DEVELOPMENT OUTCOMES REPORT – BLOCK 8 SECTION 85 KALEEN

Prepared for:

RSL LifeCare

December 2024

CANBERRA TOWN PLANNING

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Introduction - The proposal and vision

The proposal is to add an additional 83 Independent Living Units to the existing Retirement Village.
The development comprises the construction of 11 Townhouses and 72 Apartments, attached garages, sleeved podium carpark, community centre, tree removal, landscaping, site services, waste management arrangements, access arrangements, off-site works and associated works, including a variation to the Crown Lease purpose clause to increase the Independent Living Units to (103).

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.

	Applicant response
Block, Section, Suburb	Block 8 Section 85 Kaleen
Block Area	Block 8 Section 85 Kaleen – 17,526m² Part of subject Block under application – 8,929m²
Zone (including overlays)	CF: Community Facilities
Current Use	An existing 2 storey Residential Aged Care Facility (RACF) and a 2 and 3 storey residential Independent Living Unit building, which is located on the southern part of the block.
Proposed Use	The proposal is for independent living units comprising eleven (11) townhouses fronting Warrego Circuit and two six (6) storey apartment buildings (consisting of 72 apartments) connected via a two (2) storey partially sleeved podium carpark. The total proposal is for 83 independent living units with a mix of 1, 2, and 3 bedroom apartment units and townhouses. The proposal includes a community centre, ground floor and podium landscaped spaces, a laneway to the rear of the townhouses fronting Warrego Circuit, and 125 car parking spaces over the two levels of podium and on the ground plane.
Access, Driveways and Parking	Access to the development will be obtained from Cordelia court with the existing verge crossing from Ellenborough Street. A total of 125 parking spaces are provided.
Site constraints	There are no easements identified on the block. A 2.5m drainage easement is proposed. There are no registered trees on the block. There are no significant plants or animals to note in the vicinity of the block. The slope and topography of the subject site is relatively flat. With reference to ACTMapi spatial data searches, the proposed development is not impacted by any of the following considerations: - Heritage - Contamination - Flooding or drainage The subject block is located within a Bushfire prone area.

Environmental values	Refer to the BSUD Design Response.
Surrounding Land Uses and Development	Surrounding land zoning includes: • Residential suburb of Kaleen (to the west), zoned RZ1 • Block 4 to the north of the site is zoned CF community Facilities • Block 9 to the east of the site is PRZ1 land ("The Pines") • Block 6 to the east of the site is zoned NUZ3: HILLS, RIDGES AND BUFFER AREAS fronting onto the Barton Highway.
Additional Comments	**Proposed Lease Variation** The varied Crown Lease purpose clause for Block 8 Section 85 Kaleen has been reproduced: 3(b) To use the premises only for the purpose of residential care accommodation LIMITED TO a hotel/nursing home of not more than eighty (80) beds and not more than ninety (93) individual living units. This application seeks the variation of the purpose clause to increase the individual living units to (103): 3(b) To use the premises only for the purpose of residential care accommodation LIMITED TO a hotel/nursing home of not more than eighty (80) beds and not more than ninety (103) individual living units. **Lease Variation Charge Assessment** The Lease Variation Charge associated with the proposed variation to amend the clause(s) in the Crown Lease is considered a standard chargeable variation and is therefore calculated pursuant to Section 331 of the Planning Act 2023. The lease variation charge for the proposed development is determined in accordance with Planning (Lease Variation Charges) Determination 2023 – Disallowable Instrument DI2023–278, Schedule 1, Table 2(10) with a fixed amount of $40,000 for each additional self-care unit. As the proposal is to increase the maximum number of individual living units to 103 the associated LVC calculated as follows: LVC = $40,000 x 10= $400,00.00 A total LVC of $400,000.00 is payable for the proposed variation, upon approval.

Additional detail

Prior to the lodgement of this Development Application the following consultation was undertaken:

- Two (2) NCDRP sessions
- 2 Public consultation meetings
- Pre-application meeting with TCCS
- Pre-application meeting with (bushfire authorities).

The proposed development has incorporated the advice from these consultation sessions conducted.

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 RSL LifeCare Mona Tait Gardens (RC) and RSL LifeCare Bullecourt Village (RL), development, located in the Community Facility Zone (CFZ) and adjacent to residential and public open spaces, ensures an appropriate transition between zones as required by section 186(d) of the Planning Act 2023:

- Built Form: The design steps up from 2-storey townhouses at the boundaries to 6-storey buildings centrally, minimizing visual impact and integrating well with the surrounding residential areas.
- Landscaping: Extensive native plantings and mature trees along Warrego Circuit create a natural buffer, enhancing visual and environmental harmony with neighbouring zones.
- Access: The development features pedestrian-friendly pathways and sleeve-level parking to improve accessibility and reduce visual clutter.
- Community Integration: The central community centre and communal spaces are designed to engage with the surrounding area, fostering a vibrant, cohesive community environment.
- Sustainability: The project targets a 4 Star Green Star rating, incorporating green infrastructure to blend with the natural surroundings and support sustainability.

These measures ensure a smooth transition between the new development and adjacent areas**.**

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 RSL LifeCare Kaleen development at Block 8 Section 85 Kaleen is well-suited to the site and its surroundings, in line with the Community Facility Zone (CFZ) zoning and its permissible uses. The site, currently housing the RSL LifeCare Mona Tait Gardens (RC) and RSL LifeCare Bullecourt Village (RL), is designated for community and aged care uses.

The development incorporates the following features to align with the site's context:

- Permissible Uses: The proposal focuses on expanding community and aged care facilities, including 83 Independent Living Units (ILUs) and a community centre, aligning with the CFZ's purpose of supporting community and health services.
- Built Form and Scale: The design transitions from 2-storey townhouses at the edges to 6-storey buildings centrally, respecting the scale of adjacent residential areas and minimizing overshadowing and visual impact.
- Landscaping and Environmental Impact: Extensive green infrastructure, including native plantings and mature trees, enhances the visual and environmental integration with surrounding areas, and supports sustainability goals such as a 4 Star Green Star rating.

- Access and Connectivity: The development improves site accessibility with pedestrian-friendly pathways and sleeve-level parking, which supports ease of movement and integration with existing infrastructure.

Overall, the proposed development adheres to Section 186(e) of the Planning Act 2023, fitting the site's characteristics and permissible uses by expanding community and aged care services while addressing functional, environmental, and aesthetic considerations.

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

The proposed RSL LifeCare Kaleen development has been carefully planned to interact positively with existing and potential future developments in the vicinity. The site is adjacent to the established RSL LifeCare Pine Borough and Mona Tait Gardens Aged Care Home, and the proposal has been designed to complement and integrate with these facilities. The interaction with adjacent and future developments is addressed as follows:

- Alignment with Existing Uses: The proposed development continues the site's use as a community and aged care facility, aligning with the existing RSL LifeCare services. This ensures continuity in service provision and supports the community focus of the area.
- Transition and Scale: The development features a mix of 2 to 6-storey buildings with a careful transition in scale. This design respects the height and massing of adjacent residential areas and minimizes potential impacts on neighbouring properties regarding overshadowing and privacy.
- Community Integration: The development incorporates extensive green infrastructure, such as native plantings and tree canopies, which enhances visual and environmental compatibility with surrounding areas. The inclusion of pedestrian-friendly pathways and sleeve-level parking ensures seamless integration with existing community infrastructure.
- A review of surrounding development indicates that the adjoining properties consist primarily of single residential dwellings. There are no current or known proposals for redevelopment in the area. This proposal is designed independently and does not adversely impact future development opportunities on adjacent sites regarding solar amenity, access, or privacy. The proposal is positioned to complement rather than hinder future development opportunities in the area.

In summary, the RSL LifeCare Kaleen development is designed to harmonize with existing and potential future developments, ensuring compatibility with the surrounding context and supporting the broader community framework, as required under Section 186(g) of the Planning Act 2023.

District Policies - Version effective 27/09/2024

Belconnen District Policy

Assessment Outcomes	There are no area specific assessment outcomes to consider for the Belconnen District.
Assessment Requirements	There are no area specific assessment requirements to consider for this site

Development Outcomes Report – Community Facility Zones Policy

Community Facility Zones Policy – Assessment Outcomes

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

Theme- Urban Structure and Natural Systems

Assessment Outcomes	Outcomes Response
1. Biodiversity connectivity is maintained across the landscape.	The RSL LifeCare Kaleen development supports the Community Facility Zones Policy by improving biodiversity and integrating natural systems. Native vegetation and deep soil areas will enhance local habitats. Sustainable features like green roofs on the podium will manage stormwater and reduce urban heat. The open space network includes communal gardens and pathways that connect to natural areas, boosting ecological resilience. The community centre is centrally located to encourage connections between residential areas and amenities. The development offers various housing options and maximizes views, strengthening the link to nature and enhancing the urban environment.
2. Loss of native habitat and biodiversity is avoided and/or minimised.	The proposed development incorporates native vegetation and sustainable principles to enhance local biodiversity and ecological connectivity. Deep soil zones and native plants will create resilient habitats. The open space network includes communal gardens and green areas connected by pathways, preserving natural features. Water management strategies, like permeable surfaces, will further support the environment. The centrally located community centre and green infrastructure will enhance local ecology while avoiding significant habitat loss.
3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles.	The proposed development includes effective water management strategies, such as permeable surfaces, to manage stormwater and reduce runoff. Deep soil zones will enhance water absorption and help mitigate the urban heat island effect. These features align with Water Sensitive Urban Design (WSUD) principles, supporting local waterways and overall environmental resilience.

Theme- Site and Land Use

Assessment Outcomes	Outcomes Response
4. The functionality and usability of the development is appropriate for its intended purpose/use.	The development is designed with a community focus, integrating green infrastructure and ensuring accessible public spaces. It meets Community Facility Zone (CFZ) requirements by combining residential and community facilities, optimizing land use. The proposal supports urban growth while providing diverse housing options and communal areas, maintaining the precinct's amenity.
5. The proposed use and scale of development are appropriate to the site and zone.	The proposed development aligns well with the site and zoning requirements, integrating residential and community facilities within the Community Facility Zone (CFZ). This mix of townhouses and apartments optimizes land use while addressing urban growth and housing needs. The low-rise buildings, green spaces, and community amenities maintain a balance between built and natural environments. The design promotes connectivity and functionality, meeting both residential and community needs while preserving the local environment.
6. Adverse impacts of development on surrounding uses (both within a site and on adjoining sites) is minimised and residential amenity protected.	The development is designed to minimize adverse impacts on surrounding uses and protect residential amenity. Strategic building orientation and setbacks help reduce overshadowing and maintain privacy, while carefully placed windows and balconies enhance this further. Effective cross-ventilation and optimized solar access improve indoor comfort and reduce the need for mechanical cooling. Architectural features, such as step-backs and varied materials, manage visual bulk, and ample green spaces provide a buffer from neighbouring sites. These measures ensure a smooth integration with the surroundings and uphold residential quality.

Theme- Access and Movement

Assessment Outcomes	Outcomes Response
7. The functionality and layout of the development is accessible and adaptable, while achieving good connections with the surrounding area. This includes consideration of traffic flow, passive surveillance and active travel.	The development prioritizes accessibility and connectivity in its layout, fostering strong links to surrounding areas and enhancing community space functionality. Key features include strategically placed pathways that encourage active travel and ensure smooth movement between residential units and communal facilities. The design promotes passive surveillance through well-placed windows and open communal areas,

	enhancing safety and community interaction. Accessible pathways further encourage walking, creating a vibrant and inclusive environment for all residents and visitors.
8. Access to, from and within the site permits safe and legible movement while catering for all users (including pedestrians). This includes consideration of vehicle manoeuvrability and access routes.	Access will be provided via Cordelia Court and the existing verge crossing from Ellenborough Street, featuring dedicated pedestrian pathways, such as the existing connection to Warrego Circuit will be maintained and separated from vehicle traffic. A total of 125 parking spaces, including accessible spots, will facilitate efficient vehicle manoeuvrability. Clear signage and traffic calming measures will enhance safety.

Theme- Public Space and Amenity

Assessment Outcomes	**Outcomes Response**
9. The development (including the design of outdoor spaces) achieves reasonable solar access and microclimate conditions to public areas and streets to support their use by the community.	The development achieves reasonable solar access and microclimate conditions for public areas and streets, enhancing community use. Buildings are oriented to maximize sunlight exposure, improving comfort in communal spaces and residences. Public spaces benefit from effective passive solar design and daylighting. Pathways and communal areas are designed to be accessible, featuring smooth surfaces and clear routes, along with safety elements like handrails. Active travel infrastructure, including pedestrian pathways, is well-integrated to promote walking. Ground-level spaces are activated with communal uses and transparent facades, while landscaping enhances green spaces to support well-being and environmental sustainability.
10. 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).	Not considered applicable as no signage is currently proposed as part of this application.

Theme- Built Form and Building Design

Assessment Outcomes	**Outcomes Response**
11. The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes.	The development achieves appropriate height, bulk, and scale, aligning with desired zone policy outcomes. It enhances block permeability with well-connected pedestrian pathways and active travel routes, facilitating movement and integration with surrounding areas. The design features a graduated scale, transitioning from low-rise townhouses to multi-story apartment towers, reducing visual impact and harmonizing with adjacent properties. Buildings are oriented to maximize natural light and ventilation, ensuring sunlight access and preserving views. Stepped heights and strategic setbacks minimize shadow impacts and maintain privacy, while diverse housing types address various needs.
12. 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.	The development ensures reasonable solar access to dwellings and private open spaces. The layout strategically maximizes sunlight exposure for main living areas and outdoor spaces throughout the day, with no south facing units. The stepped design of the apartment towers and townhouses allows for effective light penetration, minimizing overshadowing on adjacent properties. Windows and balconies are carefully oriented to enhance solar access while preserving privacy. Landscaped setbacks and open communal areas promote a vibrant outdoor environment, ensuring all residents benefit from natural light in both their homes and shared spaces. Refer to the solar access diagrams provided for details on sunlight exposure throughout the year.
13. The internal size, scale and layout of dwellings provide for a comfortable living environment that meets the changing needs of residents. This includes consideration of cross-ventilation and energy efficiency.	With a mix of 11 townhouses and 72 apartments offering one to three-bedroom options, the design accommodates diverse household types. Flexible layouts enhance functionality, while accessibility features like barrier-free entrances, step free wet areas and balconies for units and wide hallways promote inclusivity, with residential lifts for the townhouses. Large windows maximize natural light and ventilation, contributing to overall comfort. The close proximity of residential units to communal facilities, such as the community centre, fosters social interaction and enhances residents' quality of life.
14. Reasonable levels of privacy to dwellings and private open space within a block and on adjoining residential blocks is achieved.	The development ensures reasonable levels of privacy for dwellings and private open spaces. Design elements, such as varied building heights, strategic setbacks, and well-placed landscaping, create physical separation between units, reducing sightlines into private areas. The orientation of balconies and windows enhances privacy while allowing for natural light and ventilation. Communal spaces are positioned to encourage interaction without compromising individual privacy. These measures effectively maintain a sense of seclusion for residents, ensuring that both indoor and outdoor spaces are comfortable and conducive to relaxation. Refer to the submitted plans for further details.

Theme- Sustainability and Environment

Assessment Outcomes	Outcomes Response
15. Sufficient planting area, canopy trees, deep soil zones and water sensitive urban design measures are provided to enhance living infrastructure, support healthy tree growth and minimise stormwater runoff.	Deep soil and planting area has been provided to ensure that the site receives canopy cover and shade. An excess of 27% tree cover and permeable surfaces are provided across the proposed site. Deep Rooted planting comprises 36% of the site as detailed above. A WSUD strategy has been developed for the site that is facilitated through proposed landscaping to manage site stormwater performance.
16. Urban heat island effects are reduced through limiting impervious surfaces, selection of building materials and provision of canopy trees and plants.	The development is designed to reduce urban heat island effects, minimize stormwater runoff, and maintain ecosystem services through strategic planning. It incorporates Water Sensitive Urban Design (WSUD) measures, including rainwater harvesting systems and permeable paving to manage stormwater and enhance groundwater recharge. Deep soil zones, supports canopy trees, helping to mitigate heat and manage water. Water-efficient fixtures and smart irrigation systems will conserve water. The development prioritizes low-impact materials, limits impervious surfaces, and includes extensive planting areas and community gardens to promote sustainability.
17. 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 development incorporates design strategies to minimize threats to biodiversity. It uses low-impact lighting to reduce light pollution, selects native plants to deter invasive species, and employs non-toxic materials to prevent chemical pollution. Site design carefully manages noise levels and minimizes disturbance, through vegetation buffer zones and building orientation.
18. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.	The development minimizes cut and fill activities to preserve natural hydrological functions and reduce soil erosion. By opting for sleeved parking instead of basement parking, the design avoids extensive excavation, protecting existing topography and maintaining natural water flow patterns. This approach ensures soil stability and minimizes environmental impact, aligning with the goal of limiting site disturbance. Refer to the Erosion and Sediment Control Plan for details.
19. Waste is appropriately managed on site without having a detrimental impact on residents and the surrounding area.	The proposed development incorporates an effective waste management plan designed to minimize impact on residents and the surrounding area. Waste will be stored in a designated area at ground level, at the southern end of the car park. A private contractor will manage collections. Hard waste will be picked up on an as-needed basis. Waste vehicles will enter from Ellenborough Street to collect bins, ensuring minimal disruption and promoting responsible waste practices within the community.
20. The development considers and addresses site constraints, including heritage, natural features, topography, infrastructure and utilities.	The development addresses site constraints and environmental risks through various strategies and technical measures: Flooding and Stormwater Management: The site is not prone to flooding, and a comprehensive Stormwater Plan is in place. This plan outlines strategies for stormwater retention, management, and quality control, ensuring compliance with technical specifications and effective management of runoff. (Refer to the Stormwater Plan submitted with this application.) Air Quality Management: The development is not expected to impact air quality. Erosion and Sediment Control: During construction, a Sediment and Erosion Control Plan will manage environmental impacts by outlining effective measures to control erosion and sediment, protecting the site and surrounding environment. (Refer to the Sediment and Erosion Control Plan submitted.) Site Conditions: The site features relatively flat topography, with no registered trees or significant plants or animals nearby. There are no heritage considerations, contamination issues, or drainage problems affecting the proposed development, as verified by ACTMAPi spatial data searches.
21. Environmental risks, including noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the development on the site.	The subject site is not identified as having any environmental risks, including noise, flooding, contamination, air quality or hazardous materials. The site is located in a bushfire-prone area, and all buildings will comply with ACT Bushfire Management Standards to mitigate risks.

Theme- Parking, Services and Utilities

Assessment Outcomes	Outcomes Response
22. The development provides electric vehicle parking and access to charging locations.	Electric Vehicle (EV) charging infrastructure capacity is embed in the electrical design for the site to ensure future capabilities to accommodate EVs for the proposed development will be possible.

23. The development provides appropriate end-of-trip facilities.	The Community Facilities Technical Specifications outline the required bicycle parking rates for various development types. However, no rate is specified for retirement villages or independent living units, meaning that bicycle parking is not required for this development. The requirement for showers and change facilities applies only to non-residential developments and is therefore not applicable to this project.
24. Vehicle and bicycle parking sufficiently caters for the development while minimising visual impacts from the street or public space. This includes consideration of parking location, dimensions and number of spaces provided.	The development ensures that vehicle parking, access, and egress are designed in accordance with Australian Standards, providing a total of 125 parking spaces along with a turnaround point and clear pedestrian and vehicle pathways. Access will be from Cordelia Court, utilizing the existing verge crossing from Ellenborough Street. The parking provision includes spaces for visitors, residents, and accessible parking. The number of car parking spaces is designed to be in accordance with the technical specifications. Refer to the Traffic Impact Assessment Report for details. The design promotes safe and clear movement for all users, including pedestrians. Parking dimensions and the total number of spaces comply with relevant standards to ensure functionality and convenience. Vehicle manoeuvrability and access routes are carefully planned to facilitate smooth traffic flow and reduce congestion, contributing to a well-organized and user-friendly environment. The Community Facilities Technical Specifications provides the rate of bicycle parking to be provided for various development types. No rate is provided for a retirement village, or independent living units, thus no bicycle parking is required to be provided.
25. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised.	The site will be adequately serviced with infrastructure and utility services, with all necessary endorsements to be obtained from relevant entities. Utility providers for electricity, water, gas, sewerage, and stormwater will confirm that the development meets standards for earthworks, utility connections, building placements, pavements, and landscaping.

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 applicable?	For applicable controls, has it been met?	Outcomes response
Community housing	1. Community Housing is only permitted where it is in conjunction with a place of worship, religious associated use or supportive housing.	Yes ☐ No ☒	☐	Community Housing is not part of this development application.
Adaptability	2. For Supportive Housing and Retirement Village all dwellings must comply with Class 'C' *of Australian Standard AS4299 – Adaptable Housing.* For supportive housing, the applicability of this control is limited to the dwelling only.	Yes ☒ No ☐	☒	All dwellings comply with Class 'C' *of Australian Standard AS4299 – Adaptable Housing.*
Gas connections	3. No new gas network connections are allowed to all new or existing Class 1-2 buildings as classified under the National Construction Code including redevelopments.	Yes ☒ No ☐	☒	No new gas network connections are proposed.

Urban Design Guide (UDG) Response – Version effective from 27/09/2024

Design Response – Urban Design Guide

I confirm that I, Jolien Janse van Rensburg of Canberra Town Planning Pty Ltd was primarily responsible for designing the development proposal and/or completing the below design response.

I am an appropriately qualified person in being a Registered Planner with the Planning Institute of Australia with over 20 years experience and can confirm that the development is consistent with the themes and design elements of the design guide(s)

Signature:

Date: 18 December 2024

❖ Note: a digital or wet signature will be accepted for the design response

Theme	Design Element	Design response
COUNTRY AND PLACE	1.1 NGUNNAWAL CULTURAL RESONANCE a. Governance, process, and engagement b. Buildings, spaces, and landscape character c. Wayfinding and navigation	**Governance, process, and engagement** The development will involve consultation with local community members and traditional custodians as needed. Although no heritage places or values have been identified, if necessary, input from cultural stakeholders will be sought to ensure the development respects Ngunnawal heritage and aligns with community expectations. **Buildings, spaces, and landscape character** The development incorporates Ngunnawal cultural resonance into its buildings, spaces, and landscape character, reflecting the region's heritage and values. The design includes native plantings and communal areas inspired by traditional Ngunnawal practices, creating a connection with the natural environment. Using local materials fosters a strong sense of place and identity. The layout of gardens and open spaces encourages community interaction and respect for cultural traditions. **Wayfinding and navigation** The development integrates culturally resonant wayfinding and navigation elements inspired by Ngunnawal heritage, enhancing functionality and cultural connection. Quiet gardens provide intimate spaces for residents to sit and enjoy their surroundings. Community walking loops are woven into the layout, offering opportunities for relaxation and engagement with nature.
URBAN STRUCTURE AND NATURAL SYSTEMS	2.1 OPEN SPACE NETWORK a. Natural systems b. Type, Size, quality, function and connectivity c. Topography and views	**Natural systems** The development incorporates native vegetation and sustainable design principles to enhance ecological connectivity and support local biodiversity. Features like deep soil zones for tree growth and the integration of native plant species foster a resilient environment that contributes to habitat creation and ecosystem health. This natural integration beautifies the space while promoting environmental sustainability and community well-being. **Type, Size, quality, function and connectivity** The development's open space network features a diverse range of spaces to cater to different functions and user needs. Key areas include expansive communal gardens, interactive green spaces, and accessible recreational zones, ensuring variety in type and quality. The layout promotes connectivity by linking these spaces through well-planned pedestrian pathways. **Topography and views** The design ensures that open spaces and communal areas are positioned to maximize scenic vistas and natural features. Views through the townhouses are curated to frame the surrounding trees, promoting a harmonious connection with nature while ensuring privacy and fostering a strong sense of community.
URBAN STRUCTURE AND NATURAL SYSTEMS	2.2 NATURAL SYSTEMS a. Connectivity and access b. Water Management c. Restoring ecology	**Connectivity and access** The development enhances connectivity and access by incorporating a network of pathways and green corridors that link the site's natural systems with communal and residential areas. The community centre is strategically positioned at the heart of the development, providing central access to both new and existing areas **Water Management**

Theme	Design Element	Design response
		The development integrates comprehensive water management strategies to enhance sustainability and ecological resilience. It includes features such as permeable surfaces to manage stormwater effectively and reduce runoff. By incorporating deep soil zones, the design promotes natural water absorption and minimizes the urban heat island effect. **Restoring ecology** The development emphasizes restoring and enhancing local ecology by incorporating native and adaptive plant species to support local biodiversity. Green infrastructure, including deep soil zones and native landscaping, is designed to reintegrate natural habitats and improve ecological connectivity.
URBAN STRUCTURE AND NATURAL SYSTEMS	2.3 URBAN STRUCTURE a. Hierarchy of centres b. Precinct structure and layout c. Diversity of lot sizes	**Hierarchy of centres** The development aligns with the principles of urban hierarchy by positioning the community centre as a central, accessible focal point for both new and existing residents. This placement enhances its role as a primary hub within the urban structure, facilitating connections between residential areas and communal amenities. By integrating this gathering space with the surrounding built environment, the development fosters a cohesive and vibrant community, supporting improved connectivity and functionality. **Precinct structure and layout** The development's precinct structure is designed to optimize connectivity and functionality within the site. Residential buildings, including a mix of townhouses and apartments, are strategically positioned around a central community centre, creating a cohesive and accessible environment. This layout promotes efficient circulation, with well-defined pedestrian pathways and integrated green spaces enhancing both accessibility and aesthetic appeal. **Diversity of lot sizes** The development integrates a diverse range of dwelling sizes to cater to varied residential needs and preferences. By offering a mix of 2-storey townhouses and multi-storey apartments, ranging from 1 to 3 bedrooms, the project ensures flexibility and affordability.
SITE AND LAND USE	3.1 CONTEXT AND CHARACTER a. Griffin legacy b. The Canberra Character c. Land use and zoning d. Urban growth and densification e. Precinct amenity	**Griffin legacy** The design honours the Griffin legacy by integrating green infrastructure, respecting view lines, and promoting community engagement through accessible public spaces and a central community hub. It aligns with Urban Design Guidelines by ensuring a harmonious blend of built form with the natural landscape, optimizing sustainability and connectivity. **The Canberra Character** The design for Block 85, Section 8 Kaleen embraces the Canberra character by incorporating generous green spaces, low- and medium-rise buildings, and community-focused amenities that reflect the city's emphasis on outdoor living and urban harmony. It aligns with local design principles by enhancing connectivity and preserving the surrounding natural environment. **Land use and zoning**

Theme	Design Element	Design response
		The proposal adheres to the Community Facility Zone (CFZ) by integrating residential and community facilities within the existing zoning framework. It optimizes land use by aligning with zoning requirements and enhancing the site's intended purpose for community-focused development. **Urban growth and densification** The proposed development supports urban growth and densification by achieving an 83-dwelling target with a mix of townhouses and apartments. This maximizes site efficiency and contributes to the area's development goals while enhancing existing infrastructure and promoting a balanced increase in residential density. **Precinct amenity** The design enhances precinct amenity by incorporating diverse housing options, ample communal spaces, and green infrastructure, improving residents' quality of life. It prioritizes accessibility, social interaction, and environmental sustainability within the precinct.
ACCESS AND MOVEMENT	4.1 CITY WIDE MOVEMENT NETWORK a. Contextual movement network alignment b. Community proximity to transit infrastructure c. Diverse transport modes	**Contextual movement network alignment** The development integrates with existing movement networks through strategically placed building entries and exits to minimize congestion. An internal pathway from Ellenborough Street reduces car park dominance and promotes active transport, featuring green spaces and pedestrian-friendly elements that enhance the urban environment. The layout improves accessibility and connectivity with well-planned pathways, ensuring smooth transitions between public and private spaces. **Community proximity to transit infrastructure** The development is designed to ensure close proximity to transit infrastructure by incorporating accessible pathways and connections to nearby transport options, such as the bus stop on Ellenborough Street. Entry points and communal facilities are strategically positioned to enhance access for residents and visitors. The design reduces car dependency by promoting walking, supported by well-connected public spaces and clear transit linkages. **Diverse transport modes** The development includes designated areas for electric vehicle charging stations, along with pedestrian-friendly pathways to ensure accessibility and convenience for all users. Car parking is designed to be efficient yet unobtrusive, while public transport connections are emphasized to enhance connectivity. This layout promotes a multimodal approach, encouraging walking, and public transit use, and reducing reliance on single-occupancy vehicles.
ACCESS AND MOVEMENT	4.2 BALANCING MOVEMENT AND PLACE DRIVERS a. User needs b. Movement, network hierarchy and function c. Local framework of places	**User needs** The RSL LifeCare revised development plan balances movement and place by prioritizing pedestrian safety, efficient traffic management, and community integration. It focuses on pedestrian pathways and accessible parking. By eliminating basement parking and orienting towards public spaces, the plan encourages community interaction. The landscape design features native streetscapes and communal spaces, enhancing aesthetics and environmental sustainability. The project aims for GreenStar 4 certification, demonstrating a commitment to sustainable development. Low-maintenance finishes ensure operational efficiency, creating a safe, accessible, and vibrant living environment for residents while positively impacting the community.

Theme	Design Element	Design response
		Movement, network hierarchy and function The development plan prioritizes pedestrian movement by establishing a clear network hierarchy that ensures functional connectivity. It emphasizes pedestrian safety with accessible pathways, minimizing disruption. The layout distinctly separates vehicular and pedestrian zones, with vehicle circulation tailored to accommodate an aging population. This approach fosters strong connections within the site and the surrounding community, integrating native landscaping and adaptable communal spaces. **Local framework of places** The development enhances connectivity through a pedestrian-friendly environment that promotes walkability and interaction. The layout emphasizes access to communal spaces and nearby public areas, fostering a sense of community. The orientation of buildings and open spaces maximizes solar access and views, creating a vibrant village atmosphere. Native landscaping and strategically placed communal areas, such as the village green, ensure harmony with the local environment.
ACCESS AND MOVEMENT	4.3 PEDESTRIAN FOCUSED STREETS a. Safe, inclusive and legible streets b. Permeability and ease of movement c. Comfort, convenience and amenity d. Attractive, active and distinct	**Safe, inclusive and legible streets** The design incorporates clear and accessible pedestrian routes, prioritizing safety by separating service vehicles from pedestrian areas. Ample clearances, with designated parking to enhance accessibility. The development fosters a vibrant, connected community through well-designed internal footpaths that link to existing pathways and open spaces, promoting active travel. The layout features intuitive wayfinding, with community spaces and street-level amenities enhancing visual clarity and ease of navigation, contributing to an inclusive and user-friendly environment. **Permeability and ease of movement** The development promotes permeability and ease of movement through a network of well-connected pedestrian pathways and accessible routes. By eliminating basement parking, it enhances connectivity within the site and to surrounding areas, fostering a user-friendly environment for both residents and visitors. **Comfort, convenience and amenity** The development features wide, well-lit pedestrian paths that connect key areas such as community facilities and open spaces. It includes ample seating and shaded rest areas for user comfort. Accessible routes are integrated, along with landscaping that enhances the environment, creating a welcoming and functional space for residents and visitors. **Attractive, active and distinct** The development features vibrant landscaping and community-oriented spaces. It includes engaging communal areas like a central community centre and outdoor amenities designed to encourage social interaction. Varied architectural styles and materials add visual interest, while active street frontages provide clear connections to surrounding green spaces, making the area lively and inviting.
ACCESS AND MOVEMENT	4.4 ACTIVE TRAVEL a. Safe, inclusive and legible active travel network b. Comfortable and convenient active travel routes c. Supporting infrastructure for active travel	**Safe, inclusive and legible active travel network** The development features clear pedestrian pathways throughout the site. It prioritizes safe crossings and well-marked paths to enhance accessibility for all users, including those with mobility challenges. Integration with existing pathway networks, along with strategically placed signage and lighting, supports ease of navigation and safety, creating an active travel network that is both functional and welcoming. **Comfortable and convenient active travel routes**

Theme	Design Element	Design response
		The development features well-designed pedestrian pathways, ensuring seamless connections to key areas and surrounding open spaces. It includes appropriate end-of-trip facilities, ample seating, sheltered areas, and smooth surfaces to enhance comfort and convenience. This design promotes active travel as a practical and enjoyable option for both residents and visitors. **Supporting infrastructure for active travel** The development promotes active travel by incorporating a comprehensive range of infrastructure, including well-designed pedestrian pathways. It provides landscape furniture, with connections to open spaces and nature reserves to enhance accessibility. Sheltered areas, smooth surfaces, and clear signage are integrated to ensure that active travel routes are practical, safe, and inviting for all users.
ACCESS AND MOVEMENT	4.5 PUBLIC TRANSPORT a. Public transport infrastructure separation b. Inclusive and accessible public transport infrastructure c. Servicing key destinations and populations d. Transport modal change	**Public transport infrastructure separation** The separation of public transport infrastructure facilitates efficient traffic flow, enhances safety for elderly residents, and improves access while minimizing congestion. With 125 parking spaces and pedestrian-friendly pathways, this design reduces conflicts between private and public transport, ensuring smooth, safe integration of both modes while maintaining clear, functional access for residents and visitors. **Inclusive and accessible public transport infrastructure** The design prioritizes easy access for all users, including elderly residents, people with disabilities, and those with limited mobility. Key features include drop-off zones for ride-share services, step-free access for ease of boarding, and accessible parking spaces located near entry points. Pedestrian-friendly pathways and safe crossing points ensure seamless and safe movement within the development and the surrounding areas. **Servicing key destinations and populations** A central community centre and well-designed pedestrian pathways ensure residents can easily access essential amenities and public transport. The existing retirement village has a communal bus that allows for trips to shops and other necessary or desired outings. The development features ample parking and accessible options for diverse populations, improving connections to local services. Landscaping and green infrastructure enhance environmental quality and promote community engagement. **Transport modal change** The development includes pedestrian pathways to encourage walking, reducing reliance on private vehicles. It features ample parking, including dedicated spaces for visitors and accessible options. To support this modal shift, designated drop-off and pick-up areas for ride-share services will be integrated.
ACCESS AND MOVEMENT	4.6 VEHICLE ACCESS AND PARKING a. On-street parking b. Parking access and entries c. Flexible parking structures d. Underground parking e. Parking and accessibility f. Surface parking areas	**On-street parking** The proposed development includes 12 on-street parking spaces on Warrego Circuit, enhancing accessibility and convenience. These spaces are strategically located to serve visitors to the site and the neighbourhood as well as nearby amenities. The design prioritizes safety with clear markings and appropriate spacing for both pedestrians and drivers. **Parking access and entries** The proposed development ensures efficient parking access with clearly marked driveways from Cordelia Court and Ellenborough Street. A total of 125 parking spaces are provided, accommodating residents, staff, visitors, and accessible needs. The design includes safety features such as adequate lighting and signage to enhance visibility and security.

Theme	Design Element	Design response
	g. Electrification and zero emission vehicles h. Access to buildings and parking i. On site access j. Green accessways on lots	**Flexible parking structures** The proposed development incorporates flexible parking structures designed to adapt to evolving needs. With 125 spaces allocated for residents, visitors, and accessible requirements, the design allows for adjustments based on future changes in vehicle usage patterns. The layout supports mixed-use capabilities and is planned to accommodate potential modifications or expansions. **Underground parking** No underground parking is provided in this development. **Parking and accessibility** The development includes ample accessible parking spaces near building entrances and features safe, well-lit pedestrian pathways that connect parking areas to residential units and communal facilities. This layout ensures all spaces are easily reachable, enhancing convenience and accessibility for all users. **Surface parking areas** Surface parking is situated away from main active streets. Canopy trees are added to reduce urban heat and improve visual appeal. Parking areas are located near the pedestrian routes to promote passive surveillance. **Electrification and zero emission vehicles** Electric vehicle (EV) charging infrastructure capacity is embed in the electrical design for the site to ensure future capability to accommodate EVs for the proposed development. **Access to buildings and parking** Pedestrian amenity is priorities by locating vehicle parking spaces in sleeve-parking, away from primary frontages and busy pedestrian areas. Secure cycle parking can be placed near building entrances, with clear pathways from the street. **On site access** The proposed development features driveways designed to be attractive and pedestrian-friendly, enhancing site amenity. Permeable surface materials are used where possible, and pedestrian connections improve site permeability. Community areas are appropriately sized for landscaping and open to the sky for solar access. **Green accessways on lots** The development includes planter zones and greenery along driveways to enhance visual amenity. A network of connected laneways increases permeability, creating an inviting and accessible environment for all users.
PUBLIC SPACE AND AMENITY	5.1 QUALITY OF PUBLIC SPACES AND PLACES a. Solar access and orientation b. Accessibility	**Solar access and orientation** The development prioritizes high-quality public spaces by optimizing solar access and orientation. Buildings are designed to maximize sunlight exposure in communal areas and residences, ensuring comfort and usability.

Theme	Design Element	Design response
	c. Active travel infrastructure **d.** Building interface	**Accessibility** Pathways and communal areas are designed for all users, including those with mobility challenges, featuring smooth, level surfaces and clear, safe routes. Access points include safety measures for older individuals, such as handrails and non-slip surfaces, along with accessible entrances and clear signage. This design promotes ease of movement and inclusivity, fostering a welcoming environment for residents and visitors of all abilities. **Active travel infrastructure** The development features dedicated active travel infrastructure to enhance public spaces. Well-designed pedestrian pathways ensure seamless connections between key areas and nearby open spaces. The infrastructure includes smooth, accessible surfaces and safe routes, along with ample seating and sheltered rest areas for comfort. **Building interface** The development emphasizes a high-quality building interface by harmonizing structures with surrounding public spaces and the existing Stage 1 building. Ground-level areas are activated with communal uses and transparent facades to encourage interaction and connectivity. The integration of green landscaping and high-quality materials enhances this interface, creating a cohesive and appealing transition between private and public realms.
PUBLIC SPACE AND AMENITY	5.2 FUNCTIONALITY a. Flexibility, adaptability and activation capacity b. Responsive design and programming c. Pedestrian comfort, urban amenities and conveniences	**Flexibility, adaptability and activation capacity** The development emphasizes flexibility and adaptability by offering a variety of dwelling types and configurations, including adaptable townhouses and apartments to suit different needs and life stages. The design promotes multifunctional spaces, such as versatile community areas and shared facilities, which can accommodate evolving resident requirements over time. **Responsive design and programming** The development focuses on responsive design by incorporating adaptable housing solutions and versatile community spaces to meet diverse resident needs and preferences. The design features various layout options and multifunctional communal areas that support a wide range of activities. **Pedestrian comfort, urban amenities and conveniences** The development features well-designed pathways and community spaces that enhance convenience and accessibility. Ample seating, sheltered areas, and smooth surfaces provide a comfortable walking experience. Strategically placed urban amenities, including a large community centre, gardens, and accessible public facilities, support daily needs and create an inviting environment for residents and visitors.
PUBLIC SPACE AND AMENITY	5.3 TREES, LANDSCAPING AND NATURAL FEATURES *a.* Boosting tree canopy and coverage *b.* Local planting and vegetation species *c.* Positive engagement with nature	**Boosting tree canopy and coverage** The design focuses on creating a robust landscape framework aimed at achieving a 27% tree canopy cover. This is accomplished through deep-root planting of native and selected exotic species, promoting ecological balance and reducing urban heat island effects. Key features include Eucalyptus species and native shrubs, ensuring year-round greenery, while podium terraces and communal spaces enhance both aesthetics and usability.

Theme	Design Element	Design response
	d. Biodiversity habitats	**Local planting and vegetation species** The landscaping plan integrates green spaces with the environment, enhancing wellbeing and aesthetics. It includes a mix of local and adaptive species, such as native plants for biodiversity. Refer to the landscape plan for the diverse vegetation proposed for the development. **Positive engagement with nature** The development focuses on fostering positive engagement with nature through a visually appealing and functional landscape that blends with its surroundings. Green spaces enhance resident wellbeing by providing accessible communal areas and native plantings promoting local biodiversity and environmental resilience. Exotic plants add seasonal interest, while strategic placement of greenery encourages daily interaction with nature. **Biodiversity habitats** The development prioritizes biodiversity by including a variety of native and adaptive plant species that create habitats for local wildlife. Native trees like Eucalyptus mannifera and shrubs such as Acacia decora are chosen for their ecological benefits and ability to attract fauna, while strategically placed exotic plants add seasonal interest. The landscaping design features green corridors and planting areas to enhance habitat connectivity and support a thriving ecosystem.
PUBLIC SPACE AND AMENITY	5.4 GREENING THE STREETS a. Street planting and canopy b. Landscaped building interface c. Optimise services	**Street planting and canopy** The development prioritizes greening the streets through extensive street planting and increased canopy coverage. Native species are chosen for their suitability to the local climate and their ability to provide shade and visual appeal. These plantings are strategically placed to create a green corridor along Warrego Circuit, enhancing both aesthetic quality and environmental benefits. **Landscaped building interface** The development enhances the building interface with thoughtfully designed landscaping that integrates with the streetscape. Native and adaptive plant species create a cohesive transition between built and green spaces, ensuring a visually appealing interface that promotes natural cooling and improves connectivity between buildings and the street. **Optimise services** The development optimizes street greening by integrating efficient landscaping strategies with essential urban utilities. Strategic placement of tree canopies provides natural shade and cooling, minimizing heat island effects and reducing reliance on artificial cooling. This approach supports effective stormwater management and enhances pedestrian comfort.
PUBLIC SPACE AND AMENITY	5.5 SAFETY AND INCLUSIVITY a. Crime Prevention through Environmental Design (CPTED) b. Inclusive design elements c. Promote gender sensitive urban design principles	**Crime Prevention through Environmental Design (CPTED)** Key measures include well-lit communal areas and pathways to enhance visibility and deter crime, with strategically placed landscaping that avoids hiding spots and improves natural surveillance. The design promotes clear sightlines and well-defined, accessible routes for pedestrians, fostering a sense of security and community. **Inclusive design elements**

Theme	Design Element	Design response
	d. Legibility and wayfinding e. Lighting	Building layouts include accessible entrances, ramps, and wide pathways for mobility aids, while apartment designs feature adaptable elements like lever handles and open spaces. Community areas are thoughtfully planned to ensure safe, easy access for everyone, promoting social interaction and engagement. **Promote gender sensitive urban design principles** The design includes well-lit public areas, clear sightlines, and accessible amenities to ensure safety and comfort for all genders. Ample communal spaces and natural surveillance promote community interaction. Public areas feature inclusive bathrooms, accessible paths, and designated spaces for relaxation and socializing. **Legibility and wayfinding** Building entrances, communal areas, and public spaces are clearly marked, with wayfinding enhanced by distinct visual cues and consistent signage. Pathways are designed for accessibility and easy navigation for all users, including those with mobility challenges. Clear and controlled access points have been provided to ensure safe access into and out of the site. **Lighting** The development features strategic, energy-efficient lighting throughout pathways, entrances, and communal areas to enhance visibility and safety. This design creates well-lit, secure environments, minimizing dark spots and improving wayfinding.
PUBLIC SPACE AND AMENITY	5.6 ELEMENTS, FURNITURE AND MATERIALS a. Urban furniture b. Public spaces and places material treatment c. Public art	**Urban furniture** The development features thoughtfully selected urban furniture, including durable, comfortable seating and amenities. Strategically placed in communal areas and pathways, this furniture fosters social interaction and enhances public space functionality while ensuring accessibility for all residents. **Public spaces and places material treatment** The development uses high-quality, sustainable materials for public spaces, emphasizing durability and aesthetic appeal. **Public art** Residents will have opportunities to engage with public art through interactive gardening initiatives. Plans include integrating art installations and garden features in communal spaces, promoting community involvement and a deeper connection to shared areas.
BUILT FORM AND BUILDING DESIGN	6.1 RESPOND TO URBAN CONTEXT a. Block permeability b. Scale and massing transitions c. Orientation d. Overshadowing e. Setbacks and separation	**Block permeability** The development enhances block permeability with well-connected pedestrian pathways and active travel routes. This layout facilitates movement between areas and links new and existing developments, promoting a walkable environment and supporting an active lifestyle while improving overall accessibility. Two new pedestrian links into the adjacent green space are provided to encourage the residents use of the existing walking tracks and natural environment. **Scale and massing transitions**

Theme	Design Element	Design response
	f. Layering uses g. Integrating housing types and choice h. Infill	The development features a range of building heights, stepping up from the existing low-rise two-storey townhouses on Warrego Circuit to new multi-story apartment towers. This approach creates a gradual transition, reducing visual impact and integrating seamlessly with adjacent properties. **Orientation** Buildings are aligned to maximize natural light and ventilation, with apartments oriented for optimal solar exposure and reduced energy consumption. The layout accounts for prevailing winds for passive cooling. The centrally located community centre provides easy access from all residential areas, while townhouse and apartment orientations frame views of green spaces, promoting a cohesive and sustainable living environment. **Overshadowing** The design features stepped building heights and setbacks to minimize shadow impacts on neighbouring properties and communal spaces. This arrangement of townhouses and apartment towers maximizes sunlight access for all residents while preserving light and airflow within the development. **Setbacks and separation** The development incorporates setbacks and separation to enhance privacy and reduce impacts on neighbouring properties. By using varied building heights and setbacks, the design maintains sufficient distance between structures, preserving open views and minimizing overshadowing. The spacing between townhouses and apartment towers promotes natural light and ventilation while maintaining sightlines to surrounding green spaces. **Layering uses** The design integrates residential units with communal facilities and green spaces to create a vibrant, multi-functional environment. The centrally located community centre serves as a hub for social activities, while residential areas are strategically positioned to benefit from nearby amenities. **Integrating housing types and choice** The development offers a diverse range of housing types to meet various needs and preferences. It includes 11 townhouses and 72 apartments, featuring 1-bedroom, 2-bedroom, and 3-bedroom options. This mix promotes affordability and flexibility, accommodating both independent and assisted living requirements. **Infill** The development addresses infill by utilizing the existing site within the Community Facility Zone, optimizing land use in a developed area. It integrates new structures with the existing RSL LifeCare Mona Tait Gardens (RC) and RSL LifeCare Bullecourt Village (RL), enhancing functionality while respecting the established context.
BUILT FORM AND BUILDING DESIGN	6.2 INTEGRATED SERVICES a. Waste collection, loading and delivery areas b. Vehicle access and driveways	**Waste collection, loading and delivery areas** The proposed development positions servicing areas, including waste collection, loading, and delivery zones, at the rear of the building to minimize impact on on-street amenity. Waste will be stored in a dedicated area at the southern end of the car park, with a private contractor

Theme	Design Element	Design response
	c. Ground floor services and infrastructure d. Sleeved podium parking and services	managing collections. Hard waste will be collected as needed. Waste vehicles will access the site from Ellenborough Street, ensuring efficient operations while consolidating the servicing footprint. A private contractor currently collects from this area for the existing Stage 1. **Vehicle access and driveways** The existing entrance from Ellenborough Street will lead directly into the community centre, with the driveway extending to resident and visitor parking while also serving the townhouses and their private garages. Strategically positioned, these driveways ensure smooth traffic flow, minimize disruption to pedestrian areas, and maintain an attractive streetscape. The layout, clearly marked for services, residents, and visitors, promotes efficient circulation and prioritizes safety. **Ground floor services and infrastructure** Essential services like waste collection, utilities, and maintenance access are strategically placed to minimize visual impact and disruption. Service areas are integrated, featuring clear pathways and discreet access points to ensure efficient operation while maintaining pedestrian and residential areas. These services are located at the community centre near the driveway. **Sleeved podium parking and services** The development plan features two levels of sleeved podium parking and services to optimize land use and enhance urban design. By integrating parking within a podium structure, the design effectively screens these functional areas from street view.
BUILT FORM AND BUILDING DESIGN	6.3 GROUND FLOOR EDGE CONNECTIONS a. Residential urban apartment b. Residential suburban townhouse c. Commercial active edges d. Commercial lobby / showroom e. Adaptable	**Residential urban apartment** The apartment design prioritizes ground floor connections by providing accessible entrances linked to pedestrian pathways, enhancing community interaction. Transparent materials, like large windows, are used to foster visibility and security on the ground floor. **Residential suburban townhouse** The townhouses feature strong ground floor connections facing the street, enhancing activation. Accessible entrances and front porches create a welcoming transition from public to private spaces. Landscaped setbacks and transparent materials ensure visibility and safety, fostering community engagement and a vibrant neighbourhood atmosphere. **Commercial active edges** Not applicable. No commercial uses are proposed. **Commercial lobby / showroom** Not applicable. No commercial uses are proposed. **Adaptable** The design of the ground floor connections prioritizes adaptability, allowing spaces and rooms to evolve with changing needs. Townhouse and apartment entrances are accessible, accommodating future modifications like ramps or wider doorways for mobility devices. Internal layouts can be adapted for various uses, promoting versatility.

Theme	Design Element	Design response
SUSTAINABILITY AND ENVIRONMENT	7.1 NATURAL RESOURCE CAPTURE AND MANAGEMENT a. Water sensitive urban design b. District energy systems and creation c. Food access and production	**Water sensitive urban design** The development will implement Water Sensitive Urban Design (WSUD) strategies, including rainwater harvesting systems for irrigation uses for stormwater management. Water-efficient fixtures and smart irrigation systems will reduce consumption and waste, while community engagement will focus on educating residents about sustainability practices. **District energy systems and creation** The development will feature centralized heating and cooling, renewable energy sources like solar panels, and energy-efficient design elements, such as high-performance insulation and smart technologies. Provisions for future electric vehicle charging will support low-carbon transportation. **Food access and production** The design includes a kitchen garden and productive landscapes to support local food production, if desired, fostering a connection between residents and their food sources. Opportunities for dedicated herb patches will be integrated into communal areas.
SUSTAINABILITY AND ENVIRONMENT	7.2 GOVERNMENT MODELS AND PROCESSES a. Circular economy b. Procurement, construction, up-cycling and embodied carbon c. Certification d. Waste management	**Circular economy** The project will incorporate circular economy principles by using sustainable materials, promoting recycling and reuse, and striving for zero waste to landfill. A waste management plan will facilitate efficient waste segregation and reduction. The community centre will educate residents on circular practices. **Procurement, construction, up-cycling and embodied carbon** The project will implement rigorous governance frameworks for procurement and construction to ensure sustainable practices. Procurement will prioritize low embodied carbon materials and support local suppliers, while construction processes will incorporate upcycling strategies using reclaimed materials. **Certification** The project will adopt robust governance models to achieve certifications like 4-Star Green Star for environmental sustainability. This will involve systematic monitoring and documentation to meet certification requirements throughout the project lifecycle, integrating design and construction practices. **Waste management** The project will establish clear waste segregation protocols along with regular monitoring and reporting mechanisms. The framework will integrate waste management strategies into the design and construction phases, prioritizing recycling, waste reduction, and effective disposal.
SUSTAINABILITY AND ENVIRONMENT	7.3 CLIMATE CHANGE RESILIENCE a. Climate change resilience b. Urban heat island effect	**Climate change resilience** Building designs will incorporate adaptive features to withstand extreme weather events, focusing on structural integrity and material durability. Sustainable urban design principles will include green infrastructure, such as canopy trees and deep soil zones, to mitigate heat island effects and manage stormwater.

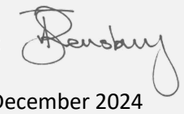
Theme	Design Element	Design response
	c. Flood mitigation d. Bushfire mitigation e. Robust, low maintenance materials and planting	**Urban heat island effect** To address the urban heat island (UHI) effect, the project will use green infrastructure, including a tree canopy and deep soil planting, aiming for 30% canopy cover at maturity. Reflective and cool materials will minimize heat absorption, while communal green spaces will enhance vegetation and recreational areas. **Flood mitigation** The project incorporates flood mitigation strategies using green infrastructure and water-sensitive urban design. Key measures include permeable surfaces for stormwater infiltration. Deep root planting and tree canopy coverage will absorb stormwater, while elevated building designs reduce flood risk. **Bushfire mitigation** New buildings will comply with BAL-19 standards of AS3959 for bushfire-prone areas, and utility supplies will adhere to section 6.8.3 of the Bushfire Management Plan (BMS). Asset Protection Zones will align with the existing Fuel Management Plan, ensuring maintenance of the Inner Asset Protection Zone (APZ) and onsite landscaping. Access to the Inner APZ will require upgrading to meet ACT fire agency standards, providing adequate vehicular and pedestrian access points. Finally, a Bushfire Emergency Management and Evacuation Plan (BEMEP) will be prepared before occupancy, detailing ongoing bushfire preparedness and emergency procedures, including evacuation triggers during high fire danger ratings. **Robust, low maintenance materials and planting** Building materials will be selected for durability and minimal upkeep, ensuring longevity and reduced lifecycle costs. Landscaping will prioritize native and drought-tolerant plant species, which require less water and maintenance. Deep soil zones and strategic tree canopy coverage will help mitigate heat island effects and enhance resilience against climate extremes.

Housing Design Guide (HDG) Response – Version effective from 27/09/2024

Design Response – Housing Design Guide

I confirm that I, Jolien Janse van Rensburg of Canberra Town Planning Pty Ltd was primarily responsible for designing the development proposal and/or completing the below design response.

I am an appropriately qualified person in being a Registered Planner with the Planning Institute of Australia with over 20 years experience and can confirm that the development is consistent with the themes and design elements of the design guide(s)

Signature: 

Date: 18 December 2024

❖ Note: a digital or wet signature will be accepted for the design response

Theme	Design Element	Design response
COUNTRY AND PLACE	1.2 NGUNNAWAL CULTURAL RESONANCE d. Governance, process, and engagement e. Buildings, spaces, and landscape character f. Wayfinding and navigation	Refer to: UDG 1.1A. Governance, process, and engagement UDG 1.1B. Buildings, spaces, and landscape character UDG 1.1C. Wayfinding and navigation
URBAN STRUCTURE AND NATURAL SYSTEMS	2.1 OPEN SPACE NETWORK *UDG 2.1B*. Type, size, quality, function and connectivity *UDG 2.1C*. Topography and views	Refer to: UDG 2.1B. Type, size, quality, function and connectivity UDG 2.1C. Topography and views
URBAN STRUCTURE AND NATURAL SYSTEMS	2.2 NATURAL SYSTEMS *UDG 2.1A.* Natural systems *UDG 2.2A.* Connectivity and access *UDG 2.2B.* Water management *UDG 2.2C.* Restoring ecology *UDG 5.3C.* Positive engagement with nature *UDG 5.3D.* Biodiversity habitats *UDG 7.1A.* Water sensitive urban design	Refer to: UDG 2.1A. Natural systems UDG 2.2A. Connectivity and access UDG 2.2B. Water management UDG 2.2C. Restoring ecology UDG 5.3C. Positive engagement with nature UDG 5.3D. Biodiversity habitats UDG 7.1A. Water sensitive urban design
SITE AND LAND USE	3.1 SITING a. Solar orientation ★ b. Prevailing winds and cross ventilation c. Setbacks and separation ★ d. Privacy and outlook ★	**Solar orientation** The design strategically orients the buildings to maximize solar access, emphasizing northern exposure for primary living areas to manage solar heat gain. This approach achieves solar access as per the table below, ensuring energy efficiency and enhanced indoor comfort. The townhouses all receive 3 hr minimum solar access on June 21 between 9am and 3pm. This requirement should be assessed for the specific use of a Retirement Village, where the residents don't keep normal hours, sleeping a bit later and napping during the day, and also spending time in the community centre or outside.

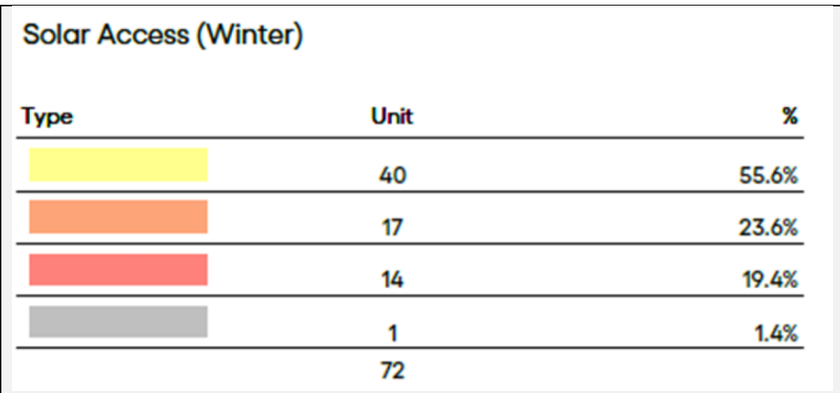


Figure 1: Extract from Solar and Ventilation Plan

Figure 2: Extract from Solar and Ventilation Plan

Prevailing winds and cross ventilation

The proposed development considers prevailing winds and cross ventilation to enhance indoor comfort and environmental performance. Each dwelling is oriented for multiple exposures, with operable windows on at least two sides for effective cross-ventilation. This design promotes comfort and achieves an average ventilation rate of 61%, reducing reliance on mechanical cooling.

Setbacks and separation

Theme	Design Element	Design response
		The design features setbacks between 3,4m and 3,9m from the boundaries, with the northern tower having a setback of 15.5m from the eastern boundary. The building cores are located 40 meters apart, with the northern core positioned 60 meters from the main entry, ensuring regulatory compliance while optimizing privacy and access. **Privacy and outlook** The proposed development prioritizes privacy and outlook for all residents. Each dwelling features windows oriented to maximize privacy while ensuring optimal sunlight and natural ventilation. This design allows for passive surveillance of common areas, the street, and neighbouring blocks, and measures, such as privacy screens, have been implemented to ensure that residents enjoy unobstructed views and ample natural light.
SITE AND LAND USE	3.2 BUILT FORM a. Building floorplates, depth and articulation b. Building heights	**Building floorplates, depth and articulation** The proposed development addresses building depth and articulation by optimizing cross-ventilation with operable windows and doors opening onto private spaces at alternating ends or levels, ensuring ample airflow and daylight. The minimized building depth enhances ventilation while architectural features like balconies and step-backs reduce visual bulk, creating an engaging facade that integrates with surrounding structures and activates public spaces. **Building heights** The proposed development adheres to height limits, ensuring ample sunlight for all units year-round. Building heights are designed to align with the residential context and existing structures. Smaller floor plates, recesses, and stepped-back sections help blend with the streetscape and respect neighbouring views. Rooftop elements and plant areas remain within permissible height limits, while flexible floor-to-floor heights allow for future adaptability.
SITE AND LAND USE	3.3 STREET INTERFERANCE a. Building to street interface b. Building entries c. Vehicles and servicing d. Façade, massing and modulation e. Lower storeys above ground floor (up to 4 storeys) f. Setback to street g. Ground level h. Materiality	**Building to street interface** Street frontages will enhance public amenity, featuring deep soil zones for large trees in front setbacks for privacy and greenery. Upper-level setbacks will reinforce the streetscape scale, while active ground-floor designs promote activation and passive surveillance. Public amenities and landscaping will animate the street, with clear building entries providing a strong sense of address. **Building entries** The development emphasizes a welcoming and functional street interface with clearly defined and accessible entries for both the dwellings and community centre. These entries are designed for visibility and safety, featuring well-lit and prominent access points. The design seamlessly integrates with surrounding pedestrian pathways, promoting easy navigation and a strong connection to the community. **Vehicles and servicing** Car park entries will be clearly identifiable but unobtrusive, with visitor parking conveniently located near lobbies and lifts. Building services, such as hydrant boosters, will be discreetly placed to preserve the façade. Safe pedestrian access to refuse and storage areas will support recycling efforts, while consolidated car parking will enhance efficiency and minimize visual impact. **Façade, massing and modulation**

Theme	Design Element	Design response
		Street walls and podiums will be articulated to enhance massing and visual interest, using both vertical and horizontal elements. **Lower storeys above ground floor (up to 4 storeys)** Balconies on the lower storeys will engage with the street and public spaces, promoting activation and passive surveillance. Planter boxes will provide private planting and natural screening. **Setback to street** Front setback areas along Warrego Circuit will be designed to enhance pedestrian movement, featuring high-quality materials for visual interest. Apartment upper storeys will be set back to ensure adequate solar access and reduce the visual impact of taller buildings, supporting the goal of maximizing daylight and minimizing overshadowing. **Ground level** The ground-level design will feature permeable edges to enhance passive surveillance and activate the street frontage for all buildings. Elevated private open spaces, like terraces and balconies, will maintain privacy while connecting with the street. Building entry points will be clearly identifiable, while vehicle entry and loading bays will be positioned away from public frontages or designed to recess within the façade for visual appeal. **Materiality** The materials are selected to enhance local character while ensuring durability and low maintenance to reduce long-term costs and environmental impact.
SITE AND LAND USE	3.4 PRIVATELY OWNED PUBLIC SPACES (POPS) a. POPS General b. Parks and plaza c. Forecourts d. Landscaped setbacks e. Cross-block connections f. Laneways g. Arcades/interior connections h. Courtyards	**POPS General** The development incorporates POPS for both apartments and townhouses, promoting public access and community integration. Pedestrian pathways and landscaped communal areas enhance social interaction and sustainability, while the layout ensures a seamless connection to surrounding areas. **Parks and plaza** The parks provided are accessible with clear wayfinding and signage. The design minimizes excessive grade changes, providing a seamless transition from street level to the public areas. Adjacent buildings, such as the community centre, are designed with engaging ground-floor interfaces that enhance the usability and vibrancy of the spaces. **Forecourts** The forecourts, where applicable, are designed with sufficient depth for pedestrian movement and gathering, and orienting them with at least one edge open to the public footpath. Building entries are kept clear and unobstructed by planting or amenities, ensuring easy access and visibility. **Landscaped setbacks** The design incorporates deep planting zones within the setback area, allowing for larger tree planting that enhances shade and street amenity.

Theme	Design Element	Design response
		Cross-block connections The design provides pedestrian connections through the site, enhancing permeability. Cross-block connections are kept open to the sky. Active building edges are incorporated where appropriate, promoting safety and activation through passive surveillance. **Laneways** The laneways are designed with appropriate width for vehicle servicing and events, while ensuring pedestrian connectivity by avoiding dead ends. Buildings fronting the laneways include active functions such as entrances, lobbies, glazed walls, and outdoor dining to provide passive surveillance and activation. **Arcades/interior connections** The development does not propose any arcades. The internal connections ensure entrances, massing, and signage are welcoming and accessible. **Courtyards** The Courtyards are kept open to the sky, that allows for adequate solar access. They are appropriately sized and designed to accommodate landscaping.
ACCESS AND MOVEMENT	4.1 SITE ACCESS AND CONNECTIVITY **On site access** *UDG 6.1A.* Block permeability *UDG 4.6B.* Parking access and entries *UDG 4.6H.* Access to buildings and parking *UDG 4.6I.* On site access *UDG 4.6J.* Green accessways on lots **Cross block links** *UDG 6.1A*. Block permeability *HDG 3.4E*. Cross-block connections *HDG 3.4F*. Laneways *HDG 3.4G*. Arcades / interior connections	Refer to: **On site access** *UDG 6.1A.* Block permeability *UDG 4.6B.* Parking access and entries *UDG 4.6H.* Access to buildings and parking *UDG 4.6I.* On site access *UDG 4.6J.* Green accessways on lots **Cross block links** *UDG 6.1A*. Block permeability *HDG 3.4E*. Cross-block connections *HDG 3.4F*. Laneways *HDG 3.4G*. Arcades / interior connections

Theme	Design Element	Design response
ACCESS AND MOVEMENT	4.2 PARKING AND SERVICES **Vehicle access and driveways** *UDG 4.6B*. Parking access and entries **Parking** *UDG 4.6D*. Underground parking *UDG 6.2D*. Sleeved podium parking and services **Electrification and ZE vehicles** *UDG 4.6G*. Electrification and ZE vehicles **Integrated services** *UDG 6.2C*. Ground floor services and infrastructure	Refer to: **Vehicle access and driveways** *UDG 4.6B*. Parking access and entries **Parking** *UDG 4.6D*. Underground parking *UDG 6.2D*. Sleeved podium parking and services **Electrification and ZE vehicles** *UDG 4.6G*. Electrification and ZE vehicles **Integrated services** *UDG 6.2C*. Ground floor services and infrastructure
ACCESS AND MOVEMENT	4.3 ENGAGING THE STREET **Street and building interface** *UDG 6.3*. Ground floor edge conditions *HDG 3.3A*. Building to street interface *HDG 3.3F*. Setback to streets **Building entries** *UDG 4.6H.* Access to buildings and parking *UDG 4.6I*. On site access *HDG 3.3B*. Building entries **Landscaping and canopy cover** *HDG 3.4D*. Landscaped setbacks *UDG 4.6J.* Green accessways on lots *UDG 5.3A.* Boosting tree canopy and coverage *UDG 5.3B.* Local planting and vegetation species *UDG 5.4B.* Landscaped building interface	Refer to: **Street and building interface** *UDG 6.3*. Ground floor edge conditions *HDG 3.3A*. Building to street interface *HDG 3.3F*. Setback to streets **Building entries** *UDG 4.6H.* Access to buildings and parking *UDG 4.6I*. On site access *HDG 3.3B*. Building entries **Landscaping and canopy cover** *HDG 3.4D*. Landscaped setbacks *UDG 4.6J.* Green accessways on lots *UDG 5.3A.* Boosting tree canopy and coverage *UDG 5.3B.* Local planting and vegetation species *UDG 5.4B.* Landscaped building interface

Theme	Design Element	Design response
ACCESS AND MOVEMENT	4.4 ACTIVE TRAVEL **Safe pedestrian cycle access** *UDG 4.4A.* Safe, inclusive and legible active travel network **End of trip facilities** *UDG 4.4C.* Supporting infrastructure for active travel *UDG 4.6I.* On-site access	Refer to: **Safe pedestrian cycle access** *UDG 4.4A.* Safe, inclusive and legible active travel network **End of trip facilities** *UDG 4.4C.* Supporting infrastructure for active travel *UDG 4.6I.* On-site access
PUBLIC SPACE AND AMENITY	5.1 COMMUNAL OPEN SPACE **Cross block links** *UDG 4.6I.* On-site access *UDG 4.6J.* Green accessways on lots *UDG 6.1A.* Block permeability *HDG 3.4E.* Cross-block connections *HDG 3.4F.* Laneways *HDG 3.4G.* Arcades / interior connections **Privately owned public spaces** *HDG 3.4A.* POPS general *HDG 3.4B.* Parks and plazas *HDG 3.4C.* Forecourts *HDG 3.4D.* Landscape setbacks *HDG 3.4H.* Courtyards *HDG 6.1B.* Size and location *HDG 6.1C.* Integrated landscaping	Refer to: **Cross block links** *UDG 4.6I.* On-site access *UDG 4.6J.* Green accessways on lots *UDG 6.1A.* Block permeability *HDG 3.4E.* Cross-block connections *HDG 3.4F.* Laneways *HDG 3.4G.* Arcades / interior connections **Privately owned public spaces** *HDG 3.4A.* POPS general *HDG 3.4B.* Parks and plazas *HDG 3.4C.* Forecourts *HDG 3.4D.* Landscape setbacks *HDG 3.4H.* Courtyards *HDG 6.1B.* Size and location *HDG 6.1C.* Integrated landscaping
PUBLIC SPACE AND AMENITY	5.2 PRIVATE OPEN SPACE **Amenity**	Refer to: **Amenity**

Theme	Design Element	Design response
	UDG 6.1C. Orientation	*UDG 6.1C.* Orientation
	UDG 6.1D. Overshadowing	*UDG 6.1D.* Overshadowing
	HDG 3.1A. Solar orientation	*HDG 3.1A.* Solar orientation
	HDG 3.1D. Privacy and outlook	*HDG 3.1D.* Privacy and outlook
	HDG 6.4A. Private open space and balconies	*HDG 6.4A.* Private open space and balconies
	HDG 6.4B. Connections	*HDG 6.4B.* Connections
PUBLIC SPACE AND AMENITY	5.3 QUALITY PUBLIC SPACE	Refer to:
	Green infrastructure	**Green infrastructure**
	UDG 5.4A. Street planting and canopy	*UDG 5.4A.* Street planting and canopy
	UDG 5.3A. Boosting tree canopy and coverage	*UDG 5.3A.* Boosting tree canopy and coverage
	UDG 5.3B. Local planting and vegetation species	*UDG 5.3B.* Local planting and vegetation species
	HDG 3.4D. Landscaped setbacks	*HDG 3.4D.* Landscaped setbacks
	HDG 7.3A. Deep soil planting and tree canopy cover	*HDG 7.3A.* Deep soil planting and tree canopy cover
	HDG 7.3B. Integrated green infrastructure	*HDG 7.3B.* Integrated green infrastructure
	Furniture and materials	**Furniture and materials**
	UDG 5.6A. Urban furniture	*UDG 5.6A.* Urban furniture
	UDG 5.6B. Public spaces and places material treatment	*UDG 5.6B.* Public spaces and places material treatment
PUBLIC SPACE AND AMENITY	5.4 DIVERSE USERS AND AMENITIES	Refer to:
	Inclusivity	**Inclusivity**
	UDG 5.5A. CPTED	*UDG 5.5A.* CPTED
	UDG 5.5B. Inclusive design elements	*UDG 5.5B.* Inclusive design elements
	UDG 5.5C. Gender sensitive urban design principles	*UDG 5.5C.* Gender sensitive urban design principles
	UDG 5.5E. Lighting	*UDG 5.5E.* Lighting
	Amenities	**Amenities**
	UDG 5.2A. Flexibility, adaptability and activation capacity	*UDG 5.2A.* Flexibility, adaptability and activation capacity

Theme	Design Element	Design response
	UDG 5.2B. Responsive design and programming *UDG 5.2C.* Pedestrian comfort, urban amenities and conveniences *UDG 5.5D.* Legibility and wayfinding	*UDG 5.2B.* Responsive design and programming *UDG 5.2C.* Pedestrian comfort, urban amenities and conveniences *UDG 5.5D.* Legibility and wayfinding
BUILT FORM AND BUILDING DESIGN	6.1 COMMUNAL OPEN SPACE i. Activities and uses j. Size and location k. Integrated landscaping	**Activities and uses** The proposed development prioritizes communal open spaces that support diverse activities for residents. Landscaped areas are strategically located to encourage social interaction and recreation, enhancing community engagement. Flexible spaces like picnic areas and recreation areas promote active lifestyles, with easy access from all residential units. Shaded seating and pathways create an inviting environment for gatherings and recreational activities, fostering liveability and community cohesion. **Size and location** The communal areas are strategically located near the apartments and townhouses for easy access by all residents. Ample space is dedicated to diverse activities, including recreation, social gatherings, and passive relaxation. **Integrated landscaping** The landscaping incorporates native plants, trees, and communal gardens to enhance beauty and support local biodiversity. Pathways and seating are seamlessly integrated, encouraging social interaction and outdoor activities.
BUILT FORM AND BUILDING DESIGN	6.2 COMMON CIRCULATION e. Common circulation and spaces ★	**Common circulation and spaces** The development features well-defined pathways and clear signage to enhance communal circulation. Common spaces are designed for inclusivity, with sufficient width for pedestrians and mobility devices, like wheelchairs, ensuring safe access for all. Seating areas and gardens along circulation routes promote social interaction.
BUILT FORM AND BUILDING DESIGN	6.3 DIVERSE HOUSING CHOICES f. Types of housing g. Apartment size and layout ★ h. Ceiling heights ★ i. Complementary uses j. Housing accessibility	**Types of housing** The development promotes diverse housing options with a mix of townhouses and apartments, catering to various demographics and fostering an inclusive community. Each unit type is designed for flexibility, allowing adaptability to changing resident needs. **Apartment size and layout** The development features a variety of apartment sizes and layouts to meet diverse resident needs. With flexible floor plans, options include one, two, and three-bedroom units, accommodating various household types. The designs prioritize functionality, offering open living areas, ample storage, and private balconies. **Ceiling heights** The development features varied ceiling heights in the dwelling units to enhance spatial quality and natural light. Higher ceilings in living areas create an open feel, while standard heights in bedrooms ensure comfort.

Theme	Design Element	Design response
		Complementary uses The development integrates complementary uses, such as community facilities and recreational areas, consisting of a gym, resident shared kitchen, library, etc enhancing residents' quality of life. This mixed-use approach fosters a vibrant atmosphere and encourages social interaction. **Housing accessibility** All units are designed for adaptability, featuring barrier-free entrances and wide hallways for mobility devices. Adaptable bathrooms and living spaces allow for future modifications, supporting residents in aging in place comfortably.
BUILT FORM AND BUILDING DESIGN	6.4 PRIVATE OPEN SPACE a. Private open space and balconies ★ b. Connections	**Private open space and balconies** Each apartment features private balconies, while townhouses include both courtyards and open spaces that expand living space, providing outdoor access for relaxation and recreation. These balconies are thoughtfully sized to accommodate various activities while ensuring privacy for residents. **Connections** Landscaped pathways connect these areas to communal spaces, encouraging social interaction. The design enhances visual connectivity, allowing residents to engage with their surroundings while maintaining privacy.
BUILT FORM AND BUILDING DESIGN	6.5 STORAGE a. Within dwellings b. Bulky items	**Within dwellings** Each townhouse will have private, secure storage in individual garages and within the unit, while other units will include coat and linen cupboards, along with built-in robes in each bedroom. The apartments meets the specification as per Internal storage – multi unit housing and External storage – multi-unit housing. **Bulky items** Each townhouse will feature secure garage spaces designed to accommodate larger items, such as bicycles, mobility equipment, and seasonal gear. The apartments will also have secure storage cages in the car park.
BUILT FORM AND BUILDING DESIGN	6.6 DESIGN PERFORMANCE a. Solar and daylight access ★ b. Shading c. Thermal performance d. Natural ventilation e. Noise and acoustic comfort f. Visual amenity	**Solar and daylight access** Buildings are oriented to maximize sunlight in living areas and communal spaces, with large windows ensuring optimal daylight. The stepped design, featuring lower townhouses on the edges and taller structures centrally, minimizes overshadowing for surrounding spaces. **Shading** Each building includes shading elements like awnings and balconies to reduce direct sunlight exposure. Strategic landscaping with trees enhances shade and aesthetic appeal. **Thermal performance** High-quality insulation materials will minimize heat loss in winter and heat gain in summer. Double-glazed windows improve thermal retention while allowing natural light in, reducing the need for artificial heating and cooling.

Theme	Design Element	Design response
		Natural ventilation The layout promotes optimal cross-ventilation with strategically placed windows and openings. Wide corridors and communal areas enhance airflow, while operable windows allow residents to control ventilation. **Noise and acoustic comfort** High-performance materials will minimize noise transfer between units and from outside. Living spaces are oriented away from high-traffic areas, and acoustic treatments in common areas ensure quiet living environments. **Visual amenity** Natural materials and extensive landscaping blend the buildings into the environment. Thoughtful orientation and courtyard walls enhance privacy, while height transitions and façade detailing integrate the development with its surroundings.
SUSTAINABILITY AND ENVIRONMENT	7.1 CLIMATE CHANGE RESILIENCE d. Flood resilience e. Bushfire resilience f. Heatwave and urban heat island resilience	**Flood resilience** Building placements are elevated to minimize flood risk, utilizing permeable surfaces and deep root planting to enhance stormwater infiltration. Natural drainage systems effectively manage excess water, while the absence of basement parking further reduces flood risks. **Bushfire resilience** New buildings will comply with BAL-19 standards of AS3959 for bushfire-prone areas, and utility supplies will adhere to section 6.8.3 of the Bushfire Management Plan (BMS). Asset Protection Zones will align with the existing Fuel Management Plan, ensuring maintenance of the Inner Asset Protection Zone (APZ) and onsite landscaping. Access to the Inner APZ will require upgrading to meet ACT fire agency standards, providing adequate vehicular and pedestrian access points. Finally, a Bushfire Emergency Management and Evacuation Plan (BEMEP) will be prepared before occupancy, detailing ongoing bushfire preparedness and emergency procedures, including evacuation triggers during high fire danger ratings. **Heatwave and urban heat island resilience** The project includes extensive canopy tree planting to provide shade and lower heat absorption, creating a cooler microclimate. High solar reflectance materials minimize heat retention, while permeable surfaces and water features enhance evaporative cooling. Community spaces and buildings are oriented to maximize natural ventilation, reducing reliance on air conditioning.
SUSTAINABILITY AND ENVIRONMENT	7.2 RESOURCE CAPTURE AND MANAGEMENT e. Rainwater capture and reuse f. Energy capture and management g. Electrification and energy efficiency h. Local food production	**Rainwater capture and reuse** Rainwater harvesting systems will collect runoff from rooftops, directing it into retention tanks for irrigation and communal landscaping, and potentially for non-potable uses. The design features permeable surfaces to enhance water infiltration and reduce runoff. **Energy capture and management** Solar panels will be integrated into the building designs to harness solar energy, reducing grid reliance and supporting sustainability goals. Energy-efficient systems and smart grid technologies will optimize energy use and minimize waste, while high-performance materials will enhance insulation and lower energy consumption.

Theme	Design Element	Design response
		Electrification and energy efficiency Buildings will use electric heating and cooling systems to eliminate the need for fossil fuels and reduce greenhouse gas emissions. High-efficiency HVAC and LED lighting will optimize energy use, while smart meters enable real-time monitoring. High-performance insulation and energy-efficient windows will further minimize energy loss. **Local food production** The design includes a kitchen garden and productive landscapes to support local food production, if desired, fostering a connection between residents and their food sources. Opportunities for dedicated herb patches will be integrated into communal areas.
SUSTAINABILITY AND ENVIRONMENT	7.3 INTEGRATED LANDSCAPE PLANTING f. Deep soil planting and tree canopy cover g. Integrated green infrastructure	**Deep soil planting and tree canopy cover** The design includes deep soil zones to support large trees with robust root systems, maximizing canopy cover for shade, cooling, and aesthetic appeal. The landscaping aims for at least 27% tree canopy coverage at maturity and features native species for resilience and low maintenance. **Integrated green infrastructure** Green roofs on the podium, permeable surfaces, and extensive planting create a network of green spaces. Deep soil zones and tree canopies manage stormwater, while native, low-maintenance plants enhance biodiversity and resilience.
SUSTAINABILITY AND ENVIRONMENT	7.4 FLEXIBLE, ROBUST AND FUTURE-PROOFED a. Robust, low maintenance materials b. Flexibility, adaptability and future proofed	**Robust, low maintenance materials** The development uses high-quality, durable materials like concrete and weather-resistant metals, ensuring resilience against environmental stresses and low maintenance. These materials are chosen for their proven performance in diverse climatic conditions. **Flexibility, adaptability and future proofed** The design features adaptable living spaces and modular elements, enabling easy reconfiguration of units and communal areas to meet changing needs. Scalable infrastructure and flexible layouts ensure the buildings can accommodate various uses over time.
SUSTAINABILITY AND ENVIRONMENT	7.5 SOCIAL RESILIENCE a. Affordability and economic diversity b. Sense of community cohesion c. Safety and security	**Affordability and economic diversity** The project enhances social resilience by offering a mix of affordable and premium housing options, including adaptable townhouses and varied apartment sizes. Community facilities and public amenities further promote inclusivity and economic diversity. **Sense of community cohesion** Vibrant communal spaces and accessible amenities foster community cohesion. The centrally located community centre and diverse housing options encourage social interaction, while integrated parks and gathering areas enhance connectivity and inclusivity. **Safety and security** The layout features clear, well-lit pathways and communal areas for improved visibility and accessibility. Security measures, such as controlled access points and surveillance systems, ensure a safe environment.

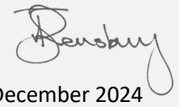
Theme	Design Element	Design response
SUSTAINABILITY AND ENVIRONMENT	7.6 GOVERNANCE MODELS AND PROCESSES a. Procurement, construction, up-cycling and embodied carbon b. Waste management	**Procurement, construction, up-cycling and embodied carbon** The project will implement rigorous governance frameworks for procurement and construction to ensure sustainable practices. Procurement will prioritize low embodied carbon materials and support local suppliers, while construction processes will incorporate upcycling strategies using reclaimed materials. **Waste management** The project will establish clear waste segregation protocols along with regular monitoring and reporting mechanisms. The framework will integrate waste management strategies into the design and construction phases, prioritizing recycling, waste reduction, and effective disposal.

Biodiversity Sensitive Urban Design (BSUD) Response – Version effective from 27/09/2024

Design Response – Biodiversity Sensitive Urban Design (BSUD) Guide

I confirm that I, Jolien Janse van Rensburg of Canberra Town Planning Pty Ltd was primarily responsible for designing the development proposal and/or completing the below design response.

I am an appropriately qualified person in being a Registered Planner with the Planning Institute of Australia with over 20 years experience and can confirm that the development is consistent with the themes and design elements of the design guide(s)

Signature: 

Date: 18 December 2024

❖ Note: a digital or wet signature will be accepted for the design response

How to apply BSUD

In considering BSUD, an applicant is required to complete the three steps of BSUD implementation. These are explained in detail within the Advisory Note 13 – Biodiversity Sensitive Urban Design Methodology document. The three steps are:

- *Step 1: Identify the biodiversity values that exist (or used to exist) on and surrounding the development site.*
- *Step 2: Identify the relevant biodiversity objectives you are required to achieve on the site.*
- *Step 3: Design the development to achieve site specific biodiversity objectives.*

Steps two and three are supported by the **BSUD Guide**, and the **BSUD Implementation Advice Appendix**.

Steps	Design response

Step 1: Identify biodiversity values

Identify the biodiversity values that exist (or used to exist) on and surrounding the development site.

Step A: Determine habitat and ecosystems

Considerations in the response:

- *Describe and map the biodiversity values on and around the site, such as which habitat types or ecosystems (woodlands/grasslands, aquatic, riparian) or natural features (such as hollow bearing trees) are present and where.*
- *Describe the habitat condition, and identify areas that are in good / moderate / degraded condition (refer to BSUD Guide, or other methods such as PCT zone mapping)*
- *Outline the site's historical context. For example, whether it was previously developed, used for grazing, or relatively undisturbed and intact.*
- *Assess the site's future potential as habitat. It may include ecological corridors that currently have low biodiversity value but high connectivity significance and are suitable for future restoration.*
- *Consider the broader landscape context, for example the position of the site in the catchment. Indicate soil and topography properties.*
- *Describe any fauna surveys, or desk study records relevant to the development site.*
- *Describe the process you undertook and provide cross-reference to site analysis and relevant policies.*

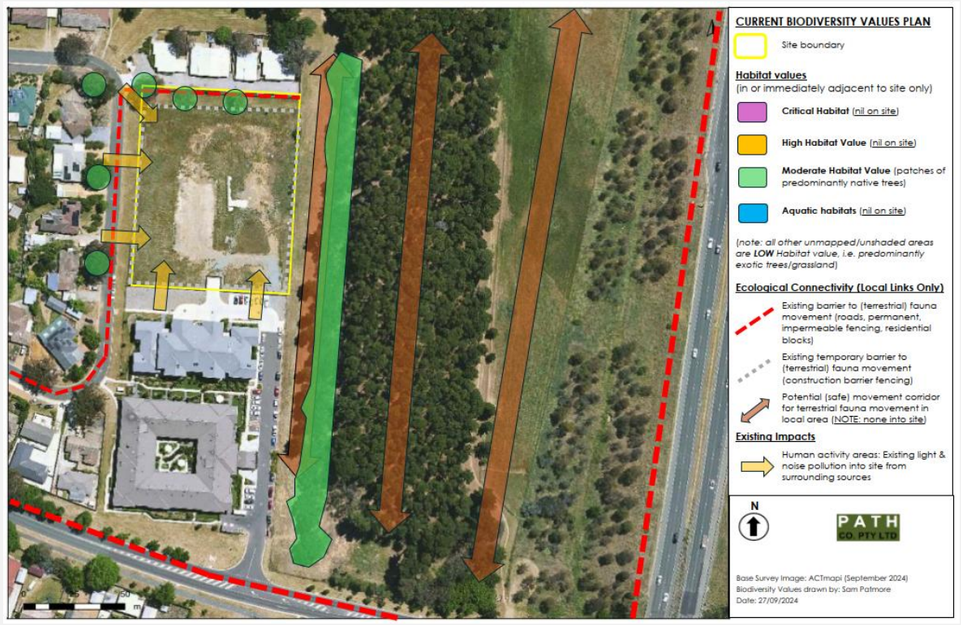
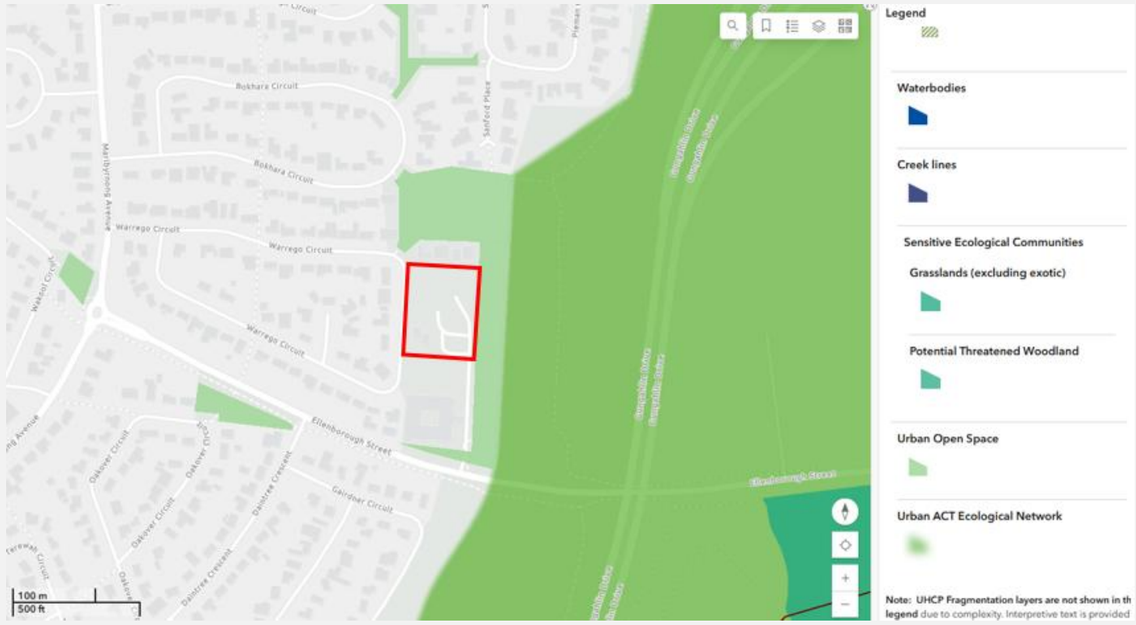


Figure 3: Biodiversity values plan - PATH Co. Pty Ltd (Sept 2024)

- The site features highly modified grassland dominated by non-native species, with minimal native vegetation cover and a lack of mature woodlands or significant natural features like hollow-bearing trees. It does not support any aquatic habitats or notable fauna habitat features, limiting its ecological value. Surrounding the site are urban residential developments, though an ecological corridor exists to the east connected to a pine plantation and Crace Grasslands Reserve. While nearby areas may support threatened species, the site itself lacks the necessary conditions and habitats to contribute to local biodiversity or ecological connectivity.
- The habitat condition at the site is regarded as highly degraded, dominated by non-native species and lacking significant native vegetation, with only two semi-mature native trees present. There are no notable habitat features like hollow-bearing trees or aquatic habitats, reflecting its poor ecological value. Surrounding areas, particularly the ecological corridor to the east, likely offer better habitat conditions, but the site is anticipated to contribute minimally to local biodiversity.
- Historically, the site was undeveloped and used for sheep grazing until the late 1960s, characterized by open grassland. Development began in the early 1970s, including a nearby pine plantation by 1975. Construction activities disrupted the area, ceasing agricultural use, and by the early 1980s, the site remained open grassland. Recent disturbances have further modified it, leading to a prevalence of non-native species.
- The site has low biodiversity value due to its modified grassland and dominance of non-native species. Its proximity to an ecological corridor linked to the pine plantation and Crace Grasslands Reserve offers restoration potential. By replanting native species and enhancing habitat quality, the site could improve its ecological value and connectivity in the future.

Steps	Design response
	• The site is in an urban area with flat topography and disturbed soils, dominated by non-native species. Its ecological contribution is limited due to surrounding residential developments, resulting in reduced capacity for supporting native biodiversity compared to nearby natural reserves like the Crace Grasslands. • A fauna survey on 17/09/2024 assessed the site for ecological values and potential threatened species, finding minimal importance and no native fauna habitats. Desk studies confirmed no records of listed threatened species nearby, indicating a low likelihood of their presence on site. • Biodiversity Assessment Report done by PATH Co. Pty Ltd.
Step B: Assess ecological connectivity Considerations in the response: • *Based on the analysis on step 1a, describe an assessment of ecological connectivity of habitats on the site, with consideration of connectivity to adjacent sites and the wider landscape.* • *This should include identification of core habitats (those which could enable a taxa group to persist within the habitat), and corridor habitats (those which allow a taxa group to travel through a site). Their size and general condition should be identified.* • *Connectivity assessment should be carried out using field data collected in Step 1a, with additional connectivity barrier mapping undertaken on the ground.* • *Known connectivity values can be supplemented and compared with the ACT Ecological Network Dashboard – This resource provides predicted habitat suitability and connectivity of habitats within urban Canberra. These are shown as potential core and connectivity habitat for 7 taxa groups.* • *The Ecological Network Dashboard also shows the Ecological Network, as presented in the Territory Plan.* • *Describe the process used to establish these and provide cross-references to supporting material.*	• The site has minimal ecological connectivity due to its urban surroundings and highly modified landscape. Core habitats, like two semi-mature Yellow Gum trees, offer limited value for native birds. There are no significant corridor habitats, and construction fencing restricts fauna movement. Nearby, an ecological corridor associated with a pine plantation offers some potential for connectivity, but the site's size and degraded condition limit its capacity to support persistent taxa or facilitate movement. Future restoration could improve habitat quality and connectivity. • The connectivity assessment used field data from the 17/09/2024 site survey to evaluate flora, fauna, and habitat features. Connectivity barriers like fencing and urban development were mapped to identify movement limitations. The ACT Ecological Network Dashboard was referenced to compare site values with regional habitat predictions for seven taxa groups, highlighting core and connectivity habitats. Supporting materials include the biodiversity assessment report and ecological network maps detailing habitat classifications and connectivity potential.  *Figure 4: ACT Ecological Network Dashboard (Oct 2024)*

Steps	Design response
Step C: Assess threats to biodiversity Considerations in the response: • *Consider direct and indirect threats arising from your proposal.* • *Consider the proximity of your proposal to important values on and adjacent to your site.* • *Consider weed/pest incursions, light and noise pollution, as well as threats caused directly by humans such as increased disturbance by increased foot fall or vehicle traffic.*	• The proposed development poses direct threats by removing the site's modified grassland and limited native vegetation, impacting the two semi-mature trees. Indirectly, it may disrupt local fauna movements due to existing fencing and urban encroachment, isolating habitats further. Construction activities could also introduce sedimentation and pollutants, affecting adjacent ecological corridors. Overall, while the site has low biodiversity value, the development could worsen existing threats and hinder potential recovery. • The site is near important ecological features like the Crace Grasslands Reserve and a green corridor linked to a pine plantation, which support local biodiversity. However, the site's highly modified condition, dominated by non-native species, significantly limits its own ecological value and its contribution to the broader ecological network. • The site has significant weed presence, which may spread with development. Increased foot traffic and vehicle movement could introduce pests and worsen weed issues. Additionally, light and noise pollution from construction could disturb local fauna.
Step 2: Identify biodiversity objectives Identify the relevant biodiversity objectives you are required to achieve on the site (from legislation, statutory environmental approvals and strategies including this guide).	
Step A: Identify biodiversity objectives Considerations in the response: • *Based on the information gathered in the previous steps, identify biodiversity objectives for the proposal site and the surrounding area.* • *Make reference to the Territory Plan Assessment Outcomes relevant to the BSUD guide. These are the overarching objectives of the proposal, and are supported by other objectives located throughout other action plans and strategies.* • *Reference key local policies and regulatory instruments (such as conservation strategies and action plans). These contain objectives and actions for species and ecosystems. These include, but are not limited to:* – *The ACT Native Grassland Conservation Strategy* – *The ACT Native Woodland Conservation Strategy* – *The ACT Aquatic and Riparian Conservation Strategy* – *ACT Threatened Species Conservation Action Plans* • *Summarise relevant conditions from statutory environmental approvals (such as granted Environmental Impact Statements).*	• Biodiversity objectives for the proposal site and surrounding area include restoring native vegetation, enhancing habitat connectivity with adjacent ecological corridors, and promoting the establishment of native flora to improve overall habitat quality. • The proposal aligns with the Territory Plan Assessment Outcomes, focusing on biodiversity conservation and ecological sustainability. Key objectives include enhancing native vegetation, promoting habitat connectivity, and preserving natural features. • The Biodiversity Assessment Report primarily focus on assessing the biodiversity values of the site, its historical context, habitat conditions, and ecological connectivity. While it provides detailed evaluations of current conditions and potential impacts from the proposed development, it does not explicitly reference local policies. The assessment aligns with the objectives of these strategies by highlighting the importance of habitat preservation and connectivity, particularly in light of the limited ecological value of the site due to its dominance of non-native species • The site assessment indicates that there are no listed threatened species or ecological communities present, meaning there are no significant impacts to Matters of National Environmental Significance (MNES) under the EPBC Act. Therefore, a referral to the Commonwealth government is unnecessary. Similarly, since the site does not support any threatened species or communities, an Environmental Impact Statement (EIS) is not required under the ACT Planning Act.

Step 3: Integrate biodiversity objectives into design

Based on the information gathered and analysed in steps 1 and 2 above, describe how the proposed design meets the Territory Plan Assessment Outcomes. This section is structured by the Design Themes and Design Elements, as found in the BSUD guide.

Theme and Territory Plan Assessment Outcome	Design elements	Design response
Maintain and enhance nature Territory Plan Assessment outcome: → Loss of native habitat and biodiversity is avoided and/or minimised.	1.1 Urban waterways and catchments *Describe how the proposed design protects and enhances the site's waterbodies, and their specific habitats and niches. Consider catchment scale impacts, water quality, habitats, and ecosystem function.*	The proposed design aims to protect and enhance the site's waterbodies, along with their specific habitats and niches. It is important to note that there is no aquatic habitat values present within the site, indicating a lack of significant waterbodies or aquatic ecosystems: • There is no aquatic habitat values present within the site. Mechanisms that protect and enhances the site's waterbodies:

	Indicate mechanisms for achieving this element (this could include avoidance of higher value areas, employing buffer zones and other riparian / aquatic ecosystems protection mechanisms, and implementing WSUD elements etc). *Provide cross-reference to site analysis and relevant conservation policies.* *Consider BSUD Guide sub-elements:* *1.1a Natural context* *1.1b Water sensitive urban design* *1.1c Topography and hydrology*	• Water Sensitive Urban Design (WSUD): Incorporates features to manage stormwater and filter pollutants. • Erosion Control: Minimizes erosion and habitat disruption by directing water flow appropriately. BSUD sub-elements: • Natural Context: Integrate artificial water management systems to mimic natural processes, given the site's lack of significant waterbodies. • Water Sensitive Urban Design: Use WSUD principles for stormwater management and water quality enhancement, supporting biodiversity and sustainability. • Topography and Hydrology: Design utilizes topography to manage water flow, reduce erosion, and promote groundwater recharge, aligning with conservation strategies.
	1.2 Grasslands and woodlands *Describe how the proposed design protects and enhances the site's woodland and grasslands, and their specific habitats and niches, such as mature native trees or native dominant understorey.* *Provide cross-reference to site analysis and relevant conservation policies.* *Consider BSUD Guide sub-elements:* *1.2a Natural features* *1.2b Design enhancements*	**Proposed Design for Protecting and Enhancing Woodland and Grasslands** • **Vegetation Characteristics:** The site is highly modified and generally devoid of trees or shrubs, dominated by non-native species. The site is highly unlikely to support any threatened flora and does not include any threatened ecological communities (TECs). • **Minimizing Vegetation Removal:** The development footprint will be limited primarily to areas where exotic species dominate, ensuring that any remaining native grassland patches are minimally impacted. This approach addresses the need to reduce disturbances to native vegetation, particularly given the site's low ecological value as highlighted in the Biodiversity Assessment Report. • **Incorporation of Native Vegetation:** Future landscaping plans will include the planting of native species aimed at enhancing biodiversity and restoring understorey habitats. • **Buffer Zones:** Establishing buffer zones around retained grassland areas will help protect these habitats from construction disturbances. **BSUD Sub-Elements** • **Natural Features:** The design will aim to highlight any remaining natural features, such as native vegetation that serves as focal points for local biodiversity and contribute to ecological connectivity with adjacent areas. • **Design Enhancements:** Native species will be integrated into landscaping plans to bolster understorey habitats. Pathways and recreational areas will be designed to minimize disturbance to these habitats **Biodiversity Summary** • No notable native fauna habitats occur within the site, and it does not contribute to ecological connectivity in the local area. Furthermore, the site lacks any significant ecosystem functions or processes necessary for maintaining the life cycles of local native species and does not form part of any identifiable threatened ecological community. • The site does not support any old-growth forests or any elements of a former old-growth forest, such as hollow-bearing trees. It is not considered prime agricultural land. While some sheep farming may have occurred prior to the development of the Kaleen suburb, the site has been isolated from other nearby open space since the early 1980s, making it too small to support viable agricultural uses. • There are no aquatic habitats present within the site, including any wetlands of 'High National Importance' that could be affected by the works. Additionally, there are no other 'Matters of National Environmental Significance' (MNES) listed under the Commonwealth EPBC Act that are known to rely on the site for habitat.

	1.3 Natural values and features *Demonstrate how the design avoids or protects higher value areas and features (such as rocky outcrops, coarse woody debris, natural wetlands) not covered within 1.1 and 1.2.* *Include consideration for preserving natural processes such as pollination, tree maturation and seed dispersal.* *Outline the process used to establish these areas (if not done earlier). Provide cross-reference to site properties (hydrology, topography, soil quality) and their analysis in biodiversity context and relevant conservation policies.* *Consider BSUD Guide sub-elements:* *1.3a Existing natural values* *1.3b Natural processes*	The design intentionally excludes higher value ecological features, such as the adjacent ecological corridors and areas identified for their biodiversity significance, ensuring they remain undisturbed. Specifically, the design considers the following aspects: • **Protection of Ecological Corridors:** Existing ecological corridors adjacent to the site, particularly those linked to the nearby pine plantation and Crace Grasslands Reserve, are preserved. This ensures connectivity for fauna movement and contributes to local biodiversity, addressing the identified lack of ecological connectivity within the site itself. • **Preservation of Natural Processes:** The design takes into account natural processes such as pollination, tree maturation, and seed dispersal by incorporating native vegetation plantings. These species are chosen for their roles in supporting local wildlife and maintaining ecosystem functions, thus enhancing the site's ecological value despite its current degradation. • **Cross-Reference to Site Properties:** The analysis of the site's hydrology, topography, and soil quality indicates that the area is highly modified and dominated by non-native species, lacking significant native habitats. By understanding these factors, the design ensures that higher value areas are avoided and that any enhancement strategies are implemented in a way that aligns with the natural landscape.
Connect and extend nature. Territory Plan Assessment outcome: → Biodiversity connectivity is maintained across the landscape.	2.1 Ecological connectivity *Describe how the proposed design retains or enhances ecological connectivity. Consideration should include habitat in and adjacent to the site, and existing or potential corridors.* *The BSUD Guide provides guidance on what the likely minimum requirements are for habitat connectivity for key taxa groups and ecosystem types.* *Refer to the Table "Habitat requirements of common ACT ecosystems" in the BSUD Guide Implementation Advice, as well as the ACT Ecological Network Dashboard.* *The BSUD Guide also provides design guidance on specific features to avoid connectivity impacts or improve current connectivity. This includes waterbody crossing design, and guidance on road crossing structures.* *Outline the process used and provide cross-reference to site analysis and relevant conservation policies.* *Consider BSUD Guide sub-elements:* *2.1a Habitats and corridors* *2.1b Corridor features* *2.1c Habitat features* *2.1d Connectivity barriers*	How the proposed design retains or enhances ecological connectivity: • **Retention of Existing Corridors:** The design preserves existing ecological corridors adjacent to the site, particularly those leading to the nearby pine plantation. This approach enhances connectivity for fauna movement, which is vital for maintaining genetic diversity and supporting local populations. • **Habitat Features:** The design aims to maintain critical habitat features by incorporating native plantings and preserving some surrounding native vegetation. This strategy facilitates movement and foraging opportunities for local wildlife, helping to counter the site's highly modified state. • **Connection to Broader Landscape:** The proposal considers the broader landscape context, ensuring that pathways and corridors extend to adjacent natural areas. This connectivity is crucial for various taxa groups, particularly as the site itself does not contribute significantly to local ecological connectivity. • **Enhancement Strategies:** The design includes strategies for planting native vegetation to strengthen ecological links and improve habitat quality. This enhancement fosters greater biodiversity and resilience in the area, addressing the site's current limitations in supporting local ecosystems.
Minimise threats to protect nature Territory Plan Assessment outcome: → Threats to biodiversity such as noise, light pollution, invasive species incursions or establishment, chemical pollution, or site disturbance are avoided or	3.1 Natural resilience *Describe the design features that prevent weed and pest animal incursion and increase drought/ bushfire /climate change resilience (e.g., buffer zones, other physical landscaping features, plant species selection etc.).* *Consider if the design can introduce biodiversity, connectivity or permeability design features into bushfire and flood threat mitigation requirements.*	Features to minimise threats to protect nature • Buffer Zones: Establishing buffer zones around sensitive habitats will help limit the spread of invasive species and provide a barrier to pest animals. These zones will be planted with native species known for their resilience to local environmental conditions. • Physical Landscaping Features: The design includes natural barriers, such as hedgerows and mounding, which can deter pests and minimize weed proliferation. These features also help in managing water runoff, reducing erosion, and enhancing soil moisture retention.

minimised through good design/planning.	*3.1a Weeds and pests* *3.2b Natural threats*	• Plant Species Selection: The landscape will prioritize native plant species that are drought-tolerant and resistant to local pests. This selection not only supports local biodiversity but also improves ecosystem resilience against climate extremes. • Fire-Resilient Landscaping: The design will include fire-resistant species and appropriate spacing between plants to reduce fire fuel loads while maintaining habitat quality.
	3.2 Protecting the ecological network *Describe how the proposed design establishes ongoing environment protection controls (such as erosion control, or zoning within the site) and addresses human and urban development impacts (such as increased disturbance, noise and light pollution).* *3.2a Human induced threats* *3.2b Restored nature*	• Erosion Control: The design incorporates strategies such as planting native vegetation and establishing buffer zones around sensitive areas to prevent soil erosion. These measures will enhance soil stability and water retention. • Noise and Light Pollution Mitigation: The design includes features like sound barriers and strategic landscaping to minimize noise from the community centre. Additionally, outdoor lighting will be designed to reduce light pollution, using downward-facing fixtures that limit spillover into natural habitats. • Restored Nature Initiatives: Areas previously disturbed will be restored through native planting and habitat enhancement efforts. This will not only improve biodiversity but also create resilient ecosystems that can withstand urban pressures.
Connect people to nature. This Theme has no associated Territory Plan Assessment Outcome: → This Theme assists in achieving the ACT Urban Design Guide's aspirations relating to urban trees, landscaping, active travel, recreation, public amenity and natural features as well as creating positive engagement with nature.	4.1 Community stewardship *Describe how the proposed design features encourage people to care for their surrounding natural shared spaces.* *Consider BSUD Guide sub-elements:* *4.1a Co-design* *4.1b Stewardship*	• Community Engagement in Design: The proposed design incorporates co-design principles by involving local communities in the planning process, ensuring their input shapes the development of natural shared spaces. • Active Spaces: The design features walking paths and recreational areas that encourage outdoor activities, fostering a sense of ownership and responsibility among residents towards their natural environment. • Native Plantings: By prioritizing native vegetation in landscaping, the design enhances local ecosystems, allowing community members to engage with and learn about their natural heritage. • Volunteer Programs: Initiatives for community-led stewardship programs will be established, encouraging residents to participate in the ongoing maintenance and care of shared natural spaces.
	4.2 Interacting with nature *Describe how the proposed design provides appropriate access to, and opportunities for interactions with the natural environment and cultural heritage, and balances this with the need to protect priority areas from disturbance.* *Consider BSUD Guide sub-elements:* *4.2a Respectful connections* *4.2b Interactive infrastructure*	• Respectful Connections: Pathways and access points are strategically located to provide entry to natural spaces without encroaching on sensitive habitats. This promotes respectful engagement with the environment, ensuring that visitors can enjoy nature without causing disturbance. • Interactive Infrastructure: Features such as observation decks, viewing platforms, and picnic areas are designed to enhance visitor experience while keeping critical areas protected. Educational signage can be integrated to inform users about the significance of nearby ecosystems and cultural heritage.
	4.3 Environmental education *Describe how the design provides opportunities for the residents to learn about natural environment and cultural heritage.* *Consider BSUD Guide sub-elements:* *4.3a Engagement and learning* *4.3b Instilling natural values*	• Interpretive Signage: Throughout the site, informative signage will highlight key ecological features, and conservation efforts. This will enhance understanding and appreciation of local biodiversity. • Interactive Learning Spaces: Designated areas, such as community gardens, will provide hands-on learning experiences. These spaces will allow residents to participate in activities like planting native species. • Instilling Natural Values: By incorporating sustainable practices in the design, such as native landscaping and water conservation features, residents will gain a practical understanding of environmental stewardship and the importance of preserving local ecosystems.

Table 1 - Habitat Impact Summary Data

Please use the below table to provide a summary of the Baseline and Proposed changes to habitat communities on the development site. Specify habitat type using ACT Plant Community Type (PCT) codes. Use PCT zone (condition) codes where possible, noting that not all PCTs have zones. This provides a concise habitat summary to aid assessment.

Baseline **Proposed**

Habitat Community (Plant Community Type, or Plant Community Type Zone where applicable)	Total Ha present on site	Ha retained in existing condition	Ha retained and restored	Ha created	Ha lost	Notes
N/A (PCT000)	*0.75*	*0*	*0*	*0*	*0.75*	*The entire component of vegetation at the site is a highly modified exotic grassland that does not accord with any natural ACT Vegetation Community Types. The Vegetation is consistent with the Vegetation Community category **URB: Urban and Developed**, which is a "Modified or Derived" class of vegetation (per Keith). Approximately 7,500m2 (0.75ha) of this modified low-quality vegetation will be impacted by the development. No retention or compensator habitat replacement for this low-quality habitat is deemed necessary. Refer to Sections 3.1 & 4.1 of the Biodiversity Assessment Report prepared by PATH Co, 13 December 2024 for further details.*
Totals	**0.75**	**0**	**0**	**0**	**0.75**	*0.75ha of vegetation to be removed, comprised entirely of highly modified grassland that does not accord with any natural vegetation community or ACT PCT.*

Table 2 - Native Tree and Shrub Impact Summary Data

Please use the below table to provide a summary of the proposed impacts to shrubs and trees on the development site.

Class	DBH class (cm)	Total number present on site	Total number proposed for retention	Total % proposed for retention	Total number proposed for removal	Total % proposed for removal	Replacement ratios	Number of replacement plants required	Number of replacement plants proposed (Totals only)	Deficit of plants required (Totals Only)
Shrubs	<5	0	n/a	n/a	n/a	n/a	1:1	nil	**n/a**	**n/a**
Trees	<5	3	0	0	3	100	1:1	3	**3**	**0**
Trees	5 - 20	0	n/a	n/a	n/a	n/a	1:3 + relocate as native mulch or at Conservator discretion	nil	**n/a**	**n/a**
Trees	21 - 30	1	0	0	1	100	1:8 + relocate as coarse woody debris or at Conservator discretion	8	**8**	**0**
Trees	31 - 40	1	0	0	1	100	1:13 + relocate as coarse woody debris or at Conservator discretion	13	**13**	**(tbc)**
Trees	41 - 50	0	n/a	n/a	n/a	n/a	1:40 + relocate as coarse woody debris or at Conservator discretion	nil	**n/a**	**n/a**
Trees	50+	0	n/a	n/a	n/a	n/a	1:90 + reinstate as vertical habitat structure or at Conservator discretion	nil	**n/a**	**n/a**
Trees	100+	0	n/a	n/a	n/a	n/a	1:180 + reinstate as vertical habitat structure or at Conservator discretion	nil	**n/a**	**n/a**
	Totals	**5**	**0**	**0**	**5**	**100**	**-**	**24**	**>24+**	

Refer to TREE AND SPECIMEN PLANTING SCHEDULE L004 (prepared by Oculus; Issue 2, 11.12.24) includes a total of **34** native tree plantings incorporating 5 different eucalypt species and (n=2) Flax-leaf Paperbark (*Melaleuca linariifolia*). In addition, several hundred (or more) mixed native shrubs and groundcovers will also be provided within defined garden bed areas (including verges, private courtyards and communal spaces).

Development Outcomes Report – Lease Variation Policy

Lease Variation Policy – Assessment Outcomes

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

Theme- Site and Land Use

• **Assessment Outcomes**	**Outcomes Response**
1. The functionality and usability of the development is appropriate for its intended purpose/use. This includes limiting future adverse impacts between permissible land uses and on surrounding areas.	The development is designed with a community focus, integrating green infrastructure and ensuring accessible public spaces. It meets Community Facility Zone (CFZ) requirements by combining residential and community facilities, optimizing land use. The proposal supports urban growth while providing diverse housing options and communal areas, maintaining the precinct's amenity.

Theme- Sustainability and Environment

• **Assessment Outcomes**	• **Outcomes Response**
2. Site constraints including bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered.	The subject site is not identified as having any environmental risks, including noise, flooding, contamination, air quality or hazardous materials. The site is located in a bushfire-prone area, and all buildings will comply with ACT Bushfire Management Standards to mitigate risks.

Theme- Parking Services and Utilities

• **Assessment Outcomes**	• **Outcomes Response**
3. The site is capable of being appropriately serviced in terms of infrastructure and utility services.	The site will be adequately serviced with infrastructure and utility services, with all necessary endorsements to be obtained from relevant entities. Utility providers for electricity, water, gas, sewerage, and stormwater will confirm that the development meets standards for earthworks, utility connections, building placements, pavements, and landscaping.

Lease Variation Policy – Assessment Requirements

Development proposals are required to meet all relevant assessment requirements – these are mandatory development controls.

• **Control**	• **Assessment requirement**	• **Is this control applicable?**	• **For applicable controls, has it been met?**	• **Outcomes response**
• **Circumstances for lease variation**	1. A lease is varied only where all of the following are achieved: a) The varied lease is consistent with the Territory Plan including all relevant policies (these consist of district policies and zone policies). b) The land to which the lease applies is suitable for the development or use authorised by the varied lease.	• Yes ☒ • No ☐	• ☐	The varied lease is consistent with the Territory Plan including, including the Community Facility Zone Policy and the Belconnen District Policy. The land to which the lease applies is suitable for the development or use authorised by the varied leas. The proposal adheres to the Community Facility Zone (CFZ) by integrating residential and community facilities within the existing zoning framework. The proposed development continues the site's use as a community and aged care facility, aligning with the existing RSL LifeCare service
• **Additional uses and rights**	2. An additional use or right under a lease is increased only where it is demonstrated: a) Sufficient car parking is capable of being provided for the current uses and additional development.	• Yes ☒ • No ☐	• ☒	Sufficient car parking is provided for the current uses and additional development. The potential increase in traffic flow is within the capacity of the surrounding road network as demonstrated in the Traffic Report submitted with this Development Application.

• Control	• Assessment requirement	• Is this control applicable?	• For applicable controls, has it been met?	• Outcomes response
	b) Any potential increase in traffic flow is within the capacity of the surrounding road network. c) Adequate post occupancy waste management and disposal can be provided to the relevant Territory standard. Note: Examples of rights are the maximum gross floor area, the maximum floor area allocated to a particular use, and building heights.			Adequate post occupancy waste management and disposal are provided to the relevant Territory standard as demonstrated in the Waste and recycling management plan submitted with this Development Application.
• **Number of dwellings and secondary residences**	3. This requirement applies to any of the following: a) Varying a lease to express the number of approved or lawfully erected dwellings or units. b) Varying a lease to change the number of approved or lawfully erected dwellings or units. c) Varying a lease to add a secondary residence where erection of a secondary residence has been approved. The variation to the *lease* is consistent with the following: i) all other requirements of the lease; and ii) the Territory Plan, including all relevant policies.	• Yes ☒ • No ☐	• ☒	The variation to the lease is consistent with all other requirements of the lease; and the Territory Plan.
• **Secondary residences**	4. A variation to a lease to authorise a secondary residence is approved only where the block affected by the lease is 500m² or larger.	• Yes ☐ • No ☒	• ☐	Not applicable. This Development Application does not include secondary residences.
• **Easements**	5. A proposal to vary a lease to remove, relocate or change easements is consistent with both of the following: a) Is supported by written endorsement from the relevant service provider. b) Is supported by drawings and information demonstrating that easements are not required or are provided elsewhere on the land.	• Yes ☐ • No ☒	• ☐	Not applicable. This Development Application does not include a proposal to vary a lease to remove, relocate or change easements.