

CONFIDENTIAL

THE PANEL'S ADVICE

NATIONAL CAPITAL DESIGN REVIEW PANEL

Block 16 Section 10 City – Second Session
70 Allara Street



Australian Government
National Capital Authority



ACT
Government

NATIONAL CAPITAL DESIGN REVIEW PANEL

THE PANEL'S ADVICE

Date issued: Day XX MONTH YEAR

Project: 70 Allara Street

Review date: Wednesday 14 July 2021

Meeting location: Meeting held online via Microsoft Teams

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

Panel members: Catherine Townsend, Chair and ACT Government Architect [REDACTED] the National Capital Authority

Apology [REDACTED]

Proponent: GEOCON

Observers: Representatives from:
Environment Planning and Sustainable Development Directorate (EPSDD)
City Renewal Authority (CRA)
National Capital Authority (NCA)
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: 70 Allara Street (Block 16 Section 10 City)

Proposal: The 70 Allara Street site is located at the south-east quadrant of London Circuit with a street frontage to London Circuit. The site is connected to, but setback from the Allara Street main road reserve by a perpendicular road reserve 27m long and 13m wide. The site is zoned DES: Designated Land and is subject to development conditions of the Constitution Avenue and Anzac Parade Precinct Code of the National Capital Plan, is located at the City apex of the National Triangle and fronts the City Hill Precinct.

The site occupies the south east 'knuckle' of London Circuit and is adjoined by four (4) Designated Land sites within Section 10 including the Department of Foreign Affairs and Trade (DFAT) building (Block 20) to the north east, The Forum apartment building (Block 4) to the east, disused Department of Defence compound (Block 19) and an access road to Block 19 (Block 22) to the south and south west. Additionally, the Parkes Way exit ramp onto Commonwealth Avenue is located to the west of the site. Sites to the south and west are noted as possible future redevelopment sites. Furthermore, potential modification to the level of London Circuit, associated with the future Light Rail intentions is also noted by the Secretariat and is likely to have implications for development of the subject site.

The amended proposal is a predominantly residential development including approximately 420 dwelling across three building forms up to 8 storeys/25m as well as two (2) levels of basement car parking and two commercial/co-working spaces fronting London Circuit (approx. 1,500m²). The site level change (approx. 4 metres from north west to south east) is proposed to be accommodated in the central lobby zone which provides a pedestrian connection between Allara Street to London Circuit and provides access to residential lobbies and commercial tenancies. A drop off zone is proposed to be located adjacent Allara Street which provides vehicle access to basement car parking as well as waste/deliver/loading facility.

The proposal also includes deep soil zones for tree planting to London Circuit as well as buffer planting to the south east boundary. Private courtyards have been proposed at ground level to the south-east of the northern apartment building (Building 1) and to the south-west of the southern apartment building (Building 2). A communal open space area with deep soil zones for tree planting, seating and sculptural elements is proposed along the south-east boundary between Building 1 and the Forum apartment building (Block 4) while a landscaped rooftop is proposed to the to the southern rooftop of Building 2.

Proponents' representative address to the panel:

The proponent's design team, represented by [REDACTED] Fender Katsalidis, commenced the presentation by providing an overview of past and ongoing entity engagement on the proposal. An analysis of the broad site context was then presented including considerations for the sites within the National Triangle, Constitution Avenue, Anzac Parade and the City precinct, urban context, urban form, streetscape analysis as well as studies of the London Circuit and Civic materiality and façade expression. The

principles of the design response was then presented including an analysis of urban scale (building length) and urban form (building alignment) for which the amended proposal has responded to through the arrangement of the primary built form elements and use locations.

The architect, [REDACTED] Fender Katsalidis went on to describe the proposal's revised arrangement including a greater presentation of commercial frontage to the public interface on London Circuit with a public gathering space connecting to the public lobby and link though to Allara Street. Meanwhile, residential apartments are proposed to the more private interfaces to the south west and south east (the Forum apartments). Exemplars were presented to demonstrate the desired outcomes for the public through link as clear and legible yet providing safe and secure access to residential entries. The arrangement to the Allara Street services and shared zones was then presented as a pedestrian priority space within the central zones of the site including landscaping as well as providing access to the lobby, communal gardens and private courtyards. The services hub was described as being consolidated to minimise site occupation and vehicle movement into the site.

The projects landscape architect, represented by [REDACTED] of Oculus, presented the revised landscape proposition emphasising the design principles for the proposal including the City Hill Precinct axis reflected in the landscape and building, layering of material and plants, glimpses to facilitate line of sight and insertion of art for termination of views. A combined landscape proposal for the site was presented as providing tree planting to London Circuit and as screening to the Forum apartments with other planting proposed to provide places to gather and creation of external lobbies. The proposed roof top garden was described as including tree planting with good solar access and views while being separated from the existing Forum Apartments.

The design team went on to identify the sustainability aspects of the proposal as being inherent to an apartment development noting energy use and emissions attributed to an apartment is considered to be less than that in a single dwelling due to their smaller size, reduced car reliance and fewer emitting surfaces. The proposed holistic approach for the development was presented to focus on strategies for cold climate design such as heat retention and performance glazing to provide occupant comfort.

The proposed building form and materiality was presented as responding to the civic influences of the current context in key building elements. This includes mirroring the heights and articulation of the adjacent DFAT building on the London Circuit building with residential articulation being cohesive across all residential building forms. A more civic and monumental expression has been articulated for the off-grid southern building form, the 'Jewel' with a grid expression. The Allara Street elevation was described to present with stonework and texture at the ground level with the residential glazing pattern expressed within the built form above.

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 acknowledges the willingness with which the proponent team has engaged with the Design Review process and responded to the Panel's Advice from the previous session. Acknowledging the engagement already undertaken by the proponent team with entities, the Panel recommends that the proponent team continues to undertake engagement with relevant entities including Environment Planning and Sustainable Development Directorate (EPSDD), City Renewal Authority (CRA), National Capital Authority (NCA), Transport Canberra and City Services (TCCS) and Major Project Canberra (MPC) to establish a clear understanding of the future outcomes anticipated for the adjacent land use and arrangements to the western edge of the site.

The proponent team is commended by the Panel for presenting a revised scheme which responds more appropriately to the site context in both siting and architectural expression. The Panel however considers that further design development is required to achieve an appropriate building mass, form and scale. Furthermore, the Panel considers that opportunities exist for greater mixed-use offerings, site permeability, integrated external spaces and deep root planting zones for the proposal.

The Panel recommends that the proponent team reconsiders the current resident amenity, apartment amenity and sustainability strategy for the proposal. The Panel recommends that this includes the exploration of opportunities for multiple lift cores; shallower, more articulated building floor plates; and integrated passive design elements such as solar shading and natural cross ventilation. As such the Panel recommends and looks forward to 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 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.

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.

- 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.

2.0 Landscape

- 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.
- 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.

3.0 Sustainability

- 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
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integration of passive environmental control measures as the design progresses and request that a revised sustainable strategy be presented at the next design review session.

4.0 Density and connectivity

- 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.

5.0 Built form and scale

- 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.

6.0 Functionality and build quality

- 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.
 - 6.2 The Panel considers that the current proposal for a continuous building to London Circuit should show a higher degree of articulation
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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.

7.0 Legibility and safety

- 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

- 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 arrangements to other habitable spaces;
 - 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);
 - 8.1.4 requests demonstration of adequate solar penetration to living rooms to be provided.

As such, the Panel encourages the proponent team to consider how an alternate design strategy could achieve best practice outcomes for apartment amenity including solar access, daylighting and natural cross flow ventilation. The Panel therefore looks forward to seeing the demonstration of appropriate apartment amenity at the next design review session.

9 Community and 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
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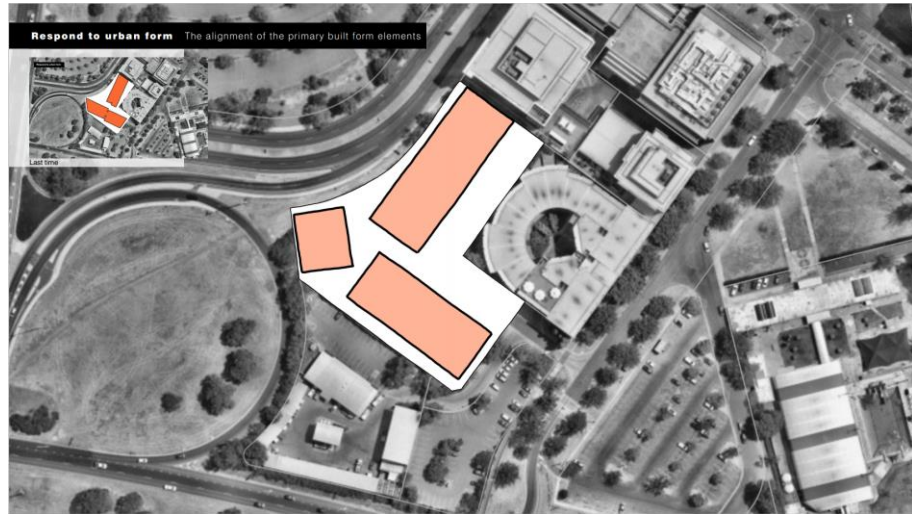
increase activation and visual permeability of this link as well as provide site permeability at other locations on the site. As such the Panel encourages the proponent team to consider how open access foyers and pedestrian pathways to a variety of destinations may be accommodated in the proposed development to assist activation and community interaction.

10 Visual appearance

- 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.

Sample images
from presentation:

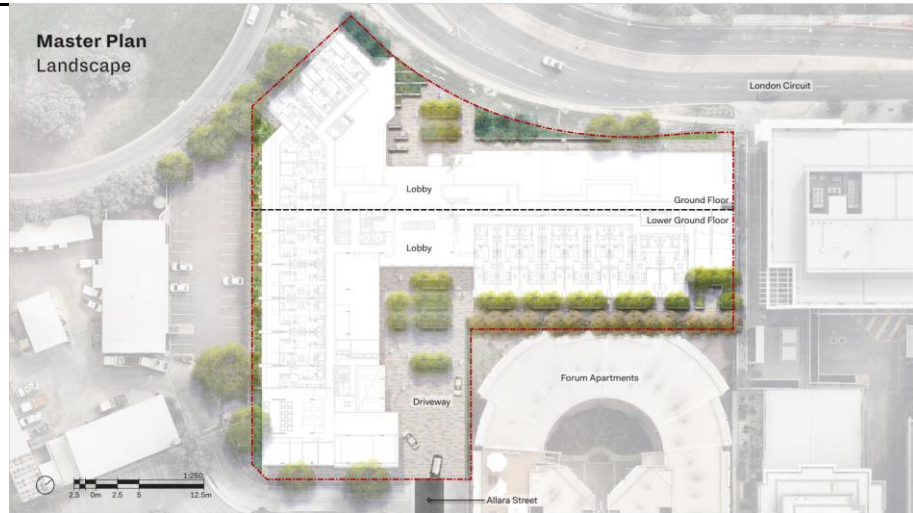
The following images have been extracted by the NCDRP Secretariat from the proponent's presentation to the Panel during the session. The images have been selected as an indicative sample of the proposal at the time of design review. It is noted that the provided images may not be representative of the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



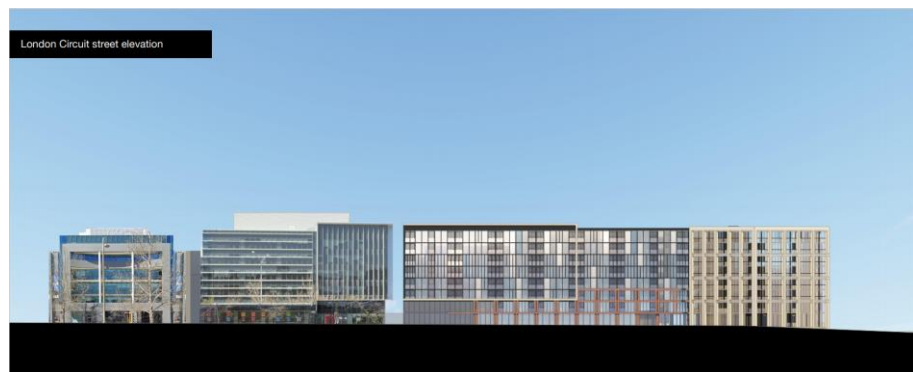
Built Form alignment



Site Plan



Landscape Plan



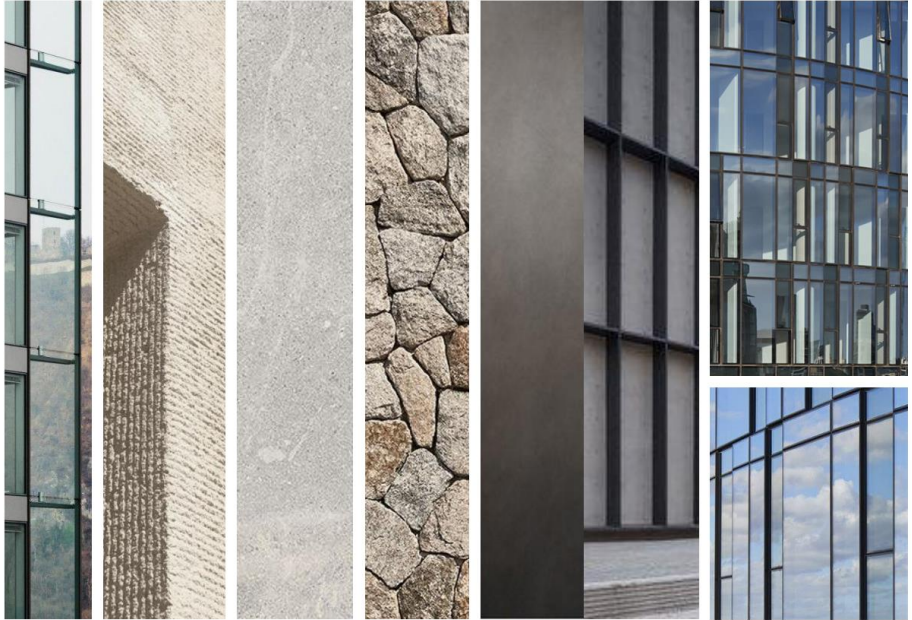
London Circuit, street elevation



Parks Way, street elevation



Allara Street, street elevation



Materials

NATIONAL CAPITAL DESIGN REVIEW PANEL

PROPONENT RESPONSE TO PANEL'S ADVICE

PROJECT DETAILS

Project name:	70 Allara Street
Property address:	70 Allara Street (Block 16 Section 10 City)
Date of response:	31 August 2021
Date of design review panel session:	Wednesday 14 July 2021
Proponent:	GEOCON

PROPONENT RESPONSE

Please provide written response to each item raised by the National Capital Design Review Panel and list any relevant plans, images or diagrams that supports each response.

1.0 Context and character

PANEL ADVICE 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.

PROPONENT RESPONSE

UPDATED PLAN

As raised in the NCDRP session, the refined arrangement of buildings provides an opportunity to strengthen the civic presence and increase the publicness of the ground plane by celebrating the space between the building forms as they land in the plaza. The reduced footprints at ground floor allow for a covered entry beside the commercial frontage along London Circuit under the awning or via the new colonnade under the civic grandness of the 'Jewel' building. Arriving at the heart of the plaza, the sense of space is enhanced by carving out portions of level one to create a double height undercroft. The reduced footprint above the heart also acts to increase the area open to sky.

Chapter 1

The architectural and landscape refinements offer clarity to the layout, character and expression of the scheme and how it responds and contributes to the surrounding context:

London Circuit

- *The termination of the view axis along London Circuit indicates the location of the public connection through the site, signposting a change in direction.*
- *The frontage reinforces the alignment of London Circuit, continuing the setback from the DFAT building.*
- *The division and recession of the building volume from the ground plane to the topmost floor creates a courtyard of respite within the frontage, enroute to the arrival plaza.*

Plaza

- *The Ground floor glazing setback from the columns creates a colonnade which provides for milling space along the façade of the 'Jewel', adding to the civic response.*
- *The symmetrical arrangement of elements leading to the public stairs establishes those stairs as being a central element and focus of the composition of the plaza, on the approach from both London Circuit and Allara Street.*
- *A composed orthogonal courtyard leading off the plaza provides public seating with framed views towards the Lake in an arrangement which provides a sense of privacy while allowing public surveillance. It also controls the views, allowing for future built form on the neighbouring site.*

Allara Street

- *The primary focus of the sight from the Allara street entry is the public stair leading to London Circuit.*
- *The public stair divides the buildings and creates clear separate lobby entries to each building.*
- *The main Allara Street plaza is pedestrian dominated, allowing slow speed drop-off at the building entries and public stair.*
- *Vehicle entry to basement parking is at the entry to the site, immediately taking those cars away from the plaza.*

PANEL ADVICE 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.

PROPONENT RESPONSE

UPDATED PLAN

In reconsideration of the alignment of the 'Jewel' as suggested above, London Circuit is given primacy over the secondary the side road that will provide a future connection to Parkes Way and therefore the building alignment is retained in its current position, parallel to the tangent of London Circuit. This alignment provides for:

Chapter 1

- *A legible relationship of the jewel frontage with London Circuit*
- *A building form that acts to welcome pedestrians approaching the plaza into a wider opening of the space and viewing angle towards the Parkes Way portal.*
- *Similarly, the approach from Allara Street, upon arrival up the main stair, the plaza presents as more expansive with views out towards Commonwealth Avenue.*

PANEL ADVICE 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.

PROPONENT RESPONSE

UPDATED PLAN

Chapter 1

The revised scheme incorporates the recently provided draft verge level information from MPC that illustrates the raising of London Circuit from zero metres near the DFAT boundary to two metres to the south-west boundary where it continues to climb to 5-6m where it connects with Commonwealth Avenue. A batter with significant tree planting is proposed to transition the new raised road level down to the site boundary to integrate with the plaza level, merge the landscape and facilitate an active frontage along London Circuit.

Information pertaining to the future road network connecting to London Circuit has been more challenging to obtain, however the future side road connecting Parkes Way with London Circuit has been sourced from the National Capital Plan precinct documents and shown on the plans. The architectural expression of the 'Jewel' is treated equally to both London Circuit and the future side road, enabled by the alignment and proportions of the 'Jewel' form.

The location of the bike hub on the lower ground floor, at the base of the 'Jewel', will allow direct access from the future side road, providing a new point of activation, pending future levels.

We welcome all future engagement and collaboration with the Authorities.

2.0 Landscape

PANEL ADVICE 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.

PROPONENT RESPONSE

UPDATED PLAN

Further review of the building form has led to exploring opportunities where the ground floor landscape could be extended to create courtyards.

Chapter 2

Two additional courtyards have been provided off London Circuit. The landscaped areas are used to guide the pedestrian through the site, into the courtyard spaces. Garden beds interface the built form in the western courtyard between the main building and the jewel, allowing the garden beds and proposed trees to frame views to the south. Garden bed walls, where required, have a dual purpose – creating informal seating opportunities within landscape. Walls have been purposefully located to allow for interactions with others and for more intimate opportunities.

The resident's courtyard on the Lower Ground has been widened to incorporate more dynamic landscape rooms. These rooms allow for multiple gatherings to occur, whilst providing a level of privacy. Trees line the boundary to the Forum Apartments and the residential terraces have internal and external planter to screen from the common areas. Much like the courtyards on the Ground Floor, garden bed walls have been used to create informal seating opportunities and assist in establishing the rooms.

The character, bulk and scale of the civic spaces has been transformed by the manipulation of form fronting London Circuit and the division of buildings at the ground level plaza. The new 'cutout' fronting London Circuit allows the verge planting to bleed into the courtyard and offer more landscape opportunities to be enjoyed by the commercial tenants and visitors at ground level and residents above.

PANEL ADVICE 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.

PROPONENT RESPONSE

UPDATED PLAN

Deep soil planting has been maintained within the previously nominated areas along London Circuit and at the interface to the Forum Apartments. The updated proposal now includes additional deep soil planting within the eastern courtyard on the Ground Floor (off London Circuit).

Chapter 2

Whilst deep soil zones could not be located within other alternate communal spaces, consideration has been given to the use of garden bed walls to assist with signage and wayfinding, as well as integrated furniture, to assist with decluttering the landscape and providing more purposeful spaces.

The deep soil planting zones have been increased from 302m² to 414m² to provide more meaningful planting, promoting the health and longevity of that planting.

3.0 Sustainability

PANEL ADVICE 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 integration of passive environmental control measures as the design progresses and request that a revised sustainable strategy be presented at the next design review session.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>Driven by a vision for sustainable outcomes, the health and wellbeing of residents and the contribution of the development to the urban fabric of the city, the façade design has been reconsidered to reduce the amount of active glazing to approximately 62.5% by adding spandrel panels and perforated or expanded mesh screening to the existing façade patterning. This ‘shutdown’ of the façade is applied in a specific way to full width and height window suites of 1-bedroom apartment living room glazing and 2-bedroom apartment bedroom glazing in select north and west locations.</i></p> <p><i>The aim is to achieve an integrated approach with perforated screening as a fixed component within the window frame. Some apartments have solid balconies, and the bedroom windows behind these have a similar height window-sill. Combined with high-performance glass, window framing, insulation and the thermal mass of concrete construction, the building envelope will contribute to a warmer apartment in the winter months and cooler in the summer months, reducing the reliance on active heating and cooling measures.</i></p> <p><i>The passive measures are assisted by openable windows and/or sliding doors to all apartments and corridors to facilitate daylighting and natural ventilation, the latter with breeze paths increasing significantly in the new scheme (refer Amenity Chapter below). Consideration will also be provided to acoustic privacy, resulting from buffering traffic noise along Parkes Way and London Circuit.</i></p>	Chapter 3

4.0 Density and connectivity

PANEL ADVICE 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.

The through-site connection continues to be a key focus of the site, with increased pedestrian amenity supported from both London Circuit and Allara Street. The legibility and the publicness of the link is strengthened and enhanced by externalising the journey and providing a weather protected stair through a framed portal that clearly identifies the path between Allara street London Circuit and the light rail beyond.

Approaching from Allara Street the public stair and architectural expression are deliberately realigned to impart a greater visual presence, signalling its importance as a key thoroughfare. This connection is further supported by the clear view lines through to the plaza fronting London Circuit, improving pedestrian visibility, safety, movement, and permeability.

The sense of arrival from London Circuit is enriched through the opening of the 'knuckle' on the ground plane. The public realm now presents as both a civic space and welcoming journey from the street, the heart of the plaza formed by the space between the three separate buildings forms. Building mass is chiselled away to open the plaza vertically to a double height void, or to the sky. The plaza is also expanded horizontally towards the south by the creation of the framed view through to Parkes Way maximising sightlines, wayfinding, and amenity.

5.0 Built form and scale

PANEL ADVICE 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 investigates how the preliminary building form alignment diagram could be reinterpreted to provide an alternate outcome for the development.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The facade of the building fronting London Circuit is reconsidered to provide additional articulation by introducing a 'cutout' in the building footprint and extruded vertically to the topmost level. On ground floor the new courtyard is flanked on three sides by commercial tenancies and is open to London Circuit, offering a public landscaped terrace, that acts to expand the verge. Above, the apartments overlooking the courtyard present a contrasting architectural expression, to heighten the effect of the recessed form.</i></p> <p><i>The local context is also influencing the composition of the London Circuit façade, where proportions of the neighbouring DFAT building its double height ground plane and awning are not only referenced but continued to present a cohesive relationship to the public realm. The overall effect of the revised façade which uses its articulation, materiality and aforementioned 'cutout' presents what looks to be an array of smaller buildings.</i></p> <p><i>Along the façade facing Parkes Way, the articulation is increased through the introduction of several niches, achieved from removing balconies. Combined with a more varied materiality, this acts to divide the building into separate forms providing a stronger vertical reading with more depth that replaces the previous dominance of the horizontal façade on a singular plane.</i></p> <p><i>Connecting the 'Jewel' to each building are the sinuous, solid balustrades, expressed through the same form and materiality used in the 'cutout' facing London Circuit and above the public link from Allara Street, giving the impression of façade cohesion and a sense of the separate forms being 'stitched' together.</i></p> <p><i>Please refer to our response 1.2 regarding discussion of realignment.</i></p>	Chapter 5

PANEL ADVICE 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.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The building footprints and envelopes are altered to increase the opportunities for generous public space and residents' communal space in four areas:</i></p>	Chapter 5
<ol style="list-style-type: none"> 1. <i>The increase of area and volume to the heart of the public plaza fronting London Circuit, particularly the new colonnade to the north side of the 'Jewel' and the space in between the 'Jewel' and the Parkes Way wing.</i> 2. <i>The new public space resulting from the 'cutout' along London Circuit, closer towards the DFAT building, combined with planting and deep soil opportunity.</i> 3. <i>The increase in the landscape area of the residents' communal outdoor space between the lower ground floor apartments and the Forum apartments achieved by reducing the depth of the adjacent apartments on both the lower ground floor and ground floor.</i> 4. <i>The new residents' communal lounge and outdoor terrace on level 7.</i> 	
<p><i>Additionally, along the Parkes Way façade, the smaller secondary balconies accessed from the main bedroom are removed, reducing the footprint of the building in a targeted manner to achieve greater façade articulation.</i></p>	

6.0 Functionality and build quality

PANEL ADVICE 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.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The commercial offering to London Circuit has been extended to fill the frontage under the 'Jewel' offering both a commercial tenancy and a co-working use, further activating the heart of the plaza and the street, with points of entry dispersed along London Circuit and the central plaza.</i></p>	Chapter 6
<p><i>Please refer to our response 7.1 regarding discussion of commercial components to Allara Street.</i></p>	

PANEL ADVICE 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.

PROPONENT RESPONSE

UPDATED PLAN

While the potential for providing multiple lift lobbies has been considered, the preferred approach is to provide a central lift lobby that acts a single attractor for residents and a legible destination point for visitors, engendering a sense of community, rather than dispersing the entries, lifts, concierge, and mailboxes and reducing that opportunity to meet and greet your neighbours.

Chapter 6

Accessed from the central lift core, is a vertical ribbon of residents' communal uses from the lower ground floor lobbies, gymnasium, games room, bike hub and garden; to ground floor plaza, lobbies, concierge, mailboxes, and lounge; to Level 7 lounge and outdoor terrace.

The corridors have been reshaped to provide access to ventilation and daylight, with primary views down into the plaza on London Circuit from every level, near the lift lobby. Concerns regarding the length of corridors can be mitigated with the interior design of those spaces, including seating, lighting, wall and ceiling articulation, materiality, colour, and warmth.

7.0 Legibility and safety

PANEL ADVICE 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.

PROPONENT RESPONSE	UPDATED PLAN
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On Allara Street, the arrival experience is constrained by the width of the street frontage which is limited to 14m. The Authority requirements for the location, size and access to services such as water, gas, substation, waste collection and loading challenge our preferred response to sleeve such services with active frontage. While some of the services and the basement ramp could be moved further into the site, it would only serve push vehicular traffic closer to the public stair and impact negatively on the pedestrian priority, safety and landscape opportunities.

Chapter 7

Another factor taken into consideration is the lack of commercial feasibility at the interface with Allara Street and the likelihood of 'For Lease' signs pasted over empty tenancies. Instead, the commercial offering is focused to London Circuit, avoiding the dilution of commercial activity. Nevertheless, the available frontage once inside the Allara Street plaza and drop off area is given over to residents' communal amenity, active zones of gymnasium and games rooms to provide passive surveillance, further promoting the pedestrian priority and journey through to the public stair.

8.0 Diversity and amenity

PANEL ADVICE 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:

PANEL ADVICE 8.1.1

considers the overall building floor plate depth to be impacting the quality of apartment designs;

PROPONENT RESPONSE	UPDATED PLAN
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The floorplate is designed around the opportunities and constraints of apartment amenity and commercial feasibility. In consideration of the comments provided and improving outcomes for the residents, the lower ground floor apartments facing the Forum have been reduced from 13.3m to 9.6m on the lower ground floor and from 13.3m to 9.6m on the ground floor, improving the daylight penetration.

Chapter 8

PANEL ADVICE 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 arrangements to other habitable spaces;

PROPONENT RESPONSE

UPDATED PLAN

The one and two bedroom apartments have their habitable spaces within 8m of the glazing and/or balcony line. Further to 8.1.1 above, a new one bedroom type of apartment is provided, placing the balcony/terrace across the face of the apartment and allows the living and dining space to fully extend between the party walls, with double glazed doors opening to the bedroom beyond. This new type replaces the previously used deeper footprint that located the study toward the rear with borrowed daylight.

Chapter 8

PANEL ADVICE 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);

PROPONENT RESPONSE

UPDATED PLAN

The apartments achieving natural ventilation has increased from 12% to 41% made possible by adding new highlight side windows to some of the two bedroom apartments facing Parkes Way and the one bedroom apartments flanking the 'cutout' to London Circuit, in both cases a better utilisation of external corners made possible by the increased articulation to both London Circuit and Parkes Way.

Chapter 8

PANEL ADVICE 8.1.4

Requests demonstration of adequate solar penetration to living rooms to be provided.

PROPONENT RESPONSE

UPDATED PLAN

The number of apartments that achieve solar access into their living rooms between the hours of 9-3pm on the winter solstice is 195 (51%). This includes:

- 1 hour - 6 Apartments
 - 2 hours - 5 Apartments
 - 3 hours - 54 Apartments
 - 4 hours - 17 Apartments
 - 5 hours - 18 Apartments
 - 6 hours - 95 Apartments
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PANEL ADVICE 8.1 (continued)

As such, the Panel encourages the proponent team to consider how an alternate design strategy could achieve best practice outcomes for apartment amenity including solar access, daylighting and natural cross flow ventilation. The Panel therefore looks forward to seeing the demonstration of appropriate apartment amenity at the next design review session.

PROPONENT RESPONSE

UPDATED PLAN

The design of apartments takes into consideration diversity of type, internal amenity and the demand from the market. There are approximately 28 apartment types, plus variations, mostly one and two bedroom apartments, that have access to daylighting, openable windows and covered balconies. The three bedroom penthouse apartments are all located on the top floor and have excellent daylight and natural ventilation opportunities

Chapter 8

9.0 Community and public domain

PANEL ADVICE 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.

PROPONENT RESPONSE

UPDATED PLAN

The public realm is enhanced by the reduced building footprints in the heart of the plaza, as well as the reduced built form above. The area that is now open to sky is increased in the new arrangement, is bathed in sunlight and promotes visual permeability through

Chapter 9

the site and journeying onwards to the light rail or the Canberra Olympic Pool beyond. The clarity and legibility of the portal, the flanking symmetry and distinct architectural expression above the stair make it identifiably public.

Please also refer to our response 1.0, 4.0, 6.0 and 7.0 regarding discussion of community and public domain.

10.0 Visual appearance

PANEL ADVICE 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.

PROPONENT RESPONSE

UPDATED PLAN

The integration of the passive shading and ventilation measures discussed previously has contributed positively to the visual appearance of the buildings, enriching the patterned façade with an additional layering of awning sashes and perforated screening while increasing the performance of the building envelope and environmental impacts. The screening is applied to the façade areas that receive direct sunlight, facing London Circuit, Parkes Way and the Forum Apartments.

Chapter 10

Please also refer to our response 3.1 regarding discussion of glazing and shading devices.

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