



# WORKS APPROVAL REPORT

S131 Campbell  
JWLAND

OCTOBER 2017

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# EXECUTIVE SUMMARY

## S131 DEVELOPMENT SNAPSHOT

103  
RESIDENTIAL UNITS

45  
SERVICED APARTMENTS

129  
HOTEL ROOMS

369  
PARKING SPACES SUPPLIED

3,694  
COMMERCIAL/RETAIL SPACE (M<sup>2</sup>)

## DEVELOPMENT BENEFITS

ENERGY EFFICIENCY RATING  
≥6

UNIQUE RESIDENTIAL UNIT  
FLOOR PLANS  
16

MINUTES WALK TO LAKE BURLEY  
GRIFFIN  
4

MINUTES WALK TO THE CITY  
8

COMMUNAL ROOFTOP  
GARDENS  
2

## WHAT WILL THIS PROJECT BRING TO CANBERRA

The development for Block 1 Section 131 Campbell (s131) will complete development of the Campbell 5 master plan area. The development will bring additional activity and vitality to the area, and to Constitution Avenue in accordance with the vision set out by Griffin.

The design of s131 features a hotel and residential component which influences the buildings address to the surrounding area. The design is responsive to the individual character at each of its four sides, particularly with

respect to the address to Constitution Avenue and Anzac Park East/Anzac Parade.

The building achieves a lively frontage to Constitution Avenue by aligning the hotel element to the core of the building and boulevard, reflective of the vitality and dynamic nature of a hotel and the desired character for the avenue.

The residential component wraps the remainder of the building providing a more subdued approach to the east, north and west. This is particularly important with regard to the address to Anzac Parade, which is also setback through the central core element with deep rooted planting to soften the built form.

The proposed design is a fitting completion of the C5 estate, providing increased activity, amenity, visual interest and higher density to central Canberra.

## RECOMMENDATION

The proposed development aligns strongly with the Objectives and goals set for the Central National Area and the Constitution Avenue precinct. The proposal has been assessed as being not inconsistent with the National Capital Plan.

Purdon Planning recommends that this development is approved and supported by the National Capital Authority.

# PROPOSAL

The proposal is for a mixed-use residential and hotel development containing 103 residential units, 45 serviced apartments, 129 hotel rooms and 3,112m<sup>2</sup> of commercial space at the ground floor level. There is an additional 582m<sup>2</sup> of commercial space in the basement dedicated to a health spa facility. Parking is fully catered for in two levels of basement with 369 car parks.

Block 1 Section 131 Campbell is situated on the corner of Constitution Avenue and Anzac Parade, which is the most prominent and prestigious site in the Campbell 5 master plan area. The site represents the 'jewel in the crown' for the new residential area given its proximity to the key boulevard of Constitution Avenue and the ceremonial promenade of Anzac Parade.

The proposed development responds to the desired character with a strong statement to Constitution Avenue, and a subdued, yet formal address to the Anzac Park East frontage.

The form and articulation of the building blends inspiration from the surrounding area and context, with the proposed building use. The form and expression of the building will create a new experience and perspective with a dynamic and playful address presenting a bold statement for the precinct when one approaches from Constitution Avenue.

A gold mesh screen, with operable panels provides balconies to the Constitution Avenue frontage with privacy and flexibility when required. The result is a 'living' façade which changes throughout the day and night as hotel guests open and close their individual panels.

The hotel component of the development faces towards the internal courtyard with a central water feature which takes advantage of the sloping site.

The predominantly concrete façade, finished to a high quality, gives a sense of permanency and formality. Vertical breaks in the building provide filtered views in and out, mimicking the filtered views through the well established Eucalypts to Anzac Parade. The unbroken vertical lines on the façade reflect the vertical nature of the Anzac Park East and West buildings.



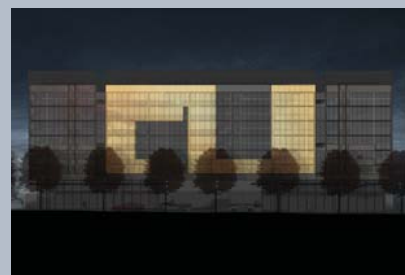
FACADE CLOSED



FACADE FULLY OPEN



FACADE PARTIALLY OPEN



FACADE GLOWS BY NIGHT

# 1.0 INTRODUCTION

## 1.1 PURPOSE

This planning report has been prepared by Purdon Planning Ltd, as supporting documentation to a Works Approval (WA) application on behalf of JWLAND (the proponent), for the design and construction of a new mixed-use, residential and hotel development on Block 1 Section 131 Campbell.

The site represents the final development site for the Campbell 5 master plan area and follows the recent Works Approvals for Section 132 and 133.

The aim of the project is to achieve a development which responds to the Campbell 5 master plan area and to provide a built form outcome commensurate with the site's prominent and prestigious location at the corner of Constitution Avenue and Anzac Parade.

Importantly, the built form provides a respectful response to Anzac Parade and the New Zealand memorial.

## 1.2 STRATEGIC PROJECT OVERVIEW

Increased density within the existing areas of Canberra has in recent years become increasingly prominent within the planning space - there is now a significant surge of momentum in the inner suburbs of Canberra with Campbell 5 an excellent example of this.

The approach to density in Canberra, draws from the original planning principles for the city of Canberra, prepared by Griffin in the early 20<sup>th</sup> century, and again revisited in *The Griffin Legacy (2004)* prepared by the National Capital Authority (NCA), which has since seen various changes to regulation to implement aspects of Griffin's planning legacy.

Constitution Avenue has been a particular focus of recent efforts and works, including significant upgrades to deliver a 'boulevard-style' streetscape, befitting its significance in Canberra. One such function of Constitution Avenue is to deliver it as

*the elegant 'high street' of the city – lined with shops, cafés and a mix of commercial, entertainment and residential uses.*

Campbell 5 as a whole, of which this Block is integral to, delivers on just that – by providing a mixed use development of exceptional quality, in the heart of Canberra, facing the northern edge of the Parliamentary Triangle and Anzac Parade.

A collaborative response to urban renewal between both Commonwealth and Territory Governments is key to progressing the city towards a sustainable and liveable future. Echoing the drives of the NCA, the ACT Government has in recent years turned a greater focus to urban infill to enhance the vibrancy and amenity of the city, to which Campbell 5 strongly contributes.

Documents that support the development potential of Canberra include the *National Capital Plan (NCP)*, the *ACT Planning Strategy (2012)* and the *Statement of Planning Intent (2015)*.

### CONSTITUTION AVENUE AND ANZAC PARADE PRECINCT CODE (NCP)

Through the National Capital Plan (NCP), there is a national capital interest to establish Constitution Avenue as a prestigious, mixed use address with higher density development demonstrating design excellence.

It is also important that development achieves leading practice for environmentally sustainable development.

The NCP seeks to contribute to the creation of a 24 hour community with a diversity of uses contributing to this vibrant high density precinct.

The proposed development responds to these requirements through the mixture of uses, namely residential, hotel and commercial. Residential use will bring permanent residents to the area who will predominantly contribute to early daytime, night-time and weekend activity to the area, generating activity and vitality to the area.

The hotel component will bring a transient population who will interact with the



area and commercial / retail offerings provided in the surrounding area. Hotel users will interact with the local area and are likely to generate an increased level of economic activity to the precinct and broader Canberra during their stay. The hotel offering is expected to be well used, given the nearby Commonwealth Agencies and Commercial Office spaces in close proximity to the area.

Further commercial offerings, likely in the form of a hotel restaurant, cafés and retail will contribute highly to the creation of a diverse and vibrant 24 hour community which is central to the implementation of the Griffin Legacy.

### **ACT PLANNING STRATEGY (2012)**

Campbell 5 implements key strategies within the ACT Planning Strategy, which look to detailing a future vision for Canberra towards 2030:

*Create a more compact, efficient city by focusing urban intensification in town centres, around group centres and along the major public transport routes, and balancing where greenfield expansion occurs.*

*Provide more cost effective and sustainable living options by improving the existing housing stock and establishing more choice in housing types in a variety of locations.*

*Invest in design that will ensure urban change creates amenity, diversity and a more sustainable built form, and adds to Canberra's landscape setting.*

The Constitution Avenue and Anzac Parade Precinct code of the NCP intrinsically aligns with the *ACT Planning Strategy (2012)* through its promotion of greater density to the Campbell 5 Precinct along the major public transport route of Constitution Avenue.

As a centrally located greenfield development the area is ideally located to promote these ideals. Section 131, as part of the Campbell 5 master plan area, provides a unique opportunity for a compact, contemporary, sustainable development with high design quality .

The s131 development, guided and shaped by the NCP, is consistent with the

desired outcomes for Canberra specified in the strategy. The site promotes higher densities for the area close to public transport, provides a mixture of one, two and three bedroom units with a variety of floor plans and will contribute to the area's amenity and diversity adding to Canberra's landscape setting.

### **STATEMENT OF PLANNING INTENT (2015)**

The ACT Government Minister for Planning released the Statement of Planning Intent in November 2015 to set out the main principles that will direct development within Canberra, with a view to creating a more vibrant, eclectic city.

The document establishes four key planning priorities, and associated actions, of which Campbell 5 contributes to in a holistic and significant manner:

*Creating sustainable, compact and liveable neighbourhoods with better transport choices:* The development will increase densities along this key transport route in a central location and is the final site in the Campbell 5 precinct.

*Delivering high quality public spaces and streets through place-making:* The Campbell 5 precinct is well on its way to achieving this goal with buildings either completed or well underway with construction. s131 is the final building and is in keeping with the desired outcome for the precinct.

*Delivering an outcome-focused planning system to reward design excellence and innovation:* The development will be a positive outcome for the area with its high quality design and materials. The development will contribute to the amenity and vibrancy of the area.

*Engaging with the community, business and research sectors to optimise planning outcomes:* The Campbell 5 precinct, and each stage of its development has engaged with the community.

The s131 proposal aligns with the *Statement of Planning Intent (2015)* through an increase in density to the area, close to existing and future public transport options, through its high-quality design and materials, and through the ongoing engagement with the local community to guide this positive planning outcome.

**FIGURE 1-1: LOCALITY PLAN**



Source: FRONT Architects

## 1.3 SITE DESCRIPTION

This information has been derived from analysis of publicly available information, including the ACT Government digital mapping database (ACTmapi).

The proposed development is at Block 1 Section 131 Campbell. The site is located at the south western corner of the Campbell Section 5 master plan area and has an area of 5,718m<sup>2</sup>. The site has a frontage to Constitution Avenue and is at the corner of Anzac Parade East (refer Figure 1-1).

The site is in a prominent location fronting Constitution Avenue and Anzac Parade East.

The site has been cleared and prepared for development, and currently accommodates the C5 Sales Office.

The site falls from a high point at the north west corner of the site (RL568.2) to a low point at the southeast corner on the Constitution Avenue frontage (RL564.9). This equates to a 3.3m difference between the north and south of the site, and a 3% fall from the north-west to the south-east corners.

Vehicular and service access is proposed from Provan Street. This driveway is identified in the precinct master plan approved by the NCA and subsequently

delivered by the LDA.

The site development will be highly permeable with publicly accessible north-south and east-west connections linking with the C5 precinct, Constitution Avenue and Anzac Parade.

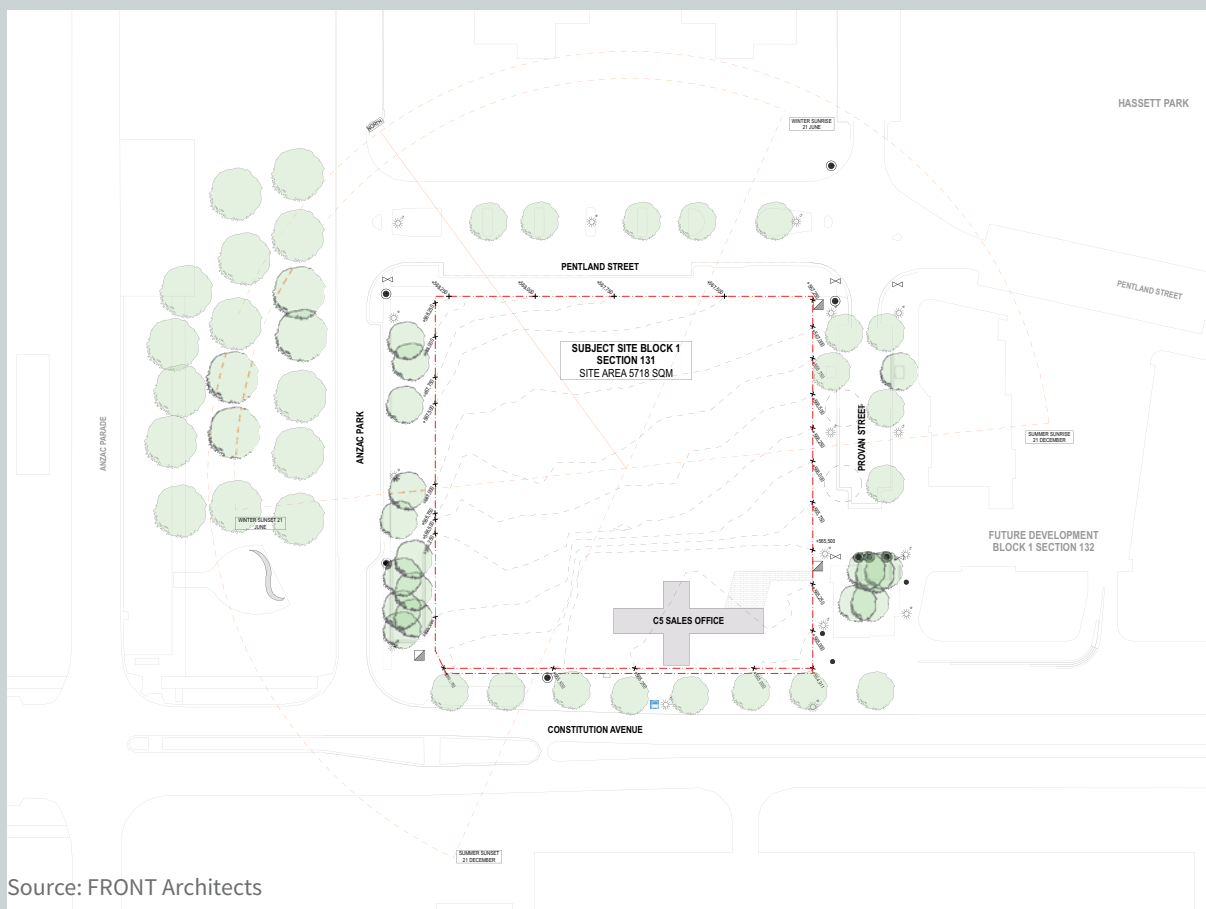
Section 5 is not included in the Commonwealth Heritage List or the National Heritage List, and is not a listed heritage place in the ACT Heritage Register. The site has likewise not been classified by the National Trust of Australia (ACT).

Campbell Section 5 is part of the setting (within the contextual boundary) of the Parliament House Vista (CHL ID 105466), a listed place on the Commonwealth Heritage List, and lies in the vicinity of Anzac Parade, which is a key component of the Vista.

Campbell Section 5 is in the vicinity of Lake Burley Griffin and Park lands which are nominated on the National Heritage List, and in the vicinity of Rond Terraces which are nominated to the Commonwealth Heritage List.

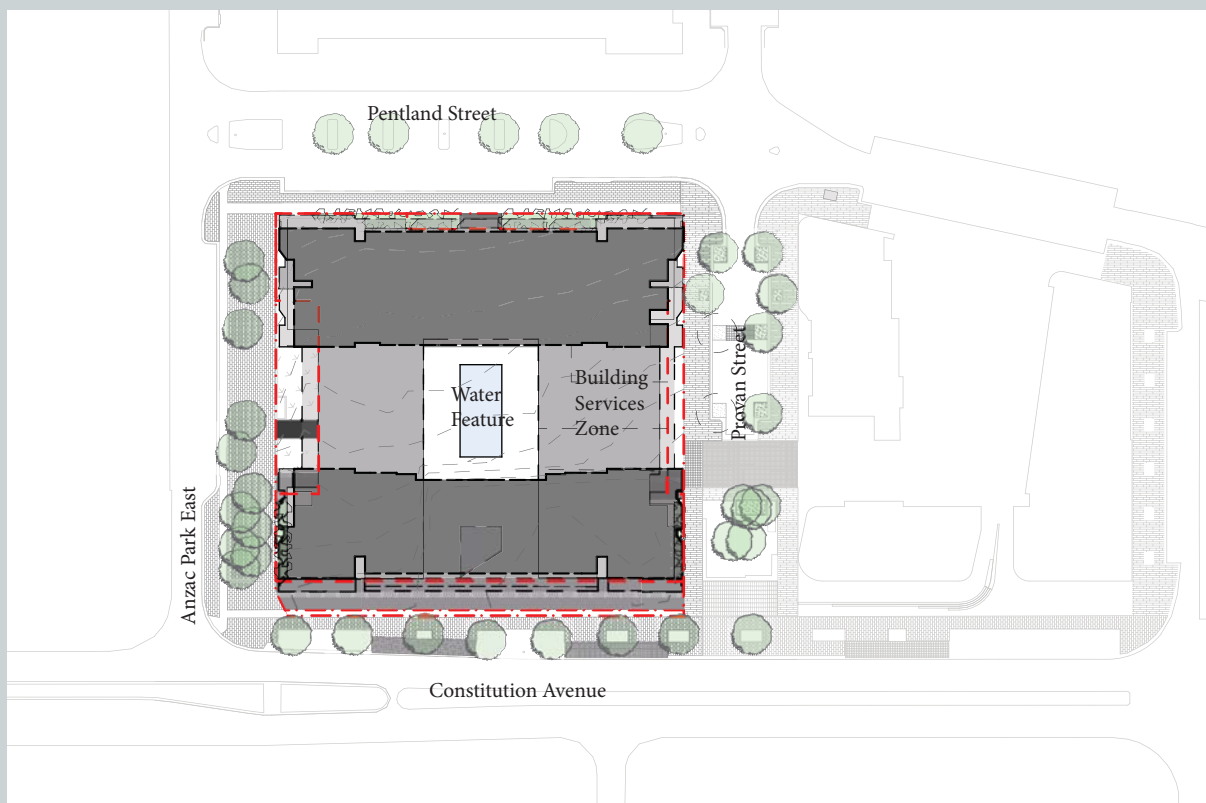
A heritage report has been prepared and is included as part of this Works Approval package.

**FIGURE 1-2: SITE ANALYSIS PLAN**



Source: FRONT Architects

**FIGURE 1-3: SITE PLAN**



Source: FRONT Architects



## 2.0 DEVELOPMENT SUMMARY

The proposed development that is the subject of this Works Application involves construction of a new mixed-use residential and hotel development, involving construction of a seven storey building at the Constitution Avenue frontage, with eight storeys to Pentland Street responding to the fall of the site and the controls in the NCP. The Anzac Park East and Provan Street frontages will be setback and built to six storeys.

The proposed development incorporates:

- A formal and articulated address to Constitution Avenue accentuated with a dynamic gold mesh screen with individual openings providing privacy and interest to the Constitution Avenue frontage. The gold mesh will create a 'living' façade to this prominent boulevard.
- A design incorporating 103 residential units, 45 serviced apartments, 129 hotel rooms, a total of 3,694m<sup>2</sup> of commercial area and a pool, gym and health spa in the level 1 basement.
- Two levels of basement parking providing 369 parking spaces, 15 motorcycle spaces and 207 storage areas.
- A floor plan that efficiently arranges the residential and hotel uses to ensure good levels of privacy, amenity and a high quality spatial experience can be achieved.
- Arrangement of the residential units to the north, east and west façades giving permanent residents an ideal solar orientation to ensure high levels of liveability. All residential apartments will have views to Anzac Parade and/or Hassett Park.
- Hotel rooms are situated facing either Constitution Avenue or the internal courtyard looking down to the central courtyard and water feature. The water feature takes advantage of the fall of the site. This gives the hotel high levels of visibility and prominence to the street.
- Two rooftop communal gardens providing additional amenity to residents.
- Primary active frontages to Constitution Avenue and Pentland Street with commercial space at all four corners of Ground Level.
- A health spa facility at the Level one basement of 582m<sup>2</sup>.
- Secondary active frontages to Anzac Park East and Provan Street. The building presents as having an active address on all four sides with considered and well designed façades from all points, with an expression responding to the character of each street frontage.
- Ground floor uses contain the hotel lobby and reception, hotel restaurants and commercial spaces. Waste, services and the basement entry are located on Provan Street, mimicking the arrangement of Køben on Section 132. This arrangement means all four corners of the building are occupied by tenancies which have high levels of visibility, prominence and opportunities for active frontages.

The proposed development is designed to provide a significant addition to the Campbell 5 precinct, to Constitution Avenue and to Anzac Parade. The addition of a hotel and commercial space will further contribute to both day-time and night-time activity for the precinct and will add to the vitality of the area in accordance with the objectives of the NCP.

The design provides a formal, yet contemporary statement commensurate with the desired character for the Constitution Avenue frontage, whilst being sympathetic to the ceremonial nature of Anzac Parade and the New Zealand memorial.

This planning report should be read in conjunction with the following reports and plans submitted to support the application for Works Approval (Table 2-1).

**TABLE 2-1: LIST OF REPORTS AND PLANS FOR WORKS APPROVAL APPLICATION**

TITLE	AUTHOR	TITLE	AUTHOR
DA000 - Cover Page	Front Architects	C107 - Demolition Plan	Sellick Consultants
DA001 - Context Plan	Front Architects	C110 - Bulk Earthworks Plan	Sellick Consultants
DA002 - Site Analysis	Front Architects	C111 - Bulk Earthworks Sections 1	Sellick Consultants
DA003 - Site Plan	Front Architects	C112 - Bulk Earthworks Sections 2	Sellick Consultants
DA050 - Plan Basement 1	Front Architects	C201 - External Services Plan	Sellick Consultants
DA051 - Plan Basemetn 2	Front Architects	C202 - External Services Details	Sellick Consultants
DA100 - Plan Ground	Front Architects	C301 - Civil Works Plan	Sellick Consultants
DA101 - Plan Upper Ground	Front Architects	C302 - Civil Detail sPlan	Sellick Consultants
DA102 - Plan Level 1	Front Architects	C303 - Driveway Long Sections	Sellick Consultants
DA103 - Plan Level 2	Front Architects	C401 - Stormwater Management Plan	Sellick Consultants
DA104 - Plan Level 3	Front Architects	C501 - Turning Demonstration Plan 1	Sellick Consultants
DA105 - Plan Level 4	Front Architects	C502 - Turning Demonstration Plan 2	Sellick Consultants
DA106 - Plan Level 5	Front Architects	C503 - Turning Demonstration Plan 3	Sellick Consultants
DA107 - Plan Level 6	Front Architects	C701 - Waste Management Plan	Sellick Consultants
DA108 - Plan Level 7	Front Architects	D-01-Rev B - Survey Plan	Bereza Surveys
DA109 - Plan Roof	Front Architects	LP000 - Landscape Cover Page	RedBox
DA200 - Elevations 1	Front Architects	LP200 - Legend	RedBox
DA201 - Elevations 2	Front Architects	LP301 - General Arrangements Plan Ground Floor	RedBox
DA300 - Sections	Front Architects	LP302 - General Arrangements Plan Roof Terrace 1	RedBox
DA501 - Material Elevations 1	Front Architects	LP303 - General Arrangements Plan Roof Terrace 2	RedBox
DA502 - Material Elevations 2	Front Architects	LP304 - General Arrangements Plan View Gardens	RedBox
DA550 - Signage Plan	Front Architects	E100 - Electrical Services - Ground Floor External Lighting	John Ayres Electrical
DA551 - Design Controls	Front Architects	E110 - Electrical Services - Upper Ground External Lighting	John Ayres Electrical
DA552 - Winter Solstice	Front Architects	Statement of Heritage Impact	Architectural Projects
C001 - Civil Title Page	Sellick Consultants	Planning Report	Purdon Planning
C003 - General Notes	Sellick Consultants		
C101 - Landscape management and Protections Plan	Sellick Consultants		
C102 - Pollution Control Plan	Sellick Consultants		
C103 - Site Establishment Notes and Details	Sellick Consultants		
C104 - Temporary Traffic Management Plan	Sellick Consultants		

# DESIGN FEATURES



1

GOLD MESH  
'LIVING' FACADE  
FOR THE HOTEL  
CONSTITUTION  
AVENUE FRONTAGE

2

DEVELOPMENT SET  
INTO THE LANDSCAPE  
WITH PUBLICLY  
ACCESSIBLE CENTRAL  
COURTYARD ACTING  
AS A GRAND HOTEL  
FORECOURT

3

ACTIVE FRONTAGES  
AT ALL FOUR  
CORNERS OF THE  
BUILDING

4

TWO COMMUNAL  
ROOFTOP GARDENS

5

FORMAL ANZAC  
PARK EAST FACADE  
SOFTENED BY DEEP  
ROOTED PLANTINGS  
AND CHANGES TO  
MATERIALITY

6

RESIDENTIAL  
UNITS WRAP THE  
HOTEL ELEMENT.  
DESIGN ENSURES  
MAXIMUM AMENITY  
AND PRIVACY TO  
HOTEL USERS AND  
RESIDENTS

## 3.0 DESIGN STATEMENT

This section describes the overall design intent including the architectural design rationale, and should be read in conjunction with architectural plans prepared by Front Architects.

### 3.1 DESIGN OBJECTIVES

The design objectives for the proposed development are as follows:

- A contemporary design which complements the developments preceding it within the Campbell 5 residential area and broader Constitution Avenue precinct.
- Respond to the primacy of Constitution Avenue, and address the ceremonial nature of Anzac Parade and the New Zealand memorial.
- Provide active uses to all four corners of the development.
- A dynamic frontage to Constitution Avenue complementing the vitality and activity of the hotel, providing a 'living' building address to Constitution Avenue which is ever changing day and night.
- A subdued yet formal address to Anzac Park East in keeping with the ceremonial Anzac Parade.
- Ensure a floor plan that efficiently arranges hotel and residential uses for privacy, amenity and activity with a flexible floor plan.
- Provide ideal solar orientation for residential apartments by providing only east, north and west facing apartments. This orientation also ensures all apartments have views to either Hassett Park or Anzac Parade.
- A development within a landscape setting including rooftop communal gardens for residents.
- Provide a contemporary, timeless design whilst responding to existing new and old building forms along the Constitution Avenue corridor.
- Support the desire for urban infill and increasing urban density to the area, improving amenity and activity to the precinct.

### 3.2 DESIGN CONCEPT

The vision for Section 131 is a development responding to the surrounding context and the proposed building uses.

The vision draws inspiration from the unique floor plan which is required to cater for the two distinct uses of hotel and residential apartment. This means that both uses need to be accommodated without compromising views, amenity, privacy and circulation to the other. The uses must also correspond appropriately to the surrounding street character.

The design responds to the resonating character at each of its four frontages, particularly with regard to the formal nature of Constitution Avenue and the ceremonial nature of Anzac Parade.

The design vision was reached from the inside out with the floor plan inspiring the conceptual arrangement and used to identify the building narrative. This narrative in turn has informed the built-form, materiality and articulation of the design.

The design concept of the project is a duality, two opposing uses that sit in harmony with one another. The residential apartments sit around the east, west and north edges of the development, while the hotel sits around the internal courtyard and to the south edge of the building. In this regard, the residential component forms an outer shell, 'protecting' the hotel use within.

The resulting concept is an analogy of a shell and a pearl, where the residential component becomes the shell while the hotel becomes the pearl or the jewel of the development.

The residential component, taking the concept and character of a shell encapsulating the pearl, is of a solid and permanent nature broken up with articulation and openings. This is reflected in the design and materiality of the building. The outer shell of the building consists of predominately pre-cast concrete with a formal vertical breakup, responding to the formal nature of the site, the proximity to Anzac Parade and having a similar façade breakup to the Anzac Park portal buildings.

Vertical articulation and openings on the façade and balconies create filtered views



outwards, mimicking the filtered views through the Eucalypts on Anzac Park East through to Anzac Parade whilst angled breaks in the building orient views toward Hassett Park and the lake.

While the 'residential shell' responds to the external factors, the pearl on the inside of the building is free from these constraints.

The hotel is a dynamic and vibrant use, distinct from the more static and permanent nature of residential apartments. It is characterised by both short and long stay and therefore consists of a more transient quality. In keeping with the nature of a dynamic use, breathing increased life into the new Campbell precinct is the addition of the 'living' gold mesh screen to the Constitution Avenue frontage. This feature has individual opening panels to balconies creating an ever changing façade through the life of the development.

The proposal will add to this vital area envisaged in Griffin's plan by providing a mixture of uses, and contributing positively to Constitution Avenue's boulevard character.

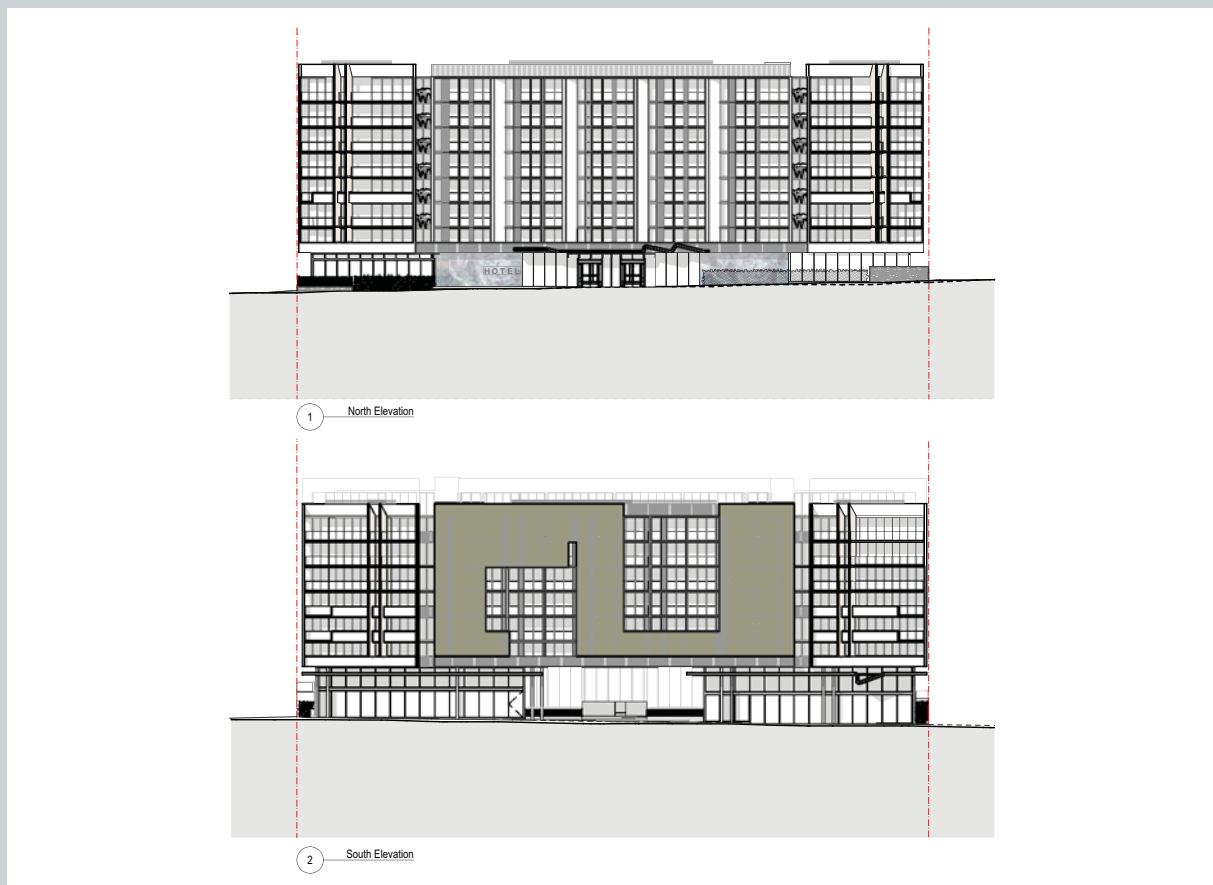
### 3.3 PROPOSED DESIGN

The ground floor arrangement wraps building mass around the north, east and west edges of the site, resulting in an open forecourt that is accessed from Constitution Avenue. The forecourt, equipped with a large water feature and sculpture garden becomes a grand entry to the hotel lobby from Constitution Avenue. The water feature continues north into the hotel lobby, which has the primary access and drop off from Pentland Street. Hotel cores (lifts and stairs) are accessed from either the hotel lobby or the open forecourt at ground level.

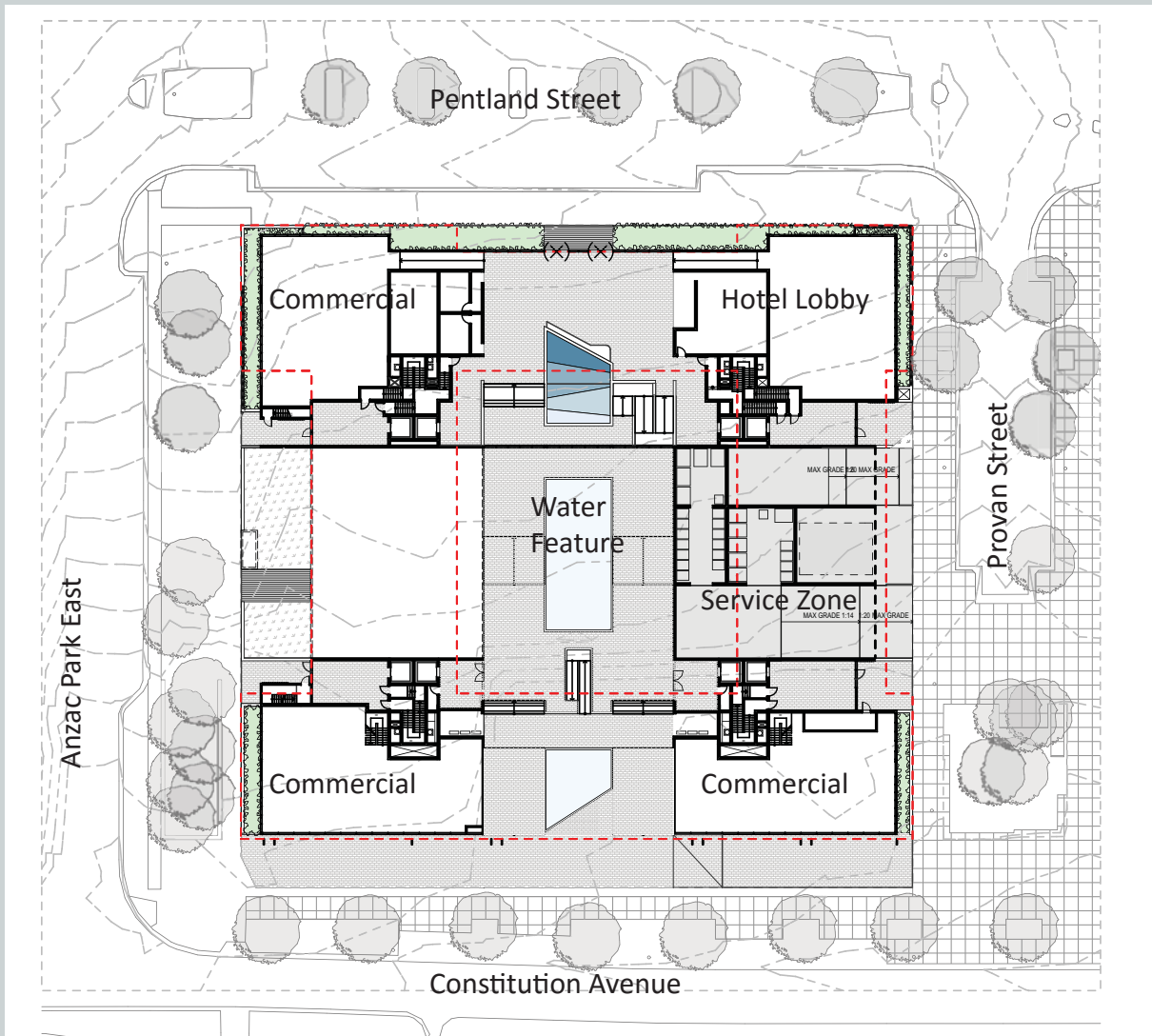
At each corner of the site, provision is made for either commercial tenancies with mezzanine, or hotel restaurant, bar or conference space. This ensures that the corners of the building at ground level are predominately glass and thereby increase pedestrian activation at building edges.

The 8m setback to Anzac Park East specified in the precinct code has been used as a landscape entry court to a luxury restaurant space, which has views

**FIGURE 3-1: ELEVATIONS**



**FIGURE 3-2: GROUND FLOOR ARRANGEMENT**



Source: FRONT ARCHITECTS

through the Eucalypts to Anzac Parade. The restaurant space also connects through to the open forecourt in the centre of the building.

Residential lobbies and cores sit on the opposite side to hotel cores, with street address for high levels of visibility and streetscape presence. This arrangement also ensures that there is no intermingling between hotel and residential entries.

All waste and service areas, including the substation, either sit on Provan Street (in the middle of the site) or in the basement levels. This contains all service entries to generally one location, almost mirroring the arrangement on Køben, and frees up the corners of the building, where views to surrounding features are prominent, to activation and high quality landscaping.

The residential and hotel levels of the building extend from level 1 right through to level 7 when the building reaches the upper height limit of 25m. The floor plan arrangement is characterised by 4 double sided corridors each consisting of 2 lifts (1 for residential apartments and 1 for hotel), waste chutes and fire stairs.

An inner loop corridor provides access to hotel rooms facing the internal courtyard and Constitution Avenue, while two separate outer corridors, on the other side of the hotel corridor, serve residential apartments.

Corridors are complemented with glazed ends either looking towards the street or into the internal corridor. To assist with the experience of the building as a duality, glazed sections of wall provide views between hotel and residential corridors.

Clear and logical wayfinding for residents and visitors to the site is a key component of the design.

The structural grid remains essentially continuous as it extends vertically up through the building, minimising transfer and ensuring that maximum ceiling heights are not compromised by the slope of the site.

At level 6, between grids C and F, apartments are replaced by two communal roof gardens as the first height limit of 19m is reached. The communal roof gardens are both equipped with pergola shade structures to provide good amenity and can facilitate a range of activities and uses including communal vegetable gardens. The roof gardens are accessed by the residential apartment component only.

The analogy of the shell and the pearl provides the building with a unique way of addressing responsiveness to the site. The site has a requirement to respond to a number of 'formal' elements including, but not limited to, the intersection of Anzac Parade and Constitution Avenue, the Anzac Park portal buildings, the line of Eucalyptus trees along Anzac Park East, views to the lake and proximity to the Australian War Memorial and the Anzac Parade memorials.

The vertical breaks and deeply recessed reveals in the façade respond to a number of the 'formal' elements, mimicking the filtered views through the Eucalypts, creating a similar façade breakup to the portal buildings, and strategically focusing views towards the lake, Hasset Park and Anzac Parade.

## 3.4 MATERIALS

The building uses materials with minimal applied finishes. Materials reflect the nature of the duality of the buildings uses.

The shell, which suggests a formal presence to the east, west and north edges of the building, results in a building that is clad in a high quality pre-cast concrete. Pre-cast is the ideal material and is reflected in a number of surrounding artefacts, has a long lasting and integral finish, and suggests a heavy permanent quality.

The off-white, pre-cast concrete with exposed aggregate is accentuated by stone walls and plinths and a blue stone base to feature walls. Black metal balustrades and gates are found at ground level and top parts of the courtyard walls.

The Constitution Avenue frontage is adorned with operable gold mesh shutters. These aluminium panels provide privacy to hotel users whilst also providing a living facade in keeping with the hotel use and the desired character of the avenue.

Balconies have clear glass and metal handrails set in and integrated with the building facade. The building is topped with black metal cladding visible to central modules between each of the four corners of the building. Service doors are perforated black metal.

**FIGURE 3-3: MATERIAL PALETTE**



WT-1 - Coloured / textured concrete: Off white exposed aggregate polished precast



WT-2 - Black metal cladding: standing seam cladding



ST-1 - Stone Walls



ST-2 - Blue Stone



TM-1 - Black steel balustrade.



TM-2 - Operable shutters. Aluminum mesh shutters. Gold colour



TM-2 - Operable shutters. Aluminum mesh shutters. Gold colour



GL-1 - Clear glass and metal handrail: Frameless handrail with compression plate fixing to slab edge and SS U-channel top

Source: FRONT ARCHITECTS

# 4.0 STATUTORY PLANNING PROVISIONS

## 4.1 NATIONAL CAPITAL PLAN (NCP)

The land is within Designated Areas of the NCP and is located within the Central National Area (Constitution Avenue and Anzac Parade Precinct) of the NCP.

### 4.1.1 LAND USE

The subject site is zoned Land Use A which allows a broad range of uses listed below:

- *Administrative Use*
- *Aquatic recreation facility*
- *Bank and co-operative society*
- *Cafe, bar, restaurant*
- *Car Park*

- *Club*
- *Commercial Accommodation (Serviced Apartments only)*
- *Consulting Rooms*
- *Cultural facility*
- *Diplomatic Mission*
- *Education establishment*
- *Health Centre*
- *Hotel*
- *Indoor recreation facility*
- *Motel*
- *Office*
- *Park*
- *Place of Assembly*
- *Residential*
- *Retail (ground floor buildings only)*
- *Road*
- *Social/Community facility*
- *Tourist Facility*

Ancillary land uses for 'Land Use A' are:

- *Child Care Centre*
- *Retail (either ground floor or above)*

The proposed mixed-use hotel and residential development is consistent with the above land uses within the Land Use A land policy applied to the Constitution Avenue and Anzac Parade Precinct.

**FIGURE 4-1: NATIONAL CAPITAL PLAN EXTRACT**



Source: Purdon Planning



#### 4.1.2 OBJECTIVES FOR CONSTITUTION AVENUE AND ANZAC PARADE

The following objectives are listed for the Constitution Avenue and Anzac Parade Precinct of the NCP.

1. *Establish Constitution Avenue as a diverse and active grand boulevard lined with shops, cafés and a mix of commercial, entertainment and residential uses.*
2. *Establish Constitution Avenue as a prestigious address for National Capital Uses.*
3. *Link education and high-tech employment clusters located in the corridor between the Australian National University and the Canberra International Airport.*
4. *Complete the base of the National Triangle.*
5. *Support Constitution Avenue with an integrated transport system and mix of land uses contributing to the life of the National Triangle.*
6. *Establish Constitution Avenue with higher density development, public transport, broad tree-lined footpaths and outdoor dining and street parking.*
7. *Develop a built environment which demonstrates design excellence.*
8. *Achieve best practice environmentally sustainable development.*

It is considered that the proposed development is consistent with the above objectives of the Precinct Code, particularly with objectives 1, 2, 5, 6, 7 and 8.

The mixture of uses proposed, and active ground floor uses to the proposed development align directly with objective one, and will effectively complete the vision for the Campbell 5 precinct. Section 131 will complete the frontage to Constitution Avenue of the C5 precinct providing a mixture of uses and activities adding to the areas vibrancy and diversity.

The quality of the development, in both built-form and materials will complement, and not detract from the desired prestigious outcome for Constitution Avenue. The proposed design has taken into account the high design quality requirements expected

for the locality as a grand boulevard.

While not a proposal for a transport solution, the development will integrate well with the existing public transport network. The provision of a mixture of uses so close to surrounding amenity will also promote the use of active transport modes.

The contemporary design is in keeping with the surrounding built form environment, and demonstrates design excellence reflective of the Campbell 5 and broader Constitution Avenue precinct.

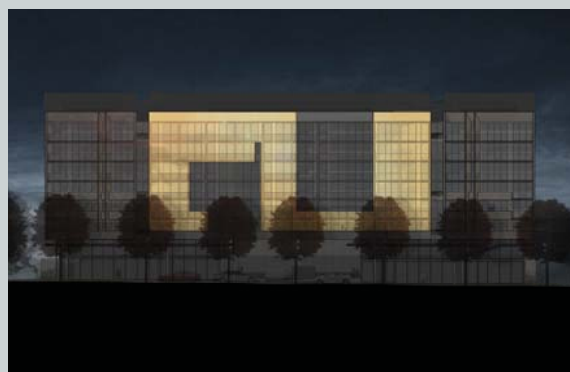
Finally, the building has been designed to achieve a high energy efficiency rating.



FACADE FULLY OPEN



FACADE PARTIALLY OPEN



FACADE GLOWS BY NIGHT

### 4.1.3 GENERAL POLICIES FOR CONSTITUTION AVENUE

Below is a detailed assessment of the proposal against the general policies for the Constitution Avenue and Anzac Parade Precinct.

The proposed development is consistent with the general policies of the NCP.

Policy	Response
a. Built form and landscape design should respond to the primacy of the geometry of Constitution Avenue and the Russell apex of the National Triangle with building form emphasising the alignments of Constitution Avenue, Kings Avenue and Parkes Way.	The proposed development responds to the primacy of Constitution Avenue with a formal address emphasising this key frontage. The primary building frontage to Constitution Avenue responds to the desired vitality of the grand boulevard character with appropriate built form, active uses and landscape design.
b. Reinforce the city's three-dimensional structure based on its topography and the landscape containment of the inner hills.	The proposed development contributes to the urban fabric of the Central National Area with a design commensurate with surrounding development. The development contributes to the urban form which follows the natural topography of Constitution Avenue and the Campbell 5 residential area.
c. Develop Constitution Avenue (generally east of Anzac Parade) as a prestigious setting for national capital uses, related employment and amenities.	The proposed mixed-use residential and hotel development contributes to this important precinct and the Campbell area by accommodating urban infill and by adding additional activity, amenity and vitality to the area. The commercial amenity and hotel offering will create employment opportunities relating to the servicing of nearby national capital uses.
d. Reduce the barrier created by Parkes Way and its high-speed intersections along its length by changing the character of Parkes Way to become a boulevard addressed with prestigious buildings, at grade pedestrian crossings and appropriately scaled road reserves and intersections.	Not Applicable.
e. Provide a mix of land uses that contributes to the creation of a 24-hour community with dynamic activity patterns including retail, restaurants, residential and hotels close to public transport, employment areas, cultural attractions and the park lands of Lake Burley Griffin.	The provision of a mixed-use residential and hotel offering in this prestigious location will contribute positively to both daytime and night time activity. The commercial offering at Ground Floor will have capacity to provide restaurant and retail space servicing the surrounding area and visitors to Canberra alike.
f. Integrate public transport priority in the design of Constitution Avenue including provision for future light rail.	The proposed development is on a key transport line and will benefit from the current main transport route and potential light rail link along Constitution Avenue.  Increased density also contributes positively to efficient public transport through additional patronage in central areas.

Policy	Response
g. Development should include a high level of access to a diversity of uses and activities, have cohesion and diversity in design character and detail, and be able to respond to changes over time.	The proposed mixed-use development is proximate to a wide variety of uses and potential activities for residents and hotel patrons. The development whilst benefiting from existing amenity also supplies amenity of its own through active commercial frontages to all sides on the ground floor. The site is proximate to parks and open space for outdoor recreation. The architectural design and materials are a contemporary yet durable style which will endure over time.
h. Provide a transition in building scale and use to protect the amenity of adjoining residential areas.	The site responds in scale and height to other developments in the Campbell 5 precinct.
i. Ensure conveniently located parking in a manner that does not dominate the public domain.  All basement and service vehicle entries are to be located from secondary street frontages.	The development provides ample parking within basements accommodating all residential and hotel parking. A large amount of visitor parking is also available at ground level as part of the Campbell 5 master plan.
j. Create an open and legible network of paths and streets that extends and connects City Hill and the adjoining suburbs of Reid and Campbell to Constitution Avenue, Kings and Commonwealth Parks and Lake Burley Griffin.	Not Applicable.
k. Create a public domain that forms a linked sequence of spaces that are accessible, safe, comfortable, and pedestrian-scaled, that promotes walking and use of public transport and minimises reliance on cars.	The development takes advantage of the existing street connections through the Campbell 5 precinct and along Constitution Avenue and Anzac Parade. The site's proximity to key employment hubs should effectively reduce car reliance for residents and hotel patrons.
l. Integrate perimeter security, if required, with streetscape elements that enhance the public domain.	Not Applicable.
m. Architectural character should develop a contemporary palette of styles and materials, reflecting the varied land uses and providing activity and interest, particularly at street level. Particular attention should be paid to building form and roof profiles in areas of high visibility.	The design's use of a contemporary, low maintenance and high quality palette of finishes combined with the use of alternating form and texture are a reflection of the multi-faceted function of the development responding to the hotel, residential and commercial elements.
n. Design proposals should be site responsive, taking maximum advantage of varying characteristics and features of each site, complementing adjoining development – both existing and proposed – and expressing physical and environmental features.	The proposed development responds to the primacy of its location on the corner of Constitution Avenue and Anzac Parade, providing a considered response to the varying nature of each. The proposal has also been designed as the final piece of the C5 precinct, responding to the surrounding developments.
o. The street network, building form and facilities should be inherently flexible to accommodate changing uses and demands across the site and within buildings over time.	Not Applicable.

Policy	Response
p. Development should command high standards of urban design, sustainability, architecture and social inclusion reflecting the character of the national capital and providing a model for city development in Australia in the 21st century.	The development incorporates contemporary urban design and materials with an enduring built form reflecting the character of the precinct. The development will include extensive active frontages to all four corners of the building.

#### 4.1.2 DETAILED CONDITIONS OF PLANNING, DESIGN AND DEVELOPMENT

The Constitution Avenue and Anzac Parade Precinct Code of the NCP addresses specific design and siting requirements for development and redevelopment along Constitution Avenue.

Table 4-2 provides an assessment of the proposal against the relevant conditions of the Constitution Avenue and Anzac Parade Precinct Code.

**TABLE 4-2: NCP CONSTITUTION AVENUE AND ANZAC PARADE PRECINCT CODE**

National Capital Plan Requirement	Response
<b>URBAN STRUCTURE</b>	
Reinforce Constitution Avenue as the base of the National Triangle and the Russell apex with appropriate urban form.	The development at Campbell 5, of which Block 131 is one component, holistically contributes to the delivery of the vision for Constitution Avenue, embedded as part of Griffin's original plan for Canberra, and celebrated in the Griffin Legacy. The development provides for a mixed use precinct that delivers high quality built form, in a strategic location in Canberra.
Create a street grid, sympathetic to Griffin's intended pattern of streets and city blocks that provides a high level of integration with the street and path network of Civic, Reid and Campbell and link these areas with Lake Burley Griffin and Kings and Commonwealth Parks.	
	The design of the building not only responds to the primacy of the Constitution Avenue urban form, but also expresses a sympathetic and formal address to the ceremonial Anzac Parade. The street grid identified in the Campbell 5 master plan does not change as a result of this proposal.



National Capital Plan Requirement	Response
<b>LANDSCAPE STRUCTURE</b>	
<p>Landscape planting should reinforce the urban structure of Constitution Avenue and its integration with the setting of the Central National Area and the Lake Burley Griffin park lands.</p> <p>A formal treatment should be applied to the main avenues including Constitution, Kings and Commonwealth Avenues and Parkes Way. Continuous street trees should define the pattern of major and minor streets.</p>	<p>The proposed development includes extensive landscaping as an integral part of the design, responding to the surrounding streets. Particular focus has been given to the Constitution Avenue and Anzac Park East frontages, each of which require a considered approach to reflect each of their predominant functions and desired characters.</p> <p>The proposed development responds to the primacy of Constitution Avenue with a formal address emphasising this key frontage's vitality of the grand boulevard character with appropriate built form, active uses and landscape design.</p> <p>Verge trees along Constitution Avenue have been planted as part of the current avenue improvement works. These trees will be retained as part of the development. Landscape treatments proposed as part of the development respond and reinforce the existing landscape planting.</p> <p>The Anzac Parade frontage is a more subdued frontage set back from the street with landscape treatments including deep rooted planting to soften the built form.</p> <p>The proposed landscape treatment for the Anzac Park East frontage complement the existing plantings along Anzac Parade, and will not detract from the ceremonial corridor.</p>
<p>The visual impact of parking on the public domain should be minimised by integrating parking layouts with street tree plantings and pavement design.</p>	<p>The nature of the precinct design prioritises and celebrates the importance of the public realm, and responds to the elegant setting created for the built form elements in Campbell 5.</p> <p>Parking is catered for completely in the basement with no visually prominent elements at street level. On-street parking has been provided as part of the broader Campbell 5 development. The proposal does not change the previously approved configuration.</p>
<b>PUBLIC TRANSPORT, ACCESS &amp; CIRCULATION</b>	
<p>Allow for an integrated public transport system with Constitution, Kings and Commonwealth Avenues and London Circuit as the principal public transport route.</p>	<p>The development will benefit greatly from its key location on a main transport route along Constitution Avenue.</p> <p>Further, increased densities have been proven to support efficient public transport by increasing patronage in central locations.</p>
<p>Provide a hierarchy of pedestrian routes ranging from Constitution, Commonwealth and Kings Avenues and London Circuit as urban boulevards, major streets (including Coranderrk Street and Blamey Crescent and Sellheim Avenue), minor streets, lane ways and arcades.</p>	<p>The proposed design will contribute positively to the hierarchy of pedestrian routes along Constitution Avenue through the provision of amenity, activity and visual interest.</p>

National Capital Plan Requirement	Response
Ensure safety and comfort for pedestrians, with intersections designed to minimise slip lanes for fast turning traffic.	Not Applicable
Provide on-street parking on all streets where practicable.	On-street parking has been provided as part of the Campbell 5 residential area master plan. The proposed s131 design does not alter the on-street parking provision.
<b>ROAD HIERARCHY</b>	
<p>The road hierarchy provides a legible and connective framework for moving throughout the area with:</p> <ul style="list-style-type: none"> <li>• Constitution, Commonwealth and Kings Avenues and Parkes Way having the role of principal routes for through traffic and pedestrians connecting other parts of the city to the area.</li> <li>• Major connecting streets including Coranderrk Street, Blamey Crescent and Sellheim Avenue having a role of providing the main connections from Civic and adjoining neighbourhoods.</li> <li>• Minor streets having a local access role with priority for pedestrians and cyclists.</li> <li>• Lanes, share ways and arcades having a service, access and pedestrian network role</li> </ul>	Not Applicable
<b>CYCLEWAY</b>	
Provide an attractive and direct network for pedestrians and cyclists catering to recreation and commuter needs, separated spatially and by visual character where appropriate to prevent pedestrian conflicts.	Not Applicable
<b>STREETSCAPE DESIGN</b>	
Provide a complementary hierarchy of streetscape elements that relates to the road hierarchy giving primacy to the main avenues, emphasising continuity along their length through avenues of appropriately scaled street trees, consistent pedestrian pavement materials, street furniture and lighting.	<p>The proposed design responds positively to the primacy of Constitution Avenue with a strong, formal, yet playful urban edge accentuated by a gold mesh screen element and articulation along its frontage.</p> <p>The s131 proposal, like the two previous designs fronting Constitution Avenue in the Campbell 5 precinct, will assist in the delivery of the original vision for the boulevard style street, enhancing the overall quality of this important main avenue.</p> <p>The design will complement the recently completed upgrades to the Constitution Avenue corridor, and will provide a formal edge to the frontage while benefiting as a formal building nestled in the landscaping it provides.</p>

National Capital Plan Requirement	Response
Development should generally be constructed to the street boundary to define and enclose streets and create continuous street frontage while allowing variations in individual buildings and uses.	<p>The proposed development is built to the street boundary setback line providing a continuous frontage along Constitution Avenue, contributing to the overall character of the boulevard.</p> <p>The design is constructed with the surrounding street character as well as the proposed uses. The Constitution Avenue frontage caters for the Hotel component, and as such has been given a playful and dynamic frontage to reflect the nature of the Constitution Avenue vision and the of a hotel.</p> <p>The Constitution Avenue frontage has been treated with recessed balconies along the facade to provide articulation, depth and interest to the street.</p> <p>The address to the other three sides forms the shell which accommodates the residential uses. The more formal subdued nature of residential uses reflects that of the ceremonial avenue of Anzac Parade.</p>
Use a limited palette of high quality pedestrian pavement materials, street furniture and lighting. Pavement and landscape design should have an elegant, simple and bold design emphasising the geometry and formality of the main avenues.	<p>Pedestrian pavement materials, street furniture and lighting to the street have previously been agreed and constructed with regard to the upgrade of Constitution Avenue and the development of the Campbell 5 master plan area.</p> <p>The proposed design materials for the central courtyard and landscape will complement the existing palette of materials.</p>
Ensure streetscapes are well lit for pedestrians and optimise security and safety for night time use.	Lighting of the building façade will contribute to security and safety for pedestrians.
Footpath areas should be wide enough to cater for pedestrians and specific land use requirements and allow for seating areas, outdoor cafes, planting and urban art.	Not Applicable
Wider pavements for outdoor cafes and public amenity are to be located on the sunny southern side of the avenue.	Not Applicable
<b>ACTIVE FRONTAGE</b>	
Individual buildings will contribute to the definition of blocks and streets, with the greatest levels of public activity, shops and building entrances on main avenues, streets and public spaces.	<p>The proposed development provides primary active frontages to the Constitution Avenue and Pentland Street (Hotel lobby).</p> <p>Secondary frontages are provided to the Anzac Park East and Provan Street frontages to a more subdued extent.</p> <p>Activity to all four corners of the building will contribute to a an active and dynamic character.</p>

National Capital Plan Requirement	Response
Blank facades to public spaces and streets are to be avoided.	<p>The development provides minimal blank façades with active frontages to all four sides of the development.</p> <p>Each facade is reflective of their corresponding character, with landscape treatments integrated with each frontage in accordance with their desired character.</p>
Active streets should be a priority along Constitution Avenue and other streets throughout the area, with new development generally incorporating active ground level frontages to enliven public streets and spaces and provide passive surveillance.	<p>Commercial spaces at each of the four corners of the building will contribute positively to the desired character and activity of the development.</p> <p>Primary active frontages are provided to Constitution Avenue and Pentland Street.</p> <p>All four sides of the building will contribute to passive surveillance providing windows and balconies for residential and hotel units.</p>
Ground level frontages will present an attractive pedestrian-oriented frontage providing active uses for a minimum of 30 percent of the street frontage. Key active frontages are to have a minimum of 75 percent active uses.	<p>Ground level frontages have been designed to respond to the desired outcome of a pedestrian oriented environment, providing ample access to commercial and retail amenity to all four sides of the development.</p> <p>The Constitution Avenue frontage provides a large tenancy available for commercial and retail uses at each corner, with an opening to the central courtyard at its heart. These elements will work to create foot traffic and visual interest to the Constitution Avenue frontage.</p> <p>This approach provides 100% active uses to Constitution Avenue.</p>
Residential uses, except for home offices, should be avoided at street level at those locations identified as having an active frontage.	No residential uses are proposed at ground level.
Blank walls are discouraged. Pedestrian entries should be clearly visible from the public domain.	<p>Blank walls are limited as far as practicable in the design with each side of the building responding to each street frontage.</p> <p>Pedestrian entries will be clearly legible.</p>
<b>BUILDING HEIGHT &amp; FORM</b>	
Provide climate protection to areas where retailing and service based developments form the predominant ground level use at the street.	The development provides protection to the elements for the north and south frontages through the provision of shelter through awnings and by recessing ground floor walls behind upper level walls which shelters pedestrians via the building mass. This as a considered architectural feature to enhance the design outcome of the building.
Buildings above 25 metres in height are to be the subject of wind testing, including down draught conditions and turbulence, to ensure the development does not have adverse impacts on building entrances and the public domain.	Not Applicable.



National Capital Plan Requirement	Response
Buildings heights will generally be medium rise up to 25 metres above adjacent kerb levels to retain the landscape backdrop of the inner hills of Central Canberra.	<p>The building reaches a maximum height of 25m with minor elements such as parapet above this height screening rooftop elements.</p> <p>Building heights respond to the topography of the sloping site in accordance with the provisions of the NCP. A building heights table is on the plan provided at DA551 submitted with this WA, which demonstrates that the average heights of the top floor ceiling respond to the intent of the height controls provided in the NCP.</p> <p>The building heights retain the landscape backdrop of the inner hills of Central Canberra.</p>
A landmark building to RL 617 adjacent to Commonwealth Avenue is subject to consultation in accordance with Appendix M.	Not applicable
Minor building elements that extend building heights above 25 metres will be considered where this enhances the architectural quality of the building, and fosters energy efficiency, indoor amenity and appropriate urban scale.	<p>Minor encroachments above the 25m height limit include a parapet which provides screening to the rooftop plant.</p> <p>This enhances the architectural quality and visual appeal of the building.</p>
Building height should transition down in scale to a maximum of 3 storeys (generally 12 metres above natural ground level) to be sympathetic to scale of adjoining suburbs of Reid and Campbell.	<p>Not Applicable. The proposed development is at the south west corner of the C5 residential area and is adjacent to s130 and s132 which are both built to 25m above kerb level.</p> <p>There is no requirement for the proposed development to transition to the Campbell residential area given its location adjacent to development on s130 and s132.</p>
<p>Development should generally be constructed to the street boundary to define and enclose streets and create continuous street frontage while allowing variations in individual buildings and uses. Development on the northern side of</p> <p>Constitution Avenue shall be set back a minimum of 6.5 metres from the block boundary.</p>	<p>The proposed development is built to the minimum setback specified in the precinct code and will positively contribute to the desired continuous street frontage.</p> <p>Development to the Constitution Avenue frontage is setback a minimum of 6.5m from the block boundary in accordance with the precinct code.</p>
Where buildings are required to be set back to achieve security stand-off distances, continuity of the building line should be reflected in the design of passive security measures (e.g building plinth walls on the street boundary).	Not Applicable.
Where fronting residential streets in Campbell and Reid, building setbacks should generally complement existing building setbacks.	Not Applicable, the block does not front residential streets of Campbell. The proposed development is setback in accordance with the provisions of the NCP.


National Capital Plan Requirement	Response
<p>Building forms, materials and finishes should be responsive to micro-climate issues including solar access and wind. Use of sunscreen devices as articulation elements should be employed to achieve climate responsive facades.</p>	<p>Responsive to micro-climate the development incorporates the following:</p> <p>Materials - Heavy weight walls provide climate responsive facades, the use of concrete and other materials of significant thermal mass insulate the building from external temperature fluctuations. All apartment openings will be appointed with clear double-glazing.</p> <p>Solar Access - Arrangement of the residential units to the north, east and west façades give permanent residents an ideal solar orientation to ensure high levels of liveability. All residential apartments will have views to either Anzac Parade or Hassett Park and will receive either full morning or full afternoon solar access.</p> <p>Wind - The central courtyard will be protected from wind and exposure by the building form.</p> <p>Articulation elements - Awnings and balconies integrated into the built-form have been employed to achieve climate responsive facades.</p>
<p>Buildings should generally be modulated to clearly express the grid of the building. Tactility, silhouette and human scale in relation to built form should be achieved with the design of buildings.</p>	<p>The building is modulated in accordance with requirements of the NCP. This modulation is expressed through changes in depths and heights at each of the four frontages of the building and clearly express the grid of the building.</p> <p>These elements are accentuated with changes in form and materiality and are integrated with landscape treatments to the building's base and to two rooftop community gardens to the 19m elements.</p> <p>Human Scale is achieved at the ground floor with generous floor to ceiling heights and active frontages.</p>
<p>New buildings are encouraged to be delivered through design competitions in order to encourage innovation and design excellence.</p>	<p>Not Applicable.</p>
<p>Building design, layout and construction should take account of the impacts of noise on surrounding uses.</p>	<p>Noise and traffic impacts of the Campbell 5 development have been explored as part of the precinct master planning process.</p>
<p>Ground Floor facing Constitution Avenue and roads where 'Indicative Active Frontages' are located must have a minimum floor to ceiling height of 6.5 metres.</p>	<p>The proposed development has a 6.5m floor to ceiling height along the Constitution Avenue frontage.</p>


National Capital Plan Requirement	Response
<b>WATER SENSITIVE URBAN DESIGN</b>	
Implement water sensitive urban design strategies, including bio-filtration systems integrated with street and landscape design, to protect lake water quality.  To protect the water quality of Lake Burley Griffin, a catchment management approach should be implemented to detain and filter storm water in the upper catchment or at the source.	The subdivision design was assessed and approved in accordance with the requirements of the NCP. This design includes a large retention structure under Campbell 5 Park in the north east of the estate.  WSUD strategies have been designed to complement the design of the precinct.
<b>PARKING</b>	
Provide on-street car parking and conveniently-located bicycle parking to support retail uses, pedestrian amenity and after-hours activity.	Existing on-street parking provision will not be altered as a result of the development.
Large off-street permanent surface car parks are to be avoided; car parking is to be accommodated in basements or in above-ground structures concealed from public areas by habitable building facades.	Parking for the development is supplied in a two level basement facility providing 369 parking spaces.  No above ground parking structures are proposed as part of this development.
Development of existing surface car parks will need to demonstrate that an adequate public car parking provision (on-street or in appropriately designed structures) will meet the needs of Constitution Avenue.	Not Applicable.
Car parking for new development shall accord with the following rates:  Residential = One Space per dwelling and one visitor space per four dwellings or part thereof  Office = One space per 100m <sup>2</sup> of GFA  Bar, Café, Restaurant, Retail = Two and a half spaces per 100m <sup>2</sup> of GFA.  Hotel, Motel = One space per employee, plus one space per guest room or unit for establishments up to 36 units; or,  25 spaces plus 0.3 spaces per Guest room for establishments of more than 36 units.	Car parking requirements have been calculated at:  103 Residential car parks 45 Services Apartment car parks 37 residential and serviced apartment visitors car parks 93 spaces for 3,694.06m <sup>2</sup> of Bar, Cafe, restaurant and retail space. 68 Hotel parking spaces (25 + 0.3x129) Total Required = 346 The proposed development provides 369 car spaces, 23 above the prescribed requirement in the NCP.
Land uses for which car parking rates are not prescribed above will be subject to individual assessment.	Not Applicable


National Capital Plan Requirement	Response
<p>Proponents must demonstrate the access and parking capacity of the proposed development, and its impacts on the transport network and surrounding area. A higher on-site and/or off-site parking provision for any use may be required by the Authority after taking into account the relationship between on-site parking, off-site parking opportunities, the capacity of public transport in the area at the time of development, and anticipated future levels of public transport.</p>	<p>Parking and access have been established the the report prepared by Cardno as part of the C5 Master plan. The report shows that the proposed development for the entire precinct can be accommodated with existing infrastructure.</p> <p>Parking is well catered for by the development within basements and by on-street parking developed as part of the precinct works.</p>
<p>Additional parking shall be provided for bicycles, motorcycles and vehicles owned and operated under car sharing schemes.</p>	<p>Additional parking has been provided which may be used by car sharing schemes.</p> <p>The development provides 15 motorcycle spaces within the basement.</p> <p>There are 207 store rooms in the basement associated with residential units which can be used for bicycle storage.</p> <p>Space is available to cater for dedicated bicycle storage both in the basement and above ground.</p>
<b>INTEGRATED URBAN ART &amp; SIGNAGE</b>	
<p>Public art and art spaces in new development should be encouraged.</p> <p>Public art should be included as an integral component of development proposals and the public domain.</p> <p>A high level of integration between advertising and signage, which contributes to the character of the place.</p> <p>Opportunities for animated signs to create focal points when viewed from across public spaces, may be considered where this does not impact adversely on the overall character of the place.</p>	<p>Public art will form part of the broader Campbell 5 master plan area, and has already been embedded as an integral part of the development through engagement with local artists.</p> <p>Signage will be embedded in the design into wall columns and walls.</p>
<b>Location Specific Provisions for Section 5 Campbell PUBLIC SPACE</b>	
<p>The overall structure of public space is to respond to the established network of streets, parks and public spaces, and enhance the connectivity, accessibility and legibility of this network. At a finer scale, public spaces are to respond to site topography through designs that resolve access and drainage.</p>	<p>The proposed development does not alter the existing street, park and public space network. The design of the building aims to incorporate these elements through design elements such as landscaping, rooftop gardens and the site's address to each of the four street frontages.</p> <p>The central courtyard area responds to the topography of the site, with a water feature through the central component taking advantage of the site's slope.</p>

National Capital Plan Requirement	Response
The design of public space is to provide increased amenity for residents within and adjacent to the site, through improvements to passive surveillance and visual permeability.	<p>The design of the s131 development achieves active frontages to all sides of the building, promoting increased activity to the area.</p> <p>The configuration of apartments to all four corners of the development will contribute to passive surveillance to all surrounding public areas including Hassett Park and Anzac Parade.</p>
<b>BUILDING FORM</b>	
Building forms are to respond to the scale and pattern of development on Constitution Avenue, the proposed network of public space and achieve a transition that responds to the established residential urban form.	<p>The proposed design is a building with four sides which respond to each of their respective frontages.</p> <p>The Constitution Avenue frontage is responsive to the desired dynamic and vibrant character of the boulevard with hotel uses and a 'living' facade address. The use of the gold mesh screen with operable panels will result in a frontage that is for ever changing throughout the day and night. This treatment is reflective of the dynamic and moving nature of a hotel.</p> <p>The remaining three frontages are wrapped with the residential units which address the predominantly residential uses to the east and north, whilst allowing a more formal and subdued frontage to the ceremonial Anzac Parade.</p> <p>The Anzac Park East frontage is setback back and is softened by deep rooted planting along part of the frontage.</p>
Building designs are to provide controlled solar gain and cross ventilation, to reduce energy consumption and improve the amenity for building occupants.	<p>The configuration of apartments to the north, east, and west façades allow residential units to achieve the ideal solar orientation and ensure high levels of liveability. This configuration also allows residents to have a view of Hassett Park and/or Anzac Parade.</p> <p>The floor plan allows a functional separation of hotel and residential uses to ensure a high level of amenity for residents and guests. The hotel units face inward to the central courtyard and out towards Constitution Avenue.</p>




National Capital Plan Requirement	Response
<p>The maximum permissible building depths for residential buildings as measured across the floor plate are shown in Figure 2. Minor departures are permitted where it can be demonstrated that optimum solar gain and cross ventilation is achieved and where it can be demonstrated to improve the public domain.</p> 	<p>The provisions of the NCP result in a modular built form with a dense mass to Pentland and Constitution Avenue, and a more subdued mass to Provan and Anzac Park East. This envelope provides the following typology:</p> <ul style="list-style-type: none"> <li>• A continuous building mass to Pentland and Constitution Avenue. The Constitution Avenue frontage is setback 6.5m contributing to the desired landscape character for the boulevard.</li> <li>• Double loaded apartment configuration with Hotel aligned to the central courtyard and Constitution Avenue, and the residential apartments aligned to the east, north and west. A separation between residential and hotel units is achieved through a dividing wall. This arrangement allows for cross-ventilation and doesn't compromise solar gain to residential apartments.</li> </ul> <p>The depths and setbacks of the proposed development are consistent with the desired outcome specified in the plan.</p>
<p>Amalgamation of sections will not be permitted where building forms adversely impact pedestrian movement or visual access.</p> <p>Building elements (other than awnings) are not to be built over roads.</p>	<p>Not Applicable</p>
<b>SITE ACCESS &amp; SETBACKS</b>	
<p>Primary vehicle access to Section 5 Campbell is to be from Constitution Avenue, with the exception of basement car parks.</p> <p>Service entries must not face Constitution Avenue, Anzac Park East and new roads bordering Open Space. All service entries are to be located and designed to minimise their impact on the streetscape. Access to service rooms and areas should be achieved within buildings to minimise adverse impacts on public space.</p>	<p>Basement access for parking and service vehicles is provided from Provan Street in accordance with the NCP.</p>
<p>Pedestrian access to each building is to be provided at adjacent ground level, whilst maintaining privacy for private residences and passive surveillance.</p>	<p>Pedestrian access to the proposed building is achieved from street level.</p>

National Capital Plan Requirement	Response
<p>Direct pedestrian access from the public domain is to be provided to each ground floor unit or tenancy where they have a clear relationship to the public domain. The level of ground floor entries shall be:</p> <ul style="list-style-type: none"> <li>• Not less than the finished level of the footpath; and</li> <li>• Not more than 450mm above the footpath level.</li> </ul>	<p>Direct pedestrian access from the public domain is achieved in accordance with the NCP.</p>
<p>The required building setbacks are shown in Figure 3.</p>  <p>Balconies and other articulation elements may encroach into the setback zone. Any such encroachments must not exceed 30% of the setback area and are not permissible on the ground floor. Encroachments within the setback area must not include internal habitable space.</p>	<p>Building setbacks for the proposed design are in accordance with the requirements of the NCP.</p> <p>The building is setback a minimum of 6.5m from the Constitution Avenue frontage and 3m from Pentland and Provan Streets in accordance with the NCP. An 8m setback is provided to the central module of the building to Anzac Park East.</p>


National Capital Plan Requirement	Response				
<p><b>BUILDING HEIGHT</b></p> <p>Overall building heights are to comply with those shown in Figure 4.</p>  <p><b>Figure 4 - Building Heights</b></p> <table border="1"> <tr> <td>10m maximum height</td> <td>19m maximum height</td> </tr> <tr> <td>13m maximum height</td> <td>25m maximum height</td> </tr> </table> <p>Street Reserve</p> <p>Minor departures from heights shown in Figure 4 will only be considered where it can be demonstrated that the mass and bulk of buildings is not significantly increased, and where it enhances the architectural quality of the building, and fosters energy efficiency, indoor amenity, appropriate urban scale, and adds visual interest to the skyline. Building design is to take advantage of natural light and orientation for occupants and visitors.</p>	10m maximum height	19m maximum height	13m maximum height	25m maximum height	<p>Building heights for the Constitution Avenue frontage are all within the 25m to top floor ceiling heights, with minor encroachments of parapet included above the 25m height limit in order to screen rooftop plant from the street. This encroachment of parapet does not significantly increase the mass and bulk of the building, whilst contributing positively to the street address through the screening of unsightly rooftop elements.</p> <p>The Pentland Street frontage, while adhering to the 25m height limit from kerb is higher than the Constitution Avenue frontage due to the fall of the site and the change in kerb level RL. This has resulted in a reduced floor to ceiling height for the Ground floor facing Pentland Street to accommodate a single continuous floor plate to each level of the building. This also enables an additional storey facing Pentland Street.</p> <p>The aggressive fall of the site can be seen on the east, north and west elevations provided with this WA submission. These views demonstrate the significant fall from north to south.</p> <p>The built-form conforms to the slope of the site to all four sides, with minor encroachments above the 19m and 25m height limits to Provan, Pentland and Anzac Park East. These encroachments are necessary to achieve the desired built form between modules and a single floor plate. This treatment responds to the slope of the site, improves the architectural form and provides an appropriate urban scale to the C5 precinct.</p> <p>Building height summary and table is provided at drawing DA551.</p>
10m maximum height	19m maximum height				
13m maximum height	25m maximum height				
<p><b>BUILDING FACADES</b></p> <p>Street corners are to be expressed by giving visual prominence to parts of the building façade such as a change in articulation, material or colour, roof expression and/or increased height.</p> <p>Building articulation, material and colour must be sympathetic to the heritage values of the adjacent National and Commonwealth Heritage listed places. Building entries are to be clearly identified through building form, material and colour.</p>	<p>The material, texture, colour and building form respond to the unique nature of each of the surrounding streets.</p> <p>Changes in articulation treatments for balconies have been incorporated to accentuate all four corners of the building.</p> <p>Building articulation treatments and materials vary based on the corresponding character to each of the four street frontages. The north and south frontages are articulated and treated in a quite open and lively manner, whilst the Anzac Park East frontage has been given a subdued frontage with reduced openings to the street out of respect to Anzac Parade's ceremonial nature.</p> <p>Building entries are clearly expressed using breaks and changes in the facade and materials.</p>				

National Capital Plan Requirement	Response
The use of built form elements such as balconies, projections, awnings and hoods are encouraged to provide shelter and ameliorate wind and downdraft in public spaces.	Built form including balcony and awnings are used to provide shelter and comfort to pedestrians.
<b>PARKING</b>	
A minimum of 150 on-street visitor parking spaces shall be provided above ground.  Ground level or above ground parking structures are not permitted.	On-street parking spaces have been provided as part of the broader precinct works. The proposed development does not impact on-street parking supply.
<b>MATERIALS</b>	
Materials shall be selected for their permanence and durability. Materials shall not be highly reflective, to avoid glare and focused transfer of heat. Materials shall have potential for recycling.	<p>The building uses robust materials (with no applied finishes) such as pre-cast coloured / textured concrete in off white with exposed aggregate.</p> <p>The predominant pre-cast materials of the building are set with a strong base of Stone plinths with blue stone incorporated into the Hotel facade.</p> <p>The materials are of low reflectivity and have a high potential for recycling such as aluminium mesh shutters to the Constitution Avenue frontage.</p>
<b>LANDSCAPE</b>	
<p>Trees planted within the road reserve should be consistent with the existing landscape character of Campbell and provide continuous canopy to shade roads and footpaths in summer.</p> <p>Trees planted within road reserves must be capable of achieving the heights and canopy spread indicated in Sections 1 to 6 of these detailed conditions at maturity.</p>	<p>Trees have been planted in verges as part of the broader works for the Campbell 5 Precinct and Constitution Avenue upgrade.</p> <p>The proposed development will also provide plantings to the Anzac Park East frontage consistent with existing plantings in the precinct. This approach helps to soften the built form in response to the Anzac Parade frontage.</p>

National Capital Plan Requirement	Response
<p>The landscape zone within blocks is consolidated to provide for substantial mature plantings that will afford privacy to neighbours and maintain winter sunlight to properties where available.</p> <p>Landscape plantings within each block must include a selection of large scale trees, capable of reaching a minimum 15 metres in height with a broad canopy and that are consistent with the landscape character of Campbell when mature.</p> <p>Deep soil space to be provided is shown in Figure 91.</p> 	<p>The design responds to the required deep rooted planting zone to Pentland Street with plantings proposed that will achieve the minimum 15m height.</p> <p>The deep rooted planting zone specified for the central courtyard has been replaced with a proposed water feature taking advantage of the slope of the site. It is believed that this treatment will provide a high level of amenity and visual quality to residents and visitors to the site. This approach is consistent with the contemporary nature of the design.</p>
<b>HERITAGE</b>	
<p>Development of Section 5 Campbell shall respect the cultural heritage values of the National and Commonwealth Heritage listed places in the vicinity of the site.</p>	<p>A heritage statement has been conducted with regards to the proposed development and forms part of this WA submission.</p> <p>The report concludes that the proposal will not have an adverse impact on the heritage values of the place, and will strengthen Griffin's grand commercial boulevard, and conforms with the aims and objectives of the Griffin plan with regard to land use, siting and scale.</p> <p>The address to Anzac Park East is in keeping with the desired character facing Anzac Parade and the New Zealand memorial.</p>
<b>ANZAC PARK EAST</b>	
<p>Off-site landscaping is required to assist in reducing the visibility of building form from Anzac Parade, and in providing a green backdrop to memorials.</p>	<p>Off-site landscaping has been provided as part of the Campbell 5 residential area development. The proposed development contributes to the existing plantings with on-site plantings which soften the built form fronting the ceremonial frontage.</p>



National Capital Plan Requirement	Response
Existing <i>Arbutus unedo</i> in the southern verge of Anzac Park East shall be retained to provide a dense evergreen screen. Trees may be removed to allow construction of new streets. Existing <i>Arbutus unedo</i> are to be inter-planted with <i>Eucalyptus cinerea</i> to add a second canopy layer.	Not Applicable.
Where gaps exist in the rows of <i>Eucalyptus bicostata</i> on Anzac Parade, new plantings are required to match the plantings on the western side of Anzac Parade.  Works Approval will not be granted for residential and commercial development on Section 5 Campbell until such time as off-site landscape works on Anzac Park East and Anzac Parade have been completed.	Not Applicable.
<b>SECTION 5</b>	
Particular attention shall be given to the building form/façade at the corner of Anzac Parade East and Constitution Avenue. The design of buildings should be articulated using a variety of massing; solids and voids; and materials and colours to ameliorate any impacts on the adjacent National and Commonwealth Heritage listed places.	The proposed design is sympathetic to the desired character for the Anzac Park East and Anzac Parade address.  The design uses articulation, a combination of solid and void elements, materials and massing to provide a high quality and subdued address suitable to its ceremonial setting.
Buildings should not intrude on the public appreciation of the eastern handle of the New Zealand Memorial as the gateway to the Memorial Parade or interrupt the symmetrical characteristics of the East and West portal buildings in framing the Parliament House Vista.	The design achieves a form and character commensurate with the New Zealand memorial. Discussions with the New Zealand High Commission have informed the design, with representatives supportive of the design and approach.  The design does not interrupt the symmetry of the east portal building, with a design which responds to Anzac Park East and West.
The architectural design of the buildings on Site C must be sympathetic to the heritage values of the adjacent National and Commonwealth Heritage listed places.	A statement of heritage impact has been prepared by Architectural Projects and is included as part of this WA package.  The report states that the proposed design will complement the Parliament House vista and will maintain the landmark qualities of the Australian War Memorial. The development also strengthens Griffin's vision for Constitution Avenue as the base of the National Triangle.
<b>LIGHTING</b>	
The impact of outdoor lighting in proximity to Anzac Parade and the memorials shall be minimised.	The design uses full cut-off lighting to minimise spill and impacts to Anzac Parade and memorials.
Heritage Management Plans for National and Commonwealth Heritage listed places shall be considered in developing external lighting designs. The colour and finish of light poles and other light fittings shall be sympathetic to the heritage values of the adjacent National and Commonwealth Heritage listed places.	Lighting for the Campbell 5 precinct has previously been approved as part of the broader precinct development.

National Capital Plan Requirement	Response
<p>New building façade lighting installations shall use full cutoff light fittings that are carefully integrated into the building's structure. External lighting to building entrances, window displays and signage shall be restricted to assist in providing a dramatic backdrop. Consideration will be given to building lighting where it contributes to identity, legibility, silhouette, architectural expression, and façade articulation.</p>	<p>Lighting design has incorporated full cut off lighting to reduce light spill and to identify entrances and key building features.</p> <p>Lighting has been designed to improve visibility, pedestrian safety and security.</p> <p>The approach of the design is to ensure the lighting of external spaces complements and enhances the thematic architectural approach.</p>
<p>All street and footpath lighting is to be full cutoff.</p>	<p>Street and footpath lighting has been approved and installed as part of precinct works. The proposed development does not impact on the existing installed lighting features.</p> <p>The approach of the design is to ensure the lighting of external spaces complements and enhances the thematic architectural approach.</p>
<b>INDICATIVE DEVELOPMENT - STREETScape</b>	
<p>The following indicative development streetscape sections are provided to illustrate the proposed relationship between public space, landscape and transport uses (see legend provided at Figure 7 for locations):</p> <ol style="list-style-type: none"> <li>1. Wendouree Drive</li> <li>2. Park Edge Street (Getting extension)</li> <li>3. Park Edge Street (Chowne Street Alignment)</li> <li>4. Shared-way (Chowne Street Alignment)</li> <li>5. Streets adjoining Anzac Park East</li> <li>6. Anzac Park East</li> </ol> 	<p>Streetscape sections are provided as part of the WA package.</p>

The proposal is considered to be consistent with the relevant provisions of the National Capital Plan.

## 4.2 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT (EPBC)

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) prescribes actions that have, or are likely to have, a significant impact on a matter of national environmental significance and outlines requirements for require approval from the Australian Government Minister for the Environment (the Minister).

The Act identifies 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. The nine matters are:

- World Heritage Properties.
- National Heritage Places.
- RAMSAR Wetlands.
- Listed Threatened Species and Ecological Communities.
- Listed Migratory Species.
- Commonwealth Marine Areas.
- The Great Barrier Reef Marine Park.
- Nuclear actions.
- Water Resources (coal seam gas and coal mining).

Anzac Parade is listed as a National Heritage place as a rare form of commemoration of the relationship between Australia and New Zealand, for its aesthetic qualities, its creative achievement, social values and special associations.

It has been assessed that the proposed design will not adversely impact the values of the nearby Commonwealth Heritage place.

The proposed design will compliment the Parliament House vista and will maintain the landmark qualities of the Australian War Memorial. The development also strengthens Griffin's vision for Constitution Avenue as the base of the National Triangle.

The proposed development does not trigger a requirement for referral under the EPBC Act.

## 4.3 CROWN LEASE

The lease Purpose clause outlines the use of the site for one or more of the following:

- (i) administrative use;
- (ii) aquatic recreation facility;
- (iii) bank;
- (iv) bar;
- (v) cafe;
- (vi) club;
- (vii) commercial accommodation  
LIMITED to serviced  
apartment;
- (viii) co-operative society;
- (ix) cultural facility;
- (x) hotel;
- (xi) indoor recreation facility;
- (xii) motel;
- (xiii) office;
- (xiv) personal service establishment;
- (xv) place of assembly;
- (xvi) residential for not more than one  
hundred and three (103) dwellings;
- (xvii) restaurant;
- (xviii) social/community facility;

AND ANCILLARY THERETO retail;

The construction of the proposed mixed-use residential and hotel building with 103 residential units, 45 serviced apartments and 129 hotel rooms is consistent with the Crown Lease.

# 5.0 IMPACT ASSESSMENT

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

## 5.1 STATUTORY PLANNING

The proposal is consistent with the statutory planning provisions, being a permissible land use and is consistent with the detailed principles and policies outlined in the Constitution Avenue and Anzac Parade Precinct Code of the National Capital Plan.

## 5.2 URBAN DESIGN

The proposed design has been specifically designed to address and enhance the character of the locality, and to have respect to the surrounding heritage values.

### 5.2.1 CONSTITUTION AVENUE

The development provides a primary active frontage to Constitution Avenue commensurate with the grand boulevard concept envisaged in Griffin's Plan.

Active frontages are provided at each of the four corners of the development at street level to enhance activity and vitality to the area.

The Constitution Avenue frontage is proposed to have a bold, high-quality, interesting frontage to mark the prestigious location and provide visual interest along the boulevard.

### 5.2.2 ANZAC PARADE

An equally important frontage is that of Anzac Park East which has a direct interface with the ceremonial Anzac Parade.

The form of the building on this important frontage was to give a subdued, formal approach with a larger setback, and softening of the built form through the use of deep-rooted planting and changes in materiality.

### 5.2.3 CAMPBELL 5 MASTER PLAN AREA

The proposed development will be a fitting inclusion as the last piece of the Campbell 5 development area. The provision of the mixed use residential / hotel development will add to the activity and vibrancy of the area.

The proposed development is in keeping with the surrounding developments in the precinct, complementing the previously approved developments. The design is befitting the desired character of the area whilst having its own unique character.

## 5.3 HERITAGE

A heritage report for the proposed development at Section 131 has been provided by Architectural Projects.

The report identifies principal issues with regards to the potential impacts on heritage values of the proposed development. The approach to built form, in terms of height, siting and mass, and landscaping will result in minimal visual impacts on the associated heritage place (Parliament House Vista) and the AWM, and will not diminish an appreciation of the Portal Buildings as framing elements at the south end of Anzac Parade.

The limited visibility that will result from the proposed development is an acceptable balance of the requirement to respect the existing character of the Parliament House Vista, maintain the landmark qualities of the AWM and deliver Griffin's vision for Constitution Avenue as the base of the National Triangle. In this regard, the development will promote a fuller understanding of Walter Burley Griffin's objective for the Municipal Axis as Canberra's 'high street'.

## 5.4 LANDSCAPING

The proposed landscaping plan is a key element of the proposal and has been specifically designed to enable adequate integration with the buildings setting.

The site occupies a key landscape axis developed through the Griffin Plan, and as such is integrated with off-site and on-site plantings and other landscape treatments to give the impression of a building in the landscape.

## 5.5 TREE REMOVAL

No trees are proposed for removal as part of the development. Tree protection measures are specified in the Civil drawings provided.

## 5.6 TRAFFIC + PARKING

This section outlines the possible impacts to parking and traffic of the proposed development.

### 5.6.1 PARKING ARRANGEMENTS

Parking arrangements for the development are provided in underground basements with access from Provan Street in accordance with the NCP.

The basement will accommodate 369 car spaces which well above that required by the NCP.

On-street parking has been provided as part of the broader precinct and Constitution Avenue upgrade. The design will integrate with but not impact the configuration of on-street parking for the precinct.

It is expected that visitors who drive to the precinct will use the on-street and basement parking provided.

### 5.6.2 POTENTIAL TRAFFIC IMPACTS

A traffic analysis and hierarchy report was completed by Cardno in November 2012 as part of the Campbell 5 Master plan process. The report found that the surrounding road network has sufficient capacity for the full development of the Campbell 5 precinct.

Supplementary traffic analysis was provided by Sellick Consultants as part of the WA packages for s132 (KØben) and s133 (Sienna) which established that there would be a very minimal increase of vehicles as a result of each of those developments compared to the Cardno report.

In light of the previous studies, it is contended that the previously supported Cardno report is still valid in its contention that the road network has sufficient capacity to support all development in the Campbell 5 master plan area.

## 5.7 WASTE DISPOSAL

All service access is from the Provan Street frontage accessed from Pentland Street.

A detailed waste management plan, including locations of waste enclosures, and waste truck turning movements is provided as part of this WA package.

## 5.8 SERVICES

The existing service ties have been assessed as part of the External Services Plan provided as part of this WA package.

The existing sewer and storm water ties are to be retained and can adequately service the proposed development.

## 5.9 SUSTAINABLE DESIGN

The development incorporates a number of devices to ensure that a high level of sustainable design is achieved:

Double Glazing - Apartments will be appointed with double glazing to all openings. This ensures good insulation and reduced solar heat gain and summer and prevents heat loss in winter. It also helps to reduce acoustic impacts from exterior noise sources.

Heavyweight walls - Heavyweight walls throughout the development will ensure good thermal mass to the exterior of the building. This will enable the building to better maintain a constant temperature and reduces the impact of external temperature variations. This combined with double glazing means the building will rely less on air conditioning units to maintain comfortable temperatures.

Reduced South facing units - The design minimises the number of south facing units as far as practicable. No residential units are solely south facing.



## 6.0 CONCLUSION

This Planning Report is submitted as part of a WA for a mixed-use hotel and residential development for Block 1 Section 131 Campbell. The development ranges from 8 storeys to Pentland Street, to 7 storeys on Constitution Avenue and 6 storeys for the central components fronting Provan Street and Anzac Park East.

The development will provide 103 residential units, 45 Serviced Apartments, 129 hotel rooms and 3,694m<sup>2</sup> of total flexible commercial space.

All parking is accommodated within two levels of basement providing 369 car parks, resulting in an excess of 23 spaces above the prescribed requirement specified in the NCP. The development will also include two communal rooftop gardens.

This WA has been lodged with a range of supporting technical reports and plans. This report assesses the proposed development against the requirements of the NCP and outlines the planning and design context for the development. The project and general planning outcomes have been the subject of pre-WA consultation and liaison with the NCA, DoEE and the New Zealand High Commission. The consultation is outlined in the report lodged with this WA package prepared by *JWLAND*.

The proposed development is considered to adequately address all local considerations including traffic, parking, WSUD, heritage, noise, civil and the design accords with the requirements of the NCP with regard to built form, materiality, landscaping and streetscape. It is considered to be consistent with all relevant provisions of the NCP.

The proposed development is designed

to provide a significant addition to the Campbell 5 precinct, to Constitution Avenue and to Anzac Parade. The addition of a hotel and commercial space will further contribute to both day-time and night-time activity for the precinct and will add to the vitality of the area in accordance with the objectives of the NCP.

The design provides a formal, yet contemporary statement commensurate with the desired character for the Constitution Avenue frontage, whilst being sympathetic to the ceremonial nature of Anzac Parade and the New Zealand memorial.

In addition to contributing to a vibrant, active and dynamic precinct in accordance with the NCP, the proposed development represents a major investment in Central Canberra.

As the development strongly aligns with the NCA's objectives for the precinct it is recommended that the NCA approve the proposed development.

**Purdon Planning  
October 2017**

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