

# THE PANEL'S ADVICE

## NATIONAL CAPITAL DESIGN REVIEW PANEL

Block 4 Section 7 Phillip – Session Three  
Woden Village



Australian Government  
National Capital Authority



**ACT**  
Government

# NATIONAL CAPITAL DESIGN REVIEW PANEL

## MEETING SUMMARY

Date issued:	Friday, 13 June 2024	
Project:	Woden Village	
Review date:	Wednesday, 28 June 2024 (Session Three), 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 (Apology)
	Kylie Legge	
Proponent:	Hellenic Property Investments 2	
Observers:	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](mailto:designreview@act.gov.au)).

## PROPOSAL DETAILS

### Site

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

Site area                      12946m<sup>2</sup>

### Statutory framework(s)

Applicable plan(s)      Territory Plan 2023

Zone                              RZ5 – High Density Residential Zone

### Planning

D07 - Woden District Policy  
Woden District Technical Specifications 2023  
E02 - Commercial Zones Policy  
Commercial Zones Technical Specifications 2023  
Housing Design Guide 2023  
Urban Design Guide 2023  
Biodiversity Sensitive Urban Design Guide 2023

Additional guidance      Place Design Brief (Required by SLA deed)

### Proposal details

Project type                  Mixed Use

Key metrics	Number of buildings	5 buildings
	Building height	45 m (15 storeys max)
	Dwellings	200 units (inc. 20 Affordable Housing Dwellings and 10 Community Housing Dwellings)

Commercial	17500 m²
Gross Floor Area (GFA)	50106 m²
Other	840 m² Community Space 2900 m² Open space
Parking	700 spaces split between two basement levels (512 spaces) and six podium levels (188 spaces).

PROPOSERS’ REPRESENTATIVE ADDRESS TO THE PANEL

The proposer’s lead design consultant, represented by Jacqueline Bartholomeusz from Metier3 and landscape consultant represented by Bob Earl from Oculus presented the following key points:

- The park design has evolved to strengthen its identity as a daytime community hub, improve permeability, and enhance its role as a neighbourhood park for Woden, while also linking across Matilda Street to the Hellenic Club.
- The site’s urban grain and connectivity were highlighted as key strengths, with particular attention to east-west and north-south movement and the challenge of connecting westward due to existing built form.
- Thresholds and entry points were identified as important elements in making the park feel like an extension of the public domain, encouraging community access and use.
- The spatial experience within the park includes a variety of zones—intimate spaces, urban laneways, native gardens, event lawns, and a playground—designed to support diverse uses and community events.
- Biodiversity and sustainability are central to the design, with deep soil planting zones, native planting, and rooftop gardens aimed at supporting canopy cover and pollinators.
- User access and movement patterns were studied in detail, considering residents, commercial users, and visitors, with provisions for short-term parking, drop-off zones, and waste management.
- Landscape design plays a key role in softening the built form, with tree-lined paths, dappled arbours, and buffers that integrate the community hub and commercial buildings into the park setting.
- Key sustainability metrics include 28% tree canopy cover at ground level, 8% on rooftops, 30% of the site free from basement, and 18% ground floor permeability, with ongoing refinement expected.
- The relationship with the Hellenic Club was explored, positioning Matilda Park as a green counterpart to the urban Ebora space, supporting complementary uses and shared public spaces.
- Retail and non-retail uses have been strategically located to activate the park edges and surrounding streets, with a focus on pedestrian-friendly design and social gathering spaces.

- Mid-block connections and active frontages were incorporated to support pedestrian movement from the bus interchange and ensure vibrant street interfaces.
- Building amenity principles include solar access, natural ventilation, passive surveillance, and elevated communal spaces to support residential wellbeing.
- The rooftop terrace design has been refined to balance passive and active recreation, with landscape buffers and informal gathering spaces that promote social connection and biodiversity.

## RECOMMENDATIONS AND ADVICE

### ENGAGEMENT GUIDANCE

**Further design review is not required if the Panel's Advice is adequately addressed.**

### RECOMMENDATION OVERVIEW

The Panel acknowledges the willingness with which the proponent team has engaged with the Design Review process and responded to the Panel's Advice over the previous two sessions. 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.

The proposal demonstrates a strong ambition to establish a vibrant daytime community hub. The Panel recognises the thoughtful inclusion of civic and family-oriented features—such as a playground and a potential anchor use for the community building—as well as enhancements to vehicular circulation. These elements contribute positively to the creation of a welcoming and accessible precinct.

However, the Panel's primary concern centres on the lack of night-time activation and the resulting safety implications. The absence of after-hours programming, limited passive surveillance, and underutilised public spaces—particularly around the Woden Bus Interchange and proposed laneways—are seen as significant risks to user comfort and security after dark. This is compounded by fragmented pedestrian pathways, inactive edges, and an unclear application of CPTED principles. The Panel recommends introducing anchor tenants with extended hours, improving sightlines, and reconfiguring public domain elements to support continuous, inclusive, and safe use throughout the day and night.

Additional concerns include the limited flexibility of the community building, inefficient apartment layouts, and the under-programmed public domain. The Panel also notes the absence of 3D visualisations and elevations in the documentation, which restricts their ability to assess the architectural quality and material expression of the proposal.

### KEY ISSUES AND RECOMMENDATIONS

The following advice is based on the documentation provided prior to the design review session, a site visit and the proponent's presentation.

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

1.0 Context and character

*Commendations and supported elements*

- The intent to create a daytime community hub, provides a useful foundation for shaping the public domain and community infrastructure.
- The inclusion of a playground opposite the childcare centre proposed on the adjacent development is a positive gesture toward creating a family-friendly environment.
- The ambition to include a civic use (e.g. library, performance space) within the community building is considered essential to support consistent activation, broaden the user base, and improve perceptions of safety and viability.

*Areas for development*

- The proposal does not fully define its social role within the broader town centre context. This limits the ability to deliver a cohesive and purposeful precinct that contributes meaningfully to the public life of Woden.
- The stated purpose of creating a daytime community hub is not clearly demonstrated in the design proposition. Without clear activation strategies or programming, the precinct may not attract or retain users during the day.
- Given its proximity to the transport interchange and inclusion of a large car park that supports the adjacent evening precinct, the site has a strategic opportunity to act as a safe, welcoming and active threshold between day and night uses. Without a clear night-time identity or supporting amenities, this potential is underutilised, and the precinct risks becoming inactive, disconnected or unsafe after hours.
- The use or tenant for the community building is undefined. Without a strong anchor use the building’s long-term viability, programming potential, and ability to contribute meaningfully to the precinct’s activation are significantly diminished.

The Panel recommends the proponent to:

- 1.1 Define the precinct’s social and community role within the broader town centre by articulating how it complements and enhances surrounding uses. This should be achieved through a curated mix of retail, services, and programmed activities that support diverse users across both day and night. A varied and inclusive offering will help establish the precinct as the ambioned social heart of Woden, ensuring it functions as a safe, vibrant, and welcoming destination that contributes meaningfully to public life.

PROPONENT RESPONSE	UPDATED PLAN
We acknowledge the Panel’s emphasis on the importance of defining the precinct’s social and community role within the broader Woden Town Centre. The design team shares the ambition to establish the precinct as a vibrant, diverse, inclusive and civic-focused destination that is mainly active during the day and weekends, which compliments night-time activity at Hellenic Club.	DA1100

<p>In response, we propose a curated mix of uses that intentionally complement surrounding destinations such as the Hellenic Club, Woden Town Square, and CIT. This includes:</p> <ul style="list-style-type: none"><li>• Retail and service tenancies that activate park edges and laneways, with anchor tenants under consideration for evening operation to ensure night-time presence and passive surveillance.</li><li>• A community building designed to accommodate a variety of uses (e.g. public lobby space, co-working, workshops, cultural programs), supporting both structured and informal community gathering.</li><li>• An event-ready landscape framework along Matilda Street, with spaces such as the event lawn, plaza areas, and laneways designed to host programmed activities including markets, pop-ups, performances, and seasonal/weekend festivals</li><li>• An inclusive public realm offering intimate spaces, family-friendly elements (e.g. playground), native gardens, and social seating zones to cater to a wide demographic of users.</li><li>• An indoor recreation space at the corner of Bowes Street activates the street corner and offers an additional recreation use for the site and wider precinct.</li><li>• A corner retail pavilion space on Callam Street offers street activation and retail offering that works for both, the site and CIT plaza.</li></ul> <p>Through this integrated approach, the precinct will contribute meaningfully to public life, supporting Woden’s transformation into a socially connected and culturally rich town centre.</p>	
---	--

1.2 Refine the built form and landscape design to support more diverse daytime uses, ensuring spaces have a clear purpose and identity (e.g. play area, sheltered worker lunch area, dog park, bike rider hub, etc.) that offers a clear invitation to a wider range of visitors. Overall, the space should also be adaptable for passive uses, community programming, pop-up events and informal gatherings.

PROPONENT RESPONSE	UPDATED PLAN
<p>The following key strategies are being progressed:</p> <ul style="list-style-type: none"><li>• Defined zones with distinct identities, including:<ul style="list-style-type: none"><li>○ A large sensory play space integrated in the park landscape on the N/E corner in front of the</li></ul></li></ul>	<p>DA1100 L201</p>



<p>residential buildings. The play space is fenced (proximity to roads), nestled behind soft landscaping but visible and accessible from key pedestrian routes. The play space includes ample seating, shade and diversity of play opportunities and is co-located with F+B and other facilities to support families, carers and children during visits.</p> <ul style="list-style-type: none"> <li>○ A sheltered seating zone near food tenancies to accommodate worker lunch breaks and casual meetings, located in the laneway between the office and community hub.</li> <li>○ A central open lawn space with shaded seating and an informal terrace 'stage' in the heart of the site and in front of the community hub providing a flexible space for active and passive recreation and gathering for events and markets.</li> <li>○ A parkland sanctuary on the NW corner of the park with dense, natural tree canopy shade and mounded garden beds for protection from the elements. The meandering paths provide opportunities for dog walking or contemplation, with seating nooks for small group gathering or worker lunchtime use.</li> <li>○ An end-of -trip facilities with parking, repair facilities, and shaded resting points adjacent to main circulation paths.</li> <li>○ A publicly accessible rooftop at the top of the community hub with a covered outdoor kitchen, dining / seating opportunities and lounge spaces.</li> </ul> <ul style="list-style-type: none"> <li>• The layout is being further developed to ensure that each space provides a clear invitation to specific user groups, while maintaining flexibility for evolving community needs.</li> <li>• The public realm has been designed to support layered programming, with adaptable open spaces (e.g. event lawn and plaza forecourt) that can transition between: <ul style="list-style-type: none"> <li>○ Informal gatherings and passive use</li> <li>○ Markets, performances, or festivals</li> <li>○ Community-led activations and seasonal events</li> </ul> </li> <li>• A focus on intuitive wayfinding, microclimate comfort, and amenity (e.g. lighting, shading, access to power) will ensure these areas function well throughout the day.</li> </ul>	
---	--

- 1.3 Respond to the site's proximity to the transport interchange and to the adjacent night-time precinct by introducing amenities, retail and design features that support both daytime and evening use and passive surveillance. This approach will help bridge the gap between day and night activity, creating a safer and more continuous urban experience.

PROPONENT RESPONSE	UPDATED PLAN
<p>In response, while the proposed precinct is designed to suit mostly day-time activities, the design team is refining both the programmatic mix and public realm strategies to ensure a seamless, active and safe transition between day and evening use.</p> <p>Key initiatives include:</p> <ul style="list-style-type: none"> <li>• Retail and amenity curation at key interfaces, especially those adjacent to the interchange and key pedestrian routes, to support continuous activation. This includes:</li> <li>• Introduction of public seating, landscaping, and amenity nodes along key pedestrian spines that link the interchange to Matilda Park, ensuring comfortable and inviting arrival and departure experiences at all times of day.</li> <li>• Passive surveillance measures are being integrated through: <ul style="list-style-type: none"> <li>○ The placement of active frontages and glazed edges adjacent to key circulation paths and laneways.</li> <li>○ A strategic layout of residences and communal spaces that enable passive oversight of the public domain across the whole site.</li> <li>○ Ensuring CPTED principles are embedded in the design of both built form and landscape zones, particularly at key threshold areas.</li> </ul> </li> </ul>	DA1100

- 1.4 Secure a defined anchor use or tenant for the community building, such as a library, cultural centre or innovation hub. Anchoring the space with a clear purpose will ensure its long-term viability and strengthen its role in activating the precinct. The tenant should operate extended hours on weekdays and across the weekend to support public space use, passive surveillance and self-sustaining activation of the precinct.

PROPONENT RESPONSE	UPDATED PLAN
We appreciate the Panel's recommendation regarding the importance of securing a defined use for the community building.	DA1100 – DA1106

The project team is currently exploring a range of potential occupants and operational models that would ensure the space remains active, inclusive, and responsive to community needs over time.

Initial discussions have included the possibility of a civic-oriented or community-focused use, which could provide opportunities for informal gathering, learning, and engagement. The aim is to identify a use that can support extended hours and contribute to both day and evening activation, while offering long-term value to the precinct.

The building is being designed with inherent flexibility to allow for evolving uses over time, and to accommodate a variety of potential tenants or programs as partnerships are developed.

### 2.0 Landscape

Nil Comment at this stage.

### 3.0 Sustainability

Nil Comment at this stage.

### 4.0 Density and connectivity

*Commendations and supported elements*

- The revised vehicular circulation is considered a positive change, particularly the relocation of the car park entrance, which improves traffic flow and allows for more short-term visitor parking.
- The new car park entry is exclusively vehicular and introduces passive surveillance through vehicle movement and separates pedestrian and vehicle zones, improving safety and clarity of use.

*Areas for development*

- The south-west corner of the proposal presents a blank wall at a key pedestrian crossing. This creates an inactive and unwelcoming edge, reducing safety, visual interest and pedestrian engagement at a prominent entry point.
- The design of pedestrian paths does not adequately respond to natural pedestrian behaviour. Imposing circulation patterns that do not reflect desire lines is likely to result in informal paths and underutilised spaces, diminishing the functionality and longevity of the public domain.
- While the proposal includes opportunities for fine grain detailing between pedestrian paths and outdoor dining areas, this relationship is not yet well-resolved. The absence of covered access from the bus interchange to main entry points affects comfort, connectivity and activation in all weather conditions
- The location of the pavilion interrupts key sightlines and pedestrian desire lines, between the Hellenic Club and the central public space. This positioning may hinder intuitive movement between the two sites and reduce visual permeability, impacting wayfinding and spatial legibility.

The Panel recommends the proponent to:

- 4.1 Activate the south-west corner by introducing uses or design elements that engage the street, such as glazing, public art or small-scale tenancies. Enhancing this prominent edge will improve pedestrian safety, visual interest and the overall arrival experience.

PROPONENT RESPONSE	UPDATED PLAN
The indoor recreation space is strategically located at the south-west corner, engaging both street frontages and activating Bowes Street along the west and south edges. The façade is thoughtfully designed with a mix of glazing and solid panels, complemented by a landscaped planter that adds an additional layer of visual and functional interest. Nearby, the precinct's laneway entry is situated just south of this corner and is highlighted by an illuminated canopy, enhancing both visibility and accessibility.	DA1100 DA2003 - DA2004

- 4.2 Refine pedestrian desire lines as a self-sustaining activation opportunity, supported by well-placed retail and other land uses to maximise movement through the precinct during the day and the evening, during the week and on weekends. Designing with consideration for adjacent uses and their potential to contribute to activation will help establish a lively, interconnected precinct that encourages consistent daytime engagement.

PROPONENT RESPONSE	UPDATED PLAN
<p>The primary pedestrian desire path along Matilda Park, as well as the secondary pedestrian link between the residential buildings at the south of the site, have been refined with fine-grain landscape detailing, including seating, shading, and planting, to enhance comfort and encourage use. These links are further activated by the placement of retail and commercial tenancies, creating opportunities for engagement and passive surveillance throughout the day.</p> <p>Planting and materials selection has provided another layer of intuitive way finding with consistent use of tree species along key pedestrian routes and materials that reinforce movement pathways or zones. Each zone also a distinctive planting palette, often characterised by specific flower colour, to reinforce the zones.</p>	DA1100 L201 and L501

- 4.3 Strengthen the interface between the pedestrian paths and outdoor dining areas through fine grain detailing and weather protection, including covered walkways from the bus interchange to key entry points. These improvements will enhance comfort, connectivity, and activation in all weather conditions.

PROPONENT RESPONSE	UPDATED PLAN
--------------------	--------------

<p>To strengthen the interface between pedestrian movement and outdoor dining areas, the design includes weather protection measures such as canopies and covered walkways, particularly along Matilda park. These elements ensure the precinct remains comfortable, connected, and active in all weather conditions. In addition, external lighting fixtures are integrated along the pedestrian network to support safe and inviting circulation into the evening hours.</p>	<p>DA1100 E-DA-05 E-DA-07</p>
--	---------------------------------------

- 4.4 Reassess the location and function of the pavilion to preserve key sightlines and align with natural pedestrian desire lines between the Hellenic Club and the central public space. Consider integrating the pavilion into the community building as a flexible extension or rentable venue space. This approach would enhance spatial legibility, improve connectivity, and increase the utility and activation potential of both facilities.

PROPONENT RESPONSE	UPDATED PLAN
<p>In response, the pavilion has been re-located to the southern edge of the Matilda Park, to align with the main pedestrian spine in front of the community hub. This placement enhances spatial legibility and acts as a public art marker at the heart of the precinct. It's also seats in front of the of the lawn which could potentially act as a stage at the time of events and festivals. Access is now provided on all sides, with a flush transition for DDA access to the west.</p>	<p>DA1100 L201</p>

## 5.0 Built form and scale

Nil Comment at this stage.

## 6.0 Functionality and build quality

### *Commendations and supported elements*

- The corner retail tenancy is commended for its strong design, offering dual frontages and outdoor space, which enhances visibility, accessibility and potential for activation. This model should be considered a positive precedent for other tenancies within the proposal.

### *Areas for development*

- Retail tenancies embedded within residential lobbies limit independence, trading hours and visibility—reducing commercial viability and street-level activation. The lack of dedicated front and back access spaces also hampers servicing and operational flexibility.
- The layout of the community building limits flexibility and adaptability. The central stair prevents independent use of different areas or levels, and the absence of storage and back-of-house facilities further constrains functionality.
- The intended use of the community building's rooftop is unclear, particularly in terms of how it will attract regular activity and justify ongoing maintenance. Without a clear strategy

or potential anchor use—such as a commercial or community function—it may be challenging to activate the space and ensure its long-term viability.

- The public toilets are not integrated into the built form which may increase the risk of misuse and lead to management challenges.
- The provision of car parking exceeds both contractual and legislated requirements for the site. Additionally, the floor-to-floor heights of the car park building do not support future adaptability or retrofitting for alternative uses. This limits the long-term flexibility of the structure and may reduce opportunities to respond to changing transport demands associated with the future light rail to Woden.

The Panel recommends the proponent to:

- 6.1 Reconfigure retail tenancies to ensure independent access, visibility and operational flexibility, particularly those currently embedded within residential lobbies. Improving street presence and servicing arrangements will enhance commercial viability and contribute to a more active public realm.

PROPONENT RESPONSE	UPDATED PLAN
Retail tenancies are reconfigured to have independent access and visibility, located on the corners of residential buildings and along active pedestrian links.	DA1100

- 6.2 Ensure the internal layout of the community building supports flexible, multi-use programming, including independent access to different levels and the integration of storage and back-of-house facilities. A more adaptable layout will improve the building's long-term functionality for diverse community needs.

PROPONENT RESPONSE	UPDATED PLAN
<p>The building is being designed with inherent flexibility to accommodate a range of future uses and potential tenants, ensuring it can evolve over time in response to changing community needs.</p> <p>Storage and back-of-house functions have been carefully planned and are located to the south of the building, providing direct access to the laneway for servicing while preserving the northern frontage for active, community-oriented uses facing the park.</p> <p>The building's spatial proportions support both functional adaptability and programmatic diversity, enabling a wide range of layouts and occupancy types.</p>	DA1100 – DA1106

- 6.3 Define a clear strategy for the rooftop of the community building, considering potential anchor uses such as a café, restaurant, or event space that can attract regular activity. A purposeful rooftop use will justify maintenance investment and contribute to the building's activation and appeal.

## THE PANEL'S ADVICE

PROPONENT RESPONSE	UPDATED PLAN
The rooftop of the community building is a flexible space designed to accommodate a variety of uses and activities, providing an inviting, elevated space accessible to both the public and users of the community hub. A large outdoor kitchen / barbecue and dining facilities support events, and the tilted lawn provides a playful element in the centre of the space whilst perimeter planting provides interest and ample visual amenity.	DA1106 L203

- 6.4 Integrate public toilets into the built form in a visible and accessible yet secure location, ideally co-located with active uses to support passive surveillance. Clarify operational responsibilities by identifying who will manage and maintain these facilities to reduce the risk of misuse and ensure long-term safety, cleanliness, and functionality.

PROPONENT RESPONSE	UPDATED PLAN
Public toilet facilities are integrated into the community hub ground floor lobby, with access to one unisex DDA bathroom provided directly from the street. These amenities will be managed as part of the community hub operations, ensuring they are well-maintained and available to both visitors and the broader public.  Additional publicly accessible facilities are provided within the end-of-trip amenities located on the ground floor of the car park building, further supporting convenience and accessibility across the precinct. This also includes showers and lockers to support the cyclists.	DA1100

- 6.5 Reassess the scale of the car parking provision and ensure the design of the car park building includes the potential for adaptive reuse through increased floor-to-floor heights and flexible structural design. Future-proofing the car park will allow the site to evolve alongside Woden's changing mobility landscape.

PROPONENT RESPONSE	UPDATED PLAN
The car park building is reassessed to allow for adaptive reuse by providing adequate floor-to-floor height (3.2m) for future B-grade or office or residential use.	DA3001

## 7.0 Legibility and safety

### *Areas for development*

- Night-time safety and functionality are not adequately addressed. The lack of after-hours programming and passive surveillance, combined with a retail strategy that excludes evening

activity, may discourage use after dark and increase the risk of antisocial behaviour—particularly given the site's proximity to the interchange and nightlife precinct.

- The lack of clear sightlines through the dog-leg laneway means users cannot see their destination upon entry, which can discourage use of the connection. This visual obstruction contributes to a sense of uncertainty and reduced safety, particularly at night when passive surveillance is low.
- The proposal does not clearly demonstrate how CPTED (Crime Prevention Through Environmental Design) principles are being applied, particularly in high-traffic and transitional areas.

The Panel recommends the proponent to:

- 7.1 Apply CPTED principles throughout the precinct, with a focus on transitional and high-traffic areas such as the interchange, laneways and building edges. Incorporating clear sightlines, layered lighting and strategically located active frontages will help reduce perceived risk and improve safety after dark.

PROPONENT RESPONSE	UPDATED PLAN
<p>Retail and non-retail commercial tenancies have been strategically located along key sightlines, corners, and pedestrian paths—particularly fronting Matilda Street Park and near the transport interchange—to maximise visibility, accessibility, and activation throughout the day and into the evening, providing passive surveillance and illumination from each tenancy.</p> <p>The indoor recreational tenancy on the south east corner is anticipated to operate from early morning to late evening and weekend business hours, similar to a gymnasium.</p>	DA1100

- 7.2 Locate extended hours retail at key sight lines and corners, and cluster other retail along pedestrian paths at the Matilda Street Park and transport interchange interfaces. Consider that in the future there may be more demand for retail or high time uses and all ground floor spaces should be designed with future adaptability in mind. These uses can provide consistent activity and passive surveillance, supporting a safer and more vibrant night-time environment.

PROPONENT RESPONSE	UPDATED PLAN
<p>Key strategies include:</p> <ul style="list-style-type: none"> <li>• Clear sightlines along primary and secondary pedestrian paths to improve visibility and spatial legibility.</li> <li>• A layered lighting strategy that ensures adequate illumination of key circulation routes, gathering spaces, and building entries, enhancing safety and comfort after dark.</li> </ul>	<p>DA1100</p> <p>E-DA-05</p> <p>E-DA-07</p>



- Active frontages strategically located along laneways, park edges, and key thresholds to provide passive surveillance and consistent engagement with the public realm.

7.3 Redesign the dog-leg laneway to improve visibility and reduce concealment, potentially by opening up residual spaces, realigning paths, or incorporating bicycle storage & fix it station and an iconic and shareable feature—such as an outdoor stair to a rooftop lookout—to enhance identity and draw. Enhancing sightlines and spatial clarity will encourage use and improve user confidence, especially at night.

PROPONENT RESPONSE	UPDATED PLAN
The semi covered laneway has been realigned to improve directness and enable clear sightlines, reducing concealment and enhancing visual permeability, particularly between the car park and central public realm. Previously underutilised residual spaces have been opened and activated through frontage of end-of-trip facilities, integrated landscape and seating elements to encourage safe, informal use. There is also the potential for artwork along this weather protected pedestrian route.	DA1100

## 8.0 Diversity and amenity

### *Areas for development*

- Some apartment unit layouts are currently inefficient, (i.e. long internal corridors, direct sightlines from second bedrooms into shared amenity spaces, and living areas that open directly onto shared corridors). These design elements reduce spatial efficiency and amenity, compromise privacy, and diminish overall comfort and functionality.
- The lack of standardisation in apartment unit layouts has led to varying levels of amenity in the apartments (e.g. different bedroom sizes, small wardrobes in primary bedrooms, narrow living rooms).

The Panel recommends the proponent to:

8.1 Ensure apartment unit layouts minimise internal corridors and establish clear spatial transitions, particularly at entry points. Improving spatial efficiency and privacy will enhance the overall comfort, functionality, and liveability of the apartments.

PROPONENT RESPONSE	UPDATED PLAN
Apartment unit layouts are refined to maximise overall comfort, functionality and liveability by reconsidering the spatial transitions, corridor lengths and spatial proportions between the bedroom and living room spaces.	DA1102 – DA1115

- 8.2 Develop a set of standardised design guidelines that ensure consistent room sizes, appropriate storage provisions, and comfortably sized living areas. Standardised space requirements across different apartment unit layouts will provide equitable living conditions.

PROPONENT RESPONSE	UPDATED PLAN
<p>The apartments are designed to receive a balance of standardisation and variation to appeal to a broad range of user groups. Floorplates repeat up through the building with changes responding to the building footprint. The apartment unit layouts are designed to meet the NCC requirements for Silver Liveable Housing Design providing opportunities to age in place.</p> <p>71% of apartments receives at least 3 hours of solar access.</p> <p>68% of apartments receives cross ventilation.</p>	DA1102 – DA1115

## 9.0 Community and public domain

### *Commendations and supported elements*

- The generous scale and openness of the public domain introduces a spatial and visual break within a highly urbanised context, enhancing the broader precinct's amenity and sense of openness.
- The inclusion of a playground is a clear marker of community intent, particularly for younger families and successfully contributes to a sense of coherence and purpose within the public domain.

### *Areas for development*

- The public domain lacks depth, purpose and a variety of invitations for use. There is little indication of what will attract people, encourage them to stay, or support a diverse range of users, increasing the risk that these spaces will become underutilised.
- The ground plane is currently under programmed, while rooftop amenities have been prioritised. This approach risks leaving the public domain inactive, diminishing opportunities for community interaction, reducing passive surveillance, and weakening the vibrancy and safety of the precinct.
- Too many redundant pathways divide already limited foot traffic, diluting activity across the site. This fragmentation not only weakens the sense of place but also increases maintenance demands and complicates long-term management.

The Panel recommends the proponent to:

- 9.1 Strengthen the design of the public domain by introducing layered, purposeful elements that invite a diversity of open space uses and support a wide range of users—such as students, office workers, older adults, and families. Public domain uses should include at least ten free activities across public, semi-public, and private ground-level spaces, with programming that spans from 6am to 10pm, seven days a week. Examples include a semi-public exercise station, a

small dog park, a bicycle storage and repair station in the laneway, and an outdoor feature stair to a rooftop lookout. Creating a more inclusive and engaging environment will encourage people to linger, interact and return—transforming the space into a vibrant community asset.

PROPONENT RESPONSE	UPDATED PLAN
<p>Matilda Park has been designed as a central, multi-functional space offering a generous lawn, children's playground, and landscaped parkland fronting the office building. These elements support a range of uses—from informal recreation and family activity to programmed events/festivals—throughout the day.</p> <p>The community hub's rooftop terrace is accessible via an illuminated public lift, designed to be highly visible from the ground floor and operating well into the evening. The rooftop offers communal barbecue and dining facilities.</p> <p>The car park laneway will be an active, human-scaled space, anchored by public end-of-trip facilities that include bicycle storage, a repair station, and associated landscape features to support casual gathering and movement through the precinct.</p> <p>In addition, a public car park lift located at the corner of the car park building is designed with an illuminated canopy, acting as a beacon and reinforcing both wayfinding and safety in a key arrival zone.</p>	<p>DA1100</p> <p>DA7000-DA7001</p>

- 9.2 Relocate shared residential amenities—such as terraces, gardens or lounges—to the ground plane where possible, integrating them with the public domain to encourage interaction and activity. Bringing these uses to street level will strengthen the precinct's social life, improve passive surveillance, and create a more vibrant and connected public realm.

PROPONENT RESPONSE	UPDATED PLAN
<p>A small residential amenity space has been re-located to the ground floor, enhancing accessibility and activation at street level. In addition, spatial provisions have been made for lounge areas within the residential lobby spaces, supporting resident comfort and contributing to a more welcoming and community-oriented entry experience, while also providing passive surveillance.</p> <p>Private amenity for residential users only is located in the upper bridging floor between the central and south building, offering excellent daylighting, natural ventilation, indoor and outdoor spaces, and expansive views to the east as well as precinctual views to the west.</p>	<p>DA1100</p>

- 9.3 Reduce path multiplication to concentrate pedestrian movement along key desire lines and reduce fragmentation across the site, improving safety, supporting retail and promoting

activity. To support this, consider transforming the wide east west pedestrian link between the residential buildings into a linear park with amenities such as BBQs, dog parks and communal seating areas—this would concentrate activity, enhance the public realm, and create a distinctive, people-focused destination within the precinct.

PROPONENT RESPONSE	UPDATED PLAN
The primary pedestrian path along Matilda Park has been enhanced with landscape features and integrated amenities, creating a more active and engaging edge. Positioned along the northern side of the site, the path benefits from optimal sunlight, which naturally encourages use throughout the day. At the same time, tree canopy and shading elements have been introduced to ensure pedestrian comfort.	DA1100

10.0 Visual Appearance

Areas for development

- The visual appearance of the design proposition was not discussed in detail due to the absence of key supporting materials. Rendered perspectives, elevations and documentation illustrating the application of the proposed materiality and architectural expression were not provided, limiting the panel’s ability to assess the design’s visual and contextual qualities.

The Panel recommends the proponent to:

- 10.1 Continue to develop the architectural expression of the design proposition while embedding passive design principles from the early stages. Prioritising effective shading strategies for east–west and north-facing façades—beyond reliance on technical glazing—will ensure the design is both environmentally responsive and visually coherent.

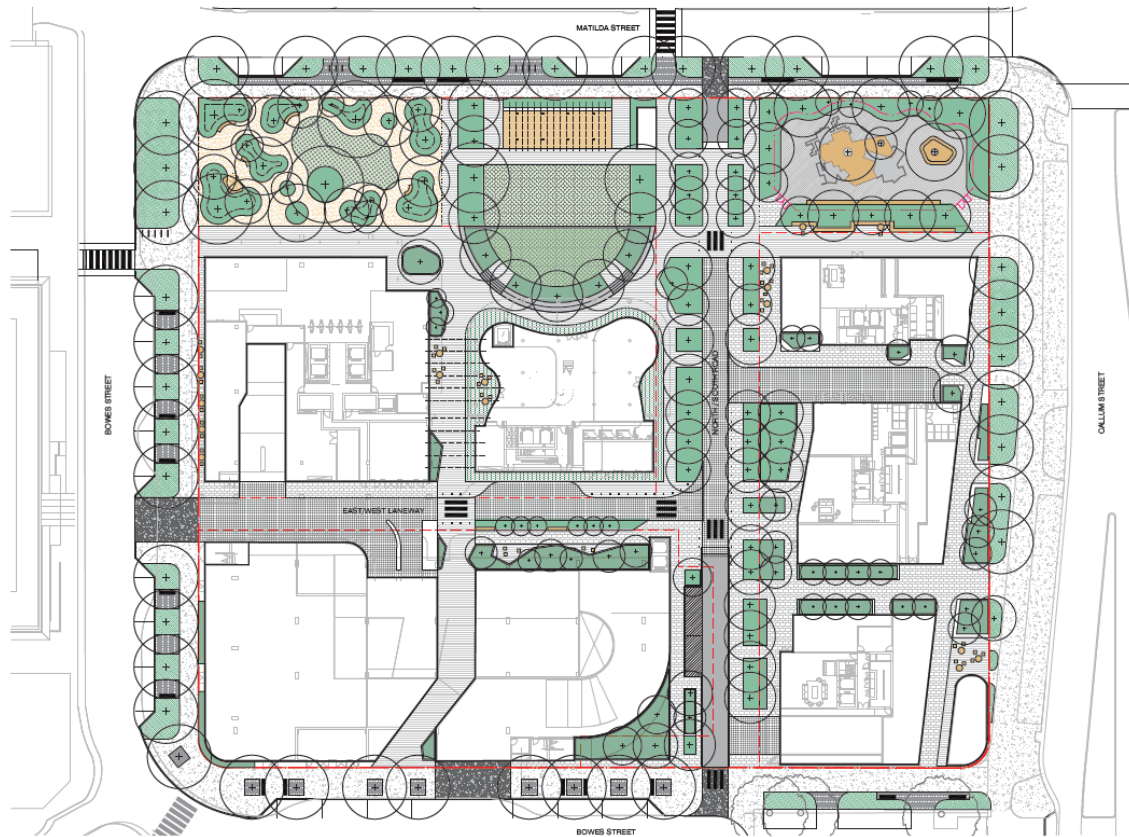
PROPONENT RESPONSE	UPDATED PLAN
<p>The overarching design strategy for the precinct is to deliver a diverse mix of buildings, each with its own distinctive architectural language, while being unified through a connected and cohesive ground-level public realm. Across the precinct, all buildings have been designed with a strong emphasis on:</p> <ul style="list-style-type: none"><li>• Effective solar shading strategies,</li><li>• Detailed and human-scaled interfaces at ground level; and</li><li>• Thoughtful treatment of service and back-of-house areas, which are approached with the same level of design rigour and materiality as the primary frontages.</li></ul> <p><b>Residential Building</b></p> <p>The residential building adopts a layered material palette that creates visual interest and tactile variation across its vertical expression:</p> <ul style="list-style-type: none"><li>• Textured stone at ground level enhances the pedestrian experience and provides a robust, durable base.</li><li>• Brick cladding on the podium introduces warmth and texture,</li></ul>	<p>DA2001-DA2008</p> <p>DA7000-DA7002</p>

<p>defining the mid-level of the building. It protrudes past the ground floor in some areas, and combined with awnings, provides the weather protection for pedestrians moving to and from the bus interchange.</p> <ul style="list-style-type: none"><li>• A concrete-framed façade at the upper levels creates a cohesive overall form while contributing to solar protection via recessed balconies, further enhancing the interplay of light and shadow.</li><li>• Living room glazing is retained at the forefront of the façade to achieve solar access.</li></ul> <p>This composition balances material richness at the street level with a coherent and functional architectural language above.</p> <p><b>Public Car Park Building</b></p> <p>The public carpark has been designed to actively contribute to the streetscape and respond to the broader public realm. Key features include:</p> <ul style="list-style-type: none"><li>• An activated ground plane with illuminated entry canopies, landscape integration, and opportunities for human interaction.</li><li>• A layered façade treatment, where sculptural screening elements on the upper levels serve both as visual articulation and as a functional device by minimising light spill from the carpark itself and vehicles parking, concealing the parked cars from the footpath below and Grand Central Towers opposite, and providing natural ventilation to avoid noisy, unsightly carpark exhaust systems.</li></ul> <p>The aim is to present a cohesive three-dimensional object that incorporates subtle shifts and inflections responding to the surrounding built-form.</p> <p><b>Office Building</b></p> <p>The office building presents a refined and well-articulated ground floor, offering a strong address to the public realm. A generous canopy, acting like a verandah wraps around the ground floor providing rain and wind protection to the building users and pedestrians walking along Matilda Park.</p> <p>The tower above is characterised by:</p> <ul style="list-style-type: none"><li>• A patterned façade grid that provides both visual coherence and solar shading using a projected framework of fins; and</li><li>• Integrated spandrel panels within the high-performance glazing system, which allow for a seamless tower expression while meeting energy performance and shading requirements.</li></ul> <p>A landscaped rooftop is provided for building users, offering views to the north, east and west. The roof plant equipment is concealed from below.</p> <p><b>Community Hub</b></p> <p>The community hub is designed as a sculptural civic marker within the precinct. Its tripartite sloped façade system, detailed with a fritted pattern, serves three purposes:</p> <ul style="list-style-type: none"><li>• Enhancing the building’s distinct architectural form, marking the public heart of the precinct; and</li><li>• Providing solar protection through the fritted glazing and angled</li></ul>	
--	--

<p>geometry of the glazing, which moderates internal heat gain while adding visual dynamism.</p> <ul style="list-style-type: none"><li>• Providing the opportunity for planting at two intermediate junctions of the angled glazing, softening the buildings presentation and connecting it to the highly landscaped heart in the ground plane below and to the public community garden above, with the very top of the tree canopies visibly poking over the rooftop edge.</li></ul> <p>An illuminated public lift, integrated within the building, serves as a distinctive vertical feature—visible from the public realm during the day and glowing as a beacon in the evening and night-time. Beyond its functional role, the lift offers an opportunity for integrated public art, contributing to the precinct’s identity and enhancing the experience of both users and passersby. The lift links the ground plane with the community rooftop gardens, so that they become an extension of the landscape below.</p>	
--	--

## SAMPLE IMAGES FROM PROPONENT PRESENTATION

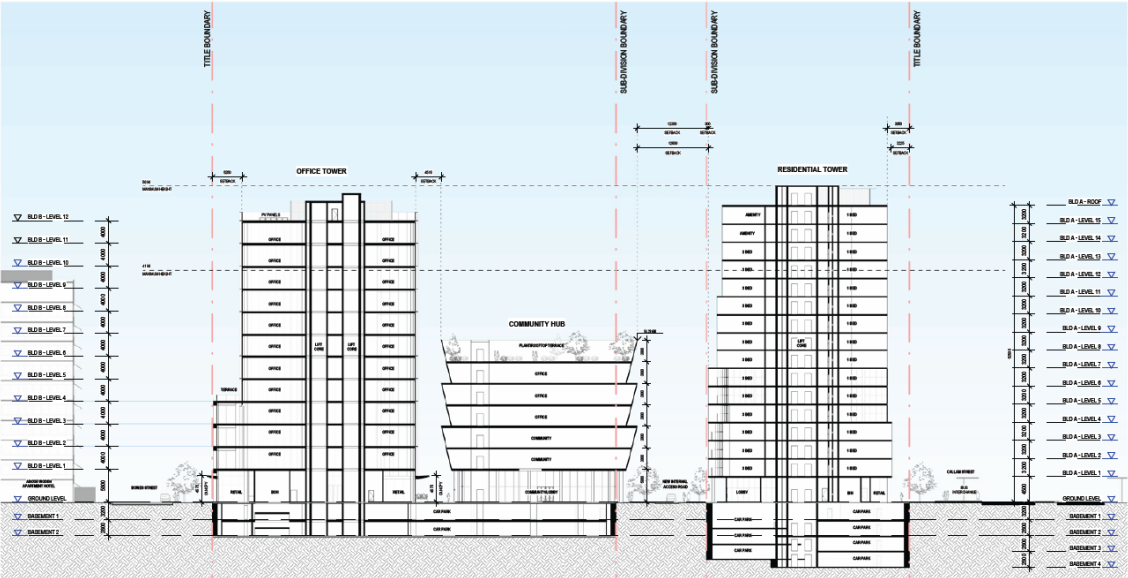
The following images have been extracted by the NCDRP Secretariat from the proponent's presentation to the Panel. The images have been selected as an indicative sample of the design proposition at the time of design review. Note that the images depicting the proposal below may differ from that of a subsequent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



Site Plan



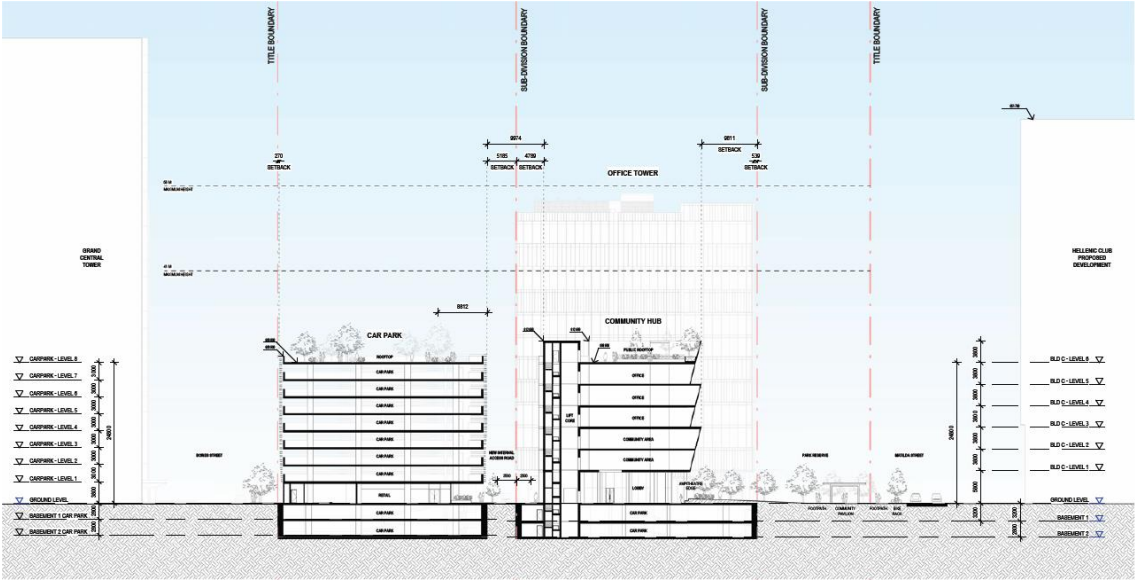
General Landscape Plan



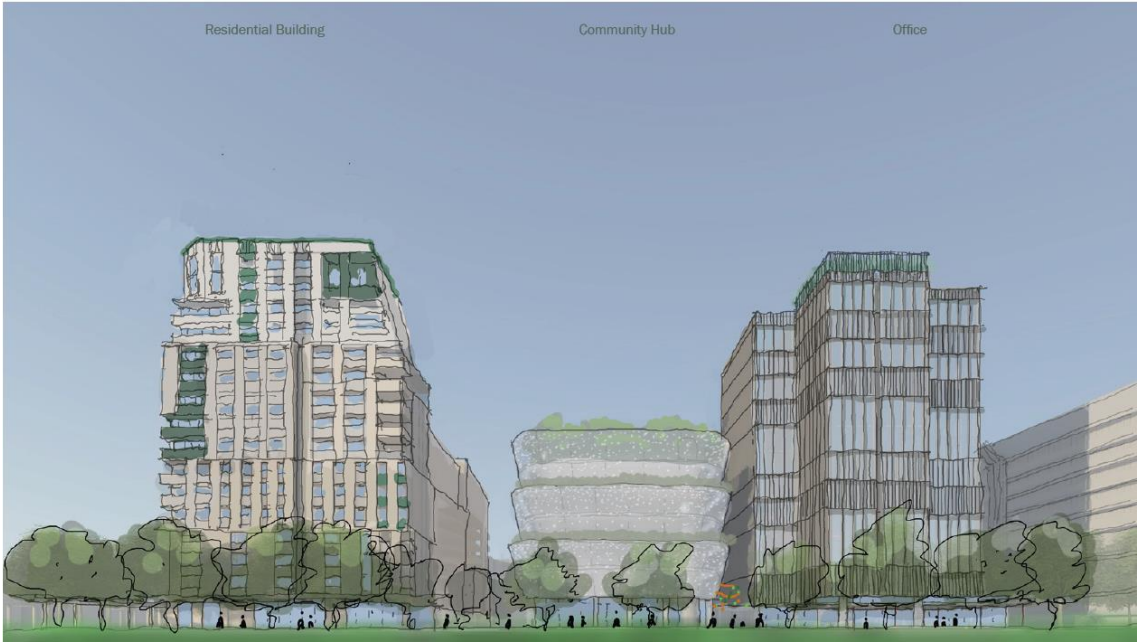
Cross Section



THE PANEL'S ADVICE



Cross Section



3D View south from Matilda Street Park

