

THE PANEL'S ADVICE

NATIONAL CAPITAL DESIGN REVIEW PANEL

Block 4 Section 7 Phillip – First Session

Woden Village



Australian Government
National Capital Authority



ACT
Government

NATIONAL CAPITAL DESIGN REVIEW PANEL

THE PANEL'S ADVICE

Date issued:	Thursday 10 October 2024	
Project:	Woden Village	
Review date:	Wednesday 25 September 2024 (First session)	
Meeting location:	Meeting held online via Microsoft Teams	
Site visit:	Monday 23 September 2024 (Catherine Townsend - EPSDD staff)	
Panel members:	Catherine Townsend, Chair and ACT Government Architect	
	Leone Lorrimer	James Hayter
	Kylie Legge	
Proponent:	Hellenic Property Investments 2	
Observers:	Representatives from: Environment Planning and Sustainable Development Directorate (EPSDD) Transport Canberra and City Services (TCCS) Suburban Land Agency (SLA) Major Projects Canberra (MPC)	
Conflicts of interest:	None declared	

USE OF THE PANEL'S ADVICE

Confidentiality of the Panel's Advice:

Design review considers concept proposals at various stages throughout the design process that are frequently subject to change and improvement in relation to feedback from the NCDRP. Throughout this time a commercial in confidence status is maintained for proposals that engage with the NCDRP.

Section 166 (2) (d) of the Planning Act 2023 (the Act) identifies the design advice and the proponent's written response to that advice as associated documents to the Development Application. The most recent Panel's Advice and the proponent's written response therefore become publicly available once a Development Application is publicly notified for community comment.

Proponent obligations

In accordance with Section 166 (2) (d) of the Act, prescribed development proposals are required to provide a copy of the 'Panels Advice' and the proponent's 'response to the Panels Advice' in writing when the Development Application is submitted.

Expiration of the Panel's Advice

As per the Act (Part 6.2, s101 (3), 'If the proponent does not submit a development application for the development proposal within 18 months after the design advice is provided, the design advice expires'.

Where the Panel's Advice has expired prior to the submission of a Development Application, proponents are encouraged to consult with the NCDRP Secretariat (via email at designreview@act.gov.au).

MEETING SUMMARY AND RECOMMENDATION

Property address

Matilda Street, Phillip, ACT (Block 4 Section 7 Phillip)

Proposal

The site is located on Matilda Street, Phillip ACT (Block 4 Section 7 Phillip) with a total site area of 12,946m². The subject site is within the C22 Business Zone, with the proposal considered under the Territory Plan (2023), including the E2 Commercial Zones Policy and D07 Woden District Policy. The Urban Design Guide, Biodiversity Sensitive Urban Design Guide and Housing Design Guide also provide guidance on how this proposal can successfully implement the Territory Plan.

Existing on the subject site is an on-grade carpark and temporary bus interchange, with the bus interchange to be relocated prior to the proposed development. The site is bounded to the north by Matilda Street, to the east by Callam Street and to the south and west by Bowes Street. Vehicle access to the site is currently via Matilda and Bowes Street. There are no trees within the site boundary, however existing street trees are located on Matilda Street and Bowes Street frontages.

The proposal is for a mixed-use development comprising 3 buildings (i.e. Buildings A, B and C) ranging from 6 to 16 storeys, including commercial, residential and community uses. The main landscape spaces proposed are a 2200 m² park on the Matilda Street frontage, a 700m² plaza and an 820m² community rooftop at the top of Building B. The carparking strategy includes 715 parking bays proposed across two levels of basement and six levels of podium on Buildings B and C, with all vehicular access to the site located on Bowes Street. The proposal includes a vehicular and pedestrian through site link between Matilda Street and the southern leg of Bowes Street that runs north-south between Buildings A and B.

Proponents' representative address to the Panel

The proponent's lead design consultant, represented by David Robinson from Fender Katsalidis and landscape consultant represented by Peta Miskovich from Oculus presented the following key points:

- Design proposition is at an early stage and has been informed by the Place Design Brief developed by the SLA which outlines the key elements of community feedback.
- Connecting with Country framework response is yet to be developed and engagement with the knowledge holders will be undertaken to inform the future development of the design proposition.
- Strategic location at the edge of the Woden Town Centre, adjacent to new CIT Woden and Grand Central Towers to the south, Abode Hotel Woden to the west, the Hellenic Club and future redevelopment to the north, future light rail station and bus interchange to the east on Callum Street.

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- Highly urban environment that lacks urban vegetation and quality streetscapes. Potential to stitch together various loose connections, creating a 'heart' for Woden and provide critical streetscapes improvements.
 - The proposal intends to provide the missing link in the green network between Edison Park and Phillip Oval.
 - Creation of a 20m-wide linear park on Matilda Street and continuation of the landscape proposition onto the rooftop and in vertical gardens. Connection to Yarralumla Creek and Eddison Park proposed to strengthen the local biodiversity corridors.
 - Plant selection includes local and exotic species to showcase change of seasons and contribute to building performance and biodiversity of green rooftops.
 - Grid of connections proposed including a north-south through site link and a variety of scales of public spaces supported by retail elements and pedestrian connections.
 - Precinct does not anticipate a 'front' or 'back', but rather focuses on developing clear entry points and access. All the servicing and vehicle access is located on Bowes Street with the loading and waste connection located on the southwest corner.
 - Sustainability goal to achieve a 5 Star Green Star rating. Main strategies include green rooftops and PV panels, natural ventilation to office and residential spaces and access to sunlight. Carbon targets and façade development are yet to be developed.
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Recommendation overview

Based on the documentation provided prior to the design review session, a site visit by the Chair (Catherine Townsend) and NCDRP Secretariat staff on Monday 23 September 2024 and the proponent's presentation, the following comments and recommendations are provided:

The Panel recommends the proponent to return for subsequent design reviews following consideration of the key issues and recommendations listed below.

The Panel thanks the proponent for presenting this proposal for design review at this early design concept stage and for the comprehensive and informative presentation. Engaging early with the Panel has provided the opportunity for a meaningful discussion about the key elements of the proposal and to identify how the design concepts could be further enhanced for the benefit of the proponent, future residents and the broader community.

The early stage of development of the design proposition is acknowledged, however, the Panel considers the connectivity and landscape strategy to require further development to ensure a successful integration of the proposition into the existing and future fabric of the Woden Town Centre. The proposed parking and movement strategies as presented at design review are not supported, with the Panel highlighting the need to ensure fluctuating traffic flows are managed efficiently and separate access is provided to minimise frictions between the different uses.

The Panel also notes the imagery (i.e. perspective renders) provided portray a design definition that is not reflected in the architectural or landscape architectural plans provided. The proponent is advised to focus on the technical definition of the design proposition and in the provision of detailed and clear documentation to support future design review.

Key Issues and Recommendations

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

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

1.0 Context and character

The Panel considers the proposed uses, heights and density to be appropriate for this location within the Woden Town centre and commends the proponent’s aspiration to develop a design proposition that links the existing and future adjacent destinations and open spaces. However, the Panel is concerned that the design proposition as presented at design review shows limited understanding of the broader precinct and is yet to provide the meaningful connections and integration within the urban context this important linking site requires to become the aspired heart of the town centre.

As the design proposition is at an early development stage the Panel understands the connection to Country strategy is yet to be developed. The proponent’s expressed commitment to engage with the with the Ngunnawal community and to develop Country-centric design principles to inform the design proposition and respond to the Place Design Brief is noted and the Panel looks forward to the outcomes of these initiatives at the next design review.

The Panel recommends the proponent to:

- 1.1 Conduct further context and site analysis to identify and rationalise the location of pedestrian and vehicular connections, retail offerings and communal and public open spaces, as well as their appropriate scale, alignment and dimension. The analysis should identify the potential for improved amenity to these spaces by supporting intuitive wayfinding, viable deep root planting and adequate climatic location to promote healthy vegetation.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The project team has undertaken further contextual studies and site analysis:</i></p> <p>The Woden Village Precinct has the potential to activate a strategically significant site in one of Canberra’s most vibrant town centres.</p> <p>The proposal balances the development potential that is inherent in the site with the briefing by the Hellenic Club, aspirations of the ACT Government and the needs and desires of the community as articulated in the Place Design Brief and the NCDRP’s Design Principles for the ACT as well as their response.</p> <p>We understand the location, at each of the macro, mezz and micro scales, and that has informed our thinking, analysis and design response to the spatial organisation of the ground floor plane.</p>	<p>Refer to Presentation Context and Character chapter.</p>

As noted by the Panel, the site for Woden Village provides an opportunity for the new proposal to stitch together the existing and future uses surrounding the site. We recognise that the ground plane will need to act as a conduit for both pedestrian and vehicular connection, enabling clear and intuitive wayfinding around, through and into the precinct.

At a micro scale, there has been a shift in the organisation of the site to provide further clarity by simplifying the grid layout, with emphasis on clear sightlines, legible building footprints and building separation.

The community spaces, previously salt and peppered around the periphery of the site have been consolidated into a building located front and centre to the Matilda Street Park, strengthening the idea of a new landscape heart.

Particular attention has been given to existing and future pedestrian, active travel and vehicular networks to maximise the potential to connect and integrate logically and seamlessly with these broader networks. Path widths, alignments and crossing locations pick up on key connections and desire lines beyond the site boundary, creating a seamless movement network and improving wayfinding generally. Key routes include access to and from the new bus interchange, and future light rail corridor, picking up on strong east-west connections at multiple points to provide site permeability and promote movement through our site.

The public open space offering places a greater emphasis on the 'Heart' of the precinct which acts as an anchor at the centre of the development. Access to the open lawn is provided from all sides, enabling free flowing movement through and around the space, whilst also providing active edges, softened landscaped edges and ample natural shade opportunities. The Amphitheatre has been realigned to face south towards the community building, embracing the forecourt and providing seating opportunities. This also provides a build up to enable deeper soil volumes for the portion of landscape over the basement, to enable tree and understorey planting as well as the portion of grassed surface that sits on structure.

A wide pedestrian spine along the southern interface of the Matilda Street Park pulls people into the site from all directions. The open lawn and architectural form of the Community building are embraced by one another as if in conversation with each other. This bi-directional relationship provides active, occupiable edges and dappled visibility across the site.

The community pavilion for market stalls has been relocated along the Matilda Street boundary line looking back at the development, providing a 'bookending' to the open lawn and focusing the attention inwards.

Each space is nestled between ample soft landscaping creating a combination of smaller scale and larger scale spaces, with a larger central lawn drawing people into the core. Deep soil provision is provided for the entirety of the Matilda Street Park, the north-south road and centrally through the east-west pedestrian laneway. This ensures contiguous soil volume and suitable conditions to support large tree planting and understorey planting.

- 1.2 Adopt a broader precinct view that captures connections outside of the immediate site. Continue to develop the masterplan strategy to create connections that promote the activation of the proposed communal open spaces and effective links with the existing and future broader precinct destinations.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The project team has stepped back to take a broader precinct view and continued to develop the masterplan:</i></p> <p>The site is in the commercial zone of Woden, surrounded by older government offices, carparking and new multi-unit residential developments.</p> <p>Further north lies the Woden Oval and Canberra College, encircled by new, scaled multi-unit residential development. To the east, beyond the Callum Offices are the open spaces of Eddison Park and Woden Cemetery. Canberra Hospital is a little further east.</p> <p>To the south, the site is immediately adjacent to the northern edge of the Woden central core zone, containing the open public plaza, a mix of small business and retail as well as the Westfield shopping centre.</p> <p>The revised ground plane recognises the opportunity to connect pedestrians and vehicles to the broader network.</p> <p>The previous north-south pedestrian link has been realigned to a southwest diagonal direction to better connect pedestrians with the existing pedestrian crossing to link with Woden Town Centre via Bowes Street.</p> <p>The north-south roadway has been widened to incorporate tree planting and footpaths to both sides, and parallel street parking along the one-way roadway, connecting vehicles from Bowes in the south to Matilda in the north. The footpaths along the north-south road now better connect into the CIT plaza and boulevard offering an alternative route to Woden Town Square and Westfield Woden through landscaped spaces.</p> <p>The east-west pedestrian connection on the western side of the site has also been widened to enhance the pedestrian experience by providing deep soil planting for trees, clear access and sightlines to promote safety. On the eastern side of the site, a new</p>	<p>Refer to Presentation Context and Character chapter.</p>

pedestrian connection is proposed to better link pedestrians to the new interchange on Callum Street and beyond.

- 1.3 Engage with traditional Ngunnawal custodians of the land early in the design process to explore opportunities for a meaningful Response to Country and Place that can guide the design and be interwoven throughout the design proposition.

PROPONENT RESPONSE	UPDATED PLAN
<p>The client and project team have embarked on a First Nations engagement process with Mr Paul Girrawah House (senior Ngambri-Ngunnawal custodian of the Canberra region with Wiradjuri, Walgalu and Ngunnawal ancestry) to explore how a place can recognise themes of transformation, nurturing and inclusivity.</p> <p>There exists a synergy between the layers of Indigenous, Greek and local Woden histories to be explored that centre on teaching, listening and learning; a shared cultural respect, and opportunities to acknowledge past relationships while forging new ones.</p> <p>The process will focus on conversations and storytelling based on fact to cross the threshold into an authenticity to be realised at Woden Village.</p> <p>The proposed public realm includes a variety of amenity offerings that the team are excited to develop further in consultation with Mr House, to identify opportunities for meaningful Connection to Country and multi-layered cultural representation throughout the proposal.</p>	<p>Refer to Presentation Context and Character chapter.</p> <p>Refer to the preliminary planting palette for native and endemic plant species.</p>

- 1.4 Ensure greater detail is provided in technical drawings to support future design review (e.g. shadow diagrams, wind analysis) to demonstrate the viability of the proposal. Adopt a broader view of the ground plane to clearly illustrate how the design proposition responds to the site conditions and how it relates to the immediate context (e.g. the broader pedestrian network). Include north points and consistent orientation of drawings for ease of understanding.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The project team has provided further drawings:</i></p> <p>The site plan, site analysis and shadow diagrams are provided to support the revised ground plane arrangement, as well as the additional sculpting of the residential built form to improve sunlight access to CIT plaza.</p>	<p>Refer to Presentation Context and Character chapter.</p> <p>Refer to landscape Preliminary Sketch Plan documentation for CAD plans of the proposed ground plan public realm.</p>

2.0 Landscape

The proposed landscape offering as presented is considered by the Panel to be in the early stages of development and requires further investigation to ensure landscape viability and optimal amenity outcomes for the proposal. Although the aspiration to incorporate vegetation throughout the proposal is supported, the Panel is concerned that the type of vegetation illustrated in the presentation is unrealistic for Canberra’s climate, particularly the occurrence within Canberra of frost during the winter months. The Panel additionally notes the opportunity to incorporate a greater proportion of native and endemic species to create a meaningful response to Country, noting that whilst this may be the design intent, it is not represented in the imagery which shows exotic tree and groundcover species.

The proponent is commended for the generous provisions of deep planting zones provided on site; however, the Panel is concerned that substantial portions of the proposed deep soil planting areas are covered with hard surfaces, reducing the potential benefits provided by these zones. It is noted that the proposed carpark basement extends under the through site link, and the proposed street trees illustrated on the plans are unlikely to reach a meaningful size when planted above structure. The Panel also highlights that other landscaped areas are also proposed over basement, with this potentially limiting the success of the landscape proposition. In relation to overall landscape health and viability, particularly in winter, the Panel is also concerned about the potential impacts of overshadowing from the future Hellenic Club Redevelopment on the proposed Matilda Street Park.

The Panel highlights for the proponent the importance of considering the principles and objectives described in the *ACT Government’s Canberra’s Living Infrastructure Plan: Cooling the City*.

The Panel therefore recommends the proponent to:

- 2.1 Ensure the strategic placement for living infrastructure across the site to ensure appropriate levels of solar access and deep soil is achieved and the negative impacts of downdrafts are minimised. Clearly articulate the green infrastructure strategies across the site to ensure the intended function of the landscaped spaces and the viability of living infrastructure are achieved.

PROPONENT RESPONSE	UPDATED PLAN
Large scale shade trees are proposed in deep soil zones free from basements and overhead structures with either permeable paving or understorey planting below. Trees are spaced at regular intervals to provide comfortable and habitable spaces once established, whilst also ensuring the canopies have sufficient vertical clearance to grow to their mature sizes. Consideration of underground services (including pipe protection zones), as well as ensuring clear sightlines for a safe public realm, has restricted tree planting in some areas. However, the distribution and placement of tree planting in avenues and copses means considerable natural shade throughout, with particular focus on play areas, seating	Refer to Presentation Landscape chapter.

<p>areas and adjacent hard surfaces to reduce urban heat island effect.</p> <p>Vertical greening has been focused within pedestrian links to provide some living infrastructure provision to these narrower interstitial spaces, suitable to the scale and with consideration of aspect, sunlight availability and broader amenity benefits.</p> <p>The rooftops propose perimeter planting with some small to medium sized trees to provide some wind protection and amenity. Other rooftops are inaccessible, with hardy, low maintenance plant species proposed to reduce urban heat island effect and provide visual benefits for residents on site, and in the adjacent Grand Central Towers development.</p>	
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- 2.2 Develop and provide a detailed rationale behind plant selection including engagement with First Nations communities to strengthen connection to place and Country. Consider incorporation of native low maintenance plant species (e.g., indigenous tall grasses, groundcovers, shrubs) to support pollinator corridors and to ensure climate resilience.

PROPONENT RESPONSE	UPDATED PLAN
<p>Native and endemic plant species have been included in the preliminary planting palette to support and encourage native wildlife and to strengthen connection to place and Country.</p> <p>Exotic species are proposed for broader biodiversity benefits, seasonality, and to suit a variety of climatic conditions and micro-climates. The combination of both native and exotic species will provide a more biodiverse landscape, providing a greater range of plant species to suit an urban development of this scale and location. Sensory and flowering species are included across the site to support and encourage pollinators, whilst native tree species will provide habitat and connectivity to broader habitat links within the Woden Town Centre.</p> <p>The planting selection for the public streets and inaccessible rooftops prioritises hardy, low maintenance and drought tolerant plant species that can handle exposed conditions.</p> <p>The planting palette will be further developed in consultation with our First Nation's consultant.</p>	<p>Refer to Presentation Landscape chapter.</p> <p>Refer to landscape Preliminary Sketch Plan documentation for CAD plans of the proposed ground plan public realm.</p>

- 2.3 Explore opportunities to increase the proportion of permeable ground surfaces across the site and on the genuine deep soil planting areas proposed to support the provision of 30% canopy cover. Ensure that the quality and quantity of spaces allocated for living infrastructure align with the ACT Government's aspirations for the city through the principles and objectives described in the *Canberra's Living Infrastructure Plan: Cooling the City*.

PROPONENT RESPONSE	UPDATED PLAN
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<p>Where possible, trees are proposed in contiguous planting beds to support healthy growth of trees and understorey plantings, whilst also enabling passive irrigation benefits and reducing the urban heat island effect.</p> <p>Permeable surfaces are provided throughout the development, with decomposed granite gravel proposed in the 'Parkland' (north-west corner), mulched surfaces in the play space (north-east corner), permeable paving to tree pits within pedestrian pavement areas, and the considerable provision of soft landscaping. Fifty per cent of the lawn area is on natural ground, providing permeability to the centre of the site.</p> <p>Permeable paving is proposed between trees and planting beds in the east-west pedestrian laneway, while the on-street parallel parking bays in the north-south road provide additional opportunities to passively irrigate adjacent tree pits and reduce urban run-off.</p>	<p>Refer to Presentation Landscape chapter.</p> <p>Refer to landscape Preliminary Sketch Plan documentation for CAD plans of the proposed ground plan public realm.</p>
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- 2.4 Conduct solar studies to identify the potential negative impacts of overshadowing from future context (i.e. Hellenic Club Redevelopment) on the amenity of the Matilda Street Park. A clear understanding of the solar access at ground level should inform the plant selection and ensure the viability of the envisioned occupant experience.

PROPOSER RESPONSE	UPDATED PLAN
<p><i>The project team has conducted solar studies:</i></p> <p>Solar studies from the future development of the Hellenic Club are provided to demonstrate the amenity impacts to sunlight access at the ground level of the Matilda Street Park.</p> <p>The shadow studies demonstrate that the shadow moves across Matilda Street Park from right to left, so through the day at any one time the park receives sunshine. The late afternoon sun causes the most shadowing to the western portion of the park.</p> <p>Overshadowing to the north-west corner of the site has been reviewed, and as such the play space has been relocated to the north-east corner of Matilda and Callum Street. Though shade is good for play spaces, the climatic extremes in Canberra mean sunlight availability during the colder months is preferable. Natural shade from deciduous trees will provide necessary shading during the hotter months.</p> <p>Thermal comfort is a priority for all of the landscape spaces to provide comfortable environments for all users within the public realm for as much of the year as possible. To promote opportunities for occupation in the north-west corner of the site, the proposal prioritises the use of deciduous trees to provide</p>	<p>Refer to Presentation Landscape chapter.</p>

<p>sunlight availability during the colder months and natural shade during the hotter months.</p> <p>The deeper extent of the central lawn and 'Heart' of the precinct will allow for some smaller native evergreen trees to be scattered around this portion of the site without significantly overshadowing the public open space and occupiable areas.</p>	
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3.0 Sustainability

The Panel notes that a detailed discussion of sustainability measures was not undertaken during the design review session and as such the Panel has not provided comprehensive commentary at this stage. The Panel highlights for the proponent team that the undertaking of a comprehensive approach to sustainability will ensure that the proposal reaches its potential in meeting high level occupant liveability standards for future residents and users.

The Panel recommends the proponent to:

- 3.1 Develop a sustainability strategy and targets detailing how the design proposition responds to climate change, mitigates urban heat island effect and how the proposal may capture and manage energy and capture and recycle water. Utilise the ACT Government's Sustainability Strategy 2021-2025 to inform design decisions.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The client and project team are in the process of developing the project's sustainability strategy and targets:</i></p> <p>To create a more sustainable, efficient and healthy precinct, the buildings at Woden Village will incorporate a suite of ESD responsive measures based on the ACT Government's Sustainability Strategy 2021-2025, balancing the goals of:</p> <ul style="list-style-type: none"> • environmental sustainability • social and cultural sustainability, and • economic sustainability. <p>The active and passive measures will differ between buildings, but generally include:</p> <ul style="list-style-type: none"> • high performance building envelope and glazing to meet NCC Section J Energy Efficiency • appropriate wall to glass ratio (no full glazing) • external shading, glare control and natural daylighting • openable glazing and provision for natural ventilation and fresh clean air • energy efficient heating and cooling systems, automated lighting, and solar PVs • healthy indoor and outdoor environments for occupants • rainwater collection and re use and water efficient fixtures 	<p>Refer to Presentation Sustainability chapter.</p>

<ul style="list-style-type: none"> • sustainable and low impact material selection, avoidance of toxins, and reductions in waste • EV charging, share cars and e-scooters • future provisioning for adaptable floor plates • increasing permeable area, plant species, and ecological value • places that are safe, pleasant and comfortable • people, community and promotion of socialisation, and • the creation of biodiverse green spaces. <p>The Carpark Building offers a unique opportunity to showcase the potential ESD initiatives such as PVs, rainwater tanks, and planting in visible locations within the building.</p> <p>There is also a potential to deliver the office building to meet Government tenancy standards and requirements, including:</p> <ul style="list-style-type: none"> • net zero • 5 star Greenstar rating or equivalency • NABERS rating • all electric including provision for EVs • green travel plan, including EOT, and • health, wellness and amenity facilities including gyms, rooftop gardens etc. <p>In conjunction with the built form sustainability initiatives, the landscape and public realm works aim to address the following.</p> <ul style="list-style-type: none"> • Thirty per cent tree canopy cover to reduce urban heat island effects and create comfortable environments for the community. • Deliver publicly accessible green spaces that cater to a variety of needs within the community (location on ground floor and the Community Building/Carpark rooftop). • Develop a climate resilient planting palette that responds to our changing climate – utilising both native and exotic species based on suitability. • Creating inclusive spaces that foster social sustainability and diversity. • Including permeable surfaces throughout, to reduce flooding risk by minimising the amount of impermeable hardscape, for passive irrigation benefits and ground water recharge. • Deliver a public realm that supports active travel – walkability and cyclability within our streets. • Access to public transport and existing movement networks. 	
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- 3.2 Continue to develop the architectural response to each facade that responds to orientation, aspect and intended use. Carry out façade studies to further refine and ensure facade treatments respond to self-shading requirements.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The project team has further developed the façade strategy:</i></p> <p>Orientation has been used to maximum effect. For example, the car parking building is located to the southwest of the site, as its lower levels are largely shaded by the office building. Once reaching the carpark rooftop, visitors can enjoy the recreation spaces bathed in sunlight. Shaded structures will also be offered.</p> <p>Similarly, the residential buildings are arranged to maximise their solar access in winter, while shading devices will be incorporated into the façade to shade the glazing in summer. The built-form has been reshaped to ensure that a minimum of 700m² of sunlight is achieved to CIT plaza for 3 hours between the hours of 9am – 12noon, also in winter.</p> <p>The office building located at the northeast corner of the site is subject to a high amount of solar gain from the summer sun. To mitigate this heat, horizontal shading devices will be used to control the amount of sunlight that enters the building to:</p> <ul style="list-style-type: none"> • reduce heat gain to lower cooling costs and improve energy efficiency • minimise glare inside the building to create a more comfortable indoor environment, and • manage daylighting to penetrate deeper into the building, reducing the need for artificial lighting and enhancing the quality of the indoor environment. <p>Large scale canopy trees will provide some façade shading along the north, whilst the dense planting of street trees will provide some façade shading to the west along Bowes Street.</p>	<p>Refer to Presentation Sustainability chapter.</p>

4.0 Density and connectivity

The proponent is commended for the proposed through site north-south link and for the aspirations to realise this site as a key interchange of movement within Woden Town Centre, however, the Panel notes that these aspirations are yet to be embedded in the design proposition. The Panel considers the absence of connection with adjacent land uses, long pathways between existing and future destinations, compartmentalised retail locations and insufficient human scale connectivity at the site edges are currently hindering the proposition's potential to establish successful and valuable ties with the broader precinct.

The Panel recommends the proponent to:

- 4.1 Consider the arrangement of buildings and public realm within the context of the Woden Town Centre, including the location of the new interchange, Philip Oval and the cemetery. Also consider long distance views from the site, including the significant opportunity to direct views to Red Hill with the Woden Town Park and Woden Cemetery in the foreground.

The project team has considered the arrangement of buildings and public realm:

The arrangement of the ground floor plane has been developed to strengthen the presence of the heart, defined by the Matilda Street Park burgeoning towards the community hub. To and from this central point, wayfinding is clear and legible, with a series of north-south and east-west routes providing through block connections.

Within the regularity of the grid is a series of punctuated moments, views, shifts and termination points to enrich the pedestrian experience: a diagonal path heading southwest; a tree-ed forecourt heading west; a scatter of overhead bridge links; angled facades to acknowledge the long-range views to Red Hill and eastern parklands.

An additional ground level link has been provided through the south residential block, prying open a second mid-block connection to link the business district on the west with the new Bus Interchange on the east.

Refer to Presentation Density and Connectivity chapter.

- 4.2 Investigate in detail the existing and future movement network at precinct level and identify opportunities to create open space, active travel and retail connections with the broader town centre that draw people into and through the site. Ensure human scale connections are proposed at site edges to promote integration with adjacent uses.

PROPONENT RESPONSE

The project team has investigated the existing and future movement network.

The open space at Woden Village is focused towards the northern interface, maximising the visual and physical connection with the green spaces of the Matilda Street Park.

On ground plane, the buildings facing the park have been hollowed out to create transitional under-croft spaces, sheltered verandah like spaces that provide a threshold between the built form and the landscape, offering weather and wind protection to pedestrians.

These spaces offer more than refuge from the winter rains and the hot summer sun. They act as a front door to the precinct, providing a place for people to meet, gather, and enjoy activities, spilling onto the landscape.

UPDATED PLAN

Refer to Presentation Density and Connectivity chapter.

<p>To further enhance this opportunity, retail tenancies have been clustered around these northern areas of the precinct offering opportunities to activate the frontages. The retail tenancies have been re-arranged to ensure they are serviceable with clear frontages, and appropriate area for BOH.</p> <p>Away from the main retail activity in the north, a secondary location has been identified for F&B, located on the northeastern edge of the CIT plaza, adjacent to the Bus Interchange on Callum Street. Both students and people in transit will be able to frequent this tenancy enjoying increased morning to midday sunshine, with the new shaping of the residential built form above.</p>	
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- 4.3 Further develop the connectivity strategy and create a primary, secondary and tertiary link network to stitch the design proposition to the existing and future context. Ensure the alignment and location of public spaces, retail offerings and through-site connections create an accessible, safe and enhanced pedestrian experience.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The project team has developed a primary, secondary and tertiary link network:</i></p> <p>To encourage movement to and through the site, the north-south links offer different experiences for the pedestrians. The vehicle roadway presents a wide 16 metre tree-lined boulevard, open to the sky with short term parking, and wide footpaths.</p> <p>The pedestrian link offers a variety of conditions, semi-covered under a pergola between the office building and the community building, a few steps open to sky crossing the east-west link, and then under cover through the arcade, again allowing weather protection is needed.</p> <p>Similarly, the east-west connections also provide contrasting experiences. The northern connection allows pedestrians to meander through the park, to dip in under the verandah and back out again via the landscape. It has place to stop, linger, sit and relax.</p> <p>The southern pathway is direct, tighter in scale, more urban in character, tree-lined and semi covered by the cantilever of the carpark above. It is activated by the carpark access points, and both the public EOT for the precinct opening directly onto the pathway, as well as the entrance to the office building EOT. In this nexus a bike workshop and hole in the wall coffee outlet is proposed, further activating the thoroughfare.</p> <p>All mid-block connections through the precinct offer excellent, clear view lines and passive surveillance from ground level or above to ensure safety of pedestrians.</p>	<p>Refer to Presentation Density and Connectivity chapter.</p>

- 4.4 Establish the hierarchy of connections through the creation of distinctiveness in the public space to ensure that intuitive wayfinding is established across the design proposition and the surrounding Woden Town Centre. Elements such as scale, lighting, colour, unique landscaping and public art act as memorable orientation cues and may improve the navigability of the proposal.

PROPOSER RESPONSE	UPDATED PLAN
<p><i>The project team is considering the hierarchy of connections and navigability:</i></p> <p>A hierarchy of connections has been established as described above and as the design evolves and progresses, consideration will be made to create the finer grain detail that will enliven the pedestrian experience. This includes the character of the space, material selection, textural qualities, colour and lighting.</p> <p>The inclusion of art into the precinct has its early beginnings in the walls and screens concealing the basement ramps at pedestrian level on the residential and office buildings. There are additional opportunities along the pedestrian routes, the public forecourts and embedded in the landscape.</p> <p>There is also potential for art on the carpark façade and soffits of the under-croft spaces to integrate lighting, graphics and patterned representations.</p>	<p>Refer to Presentation Density and Connectivity chapter.</p>

5.0 Built form and scale

Nil Comment at this stage.

6.0 Functionality and build quality

The proposed parking and vehicular movement strategies as presented are not supported. In this regard the Panel considers the aboveground parking configuration to be inefficient and the single vehicular entry from Bowes Street shared by residents, visitors and servicing to be problematic and likely insufficient for the anticipated volume of traffic. The Panel also notes the proposal is yet to respond to the pragmatic needs of everyday life (e.g. visitors, removalists, deliveries, emergency services) with the lack of short term and accessible surface or street carparking compromising the user experience.

The proposed retail uses on ground floor are supported; however, the Panel questions the proposed shape, scale, functionality and distribution of the small retail kiosks located within the public realm and highlights the proposed configuration's intrinsic challenges in relation to safety, cleanliness, activation of edges, address, back of house location and servicing. The interactions and potential frictions between commercial and residential users are also noted by the Panel with further clarification required on how the use of loading docks and servicing will be managed.

The Panel recommends the proponent to:

- 6.1 Conduct traffic studies to further understand the anticipated traffic volumes and vehicular circulation patterns of residents, visitors and servicing vehicles. Ensure the movement strategy appropriately responds to the fluctuations in traffic volume throughout the day and minimises the disturbance of pedestrian and active travel flows.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The project team is in the process of preparing a traffic strategy:</i></p> <p>The traffic circulation around Woden Village has been impacted by the recent development of the Bus Interchange on Callum Street, immediately adjacent to site. Once complete, regular vehicular traffic will be unable to pass through Callum Street.</p> <p>Instead, the proposed north-south vehicular link will become the new one-way route to connect vehicles travelling east one way on Bowes Street in the south to Matilda Street in the north and beyond rejoining with the broader traffic network.</p> <p>Green travel is prioritised at Woden Village. Opportunities for walking, cycling, and future light rail abound. Consideration has been provided to minimise crossovers, provide pedestrian only pathways, wide and shaded footpaths to promote green travel and safety.</p>	<p>Refer to Presentation Functionality and Build Quality chapter.</p>

- 6.2 Explore opportunities to incorporate an additional vehicular access point to provide separate access points for different uses (i.e. commercial parking, residents parking, waste collection and site servicing). Ensure the functionality of the parking, movement and servicing strategies by minimising overlapping of functions.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The project team has explored additional vehicle access points:</i></p> <p>The previous scheme proposed two access points for the entire precinct and all programmed uses: the entry to the podium carpark was located on the west at Bowes Street; and the entry to the basement carpark, as well as the loading dock for the precinct was located on the south at Bowes Street.</p> <p>The new proposal decentralises the access points, and provisions separate ramps for separate programmes: a new ramp access to the office building on Bowes Street west; and another new ramp access to the residential building on the north-south roadway. Both access points are intentionally located away from primary pedestrian connections.</p> <p>The public carpark building also incorporates its own separate access point, via three lanes at Bowes Street south, providing clear and legible access point for the public carpark users.</p>	<p>Refer to Presentation Functionality and Build Quality chapter.</p>

Waste collection is managed inside of the buildings, with the residential building waste and office building waste having their own separate truck entries/routes. Waste is consolidated into the central residential building by the building operations team.	
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- 6.3 Verify the functionality of the proposed podium parking and consider circulation strategies that will minimise the potential for conflicts and maximise the efficiency, functionality and serviceability of the proposal.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The functionality of the podium parking has been improved:</i></p> <p>The podium carparking previously consisted of a single aisle with carparking on both sides, serviced by a separate ramp that sat on the north, outside of the main circulation. Around the carpark, various community and creative spaces sleeved the carpark.</p> <p>While this design approach helped to conceal the carparking behind, it resulted in an inefficient carpark as well as ineffective spaces to inhabit, for the community and creative uses.</p> <p>Intentionally, the approach has been reconsidered to relocate the community uses to a singular building, taking pride of place at the heart of the precinct.</p> <p>That means that the carpark building is allowed to be a carpark, to regain its efficiency with two double loaded aisles, to retain its flat slabs for future proofing, to incorporate a façade strategy of screening, greenery and art, to showcase ESD principles, and to be a clear destination for the community, not only to park cars, but to visit its recreational and garden rooftop.</p>	<p>Refer to Presentation Functionality and Build Quality chapter.</p>

- 6.4 Engage with the relevant entities (i.e. TCCS) to explore the possibility of incorporating short stay parking bays and a drop off zone at ground level to facilitate convenient access to the development (e.g. visitor drop-off, food deliveries).

PROPONENT RESPONSE	UPDATED PLAN
<p><i>Engagement with TCCS will occur as the project progresses:</i></p> <p>Short stay parking bays and drop off and pick up zones (Uber) are provided along the north-south roadway and on the ground floor of the public carpark. External to the site, along Bowes Street, car parking will be provided/re-instated to the verge.</p>	<p>Refer to Presentation Functionality and Build Quality chapter.</p>

- 6.5 Consider alternative configurations or consolidation of the retail kiosks to facilitate the location of back of house and servicing functions and contribute to a more legible and safe pedestrian environment.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The retail kiosks have been reconsidered:</i></p> <p>The separate retail kiosks have been embedded into the building footprints to form part of a family of retail offerings where the sum is greater than its parts. This allows for the servicing to be consolidated in allocated BOH areas that can be serviced by the east-west laneway and ground floor of the public carpark.</p> <p>The architectural idea of independent kiosks will be manifested in the articulation of those tenancies, each offering a diversity of space, theme, material etc. to ensure the entry and frontage of the retail tenancies is clear and legible. They are focused to the Matilda Street Park and pedestrian routes to activate the public places and capture passers-by.</p>	<p>Refer to Presentation Functionality and Build Quality chapter.</p>

7.0 Legibility and safety

The proponent is commended for their aspirations to create genuine permeability throughout the design proposition. However, the Panel considers this has resulted in a ground plane configuration that is over articulated with the small retail kiosks creating an excess of undercover paths and doors that result in long dark spaces, lack of clear lines of sight and potential wind corridors. The Panel notes that careful consideration of Crime Prevention Through Environmental Design (CPTED) strategies is required to ensure the safety of future users at all times of day.

The Panel recommends the proponent to:

- 7.1 Apply principles of Crime Prevention Through Environmental Design (CPTED) to the design development of the proposed ground plane connections to ensure legibility, clear lines of sight, spatial definition, safety and passive surveillance. Investigate options to minimise wind impacts on communal spaces to increase the amenity and useability of the area through all Canberra seasons.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The project team has considered CPTED and Gender Sensitive Urban Design:</i></p> <p>The retail offering has been reconsidered to unify the retail offering into a more coherent ground figure arrangement. Tenancy frontages and entries are more legible.</p> <p>The primary, secondary and tertiary pathways within the development have been designed to ensure adequate widths to encourage both pedestrian and cyclist movements, multiple entries and exits to provide safe movement, and appropriate planting placement and selection to mitigate any obstructed sight lines.</p>	<p>Refer to Presentation Legibility and Safety chapter.</p>

<p>Consideration of building entries and how they interface the public realm is also being considered to ensure safe passage and movement for the public and residents through passive surveillance and limiting potential obstructions within the public realm.</p> <p>The office and community building entrances are easily identifiable from the northern verandahs. The residential buildings have visual links between each of the entry lobbies, and excellent passive surveillance from level 1 and above to the ground plane below.</p> <p>The carpark building entry points are all located to the northern side of the building, to activate the east-west laneway and keep noise away from nearby residents at Grand Central Towers.</p> <p>The surrounding residential and office buildings will all provide passive surveillance to the carpark recreation rooftop and the community gardens rooftop.</p> <p>Potential wind impacts coming from the northwest and southeast are being considered as the design progresses. The wind will be mitigated by a series of measures including the buildings themselves, airlocks, awnings, under-croft spaces, screens, pergolas and tree planting.</p>	
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- 7.2 Develop a comprehensive retail strategy to ensure high levels of activation of public spaces and circulation areas (i.e. incorporating day and night, week day and weekend activity)
Consider the night time economy and the importance of lighting for safety and activation.

PROPOSER RESPONSE	UPDATED PLAN
<p><i>The project team is considering the precinct lighting proposal:</i></p> <p>The precinct is primarily conceived for daytime activities, supplemented by the office population, although it will act to support the night-time economy on the neighbouring Hellenic Club site as well as the broader Woden Town Centre. Therefore, the retail tenancies and F&B outlets will be largely operational during the day and less likely to stay open late into the night.</p> <p>External precinct lighting will be considered for its ambience and functionality. As the carpark building will accommodate carparking for patrons visiting the Hellenic Club and Woden Town Centre, both building and street lighting will be important to ensure safety during the evening when people are returning to their cars.</p>	<p>Refer to Presentation Legibility and Safety chapter.</p>

8.0 Diversity and amenity

Although the activation of the ground plane through a variety of commercial and retail spaces is supported, the Panel is concerned about the commercial attractiveness and limited viability of the highly fragmented proposed spaces. The co-working spaces, proposed as a series of small rooms

spread throughout different buildings present as an unrealistic proposition, and the Panel considers this layout would not support viability for an operator to run these spaces effectively.

The residential offering is considered to be in the early stages with the Panel highlighting that a detailed understanding of the anticipated demographics is required to inform the design development of the internal layouts and communal spaces to ensure a high level of residential amenity. The Panel is also concerned about the residential experience, noting the communal spaces as proposed have public access and there is an absence of defined residents-only spaces where residents can interact with each other to promote community building and a sense of ownership.

The Panel recommends the proponent to:

- 8.1 Ensure viability of the retail and commercial offerings through the provision of practical and flexible spaces that can be easily adapted to multiple uses. Consider consolidating the co-working spaces to respond to the dominant business model and support its viability. Retail spaces should be designed to consider primary frontages and the need for back of house storage, waste and staffing positions for security.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The project team has considered the viability of the ground floor of the residential buildings:</i></p> <p>The retail offerings in the residential building are focused to two key areas, the northern interface with the Matilda Street Park and the southeastern interface with CIT Plaza. Both tenancies will be catering to different demographics: a student population to the south; and families to the north, watching their children play at the park.</p> <p>Co-working spaces at the base of the building will support residents to work-from home, have business meetings and provide activation at the ground plane, an additional measure to support the local café.</p>	<p>Refer to Presentation Diversity and Amenity chapter.</p>

- 8.2 Ensure equity of access to communal open spaces and residential uses. Create a detailed communal spaces strategy that provides occupants with a variety of outdoor and indoor break out spaces to cater for different needs and users (e.g. families, elderly, pets).

PROPONENT RESPONSE	UPDATED PLAN
<p>The demographics of the occupants are likely to vary in terms of background, age, size of household and occupation, however it is anticipated that there will be students residing in the buildings, given the proximity to CIT next door.</p> <p>There are several communal residential spaces that have been introduced into the residential buildings that are accessible to all residents. The communal spaces provided offer a range of spaces</p>	<p>Refer to Presentation Diversity and Amenity chapter.</p>

<p>to promote social interaction, relaxation and wellness activities, as well as biophilic qualities and providing residents with direct and indirect access to nature.</p> <p>In addition to the residential amenity, the Matilda Street Park, the carpark recreation rooftop and community garden rooftop offer shared open space for a range of outdoor activities. These spaces include both passive and active uses that respond to the intergenerational needs of the community and residents. Providing options for individual or group activities, including a walking track for exercise or to walk a small dog and spaces for play and exercise.</p>	
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- 8.3 Further develop the internal layouts to ensure a high level of residential amenity (i.e. light, views, thermal comfort, privacy and access to private open spaces) is achieved. Ensure direct sight lines from Building A to Building B are avoided and implement mitigation strategies to prevent overlooking where required.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The project team has considered the residential design:</i></p> <p>The residential buildings are arranged in a series of three buildings, the northern building is stand alone, while the southern two buildings are interconnected at the upper levels.</p> <p>The northern building is arranged with its core to the south, arrayed with apartments from the east to the west, all receiving excellent sunlight and maximising views down to Matilda Street Park and longer-range views towards Red Hill.</p> <p>The southern building focuses on east and west orientation. This avoids overlooking to the northern building, although the bedroom windows here will be screened or angled away from the southern building.</p> <p>The east facing apartments will never be built out, with the Bus Interchange below, they are afforded excellent daylight and morning sunshine. The west facing apartments look toward the Woden Village precinct, with views to the community building and carpark building, as well as their rooftops.</p> <p>Natural ventilation and solar access are maximised across all of the buildings. On the southern interface, one apartment has been orientated towards the CIT building to provide both an articulated façade and passive surveillance to the CIT open space.</p> <p>Thermal comfort will be achieved using a high-performance external envelope to meet NCC Section J energy efficiency standards and shading devices to control sunlight.</p>	<p>Refer to Presentation Diversity and Amenity chapter.</p>

8.4 Carry out studies on downdrafts from the proposed buildings and overshadowing of neighbouring proposed development to ensure these are understood and mitigation methods instigated to ensure the quality and comfort of the public realm.

PROPONENT RESPONSE	UPDATED PLAN
<p><i>The project team has considered wind mitigation strategies:</i></p> <p>Under-croft areas, canopies and awnings will be used to mitigate down drafts from the wind effects. A wind engineer will assist us with further advice and strategies to ensure pedestrian comfort at walking, standing and sitting is met as various places on the ground floor plane.</p>	<p>Refer to Presentation Diversity and Amenity chapter.</p>

9.0 Community and public domain

Nil Comment at this stage.

10.0 Visual Appearance

The Panel notes that a detailed discussion of architectural expression and visual appearance was not undertaken during the design review session and as such the Panel is unable to provide substantive commentary at this stage. Given the early design phase of the proposal, the Panel anticipates that development of the architectural expression will progress and looks forward to development of the evolved concept at next design review.

Sample images from proponent presentation.

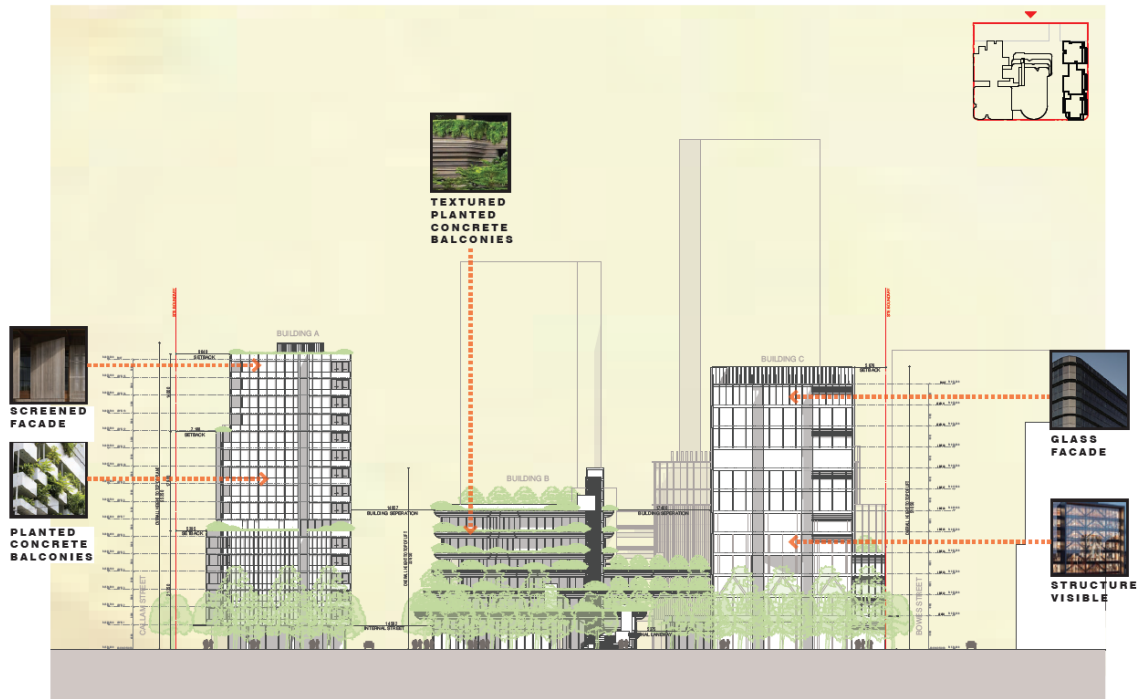
The following images have been extracted by the NCDRP Secretariat from the proponent’s presentation to the Panel. The images have been selected as an indicative sample of the design proposition at the time of design review. Note that the images depicting the proposal below may differ from that of a subsequent development application submission.



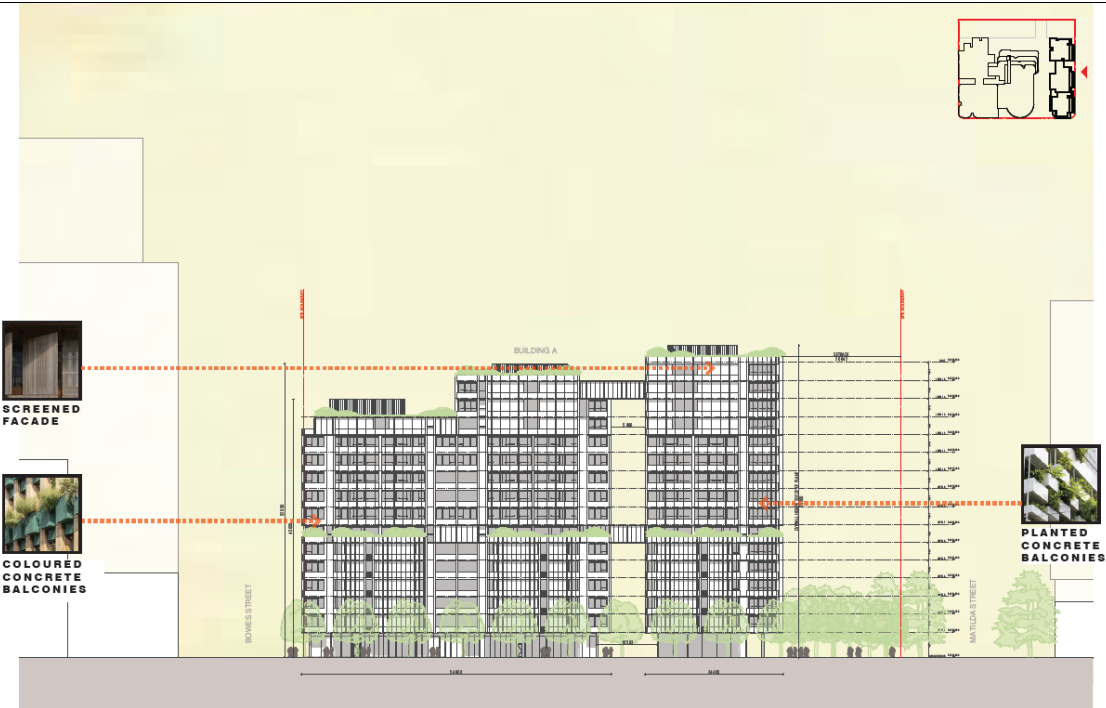
Site Plan



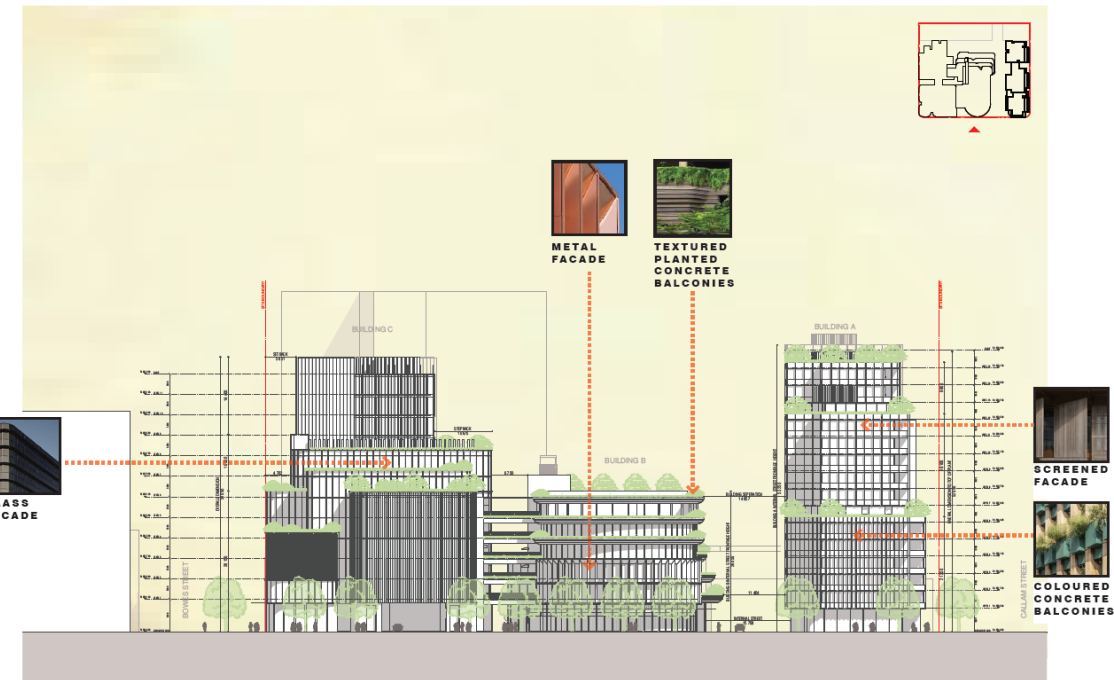
General Landscape Plan



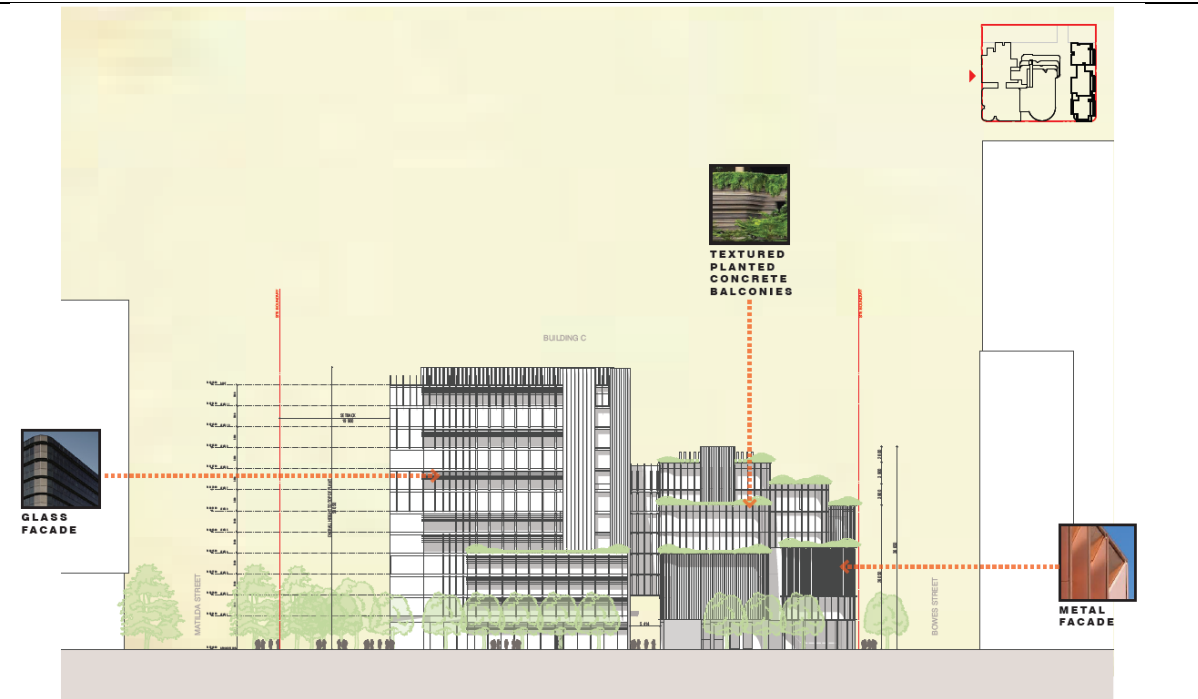
North Elevation



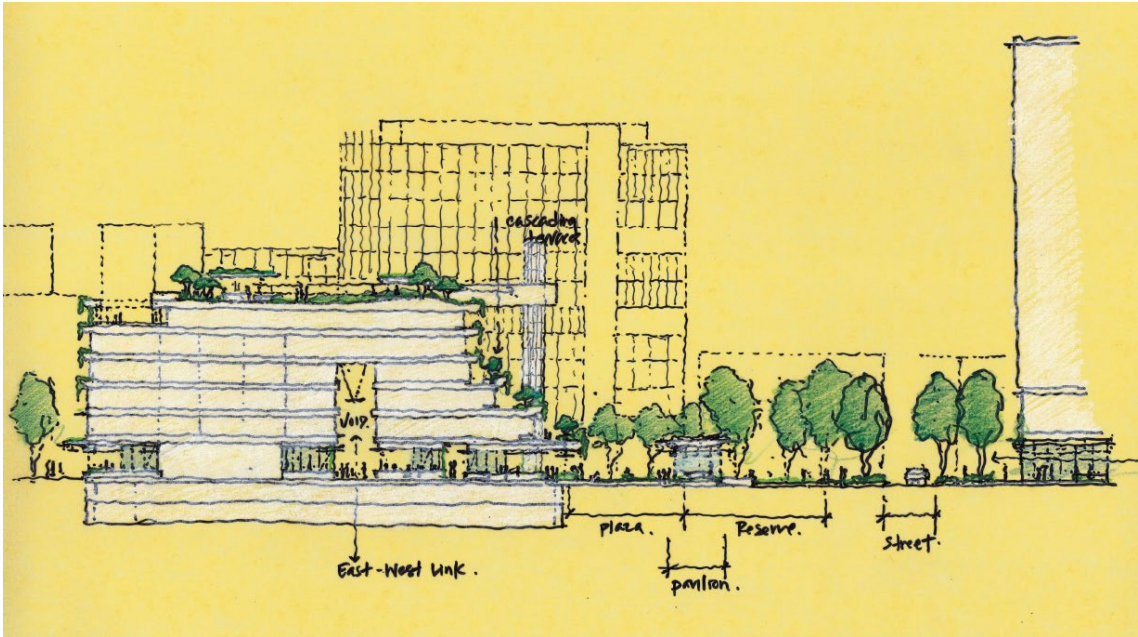
East Elevation



South Elevation



West Elevation



Cross Section



3D Render Perspective of the proposed Matilda Street park interfaces



3D Render bird's eye view from the northeastern corner.

