

Block 13 Section 13 Forrest

Works Approval Planning Report

Client:
Addval Developments

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1 Introduction

1.1 Purpose of this Planning Report

This Planning Report has been prepared by Elton Consulting for ADDVAL Developments, the lessee (GXXY Investment Pty Ltd). The report is to accompany a **Works Approval (WA)** application to the National Capital Authority (NCA) for the construction of **three (3) residential buildings** and associated landscape works at **Block 13 Section 13 Forrest**.

The WA is to be submitted to the NCA in accordance with Section 12 of the *Australian Capital Territory (Planning and Land Management) Act, 1988*.

This Planning Report has been prepared following extensive consultation with the NCA, the Environment, Planning and Sustainable Development Directorate (EPSDD), Transport Canberra and City Services (TCCS), community members and other key stakeholders.

1.2 Structure of this Planning Report

Ch.	Title	Purpose
2	Site Description	Provides a detailed description of the subject site – including its location, natural and built features, access and services and its surrounds.
3	Planning Controls	Identifies the legislation, the statutory planning policies and codes (Commonwealth and ACT), and other non-statutory planning strategies relevant to the subject site and/or the proposal, as well as any covenants, conditions and/or agreements attached to the Crown Lease for the subject site.
4	Design Statement	Comprehensively describes the underlying design principles of the proposed development and its urban design context.
5	Consultation	Outlines consultations undertaken prior to submission of the Works Approval, including meetings/discussions with NCA staff, consultations with entities and/or government agencies and any public consultations.
6	Planning Evaluation	Provides an assessment of the proposal against the relevant aims, objectives and rules contained within statutory planning provisions applicable to the site and/or the proposal, as well as the applicable covenants, conditions and/or agreements of the Deed and holding Lease for the site.
7	Conclusion	Summarises the findings of the previous chapters and highlights the consistency of the proposal with the provisions of the National Capital Plan.

1.3 Works Approval Documentation

This Planning Report is to be read in conjunction with a suite of other supporting documentation submitted with this Works Approval. The documentation includes:

- » Site plan indicating the location of the three proposed buildings, vehicular access and parking.
- » Quantity Surveyors Certificate of Costs
- » Architectural plans/elevations and a drawing schedule.
- » Landscape plans
- » A schedule of materials and colours for the proposed development.
- » Perspectives and renderings of the proposal.
- » Construction Plan including site office, proposed parking for construction workers, temporary fencing and signage.
- » Survey Plan
- » Civil and excavation plans
- » Tree Assessment Report
- » Tree Management Plan
- » Traffic and Parking Assessment Report
- » Temporary Traffic Management Plan
- » Power Connection and ACTEW agency clearance
- » TCCS and ACT Government Agency clearances for offsite works
- » Consultation Report
- » Site establishment and Construction Management Plan

1.4 Acknowledgements

While preparing the WA application, discussions have been undertaken with several representatives of the NCA, as well as representatives from EPSDD (including access and waste management) and discussions with surrounding neighbours and other community representatives. The issues raised and comments made by those involved have been considered and are gratefully acknowledged by the lessee and Elton Consulting.

1.5 Disclaimer

Any representation, statement, opinion or advice expressed or implied in this document is made in good faith but on the basis that Elton Consulting, its agents and employees are not liable to any person for any damage or loss whatsoever which has occurred or may occur, in relation to that person taking or not taking (as the case may be) action, in respect of any representation, statement or advice referred to in this document.

2 Site Description

This section provides a detailed description of the subject site –identifying its location and address, describing its physical attributes, current use and development, access to services and infrastructure, and its surrounds.

2.1 Location and Address

The subject site is located in Forrest within close proximity to Parliament House. The site is bounded by State Circle, Hobart Avenue and Canberra Avenue. The location of the site in Forrest is shown by [Figure 1](#) (below).

Figure 1 Location Map



The subject site was subdivided from former Block 10 and is identified as **Block 13 Section 13 Forrest**. The site is an irregular shaped block as shown by Figure 2. The area of the Block is 13,318 square metres.

Figure 2 Subject Site



2.2 Existing Development

The subject site is currently undeveloped. A temporary structure has been constructed and will be in place until the completion of the proposed development outlined in this report. The purpose of the temporary structure is to provide a space for community consultations and for marketing of the future development.

Block 13 currently has no formal vehicular access via a driveway. However, an informal unsealed access is in use from Hobart Avenue.

2.3 Existing Trees and Vegetation

The Canberra Avenue frontage of the site consists of a wide verge on which is a single row of inter-planted *Eucalyptus mannifera* and *Prunus cerasifera nigra* as formal street trees. In addition, a large number of ornamental deciduous trees have been planted along the Canberra Avenue edge of the site.

A recent survey (2017) has identified 154 trees within or close to the site. The tree survey reports that there are no rare or endangered species on the site and there are no remnant eucalypts on site. A

total of 39 regulated trees are located on or close to the site of which 31 do not meet criteria for removal.

2.4 Surrounding Development

Section 13 is defined by National Circuit to the south, Canberra Avenue to the east, State Circle to the north and Hobart Avenue to the west. Existing development within Section 13 consists of the Forrest Early Childhood Centre (Block 5) located adjacent to the south western corner of the site. The Forrest Primary School (Block 1) addresses Hobart Avenue and lies immediately to the south of the childcare centre.

Located in the south eastern corner of Section 13 is the Jewish National Memorial Centre (Block 3). This development has an address to National Circuit.

The site addresses State Circle at its northern boundary. Across State Circle are the extensively landscaped areas between State Circle and Capital Circle that provide the setting for Parliament House. Across Canberra Avenue, to the north-east of the site, is the heritage listed St Andrews Presbyterian Church.

To the east of the site across Canberra Avenue are a number of office developments within the Barton office precinct.

To the south of the site, across National Circuit, Section 19 Forrest consists of a mix of land uses including a church, a motel, tennis courts, two multi-unit residential developments, a club premises and a cultural facility.

Other development to the west of the site, across Hobart Avenue, is residential development within the suburb of Forrest.

3 Statutory Planning provisions

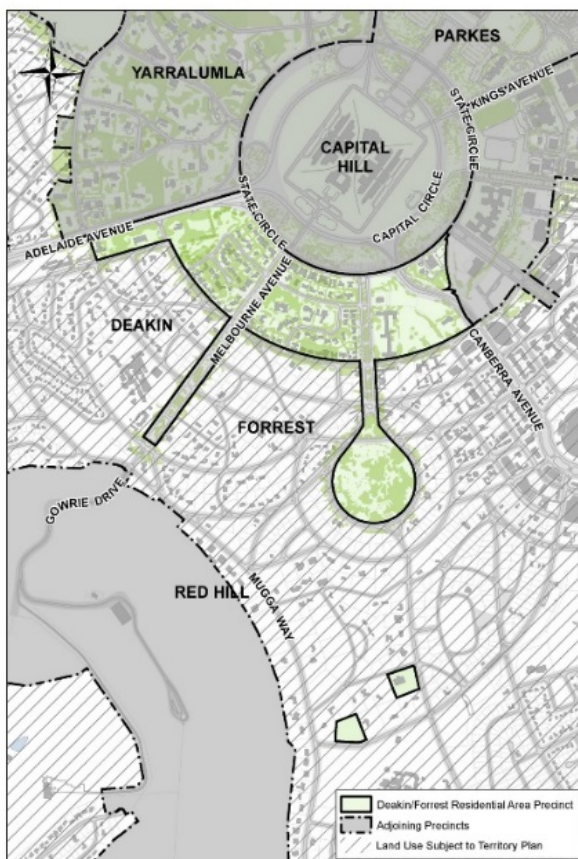
3.1 National Capital Plan

The subject site is within a Designated Area of the National Capital Plan and accordingly is subject to the relevant provisions of the National Capital Plan (NCP).

Block 13 Section 13 is part of the Central National Area and is within the Deakin/Forrest Residential Area Precinct. Three Main Avenues have boundaries to the site: State Circle, Hobart and Canberra Avenues. There is a National Capital interest in ensuring that development surrounding and in close proximity to Parliament House, is of the highest design quality.

Developed controls for the subject site are provided in both the *Deakin/Forrest Residential Area Precinct Code* and the *Design and Siting General Code* of the National Capital Plan.

Figure 3 Deakin Forrest Residential Area Precinct location



3.1.1 Deakin/Forrest Residential Area Precinct

The subject site is located within the Deakin/Forrest Residential Area Precinct. The importance of the Deakin/Forrest residential area stems from its frontage to the Main Avenue of State Circle, its location

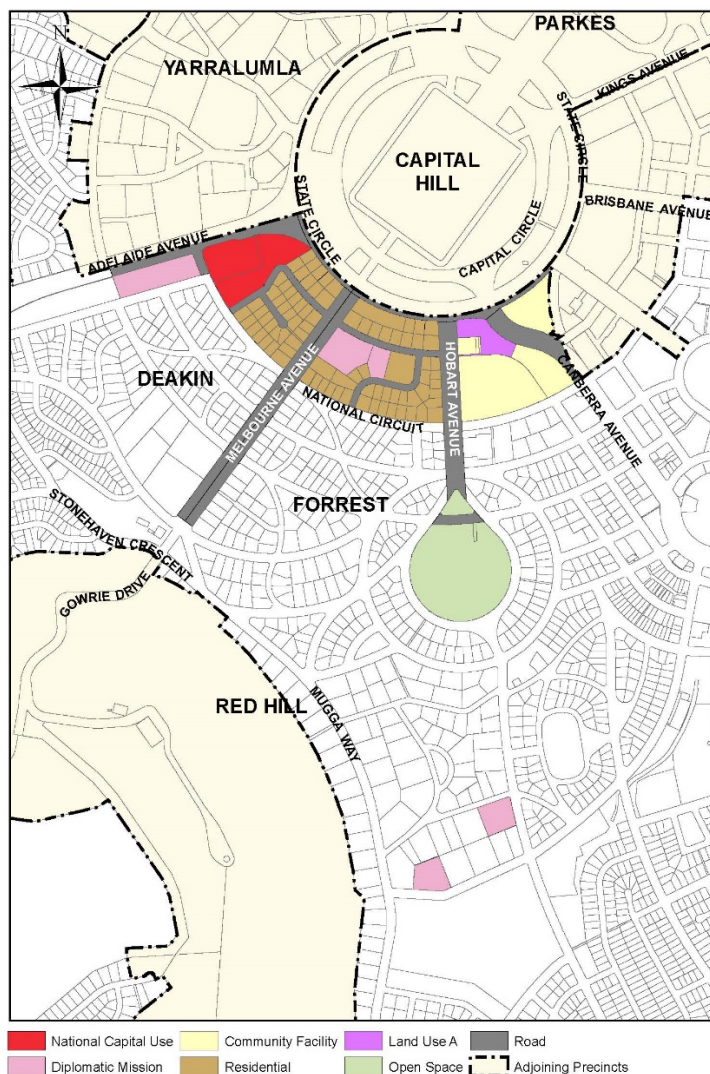
within the Griffins' Land Axis, and from its close proximity and relationship to Parliament House. The residential area is an example of the twentieth century 'Garden City' planning concepts that the Griffin's adopted in their designs for Canberra.

The ***Deakin/Forrest Residential Area Precinct Code*** provides detailed conditions of planning and design applicable to the site.

The following objectives are sought for the precinct:

- a. The residential areas of Deakin and Forrest that lie between State Circle and National Circuit will maintain and enhance the character of the National Capital and will be planned and developed in accordance with its national significance.
- b. The principal residential character of the area and the use of the land primarily for residential purposes are to continue.
- c. Design of buildings in proximity to the Prime Minister's Lodge must reflect the dominant urban design character of the locality.

Figure 4 Land use for the Deakin Forrest Residential Precinct



The land use for the subject site is identified as 'Land Use A' in Figure 28 of the National Capital Plan. This figure is replicated above. The permitted uses for 'Land Use A' are:

- > Residential
- > Diplomatic Mission
- > Commercial Accommodation (Hotel and Serviced Apartment only).

The *Detailed conditions of planning, design and development* included in the Code are intended to *ensure excellent urban design for this important residential precinct adjacent to Parliament House*. All residential development proposals are subject to public notification and consultation with lessees and residents in the Deakin/ Forrest residential area.

The principal residential character of the area and the use of the land for residential purposes are to continue. The Code permits quantitative standards, with the exception of building height and plot ratio, to be varied where it can be demonstrated that this would result in an excellent urban design outcome.

The following development conditions apply to the subject site as part of former Block 10 Section 13 Forrest. The objectives of these conditions are to:

- » Ensure excellent urban design for this important precinct on the final approach to the Parliamentary Zone.
- » Provide an opportunity for the development of mixed use facilities, including 'Residential', 'Diplomatic Mission', and 'Commercial Accommodation (Hotel and Serviced Apartments only)'.
- » Achieve a built form for the Canberra Avenue frontage similar to other sites adjacent to the final approach to the Parliamentary Zone.
- » Achieve a built form for the State Circle frontage similar to that of the sites fronting State Circle in the Deakin/Forrest residential area.

3.2 Deed of Agreement

The site is subject to a holding lease and a deed of Agreement between the lessee (GXXY Investment Pty Ltd) and the Territory Government (Planning and Land Authority), dated June 2016. Typically, Annexure A2 of the deed provides *Special Planning Conditions and Guidelines*.

Clause A2.1.2 of the Deed requires that for any proposed development of Block 13 Section 13 Forrest (subject site) and associated offsite works, the Developer is required to submit a Works Approval application to the NCA for approval.

The offsite works approved on State Circle are on National Land and therefore subject to NCA asset acceptance requirements for handover. Other offsite works are within a Designated Area of the National Capital Plan, but located on Territory land, and therefore subject to Territory design acceptance requirements for handover.

The Deed requires the territory to endorse all relevant parts of the Developer's proposed Works Approval application to ensure that assets to be returned to the Territory meet Territory standards as a minimum prior to submission of its Works Approval application to the NCA.

Approvals for development are to be staged as follows:

1. The developer submits a preliminary Works Approval proposal to the NCA for comment and guidance on NCA requirements for preparing the application (**completed**).
2. A Development Plan detailing the scope of works to be returned to the Territory, based on the Works Approval application, is submitted to the Territory's estate Manager. This submission is

circulated to the relevant Authorities for endorsement prior to Works Approval submission **(completed)**.

3. A Works Approval Application is submitted to the NCA for approval **(this application)**. This includes circulation to and design acceptance from NCA estate managers for assets proposed on National Land.
4. Design acceptance approval will be determined by the NCA and the Territory based on the development submission.

4 Community Consultation

As part of the development of the subject site the proponent has committed to a high level of community engagement. Engagement has focused on the surrounding neighbours and relevant peak bodies to understand their issues and aspiration regarding the subject site.

The proponent has also entered into a collaborative relationship with the NCA to develop the design of the site. This has been to ensure a level of quality commensurate with what the community and the NCA expect for the subject site.

Since April 2017 several key stakeholders and community groups have been engaged several times, these include:

- » St Andrews Presbyterian Church
- » Department of Finance
- » The National Jewish Memorial Centre
- » Forrest Early Childhood Centre
- » Forrest Primary School
- » Inner South Community Council
- » Forrest Resident Group

We have also consulted directly with the Forrest Early childhood Centre about any issues they may have with the proposal. Through discussion of the proposal and considering what we had heard through previous consultation no significant issues were raised by the proposal.

In addition, community consultation prior to the sale of the site has been reviewed and addressed as part of the overall development.

Consultation will continue as the design for the site is finalised with the for mentioned stakeholders and peak bodies as well as the broader community.

Outcomes of the community consultation is included within the Engagement Outcomes Report included as part of this application.

5 The Proposal

5.1 Summary of the proposal

The Works Approval application to which this proposal relates seeks consent from the NCA for the following:

Construction of 85 apartments over three (3) buildings with high quality external and internal finishes reflecting the prestige of the location and surrounding development.

- Building A (24 dwellings)
- Building B/C (20/31 dwellings)
- Building D (10 dwellings)
- > Basement car parking and lock-ups (149 spaces)
- > Landscape works including two communal spaces that will be publicly accessible
- > Associated earth works and off-site landscape works

5.2 Design Statement

The design for the site is conceived within the wider context of the site, being the final approach to the Parliamentary Zone. This area includes Parliament House to the north, St Andrews church to the east, educational facilities and the Jewish Memorial Centre to the south, and the town house developments along State Circle to the west. In line with the control plan included in the *Deakin/Forrest Residential Area Precinct Code* the massing of the buildings is broken down in to three objects set within a larger contiguous landscaped context.

The precinct control requires a large portion of open space between the two development zones, which is considered to be crucial to the success of the architectural outcome. The proposed landscape design will visually connect the informal native landscape treatment of Capital Hill with the landscaped verge setbacks of Canberra Avenue and State Circle, so that there is a natural merging of this environment at the street edge. Further, within the site, the built zone will be articulated to include a pocket park immediately adjacent to the play areas of the childcare centre. This will achieve a green corridor connection through the site and a strong grounding within which the buildings can be set, thereby ensuring that the scale of open space is preserved and amenity increased.

The three built forms will consist of one fronting Canberra Avenue; one addressing the corner of State Circle and Hobart Avenue and a smaller building to the rear of the site with an interface to the nearby educational facilities. Breaking down the proposed development into parts will allow flexibility in the architectural treatment of the edges and specific responses to various boundary circumstances.

The Canberra Avenue frontage is the longest edge of the development zone and has a ground plane with a complex geometry between the existing site conditions and the established road and footpath network. Along this edge the kerb levels vary up to 3 metres and within the site another 3 metres.

The development will establish a level equal to Canberra Avenue at the northern end and the adjacent landscape zone will be planted to reinforce the proposed alignment and street presence. In recognition of the length of this building mass, the building as an object is broken down into smaller

parts expressed as off-white concrete frames floating over a recessed granite tile base; the fenestration created by the internal planning of the apartments.

Between these frames are lobby entries which are recessed and highlighted with a tonal and textural change in materials to satin metal cladding. This organisation is simple and will provide clarity to the public realm which will be, for the most part, perceived from a vehicle.

The building that will address State Circle is aligned to reinforce the curve of the road and the geometry of concentric circles set up from Parliament House. The setback from the road is consistent with the established built form further to the west of the site, between the avenues of Melbourne and Hobart. The two factors that contribute to the expression of this building will be its lower scale, being three storeys, and its interface with Hobart Avenue, a collector road from the Deakin / Forrest residential area. The slower pace at which this building will be viewed means the materiality and texture can be broken in to smaller parts. Accordingly, an earth tone palate is proposed consisting of dark dry-pressed brick with highlights of satin light bronze metal cladding as highlights. The building would be monolithic with recessed portions carved out to create distinguished articulation at balconies and entry lobbies.

To the rear corner of the site a different mix of apartments is proposed to manage the interaction with the adjoining school buildings. The apartments will be stacked vertically to enable the active edge to be on a single side. The portion of the building that is in direct view of the school is arranged to be the fire stair, lift and plant rooms in order to maximise privacy and maintain the current level of amenity.

The material palate of all three buildings has been chosen for integrity and longevity. Applied finishes to facades have been eliminated to ensure graceful aging in acknowledgment of the importance of the site's location and its significance within Canberra's history.

5.3 Assessment against the Deakin/Forrest Residential Area Precinct Code

The following section responds to the criteria stipulated within the Deakin/Forrest Residential Area Precinct Code as they relate to Block 10 Section 13 Forrest.

5.3.1 Height of buildings

Building A, fronting State Circle, will have a maximum height of RL591. Buildings B, C and D that front onto Canberra Avenue will have a maximum height of RL594.

5.3.2 Plot Ratio

The plot ratio for development on Block 10 Section 13 Forrest is 0.8. The site has an area of 13,318m². The proposed Gross Floor Area of the development is 10,654m². Accordingly, the plot ratio is 0.8:1.

5.3.3 Architecture

Materials

The development features a carefully selected suite of materials. Each building has its own unique design and application of these materials. Through signature elements the three buildings are designed to relate to each other through common materials and forms. The main materials include:

- > Blue dry pressed brick

- > Precast concrete off-white
- > Light bronze metal cladding
- > Timber lined soffit
- > Graphite metal cladding
- > Metal Deck roof in woodland grey

The primary material of the State Circle building (A) is a blue dried pressed brick. This allows for a softer and more intimate look and feel. Corners are proposed to be rounded to soften the building into its setting. Ceilings within balconies feature a timber lined soffit. This allows an improved impression for pedestrians who will read the building form the street level.

Building B, C and D are a primarily precast concrete with mid-level balconies clad in porcelain tile.

The light bronze is used to separate balconies and add a common signature element throughout. The anodised finished is not highly reflective. Where the light bronze metal cladding is used it is recessed to reduce the reflectivity.

The windows proposed are double or triple glazed, this assists with environmental performance and sound mitigation.

5.3.4 Setbacks

Setbacks are in accordance with those indicated in Figure 34 of the precinct plan.

The building envelope of Building A has a variable setback which reflects the existing development on State Circle and responds to the geometry of State Circle.

The building along Canberra Avenue is to be setback 10m from the road reserve. Courtyards along the ground floor are permitted to encroach 2m forward of the building line.

5.3.5 Access

The proposed access to the site is from a new driveway off Hobart Avenue in the location indicated by Figure 34 of the National Capital Plan. The proposed driveway is consistent with TCCS requirements for waste and services access.

Pedestrian and cycle network

Existing pedestrian and cycle networks are generally provided around the site. Pedestrians currently use informal paths to traverse the site between Hobart and Canberra Avenues. The proposed development is unlikely to have any adverse impacts on the existing networks. The proposed off site works include new pedestrian pathways to connect the existing perimeter pathways within the verges of Canberra Avenue, State Circle and Hobart Avenue, with the proposed residential buildings on site.

5.3.6 Car Parking

Parking

The proposed development will have provision for 89 basement car parking spaces and 30 double lock up garages. Visitor parking will be provided at surface level. Landscaping will visually screen visitor parking from adjacent blocks and apartment views.

Basement car parking will be accessed from Hobart Avenue, taking advantage of the natural slope of the land.

Traffic

A Traffic and parking assessment was prepared by Indesco for the former Block 10 Section 13 Forrest and for two proposed development scenarios: (i) a 102 dwelling residential development comprising of two-bedroom units; and (ii) a 182 room hotel with no retail or commercial components.

The subject proposal is for an 85 unit residential development with a mix of:

- 21 one bedroom units
- 32 two bedroom units
- 25 three bedroom units
- 7 four bedroom units

The assessment found that the nature of traffic on Hobart Avenue during peak periods is significantly influenced by the adjacent childcare centre and Forrest Primary School. This leads to traffic congestion and high parking demand. Intersection traffic surveys identified that the network peaks are between 8.15am and 9.15am and between 5.00pm and 6.00pm.

The intersection of State Circle and Hobart Avenue is operating at an unsatisfactory level of Service (LoS). This Level of Service is the result of right hand movements from Hobart Avenue on to State Circle. All other surrounding intersections are operating at a satisfactory Level of Service.

There is limited on street parking available within the area with a high demand for parking during morning drop off and afternoon pick up periods, and low demand at other times. Due to the high peak demand for parking the assessment report recommends that all parking generated by the development be provided on site.

5.3.7 Landscape

Landscaping works will be consistent with Figure 34 of the NCP, incorporating the character of Canberra Avenue and State Circle.

Specific plant species are designated for planting along the Canberra Avenue verge, continuing the consistency of nearby plantings. This has been considered within the landscape plan which indicates a 'Native Corridor' of *Eucalyptus Mannifera* (Brittle Gum) and *Prunus Cerasifera* (Black Cherry Plum) extending the length of the site adjacent to Canberra Ave. State Circle also has species specific requirements, consistent with the existing species planted along State Circle. This has been accommodated by the proposed provision of *Quercus palustris* (Pin Oak) in the offsite works corridor along State Circle.

Pedestrian entrances to the site will be interspersed within the corridor of native trees along State Circle and Canberra Avenue. These pathways are an extension of the existing perimeter footpath and run the length of the lease boundary; to be accompanied by screening planter beds that will provide visual amenity for pedestrians and passive screening to the adjacent courtyards.

A high quality open space reflecting the Indigenous landscape character has been considered and incorporated into the development. This has taken shape in the form of a publicly accessible, main communal gathering space with tiered raised planters, central water feature, decorative pavements & sculptures.

Tree removal

The proposed development requires the removal of all trees within Block 13 and a number of trees within the existing planted verge of Canberra Avenue adjacent to the site's boundary. Thirty one trees to be removed from the site are White Poplars and considered to be in poor health and of poor

landscape significance. Twenty one Eucalyptus trees to be removed from the site represent a number of species and are generally in good health but deemed to not warrant design expenditure to retain.

Two *Eucalyptus bridgesiana* trees on site have been assessed to be of high management status. However, in the opinion of the landscape consultants (DSB) this is a species that is not well suited for incorporation into high density urban development due to its tendency to drop large branches as the tree ages.

5.3.8 Offsite Works

As shown by **Figure 34** of the National Capital Plan an extensive offsite landscaped zone is proposed to extend along the northern and eastern length of the subject site, adjoining State Circle and Canberra Avenue.

This offsite landscape zone is required to be consistent in its composition with the intentions indicated by Figure 34. These landscape design intentions are consistent with the landscape plan included in the Works Approval application, which proposes new plantings of *Quercus palustris* (Pin Oak) and *Prunus cerasifera* 'nigra' (purple leaf cherry plum) within non irrigated grass.

Additional plantings of *Eucalyptus mannifera* (Brittle gum) will be provided to the verge of Hobart Avenue.

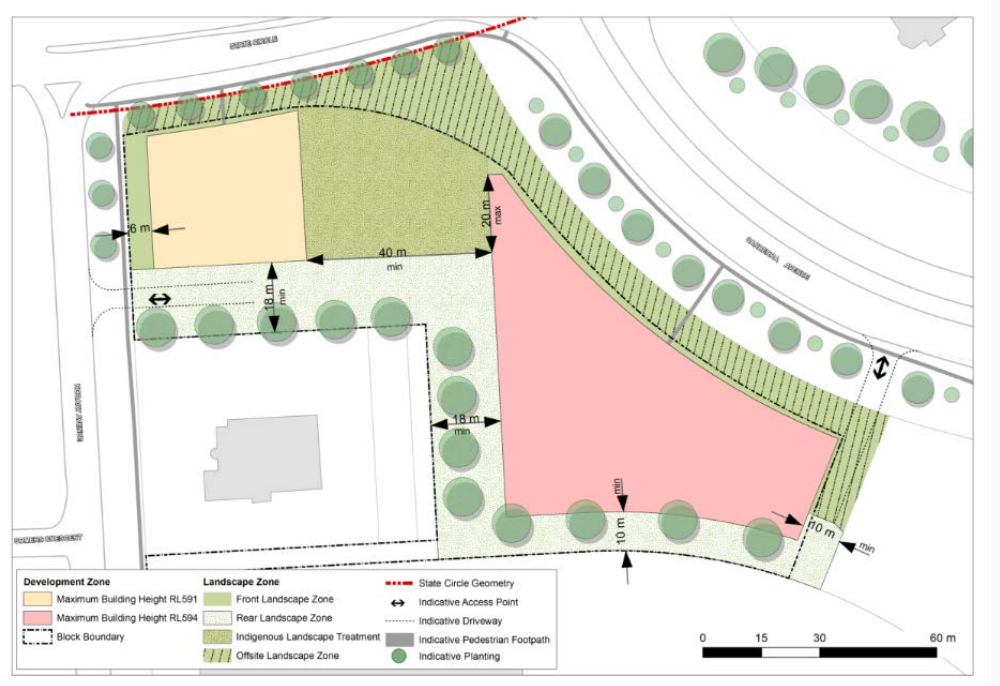


Figure 5 Figure 34 National Capital Plan.

5.4 Assessment against the Design and Siting General Code

Below is an assessment of the proposal against the relevant criteria contained with the Design and Siting General Code.

5.4.1 Conditions established prior to the offer or grant of lease

The proposed use and development of the land responds to the provisions of a Holding lease and Deed of Agreement with the Territory Government.

5.4.2 Relationship between neighbouring buildings

Refer to the Design Statement above

5.4.3 Coverage

The proposed building is in accordance with the plot ratio that is applicable to this site.

5.4.4 External appearance of buildings

The proposed building materials and palette will be complimentary to surrounding development and the intended high-quality design outcomes for the site.

Blue Dry Pressed Brick and Off-White Precast Concrete will be the two predominant materials to be used for the proposed buildings.

Accompanying these two materials, a number of other aesthetically pleasing construction materials will be used. These include Timber Lined Soffit, Graphite Metal Cladding and Granite Tiles.

The light bronze metal cladding, which serves as a separating feature between primary materials and an internal finish, is an adonised metal and non-reflective.

5.4.5 Roofs

Roofing material will be Colorbond metal decking in "Woodland Grey" colour.

5.4.6 Structures above roofs

No structures are proposed to extend above or be positioned on the roof-line with the exception of a small boxed structure on each building, clad with precast concrete panels to visually enclose lift over-runs.

5.4.7 Façades

The façade of the three buildings varies despite using the same construction palette. Building A's façade primarily consists of Pressed Brick and Precast Concrete with balcony interiors of Light Bronze Cladding and timber lined soffits.

Buildings B and C differ in materials, with the façade comprised primarily of Precast Concrete and Granite Tiles. These are durable materials and require little to no maintenance.

The final façade, Building D is a combination of the three. Consisting of Precast Concrete and Granite Tiles accompanied by interior bronze clad balconies.

5.4.8 Structures in front of buildings

No structures are proposed between the building line and the property boundary.

5.4.9 Siting of buildings

The siting of the proposed development allows for adequate space for access, internal circulations, parking, light, air and landscaping. These have all been carefully considered in the masterplan and is evident through the orientation and layout of the development.

Perspectives and shadow diagrams of the development indicate there will be no significant negative impact regarding overshadow of the Forrest Early Childhood Centre.

5.4.10 Internal circulation

Adequate provision has been made for the internal circulation of vehicles on site. Parking bays and aisles will allow for adequate circulation and the proposed internal road width satisfies the requirements of TCCS for waste collection and other services.

5.4.11 Parking

Car parking on site will be provided at the required rate.

5.4.12 Off-street loading

Adequate space for goods vehicles is provided within the internal circulation road off Hobart Avenue.

5.5 Assessment against the Signs General Code

Signage for the precinct is proposed. Signage is proposed to be affixed to the mailbox bank for the development, located at the entrance to the subject site off Hobart Avenue. The signage is proposed to be a backlit logo and name of the development. Use of the mailbox bank has been proposed to reduce the impact on the quality of the building and to reduce the visual clutter of the entry.

The sign is designed in accordance with the provisions of the *Signs General Code* of the Plan.

6 Conclusion

This report has been prepared to accompany a Works Approval to be submitted to the National Capital Authority on behalf of the proponent for the construction of **three (3) residential buildings** and a **temporary structure**. The report has outlined the statutory planning and land use context for the subject site and a clear description of the works that will be undertaken.

Within the report all rules, controls and regulations have been addressed in relation to the proposed development. Alongside this, specific requirements have been met regarding the site to reflect the prestige of the locations proximity to Parliament House, Canberra Avenue and State Circle.

The report and associated documentation provides the relevant clearances required to undertake the works outlined on the site.

Extensive consultation has taken place regarding the development of the subject site and will continue to as the design for the site is finalised. Consultation has been conducted several times with key stakeholders and community groups, including the nearest neighbouring sites and groups. Alongside this the proponent has entered into a collaborative relationship with NCA to develop a high-quality design commensurate with the surrounding character.

The proposed development of three residential buildings with accompanying off-site works, on-site landscaping and communal public spaces will be the primary use of the subject site. The location, form and materials of the development present a high-quality design that reflects the existing character for the area, follows the geometry of State Circle and Canberra Avenue, and adds amenity value to the locale and approach route to Parliament House.

The temporary structure proposed for the site will allow the proponent to undertake better communication and engagement with the community throughout the life of the project and inform the design of the total site development.

Through extensive consultation a development has been produced that complies with all relevant rules, controls and has continually incorporated feedback and comments into the design. The proposed development represents a high-quality design that reflects the character and prestige of the location and is worthy of support.



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