

DEVELOPMENT OUTCOMES
REPORT – GORMAN ARTS
CENTRE REFURBISHMENT –
BRADDON, ACT

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Instructional text.

This template guides proponents in outlining their development proposal and responds to the relevant statutory requirements, including the policies in the Territory Plan and applicable Design Guides when preparing a development application (DA) for lodgement.

The proponent is responsible for identifying the relevant Zone Policy that applies to their development proposal and any relevant Design Guide that requires a design response – this will impact which template that is required to be used.

Specifically, a separate template is available where any or a combination of all Design Guides are required to be responded to. This occurs when:

Urban Design Guide	Housing Design Guide	Biodiversity Sensitive Urban Design Guide	Place-specific Design Guides
<ul style="list-style-type: none"> A response to the Urban Design Guide (UDG) is required where the development: <ul style="list-style-type: none"> Is precinct-scale with a site area of greater than one hectare; The combined development gross floor area exceeds 10,000m²; Comprises more than 1,000m² of public or common space; or Is required to seek advice from the National Capital Design Review Panel. 	<ul style="list-style-type: none"> A response to the Housing Design Guide (HDG) is required for all residential development, excluding single dwelling housing and secondary residences. 	<ul style="list-style-type: none"> A response to the Biodiversity Sensitive Urban Design Guide (BSUD) is required for all development: <ul style="list-style-type: none"> In future urban areas In non-urban zones (NUZ1-NUZ5) In urban open space zone (PRZ1) On sites in all zones with an areas of greater than one hectare. The BSUD does not apply to single dwelling housing or secondary residences, or development where the increase in impermeable surfaces is 500m² or less. 	<p>Development is required to consider and provide a design response to any relevant place-specific Design Guides (such as the City Centre Urban Design Guide) where a development requires a development assessment (DA) within the boundaries of the specific area as defined in the relevant Design Guide.</p> <ul style="list-style-type: none"> Where there is inconsistency with an ACT wide guide (UDG, HDG, BSUD), a place-specific guide takes precedence.

Where a Design Response applies, it must be completed by a suitably qualified person. The suitably qualified professional must complete the design statement found in the relevant Appendices.

How to complete the template:

- Applicants are required to complete only the columns/cells highlighted in grey.
- The remainder of the text is templated to guide the response and to display content of the Planning Act 2023, Territory Plan and Design Guides.
- Where a section of the template is not applicable to the development proposal, this needs to be clearly outlined in the response with reasons why (where necessary).
- The following provides specific instructions in completing the table in Appendix 1-2 of the template:

Theme	Assessment Outcome	Outcomes Response
<p>Theme Name</p> <p><i>This is carried through the Territory Plan Policies, Design Guides and Planning Technical Specifications</i></p>	<p>1. Assessment Outcome, as displayed in the relevant Territory Plan Policy</p>	<p>A development proposal must demonstrate it is consistent with the relevant Assessment Outcomes, this is where the proponent demonstrates this.</p> <p>The outcomes response should include:</p> <ul style="list-style-type: none"> A plan-based response, wherever possible (i.e. a visual response consisting of annotated plans, snapshots of plans, 3D models and/or references to submitted plans) Written responses – these should be brief and primarily be included to support the plan-based response. Specific references to where the Design Guides and/or Planning Technical Specifications have been adopted to help meet the Assessment Outcome.

UDG	Design element	Design response
	<p>1.1 DESIGN ELEMENT TITLE</p> <p>A. Design Guidance Heading 3</p> <ul style="list-style-type: none"> Colour under UDG indicates that this guidance relates to the Urban Design Guide 	<p>A development that meets the relevant development thresholds of a Design Guide is required to consider it (in full) and provide a response, this is where the proponent provides the response to the elements of the relevant Design Guides.</p> <p>The design response should respond to the full design element, incorporating relevant parts from the design guidance sections.</p> <p>The design response should include:</p> <ul style="list-style-type: none"> A plan-based response, wherever possible (i.e. a visual response consisting of annotated plans, snapshots of plans, 3D models and/or references to submitted plans) Written responses – these should be brief and primarily be included to support the plan-based response.

The Locality

The purpose of this section is to introduce the site in the context of the broader locality, such as the suburb or district.

	<i>Applicant response</i>
Block, Section, Division	Block 1, Section 53, BRADDON
Address	55 Ainslie Avenue, BRADDON, ACT

Locality Figure(s)



The proposal – vision and design brief

The proposed development intends to create a new, vibrant arts centre frontage to Batman Street, re-creating the original built form of Blocks G1 and H, increasing pedestrian permeability, sightlines and improving solar access.

The construction works would include minor demolition works to previous infill building between Block G1 and H that has impeded the solar access of the original buildings, and for removal of the existing facilities shed, which is awkwardly spaced between the existing Block C and G/H buildings, and has impacted on the way the surrounding area can be used or accessed.

The proposed development after demolition intends to restore the Block G1 building to its original form, with better landscaped treatments surrounding it. This would improve and promote permeability to the site from Batman Street, which is a popular access point for the site due to its orientation to the city and surrounding inner north precinct.

The proposal intends to improve solar access to the 1proposed café (which replaces the previous Sage restaurant) in Block G1, which will improve the atmosphere and appeal of the space as opposed to the very internalised, artificially lit space that currently exists. This is also the case for Block H.

Further landscaping is proposed, particularly to the Batman Street side, which aims to provide for better visual connection and permeability through the site, whilst also addressing requirements for access to the site. The proposed landscape outcomes aim to promote activity on the site, and engagement with the public and the users of the site.

A new waste enclosure and facilities store is also proposed, which would be located and landscaped more appropriately to improve permeability and sightlines on the site and to support the ideal of increased activity in and around Block G and the proposed café.

The existing uses of the site would be maintained, but improved by the proposed development and refurbishment works to the site.

Site description

This section provides an overview of what the site currently looks like. The purpose of this section is to set the scene, considering any potential constraints, and to describe the site in the context of the surrounding area.

	<i>Applicant response</i>
Block Area	8984m ²
Zone	Community Facilities Zone
Current Use	<p>The current use of the site is a Community Cultural Arts Centre, used by several generations of Canberrans, where there are theatres, dance studios, artist studios, office spaces and workshops.</p> <p>A portion of the site also has an existing ancillary use in the form of a restaurant (currently closed), which offered potential meeting spaces for clients and artists, meeting points for the general public when events are</p>

	<p>held at the Arts Centre, a hospitality venue that serviced and promoted the existing site and its uses.</p> <p>Another portion of the existing site maintains a complementary and ancillary use in the form of a violin repair service, and small-scale jewellery production. This use is proposed to be maintained in the proposed upgrade works to the existing studio/office spaces as these uses within the existing site do not have a greater impact on the land than the other permitted uses for the zone.</p>
<p>Access, Driveways and Parking</p>	<p>The main entrance of the Gorman Arts Centre fronts Ainslie Avenue where there is a pick-up and drop-off driveway, and limited carparking, although currently the Batman Street side of the site has more activity due to the proximity of street parking, and pedestrian routes that lead to the site from the City Centre and surrounding Inner North areas. The solar aspect and porous layout of the buildings on the Batman Street side also lends itself to increased activity.</p> <p>Currently there are no parking spaces within the site boundary. The majority of parking for the site is currently via the metred street parking (approximately 34 spaces, including accessible parking and hardstands) on Batman Street. Currong Street and Doonkuna Street offer further parking within comfortable walking distance to the site.</p> <p>Public transport services the site via bus stops and bus routes on Doonkuna Street, and Ainslie Avenue. The Arts Centre is also only a short walk away from Cooyong Street for more bus options, and the light rail is accessible via the City Centre.</p> <p>There is ample existing bicycle parking on site which is a popular method of accessing the site.</p> <p>Services access is typically via the driveway on Batman Street, which is also used for Waste Collection.</p>
<p>Site constraints</p>	<p>The relevant site constraints to the development are:</p> <ul style="list-style-type: none"> - Existing established community cultural and arts centre - The site is included on the ACT Heritage Register with most of the existing building exteriors and parts of the building interiors protected by the listing. The mature garden setting, including street trees and trees to the inner courtyards are also protected under the <i>Heritage Act 2004</i>. - Existing regulated and protected trees
<p>Environmental values</p>	<p>There are a series of heritage protected plantings and regulated trees on the site which positively contribute to the surrounding tree canopy and green space intertwined within the growing density of the built environment.</p>

	Landscaping is an important element to the site in the way it ties the compound of buildings together via green spaces, and supports the permeability of the site.
Surrounding Land Uses and Development	<p>The predominant surrounding land use is residential, for which there are large portions of heritage listed single residential dwellings to the North and East, and recently completed mixed-use multi-residential buildings bordering the City Centre to the South and West.</p> <p>The street levels of the new multi-residential buildings encourage commercial activity with various hospitality and retail outlets mostly addressing the Cooyong Street side.</p>
Additional Comments	<p>Click or tap here to provide any additional details about the site's context.</p>

Site Figure(s)



Pre-DA processes or advice

This section outlines any pre-development application processes that were undertaken, such as environmental impact assessments, consultation with the National Capital Design Review Panel or pre-DA advice that was sought in the lead up to the lodgement of this DA.

Applicant response

Meetings were held with ACT Heritage during the design phase and advice sought on the necessary approvals processes. It has been confirmed with ACT Heritage that a Statement of Heritage Effects application will be required for the proposal. This will be separately made to the ACT Heritage Council in accordance with the requirements of the *Heritage Act 2004*.

Preliminary advice has also been given by the DA Gateway Team and ACT Leasing and ACTPLA DA Leasing via email and over the phone.

DA Leasing Team have provided emailed correspondence of 'in principle' endorsement of the proposed café to be considered as an ancillary use of the site.

Statutory considerations

The *Planning Act 2023* sets some mandatory considerations that need to be made during the DA process for certain or all development types.

While many of these will be considered by the Territory Planning Authority during the assessment and decision-making process, below are some key considerations that an applicant needs to also make during the design process.

If the site of the proposed development adjoins another zone—whether the development proposal achieves an appropriate transition between the zones.

Applicant response

The proposed development is to refurbish and improve the existing facilities. There minor adjustments to the GFA to the site on the, and no change to the existing uses of the site, so the existing transition between the surrounding zones are not adversely impacted by the proposal.

The suitability of the proposed development in the context of the site and the site surrounds, including the permissible uses for those areas.

Applicant response

The proposed development does not intend to alter the existing uses of the site, or adversely impact the use of the surrounding areas.

The proposed development would consist predominantly of the refurbishment of the existing facilities to provide better thermal comfort and energy efficiency as well as upgrade available services within the existing heritage protected buildings. The proposed development also aims to increase amenity to the open space for the public and the users/occupiers of the site, with landscaping outcomes that would improve sightlines between structures, the general aesthetics of the site in the streetscape, and an increased level of accessibility for all possible users.

The proposed café, which will replace the previous Sage restaurant, is intended to promote and service the users of the site as it will provide potential meeting points for clients and artists, hospitality for the day to day users, hospitality capacity for events held on site, meeting and gathering points for the general public to appreciate the site, and a place for informal promotion of the site and its users.

The existing complementary and ancillary uses of the site for violin repairs and small-scale jewellery production are proposed to be maintained and are included in this DA to seek approval for these continued uses to be considered permissible uses for the site as both complementary and ancillary. The upgrade works to the whole of the site, whilst exempt from DA, include for upgrading of specific existing studio/office spaces to accommodate for these uses as they do not have a greater impact on the land than the other permitted uses for the zone.

Refer Noise Management Plan for details regarding the proposed development and identified impacts on surrounding development.

Version number: 2.0

Effective date: 8 December 2023

The interaction of the proposed development with any other adjoining or adjacent development proposals for which a development application has been submitted or development approval given.

Applicant response

There are no current Development Applications submitted for any adjoining or adjacent properties that would be impact by the proposed development.

Territory Plan

For a development application (DA) to be approved, it is required to be consistent with the relevant provisions of the Territory Plan.

In relation to development assessment, the key elements of the 2023 Territory Plan are:

- District Policies;
- Zone Policies; and
- Other Policies, including the Subdivision and Lease Variation Policies.

Applicant response

The applicable zones and policies relating to this development assessment are the Inner North and City District Policy, Community Facilities Zone Policy, and the Urban Design Guide.

Detailed responses to these policies are available in Appendix 1 and 2 of this Report.

Design Guides

The Design Guides are a key element of the 2023 ACT Planning System that have been introduced to elevate design in the DA process by providing qualitative guidance, and to assist in the interpretation and application of the Territory Plan's assessment outcomes.

The purpose of this section is to highlight any applicable Design Guides that apply to the proposed development and where a design response is required.

Applicant response

Whilst the proposed project is generally for alterations to an existing established site, the proposed development and its desired landscape outcomes lend themselves to be considered against the recently implemented Urban Design Guide.

Appendix 1: District Policy

Assessment Outcomes	There are no area specific assessment outcomes to be considered for the Inner North and City District.
Assessment Requirements	The Inner North and Canberra City District Policy applies to the development site, for which the proposed development complies with the height requirements for Braddon. There are no other applicable assessment requirements pertaining to this block noted in the District Policy.

Appendix 2: Community Facility Zones Policy and Urban Design Guide Response

Design Statement (for Design Response only)

I confirm that I, Karin Gustavsson, of Philip Leeson Architects, was primarily responsible for designing the development proposal and/or completing the below **design response**.

I am an appropriately qualified person with experience and expertise relevant to the type and scale of development proposed, including in architectural projects of a similar scale in Canberra. I am a registered architect in the ACT (no. 2360) since 2009 and have prepared this application together with the team at Philip Leeson Architects, including our in-house specialist heritage architects, and can confirm that the development is consistent with the themes and design elements of the applicable design guide(s).



15.04.2024

Signature

Date

Assessment outcomes

Development proposals must demonstrate that they are consistent with the following assessment outcomes.

Theme	Assessment Outcome	Outcomes Response
Country and Place		N/A
Urban Structure and Natural Systems	1. Biodiversity connectivity is maintained across the landscape.	The proposed development does not impact on existing biodiversity connections.
	2. Loss of native habitat and biodiversity is avoided and/or minimised.	The proposed development does not propose any works that would be destructive or cause loss of existing habitat and biodiversity.

Design Response

To respond when the development requires consideration of the Urban Design Guide and the Housing Design Guide.

UDG	Design element	Design response
	1.1 NGUNNAWAL CULTURAL RESONANCE	Whilst we as a consultant team recognise the Ngunnawal people as first rights holders in the ACT, and are conscious of the impact possible developments have on their lands, this project is predominantly for the refurbishment and improvement of existing buildings that are protected by various ACT heritage controls.
	A. Governance, process, and engagement	
	B. Buildings, spaces and landscape character	
	C. Wayfinding and navigation	
	2.1 OPEN SPACE NETWORK	The proposed development consolidates the existing scale of the site in its context, without impacting upon the biodiversity connections and surrounding landscape. Gorman Arts Centre provides a considerable area of usable public open space in its existing configuration, with the proposed development to improve this further by enhancing the sightlines and pedestrian accessibility through the site from the street with considered landscaping outcomes. These landscaped areas would provide a better street address to the Batman Street side of the site, which over time has become the preferred public entry point.
	A. Natural systems	
	B. Type, size, quality, function and connectivity	
	C. Topography and views	
	2.2 NATURAL SYSTEMS	Development to the site is relatively minor in its impact on the local ecology and natural water systems. Active travel is a promoted option for the site, and further enhanced in the development with the provision of end of trip facilities to support the growth of active travel, and provision of more inviting and engaging social gathering spaces.
	A. Connectivity and access	
	B. Water Management	
	C. Restoring ecology	

Assessment outcomes		
Development proposals must demonstrate that they are consistent with the following assessment outcomes.		
Theme	Assessment Outcome	Outcomes Response
	3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles.	<p>Improved drainage and management of stormwater on site ensures the health and functionality of waterways is maintained.</p> <p>Refer Landscape plans for more detail.</p>
Site and Land Use	4. The functionality and usability of the development is appropriate for its intended purpose/use.	The proposed development will improve the functionality of the existing site and its intended purpose and use. The uses are not proposed to be altered, only improved.
	5. The proposed use and scale of development are appropriate to the site and zone.	<p>The existing uses of the proposed development site are maintained and improved.</p> <p>The existing complementary and ancillary uses of the site for violin repairs and small-scale jewellery production for 2 of the existing studio/office tenants are proposed to be maintained into the future subject to performance solutions pertaining to fire compartments within the existing building. The proposed fire compartment upgrade works are exempt from DA, but the DA is seeking approval for these uses to be considered permissible uses for the site as they do not have a greater impact on the land than the other permitted uses for the zone.</p> <p>A new waste enclosure and facilities store structure is proposed for appropriate management of facilities maintenance equipment as well as discreet waste bin storage on site.</p> <p>Demolition works are proposed for the previous infill building works that occurred between Blocks G and H. These previous works inhibited the solar access and functionality of the buildings. This allows Block G original building form to be recovered, with better pedestrian interface, access to solar and natural light, and be better integrated to the Arts Centre.</p> <p>Inside this recovered building, the proposed café replaces the previous Sage Restaurant on site, albeit in a revised footprint. This café is an ancillary use of the site which provides formal/informal meeting and gathering points for the users of the site, hospitality service to the users of the site, and promotes the uses/users of the site.</p>

Design Response		
To respond when the development requires consideration of the Urban Design Guide and the Housing Design Guide.		
UDG	Design element	Design response
	2.3 URBAN STRUCTURE	<p>The existing Arts Centre acts as a quality example of a collaborative and accessible mixed-use centre that supports the Inner North and City Centre District. The proximity to various forms of active and public transport allows the Centre to remain connected centrally. It also reinforces the Urban Design Guides</p> <p>The proposed development on site intends to reinforce this notion in the way pedestrian access and sightlines are improved in the new landscaping and treatment to the Batman Street streetscape.</p>
	A. Hierarchy of centres	
	B. Precinct structure and layout	
	C. Diversity of lot sizes	
	3.1 CONTEXT AND CHARACTER	<p>The character of the former hostel building and its mature garden setting would be enhanced by the proposal. Having been established during the formative years, these are key part of the Garden City ideals and are located on one of Griffin's main radial avenues (Ainslie Avenue). The relationship of the Arts Centre to this avenue would not change.</p> <p>The proposed development would maintain the built form characteristics and overall site uses, while providing better amenity to the user groups and general public.</p> <p>The location of the Arts Centre, with improved amenity and facilities will serve the growing population and density of the surrounding inner north for years to come.</p>
	A. Griffin legacy	
	B. The Canberra character	
	C. Land use and zoning	

Assessment outcomes		
Development proposals must demonstrate that they are consistent with the following assessment outcomes.		
Theme	Assessment Outcome	Outcomes Response
		Integrated landscaping further promotes the site and its uses whilst connecting the new café better within the site and promoting better connections between buildings and pathways.
	6. Adverse impacts of development on surrounding uses (both within a site and on adjoining sites) is minimised and residential amenity protected.	<p>There are no adverse impacts of the development on the surrounding residential sites or uses within the site.</p> <p>The proposal improves the connections to the street and public via new landscaped permeability and accessible pathways, which in turn should improve the connections between the surrounding uses and promote activity on site.</p>
Access and Movement	7. The functionality and layout of the development is accessible and adaptable, while achieving good connections with the surrounding area. This includes consideration of passive surveillance and active travel.	<p>The proposed development to the existing site intends to improve both functionality and layout of spaces that also accommodate the requirements for adaptable and accessible uses.</p> <p>Where practicable, for both budget, spatial and heritage reasons, accessibility is improved across the site.</p>

Design Response		
To respond when the development requires consideration of the Urban Design Guide and the Housing Design Guide.		
UDG	Design element	Design response
	D. Urban growth and densification	
	E. Precinct amenity	
	4.1 CITY WIDE MOVEMENT NETWORK	<p>The existing site is already reasonably integrated into the structure of existing and developing movement corridors of the Inner North and City.</p> <p>The existing site is also in close proximity and offers strong diversity in its transport nodes, as it is serviced well by public transport, active travel routes, and a generous supply of street parking adjacent to the site and in surrounding streets.</p> <p>The proposed development will benefit greatly from the existing and possible future transport infrastructure.</p>
	A. Contextual movement network alignment	
	B. Community proximity to transit infrastructure	
	C. Diverse transport modes	
	4.2 BALANCING MOVEMENT AND PLACE DRIVERS	<p>The use of the existing site is not being altered .</p> <p>The proposed development aims to improve the existing amenity, access, and accessibility on site, whilst maintaining its position in the local community as a cultural arts centre that engages with the public across various artistic disciplines.</p> <p>The existing complementary and ancillary uses of the site for violin repairs and small-scale jewellery production are proposed to be maintained and are included in this DA to seek approval for these continued uses to be considered permissible uses for the site as both complementary and ancillary as they do not have a greater impact on the land than the other permitted uses for the zone.</p> <p>The proposed café, as an ancillary use to the site, intends to place make and support the arts centre, providing a hospitality venue for functions and events, as well as formal and informal meeting and gathering points for various users of the site or the community.</p>
	A. User needs	
	B. Movement, network hierarchy and function	
	C. Local framework of places	
	4.3 PEDESTRIAN FOCUSED STREETS	<p>The proposed development aims to improve the urban permeability of the site by establishing better pedestrian</p>
	A. Safe, inclusive and legible streets	
	B. Permeability and ease of movement	

Assessment outcomes		
Development proposals must demonstrate that they are consistent with the following assessment outcomes.		
Theme	Assessment Outcome	Outcomes Response
Public space and amenity	8. The development achieves reasonable solar access and microclimate conditions to public areas and streets to support their use by the community.	The proposed development improves solar access within Block G and Block H. Previous infill building works are proposed to be demolished which will allow for improved solar access inside the revised layouts of Block G and H. The visual break between the two buildings will allow for much

Design Response		
To respond when the development requires consideration of the Urban Design Guide and the Housing Design Guide.		
UDG	Design element	Design response
	C. Comfort, convenience and amenity	pathways and sightlines on site between the existing buildings on Batman Street.
	D. Attractive, active and distinct	Attractive landscaping outcomes and increased activity on site via the café aim to draw more of the community to the site where comfort and convenience is a focus. This is a substantial improvement on the existing arrangement of locked gates that bounded the area occupied by the previously operating restaurant on site. This was not favourable for pedestrian access, or convenient for users of the site. The proposed café as an ancillary use of the site also provides opportunities for formal and informal meetings between clients, artists, and the general public, and an informal way of promoting the activities of the arts centre.
	4.4 ACTIVE TRAVEL	Existing amenities and conveniences for active travel are proposed to be improved on site, with new end of trip facilities intended to accommodate further growth in the amount of user groups opting for active travel.
	A. Safe, inclusive and legible active travel network	
	B. Comfortable and convenient active travel routes	
	C. Supporting infrastructure for active travel	
	4.5 PUBLIC TRANSPORT	The existing site is serviced well with public transport options.
	A. Public transport infrastructure separation	This is not proposed to be altered for the development.
	B. Inclusive and accessible public transport infrastructure	
	C. Servicing key destinations and populations	
	D. Transport modal change	
	4.6 VEHICLE ACCESS AND PARKING	All existing parking is via street parking, including accessible parking spaces, which are not proposed to be altered.
	A. On-street parking	
	B. Parking access and entries	The scale and use of the site would not be changing, so the existing parking arrangements are proposed to be maintained.
	C. Flexible parking structures	
	D. Underground parking	
	E. Parking and accessibility	
	F. Surface parking areas	
	G. Electrification and zero emission vehicles	Improved and refurbished accessible pathways provides for better connection from the existing accessible parking on Batman Street to various accessible entry points to buildings on site.
	H. Access to buildings and parking	
	I. On site access	
	J. Green accessways on lots	
	5.1 QUALITY OF PUBLIC SPACES AND PLACES	The existing central courtyards of the development provide good solar access, for which the proposed development intends to promote for all users and visitors through increased permeability of the site, particularly through the demolition of the infill building connecting Block G and H,
	A. Solar access and orientation	
	B. Accessibility	
	C. Active travel infrastructure	

Assessment outcomes		
Development proposals must demonstrate that they are consistent with the following assessment outcomes.		
Theme	Assessment Outcome	Outcomes Response
		<p>more appropriate separation of use between the buildings that were poorly conjoined previously. The reinstatement of the spacing between the buildings also provides a better connection between them, as it breaks down the scale of the buildings and allows the landscaping to flow around and between the new spaces created.</p> <p>The proposal intends to use these features to support and increase the use by the community by creating safer and more aesthetic connections and spaces within the site.</p> <p>Increased activity on site in its nature should provide a form of deterrence for crime. The improved permeability and sightlines between the buildings from Batman St improve site surveillance and pedestrian safety.</p>
	9. Any advertising or signs are suitable for their context and do not have a detrimental impact on the surrounding area (for instance due to size or light emission).	<p>Part of the proposed development involves installation of new light boxes, to replace the existing ones on site at Entry points for existing buildings, as a key element for wayfinding purposes. These are suitable for the context and use of the site, and do not have any detrimental impacts on the surrounding area.</p> <p>New digital artwork signage for the site is proposed to Batman Street, which will be designed to future detail, and will be suitably sized to the context of the site and surrounding area. Light emission will be minimised.</p>

Design Response		
To respond when the development requires consideration of the Urban Design Guide and the Housing Design Guide.		
UDG	Design element	Design response
	D. Building interface	<p>removal of the adjoining fences that restrict movement, and improved landscaping treatments to the Batman Street frontage.</p> <p>End of trip facilities are proposed to be added as part of the development to support the existing active travellers and further adoption of active travel to and from the site.</p>
	5.2 FUNCTIONALITY	
	A. Flexibility, adaptability and activation capacity	The proposed café and new landscaping works provide for flexibility in use of the open space on site, allowing for informal/formal meeting points, presentation areas, spill-out areas during events, and places for people to sit, dwell and relax.
	B. Responsive design and programming	
	C. Pedestrian comfort, urban amenities and conveniences	
	5.3 TREES, LANDSCAPING AND NATURAL FEATURES	
	A. Boosting tree canopy and coverage	Proposed landscape plantings to the site include reinstating a previously perished deciduous tree between Block B and C, removal and replacement of an existing dying tree between Block A and F, as well as provision of additional small trees either side of Block H, which would improve the tree canopy and soften the built form when viewed from the street.
	B. Local planting and vegetation species	
	C. Positive engagement with nature	
	D. Biodiversity habitats	
		These are part of the broader plan to better connect the spaces on the site with considered landscaping and green spaces.
		Refer Landscape Plans for details regarding species of plantings and locations.
	5.4 GREENING THE STREETS	
	A. Street planting and canopy	The proposed development incorporates a considered landscaped interface between the street and the popular entry routes to the site. Refer Landscape Plans.
	B. Landscaped building interface	
	C. Optimise services	
	5.5 SAFETY AND INCLUSIVITY	
	A. Crime Prevention through Environmental Design (CPTED)	The proposed development improves the safety and inclusivity of the site through better landscaped pedestrian pathways and engagement with the Batman Street frontage. Crime prevention on the site is improved through the careful design and external treatment for the proposed café and the way it activates the area, with increased activity serving as a deterrent for criminal activity.
	B. Inclusive design elements	
	C. Promote gender sensitive urban design principles	
	D. Legibility and wayfinding	
	E. Lighting	<p>This treatment involves better wayfinding and lighting, which will improve safety, and careful consideration regarding where accessible pathways can be achieved or maintained to improve the inclusivity of the site. Refer Exterior Lighting Plan from Electrical Engineer.</p> <p>Accessible end of trip facilities also further these ideals.</p>

Assessment outcomes		
Development proposals must demonstrate that they are consistent with the following assessment outcomes.		
Theme	Assessment Outcome	Outcomes Response
Built form and building design	10. The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes.	<p>The proposed development is an existing complex of buildings that have an overlay of heritage protecting the height, bulk and scale of any development.</p> <p>The recovering of the existing footprint to Block G1 better compliments the scale of the site in its massing, but also in the way the site is connected via landscaped areas and pathways.</p> <p>The new waste enclosure appropriately sits back from the street frontage and is landscaped to recede in its aesthetic so that it doesn't dominate significant elevations.</p>
	11. Reasonable solar access to dwellings and private open space within a block and on adjoining residential blocks is achieved. This includes solar access into main living spaces within a dwelling.	<p>The open space within the block will be improved both in amenity and solar access in the proposed development.</p> <p>The proposed development doesn't impact on the solar access and privacy to neighbouring sites.</p>
	12. The internal size, scale and layout of dwellings provide for a comfortable living environment that meets the changing needs of residents.	The project is not residential.
	13. Reasonable levels of privacy to dwellings and private open space within a block and on adjoining residential blocks is achieved.	<p>The privacy of neighbouring blocks is not impacted upon by the proposed development.</p> <p>Within the block, due to its existing and public nature, all private open space is accessible to any user, however the privacy is controlled in the way the open space is spread quite generously across the site.</p>

Design Response		
To respond when the development requires consideration of the Urban Design Guide and the Housing Design Guide.		
UDG	Design element	Design response
	5.6 ELEMENTS, FURNITURE AND MATERIALS	<p>An element of the proposed landscaping to the site includes provisions for future installations of urban art and sculptural commissions, as well as some integrated bench seating to the new courtyard areas.</p> <p>These treatments intend to promote activity and use within the space.</p> <p>Refer Landscape Plans for details.</p>
	A. Urban furniture	
	B. Public spaces and places material treatment	
	C. Public art	
	6.1 RESPOND TO URBAN CONTEXT	<p>The proposed development improves block permeability while also maintaining its scale in the urban context.</p>
	A. Block permeability	
	B. Scale and massing transitions	
	C. Orientation	
	D. Overshadowing	
	E. Setbacks and separation	
	F. Layering uses	
	G. Integrating housing types and choice	
	H. Infill	
	6.2 INTEGRATED SERVICES	<p>A new waste enclosure and facilities store structure is proposed for appropriate management of facilities maintenance equipment as well as discreet waste bin storage on site. The location of the new structure is not dissimilar to the existing facilities store, however, it is located to provide better access past the enclosure, and screened more purposefully so that it sits better aesthetically within the site.</p> <p>The existing services driveways are maintained, and clear access provided to the new waste enclosure and facilities store. Deliveries for site will be via these existing driveways also.</p> <p>Collection of waste is via a management solution. Refer Waste Management Plan.</p>
	A. Waste collection, loading and delivery areas	
	B. Vehicle access and driveways	
	C. Ground floor services and infrastructure	
	D. Sleeved podium parking and services	
	6.3 GROUND FLOOR EDGE CONNECTIONS	<p>The proposed café and proposed landscaping treatments aim to improve the edge connections of the site and existing buildings and how they are perceived and activated at the street level.</p> <p>Block H, which acts as the formal Entry from Batman Street, provides a public lobby, and multi-purpose and adaptable space for display of art, presentations, meetings, and various other uses.</p>
	A. Residential urban apartment	
	B. Residential suburban townhouse	
	C. Commercial active edges	
	D. Commercial lobby / showroom	
	E. Adaptable	

Assessment outcomes		
Development proposals must demonstrate that they are consistent with the following assessment outcomes.		
Theme	Assessment Outcome	Outcomes Response
Sustainability and Environment	14. Urban heat island effects are reduced, stormwater run-off is minimised and ecosystem services are maintained through provision of planting area and canopy trees, limiting impervious surfaces, selection of building materials and design of outdoor spaces. This includes consideration of water sensitive urban design measures.	<p>Strategic planting and appropriate planning of drainage trenches, subsoil drainage, and sump locations allows for an improved management of stormwater on site, and minimised impacts of unwanted run-off on the surrounding areas. The new landscaped areas also will allow the existing buildings to be better protected from excessive run-off and water ingress during peak rain periods.</p> <p>The proposed development also aims to reduce the areas of impervious paving to support the approach to manage drainage and run-off.</p> <p>Generally, the new landscaping works and increased planting areas will lessen the impact on the heat island effect for the surrounding area.</p> <p>Refer Landscape Plans and Civil Design for details.</p>
	15. Deep soil zones are provided on site to support healthy tree growth and provide adequate room for canopy trees.	<p>Most existing trees on site are noted to be protected and retained, except where they have been noted for removal or replacement as per the Tree Protection Plan.</p> <p>Any new landscaping works that are proposed to be carried out within some tree protection zones, these works are proposed to be completed with considerable caution to protect the existing trees and soil zones, whilst the new hard landscaping and pavement has been designed and specified to also support healthy growth of the existing trees.</p> <p>Refer LMPP and Tree Protection Plan.</p>
	16. Threats to biodiversity such as noise, light pollution, invasive species incursion or establishment, chemical pollution, or site disturbance are avoided or minimised through good design.	The proposed development doesn't involve works that will adversely impact upon any of the biodiversity of the site or surrounding areas.
	17. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.	<p>The proposed development involves relatively minor excavation works, except where existing stormwater systems and drainage are proposed to be revised in association with proposed landscaping and minor architectural works.</p> <p>There will be minimal disturbance of site and soil.</p>
	18. Waste is appropriately managed on site without having a detrimental impact on residents and the surrounding area	Proposed waste enclosure improves the management of waste on site by discreetly storing hoppers away from plain site for everyday users, but in a more convenient relationship to the proposed café users and facilities staff. Collection points have been considered to reduce disruption to the operation of the site.

Design Response		
To respond when the development requires consideration of the Urban Design Guide and the Housing Design Guide.		
UDG	Design element	Design response
	7.1 NATURAL RESOURCE CAPTURE AND MANAGEMENT	Refer Landscape Plans for details regarding strategic plantings and proposed drainage systems that aim to improve the management of stormwater on site.
	A. Water sensitive urban design	
	B. District energy systems and creation	
	C. Food access and production	The existing site is an example of adaptive re-use of existing buildings. The proposed development is an intervention that aims to recover the footprint of an existing building that was diminished with previous infill building works.
	7.2 GOVERNANCE MODELS AND PROCESSES	
	A. Circular economy	
	B. Procurement, construction, up-cycling and embodied carbon	
	C. Certification	The proposed development intends to improve the landscaping and street address on the Batman Street side which in turn should provide further relief from any heat island effects of the surrounding development and site. The existing site provides substantial soft landscaping and green areas which contribute to minimising urban heat island effects.
	D. Waste management	
	7.3 CLIMATE CHANGE RESILIENCE	
	A. Climate change resilience	
	B. Urban heat island effect	
	C. Flood mitigation	The overall proposed development is predominantly for adapting and reusing the existing buildings with refurbishments to enhance user and thermal comfort within the spaces of the existing heritage buildings and improve efficiencies across the site.
	D. Bushfire mitigation	

Assessment outcomes		
Development proposals must demonstrate that they are consistent with the following assessment outcomes.		
Theme	Assessment Outcome	Outcomes Response
		Refer Waste Management Plan.
	19. The development considers, addresses and mitigates site constraints and environmental risks, including natural features, topography, noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the site.	<p>The proposed works on site include for removal and remediation of the presence of hazardous materials where identified and possible in the associated areas to ensure future safe use of the building and potential users.</p> <p>Refer Noise Management Plan for details regarding the proposed development and identified impacts on surrounding development.</p>
Parking, Services and Utilities	20. The development provides electric vehicle parking and access to charging locations.	<p>The existing site, which is an existing established complex of buildings has no designated parking spaces on site. All vehicle parking is via the street in marked spaces on Batman St, or additional options on adjoining streets.</p> <p>The proposed development, as it is not increasing the existing GFA or altering the use of the site, does not provide on-site parking, so no electric vehicle parking has been provided.</p>
	21. The development provides appropriate end-of-trip facilities.	<p>The proposed development provides appropriate end of trip facilities in the form of new Accessible Toilet Facilities, which include a shower.</p> <p>These are in addition to the existing end of trip facilities on site such as bicycle parking, accessible car spaces and adequate storage space for users.</p>
	22. Vehicle and bicycle parking, access and egress sufficiently caters for the development while permitting safe and legible movement for all users (including pedestrians) and minimising visual impacts from the street or public space. This includes consideration of parking dimensions, the number of spaces provided, vehicle manoeuvrability and access routes.	<p>The existing established site of the proposed development already contains adequate amounts of bicycle parking and a series of Accessible vehicle parking spaces clearly marked on Batman Street.</p> <p>In the proposed works, Entry routes to the site are improved for all users arriving with the proposed landscaping and enhanced spaces between buildings. Whether an occupant or user is arriving via car, bike or walking, access to the site is comfortable and efficient.</p> <p>Considerable thought has been applied to making the site more accessible for all users, so new accessible sanitary facilities and entrances have been provided, as well as partial refurbishment of existing paved pathways on the site to ensure accessible outcomes can be reasonably achieved.</p>
	23. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised.	A new electrical Point of Entry is proposed, exempt from this DA, but as a part of the whole site upgrades which align with the intention to electrify the site and remove any reliance on the use of gas where practicable. Further utility and service upgrades are also proposed separate to this DA.

Design Response		
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UDG	Design element	Design response
		Refer Landscape Plans for details on new plantings, areas of impervious and pervious pavement, and further details on how water is managed on site via the landscaping outcomes.
	E. Robust, low maintenance materials and planting	
N/A		
N/A		
N/A		
N/A		

Assessment outcomes

Development proposals must demonstrate that they are consistent with the following assessment outcomes.

Theme	Assessment Outcome	Outcomes Response
		<p>The new toilets as well as café kitchen will be serviced by a new, easily accessible grease trap. Drainage and water lines will be upgraded as required to replace aging infrastructure.</p> <p>New mechanical exhausts and other condenser units will comply with noise regulations (refer NMP)</p>

Design Response

To respond when the development requires consideration of the Urban Design Guide and the Housing Design Guide.

UDG	Design element	Design response

Community Facility Zones Policy – Assessment Requirements				
Development proposals are required to meet all relevant assessment requirements – these are mandatory development controls				
Control	Assessment requirement	Is this control not applicable?	For applicable controls, has it been met?	Outcomes response
Adaptability	1. For Supportive Housing and Retirement Village all dwellings must comply with Class 'C' of Australian Standard AS4299 – Adaptable Housing.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Click here to enter response. Please refer to the instructional page for directions on what to include in an outcomes response.
	<i>For supportive housing, the applicability of this control is limited to the dwelling only</i>			
Community housing	2. Community Housing is only permitted where it is in conjunction with a place of worship, religious associated use or supportive housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Click here to enter response. Please refer to the instructional page for directions on what to include in an outcomes response.