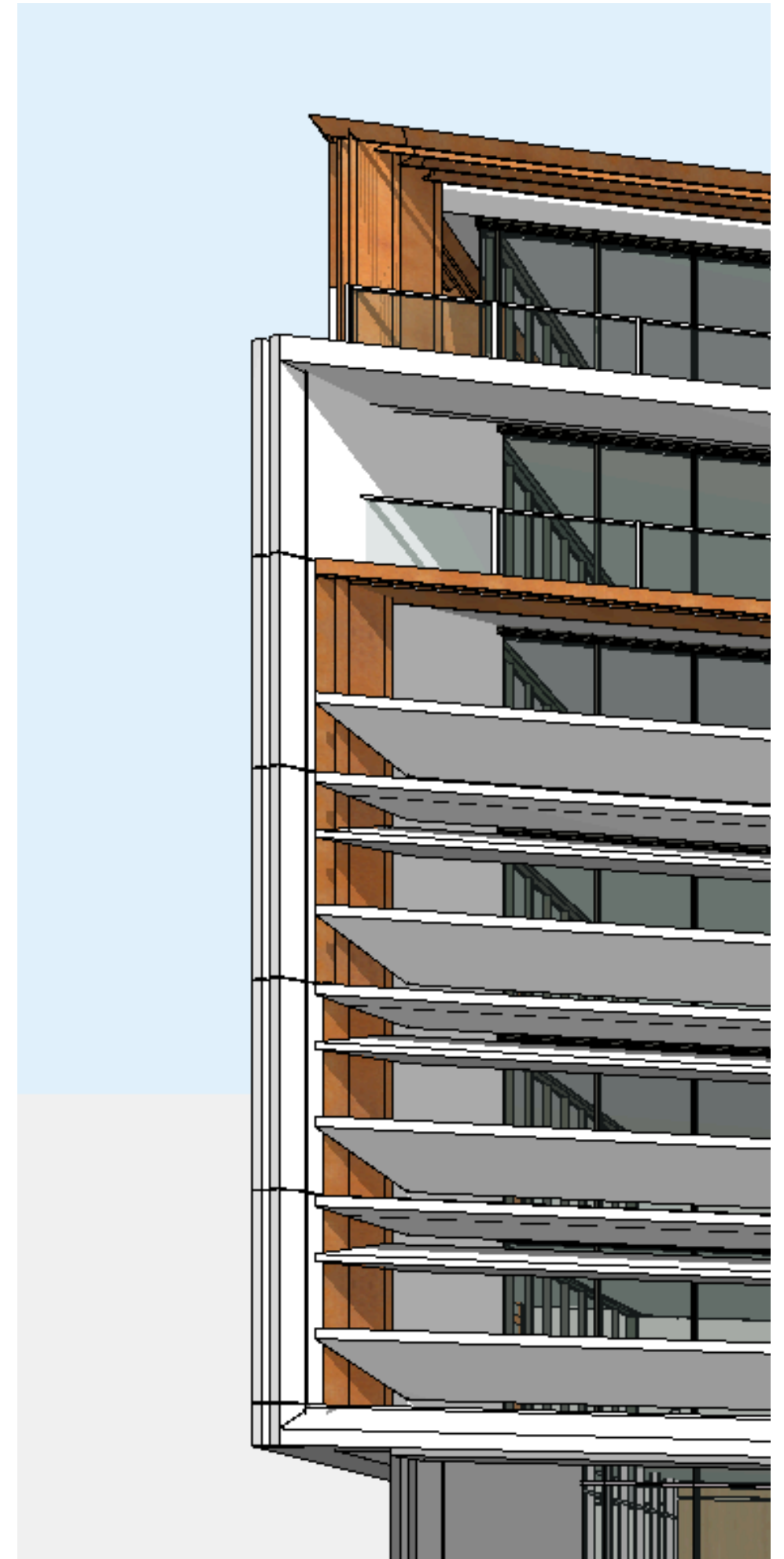


Block 8,9,10 & 11
Section 100
Canberra City
Works Approval



PROJECT NAME		BLOCKS 8,9,10,11 SECTION 100, CANBERRA CITY	
PROJECT CODE		MPS100	
DOCUMENT NAME		WORKS APPROVAL	
		ARCHITECTURAL DESIGN STATEMENT	
DOCUMENT ID		180907 ARCHITECTURAL WORKS APPROVAL REPORT	
REVISION	DATE	COMMENT	
0	14.09.18	WORKS APPROVAL	AR

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Registered architect Richard Francis-Jones
Francis-Jones Morehen Thorp Ltd Company no 7384142 ARB 078103G

1.0	Overview	4
1.1	Introduction	5
1.2	Site Description	5
1.3	Topography and Orientation	5
1.4	Heritage Context	5
1.5	Overview of Proposed Development.	5
1.6	Development Snapshot	5
2.0	Site + Context	6
2.1	Site	8
2.2	Existing Street Views	9
2.3	Masterplan and Site Context	10
3.0	Design Principles	11
3.1	Inspiration: Civic Circle Concept	13
3.2	Mountains, Lake and City: Framed Orientation and Views	14
3.3	Quality and Materiality: Classic Quality and Timeless	16
3.4	Communal Gardens: of Suspended water and Landscape Pools	18
4.0	Design Description	19
4.1	Interface with Ground Plane	20
4.2	Elevated Gardens and Amenity	24
4.3	Residential Apartments	25
4.3.1	Apartment Mix	25
4.3.2	Apartment Levels	25
4.3.3	Private Open Space	25
4.3.4	Apartment Types	25
4.4	Vehicular Entry and Parking	26
5.0	Facade Systems and Materiality	27

- 1.0 Overview 4
 - 1.1 Introduction 5
 - 1.2 Site Description 5
 - 1.3 Topography and Orientation 5
 - 1.4 Heritage Context 5
 - 1.5 Overview of Proposed Development. 5
 - 1.6 Development Snapshot 5
- 2.0 Site + Context 6
 - 2.1 Site 8
 - 2.2 Existing Street Views 9
 - 2.3 Masterplan and Site Context 10
- 3.0 Design Principles 11
 - 3.1 Inspiration: Civic Circle Concept 13
 - 3.2 Mountains, Lake and City: Framed Orientation and Views 14
 - 3.3 Quality and Materiality: Classic Quality and Timeless 16
 - 3.4 Communal Gardens: of Suspended water and Landscape Pools 18
- 4.0 Design Description 19
 - 4.1 Interface with Ground Plane 20
 - 4.2 Elevated Gardens and Amenity 24
 - 4.3 Residential Apartments 25
 - 4.3.1 Apartment Mix 25
 - 4.3.2 Apartment Levels 25
 - 4.3.3 Private Open Space 25
 - 4.3.4 Apartment Types 25
 - 4.4 Vehicular Entry and Parking 26
- 5.0 Facade Systems and Materiality 27

1.0 Overview

1.1 Introduction

Block 8,9,10 &11 - Section 100, Canberra City

This Design Statement supports the submission of a Works Approval Application for a new residential development located at Block 8,9,10 &11,Section 100, Canberra City.

The site is located adjacent to City Hill, and has frontages to Vernon Circle and London Circuit and future Edinburgh Avenue. It is currently occupied by a surface carpark. It is designated land under the National Capital Plan. Dezignteam Pty Ltd is the applicant for the proposal. BJM Canberra Pty Ltd is the Crown lessee.

As stage 1 of 4 stages, the applicant wishes to demolish the existing carpark and provide a new high quality residential building which will revitalise, enliven and enhance the existing street and pedestrian networks at this significant site in the heart of Canberra City.

- The key aims of this Design Report are to:
- Describe the design process and the evolution of the design illustrating how design excellence, creativity and public benefit are achieved
 - Describe in detail the design of the building and design philosophy

1.2 Site Description

The property is located at Block 8,9,10 &11, Section 100, Canberra City. The site is bounded by Vernon Circle to the East, London Circuit to the West, future Edinburgh Avenue to the South and Canberra City Police Station and the Supreme Court of the Australia Capital Territory to the North. This proposal forms Stage 1 of a four stage development on the site. For further information please refer to the masterplanning document submitted separately to the NCA.

- The key characteristics of the site include:
- The site is on Block 8,9,10 & 11, Section 100, Canberra City.
 - The original area of the site is 26,844m², however subjected to the following land dedications:
 - Extension of Edinburgh Avenue to Vernon Circle as identified in the Indicative Development Plan
 - The site is on a significant frontage to Vernon Circle, and provides a prominent visual reference and contribution to the development of the future City Hill precinct. Along with the extention to the Supreme Court of the ACT to the North, currently under construction, it is one of the first sites to be developed, and as such plays an important part in setting the future standard for developments in the area.

1.3 Topography and Orientation

The site is gently sloping and has a ground level difference of approximately 4m across the area of proposed development.

The western face of the site has views of Black Mountain. The eastern face of the site has views across City Hill to Mount Ainslie. The southern side of the site has views across Lake Burley Griffin, to the Parliamentary triangle precinct.

1.4 Heritage context

The site is not identified as a local or State heritage place and is not identified as adjoining a heritage place.

1.5 Overview of Proposed Development.

The stage 1 proposal is predominantly residential and includes a range of apartment types, from 1 Bedroom apartments to 3 Bedroom apartments. The development includes 3 levels of basement parking, 1 level of ground floor parking and 1 level of above ground parking, sleeved by retail spaces and residential units.

Integral to the proposal is a strong and integrated response to City Hill and Vernon Circle. Through the modulation of the building form and facade treatment to the Vernon Circle elevation, the development reinforces the civic nature of City Hill.

- The building is expressed as two main elements:
- Podium designed to break up the bulk and introduce a scale proportionate to the street scape. 1 level of Ground Floor and 1 level of above ground carparking sleeved by 2 levels of residential and retail spaces.
 - A 7 storey residential volume, articulated to respond to Vernon Circle, London Circuit, and city, mountain and lake views.

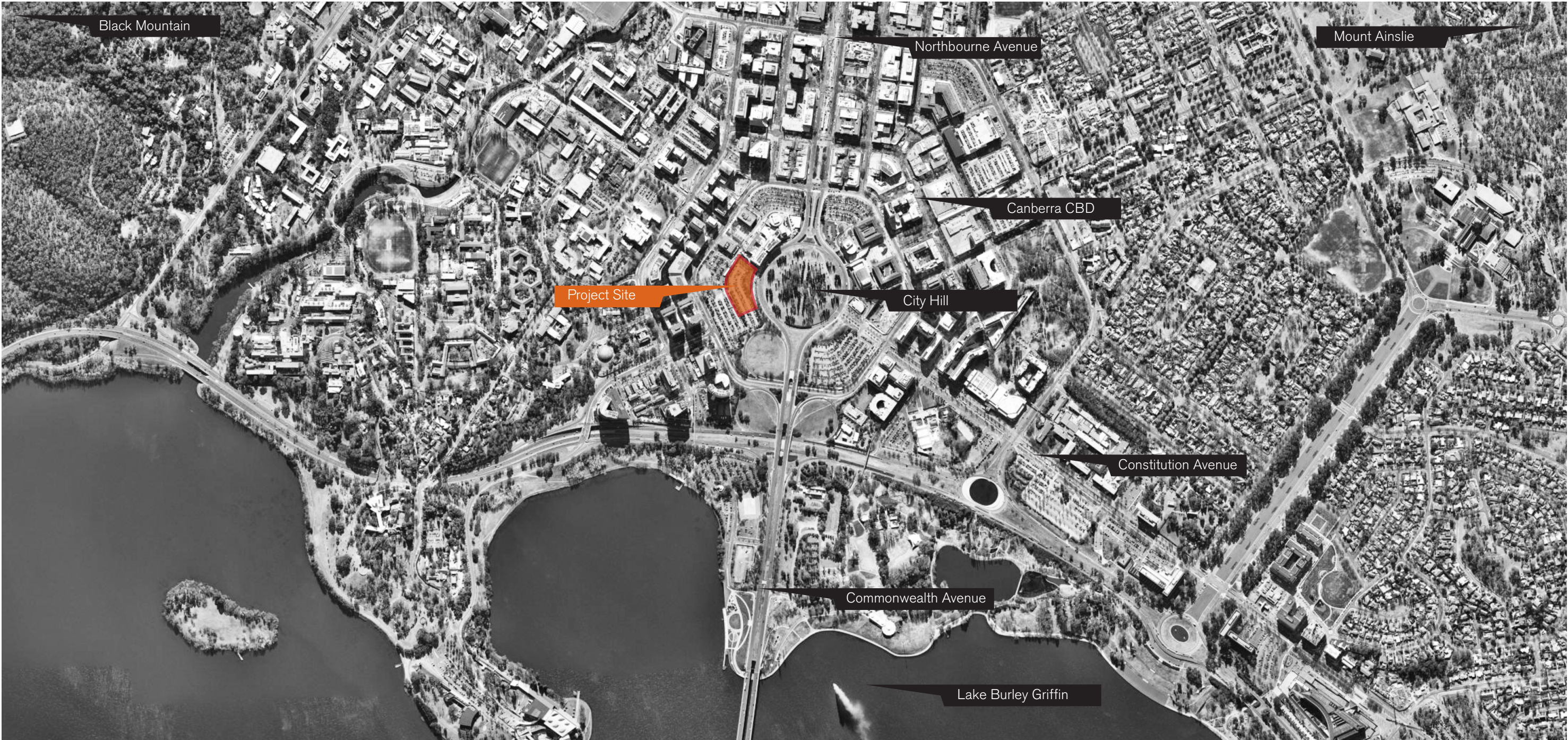
1.6 Development Snapshot

Original Site Area	26,844m²
Stage 1 Site Area	10,105m²
Communal Open Space	2,141m²
	(21.2% of Stage 1 Site Area)
Building Levels	9
Basement Levels	3
Total Gross Floor Area	Residential GFA - 33,001.6m² Commercial/Retail GFA 819.3m² TOTAL 33,820.9m²
Maximum Building Height	25m (Vernon Circle) 29m (Knowles Place Extension)
Building Maximum RL to AHD	597.00 AHD
Total Apartments	313
Total Retail Tenancies	6
Residential Car Parking	500
Commercial Car Parking	750
Loading Dock Truck Bays	1
Service Parking Bays	1

1.0	Overview	4
1.1	Introduction	5
1.2	Site Description	5
1.3	Topography and Orientation	5
1.4	Heritage Context	5
1.5	Overview of Proposed Development.	5
1.6	Development Snapshot	5
2.0	Site + Context	6
2.1	Site	8
2.2	Existing Street Views	9
2.3	Masterplan and Site Context	10
3.0	Design Principles	11
3.1	Inspiration: Civic Circle Concept	13
3.2	Mountains, Lake and City: Framed Orientation and Views	14
3.3	Quality and Materiality: Classic Quality and Timeless	16
3.4	Communal Gardens: of Suspended water and Landscape Pools	18
4.0	Design Description	19
4.1	Interface with Ground Plane	20
4.2	Elevated Gardens and Amenity	24
4.3	Residential Apartments	25
4.3.1	Apartment Mix	25
4.3.2	Apartment Levels	25
4.3.3	Private Open Space	25
4.3.4	Apartment Types	25
4.4	Vehicular Entry and Parking	26
5.0	Facade Systems and Materiality	27

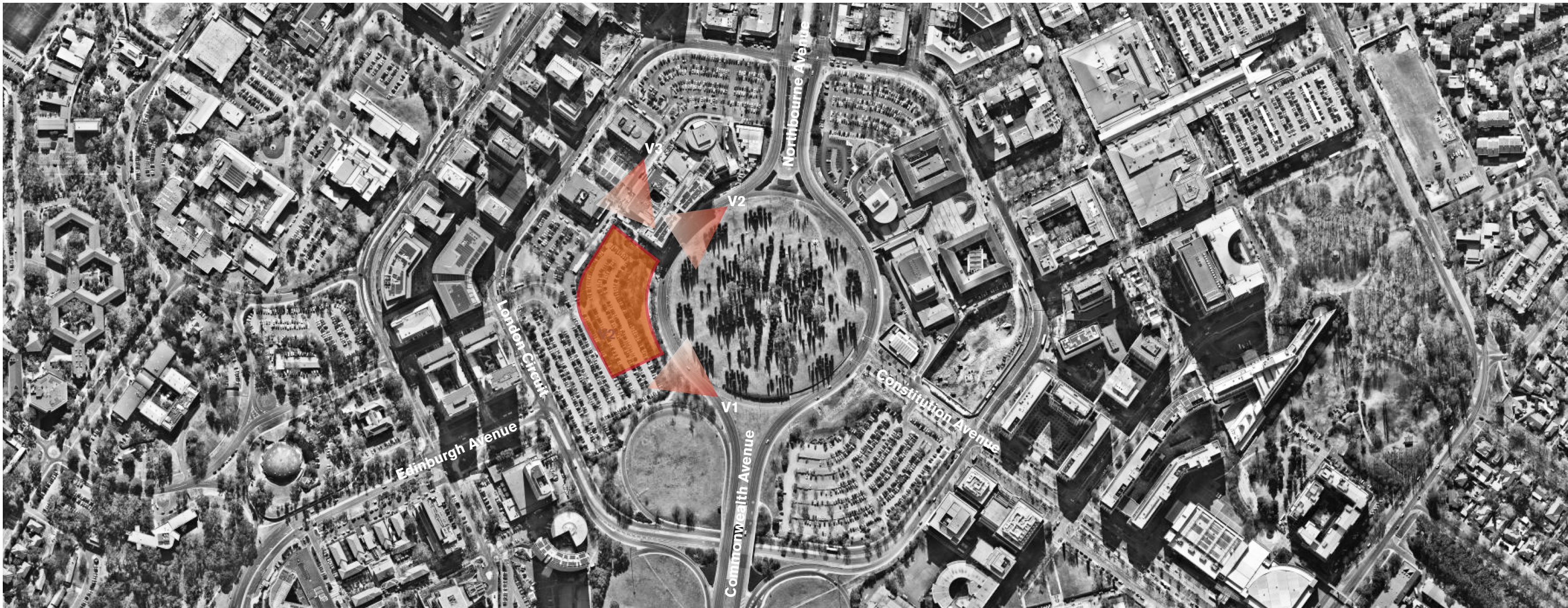


2.1 Site



AERIAL PHOTOGRAPH OF SITE SHOWING BROAD CONTEXT

2.2 Existing Street Views



AERIAL PHOTOGRAPH OF SITE



V1: VIEW ALONG CITY HILL

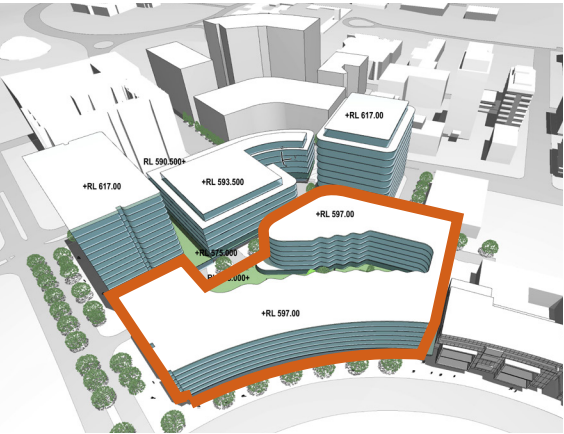


V2: VIEW BACK FROM CITY HILL



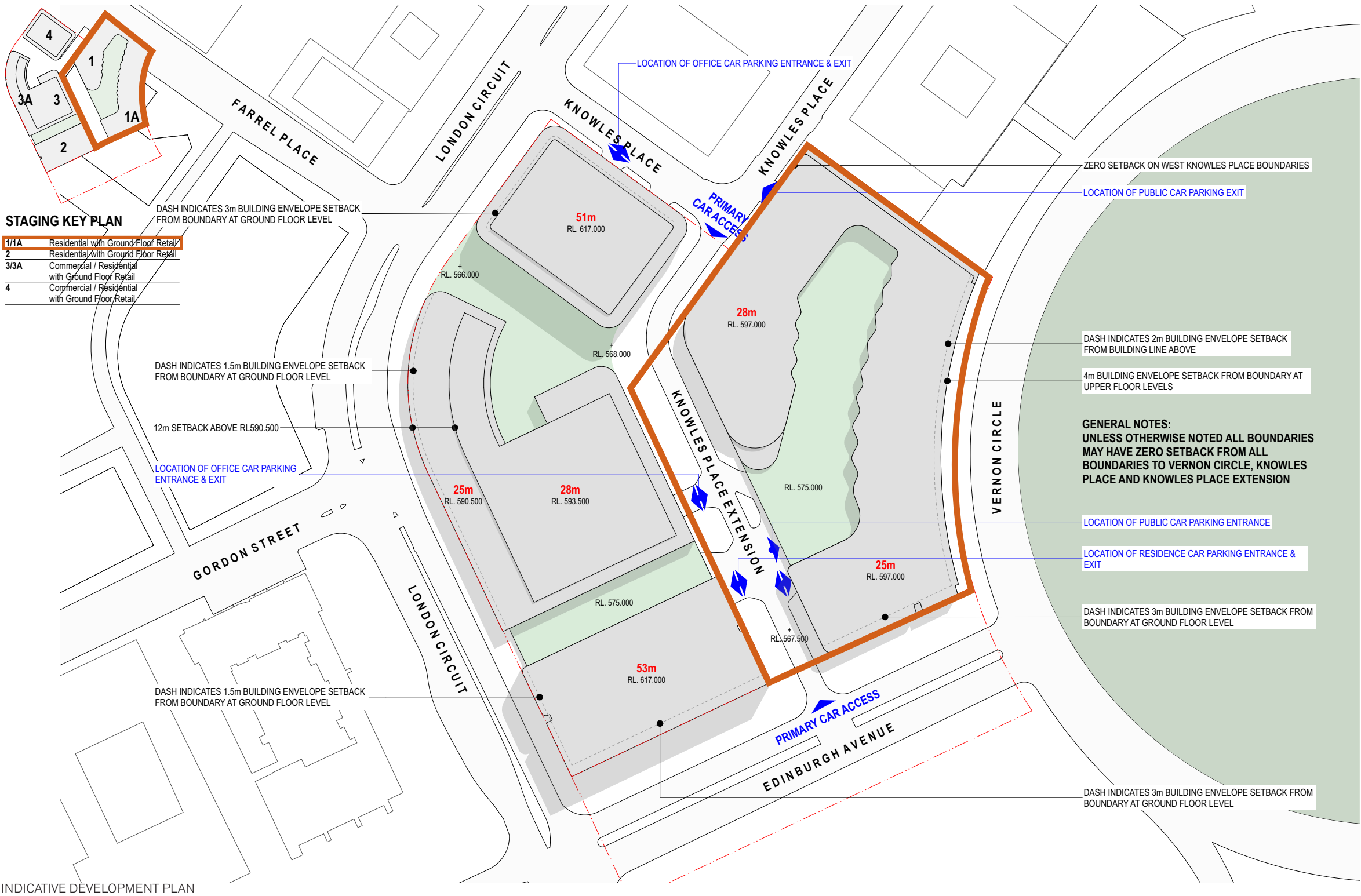
V3: VIEW ALONG KNOWLES PLACE

2.3 Masterplan & Site Context

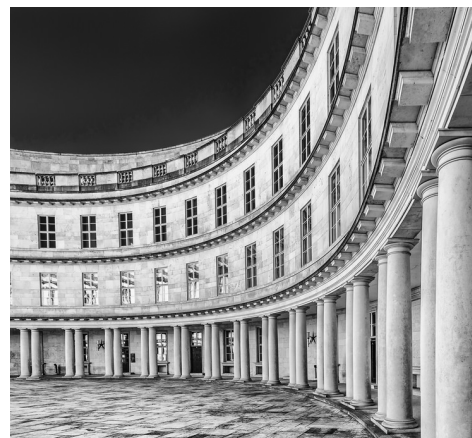


The proposal forms Stage 1 of the development of the wider section. The overall development consists of two landmark tower buildings to the site corners, as stipulated in Ammendment 87 to the National Capital Plan, and two low rise buildings to the site's eastern and western edges. The development includes the extension of Knowles Place for a private road

Further details of the masterplan can be seen in the report and ammended Indicative Development Plan that has been lodged separately.



1.0	Overview	4
1.1	Introduction	5
1.2	Site Description	5
1.3	Topography and Orientation	5
1.4	Heritage Context	5
1.5	Overview of Proposed Development.	5
1.6	Development Snapshot	5
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4.3.2	Apartment Levels	25
4.3.3	Private Open Space	25
4.3.4	Apartment Types	25
4.4	Vehicular Entry and Parking	26
5.0	Facade Systems and Materiality	27



3.1 Inspiration: Civic Circle Concept

The architecture reinforces the civic character of the site through its strong and bold facade to Vernon Circle. The scale of its elements and the purity of its form reinforce the site edge, working with adjacent buildings and future developments to clearly define the edge of City Hill as a grand public space in the tradition of European examples, reinterpreted in a contemporary mode appropriate for Australia's National Capital.

The repetitive modulation of the facade evokes a sense of a grand collonade opening towards City Hill. The scale of the facade elements is reflective of the Civic and Urban nature of the site, disguising, yet articulating the residential function behind. The Piano Nobile to the upper floor works to reduce the visual scale and reinforce the primacy of the collonade below.

The robust materials reinforce this image, working together to introduce sub-rythms within the facade, adding visual interest whilst clearly maintaining the monumentality appropriate to this facade.



VIEW FROM VERNON CIRCLE LOOKING SOUTH

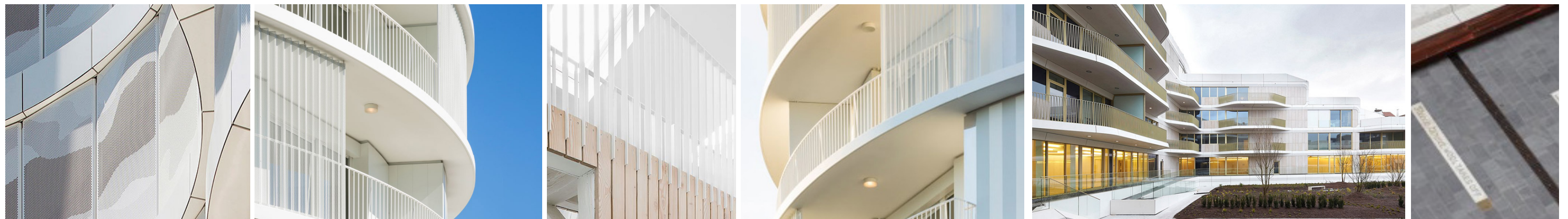


3.2 Mountains, Lake and City: Framed Orientation and Views

The form of the proposal echos the geometry of Lake Burley Griffin, blending Euclidian geometry with soft natural curves to unite the Natural and man-made worlds.

Inspired by Lake Burley Griffin, the Parliamentary Triangle and the mountains beyond, the architectural form takes on a gentle and fluid interpretation around the interior courtyard space. Varying transparencies of white create an ambiguous and engaging experience.



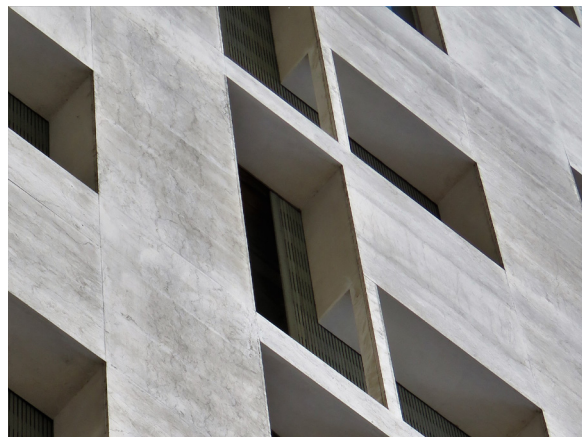
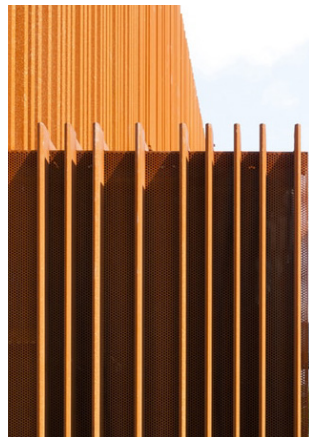
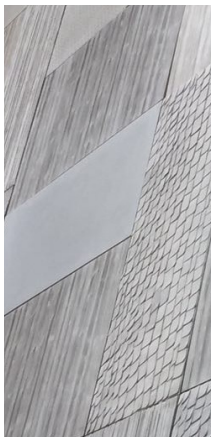


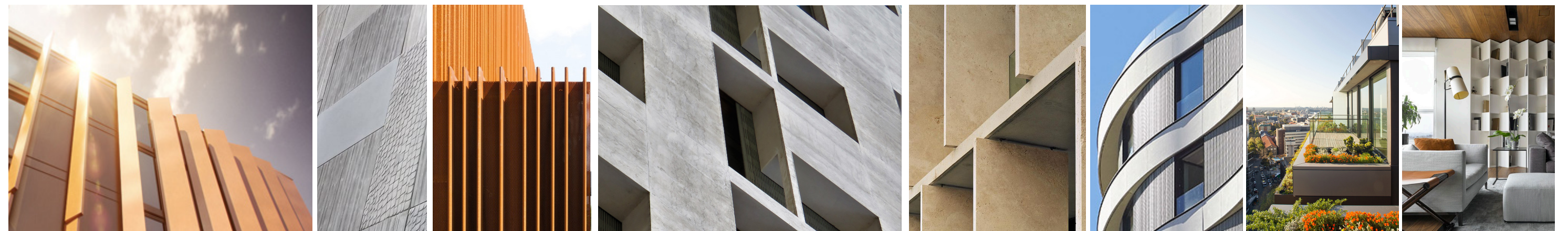
3.3 Quality and Materiality: Classic Quality and Timeless

The architecture is of a very contemporary form and advanced materiality, giving a sense of craft and technology. Robust louvers combined with warm metal tones and precision detail, create a sense of enduring luxury and comfort inspired by the beautiful lakeside location.

The materiality, geometry and form of the architecture occurs at every scale, from streetscape to public gardens, facade

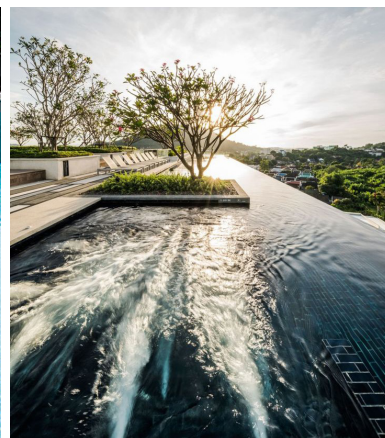
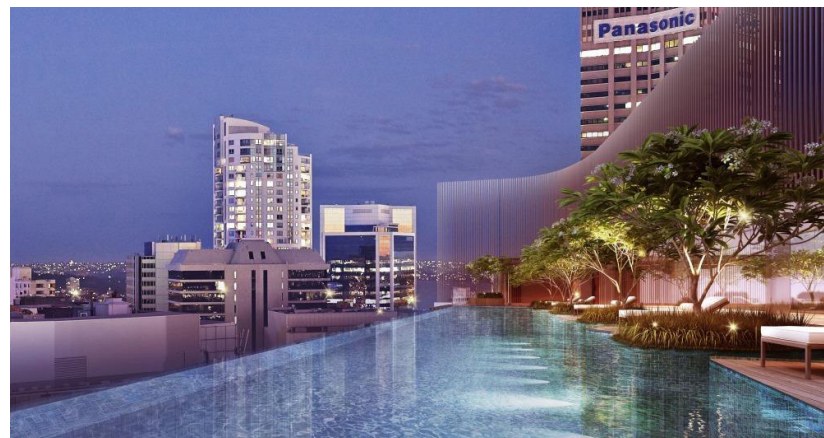
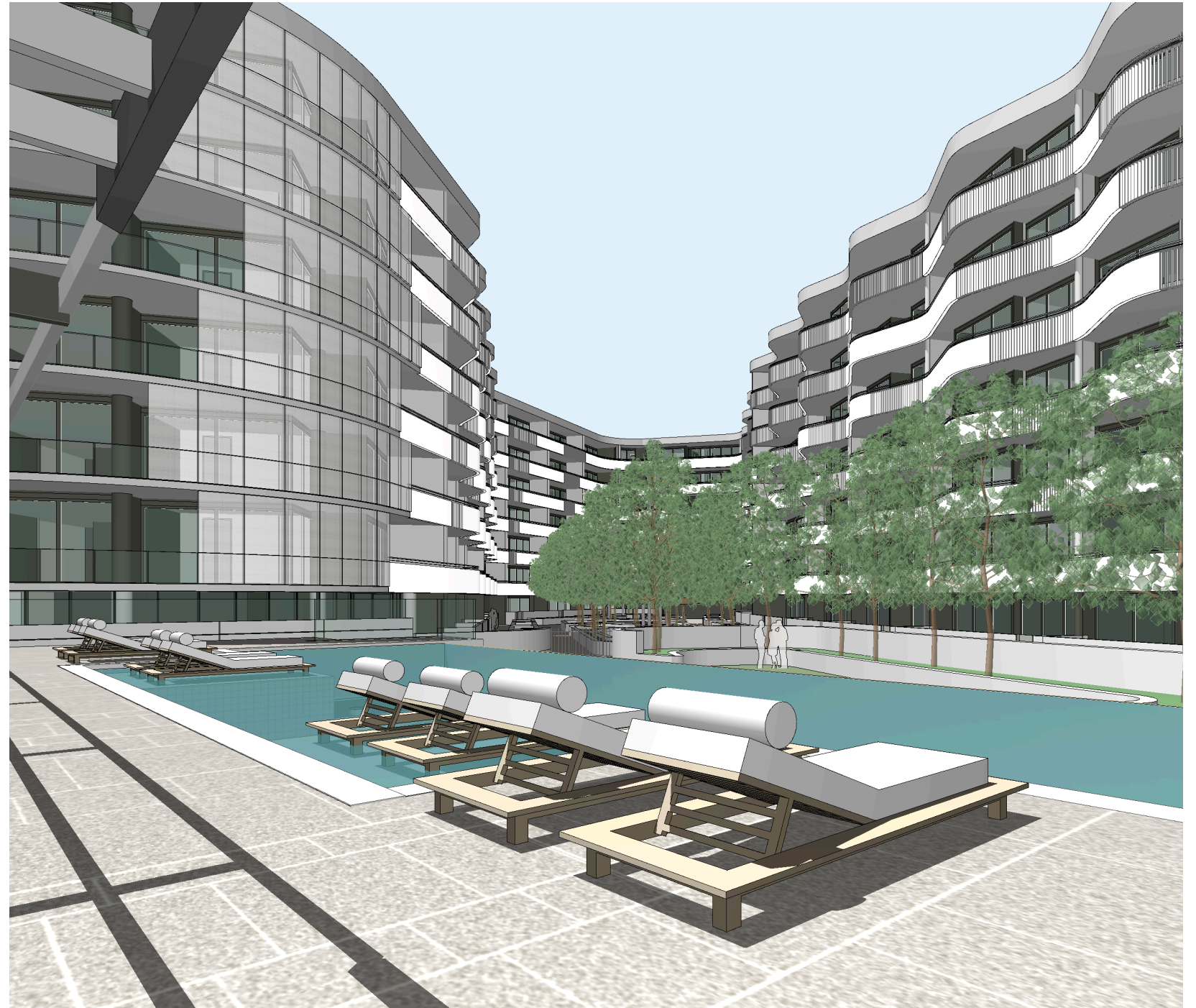
Quality materials combined with precision detailing create a sense of enduring luxury and comfort, complimenting the beautiful vistas of the lake and landscape beyond.





3.4 Communal Gardens: of Suspended water and Landscape Pools

The central garden will be an emblematic space for the identity of the development. Suspended at the edge of the city an infinity waterfront pool over a shared garden terrace, around which the communal facilities are gathered. It will be a unique and dramatic wholesome experience open to all residences.



1.0	Overview	4
1.1	Introduction	5
1.2	Site Description	5
1.3	Topography and Orientation	5
1.4	Heritage Context	5
1.5	Overview of Proposed Development.	5
1.6	Development Snapshot	5
2.0	Site + Context	6
2.1	Site	8
2.2	Existing Street Views	9
2.3	Masterplan and Site Context	10
3.0	Design Principles	11
3.1	Inspiration: Civic Circle Concept	13
3.2	Mountains, Lake and City: Framed Orientation and Views	14
3.3	Quality and Materiality: Classic Quality and Timeless	16
3.4	Communal Gardens: of Suspended water and Landscape Pools	18
4.0	Design Description	19
4.1	Interface with Ground Plane	20
4.2	Elevated Gardens and Amenity	24
4.3	Residential Apartments	25
4.3.1	Apartment Mix	25
4.3.2	Apartment Levels	25
4.3.3	Private Open Space	25
4.3.4	Apartment Types	25
4.4	Vehicular Entry and Parking	26
5.0	Facade Systems and Materiality	27

4.1 Interface with Ground Plane

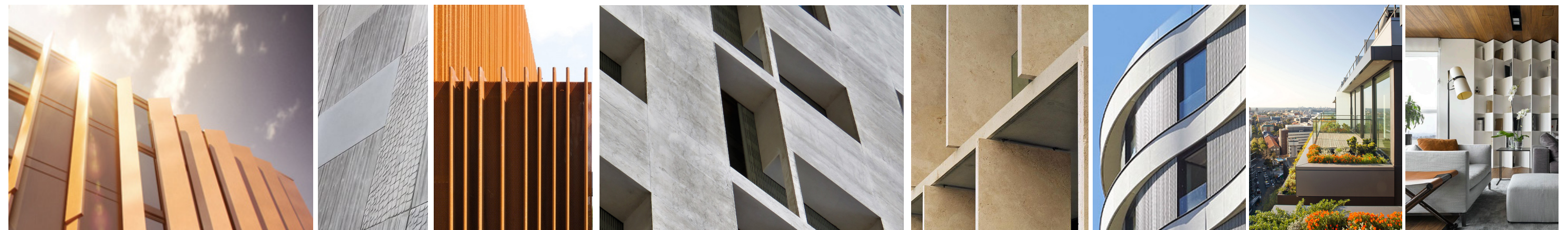
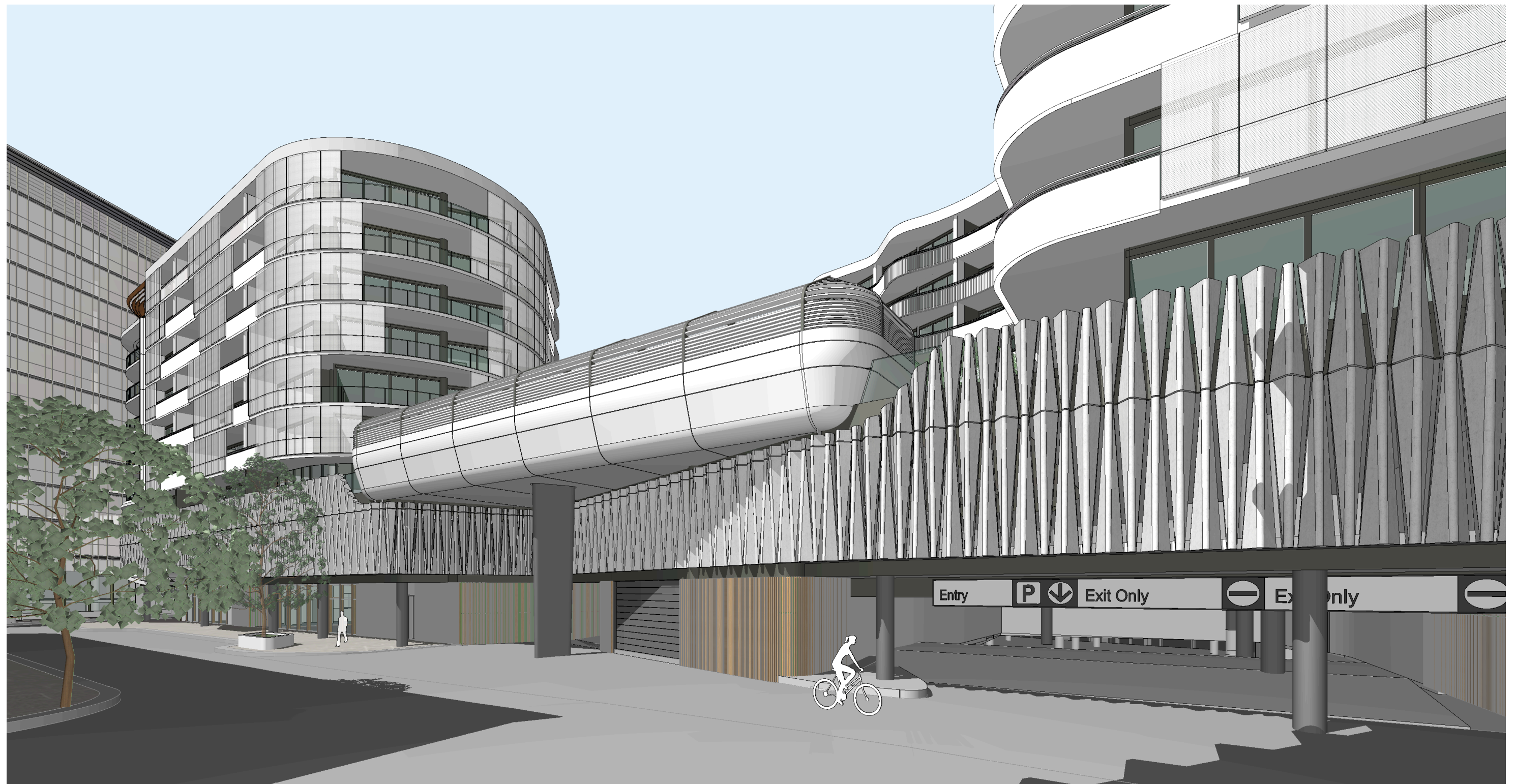


The development sits beside the prominent and nationally significant Edinburgh Avenue and Vernon Circle. Pedestrian entry lobbies are prominently located on the corner of Vernon Circle and Edinburgh Avenue, as well as on Vernon Circle adjacent to the ACT Supreme Court building. All carpark and services entries are located along the proposed Knowles Place Extension to retain the integrity of these building edges. The Knowles Place Extension will function as a private service road to serve the development and future stages.

Retail tenancies and residential lobbies wrap the Ground Floor along Edinburgh Avenue and Knowles Place Extension, activating the ground plane and providing a level of day and night activity and passive surveillance to the precinct.

Where possible, carpark and service entries are strategically flanked by these retail tenancies and lobbies to ensure that no single portion of Knowles Place Extension is sterilised.





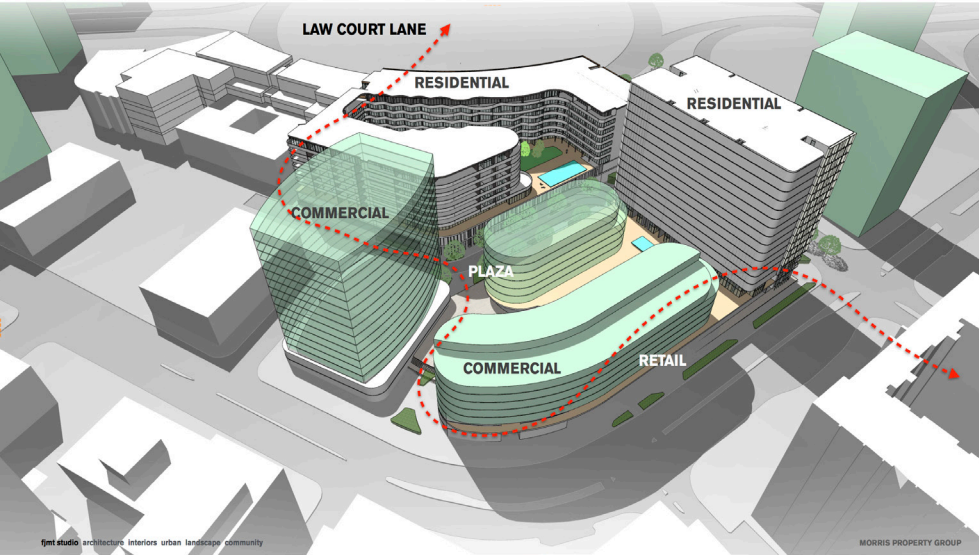
The stage 1 proposal is part of a 4 stage development that will significantly enhance the activation of both Vernon Circle and London Circuit.

The future Stage 3 and 4 masterplan incorporates retail and building foyers lining London Circuit, with a new public plaza linking London Circuit with the proposed Knowles Place Extension. This plaza will provide landscaped seating areas activated by stairs and ramps that provide pedestrian access between the two streets, as well as future retail and carparking entries that open off the plaza.

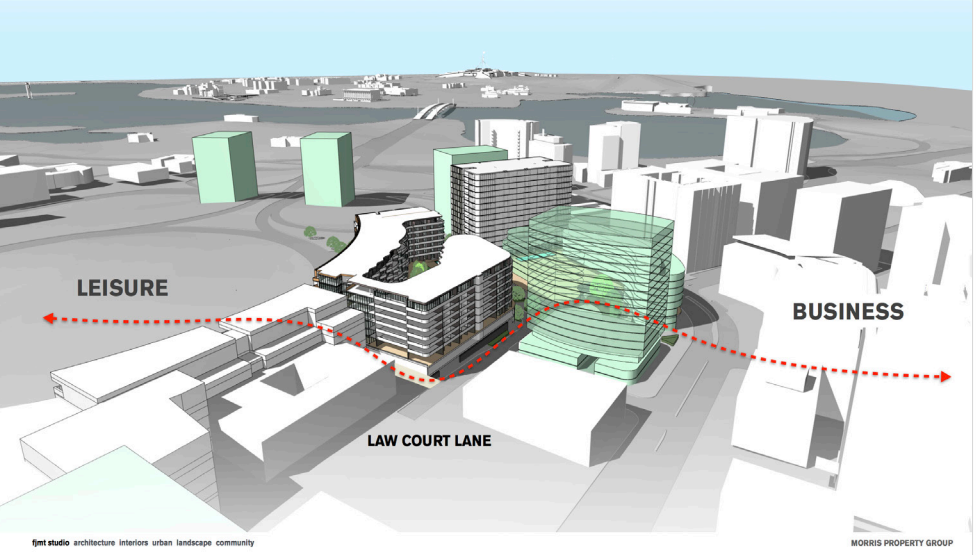
The plaza links the future stages through Knowles Place Extension to Vernon Circle, enhancing the connectivity of the New Acton and South West City precinct to City Hill and the shopping and leisure precinct of Bunda Street beyond.



URBAN DESIGN Active Urban Routes

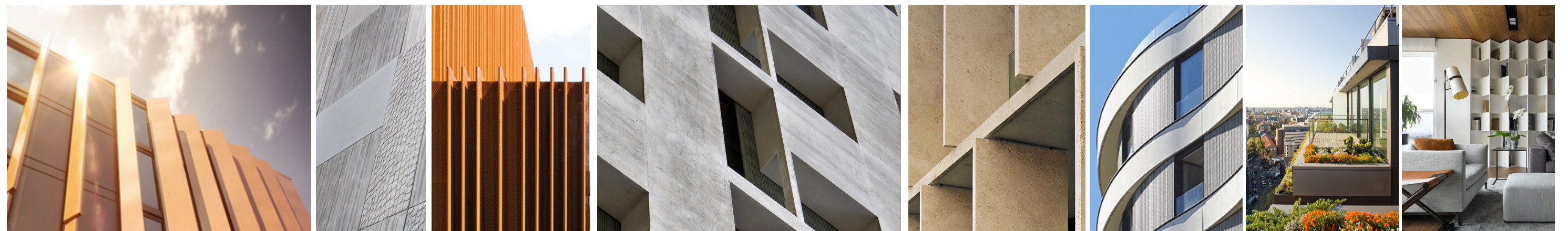


URBAN DESIGN Active Urban Routes



PLANS SITE Plan

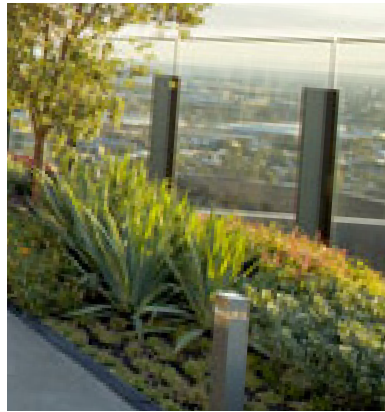




4.2 Elevated Gardens and Amenity



The connection to the lake and surrounds is further enhanced through the extension of open landscape spaces into the site. The private, central, communal garden, sleeved by generous private terraces and an infinity pool, will be emblematic to the identity of this development. Views from this space are carefully framed over the courtyard to provide a sense of space and living within the landscape, with glimpses across the lake. The sophisticated landscape is meticulously designed to provide a perfect balance of sun and shade.



4.3 Residential Apartments

Apartments are centred around the shared garden space in a continuous ribbon, reminiscent of the lake edge. The primary volume faces City Hill across Vernon Circle. The remainder of the apartments wrap the edges of the site, forming a large landscaped courtyard landscaped terraces providing these apartments a high amenity.

4.5.1 Apartment Mix

The residential apartment mix has been based on the provision of a range of apartment types.

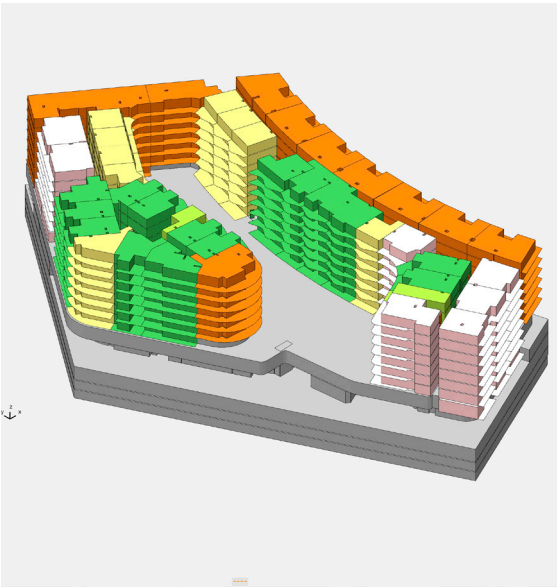
TYPE		#	% OF MIX	AVERAGE INTERNAL NSA
Studio		14	4.5%	50sqm
1 Bed		63	20%	58sqm
2 Bed		157	50.3%	90sqm
3 Bed		79	25.2%	120sqm
TOTAL		313	100%	

4.5.2 Apartment Levels

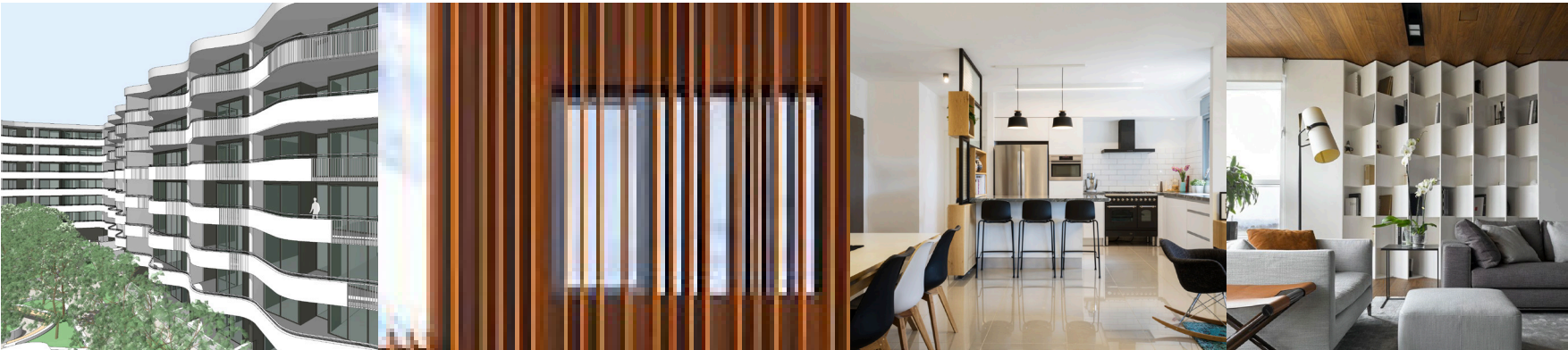
There are 8 residential levels from Level 01 to Level 08 with 3 levels of basement parking and 1 level of Ground Floor parking and 1 level of above ground parking.

4.5.3 Private Open Space

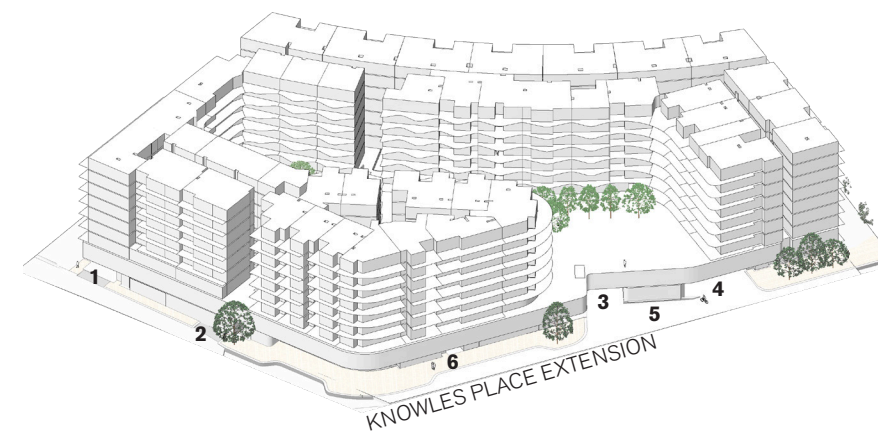
All apartments have access to private open space which open off the main living space and bedrooms. The apartments on Level 2 podium have resort-style terraces bounded by soft landscape. On the higher levels, some of the 3-bedroom apartments have generous private terraces as an extension off their living areas.



TYPICAL APARTMENT LEVEL PLAN



4.4 Vehicular Entry and Parking



The development provides a compliant number of parking in 3 levels of underground and 1 level of ground floor parking and 1 level of above ground parking, sleeved by retail tenancies and residential apartments.

The required 750 public car parking spaces are provided at Ground Floor and in Basements 01 and 02.

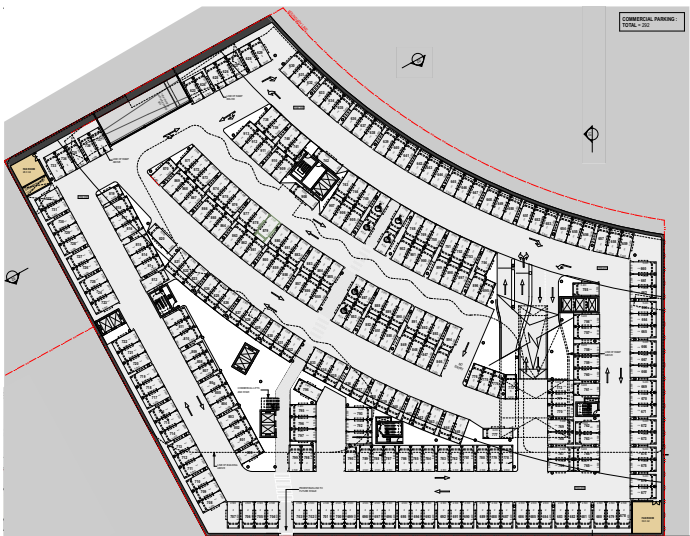
Podium residential carparking is accessed via a ramp off Knowles Place Extension (3). A total of 178 car spaces are provided. 152 parking spaces are provided at Ground Floor, accessed from Knowles Place Extension, with an additional 7 on street parking bays provided (2). A further 292 plus 299 Commercial spaces are provided on Basement 01 and Basement 02 respectively, accessed via a ramp on Knowles Place Extension (4). These are served by two dedicated carpark elevators and an open stair (6). 322 additional residential spaces are provided at Basement 03, accessed via a ramp off Knowles Lane (1). Loading will occur at ground level with access from Knowles Lane Extension (5). A dedicated loading bay is provided with access to the residential garbage room and the residential lifts.



LEVEL 01 PLAN



GROUND FLOOR PLAN



BASEMENT 01 PLAN



BASEMENT 02 PLAN



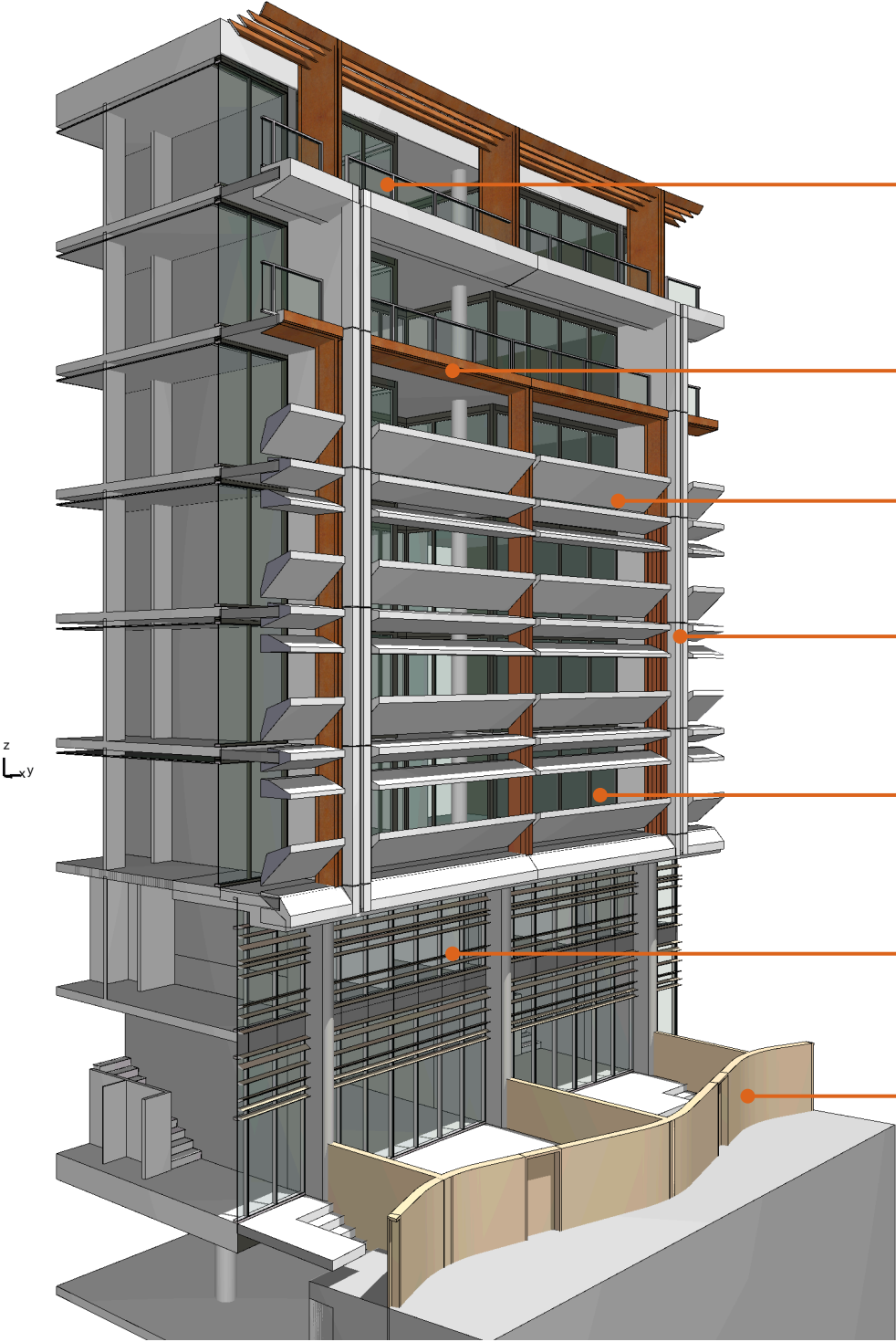
BASEMENT 03 PLAN

1.0	Overview	4
1.1	Introduction	5
1.2	Site Description	5
1.3	Topography and Orientation	5
1.4	Heritage Context	5
1.5	Overview of Proposed Development.	5
1.6	Development Snapshot	5
2.0	Site + Context	6
2.1	Site	8
2.2	Existing Street Views	9
2.3	Masterplan and Site Context	10
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4.3.4	Apartment Types	25
4.4	Vehicular Entry and Parking	26
5.0	Facade Systems and Materiality	27

5.0 Facades + Materiality



The architecture is of a very contemporary form and advanced materiality, giving a sense of craft and technology. Horizontal louvres and battens, combined with pre-finished architectural cladding panels and precision detailing, create a sense of enduring luxury and comfort inspired by the civic nature of the City Hill location.



GLASS BALUSTRADES TO UPPER LEVELS

PREFINISHED ARCHITECTURAL PANEL WITH WARM/GOLD TONES

PREFINISHED ARCHITECTURAL LOUVRES WITH COOL/CONCRETE TONES

PRE-CAST CONCRETE PORTAL FRAME

FULL HEIGHT GLAZING INCORPORATING OPERABLE DOORS TO BALCONIES

PREFINISHED ARCHITECTURAL LOUVRES WITH WARM/GOLD TONES

LIGHT COLOURED STONE WALLS TO COURYARDS

FACADE SYSTEM 1 - VERNON CIRCLE

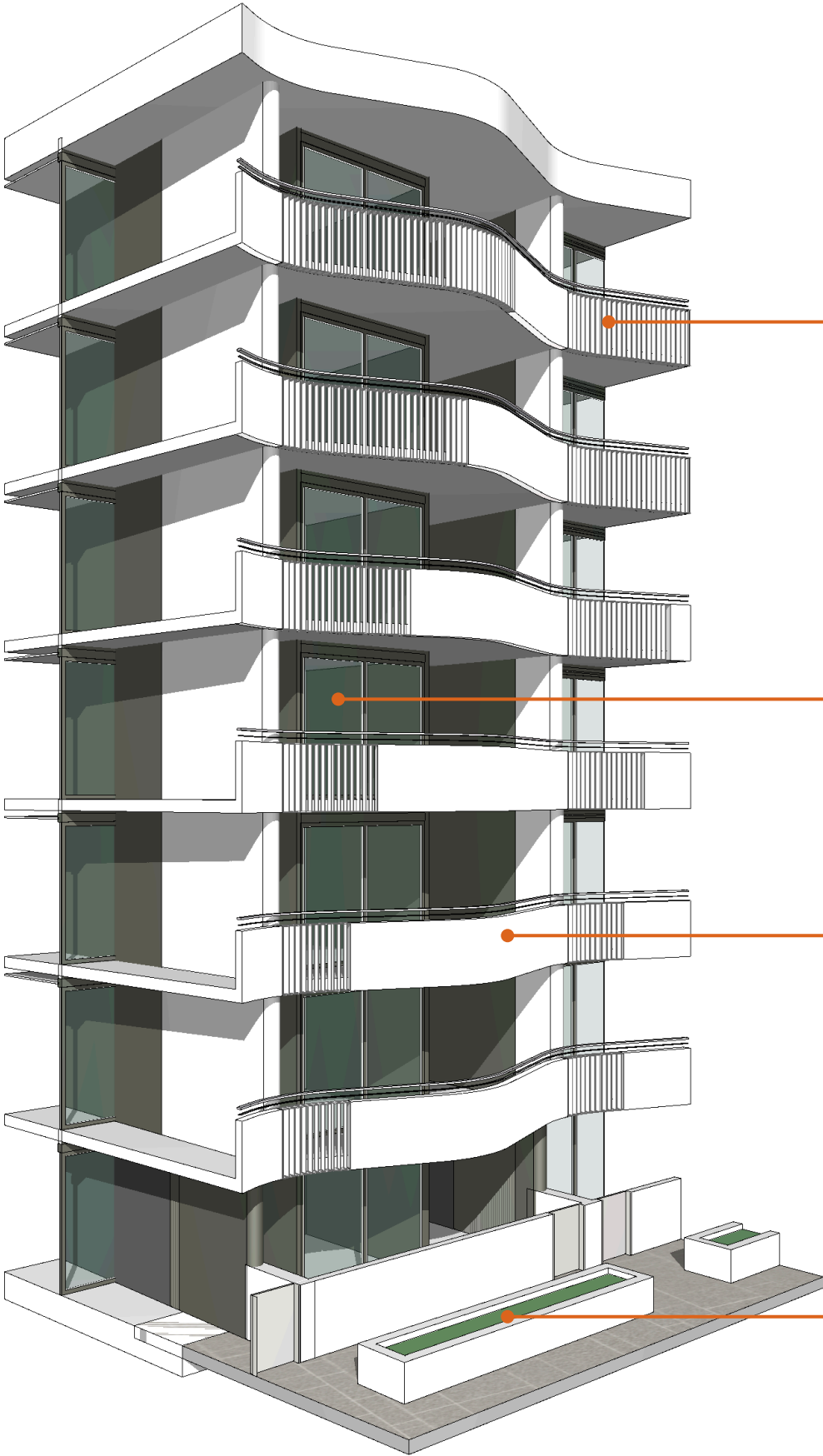


5.1 Facades + Materiality



The design responds to the requirement to maximise privacy whilst allowing expansive views of the landscaped courtyard and lake view beyond.

The design concept focuses on creating layers of transparency that open towards the view, getting progressively more transparent as it moves towards the sky, creating a rhythmic progression. The subtle curves of the facade reflect the movement of water upon the lake shore, referencing the unique character of Lake Burley Griffin and surrounds.



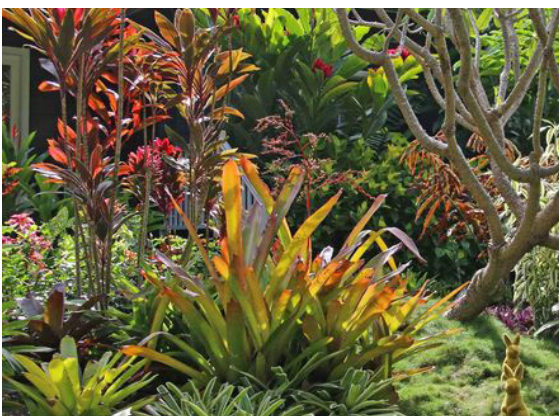
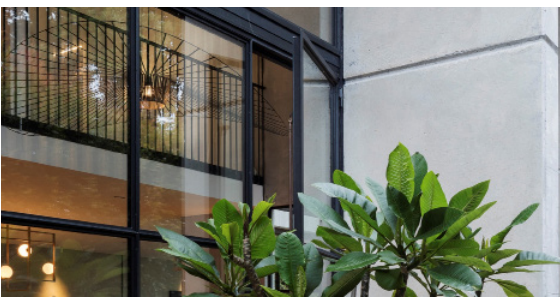
PRE-FINISHED ARCHITECTURAL BALUSTRADE WITH EXPRESSED VERTICAL BATTENS

FULL HEIGHT GLAZED PANELS

CONCRETE BALUSTRADES

RAISED PLANTER BEDS TO PUBLIC PODIUM

FACADE SYSTEM 2 - COURTYARD INTERIOR



5.2 Facades + Materiality



The wings of the courtyard gently reach out to grasp the street frontages. The sense of lightness and transparency embraces the street softens the interface between public and private spaces, and mediates the views to adjacent developments.

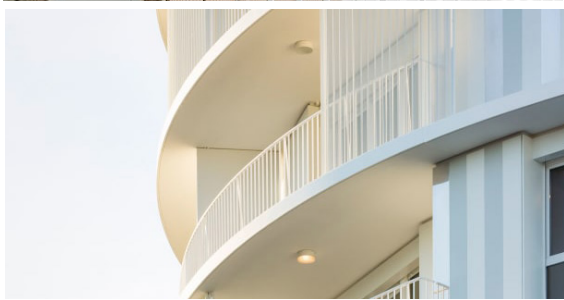
FACADE SYSTEM 3 - COURTYARD ENDS



FIXED PERFORATED METAL SCREENS

FULL HEIGHT GLAZING INCORPORATING OPERABLE DOORS TO BALCONIES

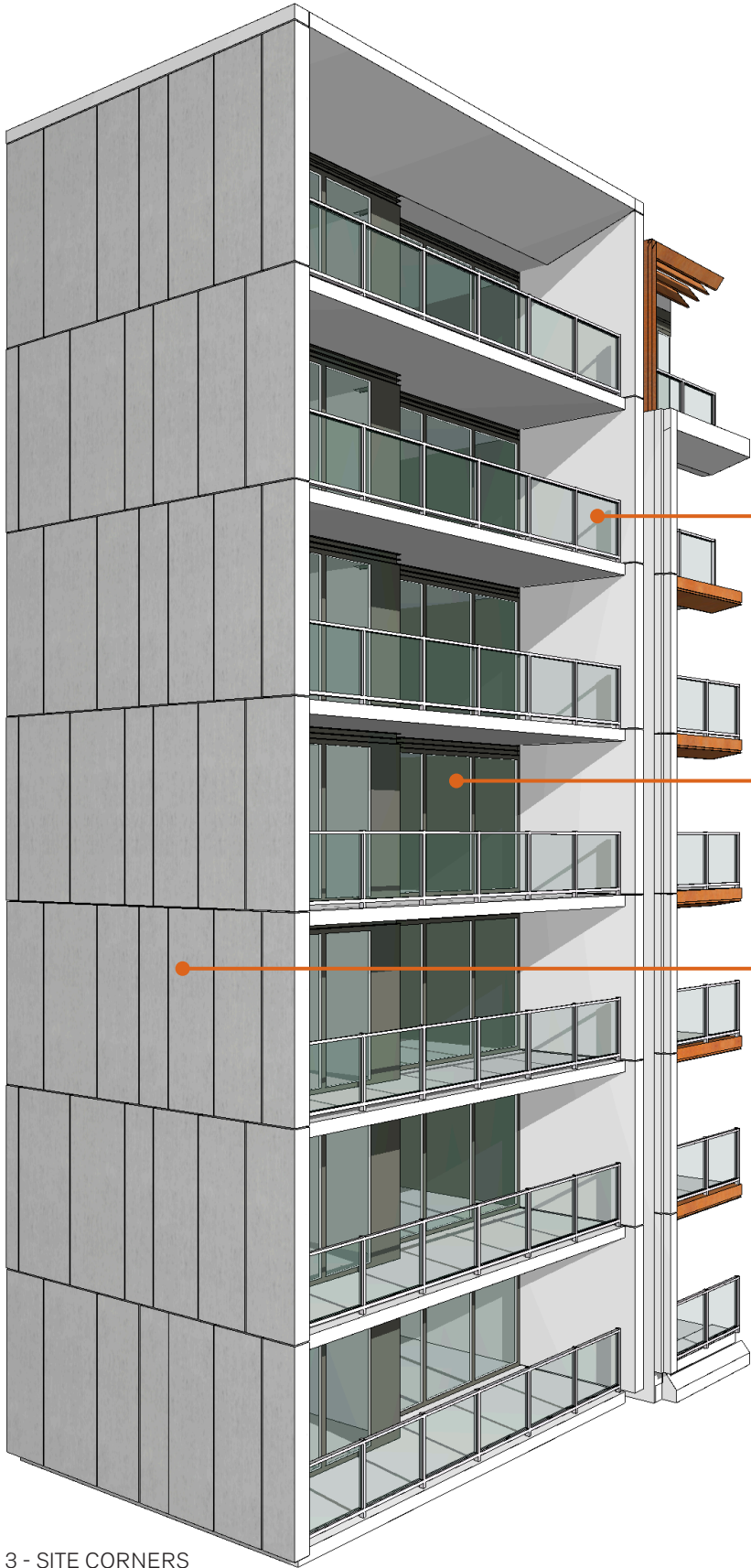
CONCRETE BALUSTRADES



5.3 Facades + Materiality



The solidity of the corners of the site are accentuated by strong, bold forms that hold the edges of the building firmly. These serve as marker portals to the entry to the site, creating a distinct sense of place and threshold.

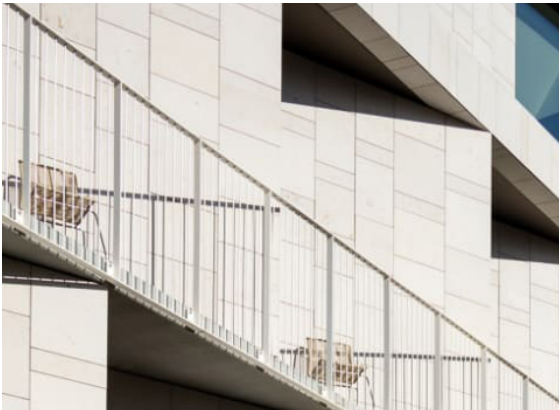
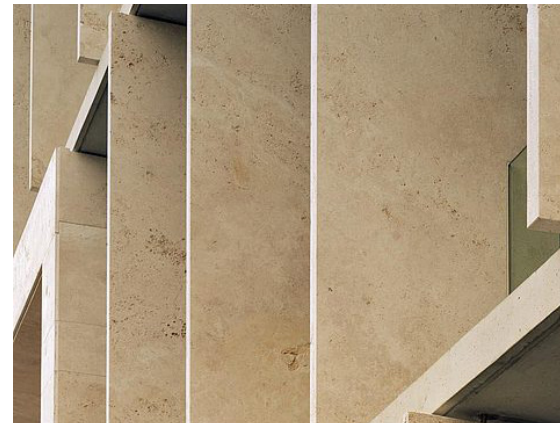


FACADE SYSTEM 3 - SITE CORNERS

GLASS BALUSTRADES

FULL HEIGHT GLAZING INCORPORATING OPERABLE DOORS TO BALCONIES

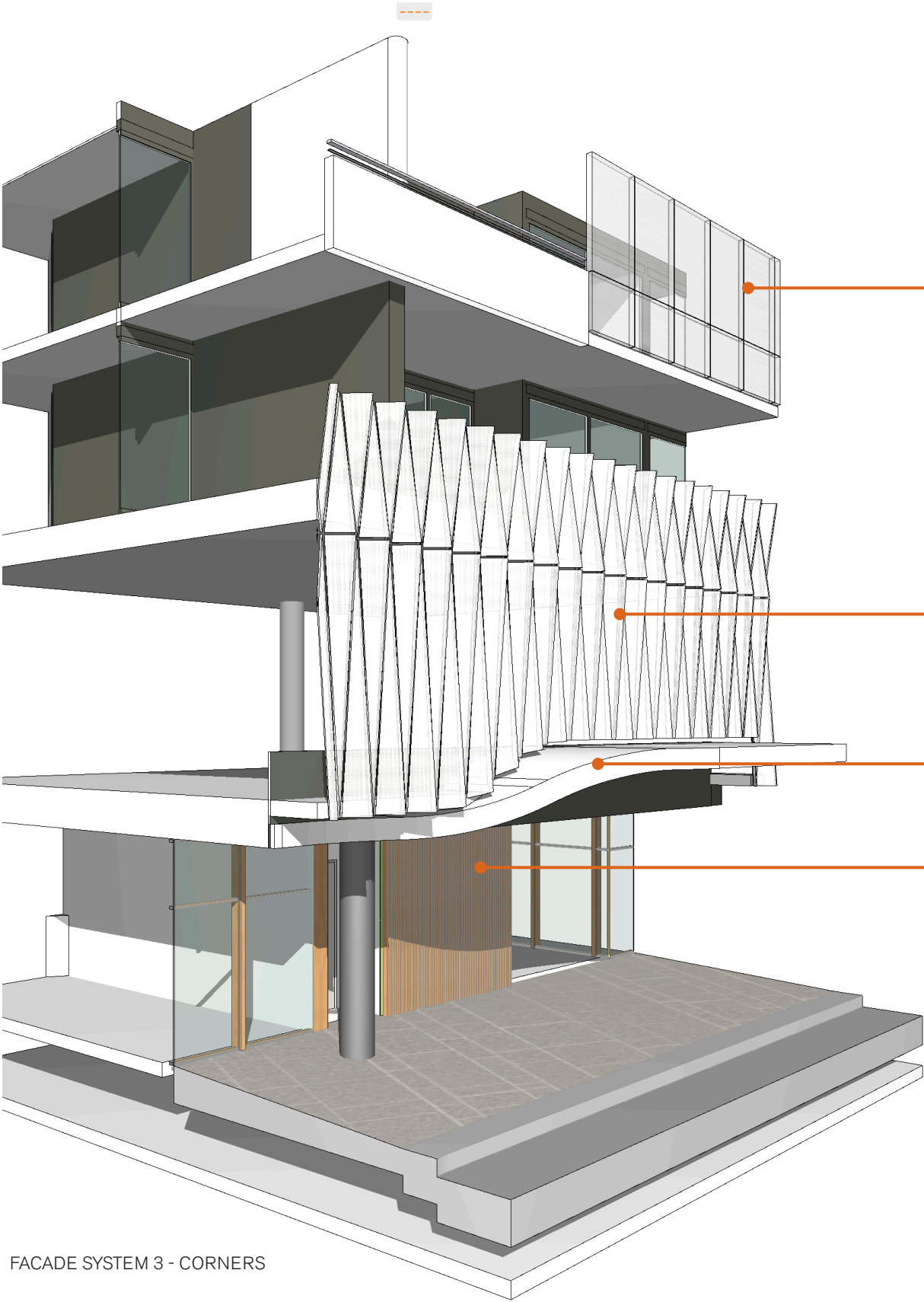
CONCRETE PANELS WITH DETAILED JOINTING



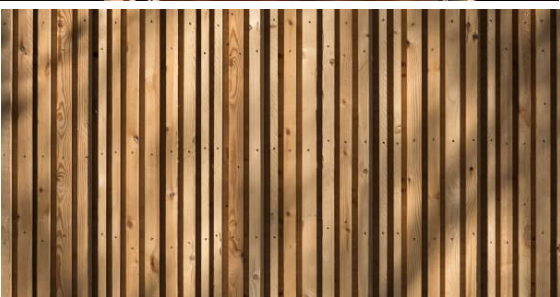
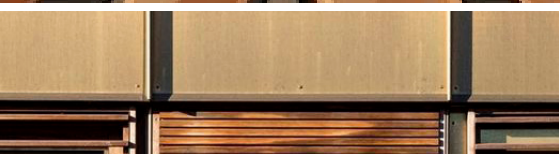
5.4 Facades + Materiality



The ground plane facade is wrapped in a warm tone, facilitating a connection with the natural world. A contoured and perforated facade system clads the carpark, ever changing under different conditions of light and shadow, creating a dialectic with the sky above.



FACADE SYSTEM 3 - CORNERS





architecture
interiors
urban
landscape
community

Sydney
Melbourne
UK