



DESIGN REPORT

SECTION 5 CITY DESIGN

REPORT BLOCK 2,7 & 8

SECTION 5 CITY

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Prepared By:

Purdon Planning Pty Ltd
Suite 5, Level 1,
243 Northbourne Avenue,
Lyneham ACT 2602
ABN 63 653 124 442
Tel 02 6257 1511

purdons@purdon.com.au
www.purdon.com.au

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1.0 Introduction & Purpose

This report has been prepared by Purdon on behalf of Bulum Group in support of a Development Application (DA) for the proposed mixed-use development on Block 2,7 & 8 Section 5 City. This report is a supporting document to the planning report for this application for consideration of a proposal for two buildings of up to RL617m.

This design report has been prepared in accordance with Section 97 of the Planning and Development Act 2007 and provides an assessment of how the proposed development integrates within Section 5 City as well as the surrounding context.

This report should be read in conjunction with the Statement Against Criteria (also referred to as the Planning report), the supporting architectural plans prepared by the project team and other sub-consultants which are submitted as part of the DA.

2.0 Site Location and Context

Figure 1: Context Plan



Source: Purdon (NearMaps, 2022)

The subject site is located within the City Centre, sits on the intersection of University Avenue and Marcus Clarke Street. Both blocks are located within Section 5 City and separated by public open space. The blocks are zoned CZ1 and are west of the City Hill, and don't have clear sight lines to the London Circuit due to other developments within the Section and the configuration.

The site fronts Marcus Clarke Street and has line of sight with ANU, Black Mountain and developments located on University Avenue. Blocks 2 & 7 Section 5 City have existing buildings on the site, which are proposed to be demolished to build mixed-use development of approximately 13 storeys. Block 8, which is a public block, is proposed to be redesigned with high-quality landscape elements to allow for an activated ground plane.

2.1 Site/Context History

The buildings on section 5, together with those on Section 3 City, form an important commercial precinct for the city centre, with a strong emphasis on banking, law, and university related

businesses. Both sections display a considered approach to building design and placement by the NCDC, with a central higher tower surrounded by perimeter buildings of varying height, forming a deliberate modernist composition. These buildings are generally lower on the London Circuit frontage, increasing in height on the Marcus Clarke Street and University Avenue frontages.

Hobart Place has a strong relationship to the similar layout at Darwin Place precinct, as well as the Supreme Court and square at the end of University Avenue. The design of this precinct was particular to the placement of buildings and public spaces it created with connecting squares. Hobart Place public domain was refurbished in 2003 to minimise the impact of wind and provide lunch time amenity for office workers.

The buildings were generally designed during the 1960's and 70's, with a variety of architectural approaches, recognised as 'iconic' Canberra office buildings for that era of design. The area's 1960's modernist aesthetic was recognised in a series of national newspaper advertisements in the late 2000's. The former ANZ Bank building (now the 'Uni pub') was listed on the ACT Heritage Council's Heritage Register in 2004 and is listed on the Australian Institute of Architect's Register of Significant Twentieth Century Architecture.

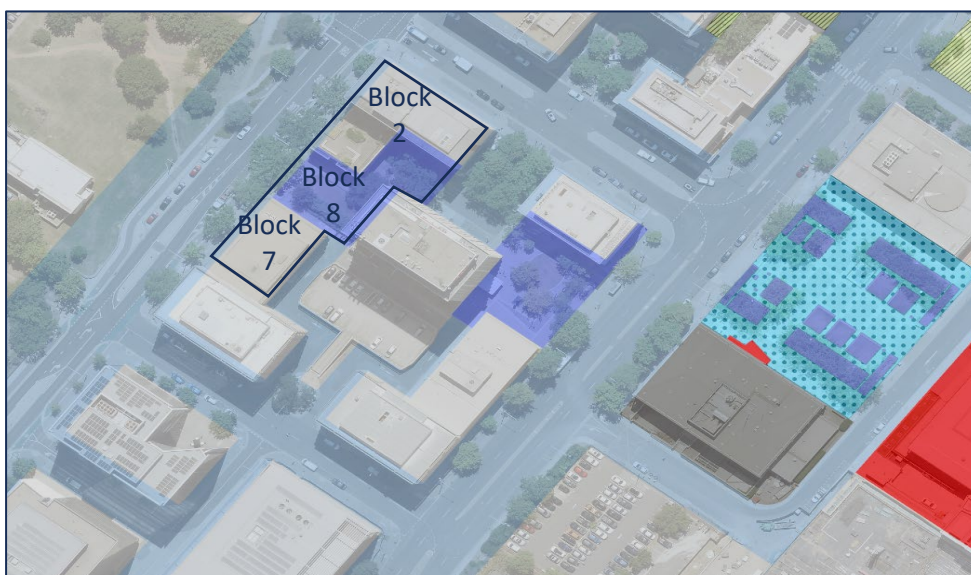
2.2 Hobart & Darwin Place Precinct

It is understood that the Section 3 and Section 5 City comprise of Hobart and Darwin precincts respectively and were developed around 1960's. The two precincts are mirror images of one another in terms of the broad symmetry of section layout, bulk, and scale of the developments.

Recent major approvals on the two sections, include the R617 development titled the 'Capitol' development on the corner of Hobart Place. Which this development aims to 'mirror' through its masing.

The City Renewal Authority has previously mentioned that the aim for these precincts is to create a *vibrant, useful and delightful people filled place*. This proposal will bring people to the region and in turn assist in this creation.

Figure 2: Site Plan



Source: Purdon (ACTMAPi, 2022)

2.3 National Capital Development Commission (NCDC)

The National Capital Development Commission were responsible for planning and development in Canberra from 1958 until 1989 when the Territory became self-governed. During the NCDCs rule several key rules were set in place which still are present in the contemporary context of today.

2.3.1 RL617 - BUILDING HEIGHT

The maximum building height of RL617m for development in the city was introduced in the 1960s by the NCDC to preserve the importance of public buildings. The height corresponds with the height of Capital Hill (the current location of Parliament House). All buildings located within the city are required to remain to this maximum height limit.

2.4 Urban Demand for infill and Housing

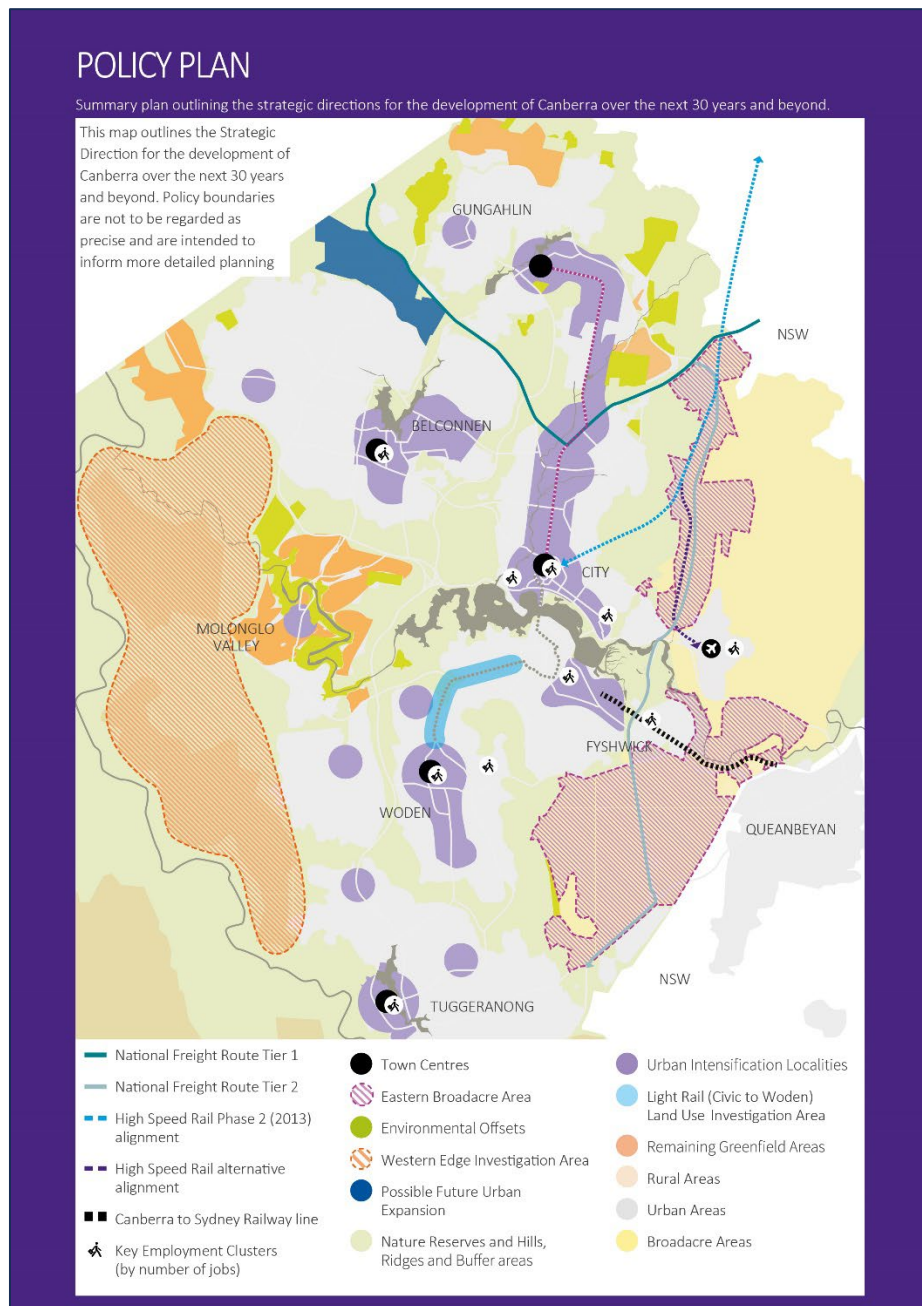
Reports conducted across Australia have often concluded that supply for housing is not adequate and the limited stock of accommodation has in turn gradually increased the housing price to a stage which is not accommodative for the general public. The housing price currently sits at a price point that a lot of Australians cannot afford, especially for young people, aged residents, and single parent households. This is further exuberated in Canberra where the median house price now sitting at \$876,567 and 31% of the population is renting. If housing prices continue to grow – a spike in homelessness will occur and the prestigious city will lose equality, as a structured social-economic hierarchy will be formed between those who own several houses, and those without any housing options.

Previously this problem has been balanced and managed through the release of new suburbs and the physical expansion of the existing urban areas inside the ACT. However, this is an unsustainable practice as forces low density expansion, and Canberra has already almost grown to fill all available developable land / is at capacity. This means that the only feasible strategy that should be implemented is to encourage urban infill of group centres, local centres, and the capital city. Developing to RL617 will assist in this process of urban infill and has the potential to lacinate some of the pressure for housing in Canberra.

2.4.1 THE CANBERRA SPATIAL PLAN

The Canberra Spatial Plan discusses the conceptual growth of Canberra and outlines direction for how Canberra should be developed. A key concept of this plan is that *the Strategic Direction aims to contain up to 90 per cent of future urban development projected to occur in the 30 year time frame of the Spatial Plan to areas no further from Civic than the suburbs of Gungahlin (approximately 15 km). The containment of the city within a 15 kilometre radius of the city centre reflects the aspirations of our community to restrain urban expansion.*

The site is within the 15km radius of the city centre and is identified as an area suitable for redevelopment and redesign. The development is reflective of the key characteristics listed in the Canberra Spatial Plan.



Source: (ACT PLANNING STRATEGY, 2018)

The ACT Planning Strategy 2018 outlines broad desired planning outcomes for the Territory and defines implementation techniques.

The policy talks about what areas of Canberra should be developed, future expansion areas, and intensification localities. The entirety of the Canberra central section is shown as an area requiring urban intensification.

Building to RL617 will enable this intensification to occur and will assist in providing housing to the Canberra region.

2.4.3 URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA (UDIA)

The prestigious UDIA are responsible for influencing urban development and providing overarching comments on government planning policies and individual developments. They have noted that Australia has a major housing undersupply problem and that the demand for housing is massively outpacing the speed of which housing is built. *This historic undersupply problem emerged acutely from the 2005-2012 period when the then-National Housing Supply Council (2012, 2013) determined that a national accumulated dwelling supply shortfall was north of 200,000 dwellings. Australia has been playing catch-up ever since, and despite the record levels of residential construction over the 2017-2019 period, supply outpaced demand by only 4,500 dwellings on an annual average, according to NHFIC [National Housing Finance and Investment Corporation].*

In Canberra the government recognises that a majority of housing provided in the capital is constructed through private sector investors, such as the development proposed in this document. However, limitation to the built form, especially height limit has impacted on any potential housing supply that could be supplied by these developers. If this development is to be reduced in height then more and more citizens will be without a home, and building housing to suit the housing demand will be limited.

3.0 Proposed Development

The proposed development includes two multi-storey mixed use residential buildings with a height at or close to RL617m. The proposed development includes, retail tenancies, community facilities, commercial ground floor uses, residential dwellings, parking, and a highly designed street and public landscape featured pedestrian plaza.

The proposed development will revitalise the entire section through the inclusion of the following design and siting elements submitted for approval by EPSDD:

- **Building A, located on Block 2**, is proposed to be a 14-storey mixed-use building with 357m² of commercial use on the ground floor and 91 dwellings on the 13 storeys above; and
- **Building B, located on Block 7**, is proposed to be a 15-storey mixed-use building with 459m² of commercial use on the ground floor/mezzanine and 64 dwellings on the 13 storeys above; and
- **Five (5) levels of basement** are proposed. The basement is proposed across all three blocks and will feature 223 overall car parking spaces, including 18 Accessible car spaces, there are also 6 motorcycle spaces (total of 229 spaces) in addition to bicycle parking and end-of-trip facilities and other service areas; and
- High-quality **landscaping** elements, including 102m² of **kiosks**, and opportunities for **deep-rooted planting** on **Block 8**; and
- Associated works.

In addition to the design and siting components, a lease variation is also sought.

The proposed developments design and setting has been created through an iterative design process, influenced by the public, several architectural design boards, and multiple recent planning, urban design, and architectural frameworks. This process allowed the development to adapt and improve its design to ensure that the designed outcome is desired, articulated. It was important that the design enhances and adapts the contemporary Canberra social housing aesthetic and the existing and proposed architectural building styles present in society. Additionally, the design team aimed to create a form which demonstrates an advanced and intriguing design, to better shape and form the city.

Some of the major influences which evolved the design during the design phase were in response to the City Plan 2014, the City and Gateway Urban Design Framework 2018, the Draft Inner North and City District Policy, multiple Design Review Panels, the National Capital Plan, and the current Territory Plan. These structures assisted in forming and enhancing the proposed design to create a building that is futuristic, unique, and to make a building for the Canberra people.

3.1 The City Plan 2014

The City Plan 2014 sets out planning guidelines and goals to be achieve a happy, healthy, and inclusive social setting in the Capital City. This document does not directly have any jurisdiction over this development however, the design team has voluntarily opted to respond to and be influenced by the desired characteristics outlined within the pages, as to ensure that the design and layout is consistent with the broader themes of the city. Responding to these frameworks during the initial

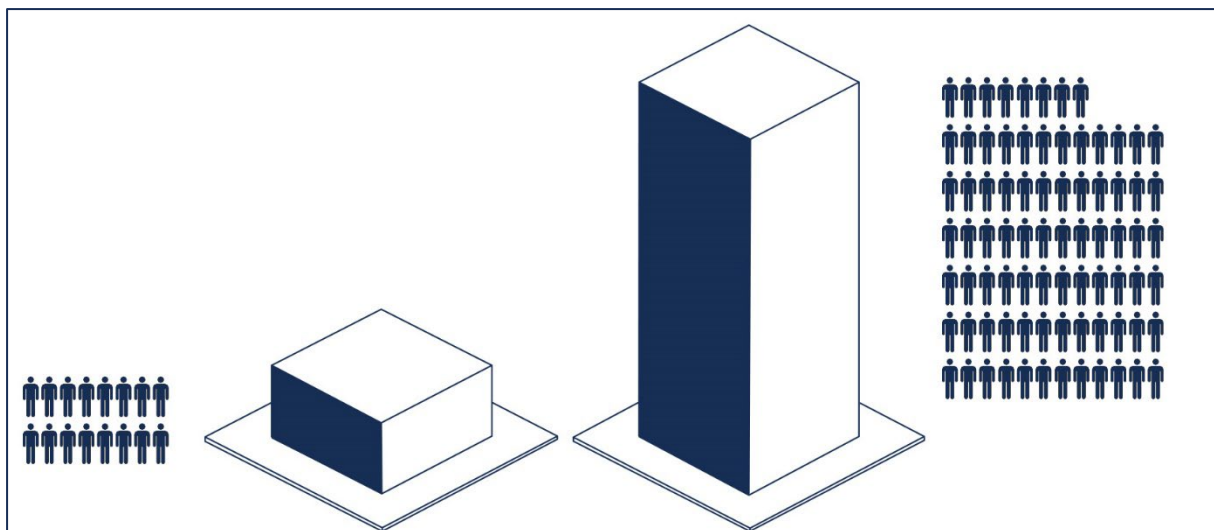
stages also provide the architects and design team with creative freedom to explore and experiment with unique and innovative design features, while staying within the boundaries and context of the current and proposed city. The City Plan 2014 is somewhat dated, and the city has been majorly developed since its implementation, however, the general themes and facts portrayed in the document are still current and should be considered.

A summarised set of goals of the City Plan 2014 are as follows:

- **Maximise our available development capacity through rejuvenation and revitalisation of** existing design character areas to provide for growth and development that can shape the future of our city centre
- Bring people to the lake
- Connect the city through the light rail
- Redirect traffic to make the **city a destination led by pedestrians**
- Encourage **residents and visitors to make the most of the public realm**

The proposed development will help to consolidate the city and maximise the potential capacity for residential mixed-use development. It will maintain pedestrian traffic and the imagery native to Section 5 to ensure that the design character is maintained and enhanced. The development cannot promise to bring people to the lake, however, will encourage people to use the city by attracting a wider, more diverse audience than those already living in the centre. The development site is in near proximity to the light rail and is angled in a way to promote the use of public transport, through mixed multimodal transportation modes.

Figure 3: Residential Modelling Diagram prior and post development



Source: Purdon (2022)

Attracting more residents to the city will increase the capacity for renters, and buyers through providing Canberra with a varied future living lifestyle. This accommodating nature of a consolidated city also allows people to have a wider choice when looking for their place of residency. The provided cross ventilation, the exceptional wide range of view, and the incredible natural solar access to each apartment will ensure that residents do not miss out on any of the luxuries which they would be granted in the suburbs. While also providing Canberra with a more diverse housing alternative.

The number of apartments in each tower has been tailored to maximise liability, and to attract people from all spectrums of life, from families, first home buyers, retirees, and investors. This

inclusive and diverse attraction proposed in the towers, will make Canberra a more inclusive City which represents all forms of human life.

Canberra is running out of room to expand and lacks the required facilities to accommodate this expansion. Canberra is set to grow by a rapid rate of approximately 1.3% each year, creating a strain on the border locked Capital. So, a suitable solution must be made to satisfy this increased demand. Taller residential buildings inside the city centre, will help to meet this expected growth.

The development explores on-ground public, and commercial interfacing with several tenancies expected to be accessed by the public and residents. These tenancies will encourage residents, visitors, and others to interact with the public realm, and streetscape along the architecturally designed verge. It is important to keep the verge designed, and desired to ensure that the city maintains its prestigious atmosphere and will assist to make the Canberra City, the National City of Australia. The use of street trees native to the existing streetscape will provide consistency in the character of the road, and the inclusion of other unique features will encourage diversity.

The City Plan 2014 also specifically mentions guidelines for the sites location and suggests that development in the area specified should aim to solidify the existing character as a residential link, commercial area, and legal environment. It is believed that the design and proposed buildings will solidify this character and will further explore the regions character through the range and variety of tenancies and residential dwellings proposed.

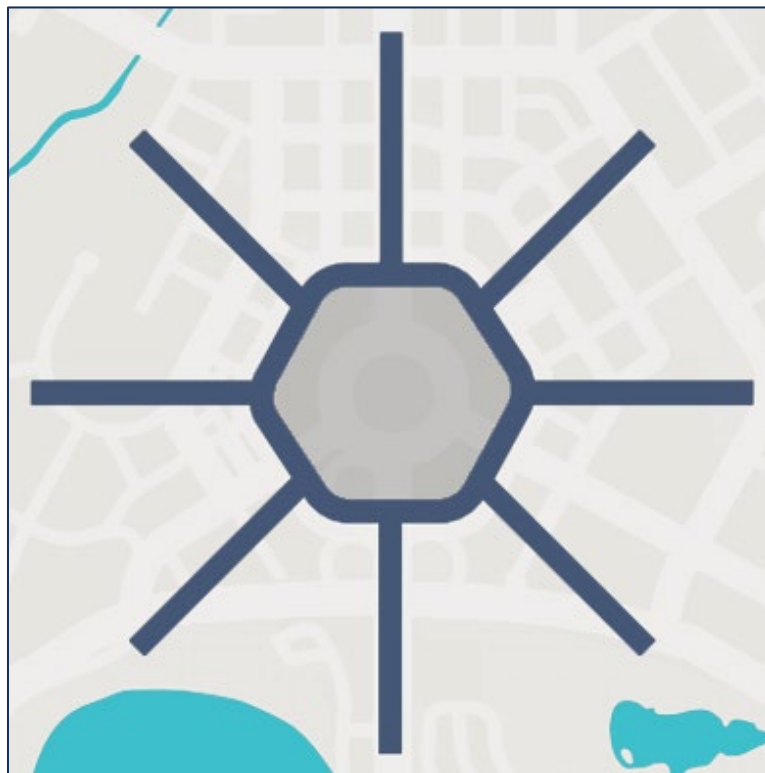
3.2 City And Gateway Urban Design Framework 2018

The City and Gateway Urban Design Framework sets expectations and guides future development and urban renewal in the city and gateway corridor. This set of guidelines ensure that development contain unified built forms and landscape consistent with the existing and adjacent streetscape. This document is not legislation, however, provides the development with context, design guidance, and an overall set of guidelines for all façade and verge works in the city.

The City and Gateway Urban Design Framework 2018 seeks to address the following items:

- **Reinforce and realise the Griffin's structure**

Figure 4: City and Gateway Griffin's structure

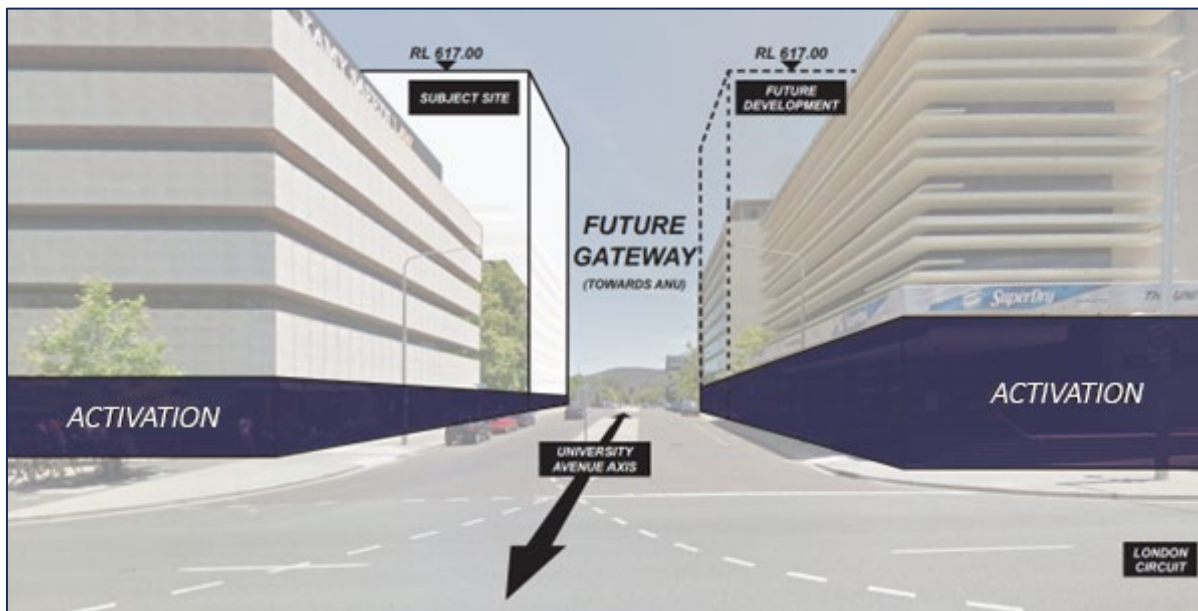


Source: Purdon (Griffin's structure, 2022)

- Provide room for **growth for accommodation and careers**
- **Provide a wider range of residential, commercial, and retail premises** to reinforce the city centres identify as Canberra's primary metropolitan and commercial centre
- **Encourage active travel** connections
- Provide public places
- **Put people first**
- Provide a **larger capacity to allow for residential growth** within the centre

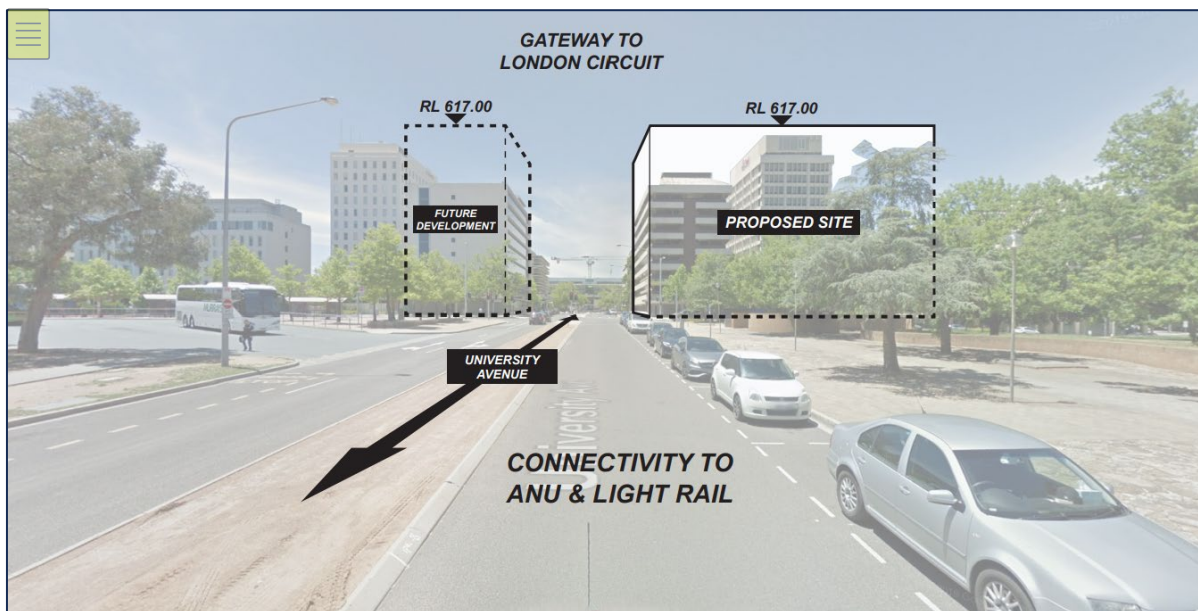
The two towers will provide the existing prominent monumental avenues with a framing tool that will enhance and direct the view along two main designed axis within the Griffin's structure plan. This framing will ensure that the Griffins structure is solidified and identifiable from ground view.

Figure 5: Gateway framing tool



Source: KUD & Purdon (University Avenue Activation, 2022)

Figure 6: Gateway framing tool



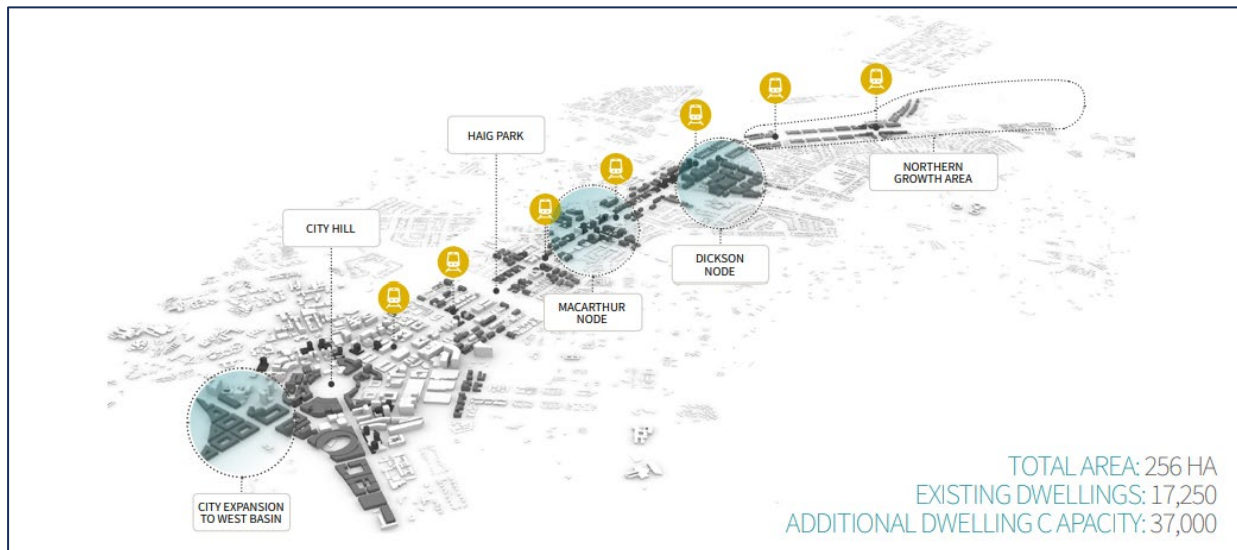
Source: KUD (University Avenue Activation, 2022)

As seen in Figures 5, and 6, the structures will assist to create a boundary into the city, directing pedestrians, vehicular traffic, and public transport through the tower like architectural feature buildings into the inner city. This then would assist in the formation of travel towards the ziggurat of Canberra, the Parliament House. This proposal aims to construct architectural plinths to assist in the creation of this gateway frame concept and intends to produce a new urban design initiative across the broader urban context by framing the city centre through monumental unique architectural design.

The proposal will provide the city with residential and commercial growth through providing a broad range of apartment sizes, dwelling rooms, and several commercial tenancies. This development will

assist the Canberra region by providing a wider range of facilities and houses, to ensure that the population has a better choice about where they live. The commercial tenancies will activate the street and provide the 'office' district with places to eat and shop.

Figure 7: Indicative Canberra Dwelling Capacity



Source: (City and Gateway Urban Design Framework, 2018)

The dwelling capacity identified within this report proposes that there is demand for 37,000 more dwellings in the City centre and its approach routes. The subject site is further identified in this report as a dark grey building, stating that redevelopment is suggested to occur on site. Redevelopment of this site will assist Canberra in achieving this dwelling density goal.

3.3 Draft Inner North and City District Policy

The draft new Territory Plan discusses is proposed to come into effect mid to late 2023 and aims to revitalise and fully renew the existing Territory Plan. Although this proposed plan is not in effect currently, some of the elements of the desired policy outcomes addressed within the Inner North and City District Policy are relevant to the proposal and have been considered during the initial design phase for this development. The desired outcomes for this policy are as follows:

- Future redevelopment contributes towards **living infrastructure aims in built-up areas including the City Centre.**
- Office and commercial floorspace is protected and **development opportunities for future economic activities and employment make sure the City Centre maintains its pre-eminent economic role.**
- **High quality design and public spaces are a feature of development** within the City Centre and include the establishment of a dedicated Civic entertainment precinct.
- Innovation precincts are established around economic assets in the City Centre (Australian National University, CSIRO, and University of NSW), Watson (Australian Catholic University and Academy of Interactive Entertainment) and Campbell (Australian Defence Force Academy).

- **Economic and mixed-use hubs** at and nearby light rail stops are established, based on **sustainable urban development principles**.
- **The City Centre is a multi-modal transport hub** including accommodating future stages of light rail, bus interchange functions and improved active travel infrastructure.
- Innovative models for future community and recreational facilities to support expected population growth, given constrained land supply, are achieved.
- Habitat values in key connectivity corridors are restored and enhanced including re-naturalisation of Sullivans Creek and connections to Dickson Wetlands.

This proposal aims to provide green balconies, street plants, solar initiatives, and other eco-friendly design features, to ensure that the Canberra city is carbon friendly, and that living infrastructure is provided.

The development will attract residents into the city to use office space, and other commercial tenancies in the surrounding developments.

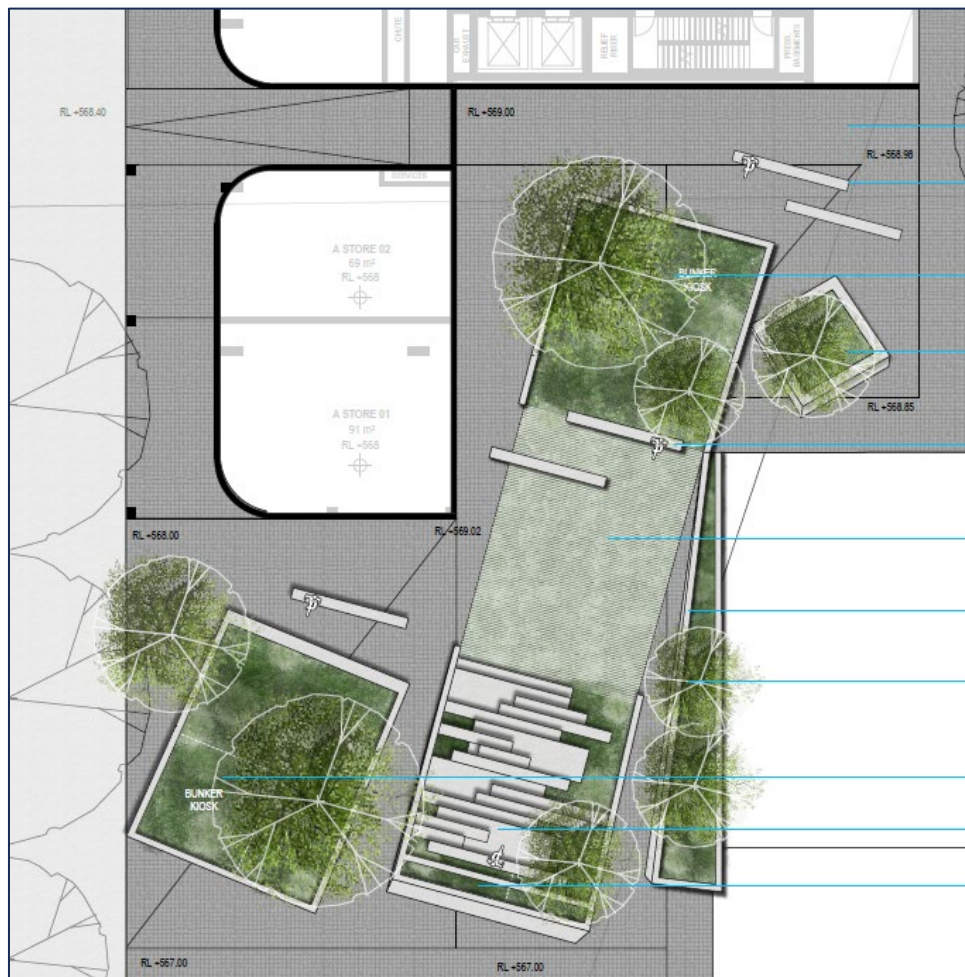
The use of high quality architecturally designed façade elements, colour, and living matter. Will provide the Canberra surroundings with a unique and activated public space along the verge. The architecturally designed landscape plaza will also ensure that the site is maintained, attractive, and assessable for users.

Figure 8: Landscape Plaza



Source: KUD (University Avenue Landscape, 2022)

Figure 9: Landscape Plaza



Source: KUD (University Avenue Landscape, 2022)

The bunker kiosks will house shops, cafes, and other active commercial facilities, to make the section a destination location for pedestrian activity.

This development is not part of an innovation precinct, however, will create a framing tool to solidify the Canberra open space corridors and provide unique and futuristic design features. This design technique is considered innovative in itself.

This proposal has considered the key concepts outlined in the draft Territory Plan and have utilised many of the elements that were discussed within this document.

4.0 Project Rationale and Public Benefit

Outlined in this section is the project rationale, including the sustainability principles considered in its design and the public benefits that are expected to be generated by the proposed development.

4.1 Project Rationale

The rationale for seeking increased building height on the subject blocks related to the accommodation mix use development proposed.

The proposed accommodation offering responds to and actively facilitates key government policy objectives, outlined later in this Design Report.

4.2 Planning Initiatives Addressed in this Development

The location and the type of development proposed satisfy a range of ACT government strategic objectives from the Transport for Canberra and ACT Planning Strategies as outlined in the earlier sections of this report, primarily by:

- Promoting organic travel lifestyles through encouraging active travel and public transport use
- Creating a further compacted, efficient city by focusing on urban consolidation in the city centre, and along the major public transport routes
- Capitalizing in design that will generate a more sustainable built form that adds to Canberra's landscape setting
- Enabling the development of a more flourishing district and promoting a diverse economy by boosting our accommodation capacity and creating opportunities for a range of new enterprises

4.3 Public Benefit

4.3.1 DEVELOPMENT TYPE AND GOVERNMENT INCENTIVES

- No impact to services of adjacent properties
- Increased activation outside of business hours of a part of the city which is typecasted largely by activity during weekdays
- Create a frame separating the city centre with its surrounds

4.3.2 CONTRIBUTION TO THE ARCHITECTURAL CHARACTER OF THE CITY CENTRE

- The existing buildings design is dated and aged compared to the current desired character of the city
- The proposed will provide worth to the architectural design within this part of the city

- The design approach to building detail, considers human scale on street level while also considering the built form at a city scale. The design embraces and creates a vibrant, diverse, and active public space

4.3.3 CONTRIBUTION TO THE PUBLIC REALM

- Activation of the ground floor of the development on corner sites will contribute to the assortment and personality of the streetscape
- Retail and commercial offerings along these key links, provide opportunity to deliver a well-connected public realm for residents and visitors
- The tower topography and symmetrical symbolism produced along the ground floor public interface ensures that the public realm will continue to grow as a main pedestrian area. The arch architectural design is inviting and inclusive

5.0 Planning Context

This section describes the strategic planning context for the development site and proposal.

5.1 ACT Housing Market

The ACT Housing Market is competitive and inadequate to provide housing for the Canberra public. Unfortunately, this market will grow even more demanding, as the Canberra population continues to grow, placing even further strain on the Australian property market and population. Previously the demand for housing has been balanced through the extension and release of suburban developments, however this is an unsustainable practice and Canberra is slowly running out of developable land. The Australian Capital Territory Indicative Land Release Program 2022-23 to 2026-27 is a government document which indicates the goals for land release and development in Canberra. This plan indicates that in the next five years they hope to release 3,817 residential dwellings of which 3,119 are to be multi-unit. However, this document also states that the only future developable land is in a small part of Western Belconnen, Northern Gungahlin and in the Molonglo Valley. Of these possible future development land release areas, the Molonglo Valley contains several heritage and ecological protective species so is unlikely to be developed. This means that Canberra only has contains two very small parcels of land set aside to satisfy the population growth of Canberra. This expansion may satisfy growth in the short term, however, will not satisfy demand in the long term.

One approach to meet this demand is through urban intensification through building the city and its surrounds upward. This proposal to build to RL617 will provide Canberra with many dwellings and provide a buffer to assist in balancing the property market.

5.2 Current Planning Context

5.2.1 NATIONAL CAPITAL PLAN

The site is subject to special requirements for Territory Land within the City Centre under the National Capital Plan.

Special requirements under the National Capital Plan (encapsulated in Territory Plan planning controls) that apply to the subject block include:

The height of buildings in City Centre may be less than but not more than nine storeys provided that:

- *plant rooms and other service elements may be allowed above this height subject to being set back from the building edges and screened from street level view*
- *one or more taller building(s) per section up to a maximum height of RL617 will be considered only in accordance with an approved comprehensive design for the whole section. Comprehensive section designs should seek to use building height to emphasise and reinforce the geometry of the Griffin Plan and the symbolic Main Avenues radiating out from City Hill.*

This requirement provides the direction for the preparation of this Section 97 Planning Report to support a proposal for a development of up to RL617m on the subject site.

5.2.2 CITY RENEWAL AUTHORITY

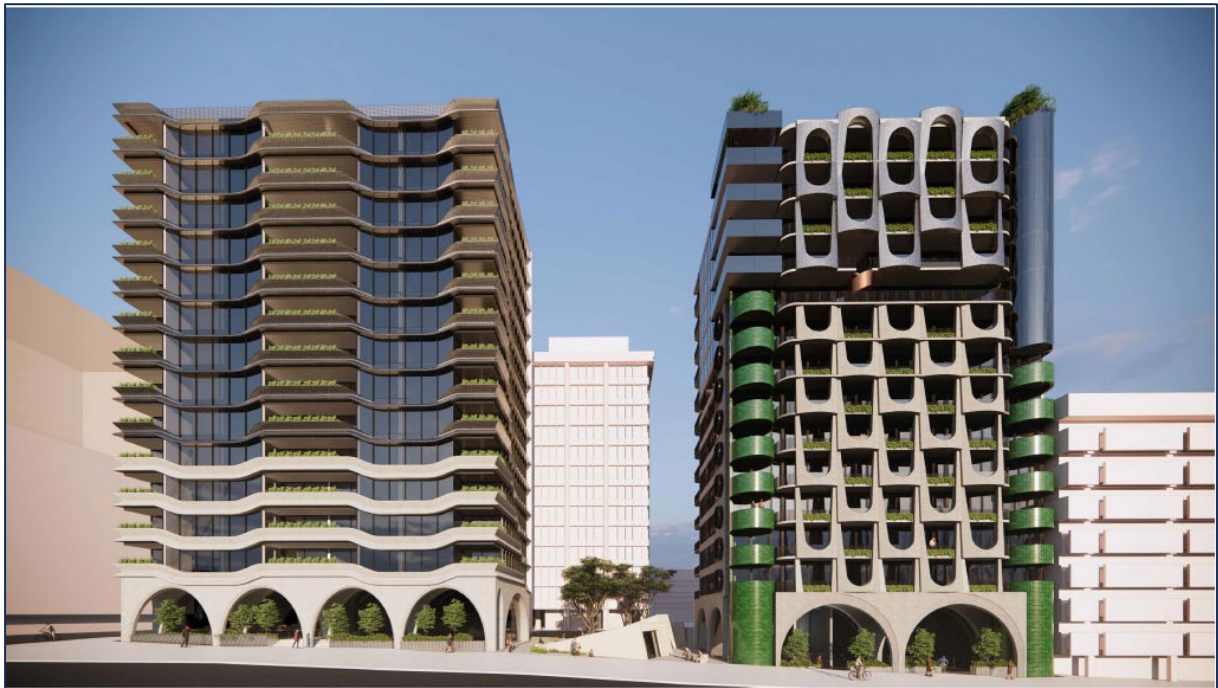
The City Renewal authority has responsibility for managing urban growth for parts of Canberra Central identified as specific areas, especially within the Canberra's CBD. The Authority "aims to create a vibrant city heart through the delivery of design-led urban renewal with a focus on social and environmental sustainability". The proposal has considered this document and is believed to be compliant.

6.0 Building Design

6.1 Site Analysis

The existing development is established amongst commercial and mixed-use buildings of various architectural styles. It is considered that the proposed building will add to the amenity of the assortment of architectural styles.

Figure 10: Visualisations



Source: KUD (University Avenue Building A, 2022)

The proposed maximum building height of RL617m affords opportunities for views at upper levels to the City Centre, the Australian National University, and beyond. These high-level views include:

- Views to ANU to the North-West.
- Views to Vernon Circle to the South-East.
- And many others.

Figure 11: Indicative Views



Source: Purdon & KUD (Indicative Views, 2022)

6.2 Historic Consideration

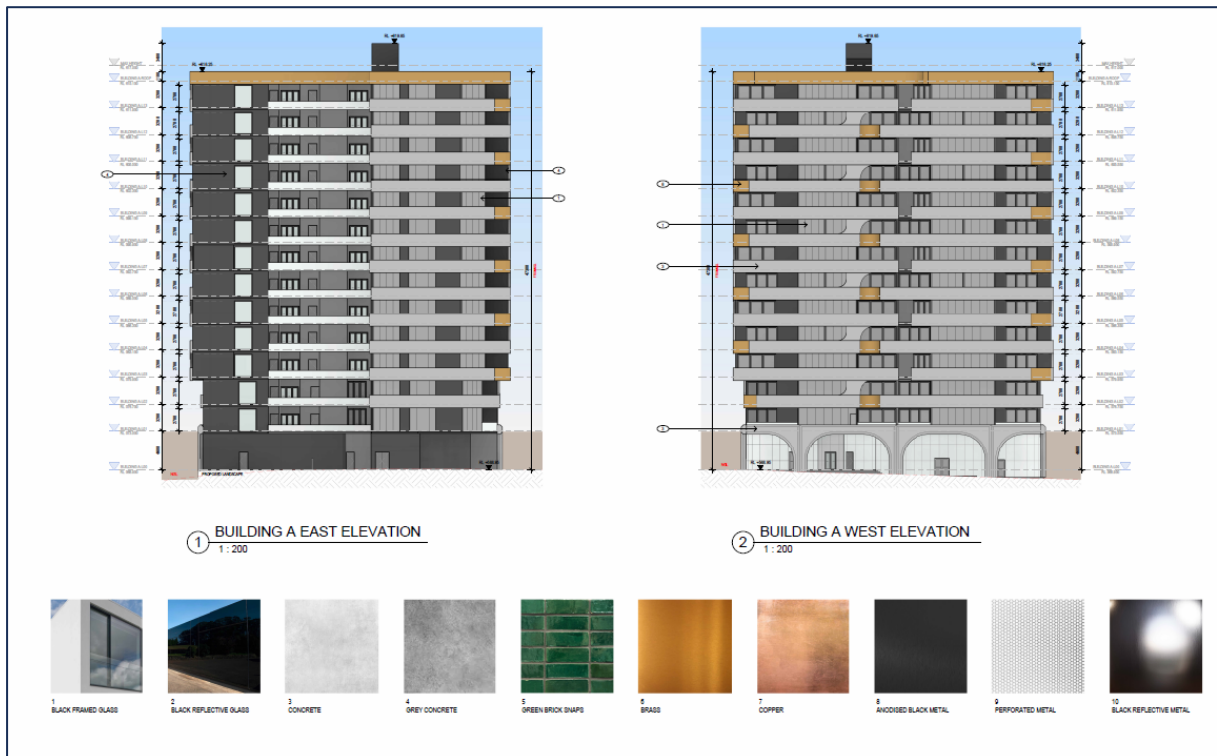
Walter Burley Griffin's plan for Canberra's design centred around three principal axes set in the geometry of the landscape. Each of these axes were exaggerated through defining each area for a particular function.

The subject site is integral adjacent to a principal axis and largely defines an area of the city. The site is part of a commercial and legal precinct that is defined by larger scale buildings that bring form, shape, and character to the City Centre in line with the geometry native to the key axes in the original Griffins Plan.

Any development in the Canberra city should consider the historical placement of the 70s brutalist architecture existing on site and provide respect to the historical character of the region. Prominent horizontality and sparse materiality were native to the original towers built and should be celebrated in any new development.

The design team used this rationale when designing the two towers. The concept behind initial design was to adapt innovation and historic preservation together, to create a modern traditional twist development. This will revitalise and modernise the city, while collaborating with the existing design language native to the Canberra city.

Figure 12: Building A



Source: KUD (University Avenue Building A, 2023)

Tower A using elements borrowed from the existing building on site and the strong angular language of the Civic grid, addressing its two-street frontage of Marcus Clarke and University Avenue.

The colonnades speak directly to the local Civic landmarks of the iconic Sydney and Melbourne Buildings on Northbourne Avenue, repeating this arched language, defining Civic Quarter's extents and legibility in the city.

Figure 13: Building B



Source: KUD (University Avenue Building B, 2023)

Tower B is spirited in bookending the site, with greater variation in form of façade, inverting the language of the arch to form sculpted apartment balconies. The balcony arches also provide expression of the traditional bus shelters of the Canberra region. The circular features along the east are directly influenced by the circular windows of the Canberra bus shelters.

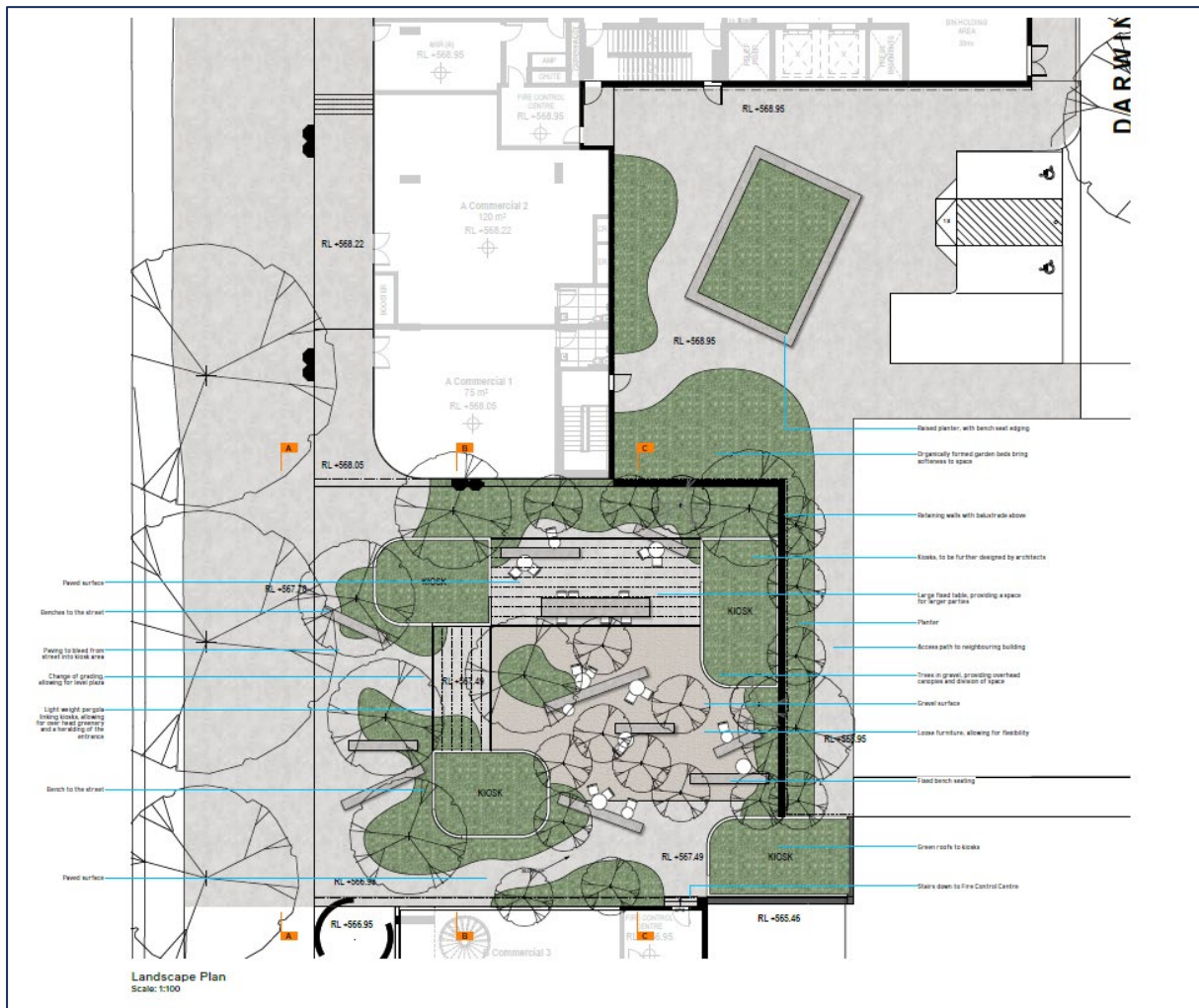
Figure 14: Canberra traditional bus shelter form



Source: Purdon (Canberra traditional bus shelter form, 2022)

6.3 Ground Floor Public Interface

Figure 15: Ground Floor Public Interface



Source: Acre (2023)

The ground floor public interface opportunity the buildings provide will enable:

- Access to a range of onsite commercial facilities
- a vibrant and connected community within and outside the building
- Access to shared bicycle services providing the conveniences without the cost and maintenance
- Broad open green common space, in the plaza area
- An articulated and exciting journey is provided for residents and visitors through the unique inviting open interfaced corridor, providing shop fronts, and public activity areas
- Shade and places to sit, rest, and socialize
- Shop frontages, retail tenancies, and restaurant possibilities

Figure 16: Ground Floor Public Interface



Source: KUD (2023)

6.4 Sustainability Initiatives

The design and planning team understand that the current Australian building codes provide some guidance to how sustainable and eco-friendly a building should be, however, this development aims to majorly exceed these standards as the aim is to provide Canberra with a new sustainable housing option that is unique and forces a new age of hyper environmentally friendly houses.

Many sustainability initiatives are present in the proposal to ensure that the building is economical and environmentally friendly to ensure that the building is appropriate for the current and future Canberra society.

Figure 17: Sustainability Initiatives



Source: KUD (Sustainability initiatives, 2023)

Some of the main sustainability initiatives present in this proposal are in regard to the all-electric building fixtures, solar panels, rainwater capture retention and detention tanks, and green landscape on balconies. These fixtures will provide the Canberra region with a new standard for green initiatives in buildings and will drive change for renewability in future developments.

Active ventilation is provided to all units through operable windows and open balconies. This ventilation will allow residents to live a healthier lifestyle not unlike that found in the suburbs.

Light and solar access is a big factor when designing a building of this calibre. So, the design was further developed to ensure residents get ample solar access and are provided with a bright and positive view of the nation's capital.

6.5 Built Form and Scale

Figure 18: Perspective image building A



Source: KUD (2023)

The built form of Building A can be interpreted in two distinct parts, a colonnade recessed base, and a horizontally driven positive upper.

The building's façade is expressed through a continuation of vertical glazed element and balconies separating the horizontal banding with the verticality of the tower. The horizontal expression honours the former CML building which it replaces and provides privacy for the residents. The building's direct street relationship differs from that provided in adjacent buildings. The proposal creates a robust design integration with the ground plane, forming its own separate identity that promotes the building as a destination address.

The design encompasses a tailored response to the uses at ground level, promoting activated street frontage to all four site boundaries.

Figure 19: Perspective image building B



Source: KUD (2023)

On the other hand, the built form of Building B can be interpreted as three distinct parts, a colonnade recessed base, a reversed vertically articulated middle, and a vertically driven crown. The building's façade is expressed through a continuation of vertical colonnade balconies. The vertical arch expression carries the eye to the upward levels along the built expression to provide viewers with a visual journey.

The arch colonnades on ground tie in with that of building A to produce consistency in the section.

The scale is consistent with the city scape of Canberra.

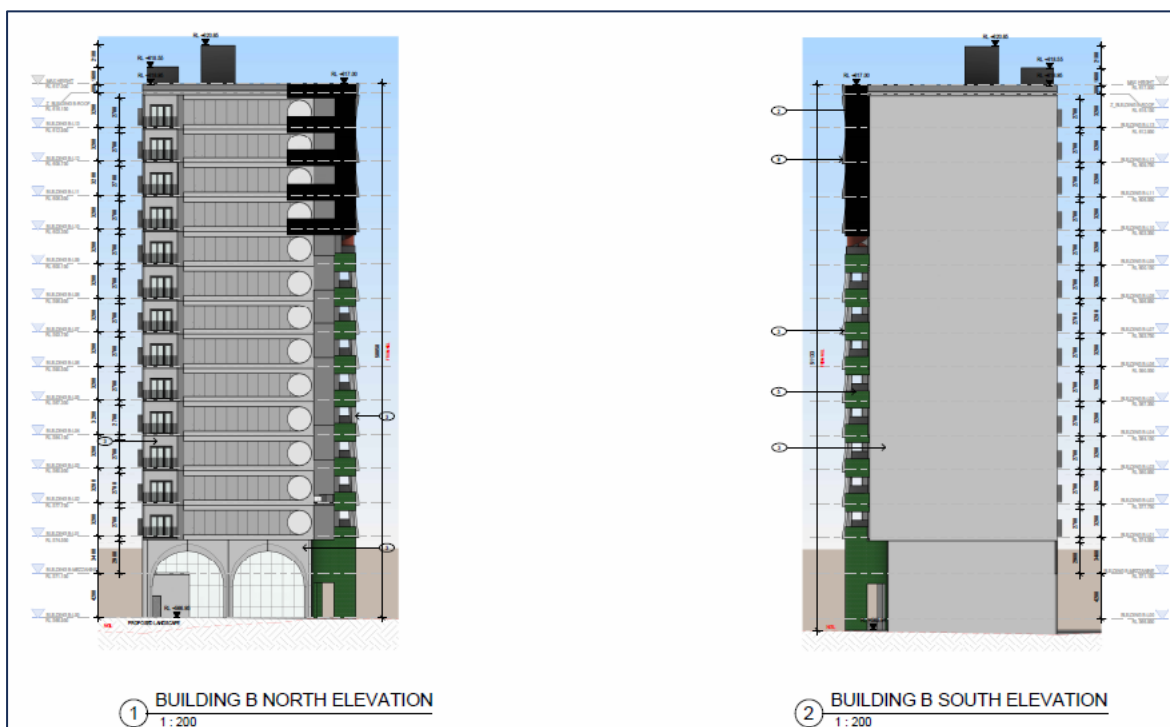
6.6 Architectural Response

Figure 20: Building A elevations



- The termination of the building is offered through a continuation and adaption of horizontal glazed elements separating the North and South facades.
- The design responds to old building on site by sculpting and preserving the horizontality into the proposed volume.
- These corners featured, respond to the corner treatment of the Capital building mirrored in the adjacent section.

Figure 21: Building B elevations



The building has a rich architectural language comprising of the following elements:

- Unique façade colonnade continuation along the main building frontage.
- This facade reaches the maximum allowable height of RL617 creating a slender built form in comparison to the main volumes east and west.
- Building corners are articulated with rounded edges to separate the colonnade balconies, and walls either side of the corner.

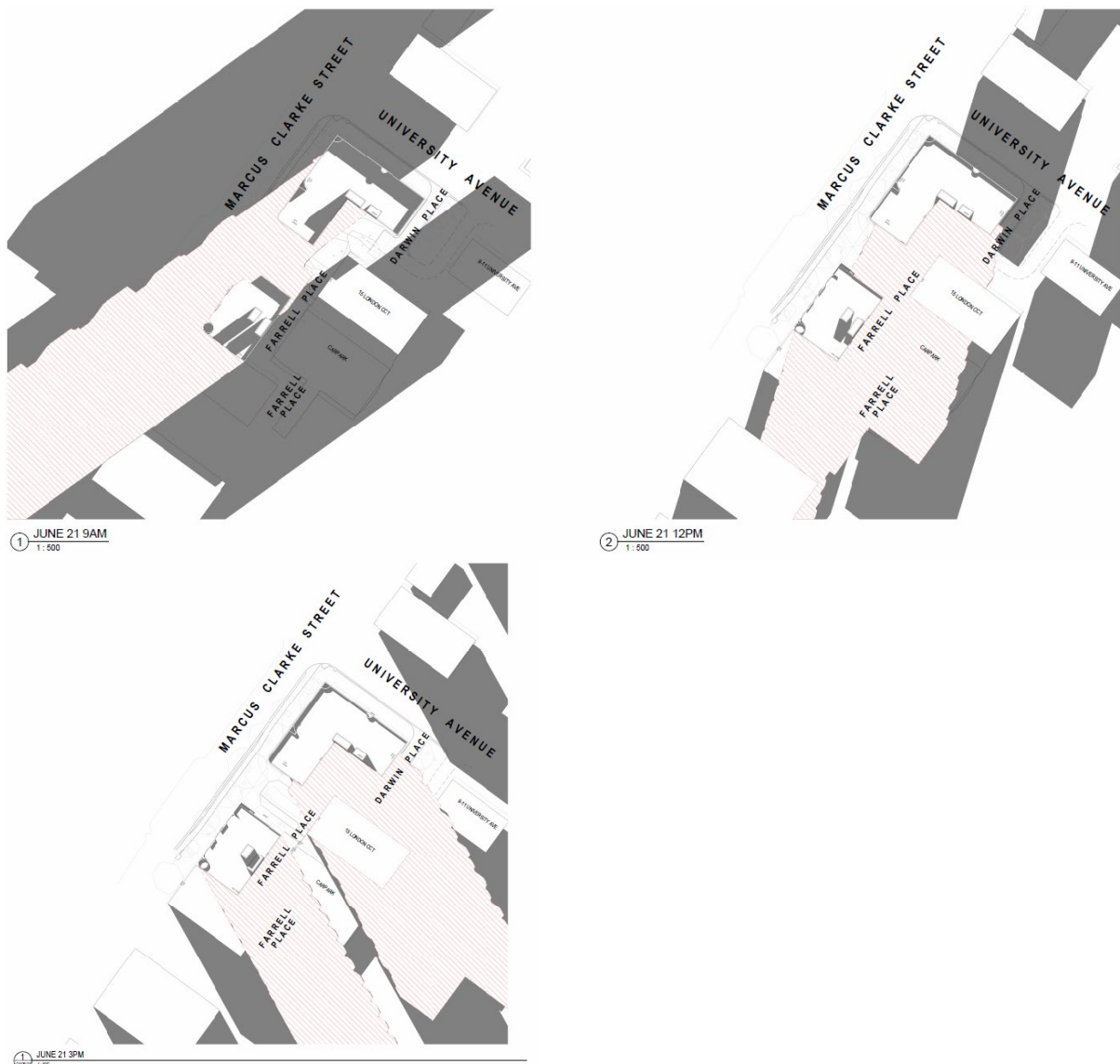
6.7 Visual Appearance

The building composition is kept simple yet refined and contained within a colonnade base, middle and top. Horizontal banding across the body of building is enhanced by a vertical unique articulated expression wrapping up over the roof to create a vibrant City horizon. The materiality of the banding will produce different light qualities creating interest in the building articulation. The mix of materials and colours will also enhance the visual qualities of the Canberra region.

The proposed design aims to introduce architectural expression to the precinct allowing for a varied streetscape. The building massing is cognisant of creating a vibrant and active new public street address at the heart of a precinct in transformation.

6.8 Shadow Diagrams

Figure 22: Shadow Diagrams



Source: KUD (Shadow Diagrams, 2023)

The design team have considered the potential impact of overshadowing on adjacent developments and pedestrian open space. 15 London CCT was of particular concern regarding solar access, due to its proximity, and magnitude in the section. However, this concern was mitigated after solar studies were conducted as was discovered that the site does not majorly impact on any adjacent development.

6.9 RL617

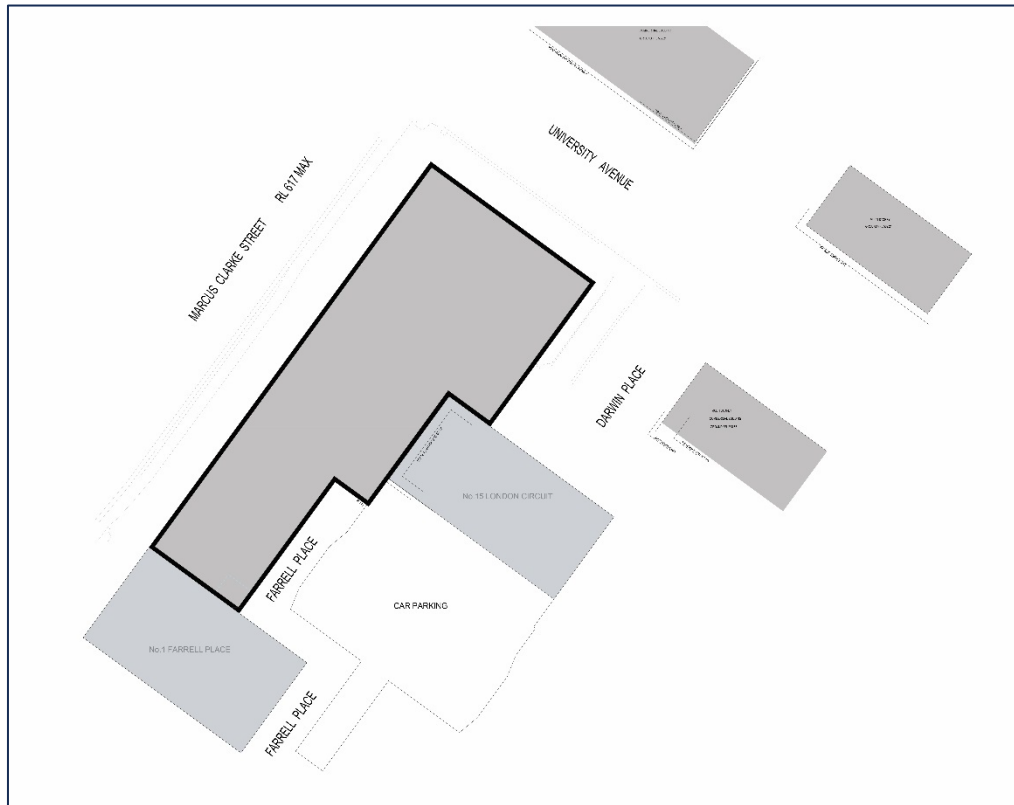
If the proposal were to be built to RL617 the main benefits that the development would provide to Canberra are:

- A greater variety of residential choice in the city
- An articulated skyline, which provides the section with a range of building heights
- Innovative design to the otherwise traditional architecture of the area
- Unique views from the top floor dwellings
- A greater diversity of dwelling types proposed
- A gateway frame to frame the entry into the city

However, many others would also be provided as discussed in this report.

7.0 NCDRP

Figure 23: Original Building Footprint



Source: KUD (Building Footprint, 2022)

The project has been reviewed by the National Capital Design Review Panel in four occasions, which ended in a full redesign of the building. The original design consisted of one building which sat across Blocks 2, 7, and 8. However, post review it was decided that the buildings were only allowed to be constructed within the existing buildings footprint. A summary of the key notes taken in these meetings are as follows:

- The NCDRP concluded that a building footprint which stretches over Blocks 2, 7, 8 is not suitable for the area. Instead, two buildings should be planned.
- The NCDRP considered the height limit and raised concerns about overshadowing, however, these concerns were mitigated after the solar access studies were conducted
- The NCDRP were concerned with the rock-climbing wall originally proposed

Overall, the forced redesign has resulted in a more traditional conservative design solution that has impacted on the social value which the building had provided. Less uses and dwellings are proposed, from the advice given, however, the design is considered more suitable for the area, and appropriate for Canberra. The incorporation of two buildings allows the site to not be congested or be considered an overdeveloped section.

8.0 Discussion

This report has discussed development proposal on Blocks 2, 7, & 8 Section 5 City for consideration of a proposal at or close to RL617. This report has discussed in detail the designs rationale, current and historical planning context, and the relevant and historical urban design and planning strategies. All of these influencing factors are believed to have created a unique, environmentally friendly, and positive built form that if was constructed would influence the Canberra skyline in a creative and innovative way.

9.0 Conclusion

This report has been prepared to satisfy the conditions of the Territory Plan for consideration of a proposal on Blocks 2, 7, & 8 Section 5 City for two buildings of up to RL617m.

The report investigated the current and historic context of the site, its planning setting, examined the design merit of the development against the desired character for the precinct and discussed the may public benefits that the proposal would have on the Canberra City.

It is considered that the proposed development of up to RL617m is appropriate for the sites context and is consistent with the ACT government policy objectives within the City through providing urban residential consolidation.

If you require clarification or additional information please contact Purdon.

Suite 5, Level 1,
243 Northbourne Avenue
Lyneham ACT 2602

02 6257 1511
purdons@purdon.com.au

purdon.com.au