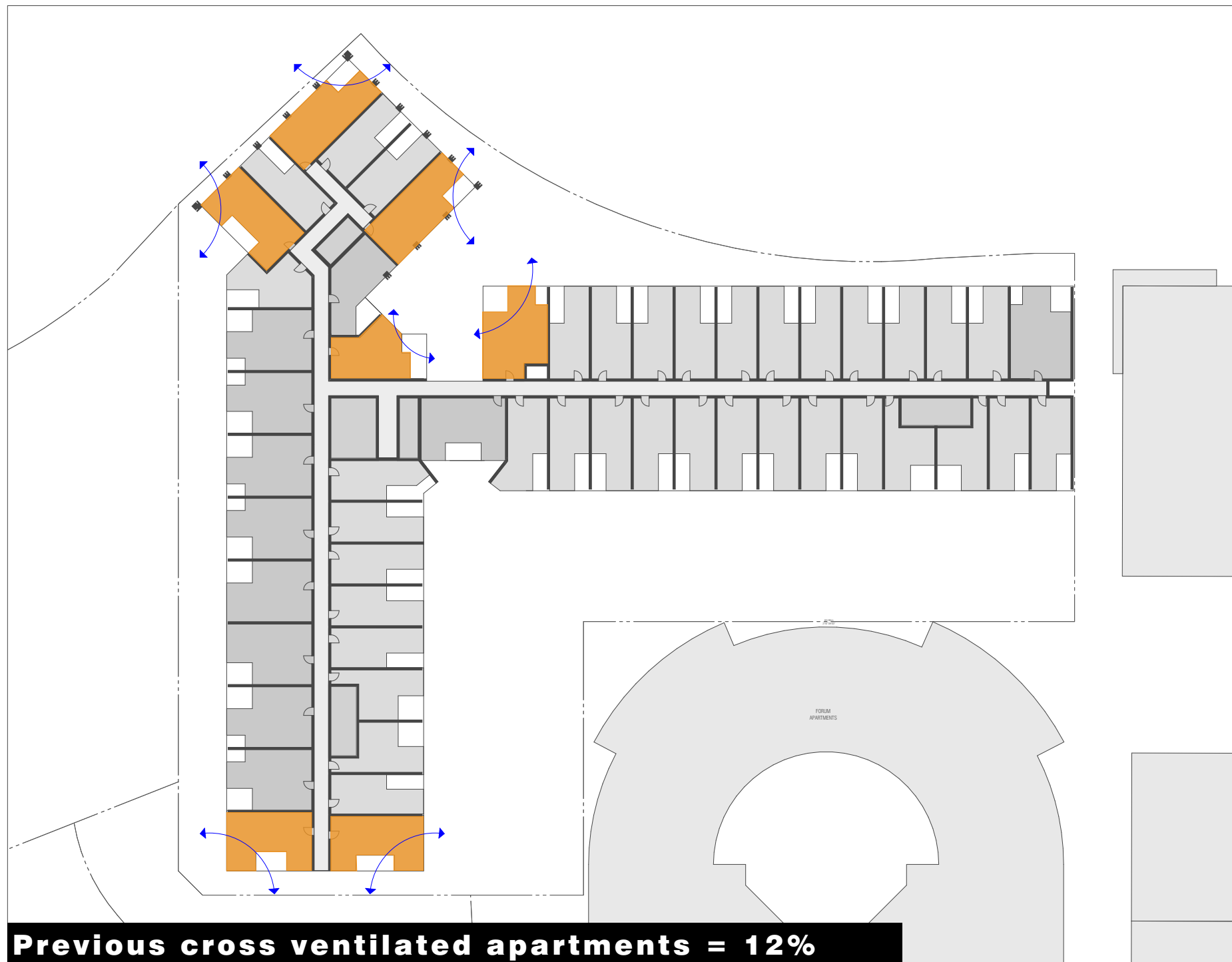
Proposed Plan



Proposed Section

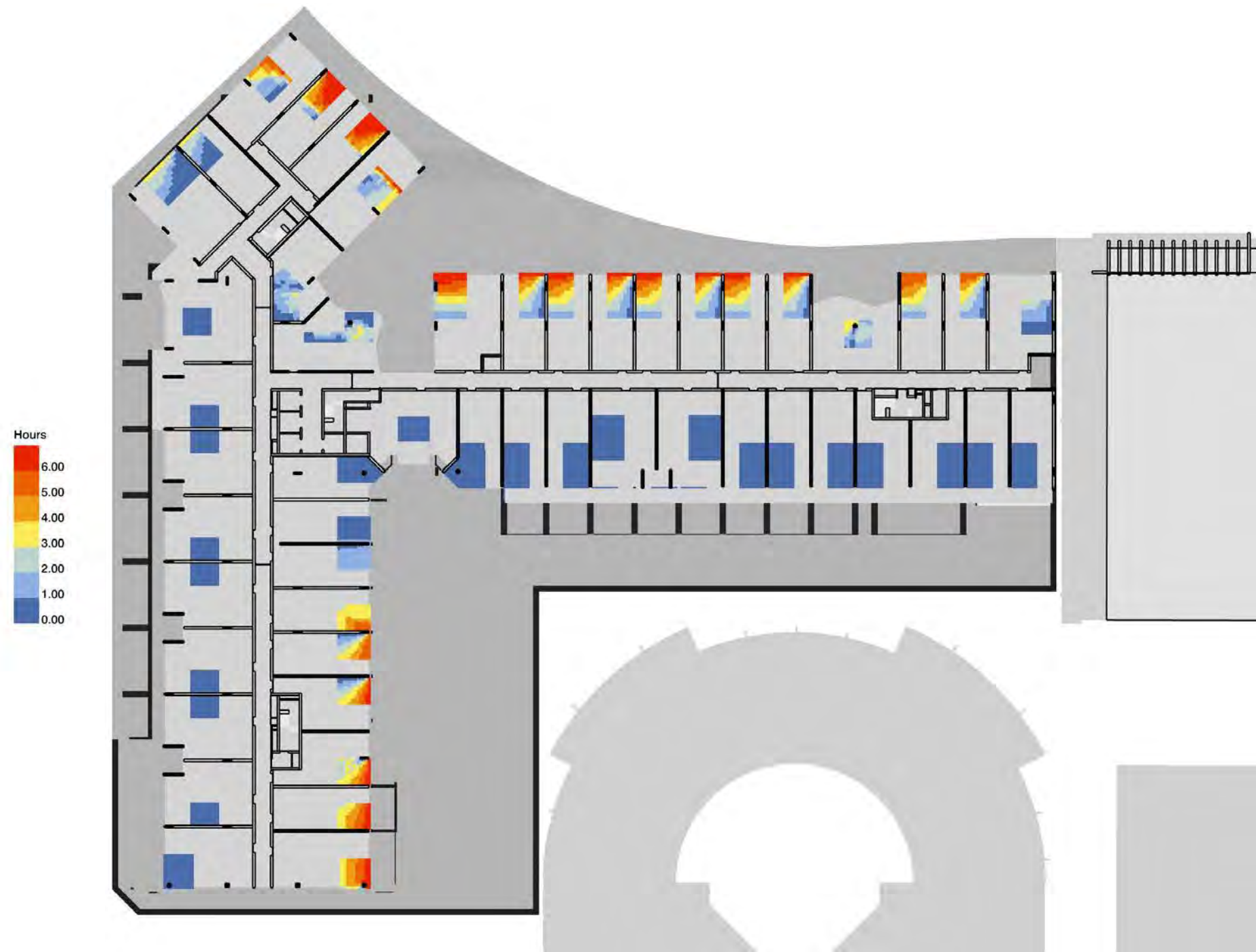
Diversity and amenity Natural ventilation

8.1.3 recommends that a greater percentage of apartments are required to achieve natural cross flow ventilation such as provision of dual aspect apartments (i.e. corner or through style apartment layouts);



Diversity and amenity Solar Access

8.1.4 requests demonstration of adequate solar penetration to living rooms to be provided.

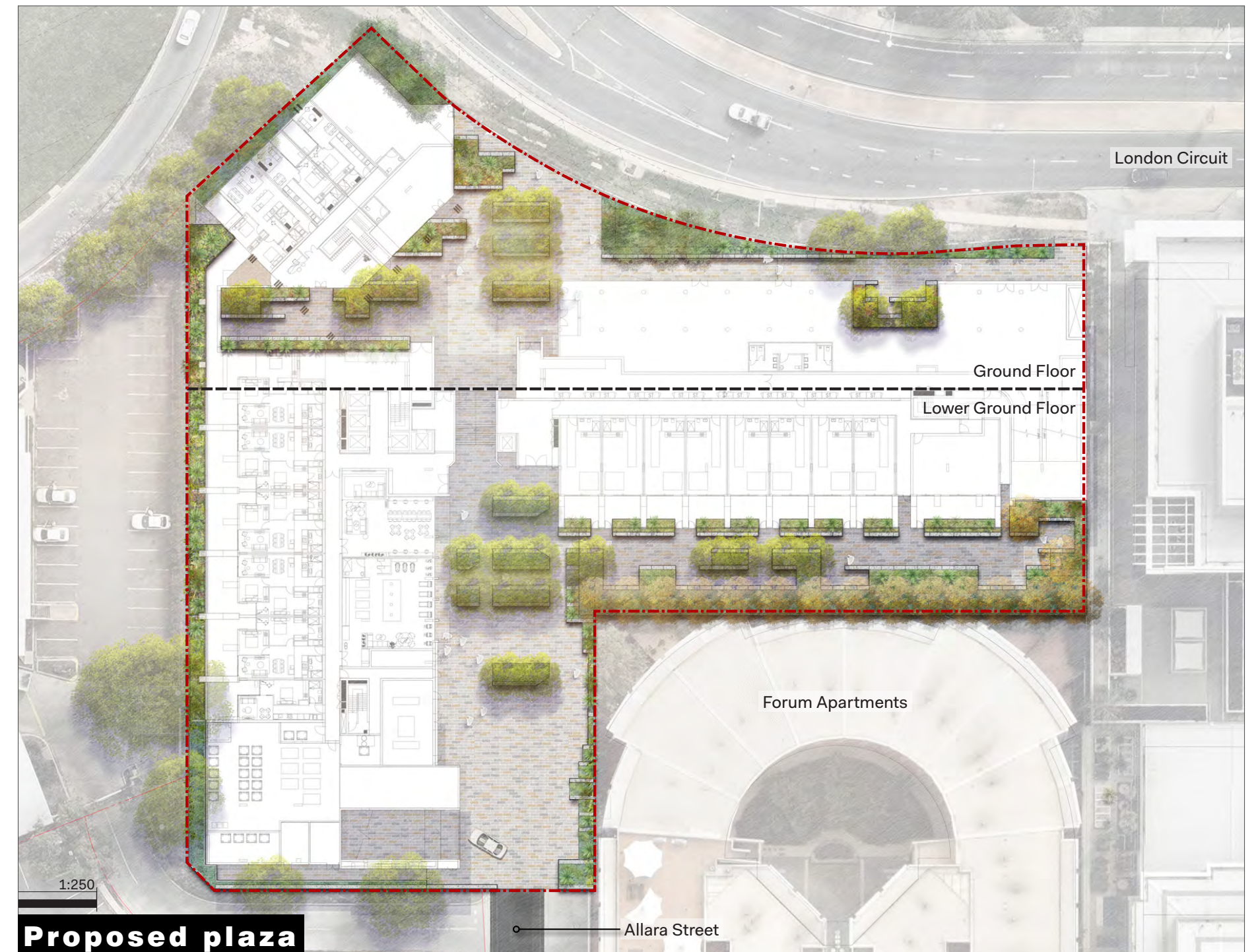
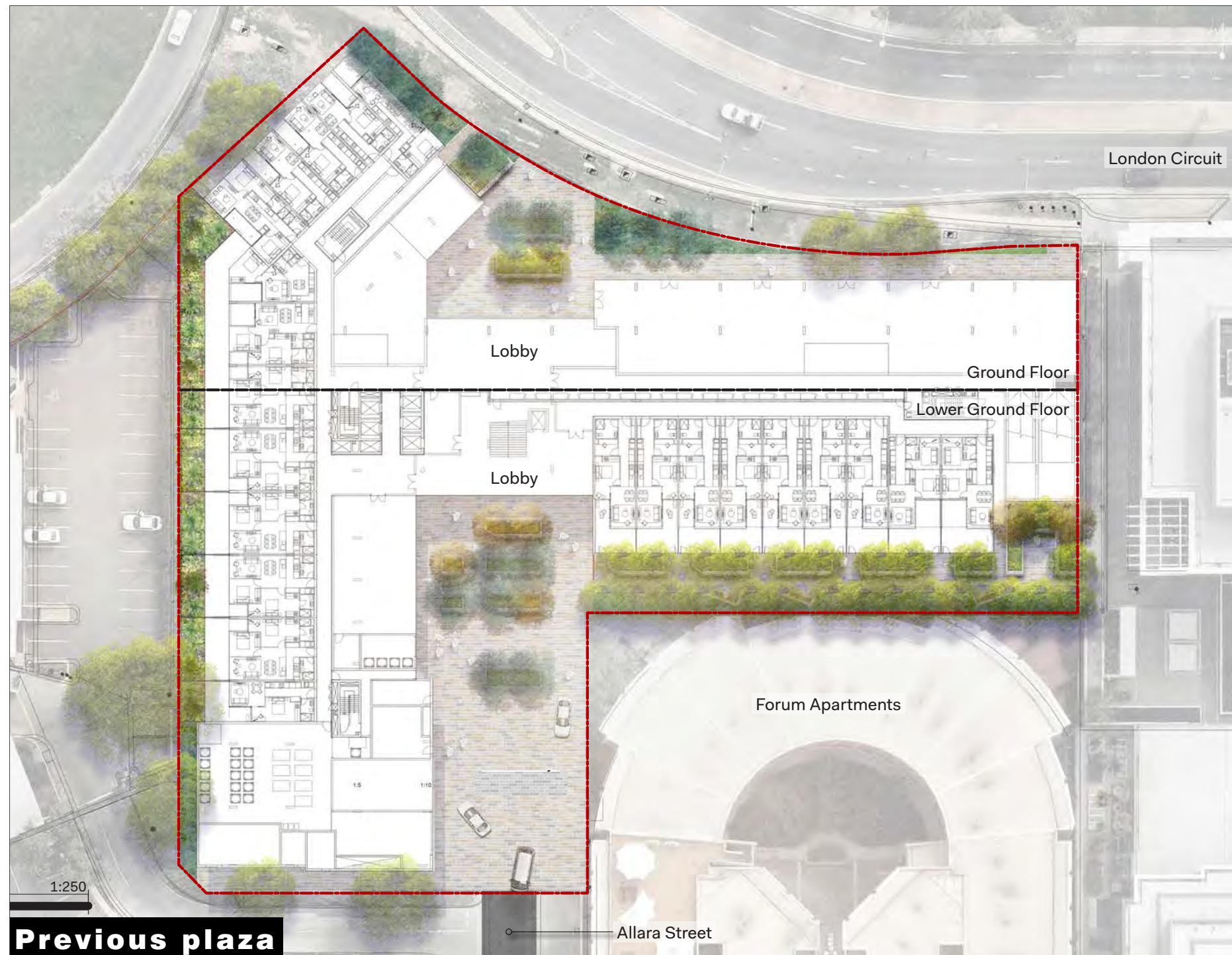


Level 04

9.0 Community and public domain

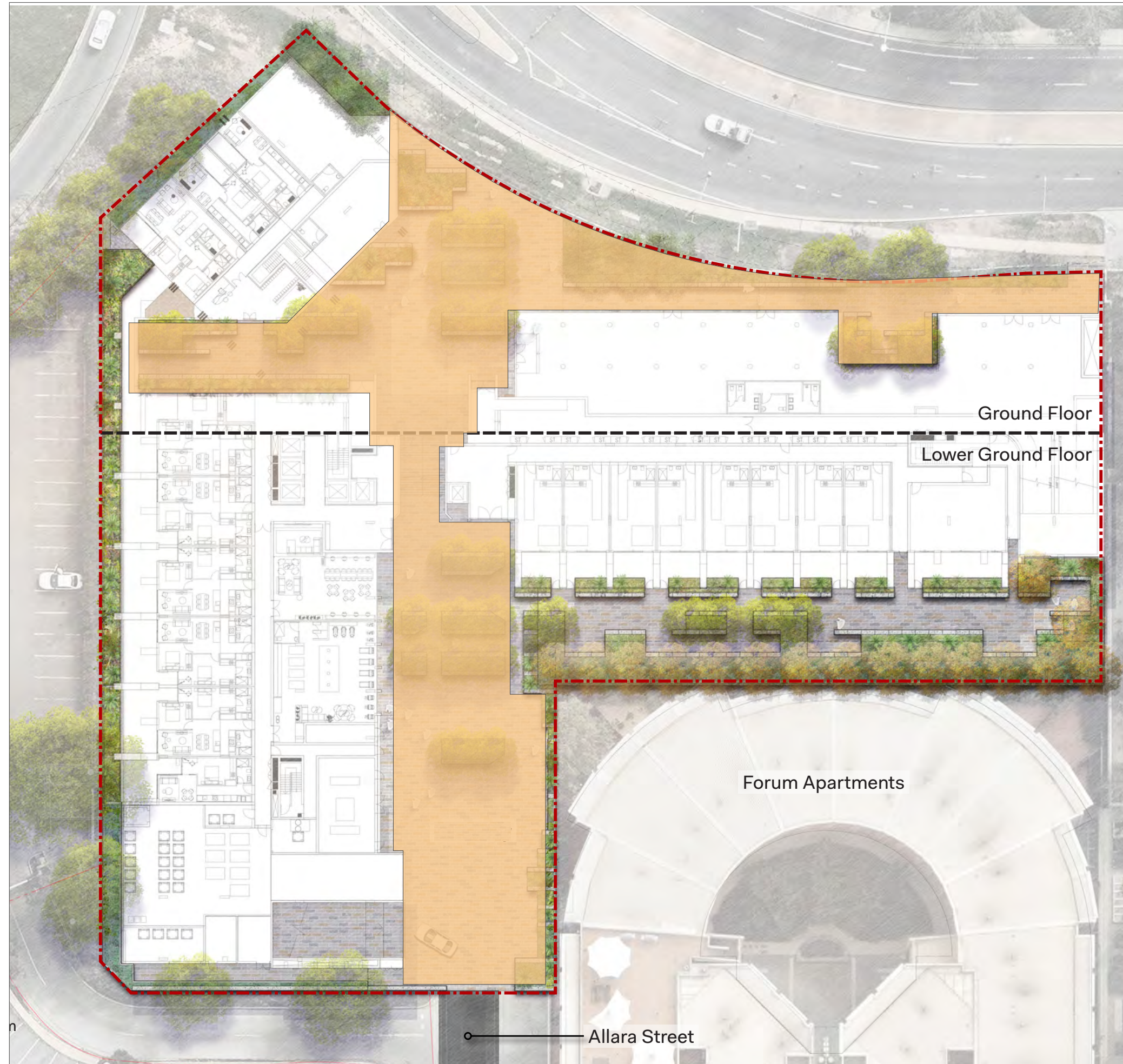
Community and public domain Through site connection

9.1 The Panel continues to support the through-site connection from London Circuit to Allara Street (see 4.1). The Panel, however, considers this link should be open to the sky and that opportunities exist to increase activation and visual permeability of this link as well as provide site permeability at other locations on the site. As such the Panel encourages the proponent team to consider how open access foyers and pedestrian pathways to a variety of destinations may be accommodated in the proposed development to assist activation and community interaction.



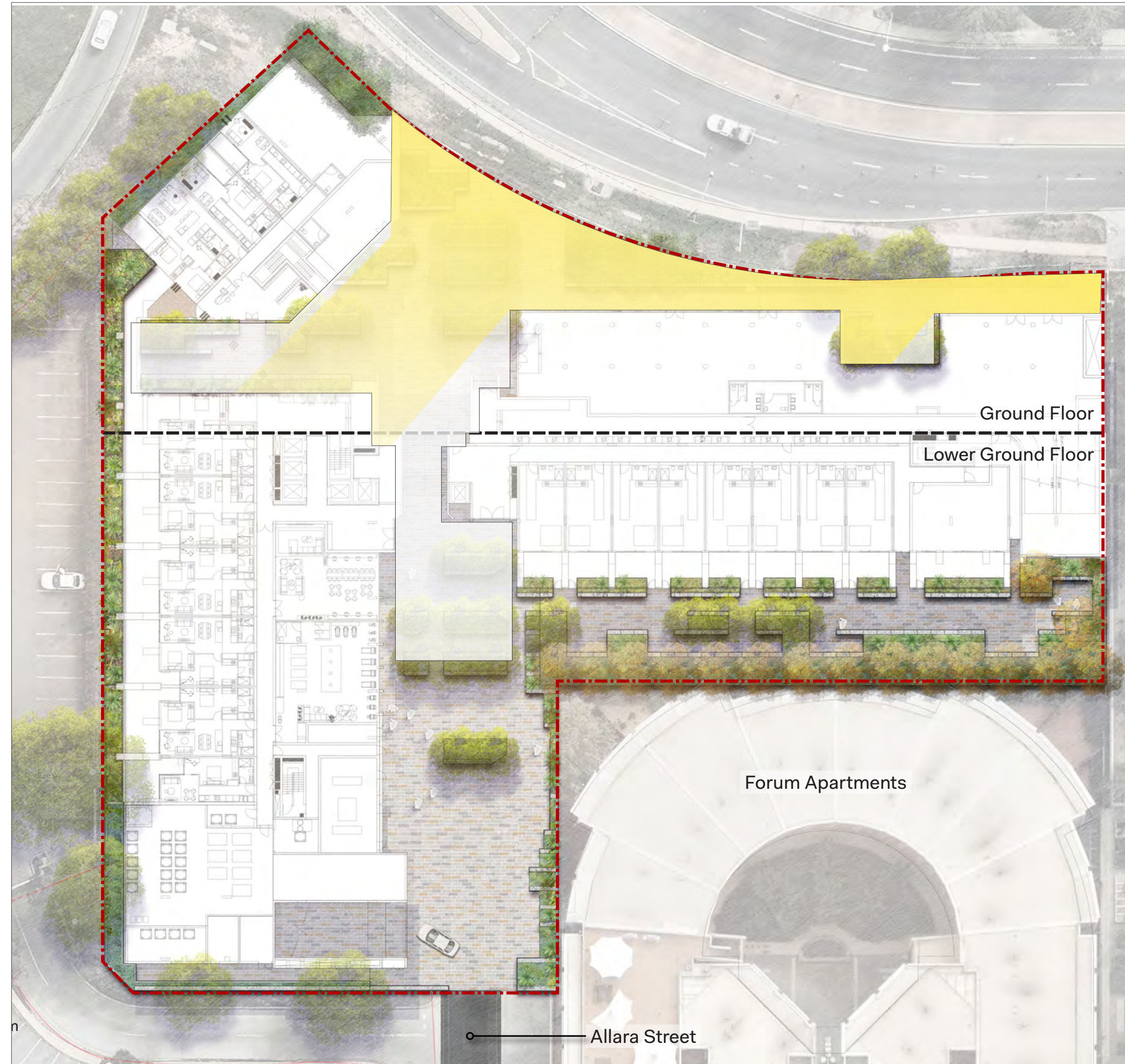
Community and public domain Increased Public Domain

9.1 The Panel continues to support the through-site connection from London Circuit to Allara Street (see 4.1). The Panel, however, considers this link should be open to the sky and that opportunities exist to increase activation and visual permeability of this link as well as provide site permeability at other locations on the site. As such the Panel encourages the proponent team to consider how open access foyers and pedestrian pathways to a variety of destinations may be accommodated in the proposed development to assist activation and community interaction.



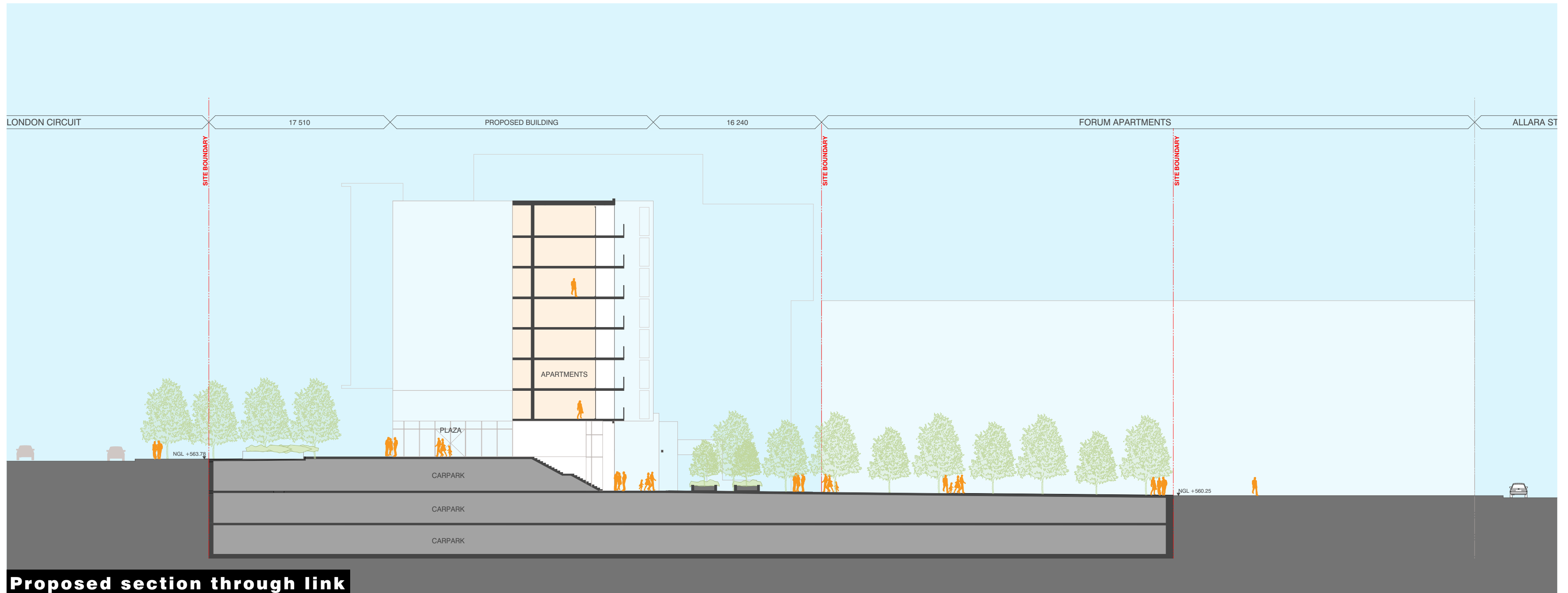
Community and public domain Sun drenched plaza

9.1 The Panel continues to support the through-site connection from London Circuit to Allara Street (see 4.1). The Panel, however, considers this link should be open to the sky and that opportunities exist to increase activation and visual permeability of this link as well as provide site permeability at other locations on the site. As such the Panel encourages the proponent team to consider how open access foyers and pedestrian pathways to a variety of destinations may be accommodated in the proposed development to assist activation and community interaction.



Community and public domain Open to sky

9.1 The Panel continues to support the through-site connection from London Circuit to Allara Street (see 4.1). The Panel, however, considers this link should be open to the sky and that opportunities exist to increase activation and visual permeability of this link as well as provide site permeability at other locations on the site. As such the Panel encourages the proponent team to consider how open access foyers and pedestrian pathways to a variety of destinations may be accommodated in the proposed development to assist activation and community interaction.

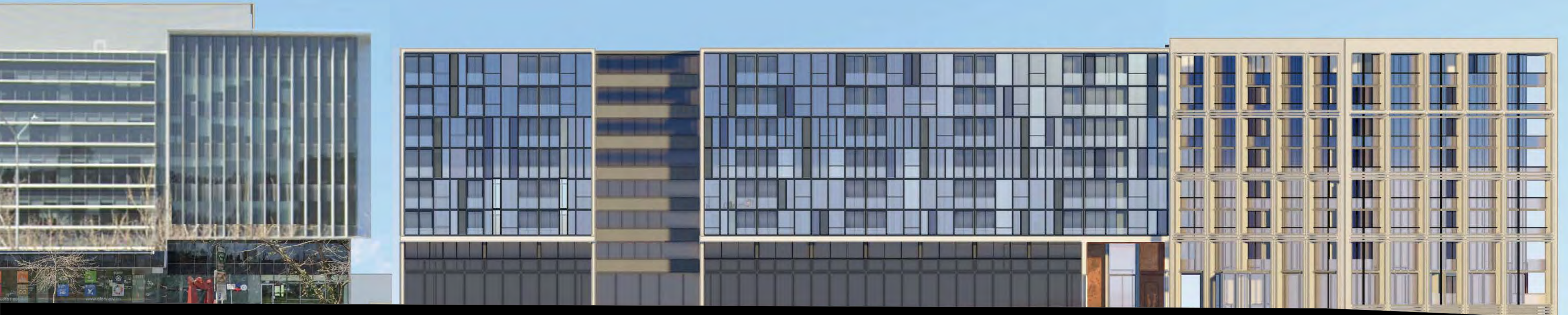


Proposed section through link

10.0 Visual Appearance

Visual Appearance Architectural Expression

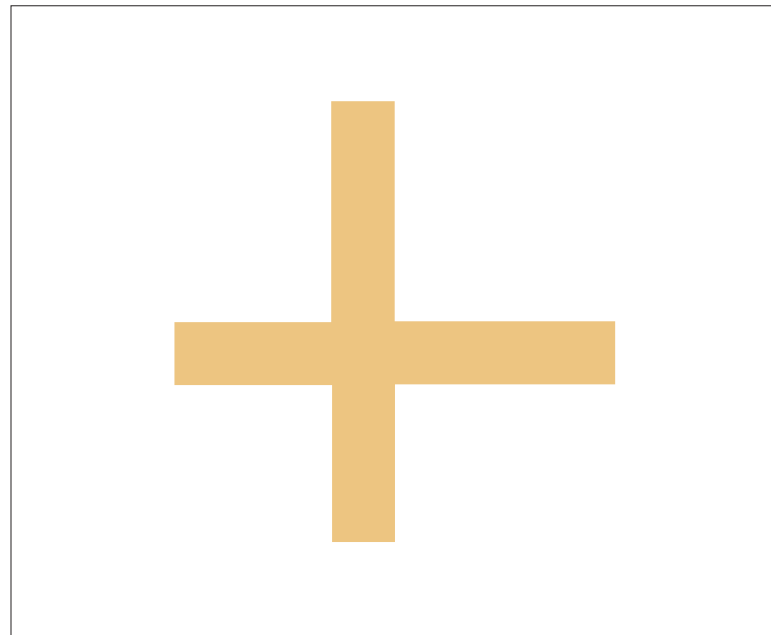
10.1 The proposed reference to both high quality public and civic architecture is considered by the Panel to be appropriate for the proposal, noting the blending of these two architectural styles in response to the building use and orientation was supported. The Panel however recommends the proponent team reconsiders appropriate passive shading measures to better respond to changing environmental challenges in place of the expansive high performance glazing. The Panel looks forward to seeing further refinement of scale and detailing in the architectural expression at the next design review session.



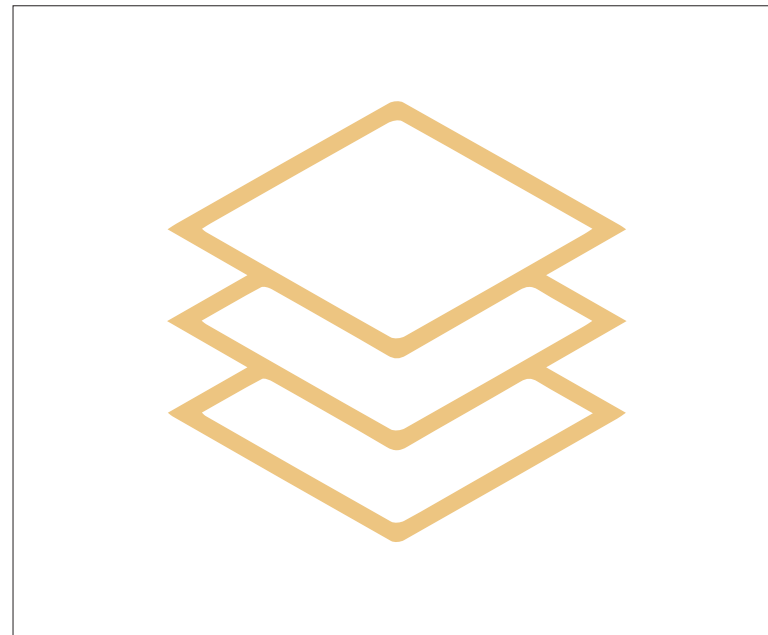
Landscape

Design Principles

Landscape



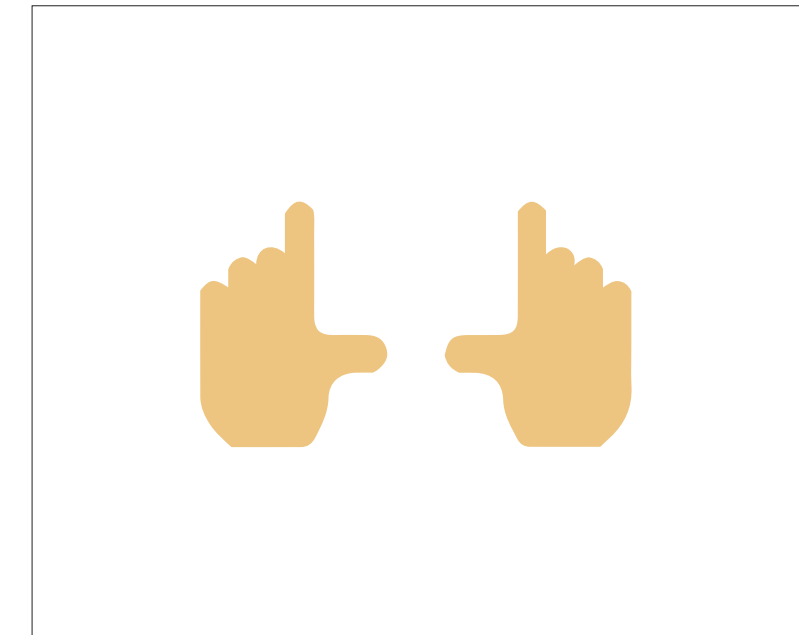
Axis



Layering



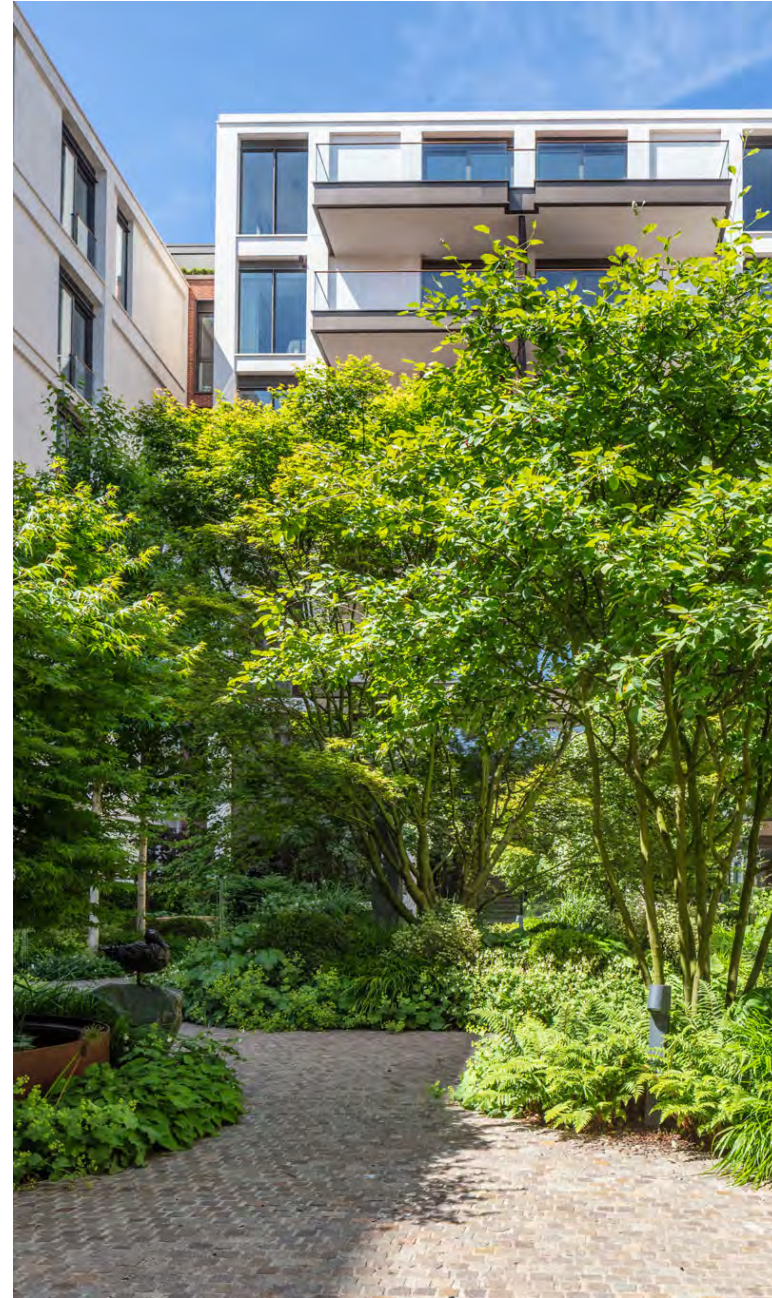
Glimpses



Framed Views

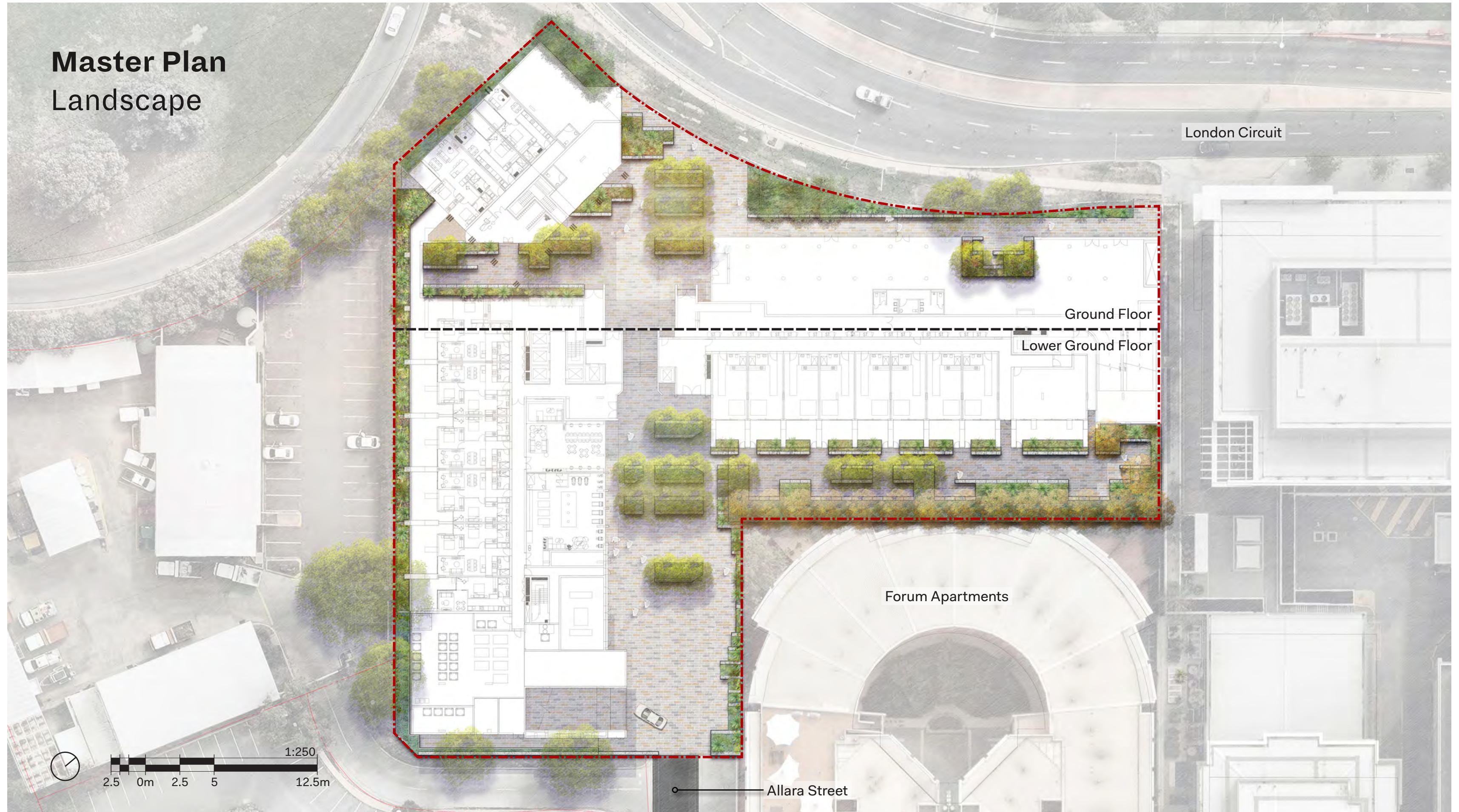
Design Precedents

Landscape - Ground Floor

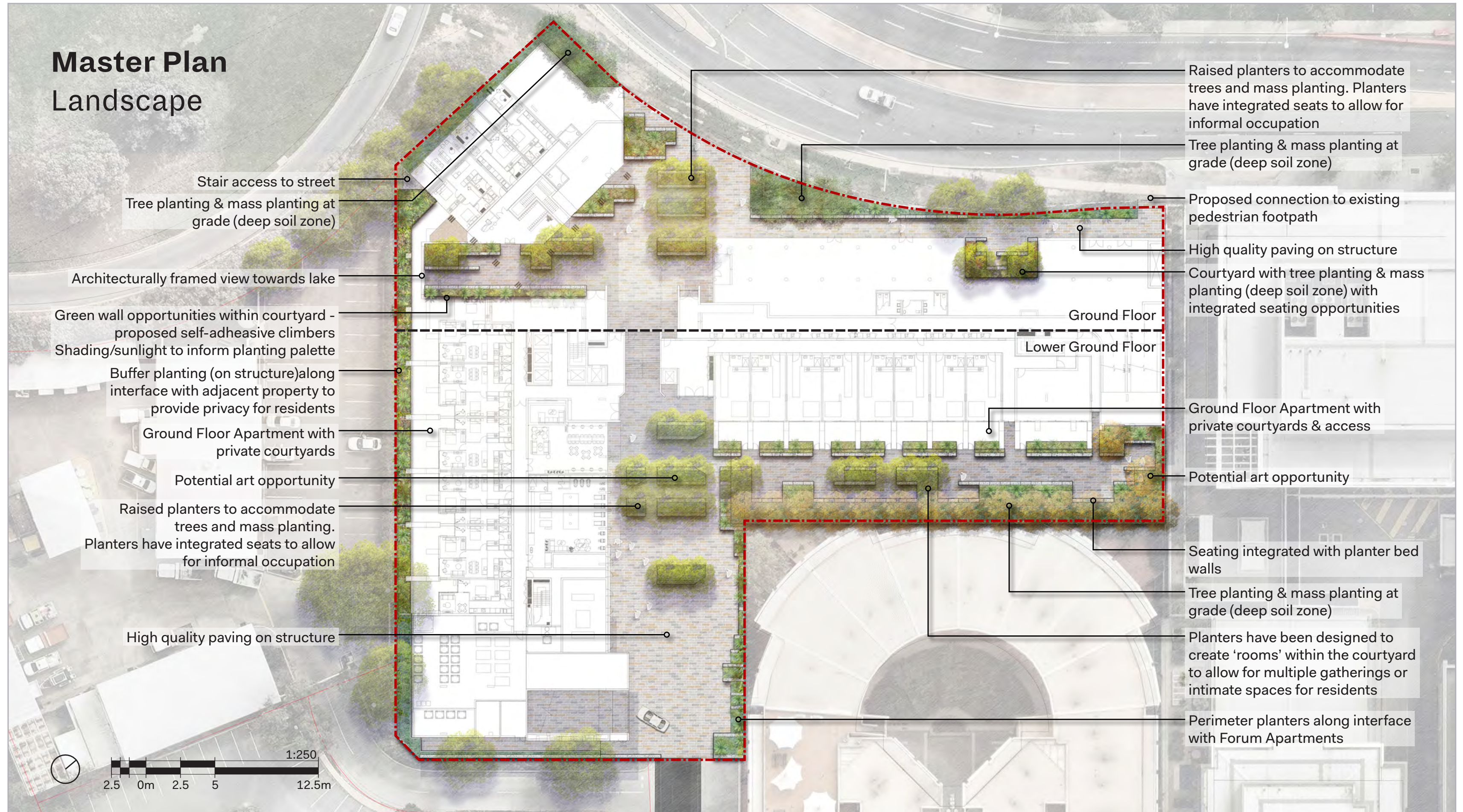


Landscape

**Master Plan
Landscape**



Master Plan Landscape



Stair access to street
Tree planting & mass planting at grade (deep soil zone)

Architecturally framed view towards lake

Green wall opportunities within courtyard - proposed self-adhesive climbers
Shading/sunlight to inform planting palette

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

Ground Floor Apartment with private courtyards

Potential art opportunity

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

Courtyard with tree planting & mass planting (deep soil zone) with integrated seating opportunities

Ground Floor

Lower Ground Floor

Ground Floor Apartment with private courtyards & access

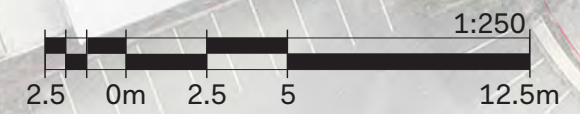
Potential art opportunity

Seating integrated with planter bed walls

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

Planters have been designed to create 'rooms' within the courtyard to allow for multiple gatherings or intimate spaces for residents

Perimeter planters along interface with Forum Apartments



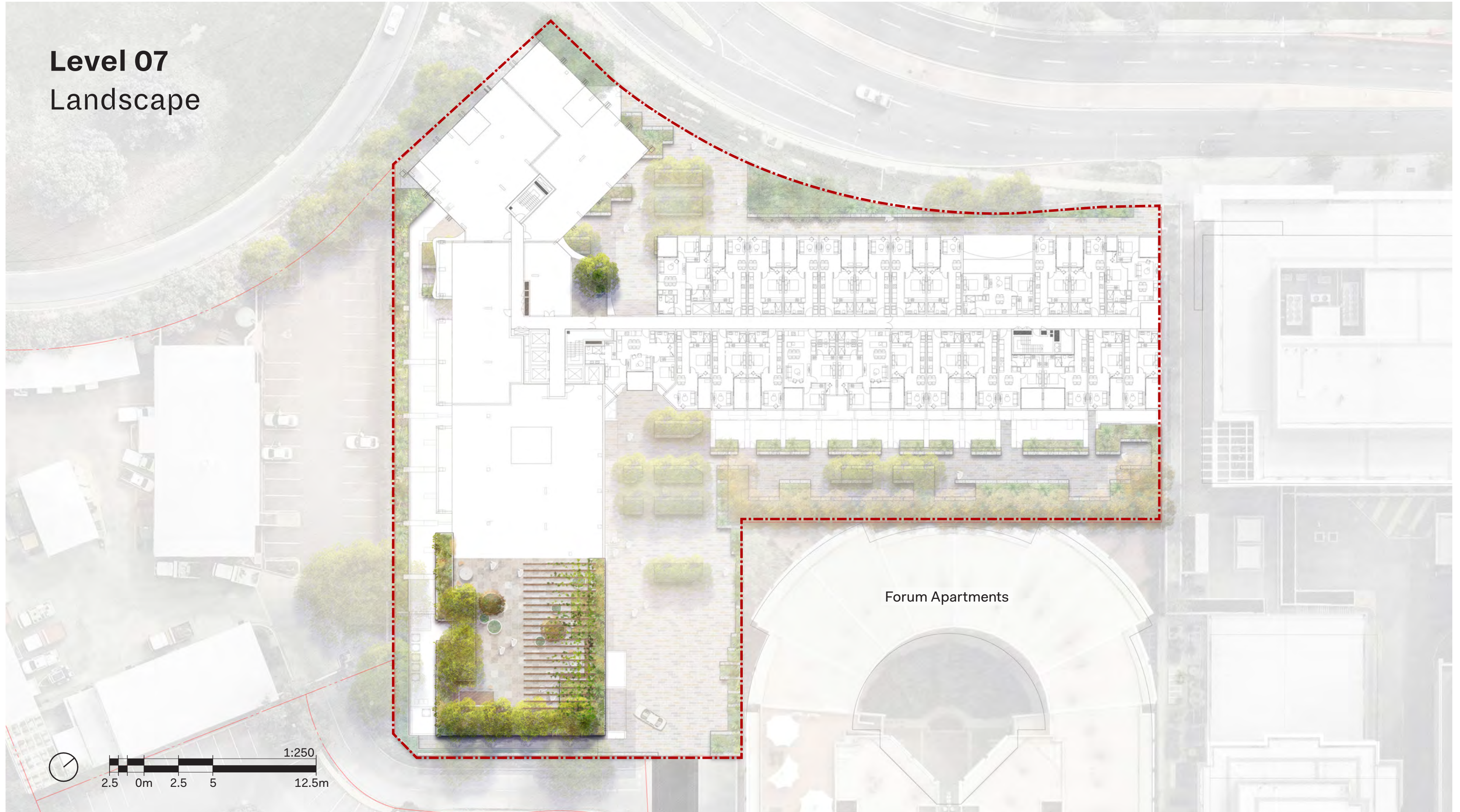
Design Precedents

Landscape - Level 07

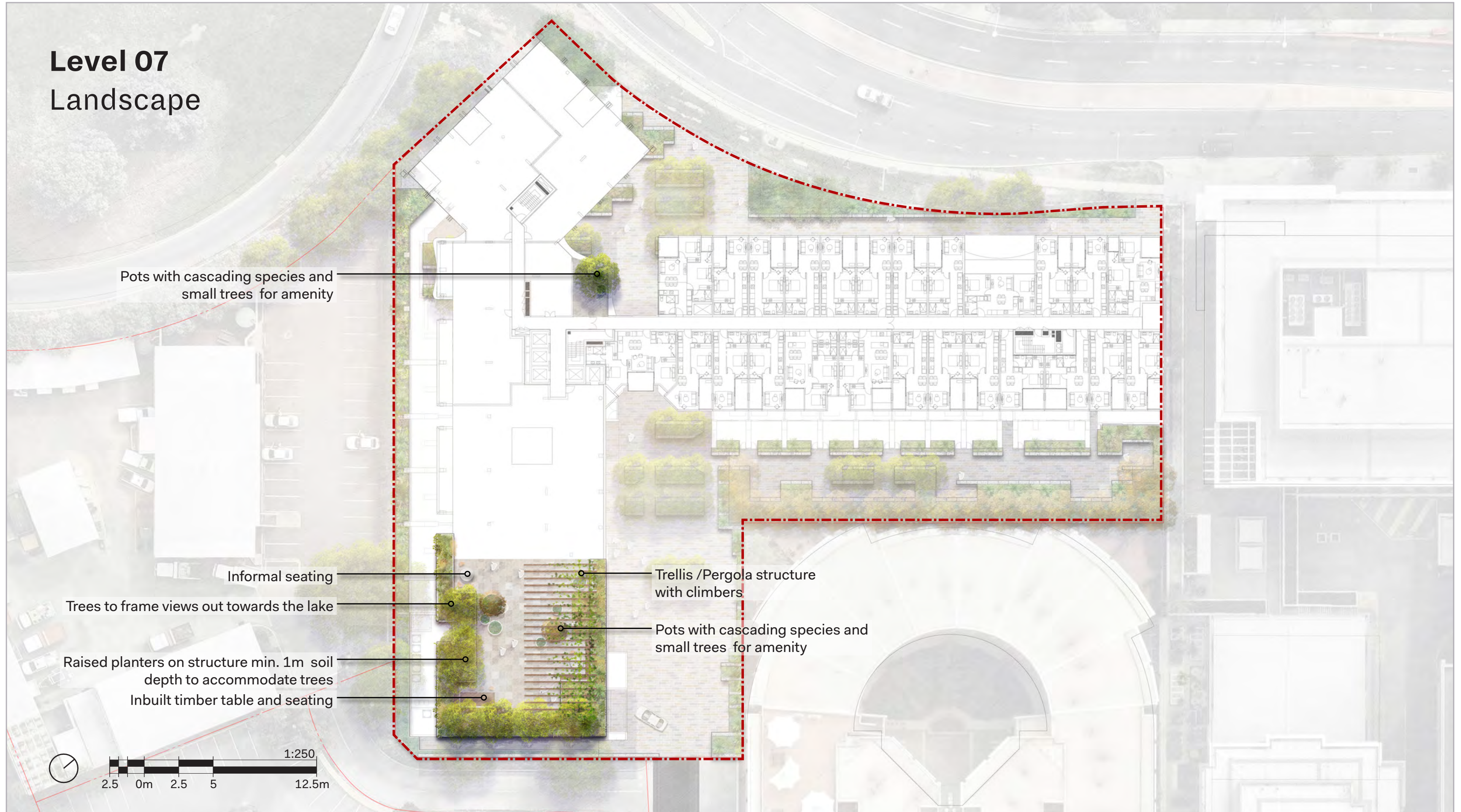


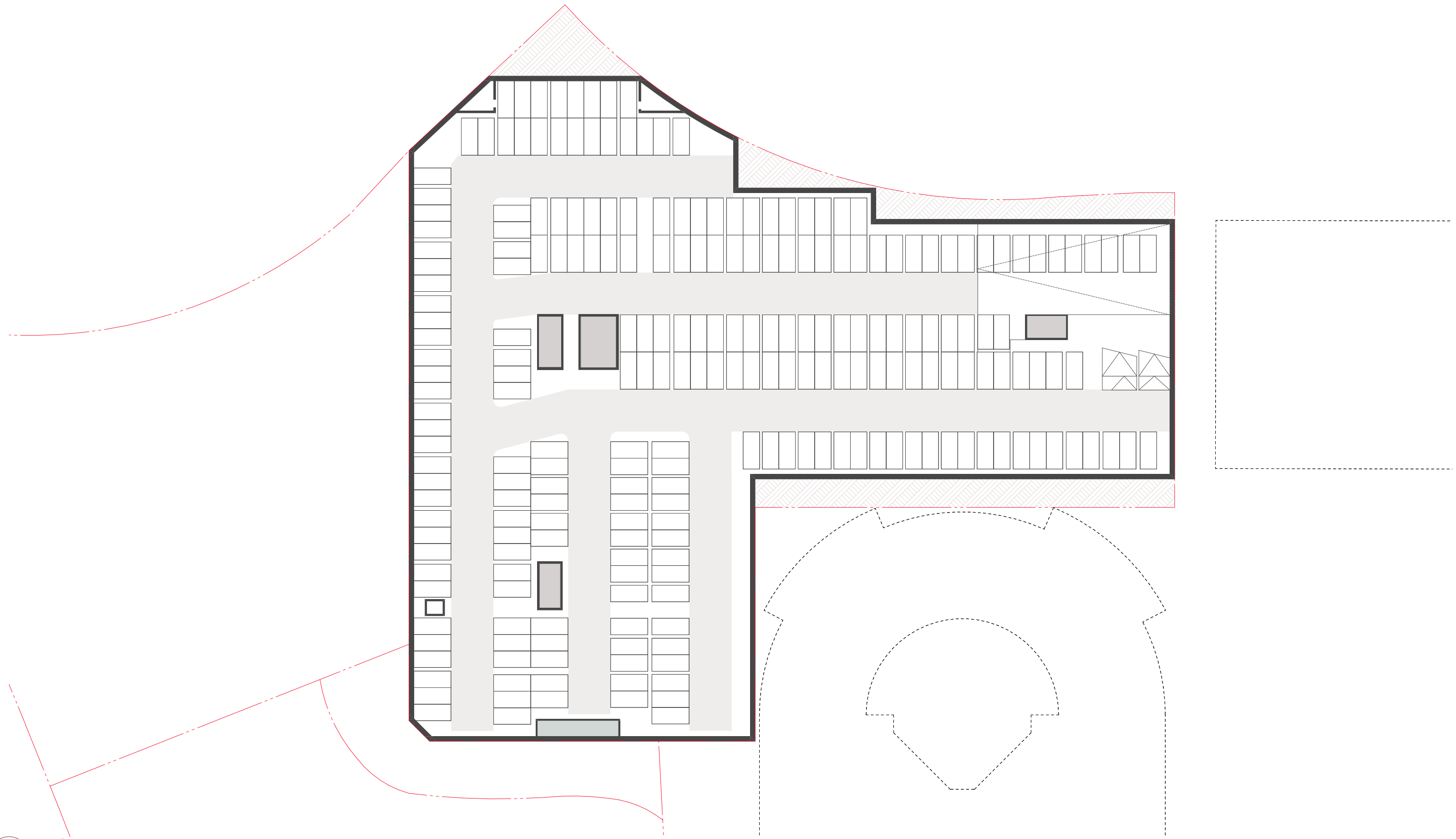
Landscape

Level 07
Landscape

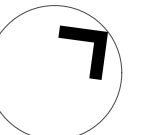
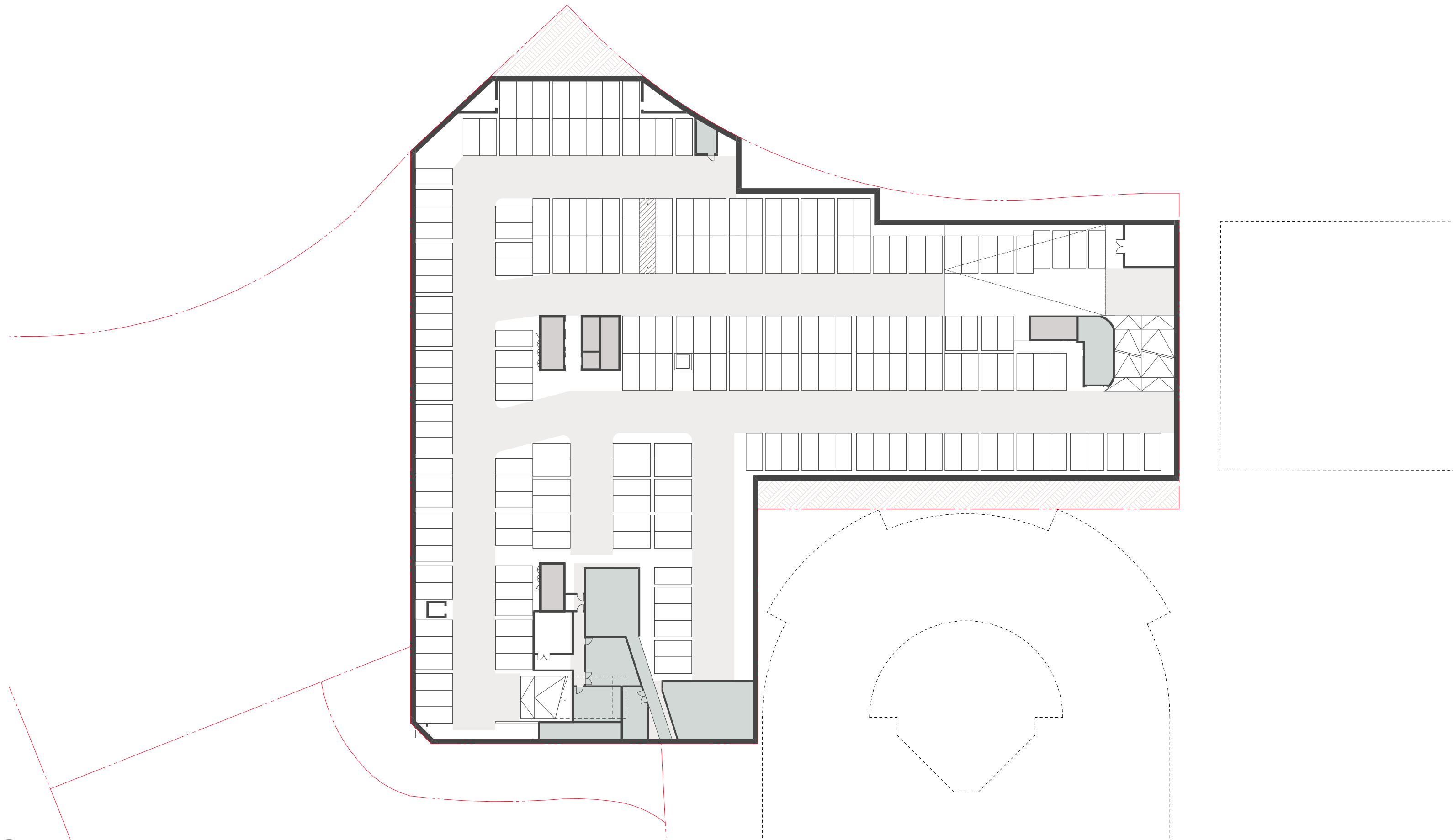


**Level 07
Landscape**





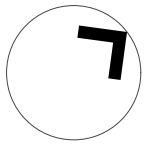
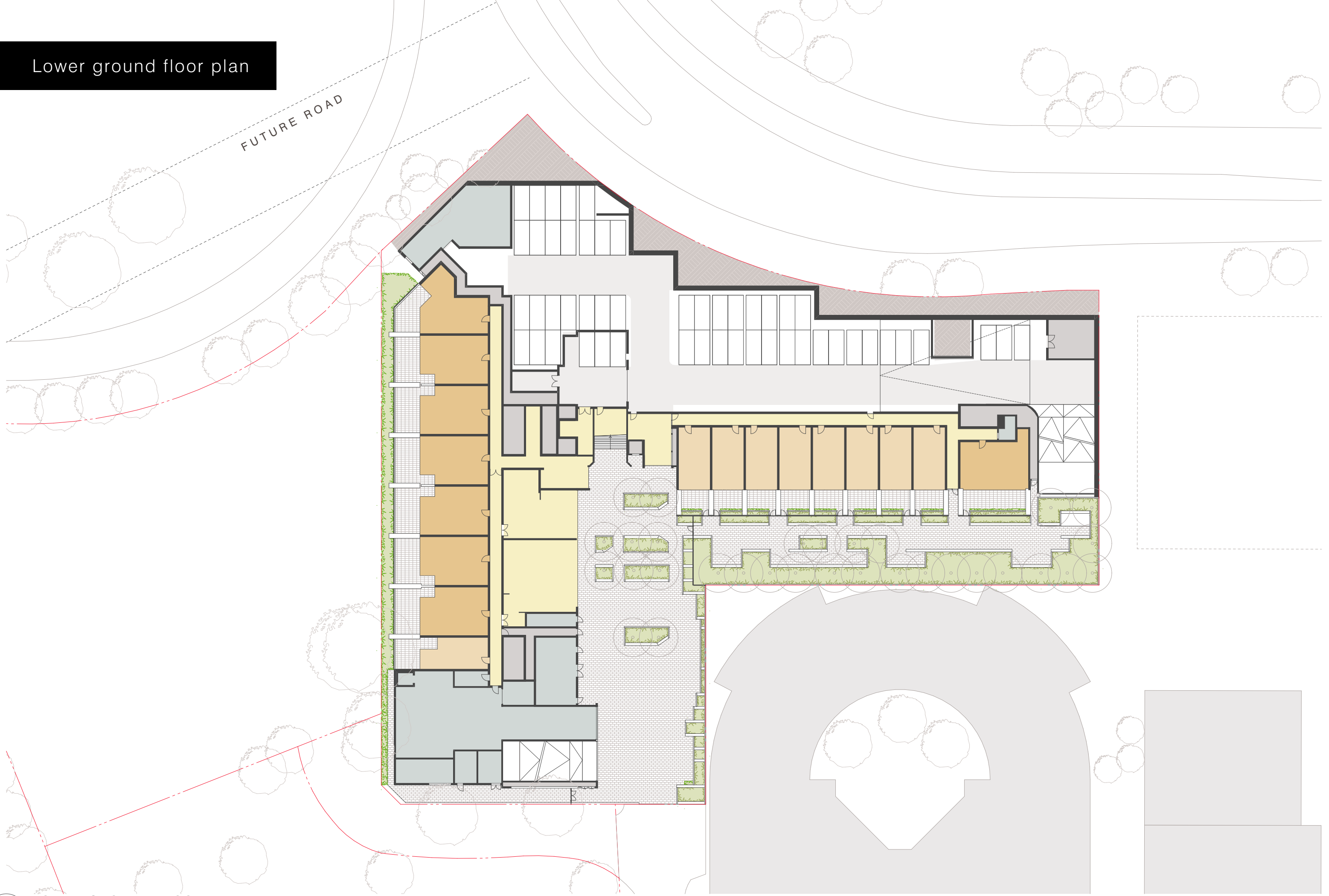
Basement 01



Lower ground floor plan

→ **LEGEND**

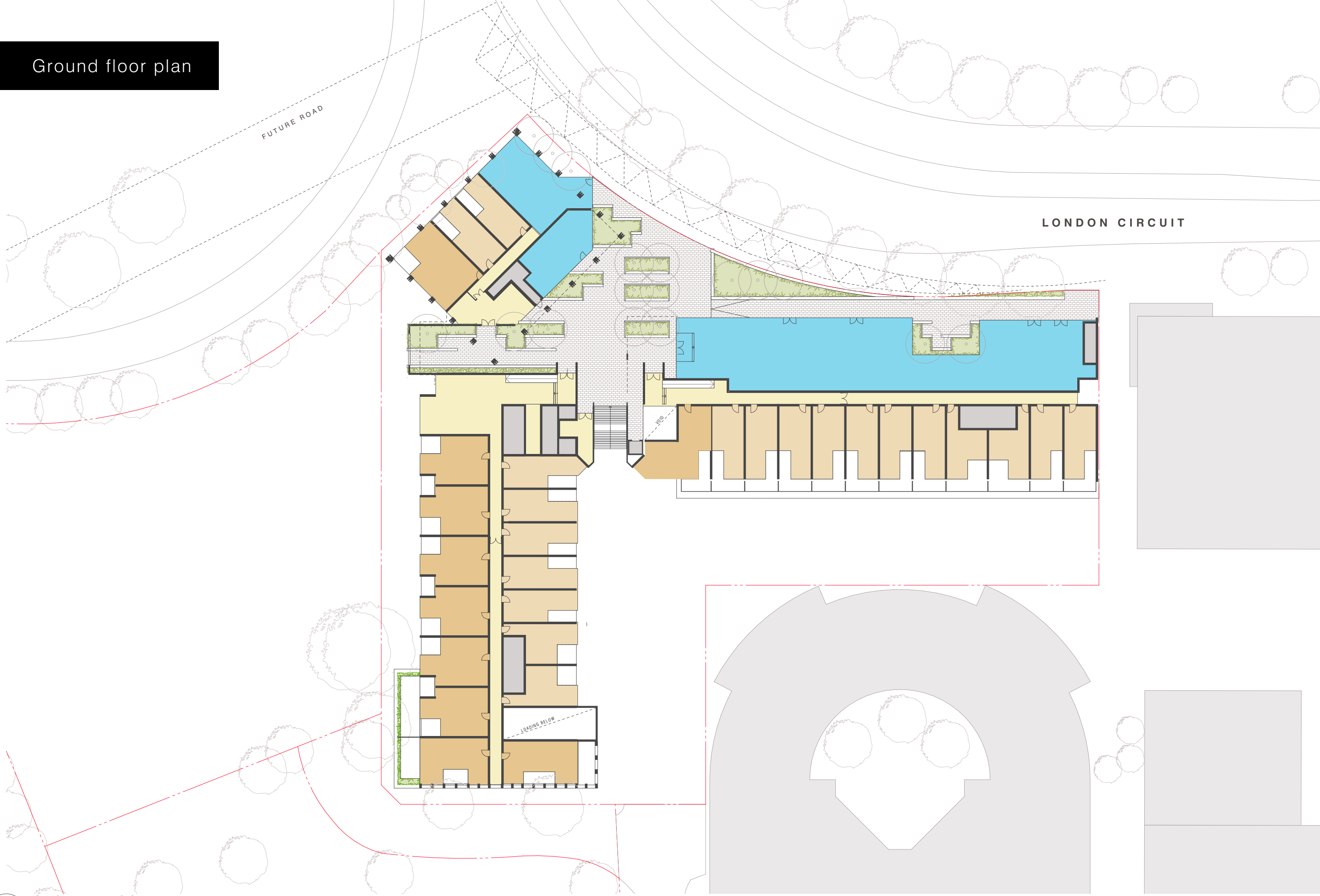
- 3 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- CIRCULATION / LOBBIES / AMENITIES
- COMMERCIAL AREA
- SERVICES AREA



Ground floor plan

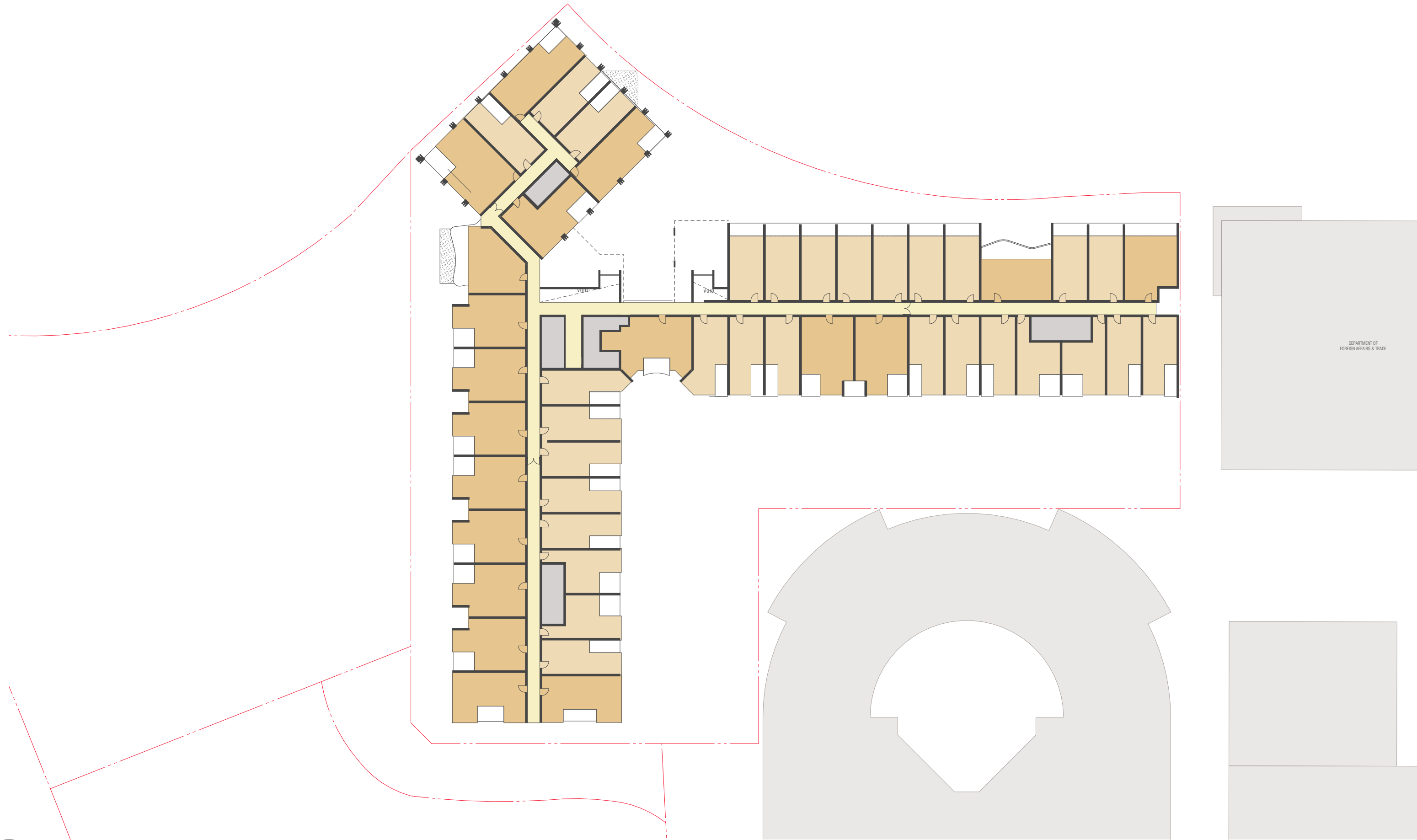
→ LEGEND

- 3 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- CIRCULATION / LOBBIES / AMENITIES
- COMMERCIAL AREA



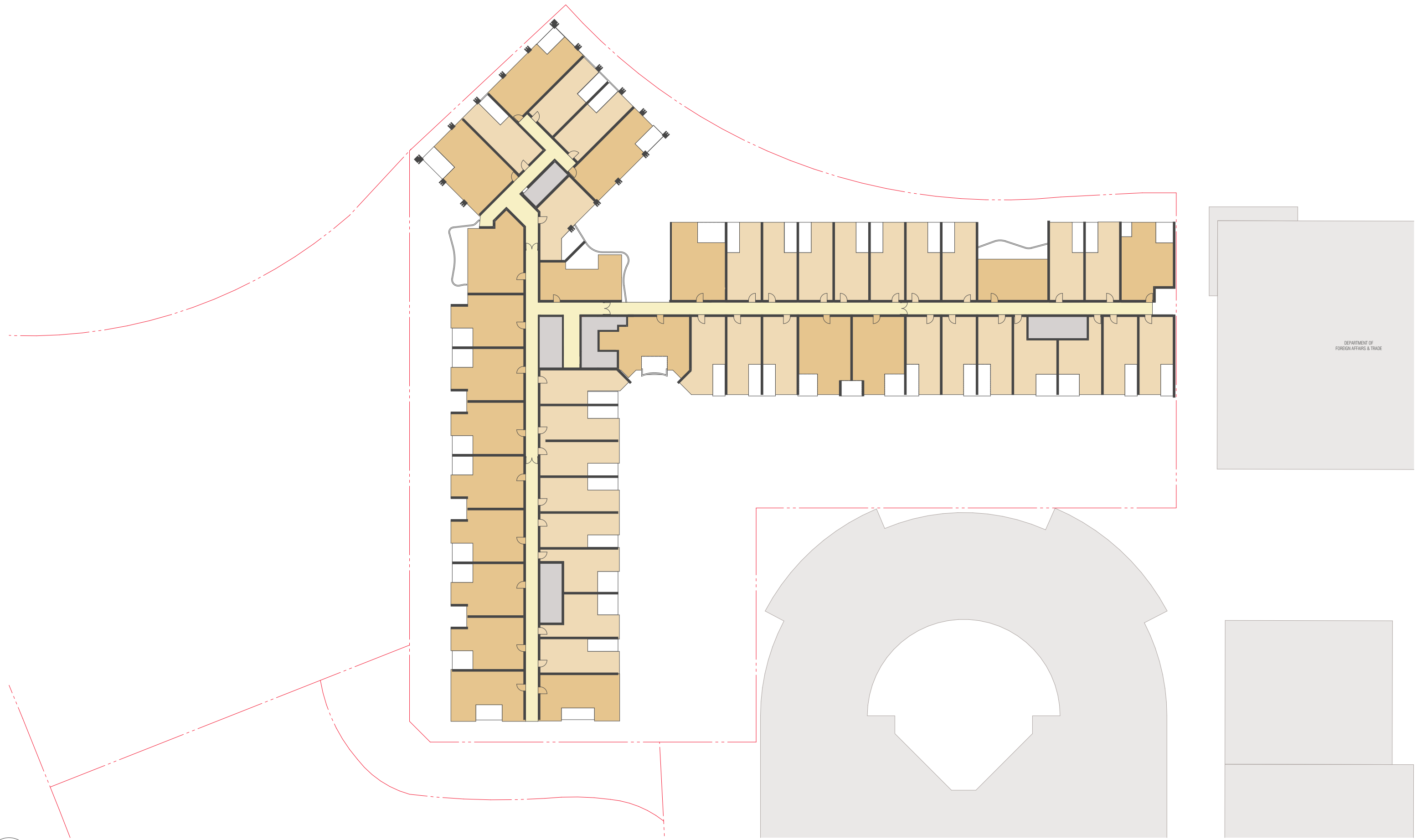
→ **LEGEND**

- 3 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- CIRCULATION / LOBBIES / AMENITIES
- COMMERCIAL AREA



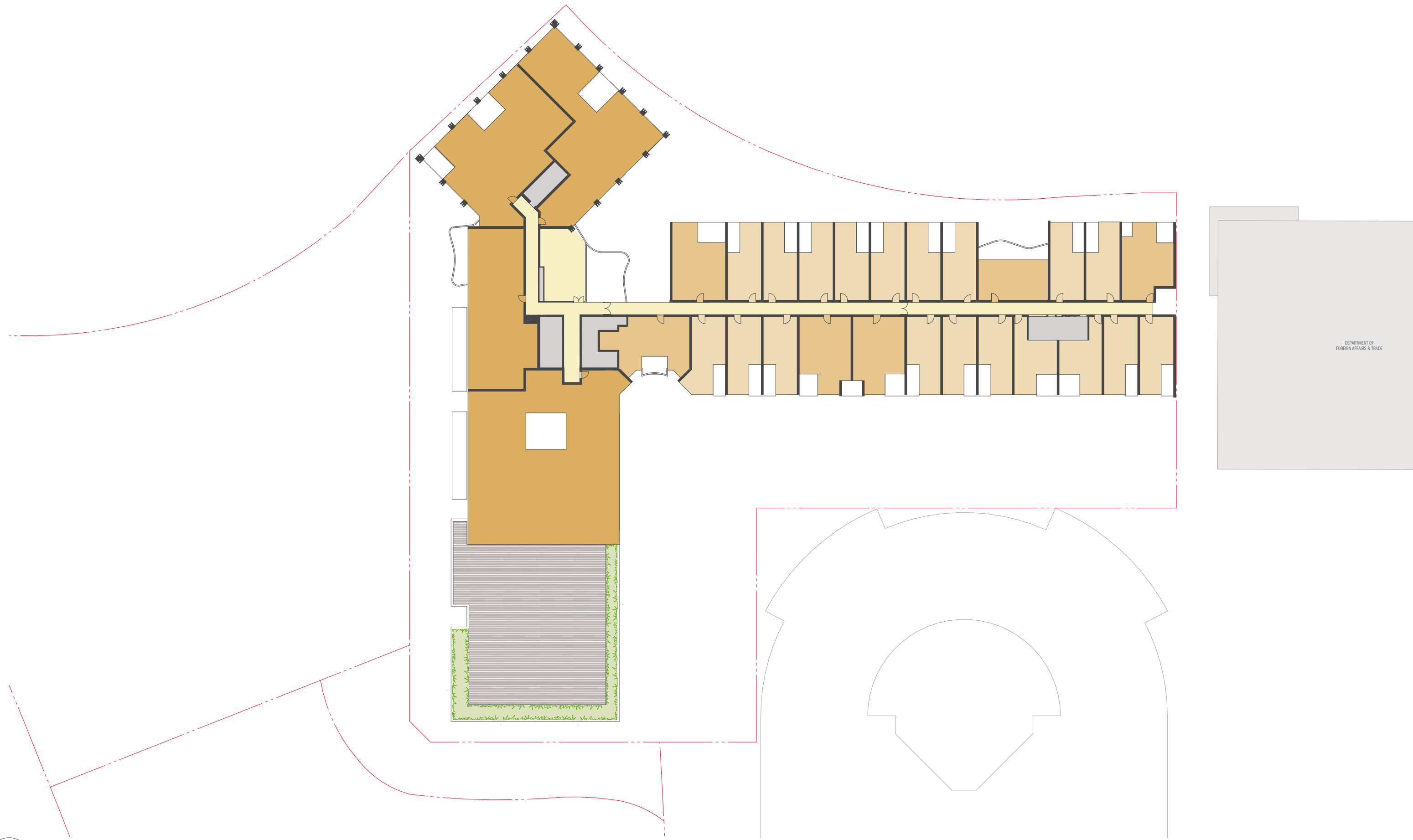
→ **LEGEND**

- 3 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- CIRCULATION / LOBBIES / AMENITIES
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→ **LEGEND**

- 3 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- CIRCULATION / LOBBIES / AMENITIES
- COMMERCIAL AREA



Allara Street



Parkes Way



