

MASTERPLAN

BLOCK 9 SECTION 19 FORREST

The following documentation outlines the masterplan for Block 9, Section 19 Forrest to support a Territory Plan Variation.

The site in question is located between National Circuit, Franklin Street and Dominion Circuit. Section 19 Forrest is subject to the provisions of the Territory Plan. However, land opposite the site on National Circuit is within a Designated Area of the National Capital Plan, being part of The Central National Area (Deakin, Forrest and Red Hill).

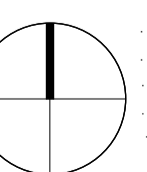


REV	DESCRIPTION	DATE
A	ISSUE FOR TPV	17.08.21

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DRAWING No.	PSP000
DRAWING TITLE	SITE CONTEXT
SCALE	1 : 5000 @ A1
DATE	AUGUST 2021



BLOCK 9 SECTION 19

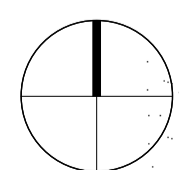
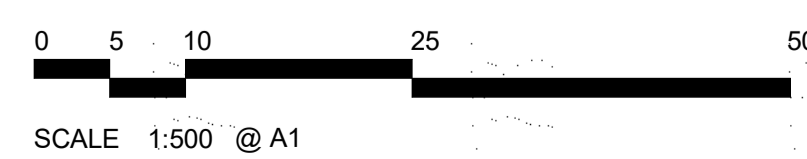


Existing development in Section 19 consists of one and two storey buildings used for a range of community, recreational, commercial accommodation and residential purposes. Section 19 includes the heritage listed Serbian Orthodox Church on National Circuit and the Italian Cultural Centre (Council of Italo-Australian Organizations) on the corner of National Circuit and Franklin Street. A large area of the entire section is devoted to bitumen parking areas and as a result there are few significant landscaped areas.

Sites to the east of Section 19, such as Section 18, are located within the Canberra Avenue corridor and have been the subject of recent redevelopment in the form of new commercial and multi-unit residential buildings.

Section 19 and the adjacent Sections of 12 and 18, provide a zone of transition – both visually and in land use terms - between the Designated Areas of the National Capital Plan, to the north, and the single land use residential areas of Forrest to the south. Parts of the Forrest / Manuka residential core areas to the south are also undergoing some redevelopment in the form of town houses and dual occupancy residences.

The Block which is subject to the proposed re-zoning is Block 9 of Section 19. The remaining blocks of this Section - including Block 8, the Forrest Tennis Club and courts - is not proposed to be a part of any redevelopment.



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BLOCK 9
SECTION 19
FORREST

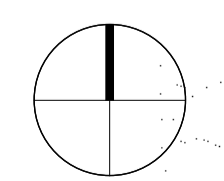
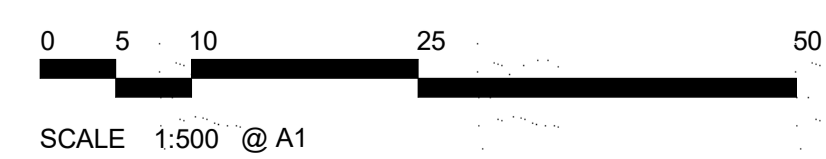
PSP001
AUGUST 2021
REV A

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SITE ANALYSIS

A range of aspects have been considered as influences to the proposal. These are:

- The existing street trees surrounding the Section, to be retained and protected wherever possible. Footpaths and verges also to be retained and protected.
- The existing topographic condition; which is generally level across the site at RL579.000.
- Excellent northern aspect; to be utilised for the benefit of the proposal: whilst also considered in relation to the solar amenity to the Block's southern neighbouring dwellings.
- An existing substation to the Dominion Circuit frontage; to be retained and protected.
- Existing signage and light poles in vicinity of the site; to be retained.



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PSP002
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BLOCK 9 GROUND PLAN

The proposal for Block 9 consists of two apartment buildings, each a maximum 7 storeys in height, arranged around a central forecourt and north facing residents' garden.

The orientation of each apartment building serves two purposes: it optimises solar access for future residents as well as reducing the effective scale of the proposal to Dominion Circuit and its address to the existing residences to the South. The proposed siting of these buildings and the generous residents' garden result in only 55% of Dominion Circuit frontage being developed.

Generally 6m street setbacks are provided with a wide interface between the buildings.

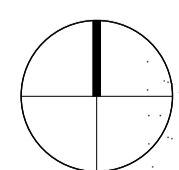
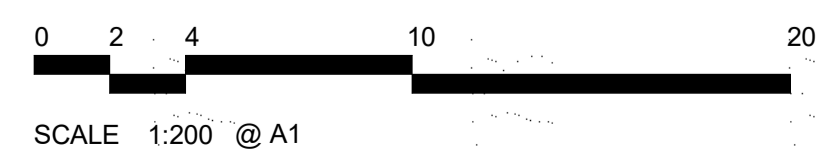
134 apartments are provided in total; assuming larger penthouse style upper-most levels.

The buildings are oriented to promote morning or afternoon solar access.

Upper levels have been set back to not only acknowledge the site's RZ2 interface along Dominion Circuit, but also to ensure appropriate solar amenity is maintained to the existing neighbouring dwellings.

The anticipated quantity of dwellings assumes a mix of 1, 2 and 3-bedroom apartments and is summarised as follows:

- West building:
62 apartments
- East building:
72 apartments



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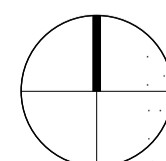
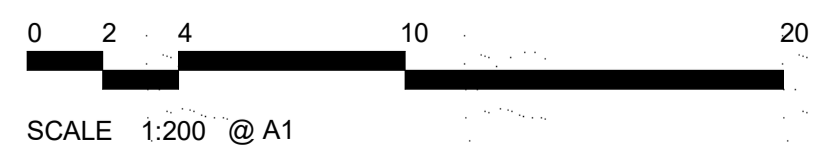
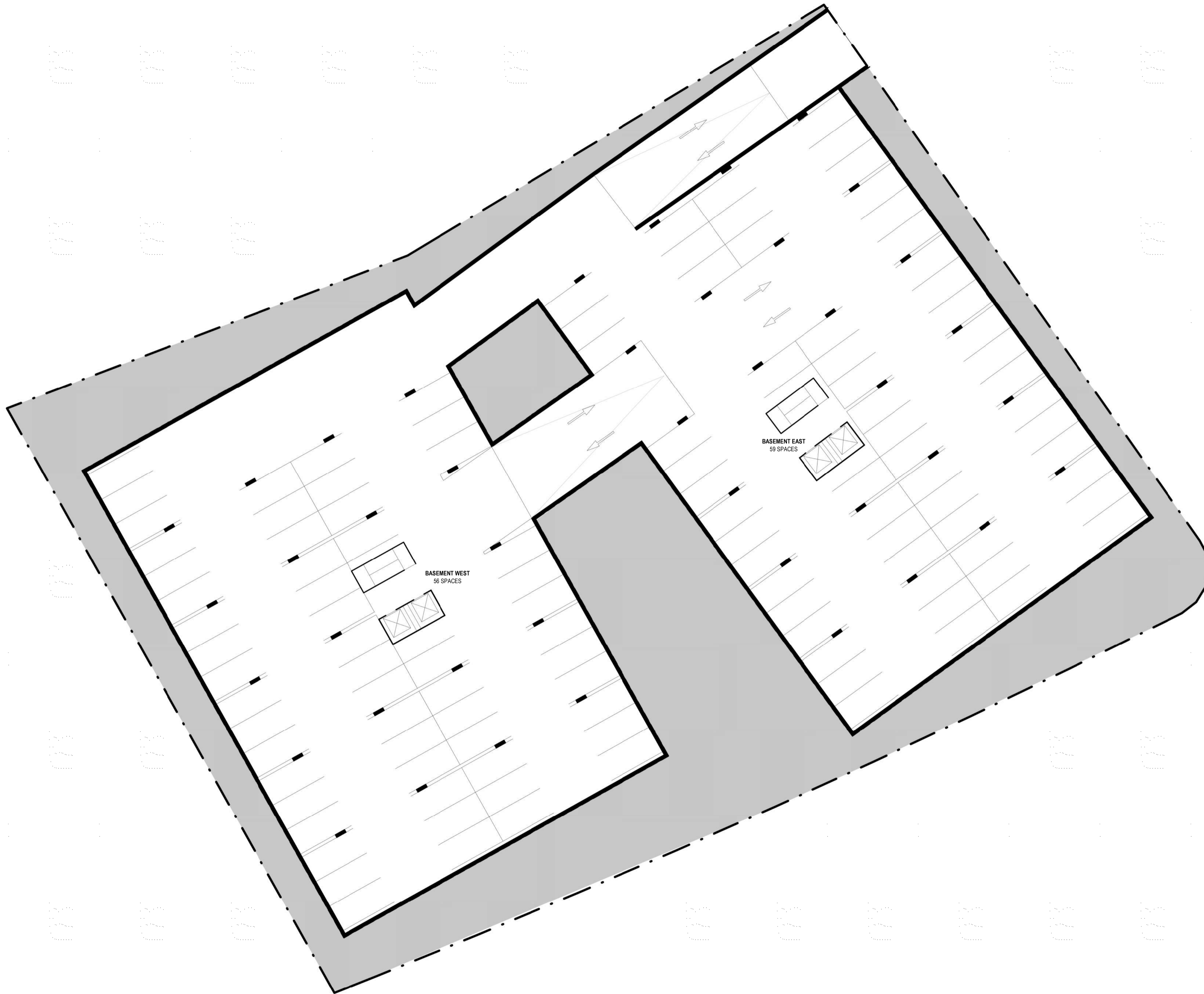
**BLOCK 9 BASEMENT
PLAN**

The basements are accessed off Franklin street to minimise impact to the more residential Dominion Circuit.

Basements are generally located under the building footprint to provide cost effective construction and maximise both central and perimeter deep rooted planting.

Two levels of basement provide for the generated parking requirements of the proposal; with approximately 230 car spaces provided.

On-site parking is therefore code compliant.



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BLOCK 9 BUILT FORM

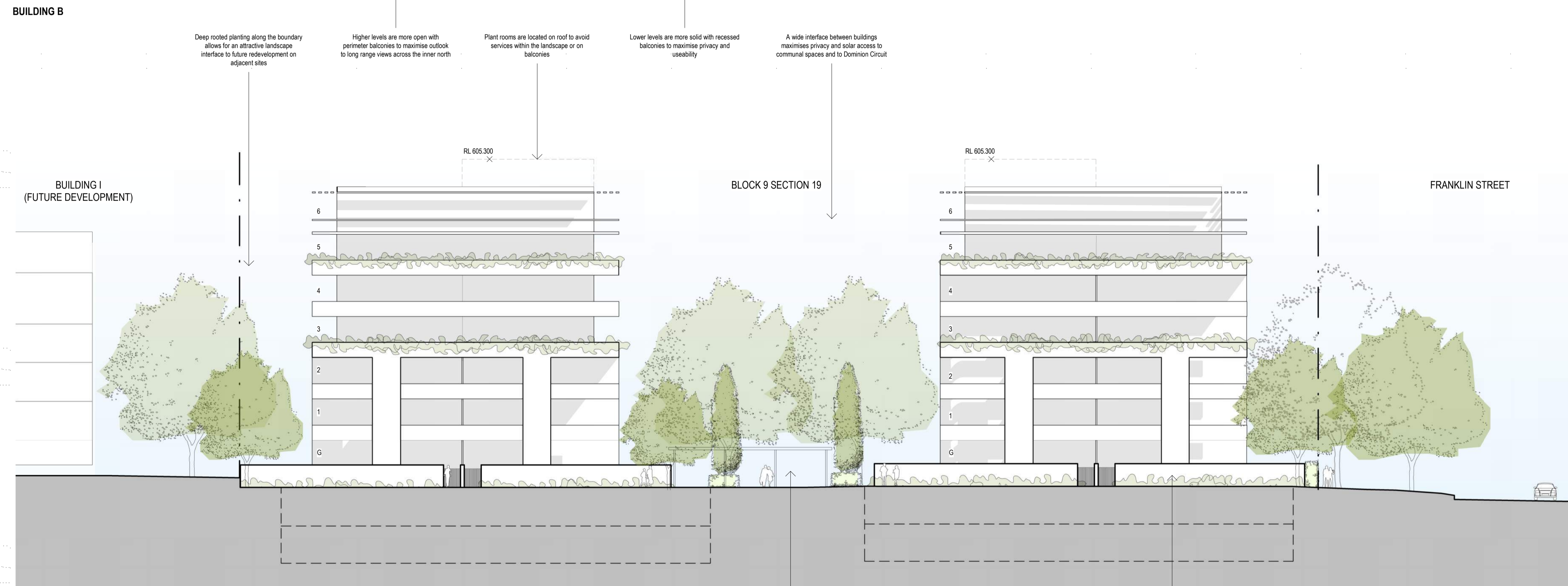
A maximum height of all built elements to RL605.3 is in accordance with the development height approved on Block 9.

The scale of buildings reduces toward Dominion Circuit to acknowledge the RZ2 zoning opposite and to ensure appropriate solar access to neighbouring dwellings.

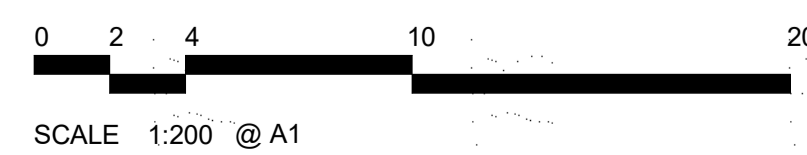
The proposal is divided into distinct sections to alleviate any excessive building mass. The buildings' "base" is a considered, more enclosed street wall speaking to the scale of the surrounding two and three storey buildings. This also ensures privacy for residents and recessed balconies maximise useability throughout the year.

The proposal then "lightens" at higher levels; with the uppermost levels treated to appear both recessed and "floating". This maximises outlook to these higher dwellings where there is opportunity to access long range views across the inner south.

The buildings foresee future redevelopment of the neighbouring apartments and Forrest Motor Inn through the incorporation of appropriate setbacks and a deep-rooted landscape interface.



CROSS SECTION



SHADOW ANALYSIS

Shadow analysis has been undertaken for both the Winter Solstice and Spring Equinox to determine the proposal's impact on the existing single residential dwellings to the south.

The form of the proposal steps down in recognition of the adjacent RZ2 context and to mitigate overshadowing.

The proposal maintains appropriate solar access to the adjacent residential properties. Minimal overshadowing is created on the existing dwellings to maintain appropriate solar amenity.

Minor overshadowing in mid to late afternoon only



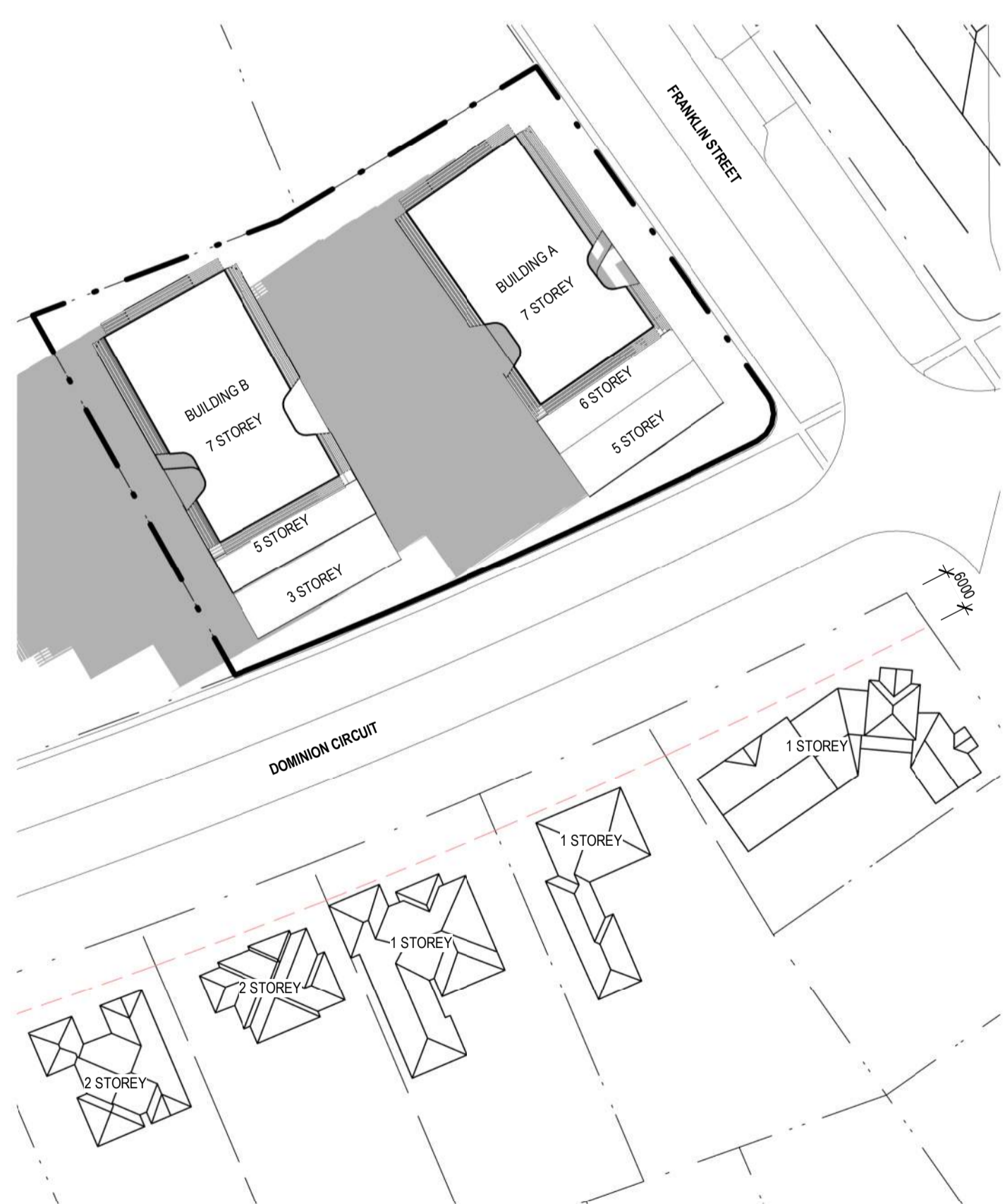
SHADOW ANALYSIS - JUNE SOLSTICE 9AM



SHADOW ANALYSIS - JUNE SOLSTICE 12PM



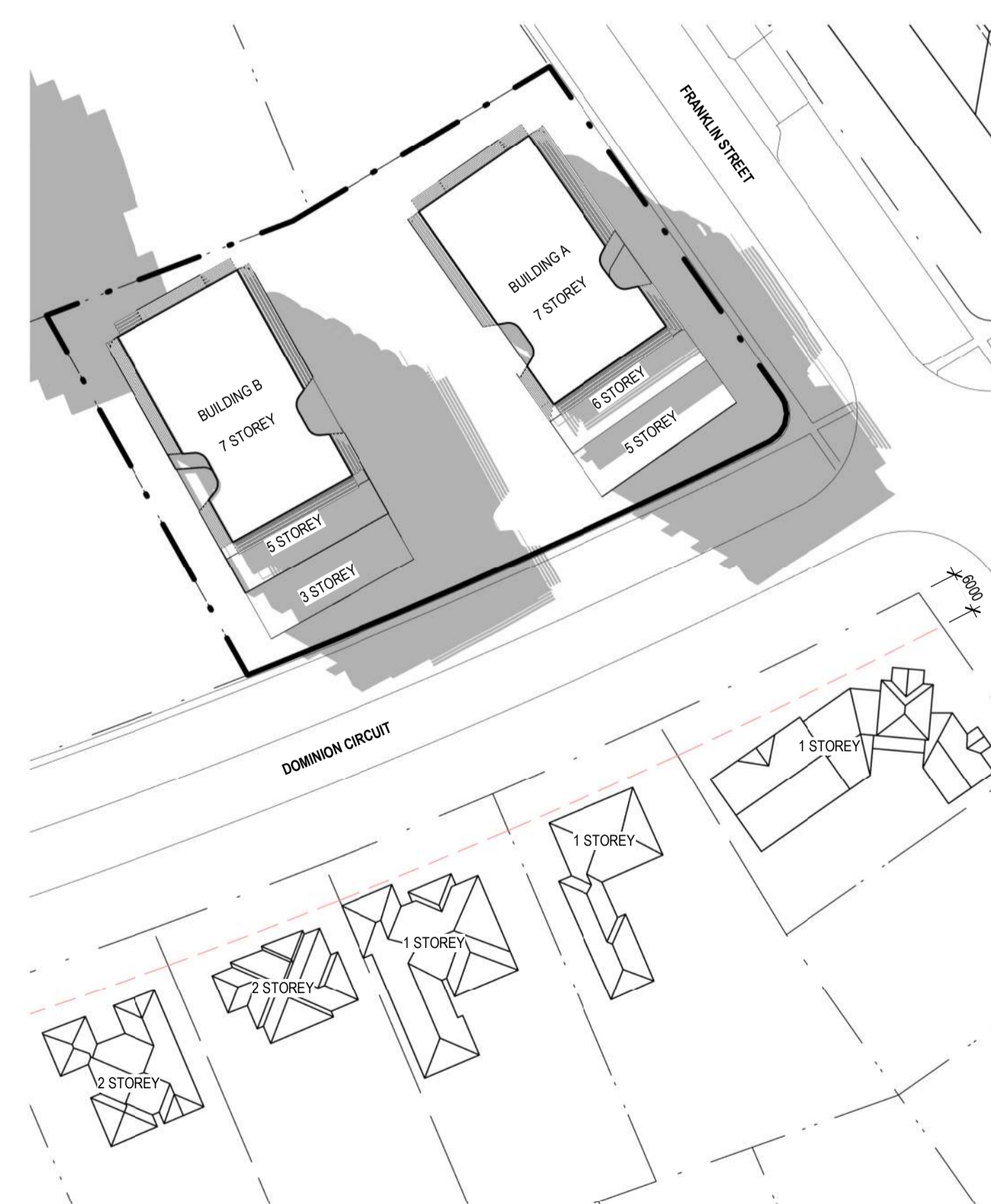
SHADOW ANALYSIS - JUNE SOLSTICE 3PM



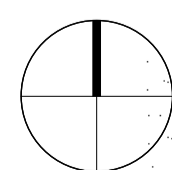
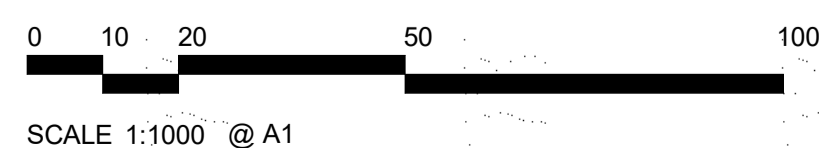
SHADOW ANALYSIS - SPRING EQUINOX 9AM



SHADOW ANALYSIS - SPRING EQUINOX 12PM



SHADOW ANALYSIS - SPRING EQUINOX 3PM



SUSTAINABILITY ANALYSIS

The proposal recognises the need to provide high quality built form that is not only responsive to its context, but also considerate to its broader environmental impact.

As such the following strategies have been implemented to assist in a sensitive environmental design:

PASSIVE DESIGN: SOLAR ACCESS

No units are south facing, or receive no solar access.
Approx. 60% of units achieve 3 or more hours direct sun on the winter solstice.

PASSIVE DESIGN: NATURAL VENTILATION

72% of units are designed to be dual aspect and therefore achieve high levels of natural cross ventilation.
100% of units are designed with an articulated facade to allow for the opportunity for some cross ventilation.

LANDSCAPE DESIGN

The proposal provides a number of landscape strategies to promote a built proposal sensitive to its environmental impact and to reduce the potential urban heat island effect.

The current site, as a carpark, is over 90% impervious surface which this proposal seeks to reduce as much as feasibly possible

1310 SQM, or 24% of the site is retained as deep-soil planting to allow the establishment of substantial canopied and vegetated zones.

A further 500 SQM of the built form is envisaged as planters to further increase soft landscaping; resulting in 33% of the site dedicated to landscape.

BUILT FORM: ROOF AND BALCONY DESIGN

The uppermost roof forms allow for a minimum 76kw solar array to supplement the proposal's energy requirements.

It also allows for approximately 165kl water to be captured annually based on Canberra's average annual rainfall; to be re-used on the site. Dedicated water storage is able to be located beneath hardscaped driveway area so as to not impact any zones of deep-soil planting.

Dedicated landscape buffers to balconies reduces rain run-off by reducing the amount of impervious area of the proposal. This also serves to further reduce its potential urban heat island effect.



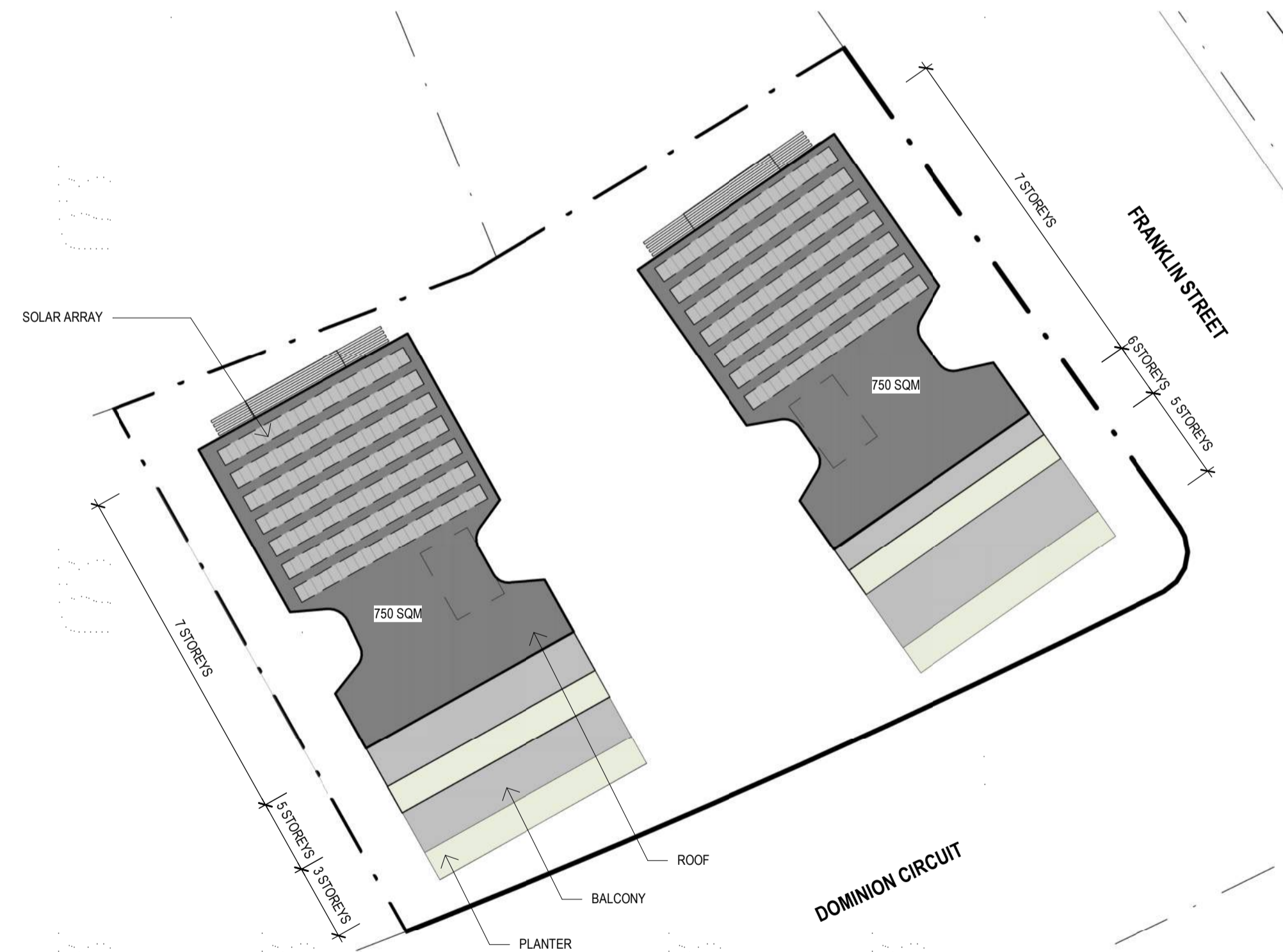
SOLAR ACCESS
- No units receive zero sun.
- >3 hours direct sun: ~60% of units



CROSS VENTILATION
- 72% of dwellings are dual-aspect.
- Most dwellings have articulated facades to allow some degree of cross-ventilation

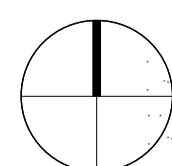
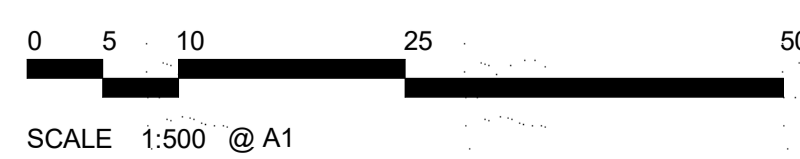
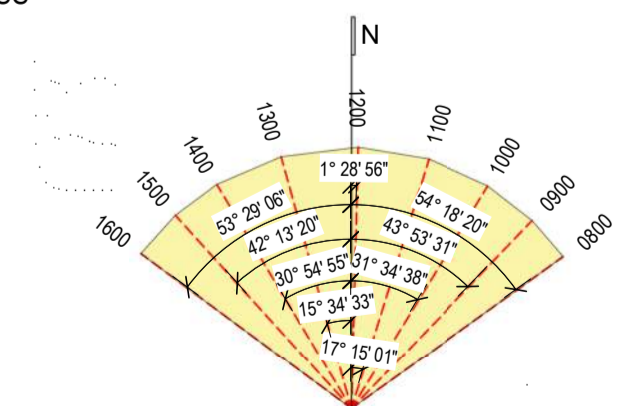


DEEP ROOT PLANTING
- Deep-root planting: 24% of site area,
- Soft landscaping: 9% of site area,
- 33% of the site is dedicated to landscaping.



ROOFSCAPE
- Upper-most roofs allows for a min. 76kw solar array
- 1470sqm roof allows for approx 298kl water to be captured annually
- Dedicated soft landscaping on balconies reduces rain run-off

- HOURS OF SOLAR ACCESS
- CROSS-VENTILATION
- DEEP-SOIL PLANTING
- SOFT LANDSCAPING
- SOLAR ARRAY
- LINE OF BASEMENT



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PSP401
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