

PLANNING REPORT

January 2020

BLOCKS 4 & 5 SECTION 38 CAMPBELL



DOMA

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Purpose of this Report

This Planning Report has been prepared for first stage of development on Blocks 4 and 5 Section 38 Campbell. This report is intended to support a Letter of Consistency application for the site.

This report makes reference to the following Documents:

Development Control Plan 19/01 (Block 4 & 5 Section 38 Campbell)

Purdon Planning report for DCP 19/01

EPBC Approval – 2014-7372

Project Background

A revised DCP and a Concept Plan in line with this revision were lodged with the NCA in June 2019. This amendment was approved on the 23rd October 2019 and a new DCP was issued – DCP 19/01.

An Environmental Protection Biodiversity Conservation (EPBC) Referral was initially lodged for the site in 2014 (EPBC 2014-7372). This referral noted both environmental and heritage values. An approval from the Federal Department of Environment and Energy (DOEE) was issued on the 24th of July 2018 allowing for the clearance of these values with the condition of several offset measures.

A variation to the current lease is required to bring the current purpose clause (scientific research) in line with what is allowable under the approved DCP (residential). This lease variation will be finalised by the Federal Department of Finance. Furthermore, for unit titling to occur over the site the land will need to be converted from National to Territory Land. This will occur closer to the completion of the first stage.

Project Team

Doma have assembled a full and comprehensive professional consultant team for this project to ensure all aspects affecting design and planning are identified and addressed early in the design and approval process.

Architects and Master Planners	Stewart Architecture
Construction Manager	BLOC
Landscape Architect	CIA landscape and Colour
Traffic Engineer	AECOM
Civil Engineer	Sellick Consultants
Electrical Engineer	Rudds Consulting Engineers
Surveyor	Veris Surveying

Authority Consultation

The scope of the proposed works is as per the Concept Plan lodged in June 2019 that has been discussed with the NCA who subsequently approved the plan.

Prior to lodgement of this Letter of Consistency Doma Group discussed the extent of proposed works that would be included within the initial stage.

Community Consultation

Community consultation for the project occurred during the DCP/Concept plan stage. This consisted of pre-lodgement discussions with various community groups organised by both Doma Group and the NCA. A 6-week notification period was held during the assessment of the DCP/Concept Plan.

Crown Lease

The purpose clause in the Crown Lease currently only permits Scientific Research Facility. Doma will need to make an application to the Commonwealth Department of Finance to surrender and regrant the Crown Lease in order to allow residential use. This will bring the permissible use in line with the use outlined in the endorsed Development Control Plan. Which is Residential Use akin to Territory Plan RZ5 High Density Residential Zone.

Doma Group will be required to pay a betterment charge to the Department of Finance for the amended purpose clause. This payment will need to be made prior to the site being transferred to Territory Land. The site will need to be transferred to Territory Land in order for unit titling to occur.



Blocks 4 and 5 Section 38 Campbell has a site area of 40,108m².

The previously existing buildings on the site were demolished as per NCA approval (NCP100168) and DOEE approval EPBC 2014 - 7372. The surface carpark that previously serviced the office buildings currently remains and will be used for trade parking during the construction phase.

The site has significant contours with a 16m fall from east to west. The site has a single street frontage onto Limestone Avenue. Surrounding the development is Campbell High School to the south and Block 4 Section 63 (grassland) to the north and Mount Ainslie to the east.

The existing trees within the site boundary will be removed as per DCP 19/01 and the approved Concept Plan. These trees will be replaced with significant landscaping. A portion of a large rock outcrop is located within the north western corner of the site. These rocks will be removed and reused within the landscaped areas of the site where possible.

The site currently has vehicular access from Limestone Avenue. This crossover will be maintained. A second non gazetted road, which links to Quick Street in Ainslie, currently also allows access to the site. The proposed development will remove this access point for general vehicles. With pedestrian and emergency access maintained.

The Environmental Protection and Biodiversity Act 1999

An EPBC referral (EPBC 2014/7372) was lodged for the site in 2014. The referral noted environmental and heritage values. An approval to remove these values was granted by the DOEE on the 24th of July 2018.

Staging

The delivery of the approved Concept Plan will be staged. This initial application includes the apartment buildings containing 117 units and 95 of the townhouses. The remaining townhouses will form part of a separate application.

A Community Title scheme will be used for the site. Refer to Stewart Architecture WA0-003 for subdivision plan. This will allow all residents access to and jointly contribute to the maintenance of the site's communal amenity.



Blocks 4 and 5 Section 38 Campbell is situated within National Land and falls under the jurisdiction of the National Capital Authority. The site is not within a Designated Area and therefore a Development Control Plan is required for planning rules and scope. These are established in DCP 19/01.

The Design Concept – Master Plan

The Concept Plan, prepared by Stewart Architects, was endorsed by the NCA on the 23rd of October 2019. The Concept Plan provides a high quality architectural and urban design solution for the site as required by the Development Control Plan.

The proposal is for a residential development and includes 2 apartment buildings along the Limestone Avenue boundary and 15 blocks of townhouses. Totalling 117 apartments and 127 townhouses. The required parking generated by this proposal will be wholly contained within the site in either basements underneath the apartment building, private garages underneath each townhouse or on grade visitor parking at various locations around the site.

The proposal achieves a high level of passive sustainable design. 100% of the apartments achieve either a north, east or west orientation.

The proposal includes a high level of residential amenity. Building interfaces have been carefully considered and overlooking has been avoided where possible. Where this was unable to be achieved building separation is generally 10 meters or more.



Layout

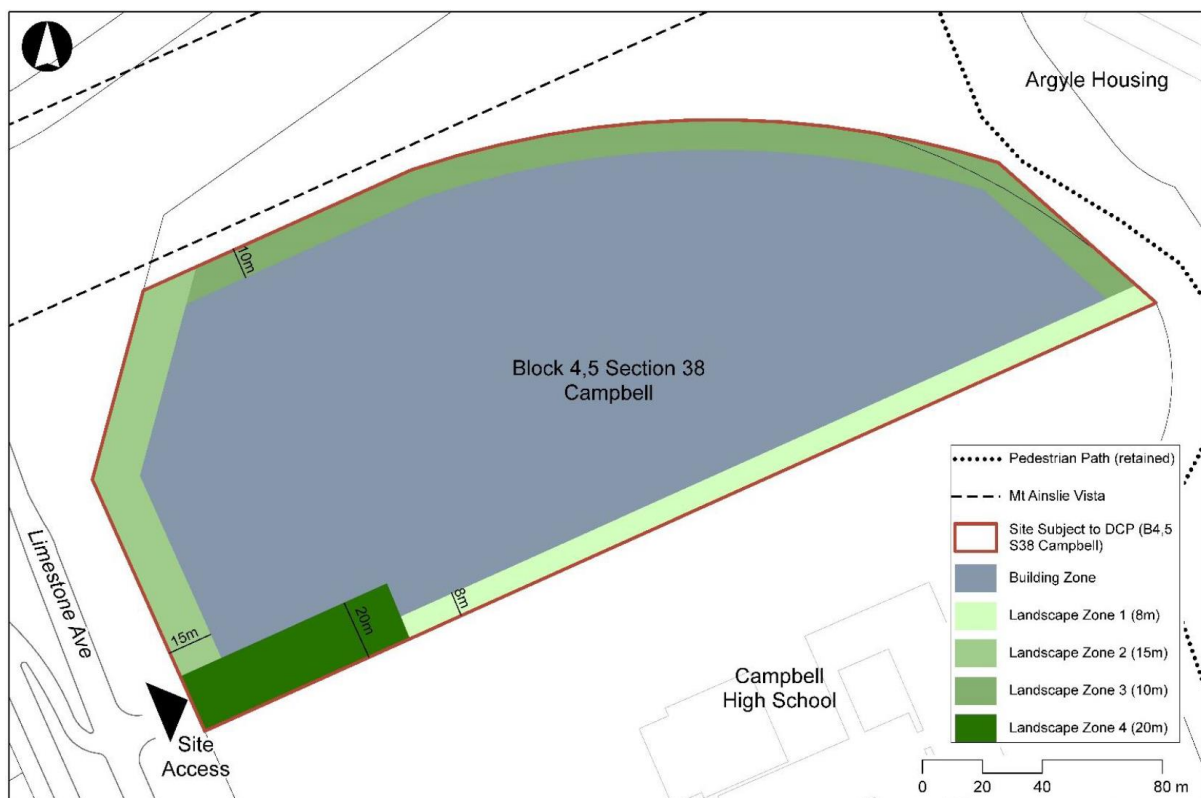
The two apartment buildings are separated to allow sun and vistas through the site. Each building is angled north to ensure that each unit achieves a high level of solar access.

The townhouses are spread across the remainder of the site. The layout of each townhouse section is broken up into smaller groups and face either north/south or east/west. The interface between each townhouse section is either dealt with using the angle of the townhouse, landscaping and/or using the level differences within the site.

Setbacks and interface

There are several setbacks requirements across the site as outlined in the approved DCP. The proposed development complies with these setback requirements.

The apartment buildings are angled away from Limestone Avenue, thereby avoiding a single long façade fronting onto the street. Along with 15 metre setback from the apartment building line to the boundary along Limestone Ave there is a further 20m from the boundary to Limestone Avenue.



Façades

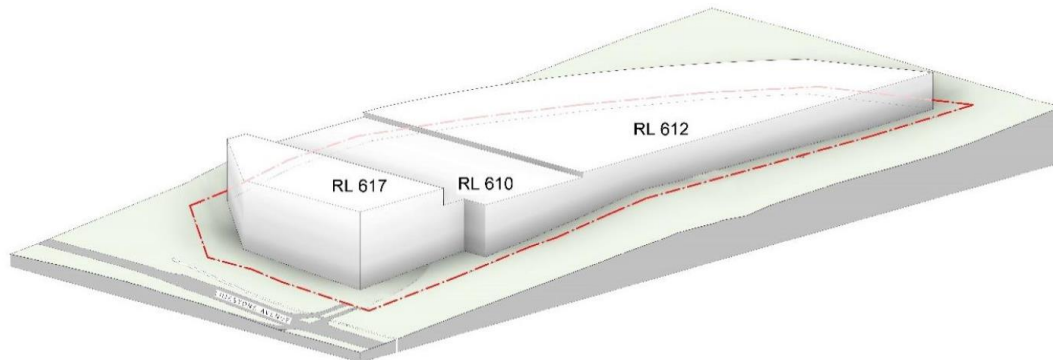
The façade of the apartment buildings takes reference from residential housing in Campbell and Ainslie and also the materiality of the nearby Australian War Memorial. The façade will predominately be brick with precast concrete elements used on the upper floors to assist with breaking up the building form. Vertical louvers will be used to help with privacy and the western outlook.

Several different façade treatments will be applied to the townhouses to help breakup the built form. Variations will also be applied to the actual built form of townhouse types, for example some of the townhouses will have pitched roofing. Materially will largely be brick with timber elements used to breakup the building form.



Building Height

The proposed height of all structures is within the allowable height specified in the DCP, refer Figure 2 within the DCP. The maximum height allowable ranges from RL 610 to RL 617.



Apartments/Townhouses

The proposal includes a mix of 1, 2 and 3 bedroom apartments in various configurations. Individual apartments are spacious and have been carefully planned. All apartments will have good solar access with no apartments solely facing south.

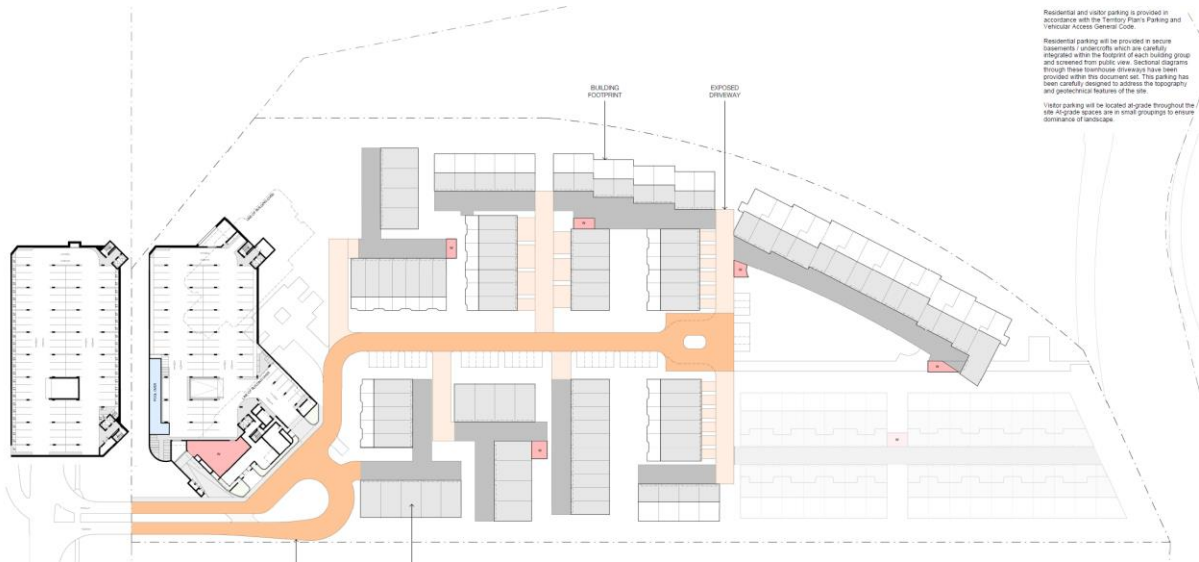
Each apartment has a generous balcony. Balconies will either have solid, opaque or semi-opaque balustrades giving privacy to the unit owner and screening balcony furniture from the street.

The proposal also includes a mixture of 2, 3 and 4 bedroom townhouses. Townhouses face either north/south or east/west ensuring that all living areas receive good solar access and cross ventilation.

Depending on the townhouse type, the dwelling will have either 1 or 2 private courtyards. These private courtyards will either be a paved balcony area or a landscaped area on natural ground.

Parking for all townhouses will be located underneath the footprint of the related dwelling.

Undercroft driveways and screening elements will be used to avoid garage doors being visible from communal areas where possible.



Address and frontage

Limestone Avenue is the sole street frontage for the site and the existing crossover on Limestone Avenue will be retained.

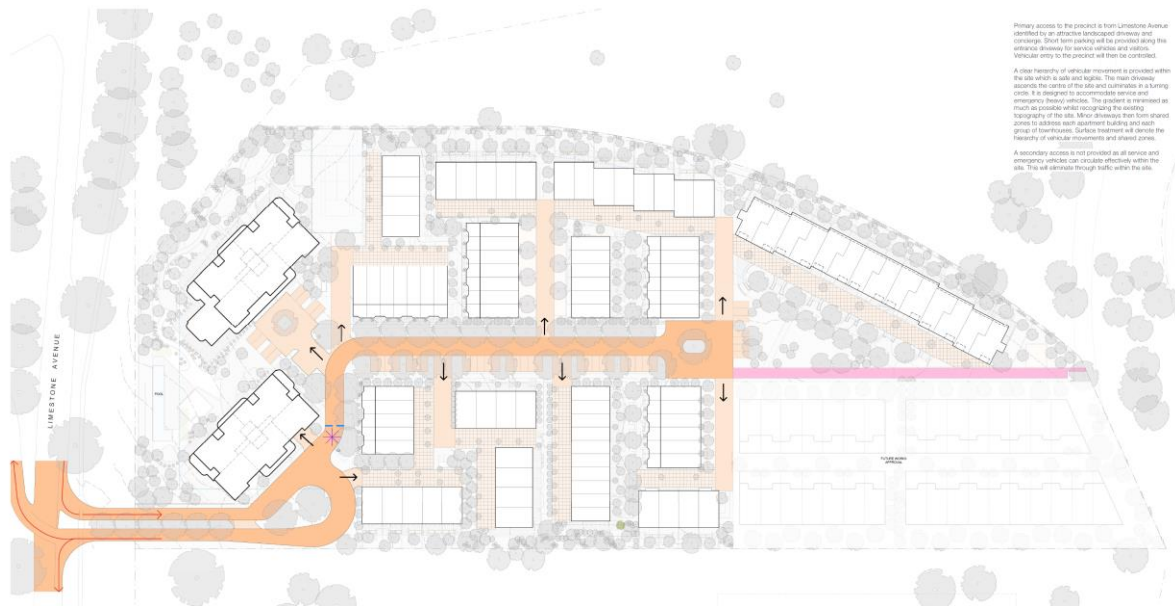
There is a significant fall across the site, particularly along the Limestone Avenue frontage. To accommodate this change of levels, the basement car parking has been terraced over two levels. The levels will also mean a portion of basement level 1 will be above natural ground, this will create a wall along Limestone Avenue. To help blend this structure into the landscape a series of courtyard walls and planters will terrace down towards the boundary along Limestone Avenue.

Pedestrian access for residents and visitors is available via Limestone Avenue or an access gate backing onto the Mount Ainslie Reserve. Pedestrian circulation is encouraged throughout the site with a series of landscaped footpaths and open areas.

Vehicular access and site servicing

Vehicle access will be solely available from the Limestone Avenue crossover.

The servicing of the site will be isolated towards the front entry. A central waste room, which will service the whole site is located within the apartment basement.



Existing vegetation

Existing vegetation on the site will be cleared in accordance with DCP 19/01.

Replacing this vegetation will be significant and carefully considered landscaping. This landscaping will reference both the nearby Mount Ainslie reserve and the more structure and exotic landscaping of the nearby suburbs of Reid and Ainslie.

Proposed landscape character

Significant consideration has been given to the landscape character for the proposed development to ensure that future residents have desirable surroundings and the landscaping reflects the local area.

A mixture of native and exotic plantings will be used on the site. Native plantings will dominate along the boundary of the site to help blend the sites landscaping with the surrounding bush land, in particular the Mount Ainslie Reserve to the east. To minimise a hard landscaping boundary for the site a number of elements have been used such as stepping fencing back from the boundary and planting between the boundary and any fencing, ensure that there is visual penetration through the site and where possible extend new landscaping past the boundary.

The internal landscaping for the site will predominantly be exotic plantings. Reflecting the urban streets of the Reid and Ainslie. Recreational areas such as a tennis court, pool and park land have been incorporated within the landscape.

SCHEDULE OF WORKS

Site Area	40,108m ²	
Gross Floor Area	Precinct 1 – 12,430m ² Precinct 2 – 7,058m ² Precinct 3 – 6,176m ² Precinct 4 – 3,038m ² Precinct 5 – TBC Total – 28,702m²	
Plot Ratio	Allowable GFA 40,000m ²	
Number of Dwelling	Apartments – 117 Townhouses – 95	
Building Height (includes rooftop plant)	Apartments – RL 617 Townhouses – RL 610 and RL 612	
Building Setbacks	Various. As per DCP 19/01	
External Materials and Colours	Precast concrete Brick façade Aluminium cladding Timber Cladding	Grey/off white Standstone Charcoal Mid Grey
Onsite Parking Provisions	Refer to TIA	

STATEMENT AGAINST CRITERIA

DCP 19/01 Provisions	Assessment against Letter of Consistency
1. Preamble	
<p>Blocks 4 and 5 Section 38 Campbell is National Land outside Designated Areas and is defined as Urban Areas in the National Capital Plan. Special Requirements for National Land sites in the Urban Areas under section 4.22 of the Plan apply and state:</p>	<p>Noted.</p>
<p>Development, including subdivision and leasing proposals, of all National Land not included in a Designated Area of this Plan, is to conform to Development Control Plans agreed by the Authority. Development Control Plans are to reflect the relevant provisions of the Territory Plan, and meet the following requirements:</p>	<p>Noted. Development Control Plan 19/02 was approved by the National Capital Authority on 15 October 2019.</p>
<p>i. Adverse environmental impacts from on-site developments, on adjacent land and development, shall be identified and redressed to the extent practicable.</p>	<p>Noted. Environmental impacts are identified in other sections of this assessment and addressed where required.</p>
<p>ii. Adequate provision should be made where appropriate for visitors to sites.</p>	<p>Consistent with provision.</p> <p>The scheme provides for 69 visitor spaces. All of these will be delivered in Stage 1 works will include Refer Stewart Architecture Drawing: WA027 Parking Strategy and Attachment 4: Traffic Impact Assessment (Aecom)</p>
<p>iii. Functional relationships between uses within and external to the site shall be provided for.</p>	<p>The development will facilitate active travel to adjacent land uses and will not impact on the safe or convenient operation of adjacent land uses</p>
<p>iv. Consistency in the external design and site layout of buildings and landscaping shall be sought.</p>	<p>The development includes a range of housing typologies which will have a high degree of consistency in design and colours. The landscape plan will include a mixture of native and exotic planting. With natives predominantly around the site perimeter.</p> <p>Refer to Stewart Architecture Drawing: WA0-710 Materials Schedule and Works Approval Landscape Plan Rev D.</p>
<p>v. Satisfactory arrangements shall be made for parking accommodation and vehicular access and egress. Traffic impacts of development shall be taken into account.</p>	<p>A Traffic Impact Assessment (Attachment 4) has been completed for the site (<i>Aecom</i>) and discussed with the ACT Government's Transport Canberra and City Services Directorate.(TCCS). The report concludes that proposed access/egress arrangements at Limestone Ave are adequate and will not impede general traffic flow during peak periods. A total of 594 spaces will be provided on site. Parking provision on-site exceeds requirements specified in the Territory Parking Code. The additional parking has been provided to meet the demand expected from the 3 & 4 bedroom units and to avoid overflow parking into adjacent streets.</p>

STATEMENT AGAINST CRITERIA

DCP 19/01 Provisions	Assessment against Letter of Consistency
	Discussions have been held with TCCS and in-principle support has been received. Refer Traffic Impact Assessment prepared by AECOM.
The Plan further requires that development proposals on National Land be referred to the National Capital Authority (NCA). The NCA will assess proposals to ensure they are not inconsistent with the provisions of the Plan or this Development Control Plan (DCP).	The Concept Plan was endorsed by the NCA on the 23 rd of October 2019. This application is being lodged for the NCA to assess against the approved Concept Plan and DCP.
The provisions of this DCP apply to Blocks 4 and 5 Section 38 Campbell. In the absence of a provision in the DCP or the Plan to the contrary, all development should accord with the relevant provisions of the Territory Plan. Where an inconsistency arises between the Territory Plan and the National Capital Plan or this DCP, the National Capital Plan or this DCP prevails.	Noted.
2. Planning & Urban Design Objectives	
The planning and urban design objectives for the site reflect the relevant metropolitan planning objectives of the National Capital Plan, the Territory Plan and the NCA's desire for exemplary design in the National Capital.	An assessment against each provision of the DCP has been made to demonstrate the consistency of the proposed Letter of Consistency with the planning and urban design objectives for the site.
<p><i>2.1 Metropolitan Planning Objectives</i></p> <p>Development on the site is not to be inconsistent with the following objectives for metropolitan planning in Canberra.</p> <ul style="list-style-type: none"> Provide opportunities for increased residential population in the central area of Canberra and within close proximity to the city centre, town centres and along major transport routes. 	<p>Consistent with provision. Refer to endorsed Concept Plan which proposes residential use.</p> <p>The first stage of works will deliver 117 apartments and 95 townhouses</p>
<ul style="list-style-type: none"> Ensure development contributes to the overall design quality and landscape structure of the National Capital. 	<p>Consistent with provision. Refer to endorsed Concept Plan (Attachment 0).</p> <p>The proposed development follows the same built form and design intent that was endorsed in the Concept Plan. The built form of the proposal reflects the character of the surrounding suburbs of Ainslie and Campbell and the design is influenced by these suburbs and the Australian War Memorial.</p> <p>Substantial landscaping for the proposed development will be used. The landscaping will reflect the nearby suburbs of Reid and Ainslie as well as the neighbouring bushland. Native planting will predominantly be used around the boundary of the site to help blend the site with the neighbouring Mount Ainslie Reserve.</p>
<ul style="list-style-type: none"> Ensure development and redevelopment is carefully managed so that it achieves a high standard of residential amenity, makes a positive contribution to the neighbourhood and landscape character of the 	Consistent with provision.

STATEMENT AGAINST CRITERIA

DCP 19/01 Provisions	Assessment against Letter of Consistency
<p>area and does not have unreasonable negative impacts on neighbouring properties.</p>	<p>The proposed development is as per the scope endorsed within the Concept Plan. Impacts of the development on the surrounding area were carefully considered and minimised where possible, such as reducing the allowable yield and building height.</p> <p>Refer to approved Concept Plan (Attachment 0) and <u>Stewart Architecture Drawing: WA0-004 Site Plan</u></p> <p>The proposed development will be of a high standard. Exterior finishes will be of a high quality and will reflect the surrounding areas. Significant landscaping will be planted on the site, referencing both the structured exotic planting used in the neighbouring suburbs of Ainslie and Reid and informal native plantings from the Mount Ainslie Reserve.</p> <p>Refer to approved Material Schedule <u>Stewart Architecture Drawing: WA0-701</u> and <u>Landscape Maser Plan</u> (Attachment 2)</p>
<ul style="list-style-type: none"> Provide for a diversity of living, working and recreation opportunities in the existing urban areas of Canberra. 	<p>Consistent with provision.</p> <p>The proposed development provides a range of housing typologies (apartments and townhouses) for a wide range of social groups/market segments.</p>
<ul style="list-style-type: none"> The development anticipated in this DCP is akin to development that is currently permitted in the Territory Plan RZ5 High Density Residential Zone which is to apply to the site once the land is transferred to Territory Land. 	<p>Noted.</p>
<p>2.2 Urban Design Objectives</p> <p>Development of the site is to demonstrate its consistency and applications are to provide specific details on how the following urban design objectives are met.</p> <ul style="list-style-type: none"> Ensure that a high level of amenity is provided in site layout and urban design. 	<p>Consistent with provision. Refer to endorsed Concept Plan and <u>Stewart Architecture Drawing: WA0-004 Site Plan</u></p> <p>The initial stage of works will deliver significant and high-quality communal areas throughout the site as per the endorsed Concept Plan. This will include a tennis court, pool and landscaped open areas.</p>
<ul style="list-style-type: none"> Ensure that noise impacts are mitigated through appropriate building design, materials and construction. 	<p>Consistent with provision.</p> <p>An Environmental Noise Assessment was prepared by Aecom. Refer <u>Attachment 9: Environmental Noise Assessment (Aecom)</u>.</p> <p>Doma will comply with the ACT <i>Environment Protection Act 1997</i> and relevant guidelines in relation to environment protection measures during the construction period.</p>
<ul style="list-style-type: none"> Encourage building design that exhibits excellence in architecture, landscape architecture and urban design and demonstrate sustainable features through the use of high quality and durable materials. 	<p>Consistent with provision. Refer <u>Stewart Architecture Drawing: WA0-004 Site Plan, WA0-201 Site Elevations,</u></p>

STATEMENT AGAINST CRITERIA

DCP 19/01 Provisions	Assessment against Letter of Consistency
	<p><u>WA0-701 Materials Schedule</u> and <u>Landscape Master Plan</u> (Attachment 2)</p> <p>A range of sustainability measures have been addressed in the proposed development (see below).</p>
<ul style="list-style-type: none"> Enhance the character of Limestone Avenue as a Main Avenue of the National Capital and recognize its importance as one of the main approaches to the Australian War Memorial and Anzac Parade. 	<p>Consistent with the provision.</p> <p>Plantings within the Limestone verge will be untouched and a 15m setback from the boundary along the Limestone frontage will be maintained. A total setback from the Limestone road to the closest proposed building will be approximately 35 metres.</p> <p>A predominately brick façade (sandstone finish) has been selected for the apartment buildings along the Limestone frontage. Referencing the nearby Australian War Memorial and the predominantly residential nature of the nearby area.</p> <p>Refer endorsed Concept Plan (Attachment 0), <u>Stewart Architecture Drawing: WA0-071 Materials Schedule and Landscape Master Plan</u> (Attachment 2)</p>
<ul style="list-style-type: none"> Encourage modulation, tactility, silhouette and human scale in relation to built form and streetscape design. 	<p>Consistent with the provision.</p> <p><u>Refer site and precinct sections and elevations. WA0-201, WA-301, WA1-201, WA1-202, WA1-203, WA1-301, WA2-201, WA2-301, WA2-302, WA3-201, WA3-301 and WA3-302.</u></p> <p>Artistic perspectives of the buildings have also been provided. <u>Refer Stewart Architecture Drawings: WA0-702, WA0-703, WA0-704, WA0-705, WA0-706 and WA0-707</u></p>
<ul style="list-style-type: none"> Ensure that future indirect and direct impacts of the adjacent proposed major infrastructure alignment are considered in site layout and building design. 	<p>Consistent with the provision.</p> <p>All known major infrastructure alignments have been considered in the planning stages of the development. Details of proposed new infrastructure is details in the <u>Utility Plans, Hydraulic Services Plans, Electrical Services Plan, Stormwater and Subsoil Drainage Plans.</u> (Attachments 5, 6, 7 and 8)</p>
<ul style="list-style-type: none"> Provide allowance for buildings with an appropriate scale along Limestone Avenue. 	<p>Consistent with provision. Proposed built form as per the endorsed Concept Plan and DCP (see Figure 2 in DCP). (Attachment 0)</p>
<ul style="list-style-type: none"> Provide a wide range of sustainable housing choices that meet changing household and community needs. 	<p>Consistent with provision. The proposal includes both units and townhouse options offering 2, 3 or 4 bedrooms.</p> <p>The development will contain a range of sustainability elements as listed below.</p>

STATEMENT AGAINST CRITERIA

DCP 19/01 Provisions	Assessment against Letter of Consistency
<ul style="list-style-type: none"> Apply best practice building and environmentally sustainable design, detailing and servicing strategies to minimize environmental impact in construction and for the life of the development. 	<p>Consistent with provision.</p> <p>The proposed development will apply best practice building and environmentally sustainable design by including elements such as the following:</p> <ul style="list-style-type: none"> Inclusion of extensive deep-rooted planting Rain water collection and reuse on site Dwellings designed for natural ventilation Water and energy efficient fittings, fixtures and appliances Landscaped communal areas and private courtyards Good solar orientation for majority of dwellings to maximise winter sunlight Well design and located community facilities for residents and visitors High quality landscaped gardens Use of materials with good durability and low maintenance WSUD provisions included in design.
<ul style="list-style-type: none"> Maintain and enhance environmental amenity and undertake development using environmentally sustainable development principles 	<p>The development will provide a high level of environmental amenity through provision of new residential development close to the city centre, open spaces and public transport.</p>
<h3>3. Land Use Planning & Desired Planning Outcomes</h3>	
<p>Figure 1 illustrates the development areas for the site based on preliminary investigations. The land use and desired planning outcomes for each of the identified areas are described below.</p>	<p>Noted.</p>
<p>3.1 Development Area</p> <p>Permitted land uses on the site are Residential and ancillary uses only.</p>	<p>Consistent with provision.</p> <p>The Concept Plan provides for a residential development on the site.</p>
<p>The gross floor area (GFA) of all buildings erected on the site must not exceed 40,000 square metres.</p>	<p>Consistent with provision.</p> <p>The proposed development on site will not exceed the gross floor area requirement.</p> <p>Stage 1 GFA totals 28,702m².</p> <p>Refer Stewart Architecture Drawing: WA0-004 Site Plan</p>
<p>Landscape Zone 1</p> <p>This area shall be 8m wide and can incorporate private open space to the southern boundary.</p>	<p>Consistent with provision.</p> <p>The landscaping for this zone is a mixture of native and deciduous trees with deciduous trees being provided primarily in the private open space areas. The native trees are provided in the common areas linking the site to the surrounding native landscape. It is proposed to</p>

STATEMENT AGAINST CRITERIA

DCP 19/01 Provisions	Assessment against Letter of Consistency
<p>The landscape zone is to include trees and/or shrubs appropriate to the landscape character of the surrounding area and include a mixture of native and exotic plantings.</p> <p>Minor encroachments of building elements may be located within the landscape zone where they contribute to the articulation of the building form. These elements may encroach within the landscape zone no more than a maximum of 2 metres. The total area of all building encroachments on the site is to be no more than 2.5% of the total area of all the landscape zones. Building is defined as a structure with a roof and walls. Other structures such as courtyard walls, fences, terraces and stairs associated with the private open space are permitted within the zone.</p>	<p>supplement the landscaping with additional trees to be planted on the Campbell High School site.</p> <p>Refer Landscape master Plan (Attachment 2)</p> <p>As allowed under the DCP some structures encroach within the Landscape Zone. Refer Stewart Architecture Drawing: WA3-004 – Precinct 3 Site Plan.</p> <p>As is allowed under the DCP there are minor building encroachments within this landscape zone. Encroachment of the buildings is permitted to total 2.5% of the total landscape zone areas. The total landscape zone area for the site is 9,074m² (2.5% - 228.85m²). Total encroachment within the landscape zones for the proposed scheme is 177m².</p> <p>Encroachment within this landscape zone is permitted to extend 2 metres into the zone. The proposal has buildings encroaching only 1 metre.</p>
<p>Landscape Zone 2</p> <p>This area shall form the building setback to the Limestone Avenue frontage. This area shall be a minimum of 15m wide and shall be well landscaped with trees and/or shrubs appropriate to the landscape character of the surrounding area. This area will need to mitigate the potential impacts of major infrastructure on the site.</p> <p>Structures such as a pool and associated recreation facilities and amenities are permitted in this area.</p>	<p>Consistent with provision.</p> <p>The proposal provides for a 15 metre landscape setback in this area. Refer Landscape master Plan (Attachment 2) for details of the location and type of landscaping proposed.</p> <p>A pool which will be available for use by all residents and their visitors is proposed within the 15 metre setback. The pool is setback 5.8 metres from the front boundary and will be screened from Limestone Avenue with terracing walls and landscaping.</p>
<p>Landscape Zone 3</p> <p>This area shall form the building setback along the northern frontage of the site. This area shall be a minimum of 10m wide and shall be well landscaped with a mixture of trees and/or shrubs appropriate to the landscape character of the surrounding area.</p> <p>Minor encroachments of building elements may be located within the landscape zone where they contribute to the articulation of the building form. These elements may encroach within the landscape zone no more than a maximum of 3 metres. The total area of all building encroachments on the site is to be no more than 2.5% of the total area of all the landscape zones. Building is defined as a structure with a roof and walls. Structures such as tennis court are permitted in this area.</p>	<p>Consistent with the provision.</p> <p>The proposal generally provides for a 10 metre setback within this zone. Refer Stewart Architecture Drawing: WA2-004 and WA4-004.</p> <p>As is allowed under the DCP there are minor building encroachments within this landscape zone. Encroachment of the buildings is permitted to total 2.5% of the total landscape zone areas. The total landscape zone area for the site is 9,074m² (2.5% - 228.85m²). Total encroachment within the landscape zones for the proposed scheme is 177m²</p> <p>Encroachment within this landscape zone is permitted to extend 3 metres into the zone. The proposal has buildings encroaching 3 metres.</p> <p>Refer to Landscape master Plan (Attachment 2)</p>
<p>Landscape Zone 4</p>	<p>Consistent with the provision.</p>

STATEMENT AGAINST CRITERIA

DCP 19/01 Provisions	Assessment against Letter of Consistency
<p>This area is to provide for the main access road from Limestone Avenue to the site (Figure 1). This area shall be 20m wide and can incorporate a new access road and parking (limited to a maximum of 3 parking spaces).</p> <p>Minor encroachments of building elements may be located within the landscape zones where they contribute to the articulation of the building form. These elements may encroach within the setback no more than a maximum of 5.5 metres. The total area of all building encroachments is to be no more than 2.5% of the total area of all the landscape zones. Building is defined as a structure with a roof and walls.</p>	<p>The proposal provides the access to the site from Limestone Avenue in the location as provided for in Figure 1 of the DCP.</p> <p>As is allowed under the DCP there are minor building encroachments within this landscape zone. Encroachment of the buildings is permitted to total 2.5% of the total landscape zone areas. The total landscape zone area for the site is 9,074m² (2.5% - 228.85m²). Total encroachment within the landscape zones for the proposed scheme is 177m²</p> <p>Encroachment within this landscape zone is permitted to extend 5.5 metres into the zone. The proposal has buildings encroach 3.8 metres.</p>
<p>4. Urban Design Principles</p>	
<p>The site shall be of high quality urban design. Although the site may be developed in stages, with some architectural differentiation between stages, it should resemble a distinct precinct and conform to the urban design objectives outlined below.</p>	<p>Noted. The development has been designed as a distinct precinct, noting its location adjacent to Campbell High School and open space, but it will contain some internal differentiation in the design based on housing types and orientation of building footprints.</p> <p>Refer Stewart Architecture Drawings for detailed architectural plans.</p>
<p>4.1 Building Height and Form</p> <p>1. Building heights in each precinct shall be no higher than the built envelope depicted in Figure 2.</p>	<p>Consistent with provision.</p> <p>The building heights within the proposal range from 2 to 8 levels and these building RLs are consistent with the levels noted in Figure 2.</p> <p><u>Refer Stewart Architecture Drawing: WA0-301 Site Sections</u></p>
<p>2. Buildings should provide high quality articulated frontages to Limestone Avenue. Large expanses of blank walls will not be permitted to street frontages. Built form shall be sufficiently separated to provide ample space for functional open space areas and provide sufficient sunlight to areas of the public realm.</p>	<p>Noted.</p> <p>The apartment buildings adjacent to Limestone Avenue will be highly articulated and the buildings themselves are angled to the property boundary providing additional articulation. <u>Refer Stewart Architecture Drawing: WA0-702 and WA0-703 Built Form Perspectives.</u></p> <p>The proposal allows for ample open space areas. A central communal open space area is provided around the two apartment buildings, which includes amenities such as a tennis court and pool. An additional large open area is provided at the rear of the site. Refer <u>Landscape master Plan (Attachment 2)</u></p>
<p>3. The design of the buildings will maintain a broad level of consistency in the external design and materials whilst allowing some scope of differentiation in architectural design.</p>	<p>Noted. The proposal contains a mix of housing typologies which will have some differentiation in architectural design but there will be consistency in the overall precinct.</p>

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	<u>Refer Stewart Architecture Drawing: WA0-702, WA0-703, WA0-704, WA0-705, WA0-706 and WA0-707 Built Form Perspectives</u>
4. Buildings and structures on the site shall conform to the requirements of part 3 of this DCP. The height of buildings is to be such that the shadow cast at 9:30am on 21 June must not encroach on Sections 11 or 18 Reid. No structure shall exceed RL 617.	<p>Consistent with the provision.</p> <p>The proposed structures do not exceed RL 617 and no over shadowing will occur on the noted Blocks after 9:30am on the 21st of June.</p> <p><u>Refer to Stewart Architecture Drawing: WA035 Shadow Diagrams.</u></p>
5. The height of buildings must minimize shadows on the outdoor playground areas of the Campbell High School during between 9am to 3pm.	<p>Consistent with provision.</p> <p>Overshadowing of playing courts will be minimal. Partial overshadowing of the playing courts will occur on the winter solstice from 1:30pm.</p> <p><u>Refer to Stewart Architecture Drawing: WA035 Shadow Diagrams.</u></p>
6. Careful consideration is to be given to the built form, roof form and roofscape structures as viewed from each of Mount Ainslie, Ainslie Avenue, Limestone Avenue, Campbell High School and the Australian War Memorial.	<p>Noted. The built form, roof form and roofscape structures have been carefully designed.</p> <p><u>Refer Stewart Architecture Drawings: WA0-011 Visual Analysis</u></p>
7. Building with continuous parapets are not permitted	<p>Noted. Careful consideration has been given in the design to ensure monotonous roofing is avoided.</p> <p><u>Refer Stewart Architecture Drawings: WA0-201, WA0-301, WA1-201, WA1-202, WA1-203, WA1-301, WA2-201, WA2-301, WA2-302, WA3-201, WA3-301, WA3-302 and WA4-201 for site and precinct elevations and sections.</u></p>
8. Roof top plant and equipment, if required, must be enclosed. Enclosures are to be carefully integrated with the roof form and design of structures and buildings.	<p>Noted. Roof top plant and equipment will be screened and integrated with the roof form and design of structures and buildings.</p> <p>All roof plant located on the apartment buildings will be screened. <u>Refer Stewart Architecture Drawings: WA1-201, WA1-202 and WA1-203. Precinct 1 Elevations.</u></p>
9. Highly reflective external materials are not permitted.	<p>Noted. Highly reflective materials will be avoided for the building facades and the landscaped areas.</p> <p><u>Refer Stewart Architects Drawings: WA0-701 Materials Schedule.</u></p>
10. Building materials, construction and finishes are to be responsive to microclimate issues. Use of sunscreen devices as articulation elements may be employed to achieve climate responsive facades.	<p>Noted. Screening devices on both apartment towers and various townhouses are intended to be provided. Construction materials and finishes will be selected in order to be responsive to microclimate issues.</p>

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	<p><u>Refer Stewart Architects Drawings: WA0-701 Materials Schedule.</u></p>
<p>11. Articulation elements are permitted in accordance with the Landscape Zones as described in Section 3. Blank facades to public spaces or streets are not permitted.</p>	<p>Consistent with provision. The proposal has built form encroaching within Landscape Zones 1, 3 and 4 as permitted by the DCP. <u>Refer Stewart Architecture Drawing: WA0-004</u></p>
<p>12. All mechanical plant and equipment should be contained within buildings or located within services enclosures appropriately screened from all public areas.</p>	<p>Noted. The proposal has allowed adequate space to contain required mechanical plant within proposed buildings.</p> <p>Mechanical plant for ground floor apartments will be located within courtyards and all others will be located on the roof of the apartment building. Plant for the townhouses will be located will be located within courtyards.</p> <p><u>Refer Stewart Architecture Drawings: WA1-201, WA1-202 and WA1-203. Precinct 1 Elevations.</u></p>
<p>13. Visually exposed air conditioning units and plant that are visible from public areas shall not be permitted.</p>	<p>Noted.</p> <p>Mechanical plant for ground floor apartments will be located within courtyards and all others will be located on the roof of the apartment building which will be screened. Plant for the townhouses will be located will be located within courtyards.</p> <p><u>Refer Stewart Architecture Drawings: WA1-201, WA1-202 and WA1-203. Precinct 1 Elevations.</u></p>
<p>4.2 Urban Design Principles</p> <p>Landscape Structure:</p> <p>1. A high standard of landscape design is required for the site. Planting of endemic trees along the border of the site commensurate with the landscape character of Mount Ainslie should be investigated based on their practicality and ability to provide solar passive design. A mixture of native and exotic plant species is permitted in the landscape zones as defined by Figure 1.</p> <p>2. Exotic trees and plant species are permitted for establishing localised amenity within the site provided the broad landscape character of the site required by this DCP (being commensurate with the character of the surrounding areas) is maintained.</p> <p>3. This landscape structure shall incorporate low level and mid storey vegetation to meet screening and landscape structure requirements of this DCP.</p>	<p>The landscape plan complies with this requirement and shows a mixture of endemic and exotic plantings. Native planting dominates the boundary landscaping and extends further into the site along communal areas. Some native planting will also be planted just outside the boundary. Refer <u>Landscape master Plan (Attachment 2)</u></p> <p>The landscape plan complies with this requirement and shows a mixture of endemic and exotic plantings. Refer <u>Landscape master Plan (Attachment 2)</u></p> <p>The landscape plan complies with this requirement and shows a mixture of low, mid and high storey vegetation across the site to screen the proposed structures as</p>

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	required within this DCP. Refer Landscape master Plan (Attachment 2)
4. High quality communal spaces should be provided on-site.	The proposed development allows for high quality external and internal communal spaces, including a tennis court, pool and open spaces. Refer Landscape master Plan (Attachment 2)
5. The landscape internal to the site shall utilise predominantly deciduous street trees commensurate with the surrounding suburban areas.	The landscape plan complies with this requirement. Refer Landscape master Plan (Attachment 2)
6. All trees used shall be of advanced stock to establish an integrated and unified landscape character for the site.	The proposal will comply with this requirement.
7. Paving, lighting, street trees and planting beds shall be of high quality and should reinforce the amenity and visual quality of the pedestrian environment. Street trees and other large trees are to be planted in deep soil zones. Deep soil zone means an area of soil within a development that is unimpeded by buildings or structures above and below ground, and which has sufficient dimensions to allow for the growth of healthy trees. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.	The proposal complies with this requirement. Refer Stewart Architecture Drawing: WA0-028 Deep Root Planting . The plan shows over 30% of the site available for deep-root soil conditions consistent with the DCP definition.
Access, Circulation & Parking:	Consistent with provision.
1. Primary access to the site shall be from Limestone Avenue.	The proposal shows the primary access to the site from Limestone Avenue. Refer Stewart Architecture Drawing WA026 Vehicular Movement .
2. Traffic impacts of development on the surrounding infrastructure shall be assessed and considered as part of any development proposal.	Consistent with provision. A Traffic Impact Assessment has been prepared for the proposed development. The report concludes that there is adequate capacity in the existing local network to accommodate the traffic generated by the proposed development. The additional traffic generated will have minimal effect on the queuing and delays at the nearby key intersections. Discussions have been held with TCCS and in-principle support has been received. Refer Traffic Impact Assessment prepared by AECOM .
3. Access and circulation shall provide a clear hierarchy of movement and spaces consistent with the Road User Hierarchy prioritising pedestrian and cyclist movement over private vehicle movements.	Consistent with provision. The proposal has a clear hierarchy of movement and spaces on site with priority to safe and convenient pedestrian/cyclist movement. All internal roads will be privately owned and managed by the body corporate in the context of a low speed environment. Refer Stewart Architecture Drawing WA026 Vehicular Movement

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	<p>Pedestrian and cyclist movements within the site are prioritised through the design of wide central footpaths along the central spine of the site. Refer to the Stewart Architecture Drawing: WA0-025 Pedestrian Experience.</p>
<p>4. A parking strategy shall be provided for the entire site.</p>	<p>Consistent with provision.</p> <p>A Parking Strategy has been provided. Refer to Stewart Architecture Drawing WA027 Parking Strategy which shows a parking layout for the entire site including basement, undercroft and surface parking spaces.</p> <p>Parking for the apartments will be located entirely within basements and the parking for townhouses will be located within private garages. To avoid lines of garage doors being visible within the communal spaces and from outside the site a majority of townhouse parking will be undercroft.</p> <p>The undercroft parking proposed will involve a communal laneway to access private garages. This laneway will be located underneath private courtyards, naturally ventilated and screened. Refer Stewart Architecture Drawings: Precincts 2 – 4 – Elevations and Sections.</p>
<p>5. Large off-street permanent surface car parks are not permitted. Residents parking is to be accommodated in basements and/or in above ground structures concealed from view of public areas. No parking area along the main internal access road is to exceed 6 car spaces in length along that road without use of deep-rooted tree plantings to break up the visual impact of these areas.</p>	<p>Consistent with provision.</p> <p>No large off-street permanent surface car parks are provided on site. All resident parking is contained with basements or undercroft parking. On ground visitor parking is designed in accordance with the requirements of the DCP. Refer Stewart Architecture Drawing: WA027 Parking Strategy</p>
<p>6. Visitor parking shall be contained completely on-site.</p>	<p>Consistent with provision.</p> <p>All visitor car parking has been provided on-site.</p> <p>Refer Stewart Architecture Drawing: WA027 Parking Strategy and Traffic Impact Assessment (Attachment 4)</p>
5. Concept plan	
<p>Prior to development (including subdivision) of the site, a concept plan shall be prepared for the entire site by the lessee and approved by the NCA. The concept plan shall:</p>	<p>Noted. A Concept Plan was prepared and lodged with the NCA and endorsed on 23rd October 2019.</p> <p>Refer Endorsed Concept Plan. (Attachment 0)</p>
<ul style="list-style-type: none"> carefully consider the surrounding areas and the potential impacts development may have on traffic, parking, amenity and urban form. 	<p>Noted. A planning report (Purdon Planning) was prepared and included with the Concept Plan application. The report considered and dealt with each issue. The concept plan was endorsed by the NCA on 23rd October 2019</p> <p>Refer Attachment 12 – Purdon Planning Report (Concept Plan)</p>

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<ul style="list-style-type: none"> be consistent with the objectives and urban design objectives of this DCP. 	<p>Noted Consistent with provision. A Concept Plan was prepared and lodged for the site. It was endorsed by the NCA on 23rd October 2019.</p>
<p>The concept plan shall include (but not be limited to) the following:</p> <p>Detailed plan of subdivision</p> <p>This Plan must show the area and dimensions of all proposed blocks at a legible scale and any required easements. The subdivision must provide appropriate block orientation to achieve reasonable solar access for the majority of buildings.</p>	<p><u>Stewart Architecture Drawing: WA-003 Plan – Precincts</u> outlines the proposed site subdivision.</p> <p>The proposed development is intended for release as a community title tenure with six distinct precincts. This includes five residential precincts plus one precinct of communal property (open space, internal roads and car parking).</p> <p>The site layout has ensured that reasonable solar access is achieved. No dwellings solely face south and a majority have a northern outlook. The interface between buildings is sufficient enough that overshadowing is minimised. Refer <u>Stewart Architecture: WA0-035 Shadow Diagrams</u>.</p>
<p>Built form typologies</p> <p>A set of built form typologies are to be submitted in support of the concept plan to provide clarification on the intended built form to be developed. These plans should show notional building footprints, internal driveways and car parking areas and demonstrate that dwellings can be provided with suitable orientation to the street and open space frontages, appropriate solar access, and provide appropriate vehicular and pedestrian access.</p> <p>Development shall exemplify sustainability principles and demonstrate high quality site amenity, urban design and environmentally sustainable design. Functional relationships between uses within and external to the precinct shall be provided. Properties within the precinct shall have a good address to the public realm and clear and distinctive entrances.</p> <p>In accordance with the desired planning and urban design outcomes of this DCP, these plans shall:</p>	<p>Consistent with provision.</p> <p>Refer to the Site Plan which shows the building footprints, internal driveways and car parking areas. There are no units which have living units that solely face south and all townhouses either face east/west or north/south ensuring great solar access to all dwellings.</p> <p>Refer <u>Stewart Architecture Drawings: WA0-004 Site Plan, Precinct Plans/Sections/Elevations, WA0-025 Pedestrian Experience, WA0-026 Vehicular Movement and WA0-035 Shadow Diagrams</u></p>
<ul style="list-style-type: none"> demonstrate that the proposed buildings shall minimise overshadowing to surrounding developments and the landscape setting. The concept plan shall include shadow diagrams for solstice and equinox times of the year. 	<p>Consistent with provision. The shadow diagrams demonstrate that the proposed buildings have been designed to minimise overshadowing. Refer <u>Stewart Architecture WA0-035 Shadow Diagrams</u>.</p>
<ul style="list-style-type: none"> demonstrate a high level of design quality in regard to solar orientation, noise, views, privacy, and passive cooling features such as ventilation and shading. 	<p>The Concept Plan sets the foundation for the design and a high level of design quality will be achieved for these elements and was further outlined within the Purdon Planning Report. This was endorsed by the NCA.</p> <p>This application is in line with the approved Concept Plan and DCP for the site. Refer <u>Attachment 0</u></p>

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<ul style="list-style-type: none"> include indicative materials and finishes. 	<p>Noted.</p> <p>Refer Stewart Architecture Drawings: WA0-701 Materials Schedule</p>
<ul style="list-style-type: none"> identify areas of private open space consistent with the minimum requirements of the Territory Plan. 	<p>Areas of private open space consistent with the minimum requirements of the Territory Plan will be provided. Refer Stewart Architecture Drawing: WA032 Private Open Space</p>
<ul style="list-style-type: none"> include indicative elevations and sections. 	<p>Noted.</p> <p>Refer Stewart Architecture Drawings: WA0-201, WA0-301, WA1-201, WA1-202, WA1-203, WA1-301, WA2-201, WA2-301, WA2-302, WA3-201, WA3-301, WA3-302 and WA4-201 for site and precinct elevations and sections.</p>
<p><i>Landscape masterplan, streetscape and public realm design</i></p> <p>A landscape masterplan for the entire site must be provided as part of the concept plan. The masterplan shall provide for a mix of landscape precincts of distinct character and landscape principles for each precinct.</p> <p>These plans shall ensure integration of the adjacent landscape character of Limestone Avenue, the surrounding area and consider the Mount Ainslie vista and landscape character of nearby residential areas.</p> <p>In accordance with the desired planning outcomes of this DCP, the landscape masterplan shall:</p>	<p>Noted. Refer Landscape master Plan (Attachment 2)</p> <p>The established landscape character of Campbell, Ainslie and Reid screens the site and reduces the potential for the subject site from becoming a dominant feature within the landscape.</p> <p>While the site is visible from a short section along Limestone Avenue in both directions, a line of tall established eucalypts along the verge filters some immediate views of the site.</p> <p>Views along Ainslie Avenue are not disturbed by the subject site. The Ainslie axis passes to the north of the site, and the median contains large mature trees which further screen views of the site.</p> <p>While glimpses of the subject site can be seen from the north-west car park of the War Memorial, approximately 300m away, these views are filtered by the existing Campbell High School and established vegetation. The subject site cannot be seen from any other location within the AWM grounds including the sculpture garden.</p> <p>The site can be seen from public view points on Mount Ainslie, Red Hill and Black Mountain. However, these viewpoints are a considerable distance from the site, and extensive vegetation within and surrounding the site shield most of the development from public view at these locations. The future development will also read as part of the established urban area.</p> <p>Refer Stewart Architecture WA0-011 Visual Analysis.</p>
<ul style="list-style-type: none"> identify the location and species of trees and shrubs that enhance the Mt Ainslie vista by incorporating trees in the Limestone Avenue frontage and northern boundary setbacks. (Landscape Zones 2 and 3). 	<p>Noted. Refer Landscape master Plan (Attachment 2) for proposed planting layout and schedule.</p>

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<ul style="list-style-type: none"> identify the location and species of preferred exotic trees internal to the site commensurate with the residential character of Ainslie and Reid. 	<p>Noted. Refer Landscape master Plan (Attachment 2) for proposed planting layout and schedule.</p>
<ul style="list-style-type: none"> include indicative plans and cross sections for streetscapes and public realm design. 	<p>Architectural plans, sections and perspectives have been included in documentation for approval. Refer Stewart Architecture Drawing.</p>
<ul style="list-style-type: none"> include a suite of materials and finishes for use in the public realm. 	<p>Refer Stewart Architecture Drawings: WA0-701 Materials Schedule and Landscape master Plan (Attachment 2).</p>
<p>Indicative development staging</p> <p>The staging plan shall provide clear guidance on the intended staging of development.</p>	<p>Refer Stewart Architecture Drawings: WA0-004 Site Plan.</p> <p>The initial stage of works is being captured by this application and the scope for future works is noted on WA0-004 Site Plan.</p>
<p>Detailed transport assessment and network design</p> <p>An assessment of the concept plan's traffic impacts and, if necessary, how these are mitigated through construction of additional onsite and offsite infrastructure is required.</p> <p>A plan detailing road connections, layout and design (road and verge widths), pedestrian paths and cycleways, and connections to surrounding urban areas is required. If offsite works are necessary, these shall be detailed to the same level. A detailed Traffic Impact Assessment (TIA) shall form part of this component. The traffic assessment shall be subject to consultation with relevant ACT Government agencies.</p> <p>In accordance with the desired planning outcomes of this DCP, the traffic assessment shall provide:</p>	<p>A traffic impact assessment has been prepared for the proposed development. Refer Traffic Impact Assessment (Attachment 4)</p> <p>The main findings of the AECOM report are as follows:</p> <ul style="list-style-type: none"> The parking requirement as per the code requirements for the proposed development is 402 car spaces to accommodate the residential land use. The on-site supply exceeds the minimum requirements and is considered appropriate for the proposed development. The site has an expected traffic generation of up to 146 vehicles in the AM and PM peak hours. Based on a review safety, capacity and constructability, the existing access arrangement for the site and recommended to be retained. There is adequate capacity in the surrounding existing local road network to accommodate the traffic generated by the proposed development. The additional traffic proposed on Limestone Avenue has a minimal effect on queuing and delays at the key intersections as demonstrated by the modelling developed. Provision is made for all access arrangements to operate safely and efficiently in compliance with AS2890.1. Although the right turn movement from the site has impeded sightlines, the crash data did not indicate that this movement is a high-risk movement. The provision for bicycle facilities will be met on site through secure parking areas consistent with the Bicycle Parking General Code.

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	<p>The traffic impact report has been discussed with Transport Canberra and City Services, who have given in-principle support.</p>
<ul style="list-style-type: none"> An internal road network which is safe and legible. 	<p>Consistent with provision.</p> <p>An internal road network is included in the site layout for the proposed development. It provides for a main access driveway off Limestone Avenue and services the basement carpark as well as the individual garages for the townhouses. Visitor car parking is provided for at grade on the road system.</p> <p>The internal roads and laneways will be lit at night to improve safety and security in and around the site. Refer Stewart Architecture WA0-039 Electrical and Lighting Plan and Site Plan – External Lighting Layout (Rudds)</p> <p>Specific measures contained in the Site Plan and Landscape Plan to enhance public safety in the area are:</p> <ul style="list-style-type: none"> passive surveillance of open space and community areas from new residential development; clear site lines from, and between, buildings and open space areas to avoid entrapment spaces; access to the site provides clear entry and exit points and a legible, accessible route into the site; planting on-site that will not obscure views along internal pathways, roads, or building entrances and will not create secluded, hiding areas; lighting of the site will comply with relevant Australian Standards to ensure spaces are evenly and consistently lit (except where accent/feature lighting is necessary) and that entries/exits and paths reduce the casting of shadows that could hide intruders; building entrances will be identified, provide easy access to all users, afford visibility to and from the street and minimise the potential for hiding spots; the layout of buildings to provide clear sightlines from the building entry so that occupants can see the nearest pedestrian area/car park before leaving the building; internal pedestrian routes are designed to maximise opportunities for natural surveillance by allowing overlooking from adjacent areas and maintaining sightlines along paths between destination points. <p>Refer Sellick Civil Consultants Drawings. Attachment 6.</p>
<ul style="list-style-type: none"> a whole of site parking strategy with adequate parking for visitors to the site. On-street parking 	<p>Consistent with provision.</p>

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<p>within the site shall be available for visitors within the internal street network of the proposed development. Car parking rates shall be consistent with the Territory Plan's Parking and Vehicular Access General Code.</p>	<p>The Concept Plan provides for 69 visitor spaces on site. This is in excess of the minimum requirement (52 car spaces). Refer to Stewart Architecture Drawing: WA027 Parking Strategy and Traffic Impact Assessment (Attachment 4)</p>
<ul style="list-style-type: none"> indicative locations and capacity surface car parking areas and basements and strategies to ensure these areas are screened from view from Ainslie Avenue, Limestone Avenue and Campbell High School. 	<p>Stewart Architecture Drawing WA027 Parking Strategy indicates the locations and numbers of resident and visitor car parking space. The basement car parks are located under the two apartment buildings at the front of the site and will not be visible from Limestone Avenue or Ainslie Avenue. The townhouse garages will be integrated into the design to ensure they are screened.</p>
<ul style="list-style-type: none"> Indicative designs for the access points and off-site works, if required, including: <ul style="list-style-type: none"> - layout and design (road and verge widths and pedestrian pathways) - intersection design for the access point to the site at Limestone Avenue. 	<p>The Stewart Architecture Drawings WA025 and WA026 outline the access point from Limestone Avenue and the layout and design of the internal road and footpaths.</p>
<ul style="list-style-type: none"> areas identified as being accessible or inaccessible to heavy vehicles. 	<p>Refer to Sellick Consultant Drawing (Attachment 6) and Stewart Architecture Drawings – WA 038</p> <p>Servicing for the site is localised to the apartment buildings.</p>
<p><i>Servicing strategy plans</i></p> <p>A strategy for providing the infrastructure requirements necessary for the developing the site, including telecommunications, electricity, gas, water and sewerage is to be included. Plans illustrating the indicative alignment and capacity of such services shall be provided.</p>	<p>Noted</p> <p>Waste strategy. Sellick Consultant Drawing (Attachment 6) and Stewart Architecture Drawings – WA 038</p>
<p><i>Signage masterplan</i></p> <p>A signage masterplan that includes design detail and location of street signs, estate signs, and directional signage is required.</p>	<p>Consistent with provision.</p> <p>A Signage Masterplan has been provided. Refer to Stewart Architecture Drawing: WA0-037 Signage Strategy.</p> <p>The strategy indicates the type of signage that can be expected in the development including directional, numbering, entry and communal space signage.</p> <p>Movement within the precinct will be guided by a high-quality signage strategy. Signage will be integrated into the building form or within the landscape and appropriate to both pedestrian and vehicular movement.</p> <p>Signage will be provided to communicate the conservation and heritage values as required by the EPBC Approval as per EPBC Approval 2014/7372.</p>
<p><i>Supporting Reports and Studies</i></p> <p>Supporting the concept plan and detailed proposals, further detailed investigations are required to be</p>	<p>Documentation lodged with NCA for assessment addresses all of the requirements in this part of the DCP.</p>

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<p>undertaken and submitted to the NCA. Completed reports and statutory processes, such as endorsement by external entities will be required prior to approval of Works. These include (but are not limited to):</p>	
<ul style="list-style-type: none"> • <u>Planning and Design Report</u> – This is to include as a minimum: <ul style="list-style-type: none"> - A written assessment against the requirements of the National Capital Plan, this DCP, the ACT Planning Strategy and the Crown Lease applicable to the site. - Site location and analysis plans. - Slope analysis plans (including proposed cut and fill required to achieve the concept). 	<p>The Planning and Design Report provided with the DCP/Concept Plan lodgement included a written assessment against the National Capital Plan at Section 4.8, the DCP at Section 5, the ACT Planning Strategy at 4.11 and the Crown Lease at Section 4.3. Refer – <u>Purdon Planning Report – Appendix 12</u></p> <p>Earthworks plans have been provided which indicate the bulk earthworks required on the site. A total of 48,080 m² of cut will be required and 1,683 m² of fill will be required. Refer <u>Sellick Consultants Earthworks Plan (Attachment 6)</u></p> <p>The Crown Lease for the site is managed by the Commonwealth Department of Finance. Doma will need to make an application to the Commonwealth Department of Finance to surrender and regrant of the Crown Lease. The redevelopment will attract a betterment charge to be determined in discussions with the Commonwealth.</p>
<ul style="list-style-type: none"> • <u>Tree Survey and Management Plans</u> – This should include the potential lifespan and maintenance requirements for each species. 	<p>Consistent with provision.</p> <p>A detailed tree survey has been prepared by EnviroLinks Design (<u>Refer Attachment 13: Tree Assessment (EnviroLinks Design, 2016)</u>).</p> <p>As per the approved Concept Plan and outlined in the Purdon Planning Report, all existing trees on the site will be cleared and replaced with significant landscaping. Refer to Approved Concept Plan, Purdon Planning Report and <u>Landscape master Plan (Attachment 2)</u></p>
<ul style="list-style-type: none"> • <u>Geotechnical Investigation Report</u> – A detailed geotechnical investigation should be carried out concurrently with detailed design of road and block layouts to ensure that subsurface conditions will not adversely affect the construction of infrastructure within the site. 	<p>Consistent with provision.</p> <p>A geotechnical investigations report has been prepared by ACT Geotechnical Services (2016). Refer <u>Attachment 15</u>.</p> <p>The site has been assessed by geotechnical engineers and it has been determined that excavations for the first basement level (to ~3m depth) would be through topsoil, slopewash, uncontrolled fill and colluvial soils and weathered bedrock, the overburden soils and EW, EW/HW, HW and HW/MW (EW -extremely weak, MW – Moderately weathered and HW – Highly weathered) can all be dug by backhoe and excavator. MW and less weathered bedrock is expected to be encountered below about 1m/1.5m depth, will require heavy excavator or dozer (D8 or D9) ripping, with some localised rock hammering. However, excavations for the second basement level (from ~3m to ~6m depth) would mostly</p>

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	<p>require heavy rock hammering. The report indicates the excavation conditions at each borehole.</p> <p>Drilling of soldier pier holes could be conducted using a large piercing rig (such as a 'Soilmec'), of at least 30 tonnes.</p> <p>The proposed development has been designed to take into account the geology of the site.</p>
<ul style="list-style-type: none"> • <u>Water Sensitive Urban Design Strategy</u> – A strategy for water resource management (including storm water management) should be devised, in accordance with the Water Ways: Water Sensitive Urban Design General Code of the Territory Plan. The strategy should consider the following: <ul style="list-style-type: none"> -The provision of storm water infrastructure, storage and water quality control ponds -Provision for storm water harvesting capability -Management of stormwater issues on-site is preferable. Offsite alternatives may be considered with the approval of the relevant land custodian. 	<p>Consistent with provision.</p> <p>The site is not subject to significant flood risk. The site currently has a relatively high degree of permeability and drains into Lake Burley Griffin via existing storm water infrastructure.</p> <p>An overland flow path exists adjacent to the southern boundary of the site. Overland flow paths also exist along adjacent streets flowing westward along Quick Street, Ainslie Avenue and Allambee Street.</p> <p>The proposed development will increase the percentage of non-permeable surface area onsite. This will require detention, but there is also potential for on-site water reuse measures subject to detailed design.</p> <p>A strategy for water resource management has been devised. <u>Hydraulic Service SW Management Schedule Drawing (Attachment 8)</u> provides details of how the proposed development will comply with Water Sensitive Urban Design requirements.</p> <p>Four below ground storage tanks will be provided on site to collect rainwater on site which will be used to irrigate the public open space areas.</p> <p>The details of stormwater infrastructure can be viewed on the <u>Hydraulic Service SW Management Plan (Attachment 8)</u>.</p>
<ul style="list-style-type: none"> • <u>Lighting Strategy</u> - Outdoor lighting including security and car park lighting shall be designed and sited to minimise light pollution and shall be of a high-quality design in detail and execution. All street and footpath lighting shall use full cut-off light fittings. Any up-lighting of buildings and structures should be designed to keep night time overspill and glare to a minimum. A full cut-off light fitting allows no light to be directed upward. No light dispersion or direct glare is allowed to shine at or above a 90-degree horizontal plane from the base of the fixture. The lens/diffuser should not project beyond housing and minimal light should be emitted above 80 degrees as per Figure 3. 	<p>Consistent with provision.</p> <p>Lighting Plans have been developed in accordance with relevant standards and as per Figure 3. Lighting provided is based on the needs for safety, recognition, and sustainability. Key areas to be illuminated include: Limestone Avenue entry; internal roads and pathways; communal areas; and building entrances. Lighting will be discrete and address design principles outlined in the DCP. (Refer to Stewart Architecture Drawing: WA037 Electrical and Lighting and Site Plan – External Lighting Layout (Rudds))</p> <p>There will be some increase of light spill from the site associated with the increase in residential dwelling numbers and additional road infrastructure on site. However, the impact of the light spill to Limestone Avenue and adjacent areas will be minimal, because of the relative</p>

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	<p>isolation of the site from light sensitive receptors and is not considered to have any deleterious impact.</p> <p>The internal roads and private garden courtyards will be suitably illuminated to Australian Standards to provide security and will conform with DCP provisions.</p> <p>The lighting vision for the development is based on the following elements:</p> <ul style="list-style-type: none"> • Key principles of lighting design for the development are: <ul style="list-style-type: none"> ○ discreteness ○ safety ○ convenient identification ○ sustainability • areas to be illuminated include: <ul style="list-style-type: none"> ○ Gateway signage ○ Internal road and pathway lighting ○ Building entrance lighting ○ Communal facilities (pool and indoor facilities)
<ul style="list-style-type: none"> • Heritage assessment and impact statement/Ecological assessment and EPBC Act requirements The proposed action for medium to high density residential and commercial development has been referred to the Commonwealth Department of the Environment and Energy (DEE). On 27 July 2018, DEE issued an approval with conditions under the EPBC Act (EPBC 2014/7372). Any concept plan or detailed development proposal is to be consistent with the relevant conditions of the EPBC approval. Reference is to be made in the Planning and Design Report as to how any concept plan or detailed development proposal complies with the EPBC approval. 	<p>Consistent with provision.</p> <p>Refer to Section 4.7 of the Planning Report (Appendix 0), on how the proposal meets the EPBC Approval requirements.</p>
<ul style="list-style-type: none"> • Environmental Protection and Pollution mitigation – The concept plan must include assessment of the possible discharge of pollutants and noise caused by development of the land. These may be included within other supporting studies (such as traffic assessments) or as stand-alone documents. The Planning and Design Report, accompanying the concept plan must identify any mitigation measures required to address discharge of pollutants and noise and that will need to be incorporated into the detailed design. The concept plan and these assessments must be in accordance with the Environment Protection Act 1997 (ACT) and Environment Protection Policies (EPPs) administered by the ACT Government’s Environment Protection Agency. 	<p>Consistent with provision.</p> <p>An assessment of the possible discharge of pollutants and noise caused by the development of the site has been undertaken. The site is known to contain point sources of hazardous and contaminated materials in the form of building asbestos, oil tanks and petrochemical residues in the existing surface car park. These materials were removed when the previous buildings were demolished.</p> <p>An environmental noise assessment has been prepared by AECOM for the project. Refer Attachment 9</p> <p>The main environmental noise generator affecting the site will be traffic along Limestone Avenue. This can be readily addressed by the use of appropriate window and acoustic glass treatments. It is noted that other residential property is located along Limestone Ave.</p>

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	<p>Glazing treatments are available that will reduce internal noise levels to within the nominated criteria for the various space types.</p> <p>Noise impact from the development, once completed, will be minimal and occur in the form of local plant and building services as well as movement by residential vehicles to and from the site.</p> <p>Noise from building services can be mitigated using standard acoustic treatments and subject to detailed building design at the detailed design stage. This noise source is not expected to affect adjacent land uses.</p> <p>Construction noise will be regulated by provisions of an approved Environment Management Plan.</p>
<ul style="list-style-type: none"> • <u>Bushfire Risk Assessment and Management Plan</u> – an independent bushfire risk assessment using the Australian Standard for Risk Management AS/NZS 4360 and AS 3959 (as may be updated or replaced from time to time) is required and the outcomes shall be incorporated into the site design. 	<p>Consistent with provision. A Bushfire Risk Assessment and Compliance Report has been prepared by Bushfire Protection Planning & Assessment Services (2018) (Attachment 14).</p> <p>The proposal has incorporated these recommendations within the design.</p>
<ul style="list-style-type: none"> • <u>Environmental Management Concept (EMC) plan</u> This must detail the proposed pollution control measures that will form part of the sediment and erosion control plan required under the Environmental Protection Agreement for the development of the site. The plan should be in accordance with the ACT EPA 2007 Environment Protection Guidelines for Construction & Land Development in the ACT and include items identified in Schedule 11.1 Pollution Control Plan Checklist of the Environment Protection Guidelines. <p>In addition, the EMC Plan is to include:</p> <ul style="list-style-type: none"> - site compound location(s). - identification of areas affected by traffic and other noises. - provision for noise mitigation works where this may be necessary. 	<p>Consistent with provision. An Environmental Management Concept Plan and Site Establishment and Construction Plan have been submitted. Refer to Civil documentation prepared by Sellicks. (Attachment 6)</p>
<p>Public Consultation</p> <p>Any concept plan and detailed development proposals prepared for the site, in accordance with this DCP, will be subject to public notification and consultation prior to approval by the relevant planning authority. Any subsequent approval of the concept plan does not remove or prejudice the requirements of future developments to</p>	<p>Noted.</p> <p>Both the Doma Group and the NCA held public consultation for the recently endorsed Concept Plan.</p>

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<p>be assessed by the relevant planning authority against the Plan, this DCP and any approved concept plan.</p> <p>Detailed development proposals will be assessed for consistency against provisions of this DCP and the approved concept plan.</p>	

- 00 Approved DCP and Concept Plan
- 01 Architecture
- 02 Landscape
- 03 Site Survey
- 04 Traffic Report
- 05 Electrical
- 06 Civil
- 07 Fire Services
- 08 WSUD
- 09 Environmental Noise Assessment
- 10 WS Certificate of Costs
- 11 Site Establishment and Construction Management Plan
- 12 Purdon Planning Report (DCP 19-01)
- 13 Tree Assessment
- 14 Bushfire Risk Assessment
- 15 Geotechnical Report