

THE PANEL'S ADVICE

NATIONAL CAPITAL DESIGN REVIEW PANEL

Block 4 Section 7 Phillip – Second Session
Woden Village



Australian Government
National Capital Authority



ACT
Government

NATIONAL CAPITAL DESIGN REVIEW PANEL

THE PANEL'S ADVICE

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Project: Woden Village

Review date: Thursday 27 March 2025 (Session Two) - Wednesday 25 September 2024 (Session One)

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 CZ2 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 the Matilda Street Park, and a community rooftop at the top of Building B. The carparking strategy includes 971 parking bays proposed across the three buildings, two levels of basement and six levels of parking on Building B2, with vehicular access to the site located on Bowes Street and the proposed north south road. 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 Jacqueline Bartholomeusz from METIER3 and landscape consultant represented by Peta Miskovich from Oculus presented the following key points:

- Design team has recently changed to METIER3, with the new design team retaining staff from the previous firm to ensure continuity.
- A comprehensive contextual analysis was conducted to review land uses, landmarks, vehicular and traffic network impacts, key views and opportunities for active travel. Integration strategies with the Hellenic Club development to the north are being considered.
- The project aims to create a connector for pedestrians, enhancing active travel opportunities and integrating the site with the broader context. Emphasis is placed on north-south and east-west pedestrian movements, connecting key areas like the Woden CIT Plaza, Woden Town Centre, Westfield Woden and the future Hellenic Club redevelopment with the bus interchange and future Light Rail terminus.

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- Retail is focused on key points and pedestrian areas, employing a clustering strategy that aims for a boutique, diverse and community-focused retail experience, avoiding a nighttime economy to ensure residential amenity.
 - Engagement with traditional custodians of the land is underway with the intention to embed First Nations perspectives within the design and development response, aiming to integrate these responses to Country.
 - The landscape proposition aims to create a vibrant and sustainable environment with over 30% canopy cover on the ground plane, 12% on rooftops, and a mix of deciduous and native species, providing amenities like a community heart, an 'open woodland' setting and rooftop spaces with recreational facilities.
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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 review following consideration of the key issues and recommendations listed below.

The Panel acknowledges the willingness with which the proponent team has engaged with the Design Review process and responded to the Panel's Advice from the previous session. The continued engagement with the Panel has provided the opportunity for an ongoing discussion about how the design concepts could be further enhanced for the benefit of the proponent, future residents and the broader community.

While the site presents a significant opportunity with the potential for positive outcomes in pedestrian movement, retail traffic, residential amenity and public open space, the Panel remains concerned about the contextual fit and character of the design proposition. The Panel highlights the need for a stronger narrative that clearly defines the purpose and function of the proposal and how it contributes to the existing and future urban fabric of the Woden Town Centre.

The Panel considers the proposed site configuration, public realm design and movement strategy require further development. A cohesive and effective response to the site conditions, pedestrian desire lines and the anticipated traffic flows created by the proposal and the surrounding existing and future developments is required. Additionally, the proposal should ensure an inviting and safe pedestrian environment is created to promote activation of the retail and public open spaces both during weekdays as well as into the evening and weekends.

The extensive amount of site survey and observational work included in the presentation is acknowledged; however, the Panel considers the proposal would benefit from further in-depth analysis of the site and precinct conditions to create a meaningful response to place. Additionally, inconsistencies and contradictions in the diagrams and plans contribute to a lack of clarity regarding the intended outcomes.

The Panel encourages the proponent team to develop a clearer narrative and master plan that fits into the broader precinct and cohesively integrates the various elements of the design proposition to enhance the overall character of the area.

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 proponent's aspiration to develop a design proposition that stitches the existing and future context and open spaces is commended. However, the Panel considers the overall character, purpose and identity of the proposal remain unclear. The character of the proposal appears ambiguous, making it uncertain whether it is meant to be a community space, laneway, food and beverage area, commercial centre or car park, resulting in the site seeming more like a transitional space rather than a destination in and of itself. The Panel notes the narrative being considered by the proponent team is not adequately represented in the drawings and package, further contributing to the lack of clarity.

The Panel remains concerned that the design proposition continues to show 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. The relationship with the Hellenic Club is not clearly articulated, leading to a sense of disconnection. The Panel highlights the opportunity to develop the Matilda Street Park as a potential destination anchor that could effectively connect these two neighbouring developments.

The proponent is commended for starting engagement with traditional custodians of the land, with the Panel highlighting the need to develop Country-centric design principles to inform the design proposition and respond to the Place Design Brief at an early stage. The Panel looks forward to a presentation of the outcomes of these initiatives at the next design review.

The Panel recommends the proponent to:

- 1.1 Continue to develop a comprehensive master plan for the broader precinct based on existing and future contextual analysis. Elements such as existing and proposed future land uses, the location of pedestrian connections, verges, pedestrian desire lines, building entries and traffic flows should respond to the existing conditions of the site and the precinct and as far as can be ascertained, the future likely conditions. Ensure the proposal aligns with the overall vision for the area and integrates seamlessly with existing and future developments, enhancing public domain and community outcomes.

PROPONENT RESPONSE	UPDATED PLAN
An analysis of the relationship of proposed uses and movements between the Hellenic Club and Woden Village illustrates how the two sites perform in a complementary manner, providing a range of different uses that does not aim to compete for the limited foot traffic.	Refer to Story-Telling and Purpose 6. Hellenic Club Relationship

<p>Studies have been undertaken to show the activity on the two sites at various times of the day, morning, lunchtime, evening and weekends.</p> <p>Further analysis of pedestrian movements on Woden village and the surrounding uses has been undertaken to ensure that the site acts as a connector, stitching together the bounding uses.</p>	<p>Refer to Ground Plane and Site Edges</p> <p>2. Pedestrian & Movement Networks</p>
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- 1.2 Define the overall character and purpose of the design proposition, making it a destination rather than a transitional space. This is particularly important in relation to the public realm which should seek to attract and hold visitation and active, on-going use. Consider how the site's proposed identity fits into the broader Woden context to serve as a community anchor. Ensure the narrative is clearly represented in the drawings and package, providing a coherent vision for the site's future character.

PROPONENT RESPONSE	UPDATED PLAN
<p>Where the Hellenic Club provides the Urban Agora, Woden Village provides the green anchor.</p> <p>Matilda Street Park is the heart of precinct and acts as the attractor for Woden Village and the broader area. As illustrated in previous and current context studies, there is a lack of open, useable and beautiful green space in this area of Woden.</p> <p>A place to breathe in the fresh air, to sit in the sun or the shade, to refresh, meander through to the bus interchange, read a book, eat lunch, meet friends, for kids to play, to hold a market, listen to a busker, take wedding photos. So many opportunities.</p> <p>During special celebrations, Matilda Street can be closed off for multi-cultural festivals.</p> <p>The three primary uses, Commercial, Community and Residential, are positioned along the southern edge of Matilda Park.</p> <p>In between a transitional space is provided, the front verandah. Providing a human scaled space that offers weather and wind protection to the front door of each building.</p> <p>Once through the front door, the salon awaits, a living room, an indoor public, semi-public or private space that awaits. Here each salon has one or two retail tenancies to provide vibrancy and further activation.</p> <p>The Community Building is the smaller scaled gem whose form is influenced by the green space inflecting its curves into the façade. It is flanked by two taller buildings, bookends that balance the composition.</p>	<p>Refer to Story-Telling and Purpose</p> <p>Woden Village</p> <p>6. Hellenic Club Relationship</p> <p>Refer to Ground plane and Site Edges</p> <p>Ground Plane</p> <p>Refer to Retail Strategy</p> <p>8. Retail Design Strategy</p>

<p>The not to be forgotten carpark building, located to the south of the site will be itself an attractor to the precinct by providing the much-needed carparking for the local community including CIT, Abode Hotel, Canberra College, and surrounding businesses.</p> <p>It will act to generate foot traffic through to bounding uses including the Hellenic Club. There is also the opportunity to Park and Ride, which is to be welcomed, to promote green travel and bring more people to Woden Village.</p>	
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- 1.3 Consider developing Matilda Street Park as a key destination and node within the broader town centre fabric. This space should be designed to effectively integrate the Hellenic Club, other adjacent buildings, and land uses such as the bus interchange with the site, creating a cohesive and inviting environment that encourages community interaction and engagement.

PROPONENT RESPONSE	UPDATED PLAN
<p>The Matilda Street Park delivers a complementary sequence of landscape spaces, nominated as desirable and highly desirable in the SLA's Place Design Brief. All these spaces are accessible from the perimeter for permeability and CPTED considerations, via multiple access points along each street frontage, with certain access points intentionally located away from roads for safety considerations, such as the those for the play space.</p> <p>The requirement to locate the park along Matilda Street was outlined in the RFT brief and Place Design Brief. There are very few landscape spaces catering to all ages, and of this scale within the northern portion of Woden Town Centre, noting that Eddison Park is outside the nominal 400m walkable radius of our site. As such, this location provides an opportunity for this park to be a destination for visitors and guests staying at the future Hellenic Club precinct / extension, students from Canberra College and CIT, residents, local workers and families who can enjoy a cup of coffee whilst their kids play. It offers the potential for residents to hold birthday parties in the open lawn, picnics, or for elderly residents to enjoy being outside with grandkids, close to home.</p> <p>The spaces vary in scale, use, landscape language and treatment, offering spaces for intimate or group gathering, active and passive spaces. It provides amenity, flexibility, is pedestrian friendly and integrated with the built form.</p> <p>The three key spaces that comprise the Matilda Street Park have been included to in response to the Place Design Brief, offering the community what they have deemed to be the most important and significant additions to this part of Woden.</p> <p>The Open Lawn:</p>	<p>Refer to Story-Telling and Purpose</p> <p>Woden Village</p> <p>6. Hellenic Club Relationship</p>

Place Design Brief: A multi-purpose / flexible community space. A large lawn area will be located adjacent to the play spaces, gardens, and café.

The lawn has been rationalised to reinforce the structure of the design grid – gesturing north and south, and inviting people in. The community pavilion has been centred, providing a more direct visual connection to the lawn space and an informal 'stage' for events or performances. The lawn is designed as a multi-purpose space that can be used for play, physical activity, gathering (small and large) and events and is buffered by tree and understorey planting to the perimeter as a defining feature, providing soft landscaping for visual amenity and biodiversity but also as a wind and visual buffer to the adjacent road and spaces. It is near nominated key retail tenancies to enable play / coffee / gathering, and access points have been realigned with key pedestrian movement paths. The proposed public toilets east of the community pavilion are in a location that can be accessed easily from the Lawn, community pavilion and play space.

Play space:

Place Design Brief: Sensory / adjacent to include a large lawn area, with public toilets, places for sociable activities for children, youth and elderly.

The play space is located on the NE corner of the site to act as key anchor, adjacent the new bus interchange and residential buildings. Easy to access for pedestrians and cyclists via pedestrian priority crossings to the north to the Hellenic Club, east to the N/S spine that leads to Woden Town Square, and the signalised intersection at Callum / Matilda Street.

Parkland:

Place Design Brief: Residents, visitors, and workers will have access to a range of different green spaces. Large canopy trees that provide dappled shade in the streets and open spaces. Layers of green – shrubs, vines, ground covers, trees and lawn. Maximised deep root soil volumes to ensure conditions for full tree growth.

The Parkland is a space that provides significant deep root planting and permeability through a series of mounded garden beds and permeable surfacing. It provides small nooks for intimate contemplation, spaces for small gathering, places to eat lunch or have a conversation within a flexible design that enables multiple people to utilise the space at once. The path network has evolved to be more organic, providing meandering pathways for residents to exercise their dogs, or to workers to stretch their legs. The SLA requirements stipulate that the Matilda Street Park must include deciduous trees, therefore the intention is to provide a combination of deciduous and evergreen trees, maximising winter

<p>sunlight, whilst also providing wind buffers and dappled summer shade.</p> <p>The mounding also assists in mitigating wind, noting that a wind study will be conducted as part of the DA.</p> <p>The three spaces are interconnected with pedestrian priority footpaths, strengthening the E/W pedestrian spine that connects the landscape spaces to the northern facades of the buildings. The 'greening' is also pulled south into what has been termed 'the Heart' of our site, around the Community Building, so that it reads as part of the Matilda Street Park. The N/S Road and the laneways have continuous footpaths that provide logical and clear movement pathways and wayfinding to move about the public realm with ease.</p>	
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- 1.4 Continue to develop Country-centric design principles in collaboration with traditional custodians to inform the design proposition. Ensure these principles are integrated early in the design process to respond to the Place Design Brief and reflect the cultural significance of the land.

PROPONENT RESPONSE	UPDATED PLAN
Our team is working closely with Paul Girrawah-House to develop this further.	In process.

2.0 Landscape

The proposed landscape offering, as presented, is considered by the Panel to still be in the early stages of development and requires further investigation to support landscape viability and optimal amenity outcomes for the proposal. The Panel is concerned there is a disconnection between the landscape strategy, the preexisting site conditions, contextual connections and proposed internal uses. Additionally, the Panel considers the identification and purposeful design of open spaces is crucial and that the current plan is yet to clearly define a narrative for the public realm that incorporates, where possible, the direction provided by the Place Design Brief and the integration of the landscape elements with the proposed internal uses and retail areas.

In relation to the overall landscape health and viability, particularly in winter, the Panel reiterates their concerns about the potential impacts of overshadowing from the future Hellenic Club Redevelopment on the proposed Matilda Street Park. The Panel notes the importance of adequate species selections that can withstand the adverse conditions as a key consideration when designing community spaces and queries the viability of lawn in highly overshadowed areas. The Panel emphasised the importance of species selection given the constraints of scale, solar access, a desire to reflect a First Nation's sense of place, and technical requirements for planting trees over basements and on roof terraces over structure. The Panel also questioned whether the ambition for a "low maintenance" landscape is realistic given the likely, and desirable, intensity of use and the technical requirements of establishing and maintaining an inner-city urban landscape. The Panel encourages the proponent to advocate for appropriate levels of maintenance from Day One and to build these into expectations and budgets.

The Panel additionally notes the opportunity to incorporate a high proportion of native and endemic species to create a meaningful response to Country, and the importance of considering the principles and objectives described in the *ACT Government's Canberra's Living Infrastructure Plan: Cooling the City*.

The Panel recommends the proponent to:

- 2.1 Further develop the landscape narrative and strategies to incorporate, where possible, the direction provided by the Place Design Brief and clearly define the landscape elements and their seamless integration with the proposed internal uses and retail areas. This includes the incorporation of cultural and creative opportunities, a Ngunnawal "sense of place", green facades, a program of community activities, opportunities for affordable, co-working and adaptable spaces, and connectivity that also places an emphasis on cycling. Ensure that the design supports the intended uses and enhances the overall character and functionality of the open spaces. Specify how the proposal has succeeded (or otherwise) in meeting this brief at the next design review.

PROPONENT RESPONSE	UPDATED PLAN
<p>Seamless integration with the proposed internal uses and retail areas:</p> <p>Key landscape spaces are co-located with specific internal uses e.g.</p> <ul style="list-style-type: none"> • Play space interfacing the E/W pedestrian spine and north facing retail. • Community building interfacing an informal amphitheatre and open lawn for spill out • Parkland interfacing the Office building for spill out and lunchtime utilisation • Smaller scale landscape spaces and circulation paths adjacent retail for spill out / foot traffic <p>Incorporation of cultural and creative opportunities:</p> <ul style="list-style-type: none"> • Under development <p>Green facades:</p> <ul style="list-style-type: none"> • Apron of green façade treatments around the Community Building – providing visual amenity, particularly to the pedestrian laneway, additional cooling and living infrastructure opportunities, and a point of difference for the Community Building as the centrepiece of the whole development <p>Program of community activities:</p> <ul style="list-style-type: none"> • Community pavilion – flexible, usable for markets / events / picnics / parties etc. 	<p>Refer to Story-Telling and Purpose</p> <p>Woden Village</p> <p>Refer to Ground Plane and Site Edges</p> <p>Ground Plane</p>

<ul style="list-style-type: none"> Interface the open lawn – could be used for concerts / performances <p>Cycling:</p> <p>The approach to cycling is to promote ‘to’ riding not ‘through’ riding, given the adjacent trunk path along Yarralumla Creek is the primary commuter, high speed cycling infrastructure. As this precinct is pedestrian friendly, the emphasis is on low-speed cycling on site – ensuring footpaths are safe for all users, without preventing the ability to move about freely.</p> <p>Footpath widths accommodate all levels of ability, particularly children and less confident riders providing an alternative series of footpaths that can be utilised instead of the road. The perimeter paths are 3.0m wide, providing sufficient shared paths for commuters, locals etc.</p> <p>The N/S road is one directional south to north therefore cyclists can ride north on the road connecting to the Matilda Street Cycle path via the proposed raised wombat crossing north of the site.</p>	
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- 2.2 Provide fine-grain details for Matilda Park, including street crossings, entries and target users (e.g. on-site residents, bus interchange users, commercial workers etc). Ensure that the landscape strategy responds to the preexisting site conditions and contextual connections, creating a cohesive and functional open space that serves the community effectively.

PROPONENT RESPONSE	UPDATED PLAN
<p>A crossing is proposed on Bowes Steet west in alignment with the E/W pedestrian spine (between the northern building facades and the Matilda Street Park). This utilises an existing through-site link that connects to the N/S pedestrian corridor that leads south to Woden Town Square and Westfield Woden. It is step-free making it an ideal route for cyclists, pedestrians with mobility requirements, prams etc.</p> <p>To the north, a wombat crossing is proposed in alignment with the footpath along the N/S Road, providing a mid-way connection across Matilda Street. The crossing intersects the existing cycle path and would require an amendment to the Hellenic Club Verge, to ensure pedestrian priority. This connection provides a safe crossing point between the Hellenic Club and our site, supplementary to the signalised intersection on Callum / Matilda. The previous alignment of this proposed crossing picked up on the Hellenic Club primary southern access, however, the revised location is more amenable to movement on our site, providing a crossing in a more convenient location mid-way between the two intersections and in alignment with the proposed N/S pedestrian movement.</p>	<p>Refer to Story-Telling and Purpose</p> <p>Woden Village</p> <p>Refer to Ground Plane and Site Edges</p> <p>Ground Plane</p>

<p>To the northeast, pathways lead pedestrians / cyclists to the signalised intersection on Callum / Matilda. Providing access due east to Eddison Park, Canberra College, Callum Offices, Woden Cemetery and Woden Town Park etc. Due north to Canberra College and Phillip oval.</p> <p>To the east of the site, there four main points of access from the bus interchange into our site:</p> <p>North: The E/W pedestrian spine between the Matilda St Park and northern Residential Building.</p> <p>Midway: Between the Northern and middle residential buildings. Primarily a service laneway but pedestrian access is possible.</p> <p>South: between the southern and middle residential buildings: An under croft connection that leads to the multi-storey carpark lifts and the E/W laneway. Landscaped and covered, and fully pedestrianised. Pedestrians can utilise the flush kerb crossing on the N/S road heading due west to the carpark building or other residential buildings in that direction.</p> <p>CIT Plaza: A wide pedestrian footpath that connects the Plaza and bus interchange to the southern boundary line and N/S Road. Also providing a simple movement pathway to the Multi-storey carpark, office building or other destinations.</p> <p>To the southwest, the existing diagonal crossing provides connectivity due south to Westfield Woden.</p> <p>All the perimeter footpaths connect with the existing pedestrian network providing seamless connectivity outside of the site.</p>	
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- 2.3 Continue to 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 plant species (e.g., indigenous tall grasses, groundcovers, shrubs) to support pollinator corridors and to ensure climate resilience.

PROPONENT RESPONSE	UPDATED PLAN
Under development with Paul Girrawah-House.	In process.

- 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 and, further, to develop a design response that allows these outdoor spaces to be used at all times of the year. A clear understanding of the solar access at ground level should inform the plant selection and ensure the viability of the envisioned occupant experience.

PROPONENT RESPONSE	UPDATED PLAN

<p>The solar studies were provided previously.</p> <p>The plant selection is under development with Paul Girrawah-House.</p>	<p>In process.</p>
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3.0 Sustainability

Nil Comment at this stage.

4.0 Density and connectivity

The Panel considers the rationale for strategic decisions regarding movement through and around the site to be unclear and questions how the site planning has anticipated large volumes of vehicular traffic to prevent adverse impacts on pedestrian movements. The anticipated frictions between pedestrians, cyclists and high traffic flow and car park entries and exits during peak times have yet to be effectively managed by the proposal's movement strategy. The Panel emphasises the need for a clear separation of pedestrians and vehicles to ensure safety and functionality, highlighting that the quality of the pedestrian environment will be fundamentally dictated by effective vehicle management. In particular, the Panel noted the cycleway on the north side of Matilda Street which may, if not considered carefully, act as a further barrier to pedestrian movement between the Hellenic Club and the site.

Additionally, the Panel notes the site path hierarchy is not supported by integration with the surrounding movement networks and requires further development to provide a clear understanding of the proposed origins and destinations of each connection, how they respond to the immediate and broader context and what will draw people to use them.

The Panel recommends the proponent to:

- 4.1 Adopt a broader precinct view to ensure the site's vehicular movement strategy effectively responds to the anticipated traffic volumes and vehicular circulation patterns of residents, visitors and servicing vehicles. This should include considerations for pedestrian safety, integration with public transport systems and the impact on surrounding existing and future developments.

PROPONENT RESPONSE	UPDATED PLAN
<p>Our strategy has been to prioritise pedestrian movement for all users, to and from the site, those who work, reside and visit Woden Village, or those passing through.</p> <p>As requested earlier, the vehicle access points into the basement carparking and podium parking have been distributed around the site to avoid congestion and bottle necks.</p>	<p>Refer to Ground Plane and Site Edges</p> <p>2. Pedestrian & Movement Networks</p>

- 4.2 Engage with relevant government entities (i.e. Infrastructure Canberra) to coordinate access to Light Rail drawings. Create meaningful connections between the future transportation node and the Woden Town Centre to promote pedestrian and active travel through the site.

PROPONENT RESPONSE	UPDATED PLAN
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Meetings are on-going with Government entities, including Major Projects. Additionally, we have been engaging with ACTnoWaste and the waste contractors, as well as TCCS to ensure that	Refer to Ground Plane and Site Edges 2. Pedestrian & Movement Networks
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- 4.3 Develop a comprehensive pedestrian and cyclist movement strategy that ensures clear separation from vehicular traffic. This strategy should include well-defined pathways, safe crossings and dedicated lanes that integrate seamlessly with the broader precinct context and internal retail strategy. Additionally, enhance the path hierarchy to provide clear origins and destinations for each connection, ensuring they are attractive, engaging and functional for users.

PROPONENT RESPONSE	UPDATED PLAN
<p>The project aims to promote green travel with inclusion of public EOT facilities.</p> <p>Access to the EOT is from the pedestrian link under the carpark, which has been redesigned to mitigate vehicle/pedestrian clashes, ensuring safety for all.</p>	<p>Refer to Story-Telling and Purpose</p> <p>6. Hellenic Club Relationship</p> <p>Refer to Ground Plane and Site Edges</p> <p>4. Carpark Building Amenity</p>

5.0 Built form and scale

The Panel appreciates the proponent's effort to create a vibrant and active environment through the inclusion of multiple buildings and laneways and recognises the potential for these elements to enhance the pedestrian experience and contribute to the overall character of the area. However, the Panel is concerned about the feasibility of activating the four laneways, given the substantial amount of edge and laneway space generated by the multi-building aspect. The Panel questions whether this approach is a key component of the design proposition and whether there will be enough foot traffic to support the proposed laneways, and notes that the current plan may include too much frontage allocated to retail and amenities for Woden to effectively activate, potentially leading to underutilised spaces.

While the north-south link is still supported, the Panel considers the traditional symmetrical road configuration proposed to be limiting the opportunities to create an activated and meaningful urban space. The Panel encourages the proponent to reconcile the high vehicle traffic numbers along this street with a more desirable shared-use zone outcome that may be achieved by an eccentric verge arrangement, or similar. They emphasise the need for a more detailed and cohesive strategy to ensure that the built form and scale support a vibrant and functional urban environment.

The Panel recommends the proponent to:

- 5.1 Perform a detailed study to estimate the expected foot traffic in the area. This analysis will help determine if the proposed laneways and active frontages can be effectively supported. Based on the findings, reevaluate the amount of retail and amenity space included in the plan and consider reducing the retail and amenity frontage to a level that aligns with the anticipated foot traffic to avoid underutilised spaces. Consider alternative site configurations that reduce the number of overall edges and frontage to activate.

PROPONENT RESPONSE	UPDATED PLAN
<p>The amount of retail has been reduced to the primary northern interface of the buildings fronting Matilda Park.</p> <p>As the park forms the heart of the place, the activity will be focussed to the north, bathed in sunshine, and weather protected by the "front verandah"</p> <p>This retail could be F&B, supported by the building uses above, including approximately 15,000sq.m of commercial and community space and 320 residents. (The Hellenic Club incorporates mixed uses of approx. 50,000sqm GFA.)</p> <p>The secondary interfaces and edges are allocated with non-retail commercial programme, including service businesses, such as a hairdresser/barber, music studio, real-estate or financial agents.</p> <p>On the southwest corner of the precinct, an indoor recreation use is proposed that includes a wellness and recovery studio with facilities such as gymnasium, pilates, yoga, remedial massage and therapies.</p> <p>This use is complementary to the outdoor recreation on the carpark rooftop and can be enjoyed by all local office workers and residents of neighbouring buildings and from Woden Village.</p>	<p>Refer to Ground Plane and Site Edges</p> <p>3. Callum Street Interface</p> <p>Refer to Retail strategy</p> <p>8. Retail Typology and Design Strategy</p>

- 5.2 Explore alternatives to the conventional symmetrical guttered, road configuration of the north-south link. A flat plane eccentric verge configuration could provide opportunity to better integrate deep soil planting and larger canopy cover vegetation, retail expansion enhanced pedestrian and cyclist safety, and create a more engaging public realm.

PROPONENT RESPONSE	UPDATED PLAN
<p>Road and verge configuration options are being explored by the project team including Oculus, Indesco and Quantum Traffic.</p>	<p>Refer to Ground Plane and Site Edges</p> <p>Ground Floor Plane</p> <p>9. Laneway Sections</p>

6.0 Functionality and build quality

Nil Comment at this stage.

7.0 Legibility and safety

Nil comment at this stage.

8.0 Diversity and amenity

The Panel considers the narrative concerning the prospective residents and their specific needs remains unclear. 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 proposed dwelling size mix with is dominated by one bedroom apartment units, limiting the potential to create a vibrant community with a variety of interests and needs that would otherwise aid in the activation of the proposed public and communal open spaces (e.g. sensory playground). The use mix will also inform the retail strategy.

Additionally, the fragmented nature of the residential amenities and the lack of short-term and accessible surface or street parking near the residential buildings remain as significant concerns. The Panel believes the proposal has yet to adequately address the pragmatic needs of everyday life, such as accommodating visitors, removalists, deliveries and emergency services, without compromising the user experience.

The Panel recommends the proponent to:

- 8.1 Conduct a detailed analysis of the anticipated demographics to better understand the needs and preferences of future residents. This information should inform the design of internal layouts and communal spaces, ensuring they provide a high level of residential amenity, as well as the retail strategy.

PROPONENT RESPONSE	UPDATED PLAN
The residential amenity has been re-allocated to the top levels of each of the residential buildings to provide equitable access, solar access, views, and high quality amenity to all residents.	Refer to Story-Telling and Purpose 4. Residential Building Amenity 11. Residential Amenity.

- 8.2 Consider a more balanced mix of apartment unit sizes to cater to wider range of occupants (e.g. students, young professionals, couples, families, etc). This will help create a more vibrant community with diverse interests and needs, enhancing the activation of public and communal open spaces.

PROPONENT RESPONSE	UPDATED PLAN
The apartment mix includes: <ul style="list-style-type: none"> 60% x 1 beds 30% x 2 beds 10% x 3 beds. 	Floor plans and development schedule not provided.

The mix results from the building envelope determined by several factors resulting from the statutory and deed requirements such as:

- the solar access to CIT,
- solar access to the apartments,
- amenity for the apartments,
- limited number of apartments per core,
- minimum size of apartments,
- maximum building height
- 36m width limitation for the residential block width
- specified number of affordable, and social housing,
- Deed for 200 apartments, and
- ensuring that a balanced price point and affordable product is achieved to encourage purchasing by first home buyers.

The building envelope has been reduced since the tender concepts scheme to meet/increase the sunlight to the CIT plaza.

8.3 Ensure the design responds to the pragmatic needs of everyday life. Consider the logistics of resident movement, including how they will move in and out, and the functionality of residential amenities. Provide short-term and accessible surface or street parking near residential buildings. This will help create a more practical and sustainable living environment.

PROPONENT RESPONSE	UPDATED PLAN
There are a number of short stay car spaces distributed around the verge of the precinct.	Refer to Ground Plane and Site Edges
The east-west lane incorporates a loading bay that allows for loading vehicles in a central location.	5. Paths of Travel
The number of short stay car spaces within the site is balanced with tree canopy cover and truck swept path requirements.	

9.0 Community and public domain

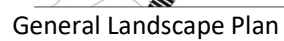
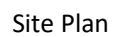
Nil comment at this stage

10.0 Visual Appearance

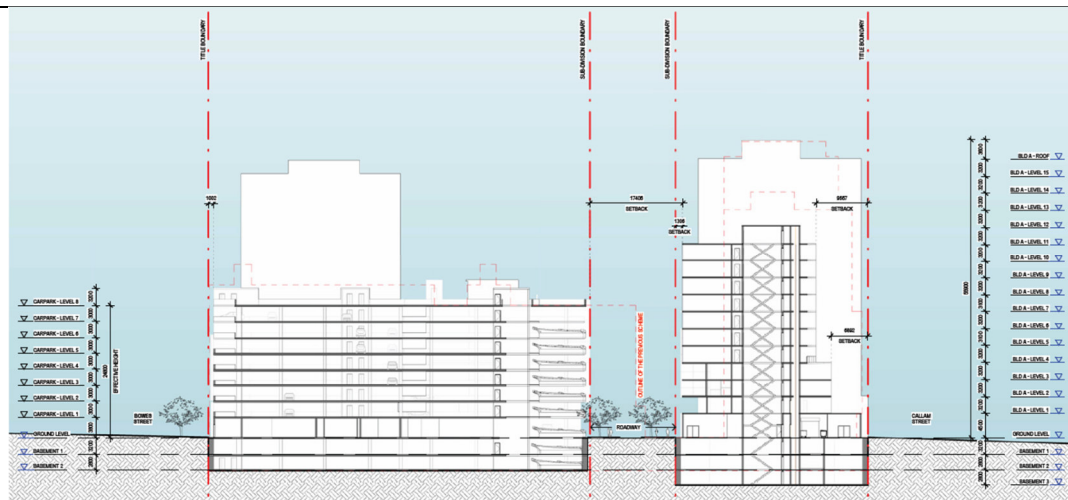
Nil comment at this stage.

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



THE PANEL'S ADVICE



Cross Section



Axonometric massing diagram

