

DOMA

National Capital Authority
GPO Box 373
CANBERRA ACT 2601

13 November 2025

Rev A

BLOCKS 4 & 5 SECTION 38 CAMPBELL

Works Approval Amendment: Precinct 1 (WA101772)

Dear Sir / Madam

We refer to our meeting of 26 August 2024 with Ms Ilse Wurst and Ms Carly Porreca. At this meeting we presented the proposed Works Approval amendments for Precinct 1 (The Apartments) of Blocks 4 & 5, Section 38 Campbell.

The amendments reflect significant unforeseen events since the project's inception, not least of which is the impact of COVID-19, in addition to the liquidation of one of the principal contractors appointed to the project prior to commencement of construction. In response, Doma placed the project on hold while assessing the situation. The decision was made to improve design efficiency and appoint a new contractor. Whilst challenging, this process enabled the redesign of apartments to meet livable housing standards and align with the needs of the market of central Canberra—resulting in a higher quality residential offering.

We are pleased to formally submit the amendment application. An overview of amendments are as follows (and as identified in clouded drawings);

1. VEHICULAR CIRCULATION AND LANDCAPE ADJUSTED

Ingress and egress to precinct 1 remains off Limestone Avenue as per the original design. There have been minor adjustments to vehicular circulation and associated landscaping within the site to minimize extent of bitumen roadway and improve parking and traffic flow. This has also allowed the accessible footpath entering the site to become a more gentle gradient for pedestrian access.

Refer

- *Site Plan WA1-004 Rev C*

2. BASEMENT ENTRY RELOCATED

Entry to the basement parking has been relocated from Building A to a more discrete location at Building B, providing a more attractive frontage along the entry driveway and pedestrian walkway into the site.

Refer

- *Site Plan WA1-004 Rev C*
- *Ground Plan WA1-103 Rev C*

3. WASTE ROOM RELOCATED

The main waste room has been moved from Building A to a more discrete location beneath the tennis court; away from the Limestone Avenue frontage which will assist in easing any vehicular movement congestion. A waste management plan will be implemented to coordinate the collection of waste from the two basement waste chute collection points, to the main waste room. The revised waste collection strategy has been reviewed and confirmed by Sellick Civil Engineering.

Refer

- *Site Plan WA1-004 Rev C*
- *Ground Plan WA1-103 Rev C*

4. GYM UPDATE

Minor amendments have been made to the gym, to better integrate with the surrounding 'wellness green' that provides open outdoor space for recreational use. The roof overhangs Landscape Zone 2 by 3.9m, less than the permissible 5.5m set by the Development Control Plan.

Refer

- *Site Plan WA1-004 Rev C*
- *Ground Plan WA1-103 Rev C*
- *Elevations WA-202 Rev C*
- *Elevations WA-203 Rev C*
- *Elevations WA1-205 Rev A*
- *Sections WA1-301 Rev C*
- *Landscape Zones WA0-006 Rev A*

5. LANDSCAPE AND AMENITY AMENDMENTS

Various amendments have been made to the landscape; notably the provision of increased green space at the site entry through relocation of the waste collection area. The design maintains extensive green space around each apartment building, offering a diverse range of exterior spaces for residents' use. Key amendments include relocation of the pool to the north-west boundary for improved solar with pool plant located in Basement 1. The tennis pavilion has been changed to a simpler pergola structure.

Refer

- *Site Plan WA1-004 Rev C*
- *Ground Plan WA1-103 Rev C*
- *Elevations WA1-205 Rev A*

6. NUMBER OF RESIDENTIAL LEVELS INCREASED FROM 8 to 9

An additional typical floor level has been added to each apartment building, whilst maintaining buildings within permissible height of RL617 as defined in the Development Control Plan. Both Buildings A & B are increased from 8 storeys to 9 storeys, increasing the number of residences from 117, to 136 in total. The architectural form of each building is unchanged with a solid base separated from lighter upper floor elements.

Refer

- Site Plan WA1-004 Rev C
- Ground Plan WA1-103 Rev C
- Levels 1 to 5 Plan WA1-104 Rev C
- Elevations WA1-201 Rev C
- Elevations WA1-202 Rev C
- Elevations WA1-203 Rev C
- Elevations WA1-205 Rev A
- Sections WA1-301 Rev C

7. CONCIERGE AND BASEMENT ENTRY REMOVED

The concierge, associated parking and basement entry is removed from the frontage of Building A to provide safe and unhindered pedestrian movement into the site.

Refer

- Site Plan WA1-004 Rev C

8. LEVELS ADJUSTED

The ground level of each apartment building and both basement levels have been lowered to provide an improved relationship to Limestone Avenue (reduced height of landscape walls). This has allowed the incorporation of the additional typical floor level (item 6 above). A table has been provided below to give clarity on the proposed level changes across both buildings.

Refer

- Sections WA1-301 Rev C

Building Level	Approved RL (8 Storeys)	Proposed RL (9 Storeys)
<i>DCP Height limit</i>	<i>RL 617.000</i>	<i>RL 617.000</i>
Roof level	-	RL 615.500
Level 8	RL 614.250	RL 612.500
Level 7	RL 611.200	RL 609.500
Level 6	RL 608.200	RL 606.500
Level 5	RL 605.200	RL 603.500
Level 4	RL 602.000	RL 600.500
Level 3	RL 599.000	RL 597.500
Level 2	RL 596.000	RL 594.500
Level 1	RL 593.000	RL 591.500
Ground level	RL 590.000	RL 588.500
Basement 1	RL 587.000	RL 585.300
Basement 2	RL 584.200	RL 582.500

9. BASEMENT EXTENT AND CONFIGURATION ADJUSTED

Basement Levels 1 and 2 have been reconfigured to accommodate structural rationalization and enhance overall efficiency. The concierge and waste collection areas has been removed. The increased requirements for parking and storage associated with the additional residential dwellings are catered for within the reconfigured basements.

Refer

- *Basement 2 Plan WA1-101 Rev C*
- *Basement 1 Plan WA1-102 Rev C*

10. UNIT LAYOUT MODIFICATION

Internal layouts of apartments have been updated following consultant coordination to ensure units align with livable housing standards and structural adjustments. This has resulted in additional risers and structural columns throughout the apartments. Adjustments to accommodate these are minor in nature and typically internal.

At ground level apartments have been modified in conjunction with common lobbies and circulation; including incorporating the basement entry ramp into the footprint of Building B.

Refer

- *Ground Plan WA1-103 Rev C*
- *Levels 1 to 5 Plan WA1-104 Rev C*

11. FAÇADE ARTICULATION

Minor adjustments have been made to articulation elements of the façade to provide improved buildability without compromising aesthetic outcome.

Refer

- *Elevations WA11-201 Rev C*
- *Elevations WA1-203 Rev C*

12. MATERIAL UPDATE

Amendments to the material palette includes the replacement of the originally specified brick with load bearing precast concrete for improved buildability. The precast concrete is tinted to the same tone as the original brickwork to maintain the original design intent. This material change distinguishes the heavier base of the structure from the lighter upper levels.

Refer

- *Elevations WA1-201 Rev C*
- *Elevations WA1-202 Rev C*
- *Elevations WA1-203 Rev C*
- *Material Schedule WA0-040 Rev B*

13. SUBSTATION UPDATED

The substation servicing Precinct 1 has been relocated to. Landscaping has been designed to conceal the substation.

Refer

- *Site Plan WA1-004 Rev C*
- *Ground Plan WA1-103 Rev C*
- *Elevations WA1-205 Rev A*
- *Substation D303-0010*

14. HEIGHT OF FRONTAGE WALL REDUCED

The stone basement wall aligning Limestone Avenue has been reduced in height. This has been integrated with the design of the terraced landscape and re-use of large stone collected and stockpiled on site from the civil works.

Refer

- *Elevations WA1-201 Rev C*
- *Elevations WA1-202 Rev C*

15. VISITOR CAR PARKING ADDED

Visitor car parking has been relocated from basement to ground level to provide improved amenity to the site. Additional residential parking will be provided within the basement.

Refer

- *Site Plan WA1-004 Rev C*
- *Ground Plan WA1-103 Rev C*

OTHER ITEMS

In addition to the amended architectural drawings noted above, we provide the following items to support the Works Approval amendment:

- Revised shadow diagrams – *Refer WA0-035 Shadow Diagrams Rev C*
- Rationalised landscape plans with detail of planting over basement and boundary treatment – *Refer Arcadia Landscape Package*