From: [redacted]
To: EPSDD Design Review
Subject: Re: NCDRP release of the Panel"s Advice for Giles Street proposal - Blocks 13 & 22 Section 22 Kingston
Date: Monday, 6 July 2020 1:21:11 PM

Hi Amy yes all received thanks

Kind regards

[redacted]

On 6 Jul 2020, at 1:05 pm, EPSDD Design Review <designreview@act.gov.au> wrote:

UNCLASSIFIED

Hi there [redacted]
Can I confirm that you received the below?
Please let me know if there's any issues.
Kind Regards
Amy

Amy Williams | **National Capital Design Review Panel**
Working Remotely | Phone: 02 6205 1095 | Email: amy.williams@act.gov.au
Planning, Land and Building Policy | **Environment, Planning and Sustainable Development Directorate** | **ACT Government**
Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

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From: EPSDD Design Review <designreview@act.gov.au>
Sent: Wednesday, 1 July 2020 2:24 PM
To: [redacted]
Cc: EPSDD Design Review <designreview@act.gov.au>; Azzopardi, Adam <Adam.Azzopardi@act.gov.au>; Leaver, Panama <Panama.Leaver@act.gov.au>
Subject: NCDRP release of the Panel's Advice for Giles Street proposal - Blocks 13 & 22 Section 22 Kingston

UNCLASSIFIED

Hello [redacted]
Hope all is well.
I am writing to inform you that with growing community interest in the **Giles Street** (Blocks 13 & 22, Section 22 Kingston) proposal, the NCDRP Secretariat with support from the proponent intends to release a copy of the Panel's Advice in good faith to community groups and interested members of the public.
Panellist [your] names have been redacted from the document, as we have not yet formalised our pool of panellists through the EOI process. Attached please find a copy of the redacted advice for your information/records.
For our records, can you please acknowledge receipt of this information at your soonest convivence?

Should you wish to discuss, please feel free to give me a call.

Hope to be in touch regarding upcoming sessions in the near future!

Kind Regards

Amy

Amy Williams | **National Capital Design Review Panel**
Phone: 02 6205 1095 | Email: amy.williams@act.gov.au
Planning, Land and Building Policy | **Environment, Planning and Sustainable Development Directorate** | **ACT Government**
Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

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<NCDRP Panel's Advice - Second Session - 84 and 86 Giles St Kingston (Block 13 and 22 Section 22 Kingston)_Redacted.pdf>

From: EPSDD Design Review
To: [redacted] EPSDD Design Review
Subject: RE: NCDRP - Giles Street - Public Release of the Panel"s Advice [SEC=OFFICIAL]
Date: Tuesday, 7 July 2020 4:16:41 PM

UNCLASSIFIED

Thank you noted. Appreciate your prompt responses.

Kind Regards

Amy

Amy Williams | **National Capital Design Review Panel**
Working Remotely | Phone: 02 6205 1095 | Email: amy.williams@act.gov.au
Planning, Land and Building Policy | **Environment, Planning and Sustainable Development Directorate** | **ACT Government**
Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: [redacted]
Sent: Tuesday, 7 July 2020 3:05 PM
To: [redacted] EPSDD Design Review <designreview@act.gov.au>
Subject: RE: NCDRP - Giles Street - Public Release of the Panel's Advice [SEC=OFFICIAL]

OFFICIAL

I'm OK with this.

Cheers

[redacted]

OFFICIAL

From: [redacted]
Sent: Tuesday, 7 July 2020 1:04 PM
To: EPSDD Design Review <designreview@act.gov.au>; [redacted]
Subject: RE: NCDRP - Giles Street - Public Release of the Panel's Advice

Hi Amy

Noted and agreed

regards

[redacted]

From: EPSDD Design Review <designreview@act.gov.au>
Sent: Tuesday, 7 July 2020 11:54 AM

To: [redacted]
Cc: EPSDD Design Review <designreview@act.gov.au>
Subject: NCDRP - Giles Street - Public Release of the Panel's Advice

UNCLASSIFIED

Hello [redacted]

With growing community interest in the **Giles Street** (Blocks 13 & 22, Section 22 Kingston) proposal I am writing to inform that the NCDRP Secretariat with your acceptance, support from the proponent and Panel intends to release a copy of the two Panel's Advice documents in good faith to community groups and interested members of the public.

Copies of the redacted advice have been attached for your information/records. Panellists names have been redacted as the pool of panellists is yet to be formalised through the EOI process.

Please acknowledge receipt/acceptance of this information at your soonest convivence.

Should you wish to discuss, please feel free to give me a call.

Kind Regards

Amy

Amy Williams | **National Capital Design Review Panel**
Phone: 02 6205 1095 | Email: amy.williams@act.gov.au
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From: EPSDD Design Review
To: [redacted]
Cc: EPSDD Design Review
Subject: NCDRP - Giles Street - Public Release of the Panel"s Advice
Date: Tuesday, 7 July 2020 11:53:35 AM
Attachments: [redacted]

UNCLASSIFIED

Hello Catherine and Andy
With growing community interest in the **Giles Street** (Blocks 13 & 22, Section 22 Kingston) proposal I am writing to inform that the NCDRP Secretariat with your acceptance, support from the proponent and Panel intends to release a copy of the two Panel's Advice documents in good faith to community groups and interested members of the public.
Copies of the redacted advice have been attached for your information/records. Panellists names have been redacted as the pool of panellists is yet to be formalised through the EOI process.
Please acknowledge receipt/acceptance of this information at your soonest convivence.
Should you wish to discuss, please feel free to give me a call.
Kind Regards
Amy

Amy Williams | **National Capital Design Review Panel**
Phone: 02 6205 1095 | Email: amy.williams@act.gov.au
Planning, Land and Building Policy | **Environment, Planning and Sustainable Development Directorate** | **ACT Government**
Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From:	Azzopardi, Adam
To:	Ponton, Ben; Rutledge, Geoffrey; Phillips, Brett; Cilliers, George
Cc:	Brady, Erin; Cameron, Lesley; Magee, Alexandra; Marcantonio, Laura; EPSDD Design Review; Leaver, Panama
Subject:	RE: invitation to Geocon community meeting 15 July 6pm
Date:	Wednesday, 8 July 2020 11:10:00 AM
Attachments:	

UNCLASSIFIED

Hi Ben

The NCDRP Secretariat had received the request from the resident's group for the panels advice. We have just confirmed support from the proponent, Chairs and Panellists in regards to providing the advice to KBRG.

As there is also a couple of FOI requests for the most recent NCDRP advice and the previous NCDRP advice (the proposal has been presented to the NCDRP on 12 February and 16 April 2020) I was aiming to provide both sets (panel member names redacted) as attached.

I will issue today with your support.

Regards

Adam

From: Ponton, Ben <Ben.Ponton@act.gov.au>
Sent: Wednesday, 8 July 2020 10:42 AM
To: Azzopardi, Adam <Adam.Azzopardi@act.gov.au>; Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>; Cilliers, George <George.Cilliers@act.gov.au>
Cc: Brady, Erin <Erin.Brady@act.gov.au>; Cameron, Lesley <Lesley.Cameron@act.gov.au>; Magee, Alexandra <Alexandra.Magee@act.gov.au>; Marcantonio, Laura <Laura.Marcantonio@act.gov.au>
Subject: FW: invitation to Geocon community meeting 15 July 6pm

UNCLASSIFIED

Hi Adam – please see below… are you able to answer whether we are able to provide the advice of the NCDRP to the community representatives at this time? Thanks.

Geoffrey, Brett and George – this one is fyi, but I have sent you a separate e-mail with a few other questions that has raised in response to the below, if you could come back to me separately on that, I would be most grateful. Thanks.

Cheers,

B

Ben Ponton | Director-General
Phone +61 2 6207 8359
Environment, Planning and Sustainable Development Directorate | **ACT Government**
Level 3, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 | www.environment.act.gov.au

From: Ponton, Ben
Sent: Wednesday, 8 July 2020 10:38 AM
To: KBRG <kingstonandbarton@gmail.com>
Subject: RE: invitation to Geocon community meeting 15 July 6pm

UNCLASSIFIED

Thanks [redacted] – on the National Capital Design Review Panel (NCDRP) advice, I'll follow up with my team (the Secretariat for the NCDRP), as final NCDRP advice is what is available to the public, and I will need to check the status of this particular proposal. I'll come back to you shortly.

Cheers,

B

Ben Ponton | Director-General
Phone +61 2 6207 8359
Environment, Planning and Sustainable Development Directorate | **ACT Government**
Level 3, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 | www.environment.act.gov.au

From: KBRG <kingstonandbarton@gmail.com>
Sent: Wednesday, 8 July 2020 10:33 AM
To: Ponton, Ben <Ben.Ponton@act.gov.au>
Subject: Re: invitation to Geocon community meeting 15 July 6pm

Hello Ben

Please note we have requested a copy of the NCDRP documentation both directly from the NCDRP and Purdon, however we have yet to receive acknowledgement or a copy of the reports form either party.

Thank you
[redacted]

On Wed, Jul 8, 2020 at 10:23 AM Ponton, Ben <Ben.Ponton@act.gov.au> wrote:

> UNCLASSIFIED
>
> Hi [redacted] – thank you for your e-mail received earlier today about a proposed community led forum, to discuss the proposed Development Application by Geocon for its site in Giles Street, Kingston. That's great that you've had such a strong response from the local

community to the proposed event.

The particular proposal that is the focus of your proposed session is, of course, going through proponent led pre-Development Application consultation (as is required by the *Planning and Development Act 2007*). That is, there is no Development Application currently before the planning and land authority. The risk with a representative of the planning and land authority attending such an event as you've proposed, is the focus on a particular proposed Development Application not yet lodged, which could result in community members forming a view that the planning and land authority is attending in some way supporting the proposal. Regrettably, we have experienced this in the past, even when attending community led meetings as observers when proponents have presented proposed concepts to local communities. The pre-DA community consultation process allows for development proponents to receive feedback from the community early in the design process for a development proposal. Proponents are obliged to consider all community comments and must report to the planning and land authority on the comments received and how they were or were not addressed in the design process, should the proponent proceed to lodge a formal Development Application with the planning and land authority.

It is extremely important that the planning and land authority (and I as Chief Planner) maintain independence in this matter and attending such an event could potentially compromise that. Should a formal Development Application be lodged with the planning and land authority at a future point, a key consideration in the assessment of that Development Application will be the provisions of the *Planning and Development Act* 2007, the Territory Plan (including relevant Development and Precinct Codes), the advice of other Government entities, the advice of the National Capital Design Review Panel, the response of the proponent to the pre-Development Application community consultation process and also importantly, any submissions received from the community during the formal statutory notification of the Development Application. The advice of the National Capital Design Review Panel, following recent amendments to the *Planning and Development Act 2007*, must be made available as part of the documents available to the community when the Development Application (if lodged with the planning and land authority) is notified for formal community comment.

I am sure that you and those attending the proposed session will understand the importance of maintaining the integrity of the independent assessment of this particular proposal, should it result in a formal Development Application. My recommendation is that Geocon and its representatives, which includes a planning consultant, be invited to answer any questions that the community may have on this particular proposal given the stage that it is at.

I would like to reassure you and the community, that the planning and land authority has not yet formed a view on the appropriateness of the proposed development or otherwise, given that there in no formal proposal before it at this time.

Thank you again for taking the time to write to me advising of the proposed community led meeting.

Yours sincerely,

B

Ben Ponton | Director-General
Phone +61 2 6207 8359
Environment, Planning and Sustainable Development Directorate | **ACT Government**
Level 3, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 | www.environment.act.gov.au

From: KBRG <kingstonandbarton@gmail.com>
Sent: Wednesday, 8 July 2020 9:11 AM
To: Ponton, Ben <Ben.Ponton@act.gov.au>
Subject: invitation to Geocon community meeting 15 July 6pm

Hello Ben

The KBRG is hosting a community meeting on the Geocon Giles Street proposal next Wednesday 15 July from 6-7.30pm at Canberra Baptist Church.

We opened registration last night and it is now almost full.

We would like to extend an invitation to the ACT Govt to attend to present and address questions on planning issues such as the differences between the Territory Plan, Master Plan and Precinct Code, the intent of the ACT Govt's Pre-DA consultation guidelines and the NCDRP review of the project.

It would be appreciated if we could have an RSVP by NLT Monday 13 July so that we finalise the agenda for the evening.

thank you

--
Kingston and Barton Residents' Group
Follow us on Instagram @kingstonbartonresidentsgroup
Follow us on Facebook Kingston and Barton Residents Group
Find out more at http://kbrg.org.au/

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Follow us on Facebook Kingston and Barton Residents Group
Find out more at http://kbrg.org.au/

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THE PANEL'S ADVICE

NATIONAL CAPITAL DESIGN REVIEW PANEL

Block 13 and 22 Section 22 Kingston – First Session

Giles Street Apartments

Australian Government

National Capital Authority

ACT Government

NATIONAL CAPITAL DESIGN REVIEW PANEL

THE PANEL'S ADVICE

Date issued:	Thursday 27 February 2020
Project:	Giles Street Apartments
Date:	Wednesday 12 February 2020
Meeting location:	Canberra Museum and Gallery (CMAG), Cnr. London Circuit and Civic Square, Canberra City
Site visit:	Wednesday 12 Feb 2020
Panel members:	Catherine Townsend, Chair
	Andrew Smith, Co-chair (Apologies)
	[redacted]
	[redacted]
	[redacted]
Proponent:	Geocon
Observers:	Representatives from the: Environment Planning and Sustainable Development Directorate (EPSDD)
Conflicts of interest:	None

MEETING SUMMARY AND RECOMMENDATION

Property address:	84 and 86 Giles St Kingston ACT (Block 13 and 22, Section 22 Kingston)
Proposal:	The subject site is located at 84 and 86 Giles Street Kingston (Block 12 and 22, Section 22 Kingston) and is zoned CZ2 Business Zone, with a site area of 1981m^2. The site is currently occupied by a two-storey structure featuring multiple small tenancies with frontage to Giles Street Kingston. Section 21 to the site's immediate west is occupied by the Kingston Post Office, which is currently nominated to the ACT Heritage Register. Section 33 to the

immediate south of the site is currently in use as a surface level car park accessed via Eyre Street, Kingston that provides rear access and waste collection to tenancies fronting Jardine Street, Kingston. The east and south-east feature residential buildings of two to three storeys. The site is situated approximately 70 meters from the northern-most portion of the Kingston Group Centre and is approximately 450m from the Kingston Foreshore area.

The proposal is for a residential mixed-use development comprised of one building featuring 111 dwellings (46 one bedroom dwellings and 65 two bedroom dwellings) between 6 and 8 storeys (up to 24m) with 890m^2 of ground floor commercial tenancies, for a total GFA of 7744m^2. The proposal includes 108 car parking spaces over two basement levels.

A key element of the proposal is the central landscaped pedestrian through-way that connects Giles Street with the Section 33 carpark to the sites rear and provides access to the proposed ground floor commercial tenancies. The intention of the ground floor through-way is to open up access to the rear laneway (i.e. the Eyre St carpark) and to promote activation of the rear laneway space. The proponent anticipates that this development may be the catalyst for the development of open space pockets and businesses to the rear of buildings along Jardine Street to create a vibrant laneway experience in place of the current car park.

The proposal features a staggered building height of 6 to 8 storeys enabling solar access to the dwellings and allowing for the inclusion of a rooftop landscaped area atop level 6. The 8 storey component is located to the western boundary to minimise overshadowing impacts on existing residential development to the east and south-east. The proposed building design is broken up into distinct parts, with the base designed to respond to the adjacent post office with use of materials in the form with a mixture of brick and glass. This feature moves up to level two, where the design transitions to a more contemporary design with a dynamic facade.

Proponents' representative address to the panel:

The proponent commenced the presentation by identifying the context and opportunities for the site. The proximity to Kingston Group Centre, Kingston Foreshore area and other amenities was highlighted, along with a number of existing transport connections and green recreation spaces. The proponent acknowledged the recent economic decline of the Kingston Group Centre as a consequence of the Kingston Foreshore development, noting their intention that the current proposal should not detract from the vitality of the Kingston Group Centre.

Noting the site straddled the border of commercial and residential zones, the proponent stated their intention to respond to both contexts within the proposed development by providing for both residential and commercial uses.

The proponent identified the central pedestrian through-way as the key element and driver of the design response for the presented scheme, noting that this connection would serve to activate the disused car parking space by drawing both residents and the public through the site as they travel to Atria and other locations within the Kingston Group Centre. The through-connection and associated atriums feature ground floor and vertical gardens, while the stairways employ a black transparent mesh to provide visual permeability and light to the internal spaces.

The proponent highlighted a number of sustainability measures under consideration, including incorporation of bicycle storage, electric vehicle charging points, solar arrays and rooftop gardens.

The proponent emphasised the care taken to respond to the site context, including respecting the existing scale, rhythm and materiality of the existing Giles Street streetscape. The proponent noted in particular the response to the Kingston Post Office, reflected in the materiality and proportion of the lower portion of the Giles St façade. The proponent also identified the alternating corner balcony treatment as a gesture intended to soften the hard, vertical edges of the façade.

The proponent also outlined the repeated apartment configuration, noted their intent to provide a similar entry experience to a typical townhouse typology through the inclusion of a small entryway antechamber, intended to provide a sense of arrival and address while also supporting passive ventilation and access to natural light for bedrooms in each dwelling.

Recommendation:

Based on the documentation provided prior to the design review panel session; a site visit by the Panel on Wednesday 12 February 2020; and the proponents presentation, the following comments and recommendations are provided:

The Panel is pleased that the development proposal has been presented to NCDRP at this design concept stage. Engaging early with the Panel has provided the opportunity for a meaningful discussion about the key elements of the proposal and to identify how the design concepts could be further enhanced for the benefit of the proponent, future residents and the broader community. The Panel commends the proponent for the quality of their presentation and appreciates the clear, well-resolved nature of supporting diagrams.

The Panel considers that the proposal for a mixed-use residential development on the subject site is appropriate to its context, noting its proximity to the Kingston Group Centre, Kingston Foreshore area and various other amenities and destinations. Noting this, the Panel encourages the proponent to develop their proposal in a manner that supports the ongoing rejuvenation and vitality of the Kingston Group Centre.

The Panel has concerns around the hierarchy of generating concepts of site access and address, noting that the activation of an adjacent territory car park was presented as a primary generator and shaper of the project. That all practical vehicular access including waste to the site is via a Territory carpark must be substantiated as acceptable to relevant stakeholders and entities. The quantification of impacts on adjacent properties and residences is required. Care should be taken to demonstrate how the rear car park access concept does not detract from the existing pedestrian and commercial activity along Jardine Street.

The Panel requests the proponent articulate the value proposition to the public for the non-standard typology presented, noting that it must demonstrate a clear and convincing benefit to the Canberra community in order to gain the support of the Panel. The Panel also considers that as the proposal presents an unconventional model for a mixed-use residential development, it must be underpinned by high level environmental

engineering that demonstrates the effectiveness of solar access, passive ventilation strategies and a positive acoustic quality.

The Panel encourages the proponent to consult thoroughly with relevant ACT Government authorities to ensure the viability of a rear access configuration as presented, noting this will be the critical determining factor for the successful implementation and future management of the scheme.

The Panel thanks the proponent for their continued support for and positive engagement with the National Capital Design Review Panel. The Panel encourages the proponent to address the key issues and recommendations outlined below in the next design iteration of this proposal and looks forward to further engagement on this important site within the Kingston Group Centre.

Key Issues and Recommendations

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

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

1.0 Context and character

1.1 The Panel understands that the existing Kingston Post Office is currently nominated to the ACT Heritage Register. The Panel observes that the proposal appears to assume no future development on Section 21, with a substantial number of balconies built to the block boundary up to eight stories. The Panel is concerned that the proposed development to this block boundary adversely impacts on the development potential of the adjoining Kingston Post Office site. The Panel encourages the proponent to seek the advice of a suitably qualified heritage consultant to inform the design response along the western elevation.

2.0 Landscape

2.1 The Panel notes that the indicative concept diagrams suggest a more generous landscaping component than what is included in the presented floor plans. The Panel questions whether the size of proposed rooftop garden is able to support the demand generated by the anticipated number of residents inhabiting the 111 dwellings proposed. The Panel encourages the proponent to consider how the landscaping component may be improved to provide sufficient, functional spaces for communal/resident use, in keeping with the Multi Unit Housing Development Code (i.e. R39, C39, C40).

3.0 Sustainability

3.1 The Panel notes that the proposed landscape plan identifies areas for a 'porous pavement option', including for external car parking and for sections of the eastern boundary landscaped area. The Panel encourages the proponent to ensure that permeable paving is incorporated into the design and that the extent of permeable paving is maximised throughout the proposed development.

4.0 Density and connectivity

4.1 The Panel supports the premise of medium density residential for the subject site, however notes that the proposed development appears to be overburdened with dwellings, consequently constraining the design and internal amenity of each dwelling. The panel notes that the indicative conceptual diagrams presented by the design team suggested a more generous internal atria than that ultimately presented. The Panel recommends that the proponent explore a reduction in the number of dwellings in order to provide for a greater diversity within the dwelling typology, to provide greater flexibility in regards to the internal layout of the proposed apartments and to ensure a defensible level of amenity for occupants.

5.0 Built form and scale

5.1 The Panel positively acknowledges the proponent's intention to distribute height appropriately to minimise visual and overshadowing impacts to existing neighbouring dwellings, however encourages the proponent to explore further use of upper level setbacks to reduce the bulk and scale of the proposal to Giles Street and the western boundary.

5.2 The Panel considers that the central pedestrian through-link as presented requires further development to achieve appropriate solar, acoustic, access and privacy outcomes. The central mall, in conjunction with the rear access model appear to undermine the traditional street-oriented fabric of the precinct. The Panel recommend that options are presented and that both precinct and detailed impacts are investigated.

6.0 Functionality and build quality

6.1 The Panel considers that that the current proposed floor to floor height of 2.9m is unlikely to achieve a high standard of amenity for residents, noting that thin slabs have a reduced capacity to act as an acoustic barrier. The Panel also notes the adverse impact of lower ceiling heights on passive ventilation and solar gain for dwellings. Noting the absence of a statutory height limit for the site, the Panel encourages the proponent to increase the floor to floor height to a minimum of 3.1m to ensure a high standard of amenity for residents. The Panel considers a floor to ceiling height of 2.7m to be an appropriate minimum dimension for the proposed residential component.

6.2 The Panel notes the critical importance of the types of windows and doors specified for use throughout the proposal in achieving effective passive ventilation and solar access requirements for dwellings. The Panel encourages the proponent to thoroughly test that the ventilation and solar access objectives can be achieved for dwellings, while also satisfying relevant noise and fire control/suppression standards as specified in the National Construction Code.

6.3 The Panel considers that the partial enclosure of the internal atrium space is an appropriate measure to minimise an undesirable Venturi effect through the space, however notes that this may also compromise the ability of the atrium space to effectively act as a thermal chimney to draw air and provide passive ventilation to dwellings. The Panel strongly encourages the proponent to seek a suitably qualified environmental

engineering consultant to conduct wind modelling to test the viability of the proposed passive ventilation strategy.

7.0 Legibility and safety

7.1 The Panel acknowledges the intent to provide an activated pedestrian link through the proposal, however the Panel is concerned that the presented configuration may give rise to Crime Prevention Through Environmental Design (CPTED) issues. The Panel also acknowledges that future design elements such as secure gates to restrict access to upper levels may partially alleviate safety concerns for residents, however considers that broader changes are necessary to thoroughly address CPTED issues for all users. The Panel encourages the proponent to consider how the through-connection may be revised to ensure safety of residents and the public, while balancing against privacy and acoustic needs of the residential component of the proposal.

7.2 The Panel notes that the proposed vehicular rear access arrangement is likely to generate wayfinding issues; while the formal address will be Giles Street, visitors, delivery drivers and other users are unlikely to intuitively navigate to the site via the rear access off Eyre Street. The Panel encourages the proponent to consider how robust wayfinding may be incorporated in future revisions to the proposal.

7.3 The Panel requests that further details be provided regarding the suitability of the rear laneway to accommodate increased vehicular traffic resulting from the proposed residential use. The Panel notes that the additional requirements for resident's vehicular access, waste management and deliveries may prove contrary to the vision of the Eyre Street car park as a vibrant, safe, activated space for pedestrian users. The Panel also seeks further information regarding the ability of the Eyre Street carpark to support the increased demand while maintaining adequate services to existing commercial uses along Jardine Street.

8.0 Diversity and amenity

8.1 The Panel challenges the proponent's assertion that a living area and bedroom located to the façade cannot be achieved. The Panel does not support the inclusion of internal bedrooms (i.e. no direct access to natural light). The Panel considers wholly internal bedrooms to offer poor amenity to residents and are unlikely to be approved as presented. The Panel encourages the proponent explore options to provide direct natural light to at least one, if not all, bedrooms within the proposed dwellings.

8.2 The Panel notes the proponent's suggestion that the internal atrium will carry noise, aiding in passive surveillance of the pedestrian link during evening hours. While beneficial from a CPTED perspective, the Panel considers that residential amenity will be adversely impacted by reverberation within the internal atrium/stairway space. The Panel requests that the proponent demonstrate that the dwelling design will satisfy the standards detailed in Commercial Zones Development Code (i.e. the *AS/NZS 2107:2000 - Acoustics – Recommended design sound levels and reverberation times for building interiors).*

8.3 The Panel is concerned that the vertical coordination of living areas, bathrooms and balconies between floors is likely to produce undesirable acoustic and thermal impacts particularly when paired with minimal slab

thicknesses and floor to floor heights. The Panel encourages the proponent to vertically align noise generating uses between floors to ensure that these do not unduly impact the amenity of residents (e.g. by avoiding bathrooms located over the living area of the dwelling below). The Panel also requires further information around the insulation and water management detailing when stacking balcony areas over bedrooms.

8.4 The Panel requests detailed plans demonstrating that all dwellings will achieve the relevant minimum dwelling sizes as stipulated in the Territory Plan's Multi Unit Development Code.

9.0 Visual appearance

9.1 The Panel commends the proponent for the sympathetic treatment of the lower level façade that is considered to respect the materiality, rhythm and proportion of the existing Giles Street streetscape. The Panel also positively acknowledges the gestures made to soften the vertical edges of the proposal. The Panel encourages the proponent to retain and further develop these aspects of the proposal.

From: EPSDD Design Review
To: EPSDD Design Review
Cc: Azzopardi, Adam; Ponton, Ben; Rutledge, Geoffrey; Phillips, Brett; Cilliers, George; Brady, Erin; Cameron, Lesley; Magee, Alexandra; Marcantonio, Laura; Leaver, Panama
Subject: NCDRP - The Panel"s Advice - Giles Street Kingston (Blocks 13 & 22 Section 22 Kingston)
Date: Wednesday, 8 July 2020 12:12:00 PM
Attachments:

UNCLASSIFIED

Hello All

For your information – the National Capital Design Review Panel (NCDRP) Secretariat has provided the Kingston and Barton Residents Association with copies of the Panel's Advice for the Giles Street Kingston proposal located Blocks 13 & 22 Section 22 Kingston.

The proposal attended the NCDRP on Wednesday 12 February 2020 and Thursday 16 April 2020.

For any questions please contact the NCDRP Team.

Thank you.

Kind Regards

Amy

Amy Williams | **National Capital Design Review Panel**
Working Remotely | Phone: 02 6205 1095 | Email: amy.williams@act.gov.au
Planning, Land and Building Policy | **Environment, Planning and Sustainable Development Directorate** | **ACT Government**
Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: EPSDD Design Review
Sent: Wednesday, 8 July 2020 11:58 AM
To: KBRG <kingstonandbarton@gmail.com>
Cc: Ponton, Ben <Ben.Ponton@act.gov.au>
Subject: NCDRP - The Panel's Advice - Giles Street Kingston (Blocks 13 & 22 Section 22 Kingston)

UNCLASSIFIED

NATIONAL CAPITAL DESIGN REVIEW PANEL

Good morning

Thank you for contacting us regarding the Giles Street proposal located at Blocks 13 & 22 Section 22 Kingston.

In good faith please find attached the Panel's Advice from the first and second National Capital Design Review Panel sessions held for this proposal. Apologies for the delay in providing these documents to you.

Should you have any other questions please let me know and I will assist.

Kind Regards

Amy

Amy Williams | **National Capital Design Review Panel**
Working Remotely | Phone: 02 6205 1095 | Email: amy.williams@act.gov.au
Planning, Land and Building Policy | **Environment, Planning and Sustainable Development Directorate** | **ACT Government**
Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: KBRG <kingstonandbarton@gmail.com>
Sent: Wednesday, 8 July 2020 9:15 AM
To: EPSDD Design Review <designreview@act.gov.au>
Subject: Re: Geocon proposal Giles St Kingston

Hello

We are hosting a community meeting on the above proposal on 15 July, it would be

appreciated to have a copy of the relevant documentation before this meeting.
thanks

On Mon, Jun 22, 2020 at 1:32 PM wrote:

--

From: Catherine Townsend
To: Azzopardi, Adam
Subject: FW: NCDRP - The Panel"s Advice - Giles Street Kingston (Blocks 13 & 22 Section 22 Kingston)
Date: Friday, 10 July 2020 3:54:17 PM
Attachments: [redacted]

Let's discuss…

Catherine Townsend LFRAIA
Director.Townsend+Associates Architects
Adjunct Professor Faculty of Arts and Design, University of Canberra

0262577033 [redacted]
212 Dryandra Street O'Connor ACT 2602
Registered Architect ACT 795 NSW 8676
[redacted]
www.t-a.com.au

From: Richard Johnston [redacted]
Sent: Friday, 10 July 2020 3:43 PM
To: Catherine Townsend [redacted]
Subject: Fwd: NCDRP - The Panel's Advice - Giles Street Kingston (Blocks 13 & 22 Section 22 Kingston)

Hi Catherine

[redacted]

On 8 Jul 2020, at 12:16 pm, KBRG <kingstonandbarton@gmail.com> wrote:

Hello all

Hot off the press - I haven't had a chance to review but might be handy for next week's meeting.

cheers

---------- Forwarded message ---------
From: **EPSDD Design Review** <designreview@act.gov.au>
Date: Wed, Jul 8, 2020 at 11:58 AM
Subject: NCDRP - The Panel's Advice - Giles Street Kingston (Blocks 13 & 22 Section 22 Kingston)
To: KBRG <kingstonandbarton@gmail.com>
Cc: Ponton, Ben <Ben.Ponton@act.gov.au>

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NATIONAL CAPITAL DESIGN REVIEW PANEL

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<Panellists - Panel's Advice - First Session - 84 and 86 Giles St Kingston (Block 13 and 22 Section 22 Kingston)_Public.pdf>

<NCDRP Panel's Advice - Second Session - 84 and 86 Giles St Kingston (Block 13 and 22 Section 22 Kingston)_Public.pdf>

From: Azzopardi, Adam
To: Leaver, Panama
Cc: EPSDD Design Review
Subject: FW: ACT Government Daily Media Report 12 Jul 2020
Date: Monday, 13 July 2020 8:18:00 AM
Attachments:

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Hi Panama
Please note the CM's comments re Giles Street.
Amy, can you please file.
Regards
Adam

From: Isentia Daily Briefings <DailyBriefings@isentia.com>
Sent: Sunday, 12 July 2020 9:50 AM
To: #CMCDCCNMediaMonitoring <#CMCDCCNMediaMonitoring@act.gov.au>
Subject: ACT Government Daily Media Report 12 Jul 2020

Sunday, 12th July 2020

To subscribe or unsubscribe from the Daily Media Report or provide feedback please email MediaMonitoring@act.gov.au

Canberra Times (Front Page) | COVID-19 | Canberra Community | Economic Development | Education | Community Safety | Environment | Health | Industrial Relations | Land and Planning | Justice | Ministers and Opposition | Supporting Families | Tourism | Transport | Canberra Times (Letters)

EXECUTIVE SUMMARY

Land and Planning

- The **Sunday Canberra Times** reports Chief Minister Andrew Barr has strongly criticised a proposed Geocon development in Kingston, saying the plans do not protect what makes the suburb a 'special place to live and visit'. Mr Barr said the proposal should be amended and the proponent should seek more community feedback. [Also prospected to Themes: *Environment* and *Ministers and Opposition*]

LAND AND PLANNING

Barr hits out at Geocon's Kingston plan

Sunday Canberra Times, General News, 12/07/2020, Jasper Lindell, Page 3

Chief Minister Andrew Barr has strongly criticised a proposed Geocon development in Kingston, saying the plans do not protect what makes the suburb a "special place to live and visit". In an email to the Kingston and Barton Residents Group, Mr Barr said he was pleased Geocon had engaged in consultation before a development application had been lodged but the proposal should be amended and the proponent should seek more community feedback.

From: EPSDD Design Review
To: [redacted]
Cc: EPSDD Design Review
Subject: RE: NCDRP - The Panel"s Advice - Giles Street Kingston (Blocks 13 & 22 Section 22 Kingston)
Date: Tuesday, 14 July 2020 4:30:30 PM

UNCLASSIFIED

Hello [redacted]
Thank you for your email.
I believe Catherine has received your email and will respond shortly, if she has not already.
Kind Regards
Amy

Amy Williams | **National Capital Design Review Panel**
Working Remotely | Phone: 02 6205 1095 | Email: amy.williams@act.gov.au
Planning, Land and Building Policy | **Environment, Planning and Sustainable Development Directorate** | **ACT Government**
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From: [redacted]
Sent: Monday, 13 July 2020 1:54 PM
To: EPSDD Design Review <designreview@act.gov.au>
Subject: Fwd: NCDRP - The Panel's Advice - Giles Street Kingston (Blocks 13 & 22 Section 22 Kingston)
Hi Amy
I sent the email below to Catherine last Friday but haven't heard back from her. I wonder if you would be able to check if she received it please?

[redacted]

Begin forwarded message:

From: [redacted]
Date: 10 July 2020 at 3:42:57 pm AEST
To: [redacted]
Subject: Fwd: NCDRP - The Panel's Advice - Giles Street Kingston (Blocks 13 & 22 Section 22 Kingston)

[redacted]

On 8 Jul 2020, at 12:16 pm, KBRG <kingstonandbarton@gmail.com> wrote:

Hello all
Hot off the press - I haven't had a chance to review but might be handy for next week's meeting.
cheers
rebecca
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Kingston and Barton Residents' Group

Follow us on Instagram @kingstonbartonresidentsgroup

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Find out more at http://kbrg.org.au/

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