

Section 13 Forrest

Stakeholder and community engagement outcomes report

Client:
Addval Developments

Date:
3 July 2018

Contact:

Phillip Burns

phillip.burns@elton.com.au
6274 3300

Canberra

Phone: 02 6274 3300

Fax: 02 6274 3333

25 Lennox Crossing
Acton ACT 2601

www.elton.com.au

consulting@elton.com.au

Sydney | Canberra | Darwin

ABN 56 003 853 101

Contents

1	INTRODUCTION	4
1.1	Approach to engagement	4
1.2	Stages of the planning and development process	4
2	OUTCOMES OF STAGE 1 ENGAGEMENT	6
2.1	Engagement with the National Capital Authority	6
2.2	Engagement with the immediate neighbours	7
2.2.1	The Jewish Memorial Centre	7
2.2.2	Forrest Primary School	8
2.2.3	The Inner South Canberra Community Council and Forrest Residents Group	8
2.2.4	Saint Andrews Presbyterian Church 8/6/17	9
2.2.5	Forrest Early Childhood Centre and Community Services 7/6/17	10
2.2.6	Department of Finance	10
3	SUMMARY OF OUTCOMES FROM STAGE 1	11
4	ENGAGEMENT WITH THE IMMEDIATE NEIGHBOURS 2	12
4.1	The Jewish Memorial Centre 10/8/17	12
4.2	Forrest Primary School 26/7/2017 + 17/8/2017	12
4.3	Forrest Residence Group	12
4.4	Forrest Early Childhood Centre 11/July 2017 + 18/8/2018	13
5	SUMMARY OF OUTCOMES FROM STAGE 2	14
6	ENGAGEMENT - STAGE 3	15
6.1	Letterbox Drop invitation	15
6.2	Weekend consultations: 3/4March 2018 – 10/3/18	15
APPENDICES		
A	Display material from community Information Session	17
B	Community Session Invitation	18
C	Distribution area	19

1 Introduction

Block 13 Section 13 Forrest is a premium address flanked by Parliament House and the established inner south suburbs of Deakin and Barton. Ideally located, fronting Canberra Avenue and State Circle, the site will be the location of a development of national significance. The block was auctioned in early 2017 by the ACT Government. Addval Developments were the successful purchasers.

Under the National Capital Plan, the block could incorporate a hotel, residential accommodation and/or diplomatic mission. Addval Developments and their project team, in discussions with key stakeholders, have explored the best options for use of the site in the early stages of planning. It is most likely that this will be a residential development of superior quality.

Addval Developments and the project team are committed to effective community and stakeholder engagement at every stage of the planning and development process.

1.1 Approach to engagement

Addval Development and their consultants approach to the community and stakeholder engagement during planning and development will be guided by best practice principles. The best practice principles for the project are:

- » **Develop effective, two-way communication with the community and stakeholders** – Addval aims to create robust, constructive and respectful relationships with community members affected by and/or interested in the project. Addval will provide opportunities for the community to provide feedback and have their concerns addressed throughout the planning and construction process.
- » **Understand diverse stakeholder interests and values** – Addval is committed to identifying and understanding the range of stakeholder issues, values and concerns related to the project. The project team is particularly aware of the national significance and is committed to working with the National Capital Authority to deliver a project of national significance.
- » **Quality, timely information to all affected and interested stakeholders** – Addval will provide relevant, up-to-date and accessible information to all interested stakeholders during the planning and construction phases.
- » **Aim for 'no surprises'** – A 'no surprises' approach during project planning and construction requires close community and stakeholder interaction to be maintained. This will minimise delays to the project and build trust and confidence within the community.
- » **Deliver on promises** – Addval will deliver on its promises and, importantly, be seen to be delivering. This is crucial to building and maintaining stakeholder trust in the context of this highly significant project.

1.2 Stages of the planning and development process

As befitting a development of significance, the community and stakeholder engagement process for the project is multifaceted and has multiple stages. The proposed stages are outlined below:

Stage	Project milestone	Steps
1	Preliminary site investigations and initial discussions with key stakeholders	An initial meeting with the National Capital Authority. This meeting would be to introduce the project, the project team and get an understanding of the NCA's vision, opportunities and constraints.
		A series of meetings with the immediate neighbours and key stakeholders. The first meeting is to understand their issues, concerns and desires and to introduce the project.
2	Concept plan development and testing	Subsequent meetings with the National Capital Authority that adopt a workshop approach where the concept design is refined to a point suitable for submission as part of a works approval for the development
		Subsequent round of meetings with immediate neighbours and key stakeholders. be to highlight the project design as it is developed and seek feedback at each stage. The aim is to manage issues and address these where ever possible.
3	Detailed design and preparation of works approval package	Letter box drop of information flyer to surrounding sections to provide residents with an update on the development. This will also be used as an opportunity to invite residents to the engagement events and can be a soft launch of the marketing for the project
		Pop ups at Manuka shops - Two pop up events of two hours each will be held at the Manuka group centre. The event will involve display material including the final design and renders (if available). It will highlight both the built form and the landscape and can also include some information that respond to concerns we have heard at previous stages.
4	Works approval consultation	Consultation as per statutory requirements
5	Public relations during through construction phase	Design and implement a good neighbour's policy for the construction process.

This report outlines the outcomes of stage 1-3.

2 Outcomes of stage 1 engagement

2.1 Engagement with the National Capital Authority

Meeting 1

On 10 May 2017 Addval Developments and members of the project team meet with Andrew Smith and Ilse Wurst from the National Capital Authority (NCA). The meeting provided an opportunity for Addval Developments to introduce themselves and provide an overview of their aspirations for the site. They highlighted that they recognized the significance of the site and were committed to developing a precinct of very high quality. They empathized that they had appointed a predominantly local team to assist with the project and aimed to develop a precinct that enhanced the lives of residents and the broader community. It was noted that at this stage concept planning for the site had not commenced.

Representatives of the NCA detailed what they were hoping to see on the site, noting that the site was complex to develop for a range of reasons including the interface with the immediate neighbours, typography and hydrogeological features. They emphasized a desire to establish State Circle as a continuum and noted that the resolution of Canberra Avenue as detailed in the National Capital Plan precinct plan was not entirely satisfactory nor were the controls for the corner.

The NCA representatives indicated that they considered the site to have three zones being two buildings and open space/landscape. There were opportunities for the landscape to 'creep through' from Parliament. They were not keen on seeing a wall of development and expected a well thought through and high quality built form and landscape.

Meeting 2

The second meeting was held with Andrew Smith on 9 June 2017. Representatives of the project teams landscape architects, Oculus, attending this meeting for the first time reflecting the increasingly landscape driven approach to the precinct.

The project team walked the NCA representatives through a series of blocking and massing concepts for the site. This included some concepts that complied strictly with the precinct controls and several others that sought to rebalance the site to achieve a better outcome for the precinct. A preliminary landscape concept plan for the project team was also reviewed. This plan highlighted a range of public and private landscaped areas and preliminary thoughts about how the precinct landscape related to the surrounding areas.

The project team were advised that there were two options open to them. The first being to continue to develop a scheme that would comply with the code and the second was to seek the Authority's agreement to set aside the provisions of the code to allow for a design driven response that would rebalance the area. If the second options were pursued it was critical to demonstrate how the built form worked with the landscape to achieve a better outcome.

Meeting 3

The third meeting on 7 July 2017 commenced with a review of the landscape concept plan for the site. This included an examination of how the site fit within the context of the adjacent areas and related to the Griffin Plan. A key aspect was the way that the landscaped worked with or effectively pulled the bushland area of the adjacent Parliament House onto the site. The concept plan also

reinforced the formality of State Circle and introduced formality onto this end of Canberra Avenue. The concept plan effectively used the landscape to open up the site so that it was open, transparent and enhanced connectivity.

The landscape concept was supported however issues were raised about the way that the site had been rebalanced by increasing the height of the Canberra Avenue building above the permissible height control. The team were informed that they were unlikely to get the Authorities imprimatur for increasing the height above the permissible level.

Meeting 4

This meeting was held on xx. This meeting was to discuss the design of a compliant design. The principles and concepts underpinning the design were incorporated to result in a similar design scenario. This meeting examined scale, orientation, material and setbacks.

Materials were supported

Meeting 5 and 6

Two meetings were held to resolve the final design features of the landscape design. This included the performance of the state circle and Canberra avenue corner park, the transitions of grade and the size and performance of ground floor courtyards.

The NCA supported a 2m encroachment of private courtyards forward of the building line. Further to this the proposed grade transitions and corner park were supported.

2.2 Engagement with the immediate neighbours

One round of engagement was held with the immediate neighbours during stage 1. This occurred between meeting one and two with the National Capital Authority. At the time of these meetings there was no concept plans developed but it was looking increasingly likely the development would be residential in nature.

2.2.1 The Jewish Memorial Centre

Elton Consulting met with two representatives of the Jewish Memorial Centre on 22 May 2017. The intention of this meeting was to establish and open dialogue with the Jewish Memorial Centre (JMC), introduce the project team and detail the proposed engagement process. The future expansion plans of the Centre were discussed.

The representatives of the Jewish Memorial Centre supported the proposed engagement process and indicated that they would be pleased to provide comments and feedback on the designs as they emerge. The JMC support the aims of the project team support a development of a quality commensurate with its location.

The JMCs main concern was that of the ongoing security of their facility. They would prefer residential as the most stable land use. They were supportive of a small commercial component including a café. The possible access to the site from Canberra Avenue is of interest to them particularly if the medium is narrowed.

The way the new development overlooked the Centre needs to be carefully resolved in relation to safety and security issues. Landscaping of the interface should also increase the safety of the centre. Some possible interfacing options were discussed.

2.2.2 Forrest Primary School

Elton Consulting met with the principal and head of the P&C of Forrest Primary School on the 24 May 2017. The intention of the meeting was to establish and open dialogue with the School and outline the engagement and planning process. The school representatives support the level of engagement and hope to provide comment as the design emerges.

Their main concerns were the safety and security of the children and the traffic and parking impact of the development on the area – particularly as it coincided with peak times for the school. It was noted that overlooking from the development should be carefully considered and resolved. They would prefer that there were no buildings near the fence line.

The interface between the school and the development should consider privacy, security and accessibility. Any barrier put in place needs to consider visual amenity. Possible dual uses for the school barrier/fence could be considered such as art or a climbing wall.

Pedestrian areas and public realm should be improved for the benefit of the resident and the community. The school representatives support a precinct approach to the site and support a high-quality development commensurate with its iconic location. There was also support for public art and small scale commercial or retail spaces to activate the precinct.

2.2.3 The Inner South Canberra Community Council and Forrest Residents Group

Elton Consulting met with representatives of both the Inner South Canberra Community Council and the Forrest Residents Group on 31 May 2017. The intention of this first meeting was to establish and open dialogue with the peak community groups that will have a strong interest in the future development in their community.

Both parties expressed overwhelming support and gratitude for an open and inclusive engagement and development process. We provided an overview of the project team, current stage of the development, the process moving forward and community engagement strategy and update.

Many potential ideas for future development of Section 13 were discussed. These included:

- » Support for greater height if traded for larger areas of improved landscape.
- » All car parking to be underground.
- » Some parking to be provided to the public. This included the inclusion of a possible commercial car park to cater for worker's needs (seen as a community service)
- » Three buildings instead of two to break up the 'wall' effect.
- » Minimum values of \$1 Million and around the \$2 Million price.
- » 3-4 Bedrooms apartments.
- » Family friendly apartments.
- » Highly accessible for prams, wheelchairs. Potentially private lifts for each.
- » Landmark in Barton is a good example of apartments.
- » Townhouses in the mix. Limited number of large high-quality townhouses in the market place
- » Larger apartments, larger balconies, greater floor to ceilings (2.7m).
- » High levels of privacy for the future residents.
- » Limit apartment overlooking from higher levels.

- » Large gardens and courtyards on the ground floors.
- » Apartment's setback from one another for privacy.
- » Double glazed and tinted windows
- » Natural and noble material choices, brick, stone, timber not just another concrete and glass box.
- » Possible reference older styles of architecture including early Griffin style, arts and crafts movement, Frank Lloyd Wright, Canberra Style – Hyatt, Kurrajong
- » Retain and enhance the Forrest village feel.
- » Support for minor commercial retail that compliments residential or surrounding uses. This could be a café/boutique grocer, art gallery, restaurant, doctor, physio, chemist etc.
- » Some local residents are looking for a home for themselves and their children.
- » Split level apartments to allow extended family
- » Market to downsizers in Forrest
- » Aesthetically high quality, not bland apartment building.
- » Generous apartments with plenty of room and space

There was general interest in how heights have been calculated, and what a resulting built form would be. We informed them that the built form on State Circle would likely be a continuation of the existing apartment buildings of 3 storeys. Canberra Avenue would maintain the RL 594 height limit, which would result in a residential building height of four storeys. Increased height for landscape was suggested

The meeting discussed how the termination of the arrival along Canberra should be treated. If built form should mark the arrival with height and potentially form a gateway with the Presbyterian Church. There was consensus that the built form needs to respond to the urban form created by the church and the location of the site along Canberra Avenue as an approach route to Parliament.

Site planning was also discussed, with a request for the exploration of three buildings rather than two to break up the total built form of the site. Interfaces with the surrounding uses should be carefully considered in collaboration with the users.

Apartment design should consider full life in an apartment, not just a stage of life.

A key concern was the traffic impact generated by the development in the context of future developments in the area. It was considered that larger apartments would generate less traffic and improved apartment liveability. Apartments should be supplied adequately with both resident and visitor parking minimise impact on the surrounding area. Issues with egress and ingress from both Canberra Avenue and Hobart Avenue were discussed.

2.2.4 Saint Andrews Presbyterian Church 8/6/17

A meeting was held with representatives of Saint Andrews Presbyterian Church on 8 June 2017. As with other meetings with neighbours and stakeholders the purpose of the meeting was to introduce the project team, detail the proposed engagement approach, give an indication of the most likely development scenario and understand possible issues, concerns or aspirations.

As with the other stakeholders, representatives of the Church were pleased to learn that it was proposed to develop a precinct of high quality befitting the location. Representatives of the Church were also supportive of a residential development with a small commercial offering including a café. They also raised the issue of parking and indicated that the provision of sufficient visitor parking was

critical and that a small commercial car parking offering may be appropriate. Concerns were raised about parking during the construction phase and some practical solutions were offered by the Church.

The heritage of the Church was discussed along with some concerns about potential impacts of construction across the road on its building integrity. These were passed along to the project manager responsible for construction.

A landscape driven approach was supported along with a built form that marked the end of the Canberra Avenue gateway.

Ongoing opportunities to engage with the Church and its members were discussed.

2.2.5 Forrest Early Childhood Centre and Community Services 7/6/17

Elton Consulting met with the Forrest Childcare and a representative from Community Services. We detailed the project team, where the project was up to (ie a blank slate) and the process we intend to take. They supported the engagement and hope to provide comment on the design as it emerges.

The proposed access point off Hobart Avenue is not preferable. An alternative access point from any of the surrounding roads would be supported. Parking is currently constrained for the staff and parents of the centre. Peak times for traffic are around 8am-9.15am and after 5-5.30pm. Parking is a genuine issue for staff recruitment and retention and a possible small commercial offering would be considered favourably.

Overlooking should be buffered with vegetation where possible. Heights of the buildings should allow adequate natural light to the outdoor spaces for children. Otherwise height was not considered to be a major issue.

There is a sense of connection between the centre and the primary school next door. This should be retained and enhanced. The site is part of a 'borrowed landscape' for the childcare centre. They are keen to see the landscape enhanced and opportunities for the children to be engaged in the landscape.

Interface with the centre and school needs to provide security while allowing access and ease of movement. Art, colour and natural vegetation should offer interest and learning for the children. If the public realm featured public art the centre would like the opportunity to bring children through to visit. The incorporation of play equipment (slides, tunnels) could integrate the uses.

Limit the use of football oval style lighting. Community Services would also support the construction of a community space that they could manage on behalf of the owners. The closest hall is the Griffith Hall and is currently at capacity.

2.2.6 Department of Finance

We met with the Department of Finance on 13 June 2017 to discuss the development of section 13 Forrest. We note that the department holds three lessees, finance, human services and the café.

The representatives were interested in the design quality and the impact on visual amenity. They generally supported more landscape for greater height of buildings. The department would be mainly concerned with the construction phase of the development and the ongoing safety of their staff.

Additionally, they are interested in the impact on traffic and parking in the area. They generally support the concept of including paid public parking. They currently rent their spaces for 12 dollars a day to their staff.

They would like to have an ongoing relationship with us as the development proceeds through construction.

3 Summary of outcomes from Stage 1

It is not common in Canberra for community and stakeholders to be engaged when there is effectively a 'blank slate'. Typically, they would only be engaged when there was something (eg a concept plan, architectural drawings) for them to respond to. Everyone engaged with in stage 1 were pleased to be engaged with so early in the process and supported the Addval Development and the project teams ongoing commitment to engagement.

Traffic and parking were key issues. These will need careful consideration during the design process, particularly the impact on Hobart Place.

Overwhelmingly people were please with Addval Developments commitment to develop a high-quality precinct befitting the landmark location of Section 13 Forrest. The use of the site for residential development was supported along with small scale commercial component that could help to activate the public domain and provide opportunities for passive recreation.

A landscape driven approach was strongly supported, particularly an approach that treats the development site as part of a broader landscape and addresses the site context. A trade-off between height and more public domain was generally supported, particularly by the peak resident's groups.

4 Engagement with the immediate neighbours 2

A second round of engagement was held with the immediate neighbours during stage 2. This occurred between meeting three and six with the National Capital Authority. At the time of these meetings there were well resolved concept plans developed. The development has not substantially changed this this point.

4.1 The Jewish Memorial Centre 10/8/17

Elton Consulting met with two representatives of the Jewish Memorial Centre again on 10th of August 2017. The intention of this meeting was to provide the concept design to date and continue dialogue with the Jewish Memorial Centre (JMC), explaining and working through any key thoughts they had regarding amendments to the design.

The representatives of the Jewish Memorial Centre supported the proposed engagement process and indicated that they would be pleased to provide comments and feedback on the designs as they continued to emerge.

The JMCs reiterated that their main concern was that of the ongoing security of their facility.

The architecture needed to mitigate any overlooking where possible. Also, rooftop access was to be limited. Landscaping of the shared boundary could also be attractive while secure. Shared access was supported.

4.2 Forrest Primary School 26/7/2017 + 17/8/2017

Elton Consulting met with the principal and head of the P&C of Forrest Primary School on the 24 May 2017. The intention of the meeting was to continue an open dialogue with the School and outline the design as it had progressed.

Representatives evaluated the design. Their main concerns were reiterated regarding the safety and security of the children and the traffic and parking impact of the development on the area – particularly as it coincided with peak times for the school. They supported the provision of a second driveway on Canberra Avenue. It was noted that overlooking from the development appeared well resolved. Increased setbacks and vegetation to screen where possible would be supported.

4.3 Forrest Residence Group

Forrest Residents group were presented to on the 27/11/2017. The purpose of the meeting was to provide the FRG with an update as to what has been happening since we last met and to hear their thought regarding the current proposal we are developing.

A brief overview of the project team, the site controls, the intended use proposed and the process so far was presented.

It was noted that the proponent had spent the past six months undertaking a comprehensive round of consultation with the surrounding neighbours to ensure the development mitigated any impacts and the development achieved a level of quality commensurate with its location.

The design to date was also presented and discussed to the entire community council membership. Key concerns about design quality, traffic, overlooking, height, character and the interface between neighbours were raised. These concerns were noted and responded to by the architect, who was also present. An overall description of the design and intention for the architecture was also articulated. The design and approach by the project team was generally supported.

A member of the Elton Consulting team was on hand throughout the evening to discuss the proposal with use of a model and the plans brought along for discussion.

Key issues raised included:

- » Traffic on Hobart Avenue
- » Supply of residential apartments
- » Mitigation the overlooking of the school and childcare?
- » Waste management
- » Sales timing
- » NCA comments and involvement
- » Boundary treatments
- » Parking
- » Movement.

All questions were thoroughly addressed through the meeting and post meeting.

4.4 Forrest Early Childhood Centre 11/July 2017 + 18/8/2018

The Forrest Early Childhood was met with again. The intention of this meeting was to present the design to date. The Forrest early childhood centre representatives reiterated their previous comments regarding safety and traffic and that generally they supported the development.

It was noted they would have an interest in the ongoing safety and mitigation of impacts from construction.

5 Summary of outcomes from Stage 2

Through the consultation of the proposed concept the design was generally supported. The design presented was and considered an acceptable and high-quality development that had adequately considered the communities issues with reasonable responses.

Where there were key issues the proponents clarified they had explored options to achieve the best results.

The overall design and engagement approach and process was commended.

6 Engagement - Stage 3

6.1 Letterbox Drop invitation

A letter box drop invitation was distributed to the area in Distribution area **Error! Reference source not found.**.. Th invitation as per **Error! Reference source not found.** invited residents in the surrounding area to attend a community information session to be held at Manuka shops. The same invitation was also sent to the surrounding neighbours who had previously been consulted.

6.2 Weekend consultations: 3/4 March 2018 – 10/3/18

On the 3rd, 4th and 10th of March 2018, weekend community information sessions were held at the Manuka shops. The intention of these consultations was to understand the general community's sentiment relating to the design to date. Invitations were issued to the area within the **Error! Reference source not found.** as well as sent to Forrest Primary, Forrest Early Childhood Centre and the National Jewish Memorial Centre. Representatives from each organisation attended and made comments and clarified a number of matters.

Over the three separate consultations around 40 visitors reviewed the material and spoke with a representative of Elton Consulting. The materials presented are below in **Error! Reference source not found.**.. Of the 40 community members who attended the general feedback was that the design for Block 13 Section 13 was supported. It was noted that a majority indicated that the architecture and landscape design proposed was commensurate with the location and that all discussed issues appear thoughtfully resolved. The design team was also commended and supported for their work on the project.

While generally supported several key issues were raised over the three sessions. These included:

- » build quality as a number of Canberra developments have been known to have leaks.
- » Management of dust and construction and safety.
- » Development approval being eroded through subsequent amendments

- » Sufficient demand in the apartment market (one respondent)
- » A parent from the school thought it was a good outcome regarding the mitigation of overlooking
- » A second access onto Canberra Avenue would have been desirable
- » Construction management to ensure the safety of children in the nearby area

Out of around 40 respondents around the overwhelming majority thought it was great or good design outcome. Heights were also considered fine overall with one visitor seeing merit in higher development.

Appendices

- A Display material from community Information Session
- B Community Session Invitation
- C Distribution area

A Display material from community Information Session

BLOCK 13 SECTION 13 FORREST

Elton Consulting have been engaging with the community and key stakeholders for the past 9 months. We would now like to introduce the project to the wider community ahead of a formal Works Approval.

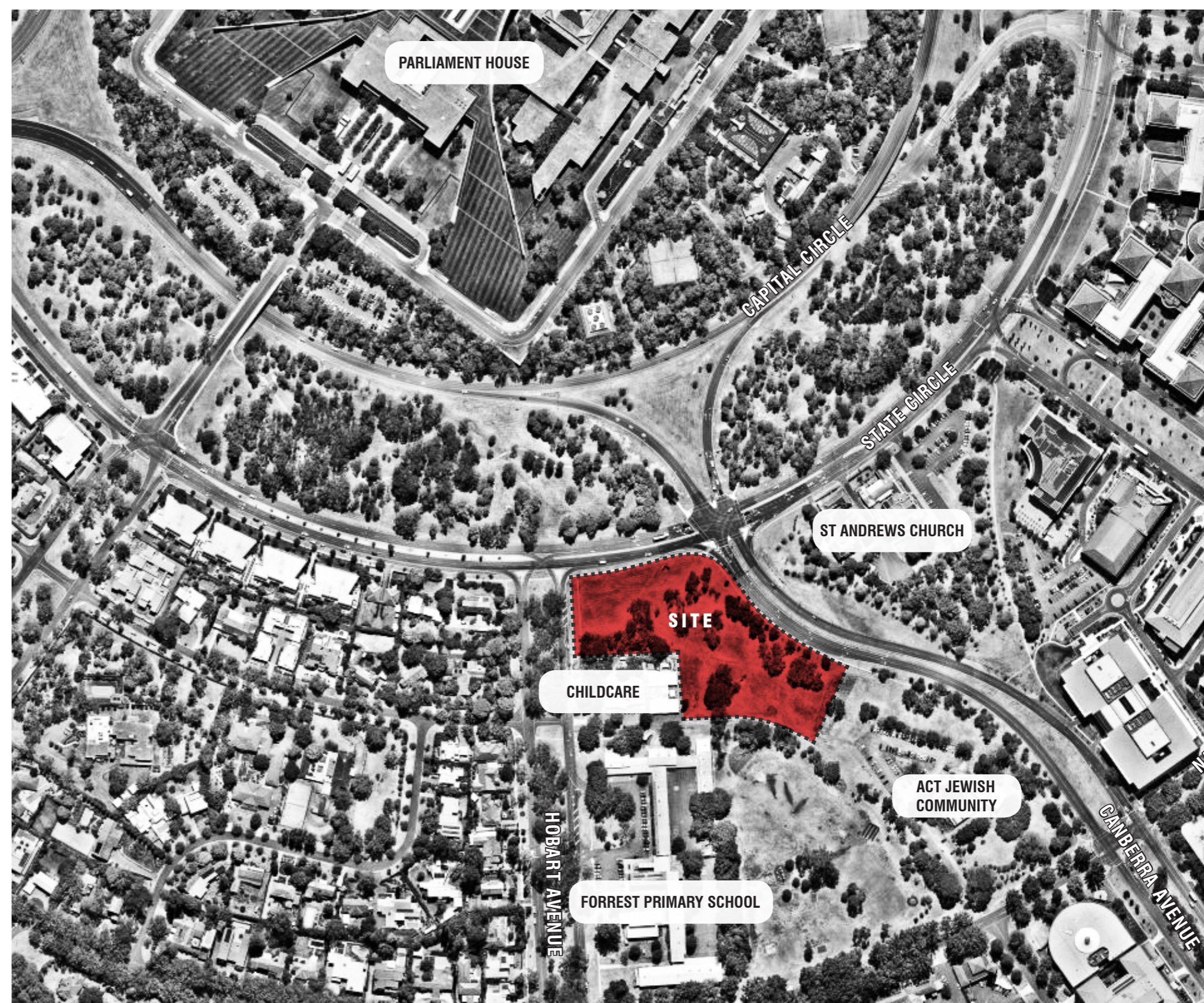
Nothing has been formally lodged at this stage. The National Capital Authority (NCA) will be the relevant consent authority. They have been extensively involved in the design of these concepts.

Planning

The site is zoned 'Land Use A' in the National Capital Plan which allows residential use. Heights are set at RL 594 (Canberra Avenue) and RL 591 (State Circle). This equates to around three and four storeys. The setback from Canberra Avenue is 10m. State Circle has a variable setback. Setbacks from the rear boundaries are 10 -18m.

How to share your views or talk further

Elton Consulting on **02 6274 3302** or by email at: phillip.burns@elton.com.au



ARCHITECTURE

Addval Developments have purchased one of the most iconic locations within the ACT – Block 13, Section 13 Forrest, corner of State Circle and Canberra Avenue.

Prestigious, exclusive, and enviable; block 13 section 13 Forrest will ignite modern luxury and sophistication within the heart of Canberra's most aspirational suburb, Forrest.

Key issues such as overlooking, safety for the immediate neighbours and traffic impacts have been carefully considered throughout the design. Overlooking has been mitigated by increased setbacks, minimal overlooking windows and screen plantings.



BR - BLUE DRY PRESSED BRICK



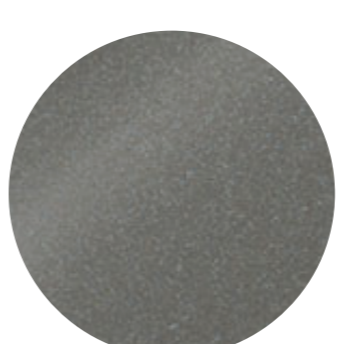
C1 - OFF-WHITE PRECAST CONCRETE



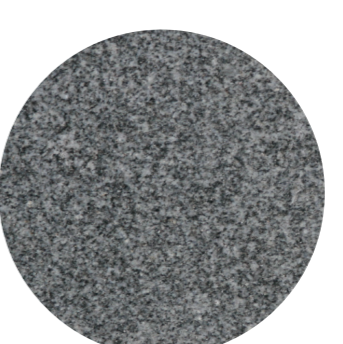
MC1 - LIGHT BRONZE METAL CLADDING



T1 - TIMBER LINED SOFFIT



MC2 - GRAPHITE METAL CLADDING



GR - GRANITE TILE

BLOCK 13 SECTION 13 FORREST



FEATURES

- 85 apartments over three buildings
- High quality external and internal finishes
- Focus on solar access with most apartments north or north-east facing
- A combination of one, two, three and four-bedroom apartments

- 30 double lock up garages and 89 car spaces within the basement
- Variety of landscaped open spaces throughout precinct
- Formal street tree planting to match the prestige and character of the location
- Common areas powered by solar
- Variety of communal entertaining spaces



B Community Session Invitation

Invite to Community Drop In Sessions

Addval Developments is planning to develop a new high end residential precinct on the corner of State Circle and Canberra Avenue in the suburb of Forrest (Block 13 Section 13 Forrest). A number of concepts have already been discussed with the key community groups and the National Capital Authority to ensure meaningful input could be incorporated into the final design.

You are invited to attend the community drop in session where a member of the project team will be available to take questions and provide information about this proposal.

Key elements of this proposal:

- » 85 apartments over three buildings
- » High quality external and internal finishes
- » Focus on solar access with most apartments north of north-east facing
- » A combination of one, two, three and four-bedroom apartments
- » 30 double lock up garages and 89 car spaces to basement
- » Variety of landscaped open spaces throughout precinct
- » Formal street tree planting to match the prestige and character of the location
- » Common areas powered by solar
- » Variety of communal entertaining spaces

Community Drop In Sessions:

Manuka Shops - Bougainville Street (by Urban Pantry)
On:

Saturday 3rd of March 2018, 10.00am – 12.00pm

Sunday 4th March 2018, 10.00am – 12.00pm

Saturday 10th March 2018, 10.00am-12.00pm

If you are unable to meet us at the drop-in session, but wish to know more or comment on the proposal please feel free to make contact by contacting Elton Consulting on 6274 3300 or by email at phillip.burns@elton.com.au

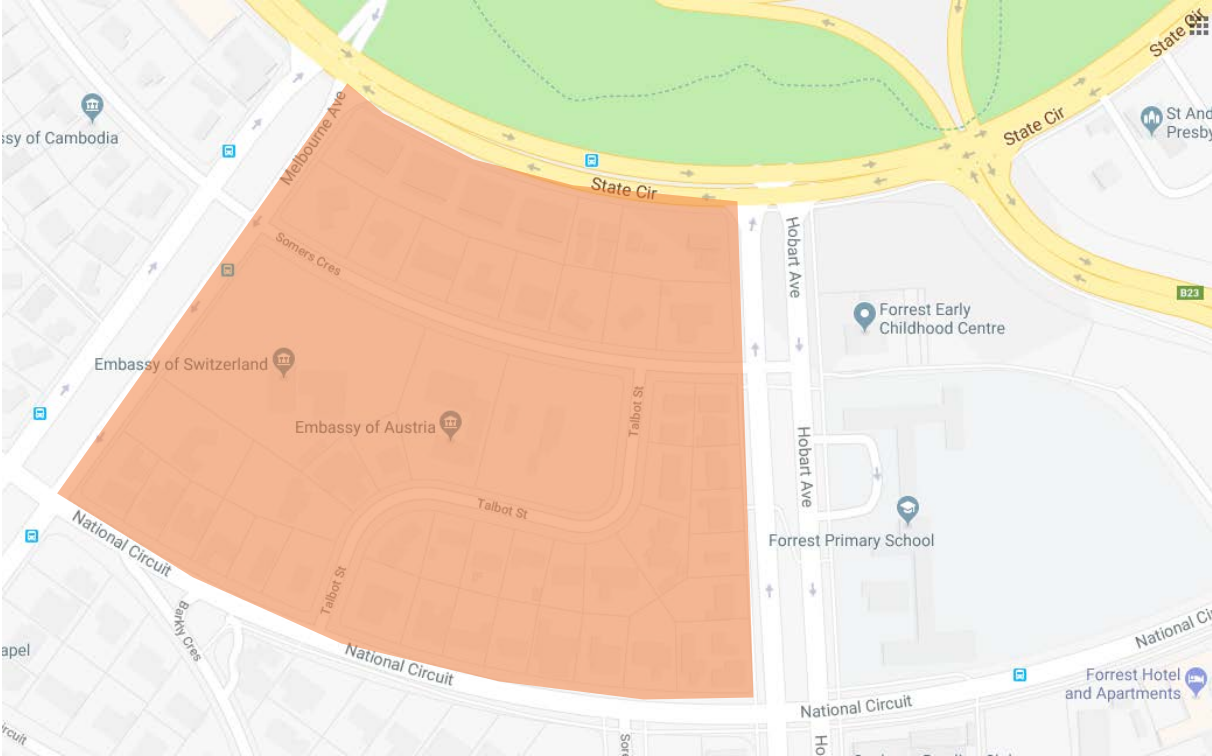


Block 13, Section 13 Forrest



Community Drop in Sessions Location - Manuka Shops, Bougainville St

C Letter Distribution area





www.elton.com.au