

# ANU New Hall of Residence

Part Block 1 Section 63 & Part 1 Section 39 Acton

Corner of Clunies Ross Street, Dickson Road and Daley Road,  
Acton Campus



Planning Report

National Capital Authority Works Approval

6 August 2015



Prepared For:



Prepared By



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## 1.0 INTRODUCTION

### 1.1 Purpose

This Planning Report has been prepared by Purdon Planning Pty Ltd as supporting documentation to a Works Approval (WA) application on behalf of Integrated Property Services Group (IPSG) and the Australian National University (ANU) (the Proponent) for the design and construction of a new, purpose built student accommodation facility (Hall of Residence) on part Block 1 Section 63 and part Block 1 Section 39 Acton.

The site was the former ANU Fenner School Field Services base, a horticultural teaching and research facility, is located on a large site at the corner of Clunies Ross Street, Dickson Road and Daley Road on the NAU Campus. The site is no longer required for this purpose and is largely cleared and vacant.

Details of the proposed works are outlined in Section 3.0.

The new Hall of Residence is part of an ongoing commitment by the ANU to provide new improved student accommodation on, and near campus.

The proposed Hall of Residence will be sited on land where jurisdiction for planning consent rests with the National Capital Authority (NCA).

This Report should be read in conjunction with a range of plans and supporting information submitted with the Application for Works Approval.



*View from Clunies Ross Street along Dickson Road*

## 2.0 SITE ASSESMENT

The location of the proposed works is wholly within the ANU campus boundary (Figure 2-1).

The site is situated on the corner of Clunies Ross Street, Dickson Road and Daley Road, opposite the recently constructed Ursula Hall Laurus Wing student accommodation development, and adjacent to the Burton and Garran Hall (Figure 2-2 and Figure 2-3).

Figure 2-4 provides a summary of key site features.

Total site area is approx 14,200m<sup>2</sup> but there is a useable parcel of 6,500m<sup>2</sup> which includes the existing built-over area and a cleared area previously used for glass houses and parking. Much of the site, including the proposed building zone has been denuded of vegetation to accommodate previous research activities.

This usable area falls gently from the north-west to the south-east, with a cross fall of approximately 6m cross fall over 140m. The highest point of the site is at the north western portion of the site at RL572. The lowest point is towards the south eastern block boundary at RL565.

The site was previously occupied by the Fenner School Field Services but is no longer used for this purpose. However, it contains a remnant patch of the 1952 Lindsay Pryor Eucalyptus plantings which originally stretched over two kms. This group of trees remain the most significant amenity asset on the site.

The site is also significant for being located on the western edge of the Campus, and at an ANU gateway into the heart of the college precinct.

Of the built environment, the neighbours consist of the two storey CSIRO Computing Centre to the west, set some 40m back from the street kerb; the 5 storey Ursula Hall Laurus Wing set 10m from the Dickson Street kerb; and the three storey Burton & Garran Hall set 25m from the Clunies Ross kerb, and 13m from the block boundary. In this context the site lends itself to having a building in the landscape in contrast to having a building built to an urban street edge.

The remaining building on the site is identified by the ANU as Building 83 – the Fenner School Field Services Building. A variety of outbuildings including greenhouses and glasshouses were previously installed on the site, but were demolished for use as a sealed at grade car park in 2009. However, the concrete pad and subsurface drainage tank that the glasshouses sat upon remains installed on the site.

It is intended that all remaining structures on the site will be demolished as part of the proposed works and ground area appropriately remediated.

A tree assessment has been undertaken by the ANU. There are no registered trees on the site.

The eastern part of the site contains a mature plantation of Eucalypts which represent part of the early landscape works by Lindsay Pryor for the campus. This planting also includes a range of understorey weed species, and some ornamental species along the Daley Road frontage.

The western side of the site contains a number of native plantings along the Clunies Ross Street boundary.

There are no registered utility easements affecting the site, although there is an existing electricity substation on the Daley Road frontage near Burton Garran Hall.



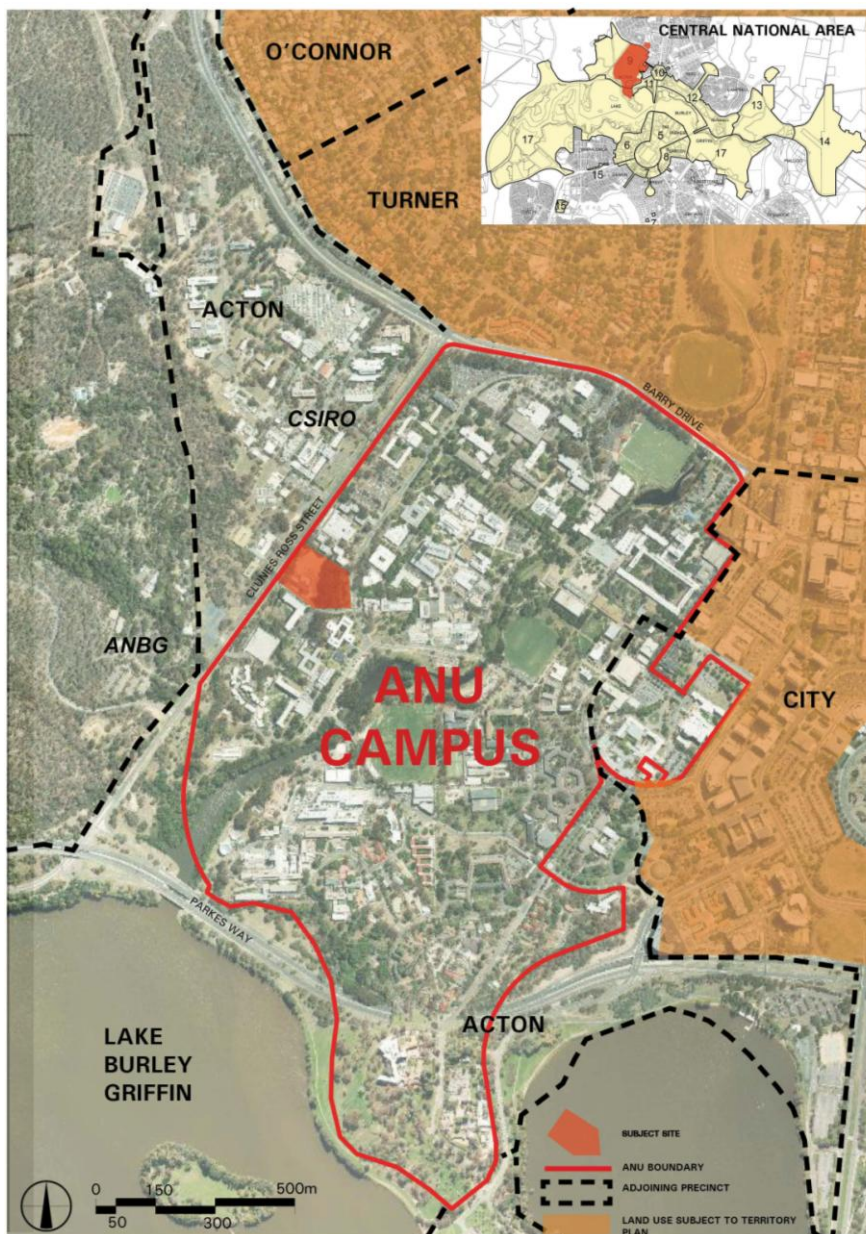
Existing vehicular access to the site is via Dickson Road.

The site has no heritage values other than the Lindsay Pryor plantation. Refer ANU Heritage report.

The site has been subject to partial remediation in 2012 as a result of earlier contaminated fill. The existing building is also known to contain asbestos and this site will require remediation post demolition. Refer to contamination reports and correspondence from EPA.

Public transport services, a network of existing footpaths and cycle ways, as well as other open space networks (including Sullivans Creek, Lake Burley Griffin and Black Mountain Reserve) located close to the subject site.

Figure 2-1: Campus Locality Plan



Source: ACTMAPi, 2015



Figure 2-2: Site Context



Source: ACTmap*i*, 2015

Figure 2-3: Existing Site Plan

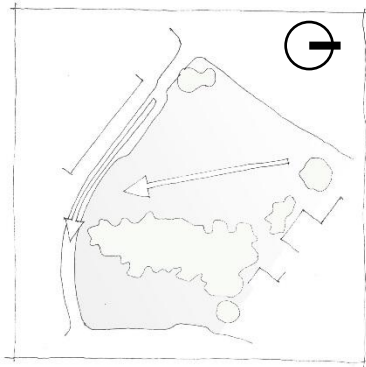


Source: ACTMAP*i*, 2015

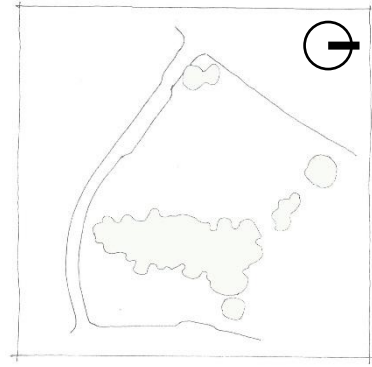


Figure 2-4: Site Analysis

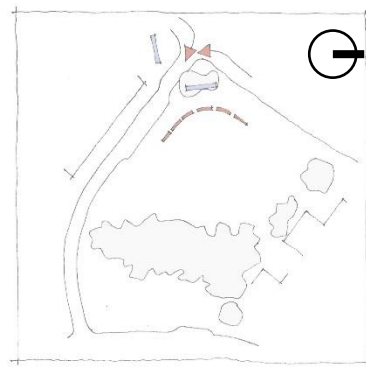
**Terrain**



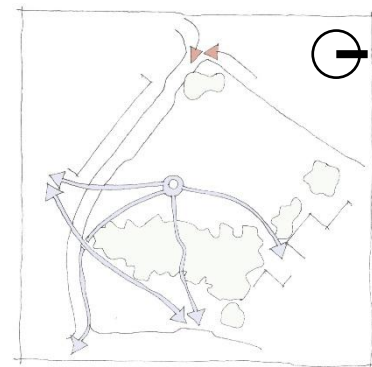
**Remnant  
Vegetation with  
Heritage  
Significance**



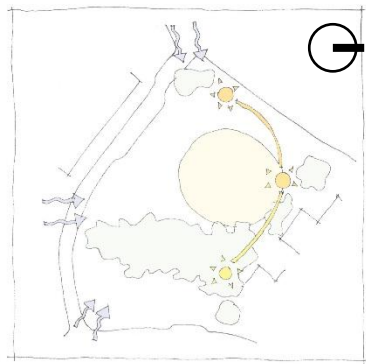
**Campus  
Entry**



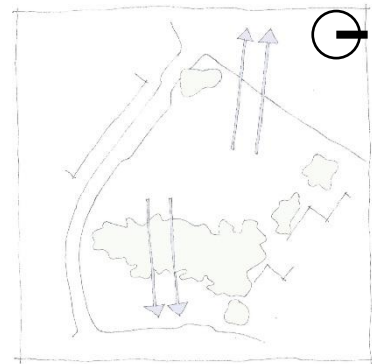
**Pedestrian  
Routes into  
Campus**



**Solar Access  
& Wind to  
Principle  
Open Space**



**Views out of the  
site**





*View from Clunies Ross St – Laurus 3 in the background*



*Views from Dickson Road – existing building to be demolished*



*View west along Dickson Road*



*View from Dickson Road through existing driveway crossover – Note tall trees to be retained*



*Views from Daley Road to subject site*



*View north along Daley Road to subject site*



## 3.0 DESIGN PROPOSAL

This section describes the overall design proposal including development intent and architectural design rationale, and should be read in conjunction with architectural plans submitted by NettletonTribe.

### 3.1 ANU Design Brief

The ANU has provided the project team with a design brief to accommodate up to 500 student beds with communal facilities on the subject site.

The development is to be an environmentally sustainable and include an iconic building set in landscaped surrounds with safe and convenient pedestrian and bicycle access.

### 3.2 Design Options

NettletonTribe presented a number of massing options were initially presented to the Campus Planning and Development Committee (CPDC) on 13 May, 2015. The options addressed possible design responses to site constraints and opportunities.

A number of internal design configurations have also been considered by the project team, culminating in a decision to provide a “college” style accommodation offer comprising basic student rooms with communal ablution facilities and meeting spaces in each wing and communal kitchens, eating areas and other breakout spaces including roof top gardens.

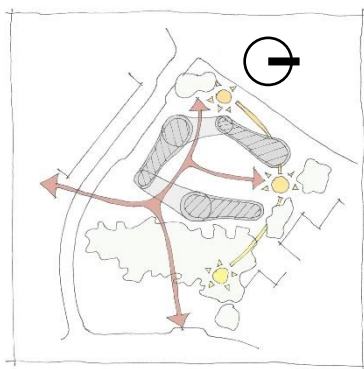
#### 3.2.1 Site Options

A number of siting options were considered, discarded and adopted are as follows:

##### **Proposed Siting**

##### **Pros:**

Highly efficient plan form; building wings encloses a principle open space facing to the north, with potential for a cloistered environment; large gap between wings addresses overlooking; links created at the ground plane. Significant trees retained.



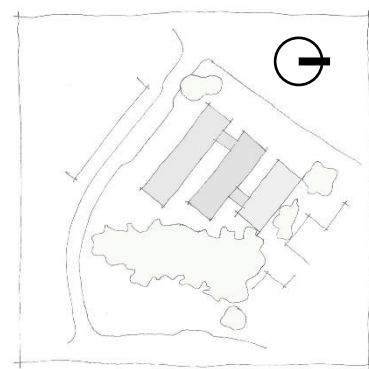
##### **Siting Options Considered & Discarded**

##### **Pros:**

Highly efficient plan form. Significant trees retained.

##### **Cons:**

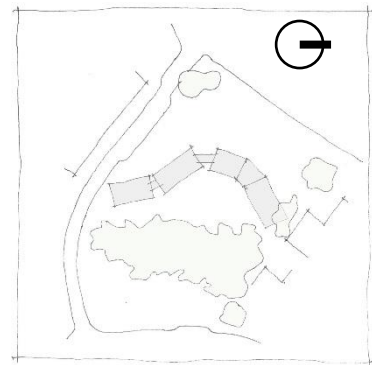
Each wing overshadows wing to the south; large amount of south facing rooms; facing bedrooms with poor privacy; no principle open space.





**Pros:**  
Highly efficient plan form. Significant trees retained.

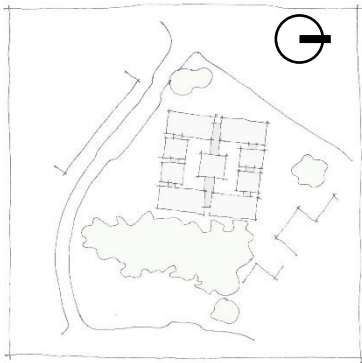
**Cons:**  
Large building wall; built form does not focus on principle open space.



**Siting Options  
Considered &  
Discarded**

**Pros:**  
Highly efficient plan form. Significant trees retained.

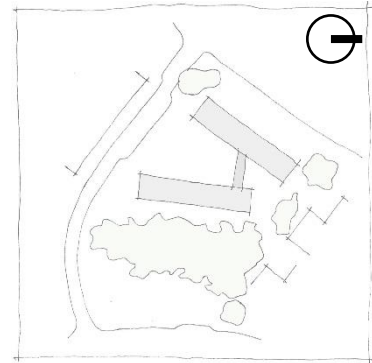
**Cons:**  
No principle open space, atrium overshadowed by building form; bedrooms overlook each other.



**Siting Options  
Considered &  
Discarded**

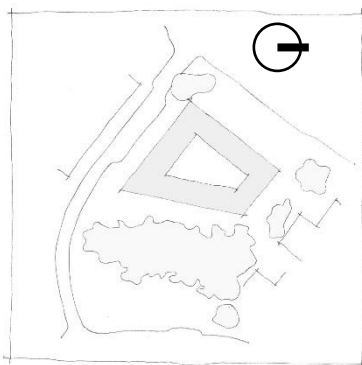
**Pros:**  
Highly efficient plan form. Significant trees retained.

**Cons:**  
Principle open space faces south, overshadowed by building form.



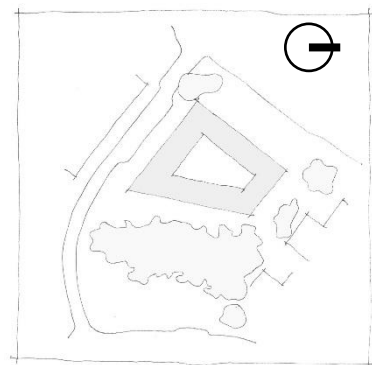
**Pros:**  
Highly efficient plan form. Significant trees retained.

**Cons:**  
No principle open space, atrium overshadowed by building form; bedrooms overlook each other.



**Pros:**  
Highly efficient plan form. Significant trees retained.

**Cons:**  
Principle open space faces east, overshadowed by building form.

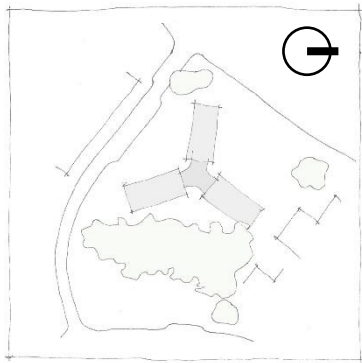


**Pros:**

Highly efficient plan form.  
Significant trees retained.

**Cons:**

No principle open space, external spaces fragmented by building form.

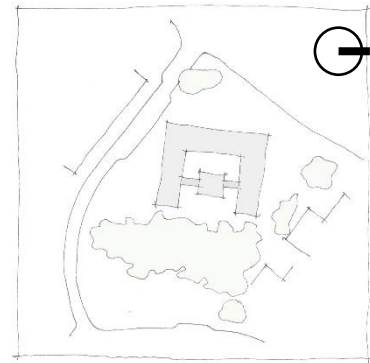


**Pros:**

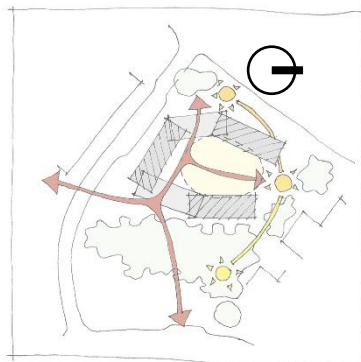
Highly efficient plan form. Significant trees retained.

**Cons:**

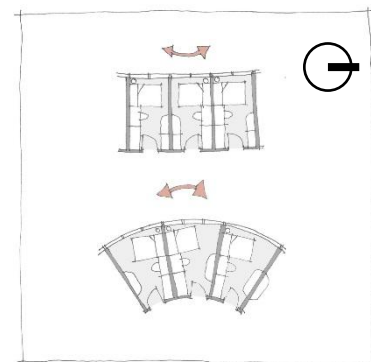
No principle open space, atrium overshadowed by building form; bedrooms overlook each other.



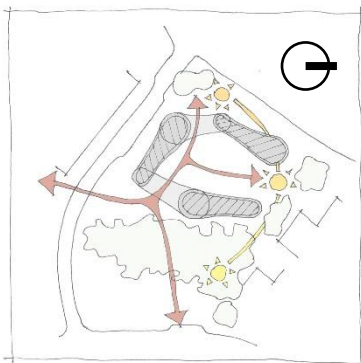
Preferred built form



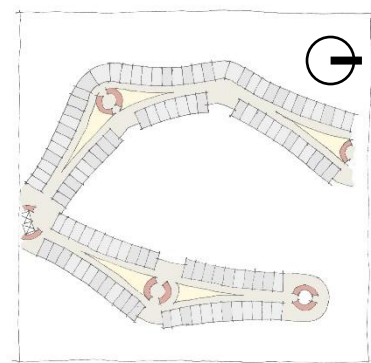
Concave and convex room arrangement possible by aligning repetitive joinery elements to one wall only.



Built form is softened into lining pyriform shapes with hinge points facilitating vertical circulation and activity nodes. The curved form allows for a softer and tangential interaction with the existing stands of trees.



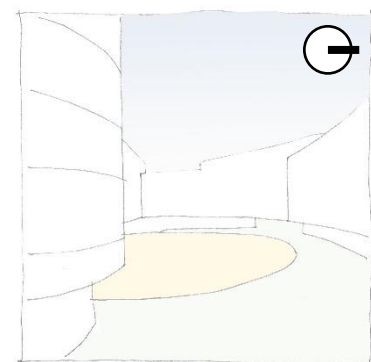
Bulbous end of the pyriform houses amenities, vertical circulation and activity nodes.



Massing View from the North, showing stepped-form rising to the south for height transition from Burton & Garran to Laurus Wing, and from CSIRO to the tree line.



Building arms embracing the principle open space



Source: Nettletontribe, 2015

### **3.3 Proposed Development – ANU New Hall of Residence**

ANU proposes to construct a new 5-8 storey, 500-bed Hall of Residence incorporating a communal self-catered kitchen, communal dining and recreation areas, bicycle storage and off-site parking.

The following works will be required as part of construction of the new Hall of Residence:

- site establishment including fencing, demolition and earthworks (subject to separate WA)
- construction of a new 500-bed student accommodation building with ancillary services (refer images, elevations and site plans by NettletonTribe)
- new site landscaping including wetland (refer plans by COMPLETE Urban)
- on-site surface parking for disability access
- vehicle access off Dickson Road
- upgraded footpath treatment in Daley Road and Dickson Road, and at intersection of Daley Road/Clunies Ross
- civil works, including utility services
- use of an existing temporary car park for construction workforce on the western side of Clunies Ross Street (Part Block 2 Section 2 Acton).

### **3.4 Architectural Design Statement**

#### **3.4.1 Design Brief**

The following notes have been prepared by NettletonTribe as project architect. The purpose of the project is to provide the Australian National University (ANU) with a new student residence at the ANU Campus. The project will include for 500 beds in a college format with individual student bedrooms, and shared amenities including bathrooms, cooking, dining, lounging, study and other recreational facilities. The residence will also include facilities that are shared with the whole university cohort, including a library & study space, a gathering hall, reception & cafe, and associated landscaped areas. The project gross floor area will be approximately 15,000m<sup>2</sup> over 8 storeys.

The proposed design is informed by the following objectives:

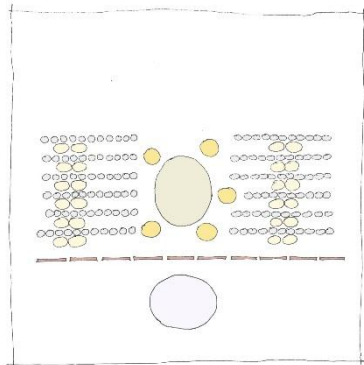
- to provide a gateway marker at a major entrance to the University
- to respond to and make use of the forest as an asset
- to create a collegiate environment that facilitates the highest level of pastoral care
- to create choice for different activity spaces
- to maximise student interaction
- to maintain the highest level of security for residents with secured resident only areas
- to provide affordable housing whilst balancing quality outcomes

The proposed design set out to:

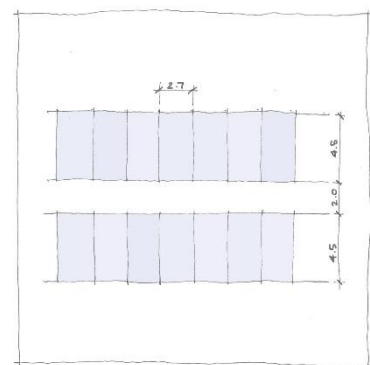
- create a built form that addresses the corner of Clunies Ross Street and Dickson Road
- formalise a pedestrian desire line through the forest as a main access route to the campus
- provide a principal open space for the college precinct in a cloistered environment
- create floor plans that delineates small familial units supported by resident advisers
- provide a variety of activity spaces, in a variety of sizes dispersed throughout the building
- create a supervised single point of entry to secured areas
- create an internal layout that is efficient, that breaks down the tyranny of long anonymous corridors
- maximises interaction on floor and between floors
- create a permeable ground floor area with indoor/outdoor interface
- encourage sustainable transport by providing bicycle storage on site, pedestrian connectivity, access to public transport and off-site parking

Functionally the building can be best described in the following diagram:

**Functional  
Diagram**



**Derived floor plan  
is made up of a  
series of bedrooms  
arrayed along a  
double loaded  
corridor for  
maximum spatial  
efficiency**



Source: NettleTribe, 2015

### 3.4.2 Built Form

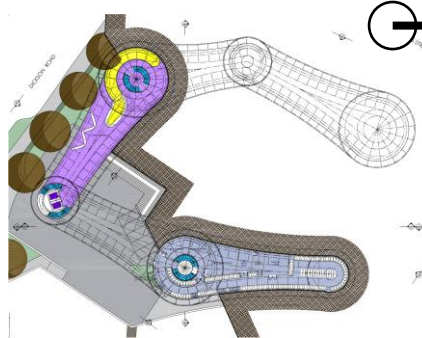
A number of opportunities for Design Development were derived from the above assessment and used as the basis for further design development (Figure 3-1).

The proposed built form consist of a series of five massed shapes with a 'pyriform' floor plan, connected with a hinge and loosely forming a U-shape with a north facing principle open space or college green towards Burton & Garran Hall, and a free formed building overall with a corner address at the Clunies Ross Street and Dickson Road intersection.



Figure 3-1: Built Form Elements

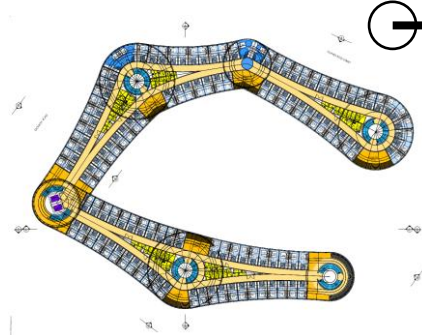
**Lower Ground  
Floor Plan**



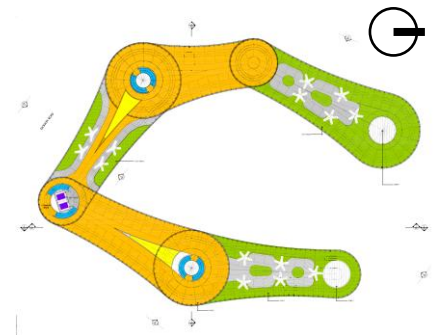
**Ground Floor Plan**



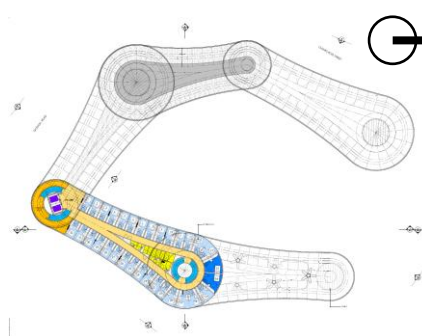
**Levels 1-4  
Floor Plan**



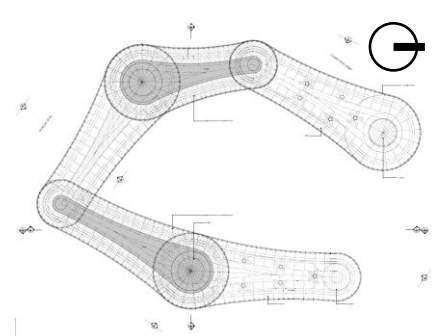
**Level 5 Floor Plan**



**Level 6 Floor  
Plan**



**Plant Level Floor  
Plan**



There are two dominant arms in the built form, to the east and west of the college green, and a linking arm to the south along Daley Street. The height varies, with the western arm at 5 to 6 storeys rising the south; and the eastern arm at 5 to 8 storeys again rising to the south. The linking arm is set at 5 storeys to provide some height variation at the skyline. The overall skyline is a rising of building height from the north to south, reflecting the lower height Burton & Garra Hall to the north and taller Laurus Wing to the south; and rising from the west to east, reflecting the lower height of the CSIRO building, and the taller canopies of the eucalypts.

At the ground plane, three out of five pyriform shapes are in filled as internal spaces to allow the remaining two to be through site links. This enables a through site link to be created at the corner of Clunies Ross Street and Dickson Road, and a link at the south eastern corner, which is the main entry and the main pedestrian path from the building into the campus proper. The through site links will provide connectivity between the colleges, and permit their residents to utilise the college green and facilities provided in this building.

The ground floor of each of the pyriform shapes are set at varying levels, to account for the falls in the terrain, the landscape in between will ramp, step and fold to provide interconnections. The

central pyriform shape underneath the linking arm will be the entry lobby and house the concierge and back office activities, cafe, and will be the hub of ad-hoc and transient gatherings.

The remaining shapes at the tip of each arm will house various communal functions that is made available to the general university co-hort. The western shape will house a library and study spaces, which may include open and private study spaces for individual and small groups, reading areas, book and magazine depository, and access to the University's online teaching and learning material.

The eastern shape will house the great hall of approximately 180 seats in banquette arrangement, and will allow the college and university cohort to gather in large groups, and particularly in a formal setting. Such a space can also be flexible in its usage, such as for yoga and palliates, performances and so on.

All of the ground floor shapes will be highly transparent through the use of large glazed areas, to permit views into various activity spaces, and out of them to take advantage of views to the college green and forest.

Due to the fall of the land, there will be some subterranean spaces, and these will house plant rooms, garbage and bicycle storage.

The upper dormitory levels are set aside for residents only, securable through access control at the stair and lift wells. The upper levels will include the dormitory rooms, shared bathroom amenities, common kitchen and dining areas, common lounge spaces, and various study and activity spaces spread throughout the building. Common spaces are generally located at the building's hinge points and co-located with vertical circulation.

The main residential common facilities are located on Level 5, and take advantage of the roof terraces created the stepping of the built form. On this floor will be the common kitchens, lounges, and dining areas, which will be laid out in clusters of varying sizes to suit individual and social groupings. The common laundry will also be located on this floor.

All will have access to the roof terraces, some of which will be planted out with edible gardens.

### **3.4.3 Façade**

Façade treatment will be predominantly glass and aluminum. Curvature of the façade is achieved by faceting curtain wall window system, which will be imperceptible given the gentle curves of the plan form. All common spaces and bedrooms will have openable windows for natural ventilation. Façade extensions are provided to form balustrades for roof terraces. Façade performance will comply with BCA Section J for its thermal properties.

Figure 3-2: Elevations

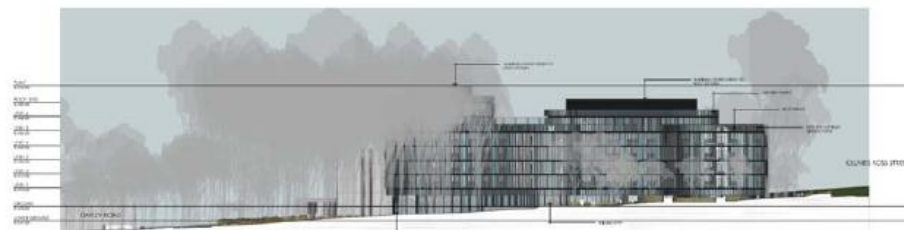
**Dickson Road  
Elevation**



**Clunies Ross Street  
Elevation**



**Elevation from Burton  
& Garra**



**Forest Elevation**



Source: Nettletontribe, 2015

### **3.5 Landscape Design Statement**

The following notes have been prepared by Complete Urban as landscape architect for the project, and provide an assessment of site features and development potential. Figure 3.3 to 3.7 refer.

A site landscape plan is shown at Figure 3.8.

#### **3.5.1 Concept**

At the initial concept level, the design acknowledges the modernity of this particular global twentieth and twenty-first Century University, and the medieval roots of the western university tradition in general.

The former is evident in the large entry space under the long building span at the main entry to the college, and in the detail of pavements, fixtures and furnishings, and lighting throughout the spaces.

The enclosed central lawn, overlooked from the surrounding buildings is the design reference back to the medieval cloistered monastic garden.

#### **3.5.2 Design Principles**

The development of the design follows a number of principles. These are stated briefly below; the manifestation of these principles is shown on the main plan, in the functional diagrams which accompany it, and in the description of the external spaces below.

*University Presentation.* Because the new hall occurs on one of only a small number of vehicular entrances to the University, it is considered appropriate that the development of the site should provide, among other things, an impressive sense of entry to the campus.

*Circulation/Access.* The design achieves accessibility to the buildings and to the central open spaces, for people across a wide range of mobility.

*Security/Territoriality.* The arrangement of planting is designed to discourage access other than at the designated points on Dickson Road and Daley Road, and to make a clear definition of public Vs private property, appropriate to a place of residence set within a public space. This distinction is not, however, made with a fence, with the key-controlled secure line occurring at the building entries. It is also considered appropriate that access to the site should be possible for people other than residents, to enable them to use general facilities and to visit friends.

*Indoors/Outdoors and Microclimate.* Design of the open spaces should provide usable space and facilities in places which have winter sun and shade in summer. The landscape design should also support good interior environments by shading western facades and by not impeding the entry of winter sun and light to the buildings.

*Heritage.* There is natural heritage value in two remnant native trees on the corner of Clunies Ross Street and Dickson Road. There is considerable cultural heritage value – and habitat and climate modification values – in the stand of mature Blue Gums in the lower half of the site.

*Views.* The landscape design should provide a sequence of views, leading to pleasure and delight generally and to the creation of a legible and safe environment in particular.



### **3.5.3 Spaces**

*Main Entrance.* The main vehicular and pedestrian entrance to the new hall is from approximately half way along Dickson Road. This level allows flat access to the lift which then provides access to all levels of the buildings, and to the central lawn. Accessible parking spaces are shown in this entrance area; these spaces are covered since they are located in the undercroft of the building over. There is also access directly into bicycle storage at this level.

*Central Lawn.* To the north of this initial entry space is a large flight of stairs, leading to the central lawn. The central lawn is approximately equal in level to the ground floors of the enclosing buildings. It is anticipated that there will be direct access from a public room at the ground floor level of the easterly north/south building, on to this lawn. There will also be views towards the east from the lawn, through the glazed walls of this room, to the trunks of the Blue Gums on the lower part of the site.

The lawn is an unencumbered, mostly flat space with winter sunlight access and is seen as a flexible open area suited to large functions, quiet contemplation, informal games and the like. Planted areas at the southern end of the lawn are included as opportunities for students so inclined to grow some plants – herbs, vegetables – for their own enjoyment and use. Throughout the area there will be furniture, lighting and seat height walls.

At the northern extent there is a small circular lawn, elevated above the central lawn. This provides a smaller scaled recreation space, with good aspect and which will be suited to smaller group use. It is anticipated that it will be equipped with a barbecue or pizza oven, and with tables and benches.

*Clunies Ross Street and Dickson Road Frontages.* The dominant forms in the planting design are the long evergreen hedge enclosing the west and south boundaries, and the regularly placed large scale deciduous trees. The functions of the planting in these areas are to create –

- privacy for residents and protection from the western sun
- an impressively scaled campus entrance.

*Blue Gum Forest.* This area is a protection zone for the existing trees. There will be weed removal and an on-going program of monitoring of the trees' health. A low level boardwalk is proposed through the forest and it will be located to avoid damage to the trees, including changes to the existing soil levels at their bases. Other than via the boardwalk, access within the forest will be discouraged.

*Daley Road Frontage.* It is proposed to accentuate an existing slight depression in the south eastern corner of the site and to use it as a detention area/ephemeral wetland. It will take water from the ground level areas of the site and function in a similar way to the recently installed detention basin to the south of the Fenner Building.

Figure 3-3: *University Presentation*



Figure 3-4: *Circulation/Access*

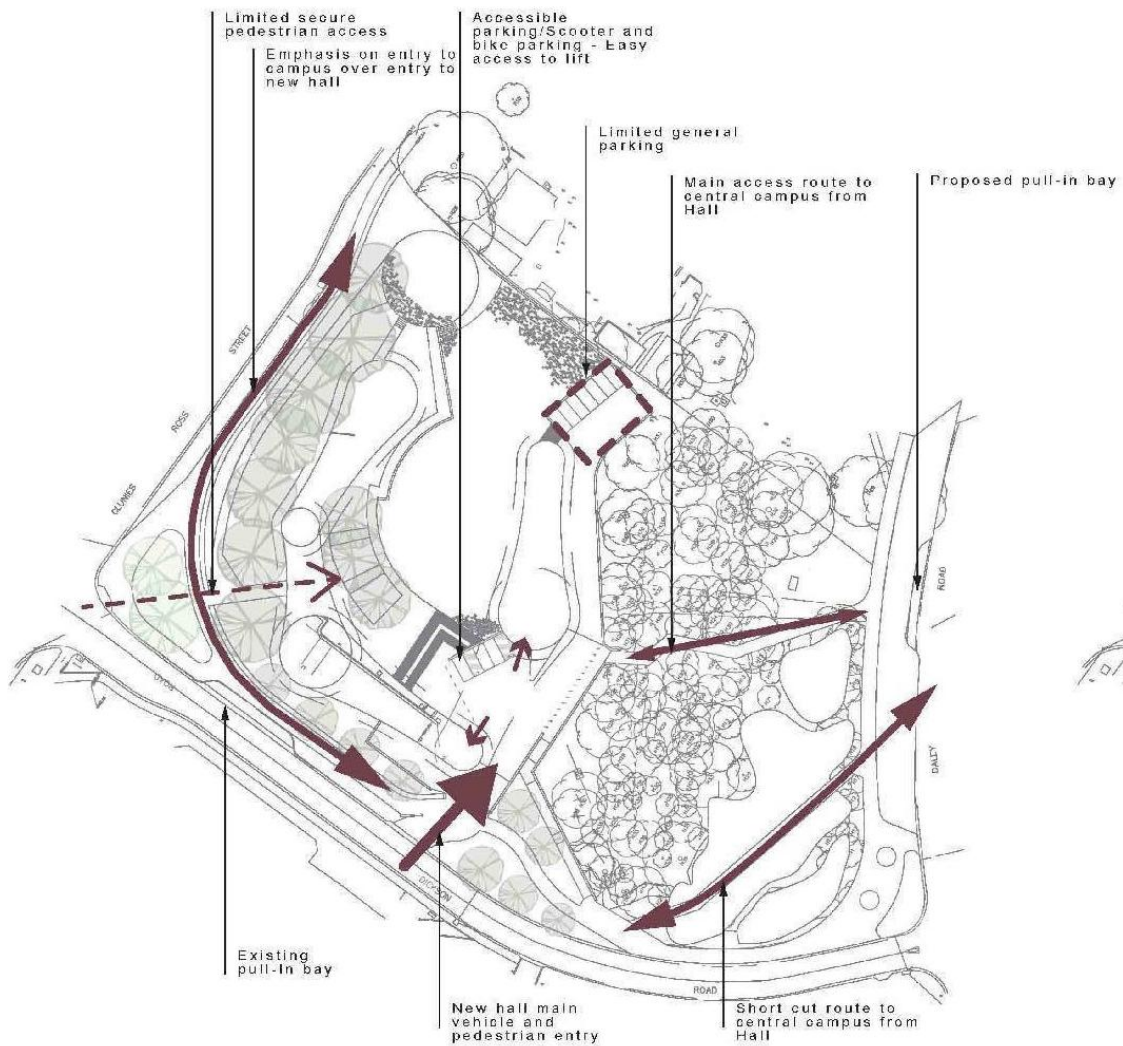


Figure 3-5: *Security/Territoriality*

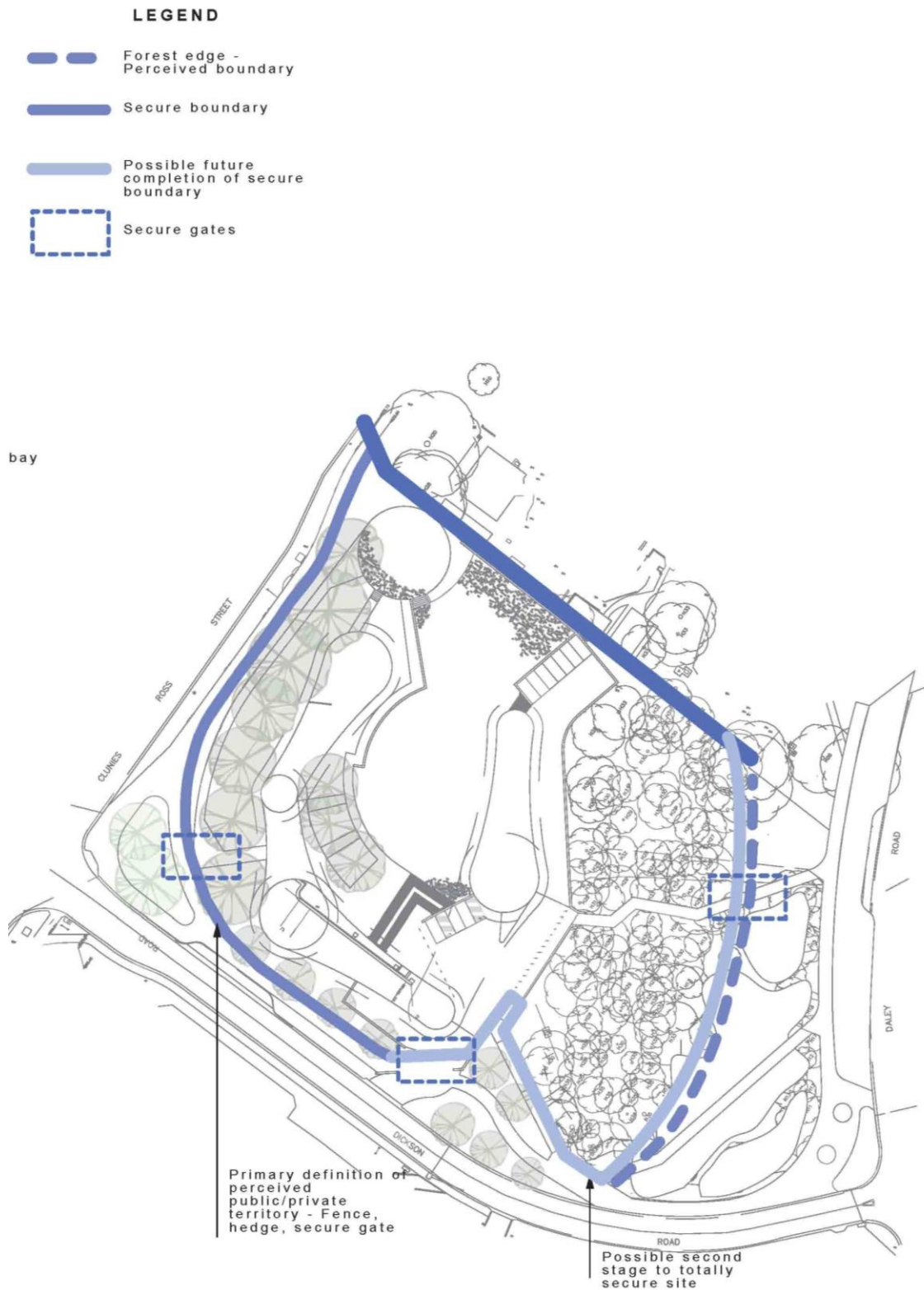




Figure 3-6: *Indoor/Outdoor/Microclimate*



Figure 3-7: *Heritage*

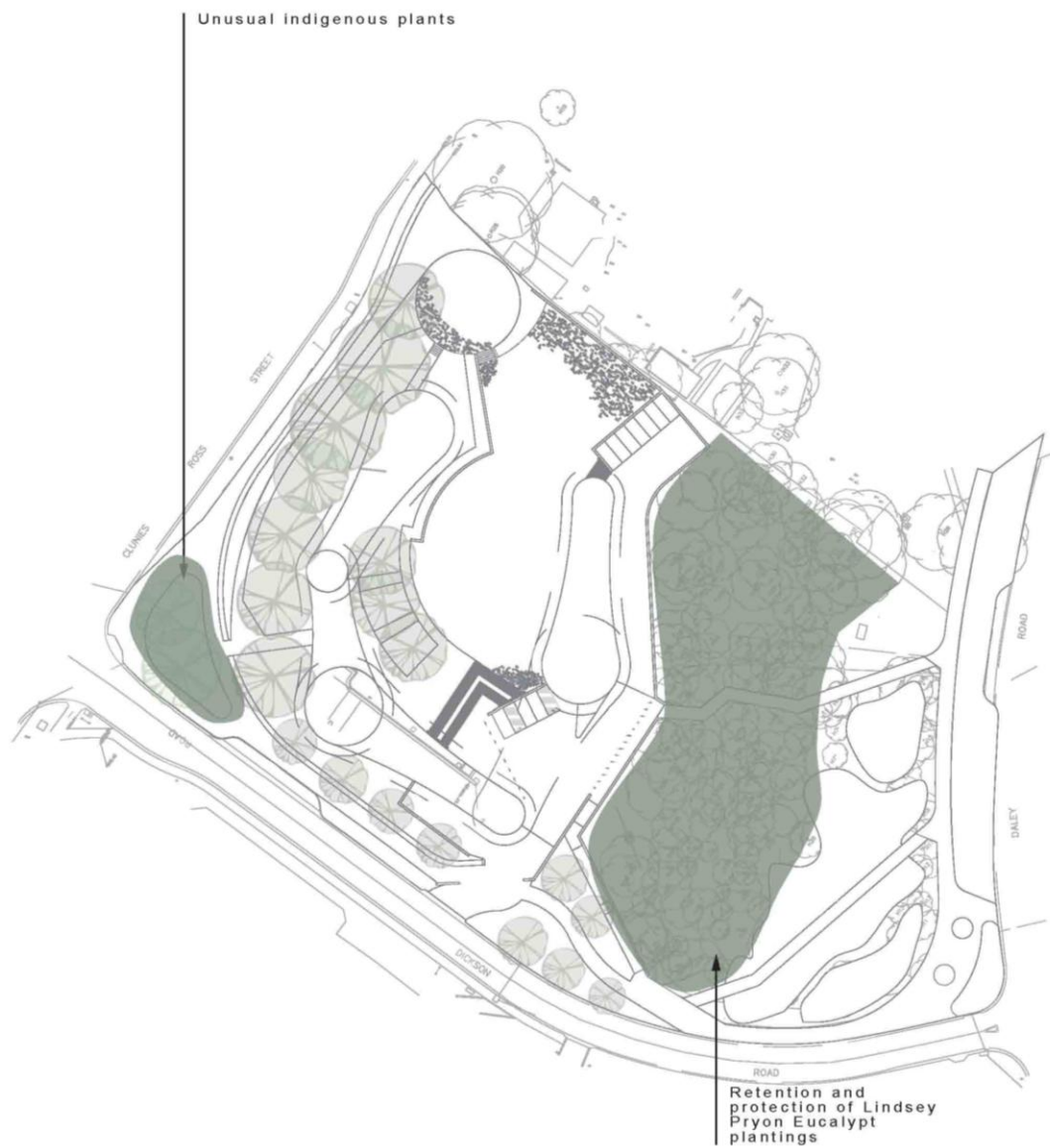
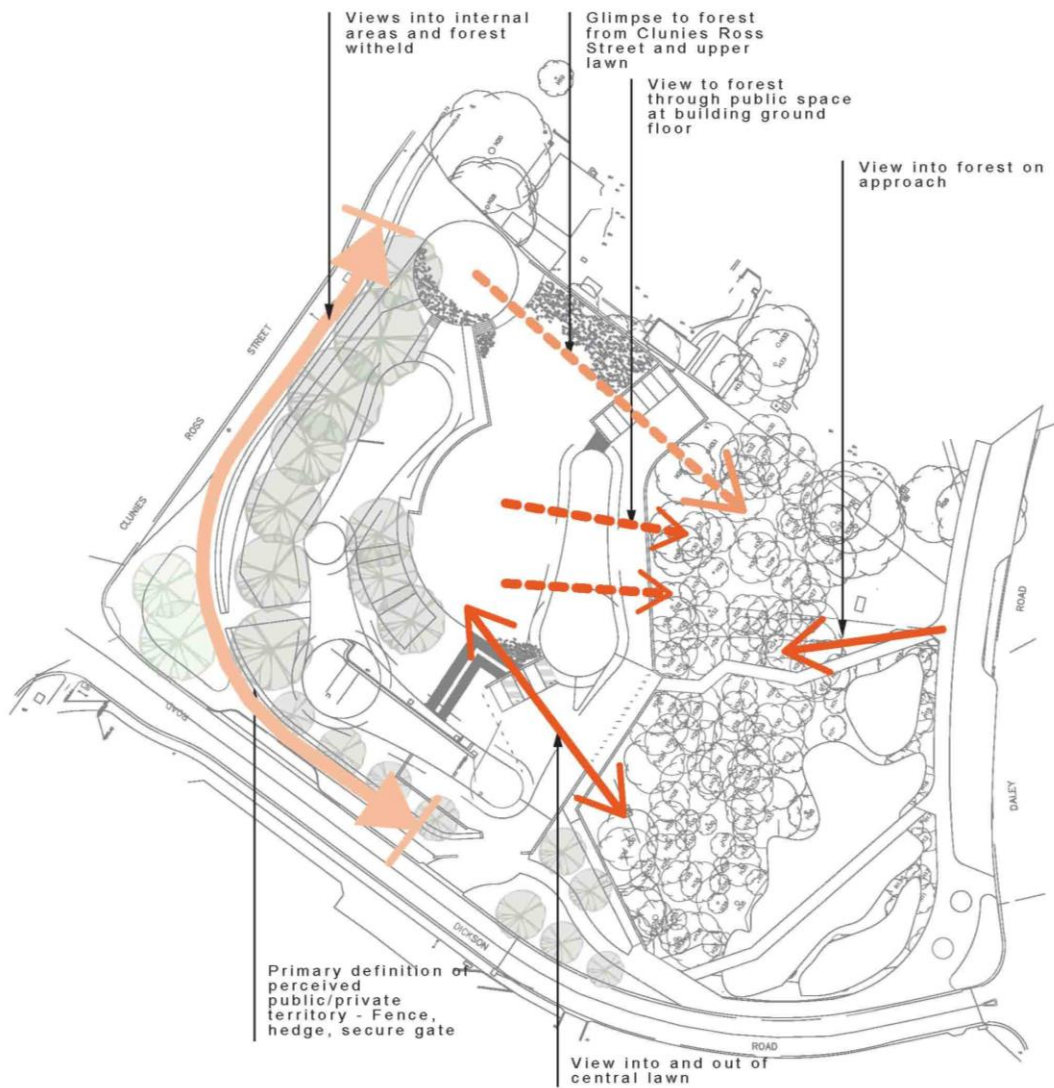


Figure 3-8: Views



Source: COMPLETE, 2015

#### **3.5.4 Landscape Plan**

Figure 3-9 shows a site landscape plan which has been based on the site features and architectural design discussed above.

*Furniture.* Furniture and fittings will be used to make outdoor space attractive for students to congregate, and it will be of high quality in accordance with precedents already existing on the campus. Furniture items will be seats, tables and benches, refuse receptacles, bollards and bike racks.

*Lighting* will be in accordance with relevant standards and will be designed to support security and to create attractive effects in combination with the buildings and trees. Fittings will be compatible with other installations on the campus, of high quality and using maximally sustainable energy strategies.

*Planting.* The main character-giving species proposed are as follows. Final selections will be discussed and agreed with University grounds personnel.

Major trees, Clunies Ross Street and Dickson Road frontages –

- *Quercus phellos* Willow Oak
- *Quercus coccinea* Scarlet Oak
- *Ginkgo biloba* Ginkgo

Hedge planting along Clunies Ross Street and Dickson Road –

- *Laurus nobilis* Bay Laurel

Plants towards Daley Road – these will be mainly species able to tolerate occasional inundation, and which will create a low level native foreground to the Blue Gum stand, such as -

- *Carex appressa*
- *Isolepis nodosa*
- *Juncus usitatus*
- *Lomandra longifolia*
- *Microlaena stipoides*
- *Themeda australis*

Some trees (mainly exotics and weed species) will be removed from the site as part of the development/landscape plan (Figure 3-10) but all significant trees have been retained including the Lindsay Pryor planting.

#### **3.5.5 Tree Management**

A tree management plan has been prepared for the Work Approval by Complete Urban.

### **3.6 Staging and Timing**

It is intended that the development will be completed by early January, 2017 in time for the ANU academic year.

An early works package (including site sheds, fencing, demolition, earth benching and services) will be the subject of a separate, but concurrent, WA to facilitate construction work on the main building once approved.



Figure 3-9: Landscape Plan



Figure 3-10: Tree Retention and Removal



Source: COMPLETE, 2015

## 4.0 STATUTORY PLANNING PROVISIONS

This section describes the planning context for the subject site and proposed development.

### 4.1 National Capital Plan (NCP)

The land is within the Designated Central National Area under the National Capital Plan (NCP). The Australian National University is identified as a **Community Facility**, specifically as an **Educational Establishment** under the NCP's land use definitions.

**Educational Establishment** is defined as the following:

*'A building or place used for the purpose of tuition or training, whether or not for the purposes of gain, and includes:*

- *a school*
- *a tertiary institution, being a university, a college or advanced education teachers college, technical college or other specialist college providing formal education beyond secondary education*
- *or any other training or education centre including road safety education centres, adult education centres for continuing education, or sheltered workshops; and may include associated residential accommodation'.*

The proposal is to undertake design and construction of a new purpose built Hall of Residence to provide better amenity, services and after hours facilities for university students residing on campus. The proposed development is therefore considered to be permitted development and consistent with the intent for an Educational Establishment under the National Capital Plan.

#### 4.1.1 NCP Central National Area (Acton) – Principles and Policies

The ANU Campus is wholly located within the Central National Area (Acton precinct) of the NCP (Figure 4-1). Under Clause 1.7, Detailed Conditions of Planning Design and Development, any future development of the ANU campus is to achieve locality appropriate quality design outcomes. Currently there are no ANU campus specific requirements, but these are being considered under the draft Precinct Code process.

The following land use policies are relevant to any future development of the campus (Table 4-1).

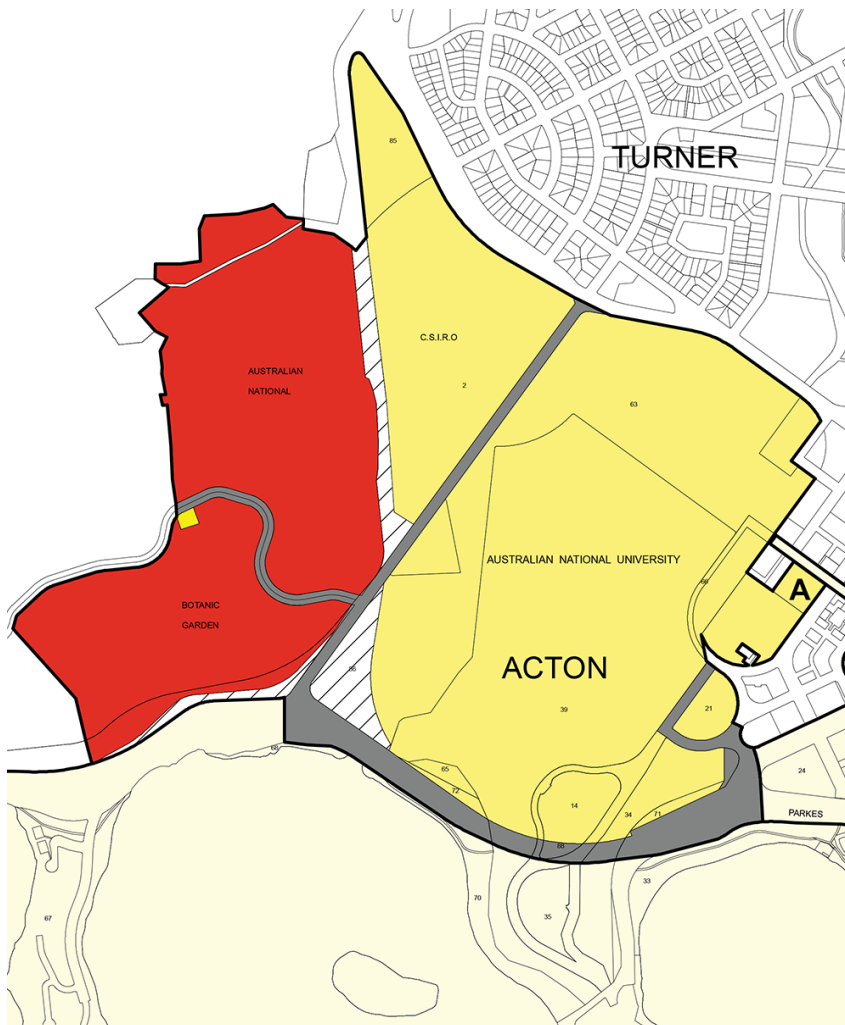
Table 4-1: NCP Relevant Principles and Policies

<b>NCP Central National Area (Acton) – Compliance with Principles and Policies</b>	
<p>The urban design of the Area is to achieve an integrated design of the highest quality by managing building height and bulk, and by encouraging building forms and layouts on consistent building alignments which enhance the structure of Griffin's plan.</p>	<p>The proposed new 500-bed Hall of Residence actively acknowledges the need to ensure a quality urban design outcome is achieved within the Nation's Capital.</p> <p>Urban design has sought to achieve a building that is of a compatible scale to surrounding development, with the building beneath adjacent tree height and generally 8 – 9 storeys.</p> <p>Bulk is managed through a considerable setback from adjacent streets to the majority of building edges and a strong landscaped setting including Lindsay Pryor's remnant Eucalyptus grove adjacent to the development site.</p> <p>The proposed development is therefore considered to be consistent with the relevant Urban Design principles and policies of the NCP Central National Area.</p>
<p>New development should seek to respect the design and character of adjacent buildings in terms of scale, colour, materials, massing and frontage alignment.</p>	<p>The proposed new 500-bed Hall of Residence will make a positive architectural statement on the ANU campus' Dickson Road precinct.</p> <p>The building respects the character of adjacent buildings, and has been set back from the alignment of Clunies Ross Street frontage.</p> <p>The architectural design has considered the need to ensure colours and materials are not detrimental to the colour and material palette of surrounding development.</p> <p>The proposed development is therefore considered to be consistent with the relevant principles and policies of the NCP Central National Area.</p>
<p>Individual development proposals will be assessed on their merits in respect to sunlight penetration, amenity, pedestrian and vehicle access. No buildings taller than RL 617m will be permitted in the Designated Area, but the general building height will be 3-4 storeys except where the Authority determines otherwise.</p>	<p>The design of the new 500-bed Hall of Residence has been developed on the basis of the need to provide students with better amenity and overall student experience.</p> <p>The building has been designed to maximise solar penetration and provide a high degree of natural ventilation to ensure students living quarters are pleasant areas to live and study within.</p> <p>The site is highly permeable and legible for pedestrians and provides students with a safe and pleasant environment.</p> <p>The proposed development is therefore considered to be consistent with the relevant principles and policies of the NCP Central National Area.</p>
<p>Buildings in the Area must show an appropriate quality of architectural design consistent with their location in this area of special national concern.</p>	<p>The architectural design of the new Hall of Residence demonstrates an appropriate quality of architectural styling, which is consistent with the University's location in the Central National Area.</p> <p>The proposed development is therefore considered to be consistent with the relevant principles and policies of the NCP Central National Area.</p>
<p>Landscaping is to</p>	<p>The proposed development acknowledges the importance of its</p>



<b>NCP Central National Area (Acton) – Compliance with Principles and Policies</b>	
enhance the visual setting of the Designated Area and integrate the buildings with their landscape setting.	<p>landscape setting, particularly as the site is adjacent to a remnant Eucalyptus grove that was established in 1952 by Lindsay Pryor.</p> <p>The architectural design has integrated the building with its landscape setting to create a development that is softened by the surrounding landscape.</p> <p>The importance of retaining the natural landscape as a feature to soften built form to maintain a sense of place has also been acknowledged through additional planting on the Clunies Ross principal frontage. This assists in maintaining the soft edge between the campus and adjacent development.</p> <p>The proposed development is therefore considered to be consistent with the relevant principles and policies of the NCP Central National Area.</p>

Figure 4-1: Central National Area - Acton



Source: National Capital Plan, 2015

## 4.2 ANU Campus Master Plan 2030 (CMP 2030)

In 2011, the ANU finalised a Campus Master Plan 2030 for the Acton campus which provides an overarching framework intended to guide future development on the campus while protecting and enhancing existing amenity.

The proposed development site is located along Clunies Ross Street, which is identified as a Principal Frontage, and one of the five key areas identified for special attention (refer to the CMP 2030 Campus Structure and Key Area Plans sections). Under the CMP 2030, a number of categorised development objectives are relevant to the new Hall of Residence. A statement of compliance against the development intent under each theme of the CMP 2030 has been provided.

Table 4-2: CMP 2030 Relevant Development Objectives

CMP 2030 Development Objectives	
Theme 4 - Built Form	
<p>Ensure that building sides on key frontages (such as Clunies Ross Street) are used to form positive edges to address and define external open spaces to enclose courtyards and emphasis movement corridors;</p> <p>Orientate buildings to allow solar access and to allow for active edges and adjacent external spaces such as outdoor dining on northern edges where appropriate;</p> <p>Develop a recognisable, deliberate campus image by achieving cohesiveness of buildings and landscape design and presentation;</p> <p>Provide and deliver built form that will support the efficient functioning of the University and that will enhance the visual, social and environmental qualities of the campus.</p>	<p>The proposal is for the design and construction of a 500-bed student residential accommodation on-campus.</p> <p>The importance of Clunies Ross Street as a key frontage for the campus has been addressed through the architectural design, which has resulted in a building that has clearly defined external spaces which make good use of the building's solar orientation.</p> <p>The importance of achieving a design that makes good use of appropriate solar orientation to create a light environment with good cross ventilation was critical to design development. Doing so has enabled the activation of external edges and outdoor spaces to create a pleasant student environment, both indoors and out, across all seasons.</p> <p>These built form design criteria have enabled design of the New Hall of Residence to respond to its site constraints and deliver a built form outcome that efficiently supports the proper functioning of the campus and delivers better amenity and services for university students residing on campus.</p> <p>The proposed development is therefore considered to be consistent with the relevant Built Form principles and policies of the ANU CMP 2030.</p>
Theme 6 - Landscape	
<p>Buildings respect and contribute positively to the landscape setting, provide for legible pedestrian linkages and enjoyable spaces between buildings;</p> <p>The landscape around the periphery of the campus</p>	<p>The architectural design has acknowledged the need to achieve a cohesive integration of buildings set within their landscape while ensuring safe and legible pedestrian linkages between precincts. This has been achieved through site design that is responsive to its immediate site constraints, predominantly being the need to retain and protect the Lindsay Pryor remnant Eucalyptus grove and other mature nature vegetation onsite.</p> <p>The importance of retaining the natural landscape as a feature</p>

<b>CMP 2030 Development Objectives</b>	
<p>provides a distinctive sense of place that announces the University whilst responding positively to its adjacent surroundings;</p> <p>The University manages its unique cultural landscapes, the contributions of earlier landscape planners, Lindsay Pryor, Thomas Weston and Paul Knox are recognised in future change.</p>	<p>to soften built form to maintain a sense of place has been acknowledged through additional planting on the Clunies Ross principal frontage. This assists in maintaining the soft edge between the campus and adjacent development.</p> <p>Landscape design has embraced the importance of the early campus landscape designers through engaging Paul Knox to undertake the landscape design.</p> <p>The proposed development is therefore considered to be consistent with the relevant Landscape principles and policies of the ANU CMP 2030.</p>
<b>Theme 9 – A Living Campus</b>	
<p>Ensure that accommodation and student services buildings provide leading edge facilities that will facilitate a high quality campus experience.</p>	<p>The proposal is for the design and construction of a 500-bed student residential accommodation building.</p> <p>The wider student body has been extensively consulted during design development to ensure the building meets a broad range of student needs including provision of better amenity and services for, university-students onsite and residing on other parts of campus.</p> <p>This will ensure the ANU provides a high quality campus experience for all its resident students.</p> <p>The proposed development is therefore considered to be consistent with the relevant Living Campus principles and policies of the ANU CMP 2030.</p>
<b>Theme 10 – Sustainability and the Environment</b>	
<p>Exceeding world and Australian best sustainability practices, in particular energy and water use;</p> <p>Land has a commercial value that must be offset against the cost of introducing height to reduce landscape loss;</p> <p>Encourage innovative planning, building and landscape design;</p> <p>Principles of environmental sustainability and green building initiatives are incorporated into design, construction and operation of all new buildings.</p>	<p>The design of the new student Hall of Residence has been undertaken to ensure it meets sustainable design objectives including an overall reduction in mains water consumption and energy use.</p> <p>This will be achieved through good solar orientation to minimise the need for artificial heating, cooling, and light, and installation of 5 star water and energy efficient fixtures and fittings. Rainwater tanks will collect runoff and be connected to plumbing to assist in the reduction of reliance on mains water for landscape irrigation.</p> <p>The proposed development is therefore considered to be consistent with the relevant Sustainability and Environment principles and policies of the ANU CMP 2030.</p>

#### 4.3 ANU Campus Precinct Code

The Precinct Code was incorporated into the draft National Capital Plan (NCP) by the NCA and has been subject to public notification, and is now under formal assessment by the NCA.

The ANU Facilities and Services Division has been consulting with the NCA to develop a Draft Precinct Code for the ANU Campus, with the intention that the Precinct Code would be included as a formal amendment to the NCP.

The key provisions of the draft Precinct Code that relate to the site are identified in Table 4-3.

It is concluded that the proposed design is consistent with all aspects of the draft Precinct Code.

Table 4-3: Draft Precinct Code Compliance

<b>ANU Campus Draft Precinct Code – Compliance with Provisions</b>	
<b>Academic Intent</b>	
All new development shall be designed to provide a welcoming and lively community experience through active frontages and feature entries to buildings.	The architectural design of the new Hall of Residence has actively aimed to deliver on the requirements of the design brief through creation of a lively and pleasant student environment that encourages student interaction and provides on-campus accommodation for students.
<b>Functional Elements</b>	
Development proposals shall demonstrate that the design and siting will enliven the campus and its sense of identity, and improve spatial qualities and environmental values.	The building's contemporary architectural design will add visual interest and contribute to the campus' overall sense of identity. Activation of the ground floor will assist to enliven the Dickson Road precinct, particularly at night and on weekends, and high site permeability will assist in improving spatial qualities including campus legibility and wayfinding. The development will also positively contribute to improving environmental values and overall student experience through provision of a new, activated building that meets the living and studying needs of the resident student population.
<b>Campus Structure</b>	
<p>Building design shall address perimeter streets with active frontages and provide strong connections and linkages to surrounding areas and networks.</p> <p>The site is identified on the Clunies Ross Street boundary, which requires a strong built form edge.</p>	<p>The architectural styling of the new Hall of Residence has addressed the need for perimeter streets to incorporate active frontages and ensure strong connectivity to the surrounding area is achieved through establishing a hierarchy of open spaces surrounding the development and providing visual linkages from the Daley Road frontage through to the Dickson Road frontage.</p> <p>The Clunies Ross Street frontage will remain a predominantly landscaped buffer to soften the bulk and scale of the building when viewed from Clunies Ross Street.</p>
<b>Built Form and Height</b>	
Building form should be	The overall form of the building has been designed to provide a

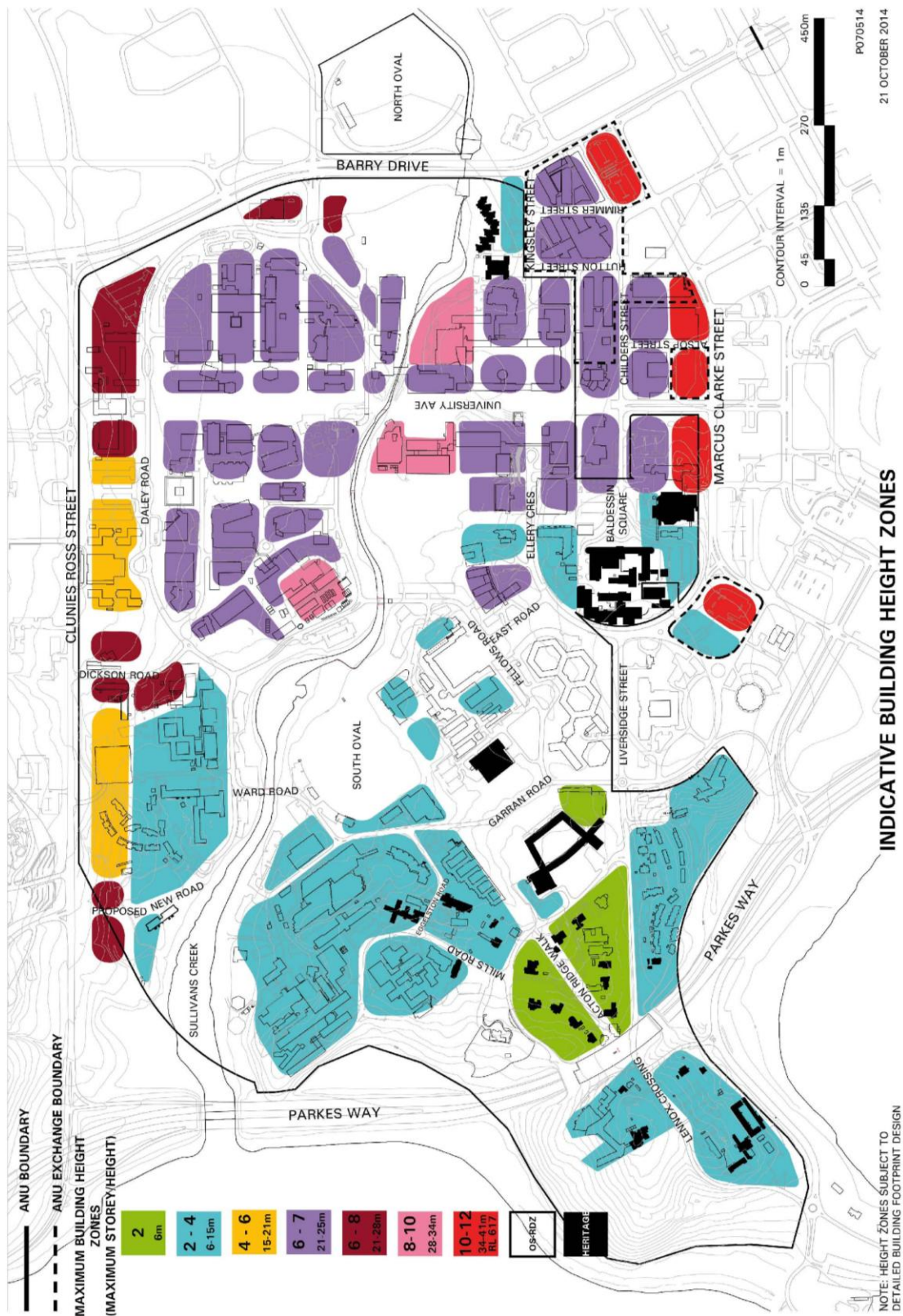


<b>ANU Campus Draft Precinct Code – Compliance with Provisions</b>	
<p>configured with a high resolution of the overall design and the design details, and use enduring and enriching building materials.</p> <p>Building design shall respect and contribute positively to the landscape setting of the campus.</p> <p>Building edges are to address and define external open spaces to enclose courtyards and overlook movement corridors.</p> <p>Buildings shall typically be orientated to allow maximum solar access and be sited so that adjacent external spaces are located on the northern edges</p> <p>All new development should incorporate design elements to achieve a high standard of sustainability, with an emphasis on biodiversity, and green recreation and open space.</p> <p>Building heights shall be in accordance with Figure 4 of the Precinct Code. Where a height range is provided, this indicates both minimum and maximum permitted height limits (for example, a height limit of 4-6 storeys requires development to be a minimum of four storeys and a maximum of six storeys). The development is identified with a maximum height range of 6 – 8 storeys (21m – 28m).</p> <p>Buildings along Clunies Ross Street shall not be designed to create a continuous wall of development, but shall be separated and orientated to permit views into and from the campus, and variable in height to create visual interest and gateway markers.</p> <p>Where taller buildings are located to provided gateway elements or visual markers, there should be no loss of pedestrian amenity in public spaces.</p>	<p>high level of design on a corner site that is identified as a secondary entry on a principal frontage. The design detailing has been undertaken to establish the site as a gateway marker.</p> <p>The design is that of a building set within the landscape, and is softened by the landscape buffer on the Clunies Ross Street frontage, as well as the existing stand of remnant vegetation, established by Lindsay Pryor in 1952.</p> <p>The physical configuration of external space surrounding the development has been designed to create outdoor spaces that are pleasant during summer and winter, and meet CPTED requirements to ensure safe access and movement.</p> <p>The design of the building has made full use of a large site in which solar orientation can be maximised and still be configured to deliver the required number of beds. A protected, large north facing external area has been provided.</p> <p>The height of the building is in accordance with the ANU Draft Precinct Code contained in the draft NCP.</p> <p>The corner site has enabled the building to be designed to be set back from the Clunies Ross Street frontage, while maintaining design integrity to ensure the building is a gateway marker, and provides visual delineation of the Dickson Road minor entry.</p> <p>The corner site has also enabled a gateway architectural statement to be made through the building's form without compromising pedestrian amenity through the Dickson Road precinct.</p> <p>The site will remain unfenced once completed.</p>

<b>ANU Campus Draft Precinct Code – Compliance with Provisions</b>	
<b>Landscape</b>	
<p>The overall natural and open landscape setting of the campus is to remain the major defining element. Development proposals shall demonstrate that the building design achieves this aim.</p> <p>Landscape design for the spaces surrounding buildings should be compatible with the character of the immediate precinct. Landscape design shall frame legible pedestrian linkages and attractive spaces between buildings.</p> <p>Key open spaces and landscaped corridors are to be retained without significant development to protect their role as important open space ‘lungs’ and habitat areas on campus. The landscape character around the periphery of the campus, which provides a distinctive sense of place that announces the University, is to be retained and reinstated as part of any planning and construction for new development.</p>	<p>The development site is located adjacent to a remnant Eucalypts grove planted by Lindsay Pryor in 1952. The building design has no impact on this natural area other than to remove exotic undergrowth and facilitate better pedestrian movement through the trees. This landscape feature will be retained and enhanced through an appropriate landscape design that seeks to clear the area of weeds, define the space through the use of lighting to create a safe pedestrian area at night, and generally revitalise the space.</p> <p>The Clunies Ross Street frontage is a predominantly vegetated buffer between the campus and the adjacent CSIRO development. This frontage has been further enhanced through a landscape design that seeks to ameliorate the development’s built form through vegetation.</p> <p>Retention of the Lindsay Pryor planting will also retain habitat values in the local area.</p>
<b>Transport and Movement</b>	
<p>Principal, Major and Minor Entries to the campus are to be well defined.</p>	<p>The corner site has enabled the Dickson Road entry to be clearly defined through provision of a gateway building to this entry.</p>
<b>Infrastructure</b>	
<p>New buildings are to make provision to support solar and wind generation systems, and incorporate efficient energy and water systems. Roof-top solar and wind generation systems are permitted.</p>	<p>The building design does not rely on air conditioning in student rooms. Provision will also be made for roof-top solar should this be installed at a later stage.</p>
<b>A Living Campus</b>	
<p>New residential development shall be permitted on campus to increase levels of activation.</p> <p>Where possible and appropriate, the new Hall of Residence will be accompanied by a range of personal, commercial and safe</p>	<p>The proposal is to construct a new 500-bed student Hall of Residence on campus at the corner of Clunies Ross Street, Dickson Road, and Daley Road. An additional 500 beds will assist to increase the level of use and as a result activate this precinct.</p> <p>The ground floor of the new Hall of Residence will seek to provide a range of safe outdoor spaces for resident use.</p>

<b>ANU Campus Draft Precinct Code – Compliance with Provisions</b>	
<p>outdoor spaces at ground level of these buildings.</p> <p>New development shall incorporate Crime Prevention Through Environmental Design principles to encourage a campus that is safe, secure and welcoming for all users and visitors day and night.</p> <p>New development shall incorporate design measures which recognise the value of existing cultural facilities and social spaces.</p> <p>All new development shall incorporate 'equity of access' as a fundamental planning and design objective. This will include pathways designed to Australian Standards for disability access, and building entries facing major walkways.</p> <p>Artwork associated with new buildings or individual placements is to be encouraged in the public realm.</p>	<p>CPTED is a key concern for development on campus, and provision of a safe, secure and welcoming environment is paramount. As such, the development has been designed to reduce the risk of entrapment and hiding spots, and increase visibility – particularly through the adjacent stand of remnant Eucalypts.</p> <p>The development including associated pathways is designed to meet relevant accessibility standards including AS1428 Design for Access and Mobility.</p>
<b>Sustainability</b>	
<p>New buildings and other works on the University campus shall incorporate measures to reduce energy use and greenhouse gas emissions, reduce total water use, and encourage use of sustainable transport. Measures may include solar and wind energy generation systems, grey and black water systems, cycling and pedestrian facilities and amenities.</p>	<p>The design of the new student Hall of Residence has been undertaken to ensure it meets sustainable design objectives including an overall reduction in mains water consumption and energy use.</p> <p>This will be achieved through good solar orientation to minimise the need for artificial heating, cooling, and light, and installation of 5 star water and energy efficient fixtures and fittings, and non-reliance on air conditioning in student rooms. Rainwater tanks will collect runoff and be connected to plumbing to assist in the reduction of reliance on mains water.</p>

Figure 4-2: ANU Precinct Indicative Height Plan



Source: Purdon Planning, 2015



## **5.0 IMPACT ASSESSMENT**

This section provides an assessment of the proposed works against a range of urban planning and design criteria relevant to the project.

### **5.1 Provision of Student Accommodation**

Development of a new, purpose built student Hall of Residence will add approximately 500 beds to the existing campus student accommodation offering. This will provide a positive impact on the University's ability to meet the accommodation needs of students from Canberra, Australia and overseas.

### **5.2 Urban Design Visual Impact**

The urban design outcome will create a strong built form statement at the campus gateway on Clunies Ross Street, but sit within a landscaped forecourt and backdrop. The building has a compatible bulk and scale to surrounding development and will step up in height from the Clunies Ross Street frontage and from the Burton Garran Hall side.

The scale of the development is softened through the retention of existing landscaped elements and new planting on Clunies Ross Street. In contrast, the view from Daley Road towards the development and Black Mountain beyond will be somewhat obscured by dominant landscape features, including Lindsay Pryor's remnant Eucalyptus grove, which is adjacent to the development site.

The main building will entrance will be from Dickson Road, and will reinforce the strong urban gateway along the frontage.

The development will also improve the pedestrian wayfinding experience to other parts of the campus through appropriate site design that addresses legibility, permeability and night-time safety.

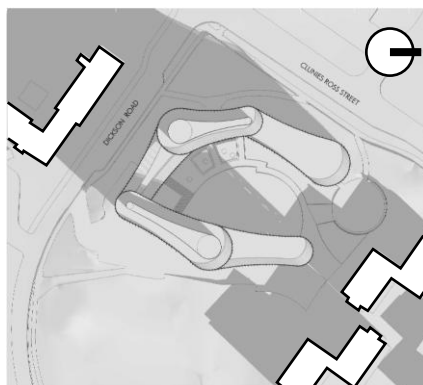
### **5.3 Solar Access**

The loose arrangement of the built form and stepped massing, allows for the optimisation of solar gain into the principle open space. Further, overshadowing impact to Laurus Wing to the South is minimised, maintaining solar access from midday onwards and achieving three hours of sun light at mid-winter.

Figure 5-1: Shadow Diagrams

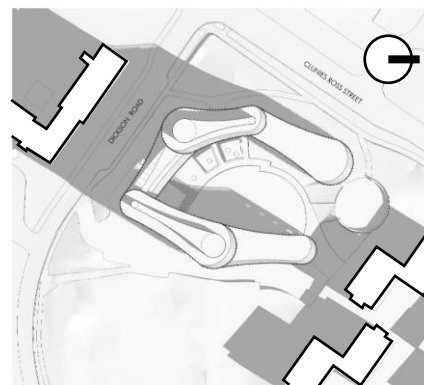
**Winter 9am**

Good sunlight into ground floor library and open space immediately outside. Good sunlight on roof terraces. Adverse impact on Laurus Wing



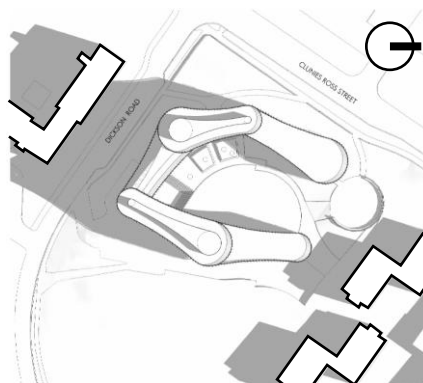
**Winter 10am**

Good sunlight on majority of open space. Good sunlight into foyer space. Adverse impact on Laurus Wing



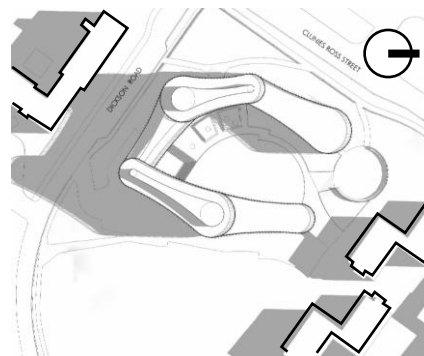
**Winter 11am**

Good sunlight to majority of open space. Good sunlight into foyer. Adverse impact on Laurus Wing



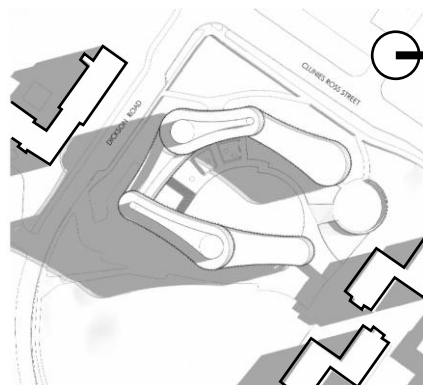
**Winter 12pm**

Good sunlight to majority of open space. Good sunlight into ground floor library from the west. Good sunlight into great hall and foyer. Shadow impact on Laurus Wing ceases.



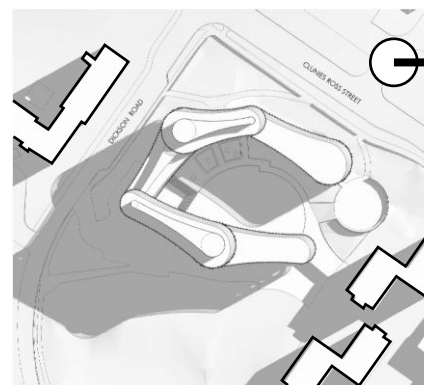
**1pm**

Good sunlight to majority of open space. Good sunlight into ground floor library from the west. Good sunlight into great hall and foyer. No shadow impact on Laurus Wing.



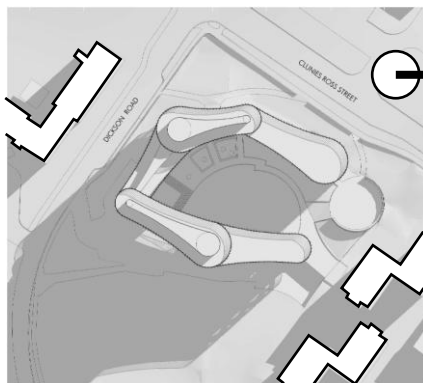
**2pm**

Majority of open space in shade. Good sunlight into ground floor library from the west. Good sunlight into great hall and foyer. No shadow impact on Laurus Wing.



**3pm**

College green & east wing overshadowed.



Source: Nettletontribe, 2015

## **5.4 Existing Landscape and Trees**

Adjacent to the site, on the corner of Dickson Road and Daley Road, is a stand of approximately 120 *Eucalyptus bicostata*, which are a remnant planting from 1952 by Lindsay Pryor. This zone is identified under the ANU Draft Precinct Code as an area containing High Quality Open Space Values to be retained.

The remnant planting originally extended from Barry Drive down to the old Canberra racecourse (which is now submerged under the lake) and was intended to form a boundary between the Botanic Gardens, CSIRO and the ANU. The trees are all that remain of the original planting, but they are still a dominant feature of the ANU landscape.

The trees also make an important contribution to University ecology as they provide valuable habitat for birds, animals and insects. The Fenner School also uses the trees for teaching Ecological Modelling and Measurement.

There is the possibility that one Moderate *Eucalyptus leucoxylon* and two Low Quality *Eucalyptus* trees may require removal for the demolition of Building 83. It is also possible that verge works on Dickson Road, or remediation of the stand of *E. bicostata* to create a safe and attractively landscaped 'pocket park' may require selective removal of poor quality trees.

## **5.5 Environment Protection and Biodiversity Conservation Act (EPBC)**

### **5.5.1 Environment**

The ANU is situated on Commonwealth Land and is therefore subject to the provisions under the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act). Under Section 26 of the Act, actions on Commonwealth land that will have or are likely to have a significant impact on the environment require formal approval. Under Section 523 (1), an action includes a project, a development, an undertaking, or an activity.

Table 5-1 summarises the nine (9) matters National Environmental Significance (NES) that the Commonwealth seeks to protect. Developments that may affect these matters require formal development approval under the Act.

Table 5-1: Matters of National Environmental Significance

<b>Matter of National Environmental Significance</b>	<b>Implications for Site</b>
World Heritage Properties	There are no identified World Heritage Properties located on the subject site.
National Heritage Places	There are no identified National Heritage Places located on the subject site.
RAMSAR Wetlands	There are no RAMSAR wetlands located on the subject site.
Listed Threatened Species and Ecological Communities	There are no Listed Threatened Species or Ecological Communities located on the subject site.
Listed Migratory Species	There are no Listed Migratory Species located on the subject site.
Commonwealth Marine Areas	There are no Commonwealth Marine Areas located on the subject site.
The Great Barrier Reef Marine Park	The Great Barrier Reef Marine Park is not located on the subject site.
Nuclear actions	No nuclear actions are proposed as part of development on the subject site.
Water Resources (coal seam gas and coal mining)	There will be no effect on water resources in relation to coal seam gas and coal mining activities proposed as part of development on the subject site.

The EPBC Act requires a 'self-assessment' process to decide whether or not the proposal is likely to have an adverse or significant impact on identified NES matters.

A report by Biosis (2015) for the project (refer separate documentation) confirms that there are no matters of National Environmental Significance affected by the project that would warrant the need for an EPBC referral.

A desktop search of the subject site using the Commonwealth Department of Environment's Protected Matters Search Tool did not identify any NES matters on the subject site. However, within close proximity to the site is the Australian National Botanic Gardens (ANBG), which is both a Protected Area and a Commonwealth Heritage Place under the EPBC Search Tool.

The proposed works will not have any direct or indirect impact on ANBG either during construction or once the facility is operational.

Demolition of an existing building that is not of identified heritage significance will be required as part of construction activities, but this will not trigger any impact on NES matters.

No significant vegetation is proposed for removal, and no significant flora or fauna communities are located on the site.

The remnant planting by Lindsay Pryor will be retained and upgraded as part of the site landscape plan.



### **5.5.2 Heritage**

There is one existing brick building located on the subject site. This building was constructed in 1958 and is identified as Building 83 – the Fenner School of Field Services under the ANU 2011 Site Inventory.

The ANU undertook a self-assessment of the site against Commonwealth Heritage Criteria (under the EPBC Act) to determine whether any of the existing buildings or structures may trigger a referral under Commonwealth heritage legislation. The site was assessed as having Low significance, and does not fulfil criteria for heritage listing on its own merit.

There are also no known Indigenous heritage values in this area which will be impacted by the development, and as the area has been highly disturbed, it is highly unlikely to yield archaeological artefacts.

A desktop search of the subject site using the Department of Environment's Protected Matters Search Tool did not identify any NES matters. Therefore, this application for Works Approval does not trigger a Heritage referral under the EPBC Act.

### **5.5.3 EPBC Self Assessment**

In summary, it is concluded that although Section 26 of the Act requires formal Commonwealth approval be obtained for development activities on Commonwealth land that will have or are likely to have a significant impact on the environment, the proposed construction activities and subsequent operation of the facility will have no impact on any of the nine identified matters of National Environmental Significance.

Accordingly, it is concluded that a referral to the Commonwealth Department of Environment is not warranted.

## **5.6 Wind**

The building is not in an exposed location and outdoor common areas protected from colder westerly/ southerly winds by the building form and surrounding buildings and landscape.

## **5.7 Bushfire Risk**

The building is close to existing vegetation but is surrounded by public roads providing good fire fighting access and water reserves in the case of an extreme fire event. The building will be internally sprinkled and monitored for fire risk and other emergency events.

## **5.8 Parking and Traffic**

The proposed development does not provide for student parking onsite, except for disability parking and service vehicle access.

Student parking will be available in the nearby existing ANU parking structure which is currently under-utilised.

Consequently the project will not generate significant additional traffic within the campus because of proposed off-site parking arrangements.

Proposed vehicular site access will utilise the existing driveway cross-over and lay bye on Dickson Road.

Service deliveries and emergency access to the site will be via Dickson Road.

The building will make provision for secure bicycle parking and visitor parking.

## **5.9 Noise**

The building is not located in a noisy environment and will not be a major noise generator.

## **5.10 Waste**

All waste will be stored on site and collected by ANU Waste Services. Waste storage will be fully enclosed. Waste vehicles will access the site from Dickson Road.

## **5.11 Site Contamination**

An environmental assessment of the site was undertaken in 2013 by Robson Environmental. The assessment identified the presence of an historical landfill on the site, which had been subsequently remediated. However, some material remains on the site at an approximate depth of 0.5 metres. The report noted that this would not be an issue, as long as a suitable capping layer is maintained over the site.

The report recommended preparation of a construction environment management plan (CEMP) to address management methods for any unexpected finds on the site. (

## **5.12 Moral Rights**

The Fenner School of Field Services Building remaining on the site was by the Botany Department of the ANU in 1962. No specific architect is attributed to the design of the building. Therefore, there are no known moral rights over the site.

## **5.13 Green Initiatives**

The proposed development contains a number of green initiatives including:

- access to public transport
- bicycle and pedestrian networks
- restricted student parking onsite
- generous bicycle storage onsite
- water storage and reuse for irrigation
- solar orientation
- natural ventilation
- landscape improvements
- five star rated fixtures and fittings
- environmental building modelling.

## 6.0 CONSULTATION

The project team and ANU have consulted widely during the design development phase with a number of relevant stakeholders as outlined below:

- Students and the Student Association regarding accommodation needs.
- Post occupancy evaluations have also been undertaken on other student accommodation projects to inform design of the new project.
- The proposed student accommodation operator (Unilodge) has been consulted as part of the design brief.
- The project has also been presented to the ANU Campus Planning and Development Committee on several occasions for their endorsement.
- The Exposure Draft of the National Capital Plan (containing the ANU Precinct Code) has been notified for public comment by NCA during 2015.

The NCA has advised that the project will be publically notified during the Works Approval assessment period in accordance with the NCA's Consultation Protocol 2011.

Agency liaison with TaMS, ActewAGL and icon Water has also been undertaken as part of the design development process.

The ANU has informed adjacent institutions (CSIRO and ANBG) as well as adjacent halls of residence regarding the project.

## 7.0 CONCLUSION

This planning report has described the proposed new Hall of Residence, which is submitted to the NCA for Works Approval.

The report has assessed the subject site, outlined design principles for the development, and assessed the project against a range of planning and environmental criteria including provision of the Exposure Draft of the National Capital Plan.

The new Hall of Residence will address the University's long term development objectives for the provision of additional on site accommodation to meet the needs of its resident student population.

The proposed residential use is compatible with the existing ANU campus lease conditions, and is consistent with the requirements of the ANU and NCA Draft Precinct Code.

During construction, the project will have minor impact on daily University activities including access to Dickson Road from Clunies Ross Street, but will have no adverse impact on matters of national environment or heritage significance.

Construction of the new Hall of Residence will also deliver ongoing economic benefits to the ACT, through employment opportunities created during construction and investment in new construction works. There would also be multiplier effects for other aspects of the building and construction industry such as for fit out, and the commercial sector through contractual opportunities for to provide student services including catering.

The building will make a positive urban design statement for the campus on the Clunies Ross Street frontage and reinforce this campus gateway.

Landscape plans will enhance the local area and improve pedestrian accessibility whilst maintaining the historic planting by Lyndsay Pryor.

It is therefore **recommended** that the NCA approve this application for Works Approval.

**Purdon Planning**  
**August 2015**