

StewartArchitecture

Prepared for: Waldren Group
February 2025

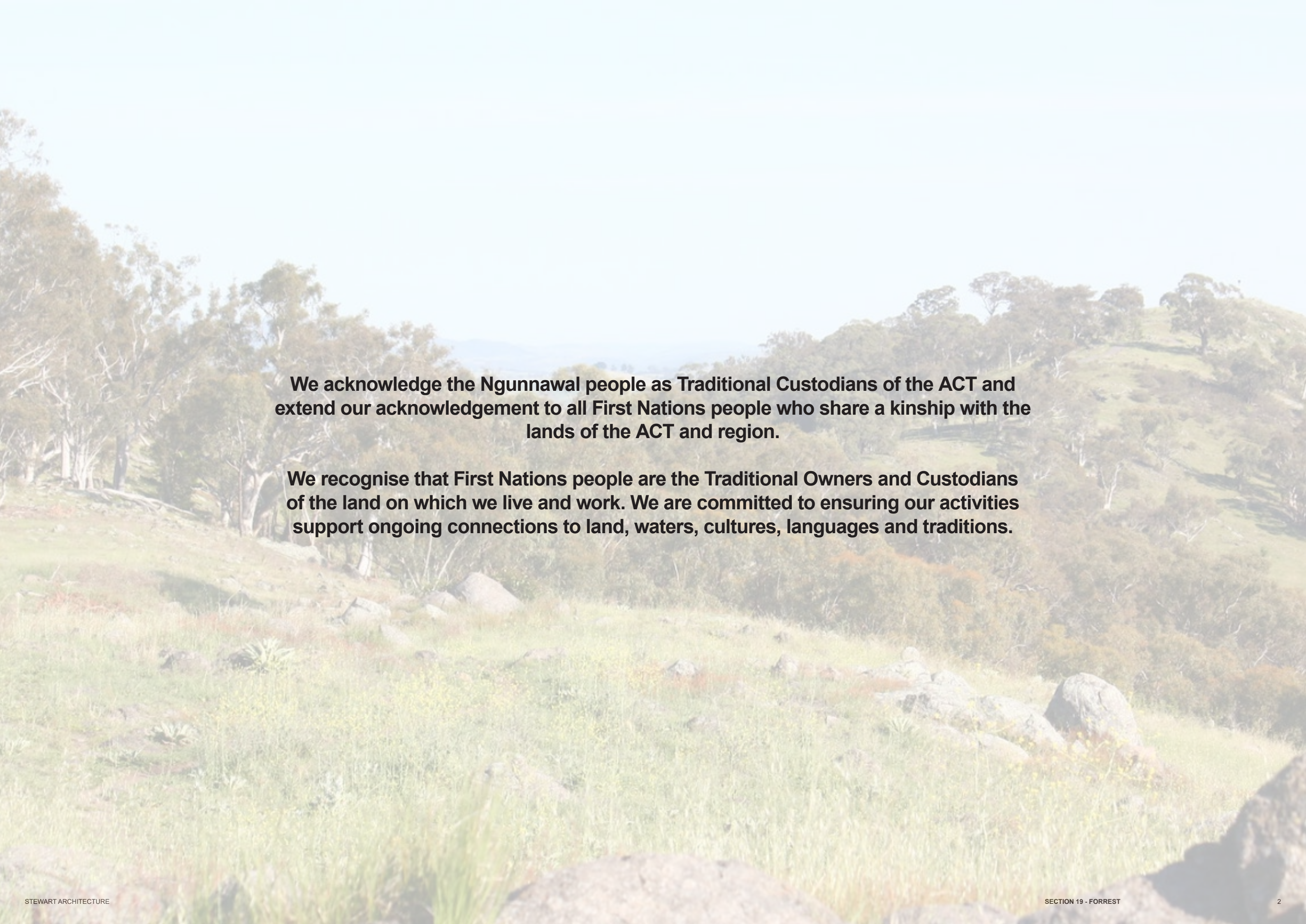
Blocks 5,6 &11, Section 19, Forrest
Major Plan Amendment

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Designing on Ngunnawal and Gadigal Land. Carbon Neutral

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A landscape photograph of a grassy hillside with scattered trees and rocks under a clear sky. The foreground is dominated by green grass and several large, grey rocks. In the middle ground, there are more rocks and some trees with green and brown foliage. The background shows a hazy horizon line under a bright, clear sky.

We acknowledge the Ngunnawal people as Traditional Custodians of the ACT and extend our acknowledgement to all First Nations people who share a kinship with the lands of the ACT and region.

We recognise that First Nations people are the Traditional Owners and Custodians of the land on which we live and work. We are committed to ensuring our activities support ongoing connections to land, waters, cultures, languages and traditions.

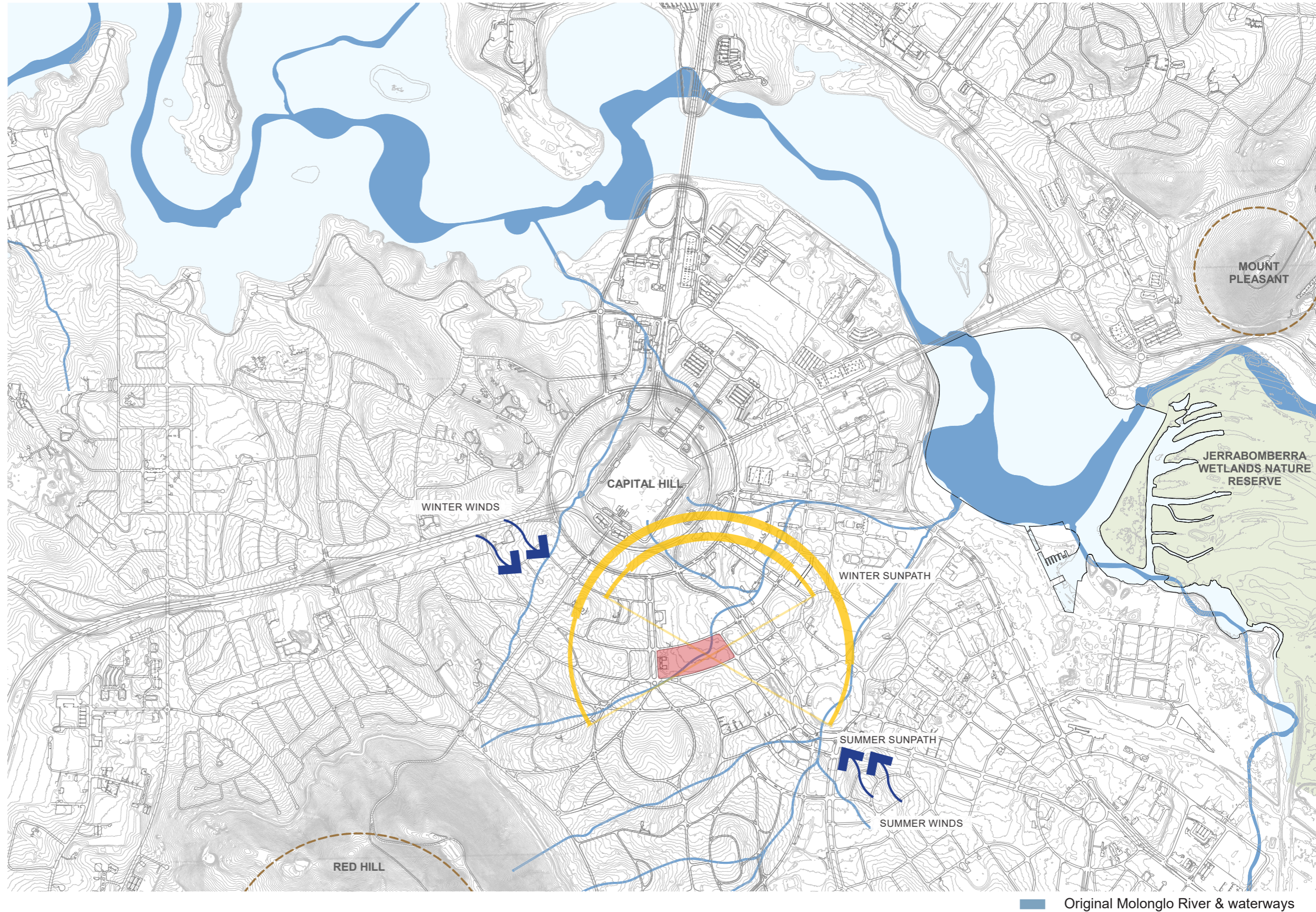
Context

Site and Country

The Ngunnawal people are descendants of the traditional custodians of the land of the land situated within the ACT. We endeavour to create a development which balances human occupation with natural ecosystems.

Forrest is a suburb close to the lake, and through which streams and watercourses fed the original Molonglo River which has sustained this land for centuries.

We are mindful of creating a development which balances human occupation with natural ecosystems.



Context - Inner South

Section 19 Forrest is located within the catchment area of the Manuka group centre. It is identified in the Inner South District Strategy as a Key Site for future development.

Blue-Green Network

Section 19 exists in the proximity of many key ecological networks of the Inner South Blue-Green network: from Red Hill Nature Reserve to the Lake.

It provides a **Blue-Green Network** of vegetation, nature reserves, open space, water elements and cultural heritage elements that are protected and provide the setting for a city 'in the landscape.'

Economic access and opportunity for the city.

The potential future housing demand identified in the Inner South District is for an approximate 7,000 additional dwellings by 2050, **with opportunities provide for up to 13,500 dwellings**

The Inner South is envisaged to be a diverse, inclusive, community that celebrates the best of the city's early history and embraces the opportunities offered by higher density living in new precincts.

Inclusive centres and communities

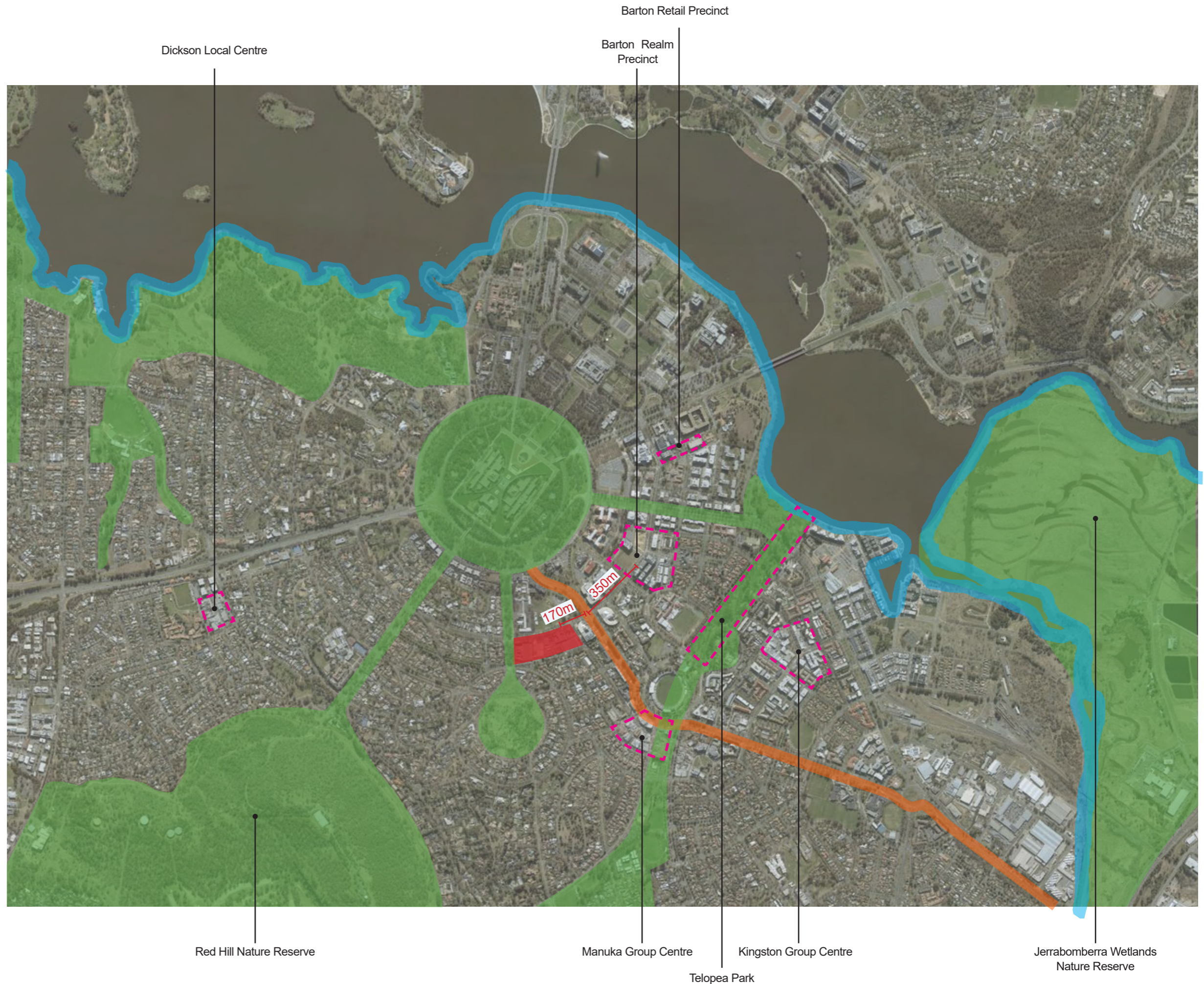
It supports a means for sustainable transformation, including enhanced active travel and walkability and better connections to Group and local centres, with proximity to public transport.

Sustainable Neighbourhoods

It is well located for a new residential development of an appropriate **height and density appropriate to neighbourhood** characteristics and amenity.

Identified as a key initiative for the 'Five Big Drivers,' under the Inner South District Strategy.

- Canberra Avenue
- The Site
- Green network
- Blue Network



Forrest Character

The diverse architectural character of Forrest provides an opportunity to absorb these influences in a complimentary manner.

1 FORREST TOWNHOUSES

Roy Grounds.
Post-war Melbourne regional-style townhouses within a landscape setting



2 MANNING CLARKE HOUSE

Robin Boyd
A Modernist house within a landscape setting.



3 FEDERAL CAPITAL COMMISSION

English Arts & Crafts heritage listed residence, in a landscape setting.



4 BLANDFORDIA 5

A heritage precinct developed on the Garden City Planning principles - a harmonious integration of buildings within a landscape setting.



5 B9 APPROVED SCHEME

Previously approved hotel scheme on Block 9. Approved 27.300m from kerb level (7 commercial storeys plus roof top plant).



7 ITALIAN CULTURAL CENTRE

Community centre celebrating Italian Heritage & Culture



7 SERBIAN ORTHODOX CHURCH

Church & community building



8 SERVICES AUSTRALIA OFFICES

Government, health, & commercial retail



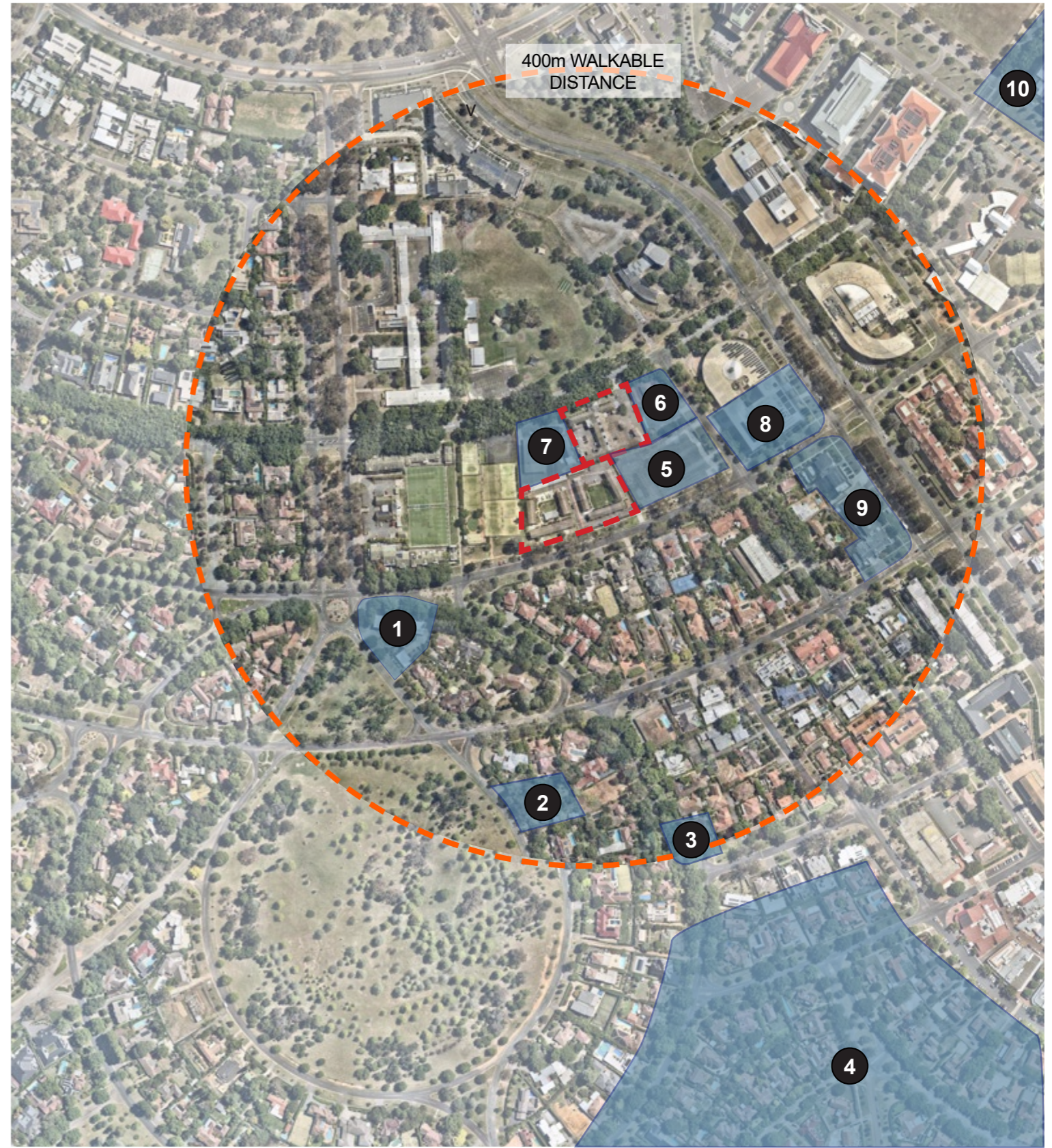
9 DOMINION RESIDENCE

Collins Pennington 6-storey multi-res development: responding to the 'gateway' of Dominion Cct and Canberra Ave.



10 REALM PRECINCT

A mixed use commercial & residential precinct. 8 commercial storeys.



Context Analysis Section 19

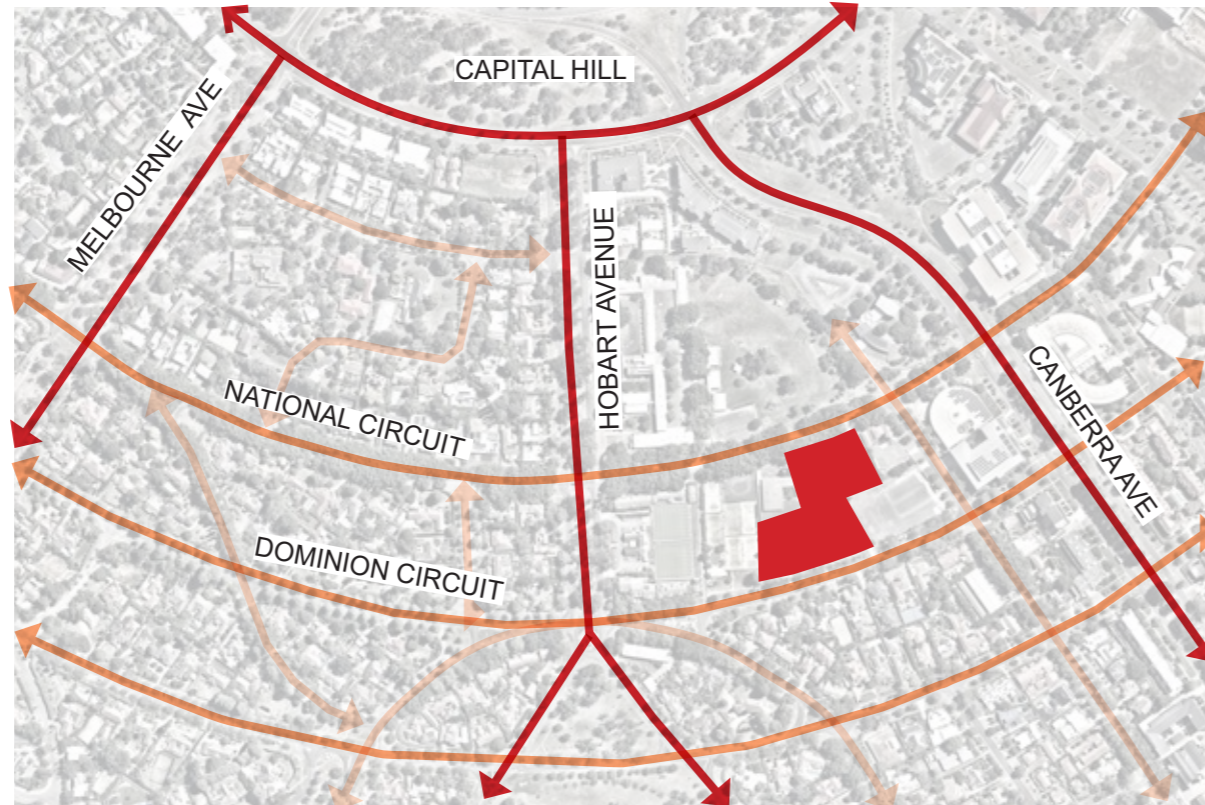
Section 19

Section 19 is located between the primary Avenues of Canberra and Hobart, and secondary Circuits of National & Dominion.

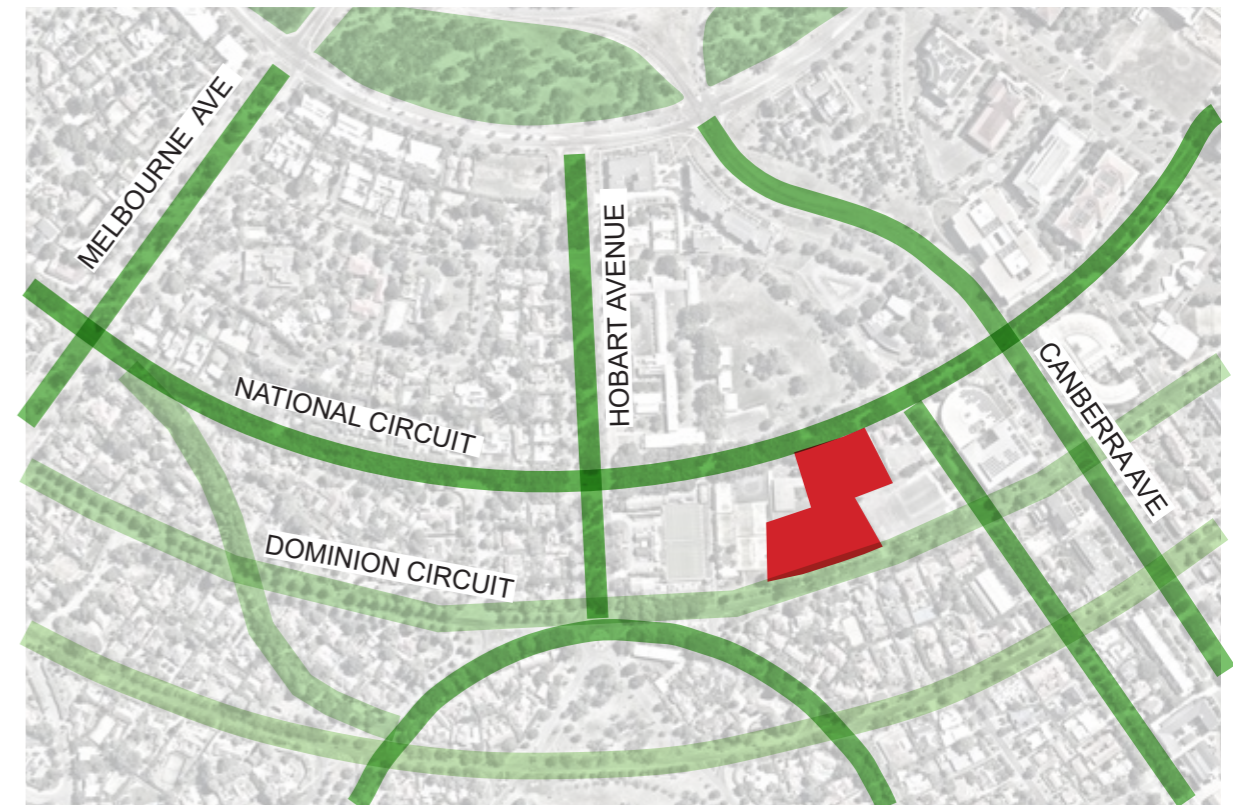
These Avenues and Circuits have an established green avenue character with a significant street canopies – particularly evident to National Circuit.

Section 19 has very little existing vegetation within the Section itself.

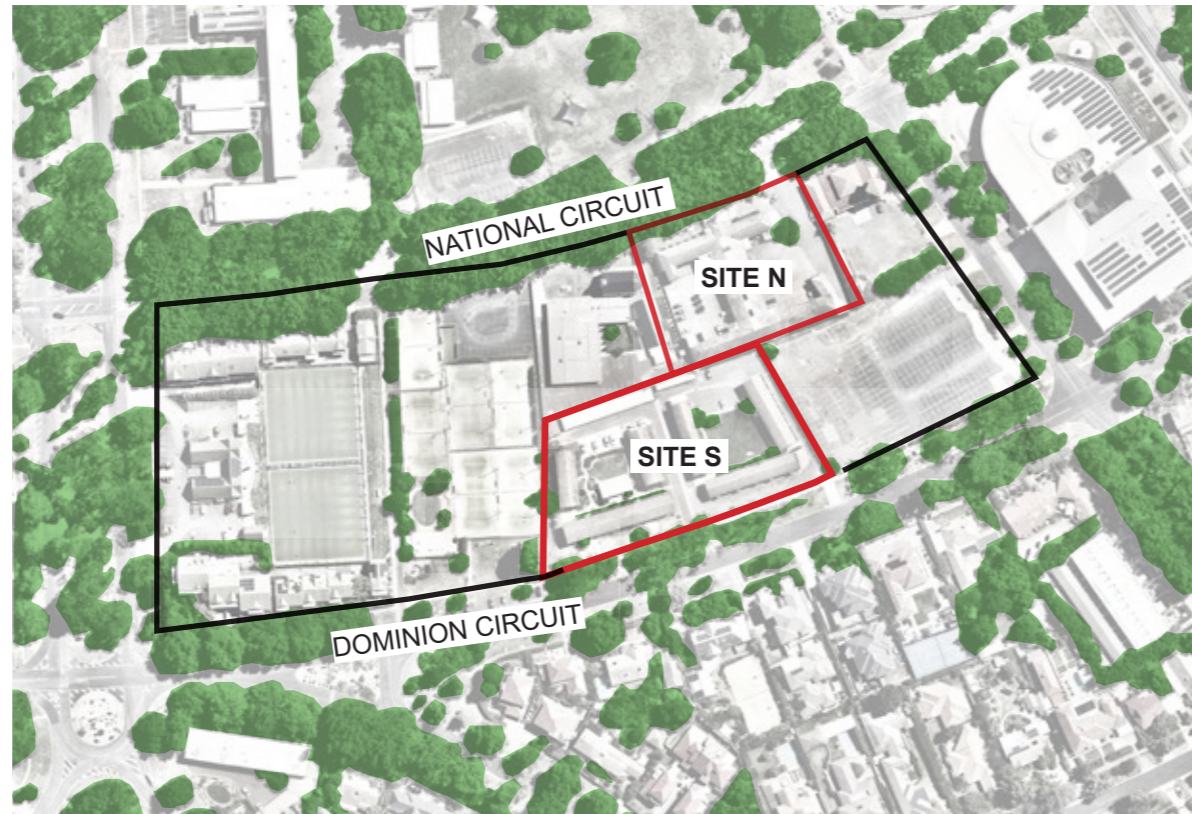
The site has a strong character of existing pedestrian networks around and through the Section, and is well serviced with existing verge crossings.



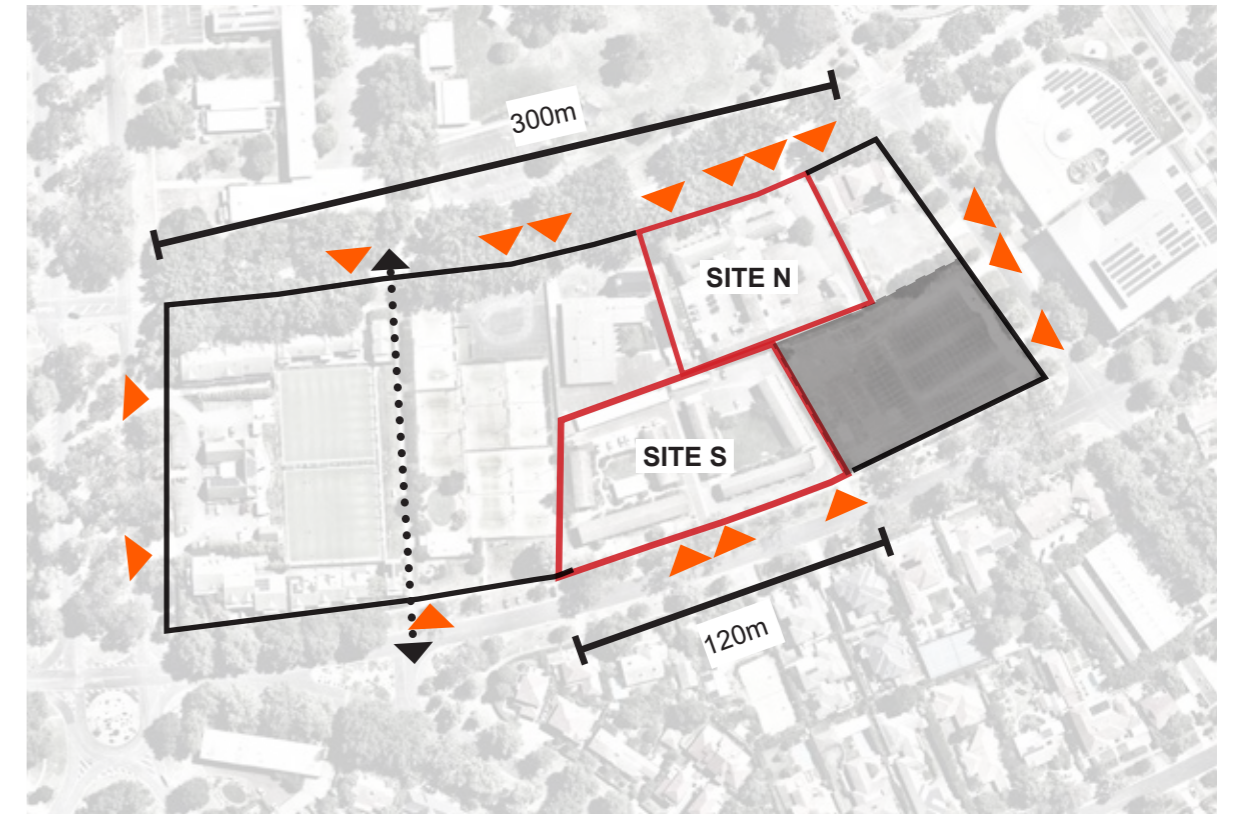
STREET STRUCTURE - Primary Avenues, secondary Circuits, + residential street networks



GREEN AVENUES - Significant to the Avenues & National Circuit. Still a present landscape character to surrounding street-scapes



CANOPY COVER - Significant established street tree canopy character to the Section Perimeter + National Circuit in particular. A distinct lack of canopy within the Section.



SITE ACCESS - Strong existing pedestrian network around, and through the section. Ample existing verge crossings to be utilised.



Site Plan

Section Character

Section 19 Forrest is well located in the centre of Forrest on the prominent National and Dominion Circuits.

The subject sites comprise of:

Block 11 (National Circuit) - 4281m²
Blocks 5&6 (Dominion Circuit) - 6508m²

The Section has varying zoning per the Territory plan; with a range of residential, commercial, and community uses. The Eastern boundary of the section meets Forrest Commercial Core and higher-density of Canberra Avenue.

Several large street trees line the perimeter of both sites, with a significant established canopy character to National Circuit in particular.

There are existing single storey residences on the adjoining blocks to the south of Dominion Circuit, permitted to be 3-storeys.

To the north, the large, open, oval space of Forrest Primary School.

The site shares boundaries with:

Block 2 - Serbian Orthodox Church,
Block 8 - Forrest Tennis Club
Block 9 - future residential proposal & previously approved hotel scheme
Block 12 - Italian Cultural Centre,



Site Plan

Context Character

The combined existing residential and commercial footprint covers approximately 19% of the section.

Section 19 has a total area of 41,674m², an established landscape character; with a range of community and recreation facilities.

These include the Canberra Bowling Club, Forrest Primary School Oval, and Forrest Tennis Club and are unlikely to change.

The Italian Cultural Centre and Serbian Church are identified as heritage items and are again unlikely to change.

The existing residential and commercial GFA on section 19 equals:

Residential - 5,350m²
 Commercial - 2,700m²
 Total - 8,050m²

A high percentage of the subject sites are covered in hardstand. Blocks 5&6 currently have 71.8% hardstand, and Block 11 has 90.4%. This results in the current sites having very little meaningful softscape planting.



- Heritage/ cultural item - unlikely to change
- Recreation zone - unlikely to change
- Existing GFA on Section
- Approved Building on Block

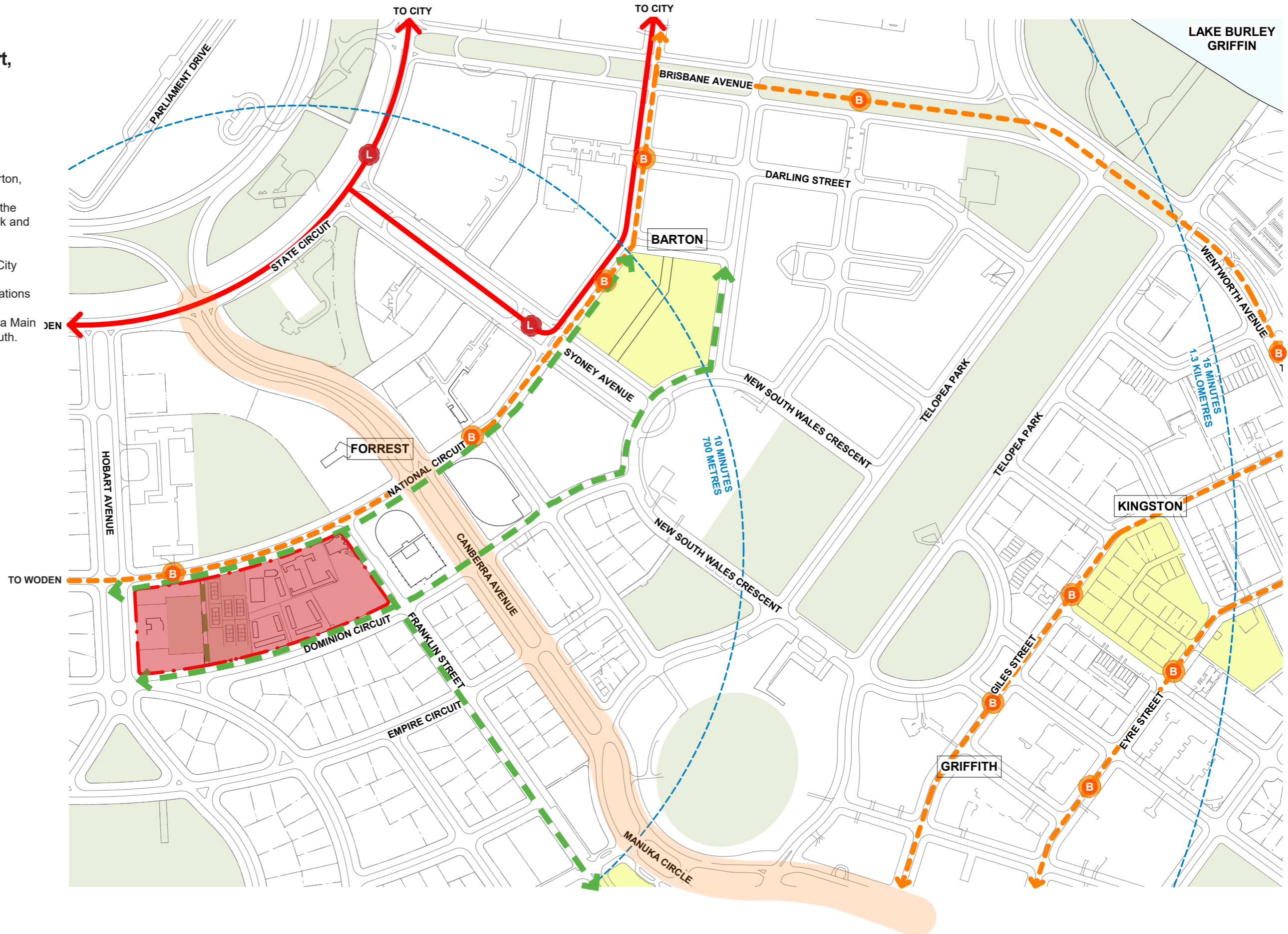


Context - Connectivity

Section 19 is excellently connected to public transport, public amenity, and outdoor recreational spaces.

Section 19 Forrest is:

- is a 15 minute walk from the Manuka, Barton, and Kingston commercial centres.
- Provides future residents easy access to the outdoor recreation spaces of Telopea Park and Lake Burley Griffin.
- is well connected with rapid bus routes, connecting to Fyshwick, Woden and the City CBD.
- within a 5-minute walk of the proposed stations in future Light Rail stages.
- located in proximity to Canberra Avenue; a Main Avenue and Approach Route from the south.



- LIGHT RAIL ROUTE
- LIGHT RAIL STOP
- - - KEY BUS ROUTE
- KEY BUS STOP
- - - WALKING DISTANCE
- KEY CENTRE
- - - KEY PEDESTRIAN ROUTE

National Circuit

Contextual Height Study

The proposal is in keeping with the established height character along National Circuit; one of Canberra's most significant circuits.

1 SYDNEY AVENUE REALM PRECINCT

9 Commercial & Residential storeys
30.340m from kerb



2 15 SYDNEY AVENUE

6 Commercial storeys + plant
26.625m from kerb



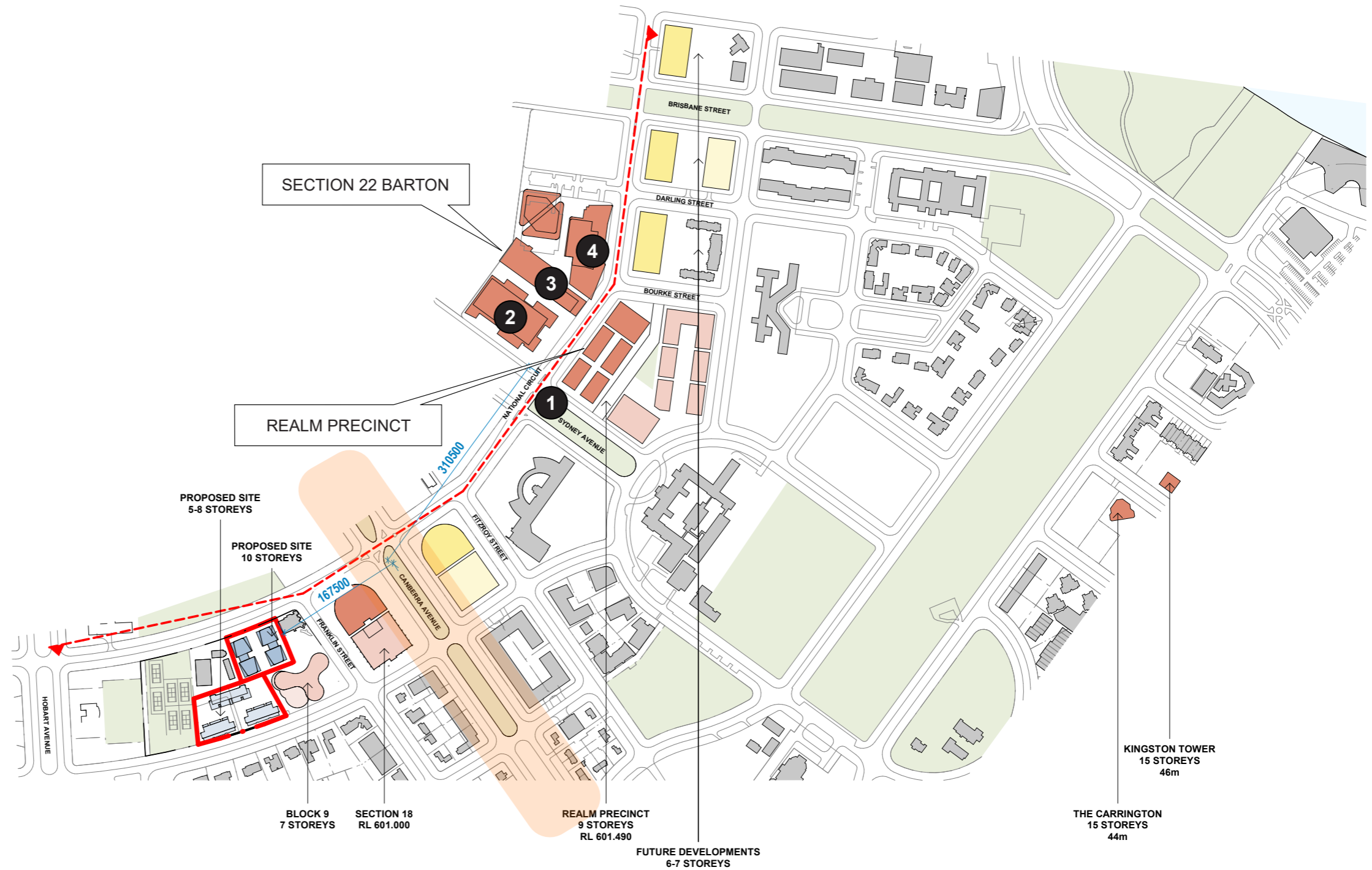
3 23 NATIONAL CIRCUIT

6 Commercial storeys + plant
26.250m from kerb



4 19 NATIONAL CIRCUIT

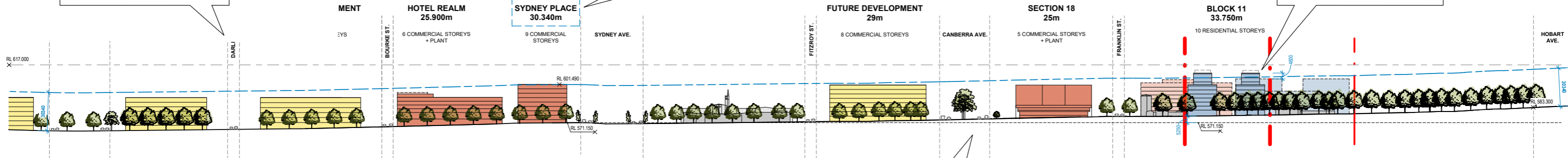
6 Commercial storeys + plant
29.950m from kerb



BARTON TO RL591 PER THE NATIONAL CAPITAL PLAN

SYDNEY PLACE 30.340M FROM KERB

BLOCK 11 PROPOSAL APPROX. 1.5 STOREYS ABOVE BLOCKS 5&6

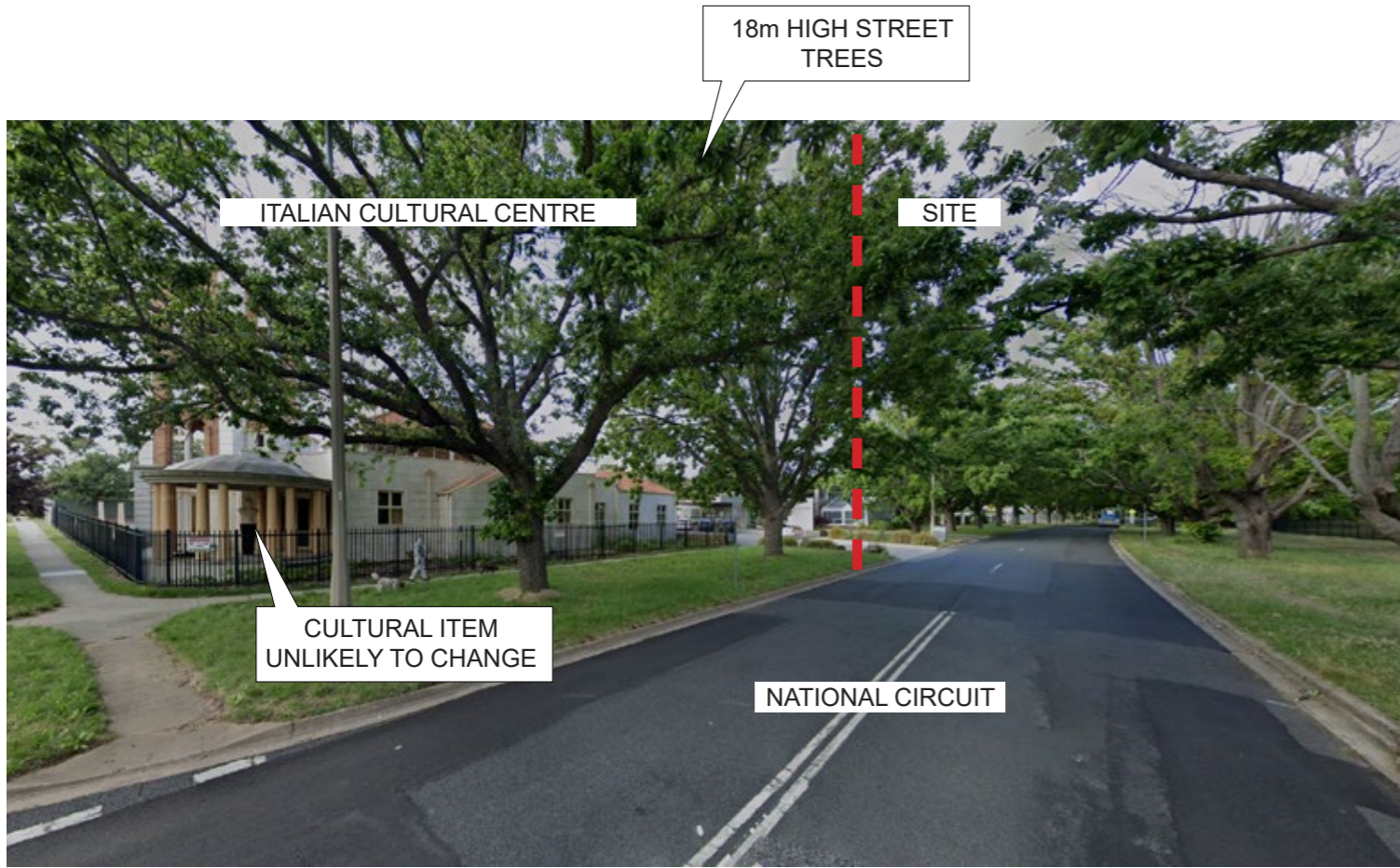


LEGEND

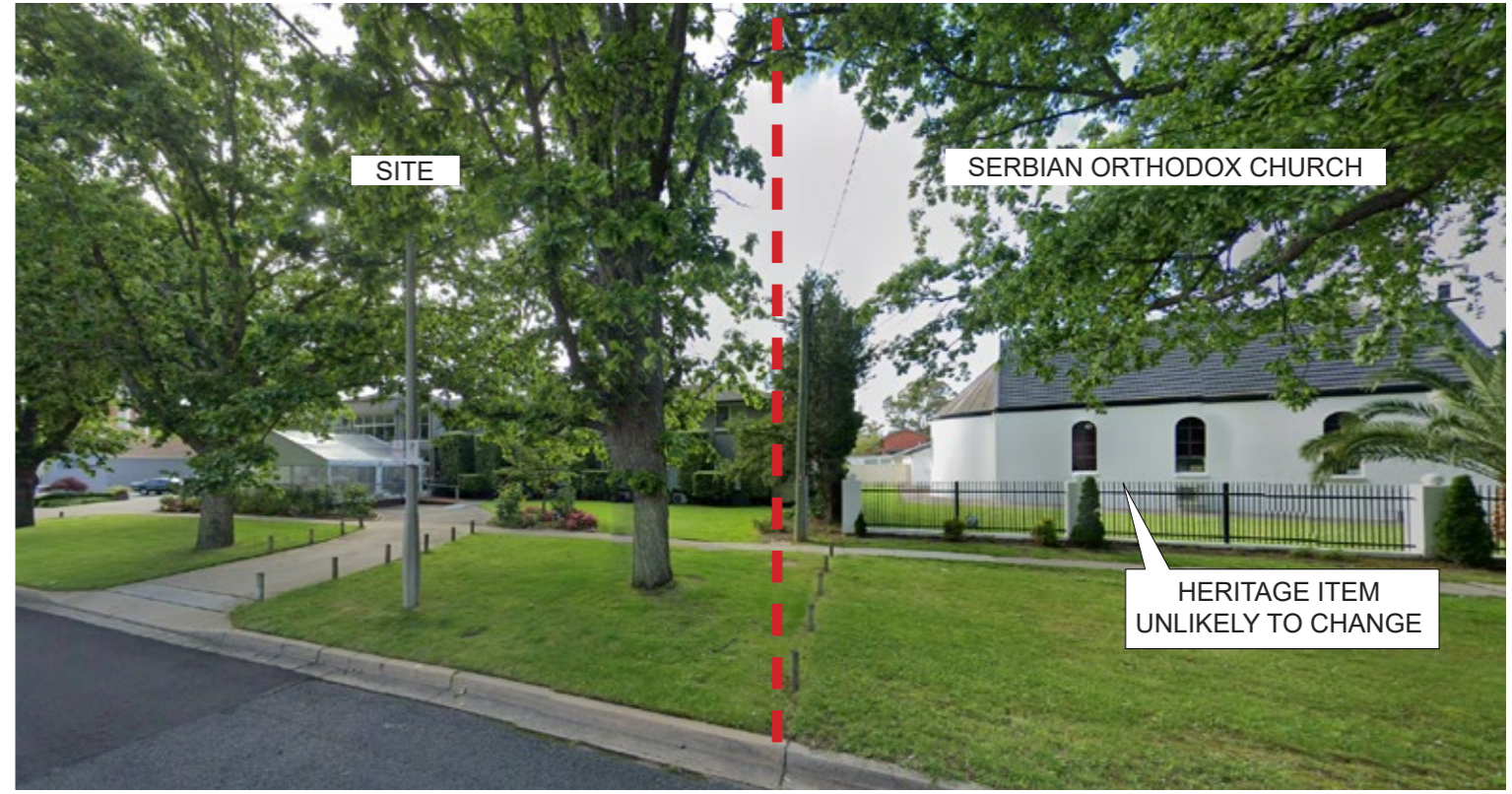
- KEY APPROVED DEVELOPMENT
- KEY FUTURE DEVELOPMENT
- PROPOSED DEVELOPMENT

National Circuit

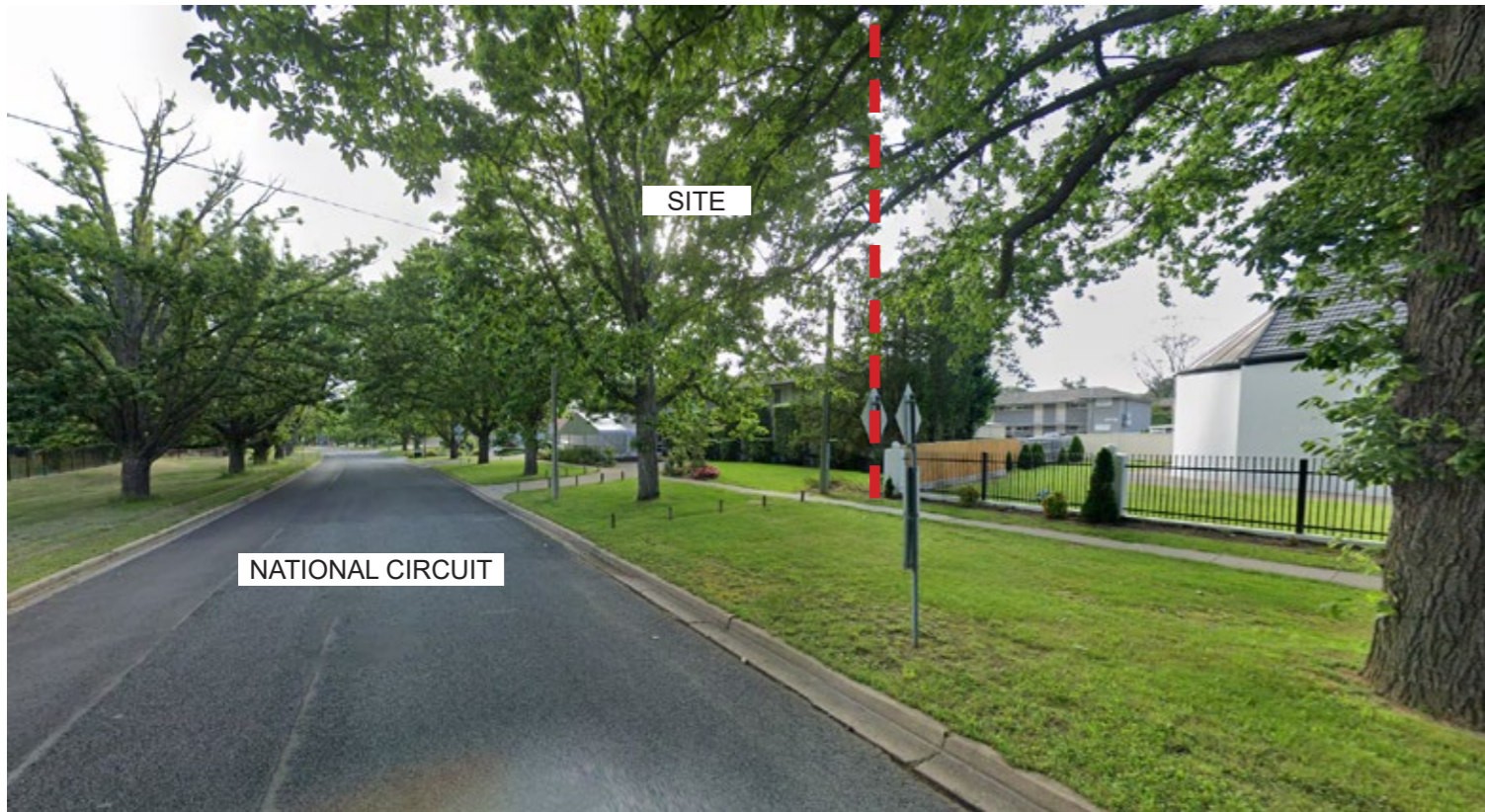
Site & Street Character



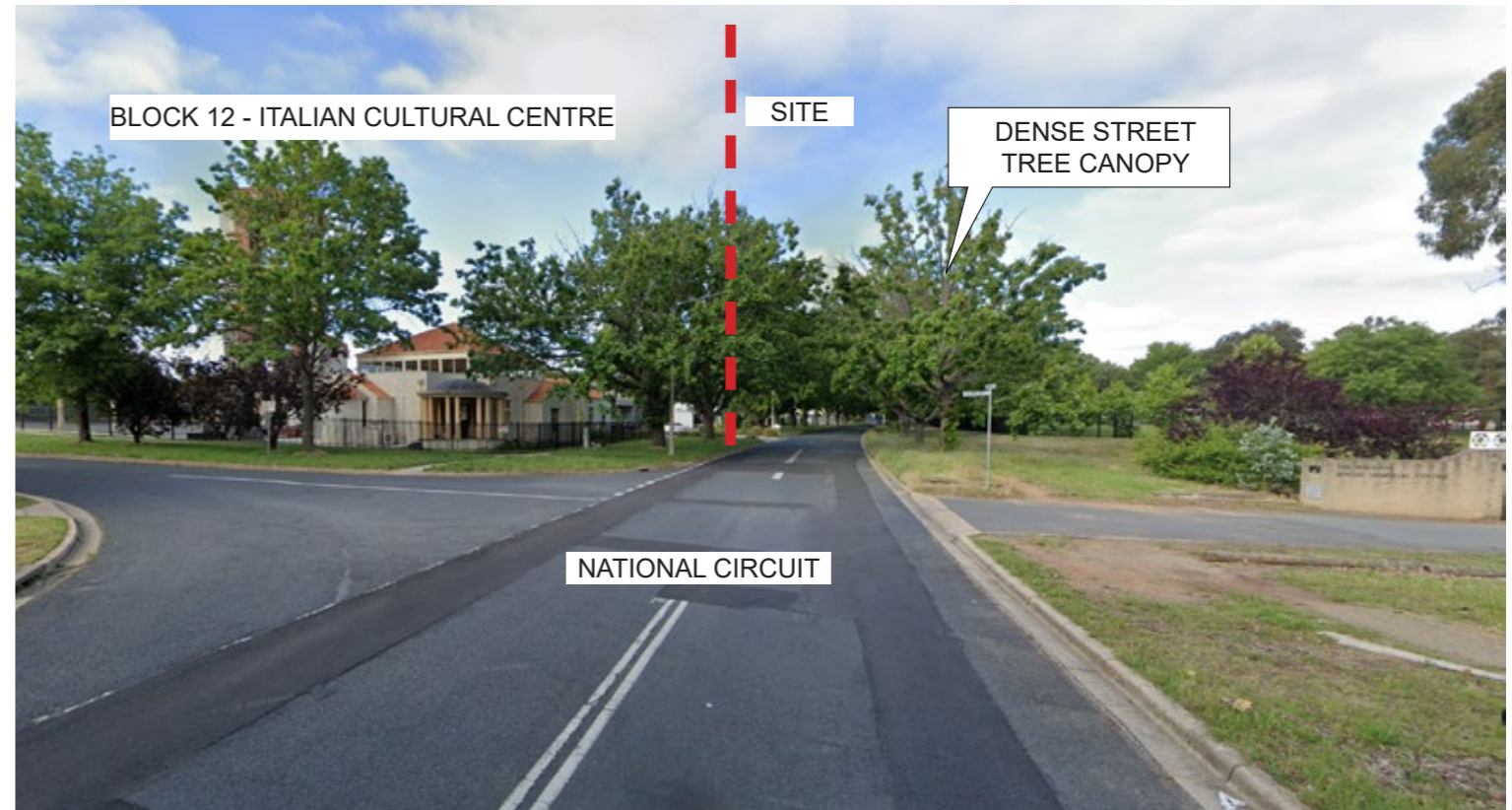
View down National Circuit towards Hobart Avenue



View of site interface with adjoining Serbian orthodox church



View down Dominion Circuit towards Canberra Avenue



View of National Circuit & Franklin Street Corner

Dominion Circuit

Contextual Height Study

The proposal sits comfortably within the established height character along Dominion Circuit.

1 SYDNEY AVENUE

8 Commercial storeys
27.900m from kerb



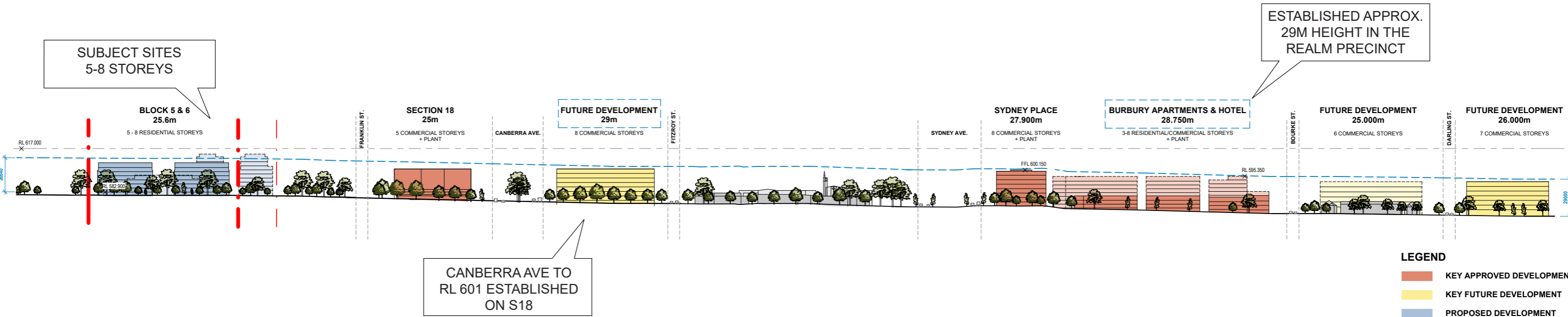
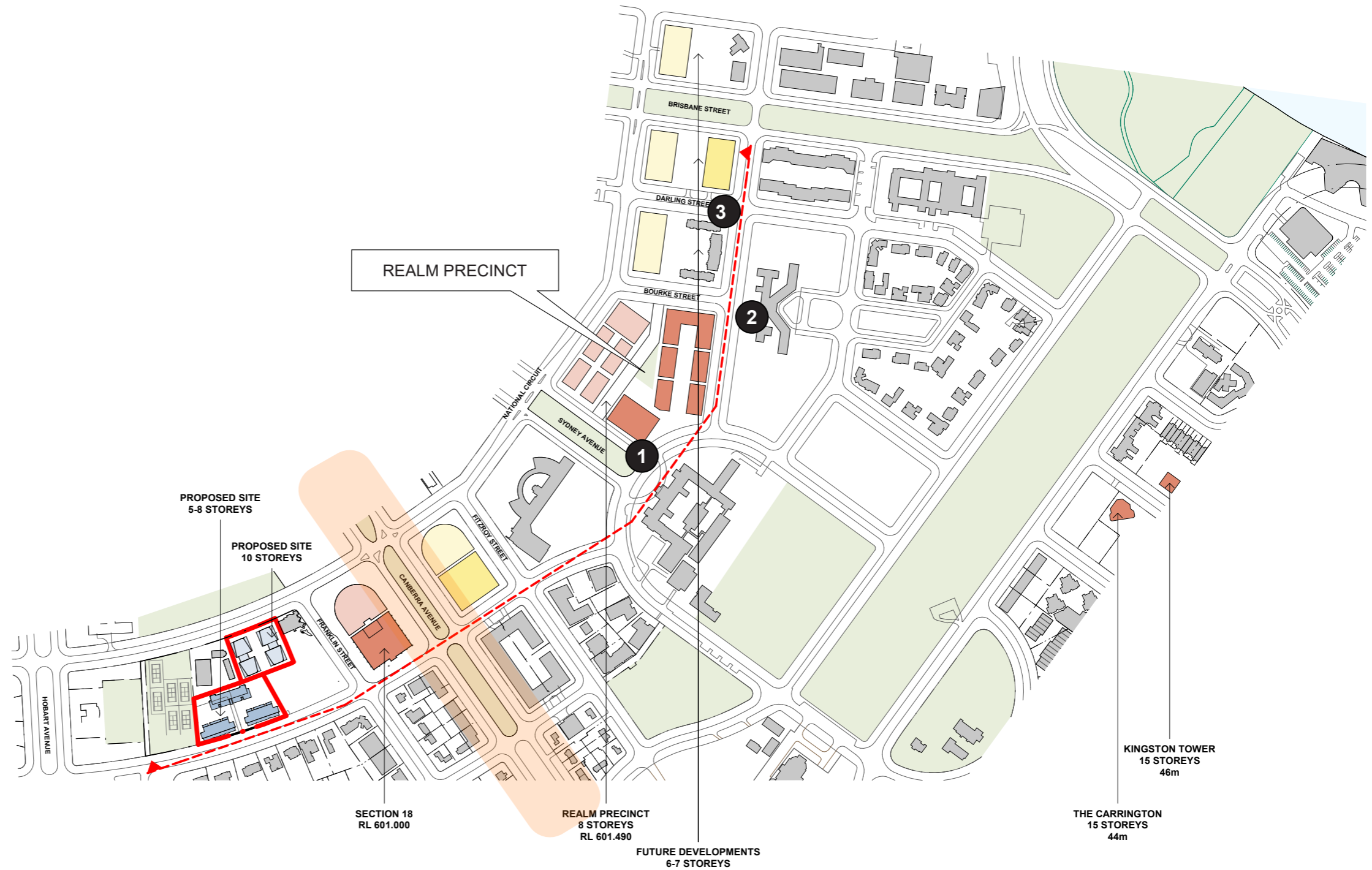
2 BURBURY HOTEL

3-8 Commercial storeys
28.750m from kerb



3 THE NATIONAL

5 Residential storeys



Dominion Circuit

Site & Street Character



View down Dominion Circuit towards Canberra Avenue



View of site interface with adjoining tennis courts



View down Dominion Circuit towards Hobart Avenue



View of site interface with adjoining car park

Principles + Vision

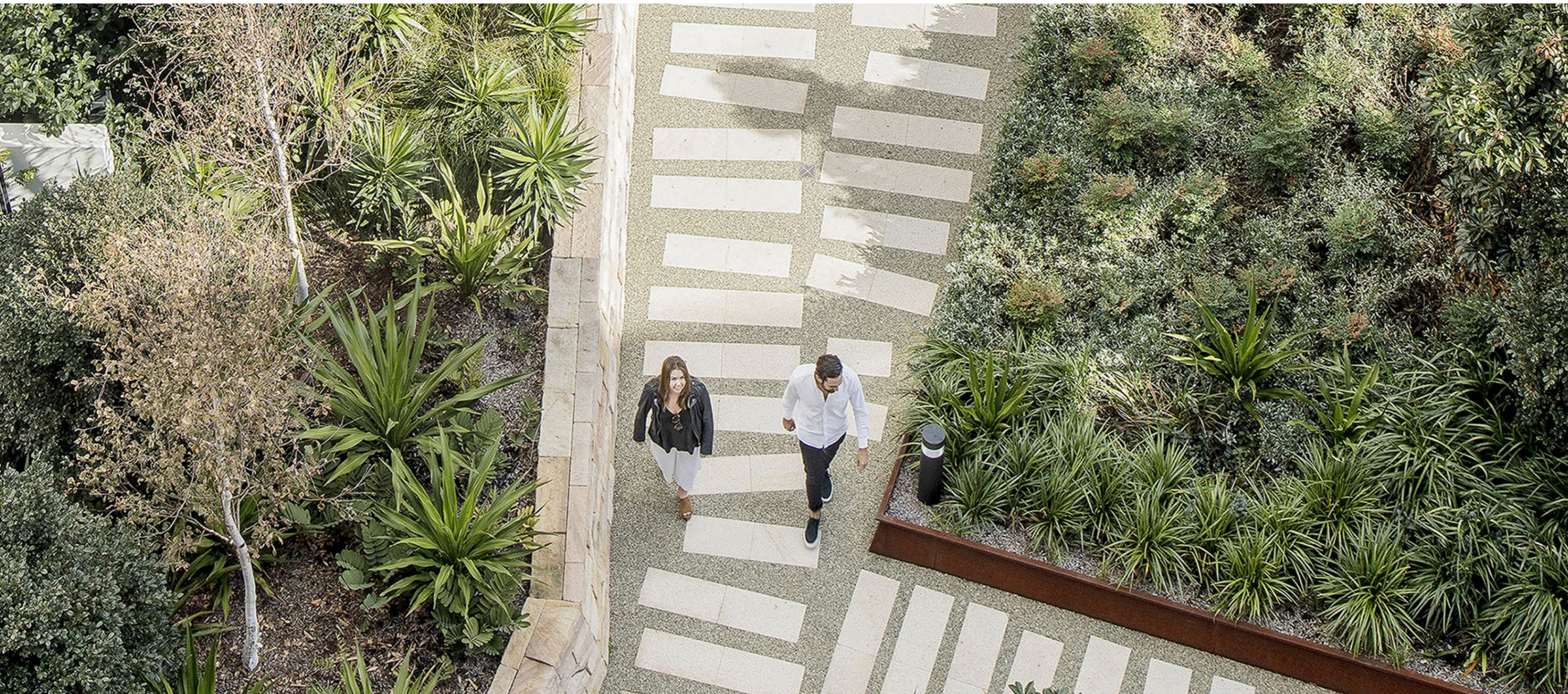


A precinct of quality, texture and timeless finishes





A Leafy neighbourhood with an abundance of amenity



Is both a sanctuary and a community





Connected to landscape and *of this place*



Design Principles

Guiding the Master Plan



CREATE HIGH QUALITY RESIDENTIAL GARDENS

For seasonal usage, framed by buildings



ACTIVE, GREEN, ROOF-SCAPES

Minimising Urban Heat Island Effect



HERITAGE CONNECTION

Recognising Forrest's site & *Country* landscape history



A QUALITY, TEXTURAL PRECINCT

With robust & generous materials



SENSIBLE, PASSIVE SUSTAINABLE DESIGN

Prioritising access to sun, wind, and durable materials



PURSUE ACTIVE SUSTAINABLE MEASURES

Including EV charging and PV arrays for energy capture



LOCALE-APPROPRIATE DESIGN RESPONSE

Creating a development for and of Forrest : comfortable and responsive to place

Masterplan

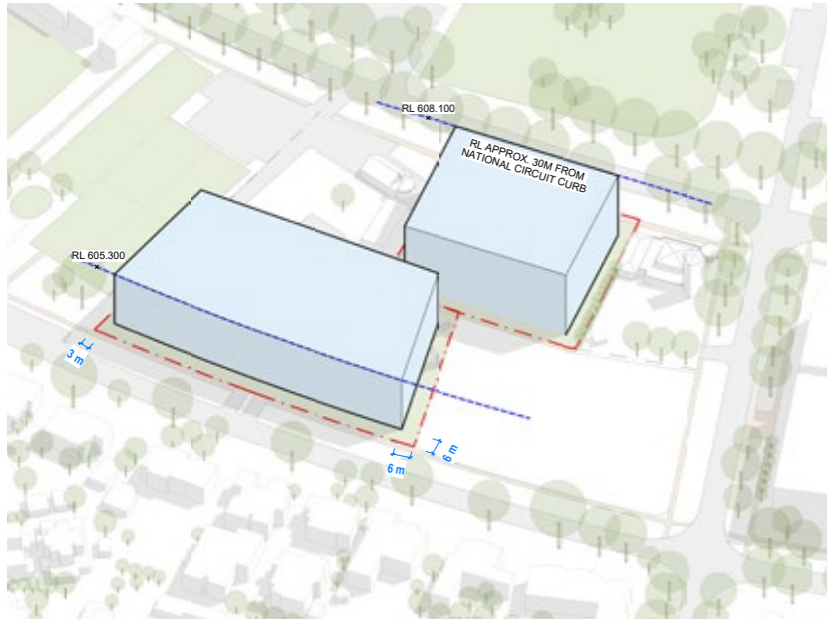
Masterplan - Axonometric

The Proposal: Blocks 5, 6, and 11



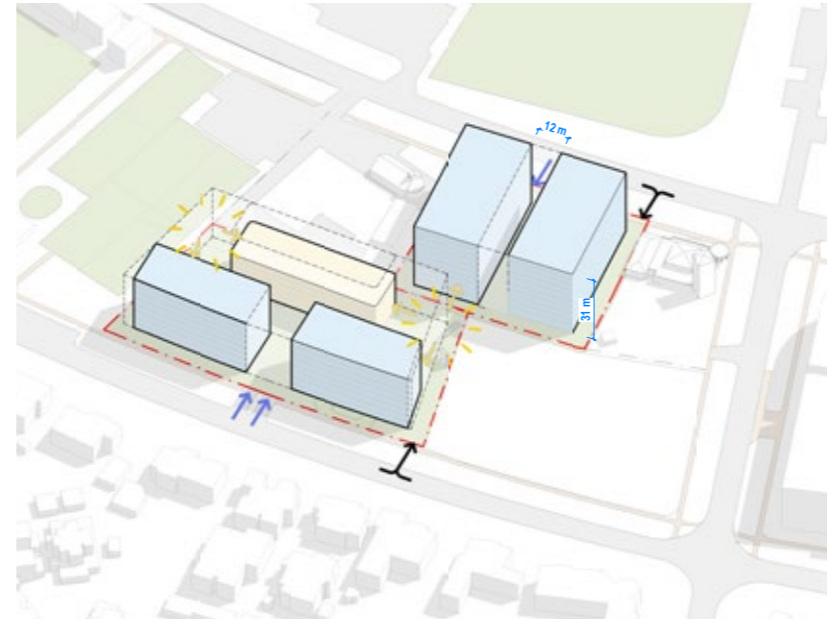
Key Moves

Urban Design Moves Which Define The Masterplan



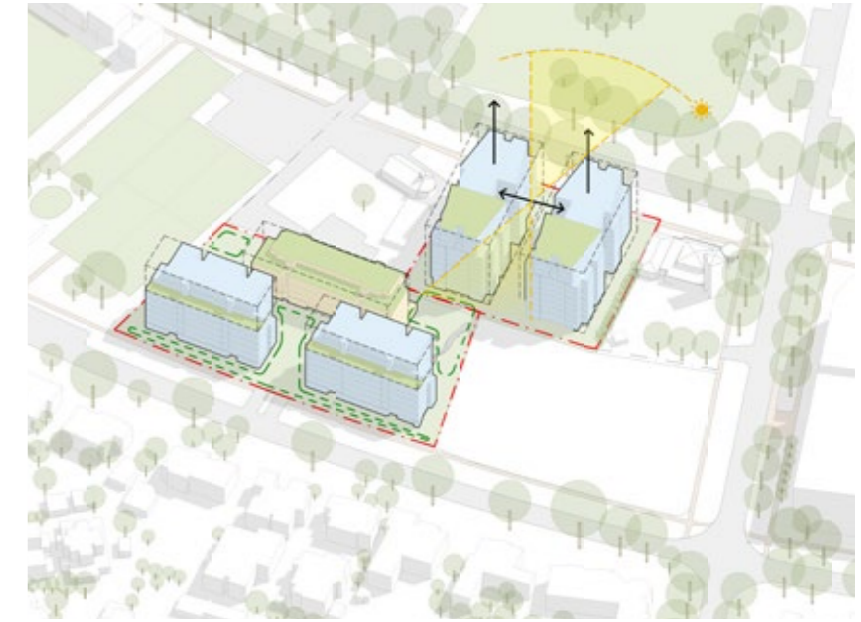
1. BUILDING ENVELOPE

Preliminary massing examined with required setbacks and appropriate height limits.



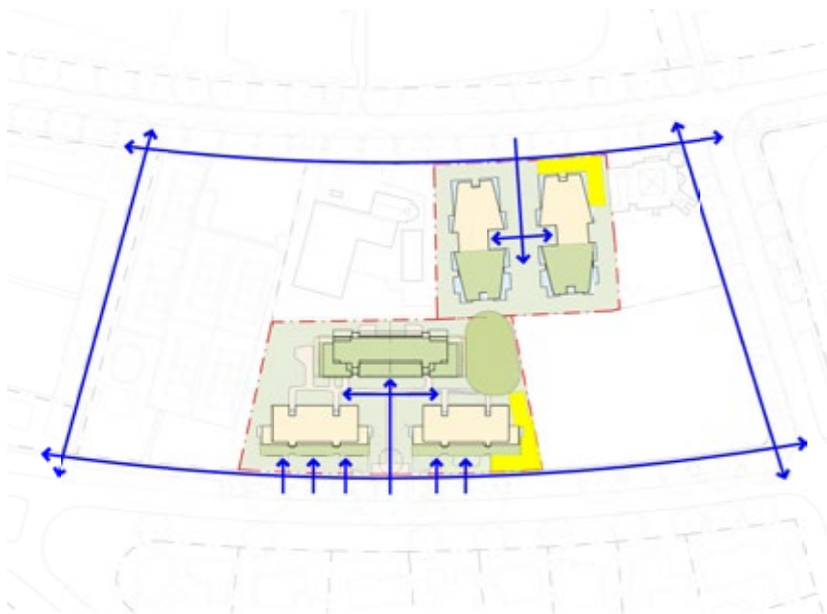
2. CARVE OUT FORM, RESPONDING TO EXISTING

- Prioritising equitable developments : maximising interfaces
- Existing verge crossings utilised to avoid removal of established street trees



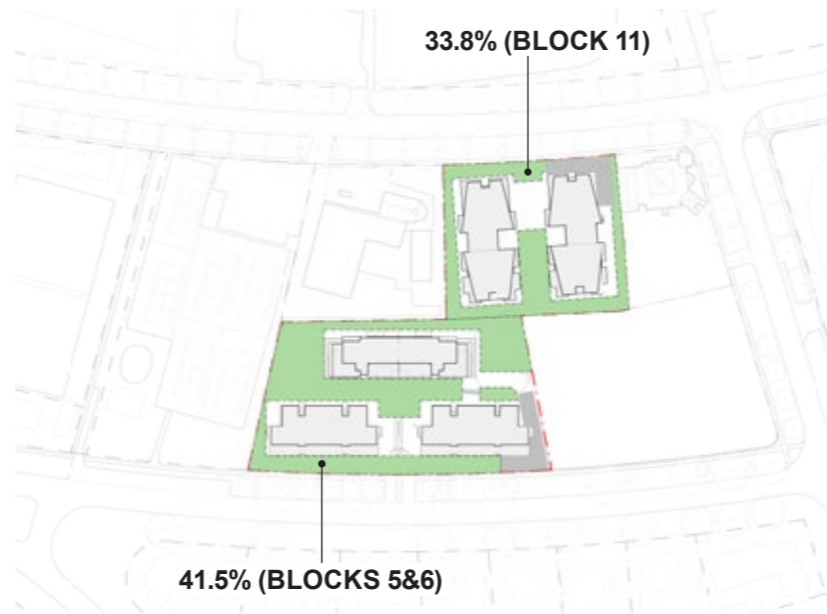
3. BULK + SCALE LOCATED TO MINIMISE IMPACT

Taller buildings to the north to avoid overshadowing to southern RZ2 blocks
Built forms taper to maximise sun through the site



4. PRIORITISE PEDESTRIANS

Consolidate vehicular movement to the periphery of site; facilitate a pedestrian-centric experience



5. MAXIMISE DEEP SOIL ZONES

Existing verge crossings utilised to avoid removal of established street trees

Section 19 Future Masterplan

1:1000@A3

Section 19 site coverage increases from 19% to 26%, which is more appropriate for a Section nominated as a 'Key Site for future development.' Despite the increased density, **hardstand is reduced and soft landscape increased.**

Section 19 is envisaged as a rich, vibrant, and active community within Forrest.

The proposals minimise footprints, while maximising open and landscape space, presenting an appropriately scaled elevation to both Dominion and National Circuit.



- Pedestrian Movement
- Commercial Frontage
- Active Communal Frontage
- Site Entry
- Building Entry
- Bus Stop
- Basement Entry
- Vehicle Entry
Existing verge crossings utilised

1:1000@A3

Solar Study

Winter Solstice

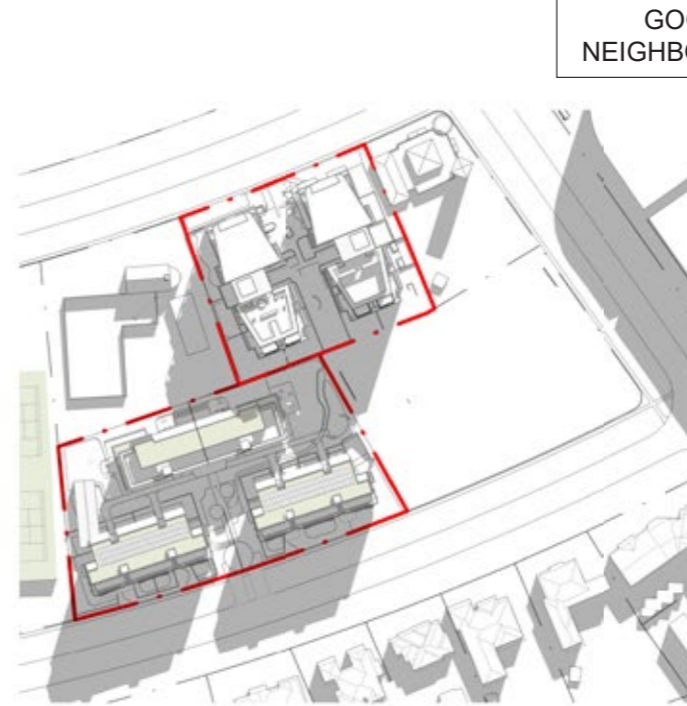
Buildings are sited to optimise solar access to, through, and between the Blocks; particularly in winter. Buildings gradually step down from the North to ensure adjacent RZ2 properties are **not overshadowed before 2:30pm mid-winter**



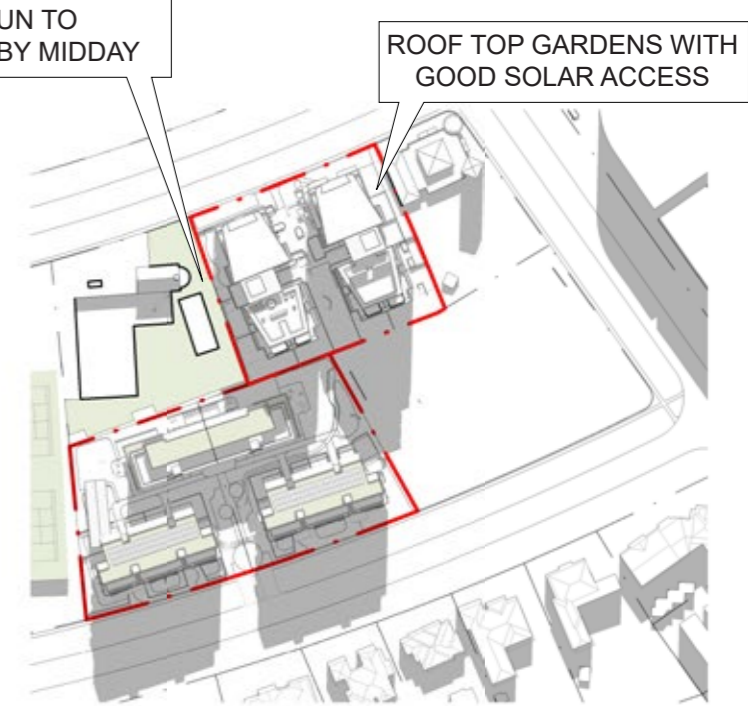
21 June, 9am



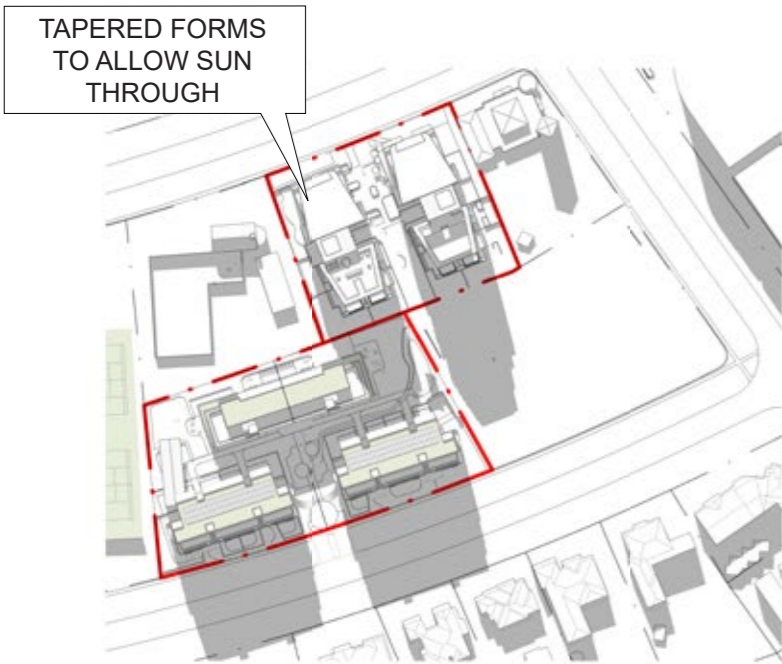
21 June, 10am



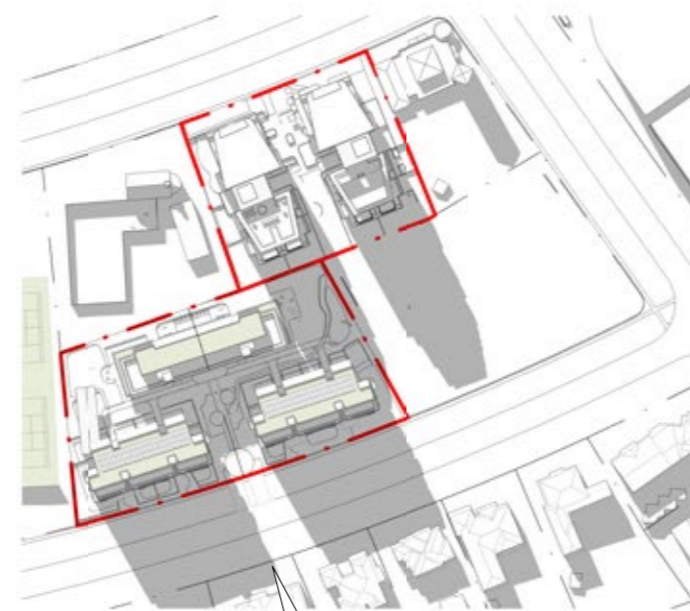
21 June, 11am



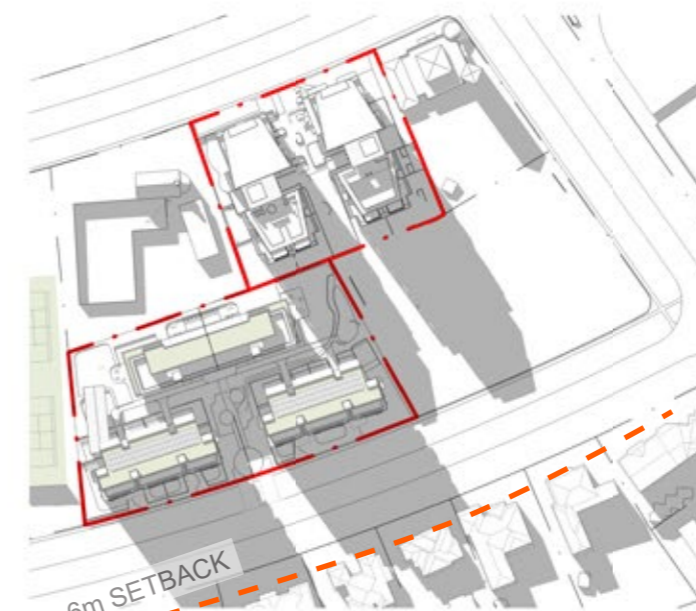
21 June, 12pm



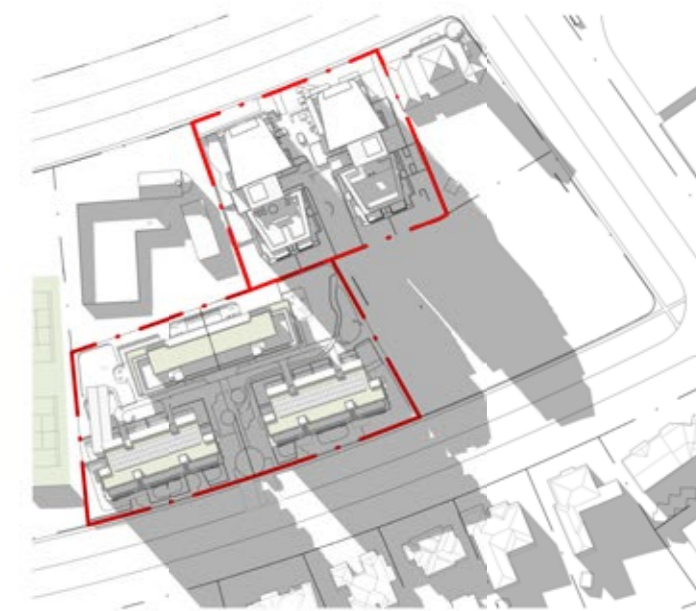
21 June, 1pm



21 June, 2pm



21 June, 2:30pm



21 June, 3pm

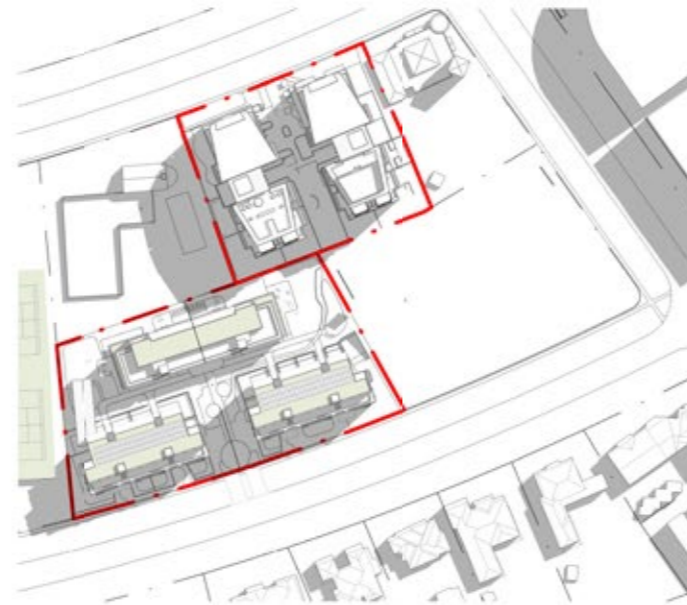
Solar Study

Equinox

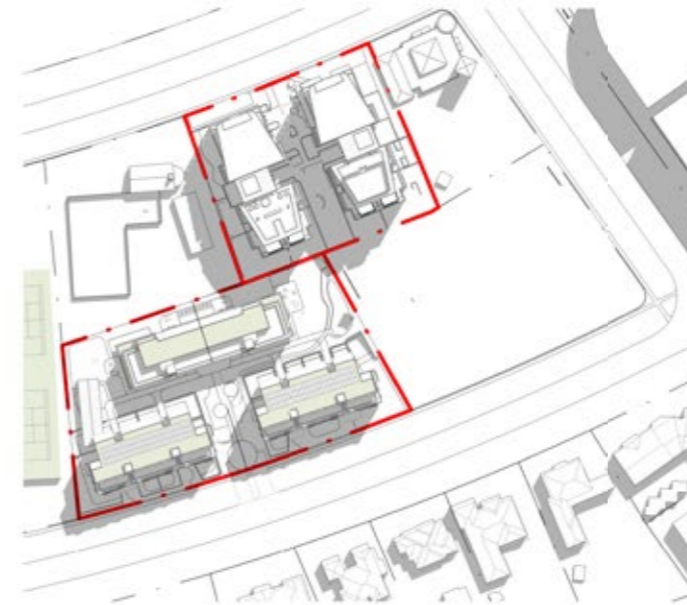
The proposal at the equinox results in no overshadowing past the Dominion Circuit verge until 3pm.



21 September, 9am



21 September, 10am



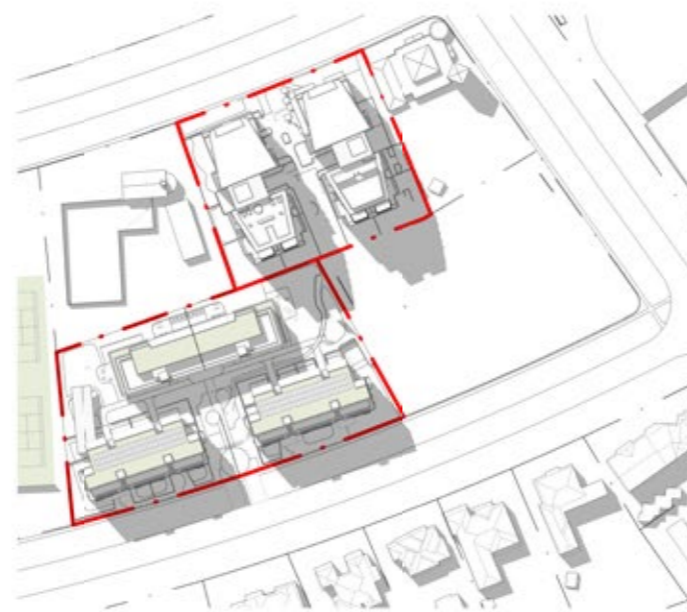
21 September, 11am



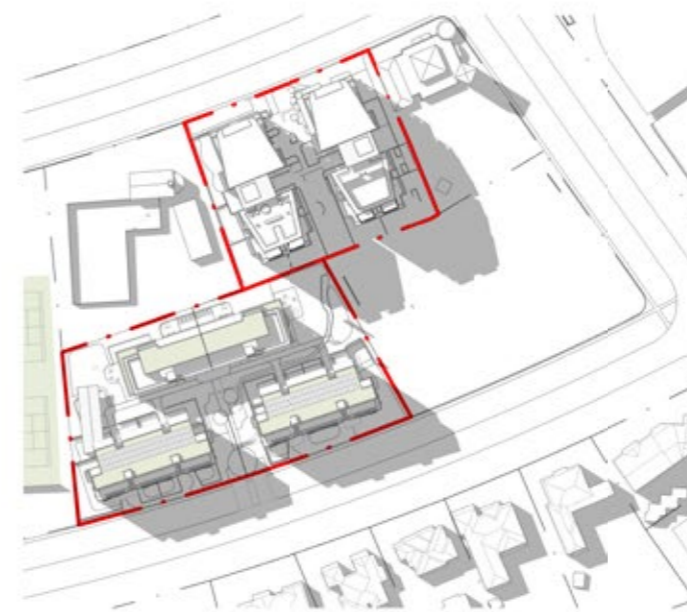
21 September, 12pm



21 September, 1pm



21 September, 2pm



21 September, 3pm

Solar Analysis

The masterplan for Section 19 was developed as a precinct; and as such we worked closely with our client to ensure equitable solar access across the precinct.




62.9% of dwellings achieve 3 or more hours of direct sun on the winter solstice, between 9am and 3pm (71% > 2hrs).

Block 11 addresses and provides an appropriate prominence and urban design response to National Circuit; which is oriented 68° from North.

As such, the proposal is also analysed with extended hours in mind: with western units benefitting most at a time when the sun is still up, and people are present at home.

The masterplan prioritises minimal impact on southern blocks.

Skylights have been utilised for upper apartments beneath the podium to optimise solar amenity.

-  Achieves 3+ hours, 9am - 3pm - 62.9%
-  Achieves 2+ hours, 9am - 3pm - 71.3%
-  Achieves 2+ hours, 8am - 4pm - 86.1%



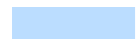
Natural Ventilation Analysis

81% of dwellings achieve natural cross-ventilation.

Corner dwellings have been prioritised within the proposal to maximise opportunities for natural ventilation.

Deep recesses within the facades further aid; whilst also maximising amenity to common spaces; ensuring none become buried.



 Achieves Natural Ventilation (B11, B5 + B6) - 81%



Sustainability Strategy

The proposal combines both passive and active sustainable design principles to create a high quality, resilient precinct now and into the future. Measures used in the project include:

Passive measures:

- 1** Extensive deep soil and tree canopy.
37.7% of site area dedicated to deep soil planting
- 2** Good solar orientation and natural ventilation to dwellings
Exceeding minimum requirements
- 3** Good amenity to common spaces including daylight, ventilation and promotion of stairs in lieu of lift usage, permeable surfaces maximised
All common spaces have direct outlook & visual connections to the outdoors
- 4** Roof gardens replacing building footprint with biodiverse garden of mass planting and minimise heat island effect
Active and passive roof gardens provided with diverse uses
- 5** Prioritising durable robust materials
Proposed material palette is refined and considered with a focus on solidity and durability
- 6** WSUD dry creek introduced to capture surface run-off and increase water quality

Active measures:

- 7** PV arrays for energy capture
Roofscares where not roof gardens are given to solar harvesting
- 8** EV charging/ parking throughout



Landscape Masterplan

Landscape Masterplan

Section 19 Blocks 5, 6 + 11 - Site Analysis

STRENGTHS:

Mature and large canopied street trees along National Circuit have capacity to increase visual absorption and appropriateness of intended building scale

Pleasant views from Block 11 over to parkland and Parliament House to the north

Sunny National Circuit frontage

Proximity and connectivity of both sites to key destinations adjacent which can encourage walkability

Reasonably flat sites in which to work

An original watercourse runs through part of Blocks 5 and 6 which provides an opportunity to connect to this cultural heritage and tell a story

WEAKNESSES:

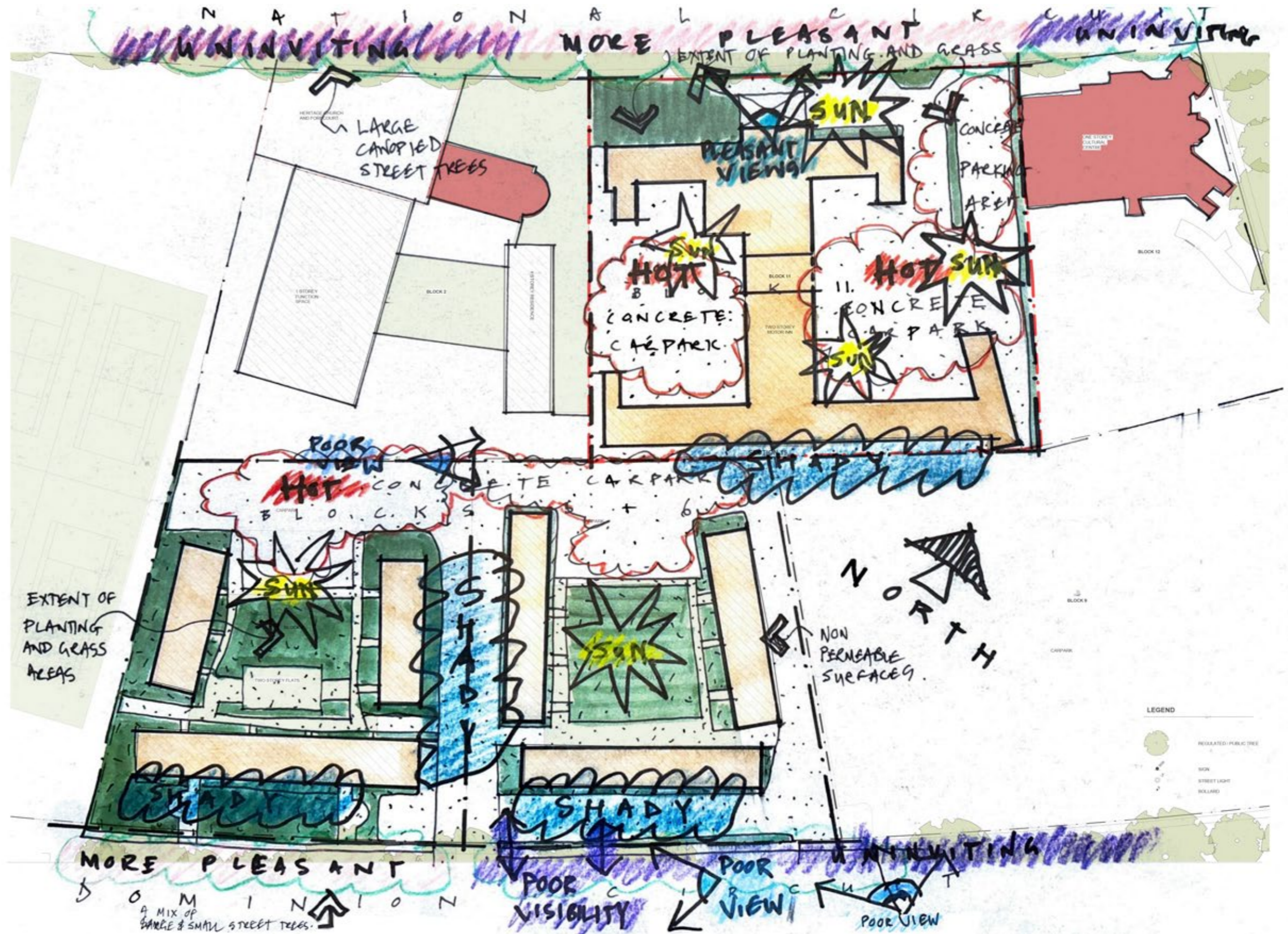
Predominant hardscape on both sites with minimal living infrastructure and permeable surfaces.

Pedestrian experience along Dominion and National Circuit has poor casual surveillance, and is uninviting

Unmaintained status and eye sore of carpark site adjacent to Blocks 5 and 6

No mature trees on both sites

Dominion Circuit streetscape frontage is unappealing and fragmented in character



Landscape Masterplan

Existing Street Character

Dominion Circuit



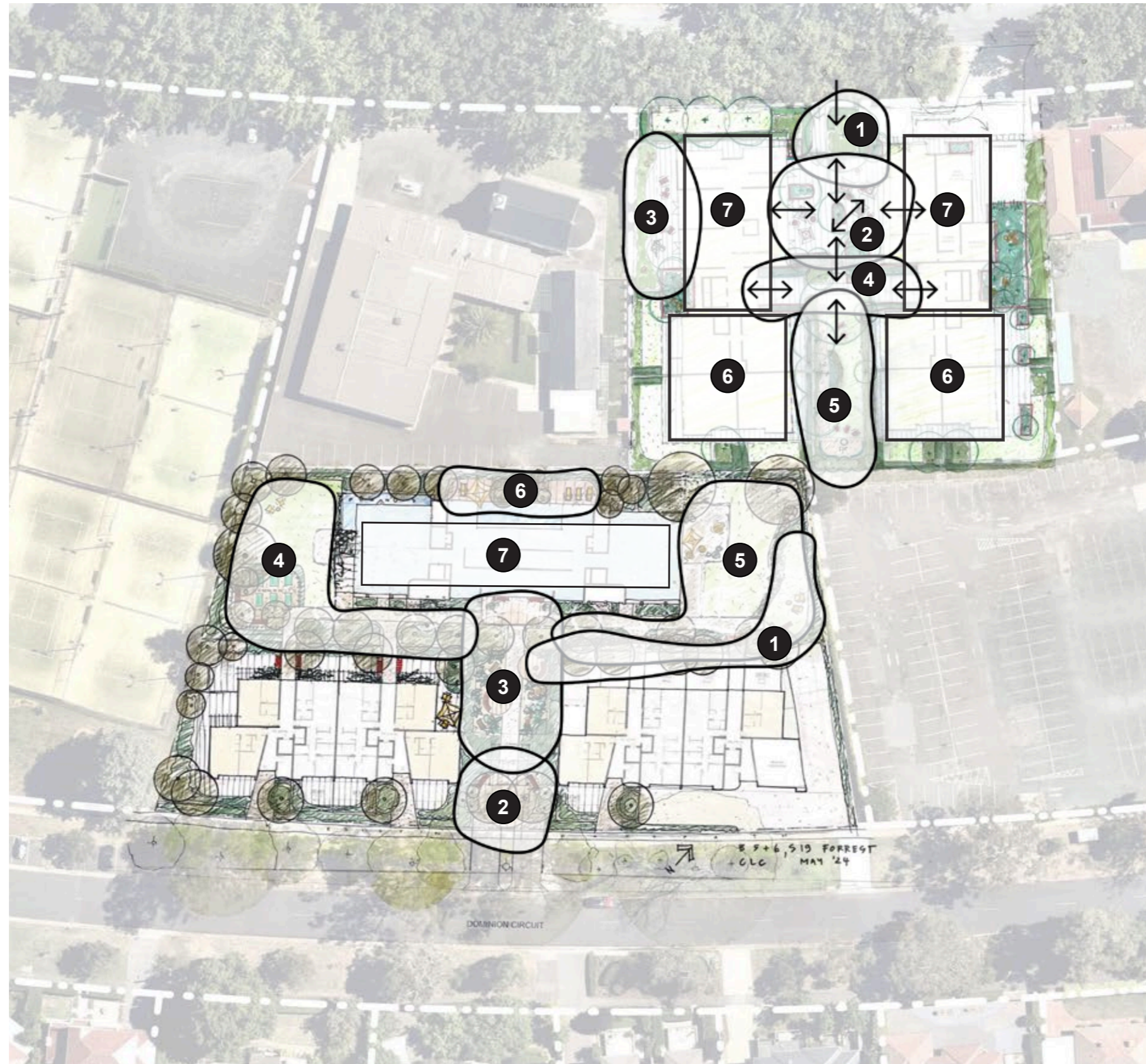
National Circuit



CL C

Landscape Masterplan

Section 19 Blocks 5, 6 + 11



- 1 Private connection to country: The dry creek follows original watercourse alignment.
- 2 Public/Private: 'The meeting + informal gathering space'
- 3 Private: 'The Heat Retreat' and spine leads you to reception + 'Community Building'
- 4 Private: 'Communal Space' including a shared food/flower garden, outdoor meditation + quiet gatherings.
- 5 Private: 'The Place to Meet' Breakout dining + gathering of small and large groups
- 6 Private: 'Restore + Absorb' A Haven adjacent to gardens + pool area. To sit, ponder, restore.
- 7 Private: Extensive green roof + Biodiverse landscape

- 1 Public/Private: 'The Entry'
- 2 Public/Private: 'The Gathering Hub'
- 3 Public/Private: Break out area
- 4 Private: Circulation + meet
- 5 Private: Adaptable, Meditative + Informal Gathering
- 6 Private: Intensive green roof with adaptable active / communal garden / gathering / dining options.
- 7 Private: Extensive green roof with Solar Panels + Biodiverse environment.

Landscape Masterplan

Section 19 Blocks 5, 6 + 11

The collaboration between Architect, Landscape Architect and Urban Design in preparing the master plan for Section 19, has allowed for the integration, and informing of the landscape within the resulting design. The site analysis and appreciation emphasised the need to maximise living infrastructure, visual and physical permeability of the sites, and improve pedestrian experience to encourage walkability. The landscape intent remarkably improves on the existing site conditions and provides residents and the setting with a diverse range of inclusive and gender sensitive spaces in which to live, work and play. Planting and permeable areas are maximised, and heat island and reflective surfaces minimised. Views out of the sites are celebrated through appropriate landscape treatment.

Both sites provide a series of adaptable areas in which residents and users can meet, meditate, and connect. Equally, the areas allow for solo or smaller intimate spaces of use. The mix is key in encouraging outdoor, socialisation and inclusion with nature for generic wellbeing.

Key to the foundation of the design are the ACT planning principles of healthy living, living infrastructure, and climate and biodiversity positive outcomes. The planting character reflects the diversity of street character found along the adjacent Dominion Circuit garden and National Circuit interfaces. The plant palette will vary in scale and include a mix of exotic and native species that respond to site micro-climates, green roof and biodiversity requirements. Hedge species will be more human in scale. Formally located trees and earth forming will mark key entry points to the sites and reduce extent of hard surface.

The green roof designs on the Block 11 tower buildings will provide residents with a more extensive outdoor amenity and range of uses. The roof tops and their sunny locations will allow for a common garden area and change of micro-climate. Plantings will encourage biodiverse ecology and birdlife, as well as enhance heat island minimisation. Being accessible to all residents within the two towers, one roof top intends to potentially allow for more active play and/or an outdoor theatre, whilst the other for small or large dining and gathering options.

Blocks 5 and 6's green roof design is extensive and encourages biodiversity, whilst reducing heat island effect in this urban setting.



LEGEND:

- PROPOSED TREES
- SHRUBS AND GROUNDCOVERS
- ACCENT PLANTING
- CLIMBERS ON PERGOLA

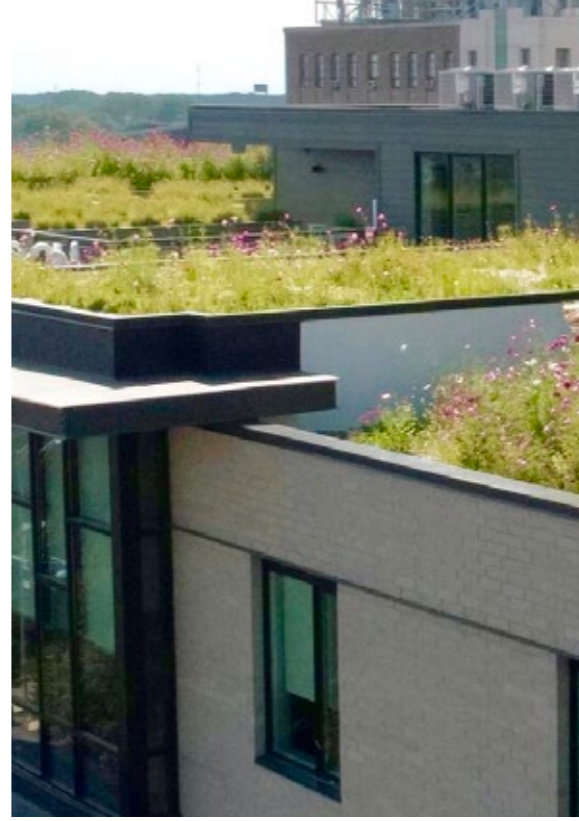
- POTS WITH PLANTING
- PAVING TYPES
- PEBBLE SURFACE
- GRASS AREA
- DRY CREEK (WSUD)
FOLLOWING ALIGNMENT OF CULTURAL CREEK LINE - PLANTED WITH GRASSES.
- BUILT IN SEATING

CLIENT: WALDREN GROUP
 SCALE: 1:100 @ A1
 DATE: 28/05/2024
 REVISION: A



Landscape Masterplan

Section 19 Blocks 5, 6 + 11 - Planting Theme & Landscape Character



CLC

Landscape Masterplan

Section 19 Blocks 5, 6 + 11 - Planting Theme & Landscape Character



CLC

Residential Apartments

National Circuit : Architecture

Look + Feel



Articulation to guide views



Fine-grain details for a sense of scale



A rhythmic facade grid



Balconies free from primary structural frame, for a finer detail



Warm, textural concrete elements



Framed, recessed balconies

National Circuit : Materiality

Look + Feel

Our proposal seeks to provide a timeless and enduring architecture this National Circuit site in Forrest

The Dominion Circuit buildings will:

- utilise robust and timeless materials
- be warm in tones
- finely detailed to relate to the human scale

The architecture will be crisp and formal in nature:

- echoing the prestige and prominence of other developments along National Circuit

Upper tower elements will be:

- finer in grain;
- deeper in tone
- have screening elements to provide appropriate solar control

Buildings interfaces will be softened with a lush landscape allowing for:

- deep rooted gardens giving opportunities for lush landscape spaces

1. Warm, textural concrete
2. Bronze-toned metal cladding
3. Bronze steelwork
4. Varying, textural pathways
5. Extensive established trees & greenery



1.



2.



3.



4.



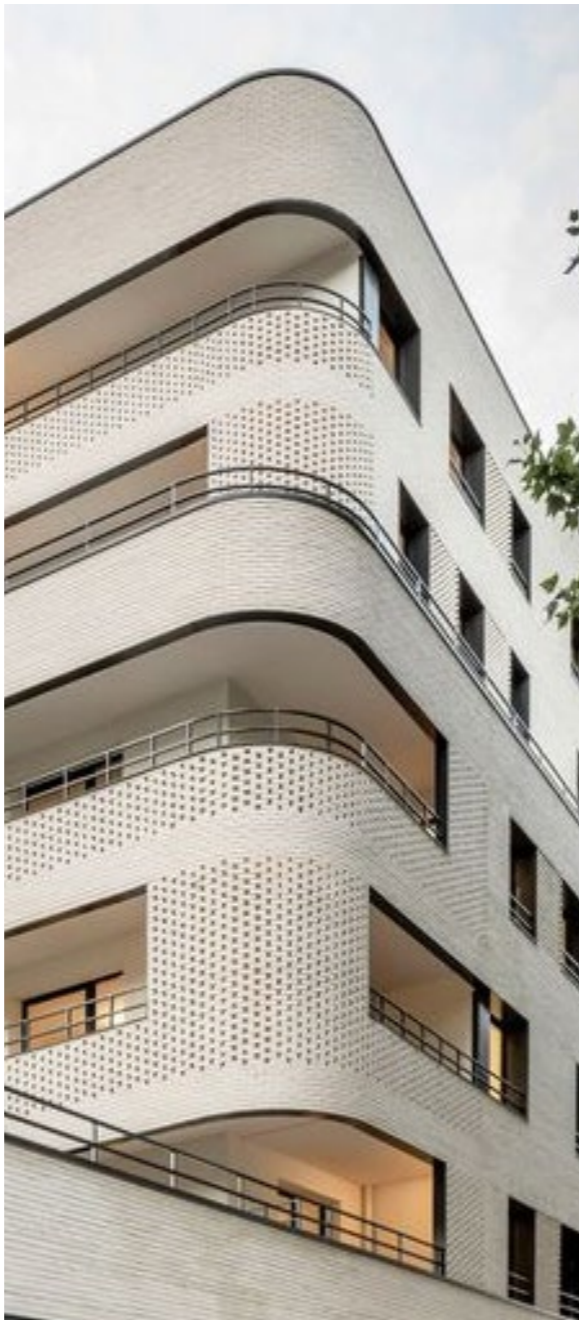
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Dominion Circuit : Architecture

Look + Feel



Deep private balconies



Curves which echo the nostalgia of Forrest and its heritage architecture.



Soft edges within a landscape setting.



A mix of orthogonal and curved forms.



A 'garden building' with the landscape integrated throughout



Crisp architectural details against a lush landscape

Dominion Circuit : Materiality

Look + Feel

The Dominion Circuit proposal seeks to provide a timeless and appropriate architecture to Forrest; evoking the nostalgia of Forrest’s residential heritage.

The Dominion Circuit buildings will:

- utilise robust and timeless materials
- be softened with curved forms
- juxtaposed with crisp, finely detailed metal elements
- echo the nostalgia of Forrest and it's heritage architecture
- have deep private balconies that provide residents with a sense of privacy and security.

The northern ‘garden’ building will:

- be a crisp and modern interpretation
- have highly refined architectural details including planters throughout balconies which will allow the building to seamlessly integrate with the landscape

Buildings interfaces will be softened with a lush landscape allowing for:

- deep rooted gardens giving opportunities for lush landscape spaces; and
- significant open communal areas

1. Warm, textural brickwork
2. Bronze-toned metal cladding details
3. Bronze steelwork
4. Glazed common garden spaces
5. Extensive established trees & greenery



1.



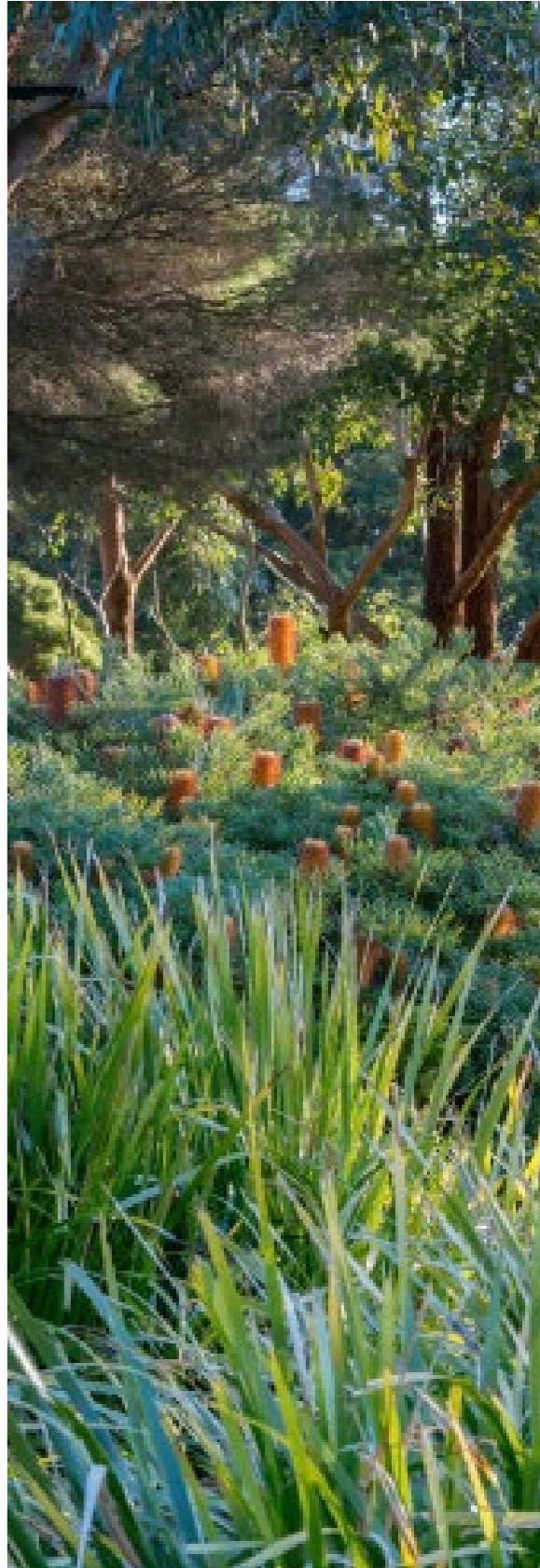
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3.



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5.

Floor Plates

Ground Level

National Circuit:

The frontage to National Circuit is activated with:

- common reception and entrance
- a commercial tenancy

Residents and visitors move through the central deep-rooted landscape:

- with communal lounge, kitchen, and gym spaces fronting the garden.

The buildings' perimeter is given to garden units with expansive courtyards.

Dominion Circuit:

The central landscape entrance 'spine' guides residents and visitors through to the 'garden' building that at ground is wholly dedicated to:

- high-quality common spaces
- a pool
- wellness centre
- communal lounge and common kitchen
- a variety of landscape spaces providing for a diversity of experiences to encourage and prioritise residential interaction.

The street front buildings have a series of dwellings that front Dominion Circuit.



- Commercial
- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Lobby
- Apartment Amenities



1:1000@A3

Floor Plates

Basement Level

Parking is provided in basements organised neatly beneath building footprints, to maximise deep soil landscaping opportunities.

Approximately 37.7% of the combined site areas is given to deep soil landscaping



- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Lobby
- Amenities



1:1000@A3

Floor Plates

Typical 1-3

National Circuit:

The canopy podium of the proposal has high-quality dwellings organised around a single common core. This allows:

- full visibility from interior at both sides
- a high degree of amenity
- outlook, daylight, solar access and natural ventilation to circulation spaces
- connection to the landscape for all residents.

Dominion Circuit:

High quality dwellings are organised around common cores with glazed lifts and stair cores mean that the buildings achieve:

- no more than 4 dwellings per core
- a high degree of amenity
- outlook, daylight, solar access and natural ventilation; plus
- connection to the landscape beyond for all residents
- each core has access to natural light at every level.

- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Lobby
- Amenities



1:1000@A3

Floor Plates

Level 4

National Circuit:






The 'canopy' podium levels continue.

Dominion Circuit:

The garden building steps in at its penthouse level:

- increasing interfaces and amenity to adjacent buildings
- softened with balcony planting; increasing biodiversity potential and reducing the urban heat island effect



-  1 Bed
-  2 Bed
-  3 Bed
-  4 Bed
-  Lobby
-  Amenities



1:1000@A3

Floor Plates

Levels 5

National Circuit:

The 'canopy' podium levels continue.

Dominion Circuit:

A passive green roof tops the garden building:

- further reducing the urban heat island effect, and;
- providing a desirable outlook from Dominion Circuit residences.



- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Lobby
- Amenities



1:1000@A3

Floor Plates

Levels 6

National Circuit:

The 'canopy' podium levels continue.

Dominion Circuit:

The Dominion Circuit buildings step in at its penthouse level:

- increasing interfaces and amenity to adjacent buildings
- softened with balcony planting; increasing biodiversity potential and reducing the urban heat island effect



- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Lobby
- Amenities



1:1000@A3

Floor Plates

Level 7

National Circuit:

At the top of the street tree canopy:

- the podium apartments step in; reducing the scale of the proposal on the skyline.
- The podium is utilised to provide expansive landscaped terraces to these penthouse apartments.

Dominion Circuit:

Upper levels of the Dominion Circuit buildings

- are set back from the primary building line
- minimising impact and maximising interface

A mix of expansive 3-bed and 4-bed penthouses are provided.



- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Lobby
- Amenities



1:1000@A3

Floor Plates

Level 8

National Circuit:

Tapered units carry up to the upper levels of the buildings:

- External walls tapering to maximise outlook from units, as well as solar access through the site
- Fin details control outlook and privacy between units
- balconies are constrained to the north or south facades

Dominion Circuit:

The rooftop of the Dominion Circuit buildings is given to energy production: with extensive solar arrays proposed. It is envisaged that these arrays will offset power consumed by common spaces, at a minimum.



- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Lobby
- Amenities



1:1000@A3

Floor Plates

Level 9

National Circuit:

Tapered units continue.



- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Lobby
- Amenities



1:1000@A3

Floor Plates

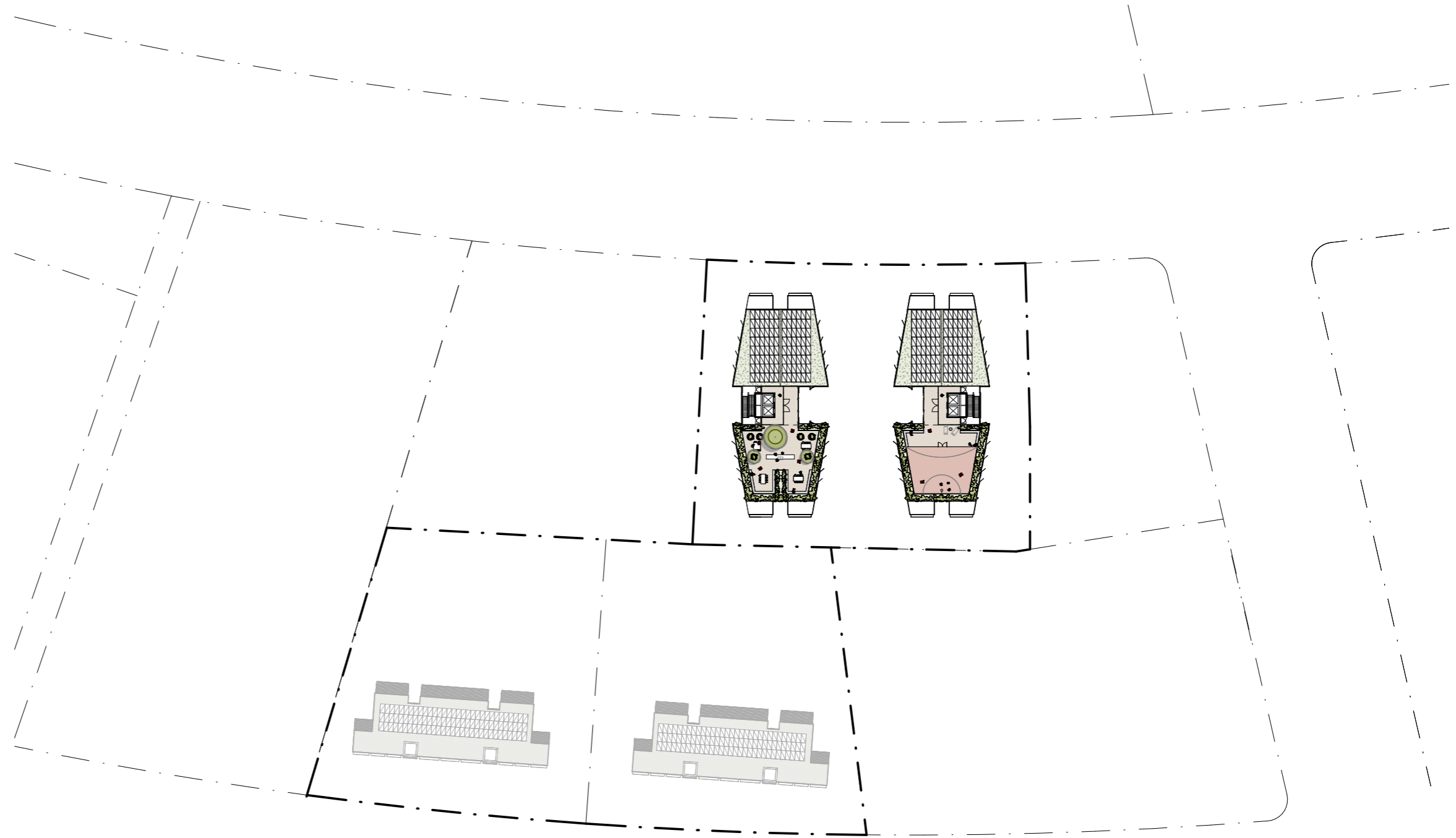
Roof

National Circuit:

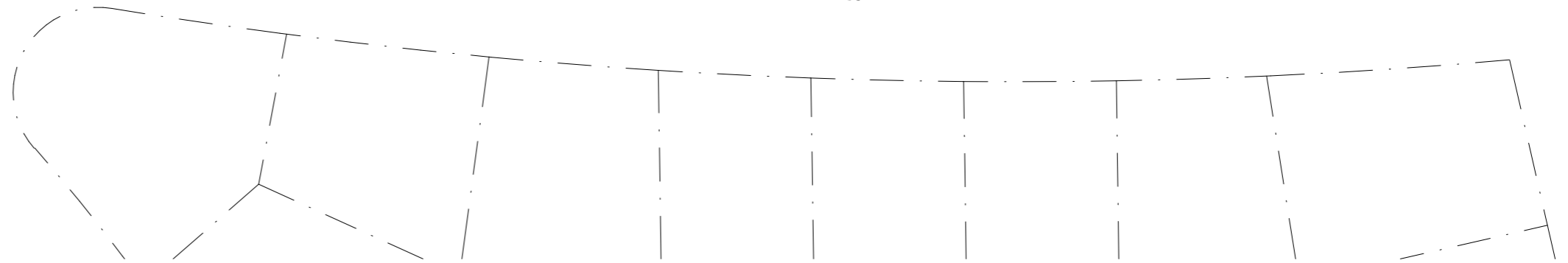
The roofs of the buildings have been given to solar harvesting, and communal open spaces:

Solar panels are proposed above a passive green roof; with approximately 300 kw of panels capturing sun and passive greenery increasing the biodiversity of the site.

Communal rooftops vary in use; affording residents a range of spaces to gather at, or retreat to. These spaces are highly flexible in design ensuring residents of all ages are accommodated.



DOMINION CIRCUIT



- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Lobby
- Amenities



1:1000@A3

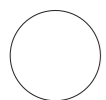
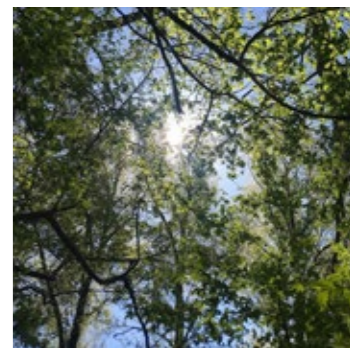
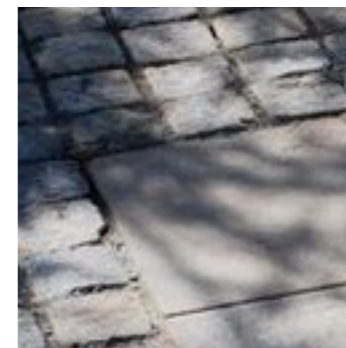
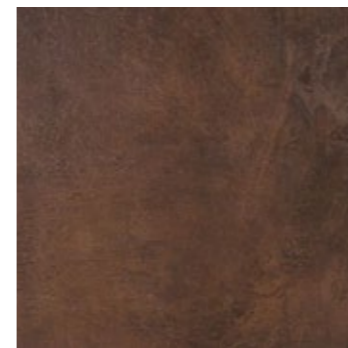
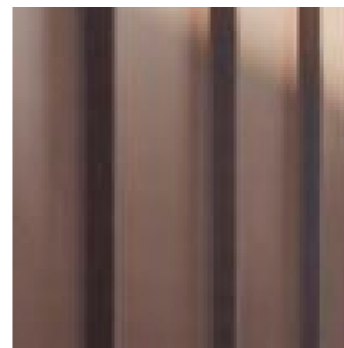
National Circuit

Streetscape Elevation

The proposal presents a formal and enduring architecture to National Circuit.

The buildings pull away from their adjacent heritage and cultural neighbours, with an ample central gap providing a mediated street presence and connection and outlook through site.

Heights are consistent with those established along National Circuit.; and at Realm in particular.



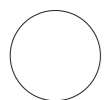
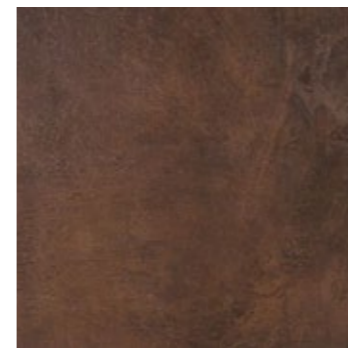
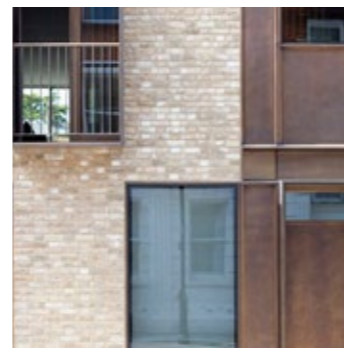
1:800@A3

Dominion Circuit

Streetscape Elevation

Heights proposed are consistent with the established approval on Block 9.

The proposal presents a formal and timeless architecture to Dominion Circuit, with ample landscaped gaps providing a mediated street presence and connection and outlook through site.



1:800@A3

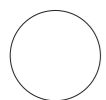
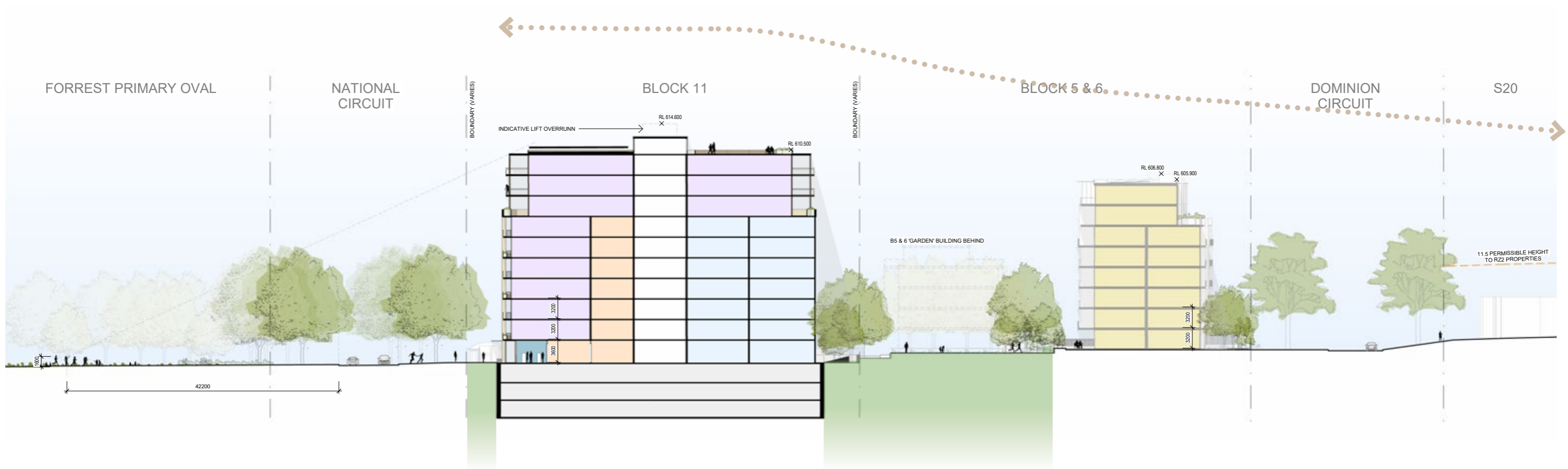
Interface Section

Section 19 - West

The proposal steps in height from the North to present a lower density to the residential dwellings on Dominion Circuit.

Considerable deep soil zones are provided between buildings to maximise opportunities for substantial planting

The proposal achieves a Deep Soil Zone of 42% (Blocks 5&6) and 34% (Block 11).



1:600@A3



National Circuit

Building Section - East West

Large central landscape spine affords residents a lush landscape setting and significant deep-root planting.

The proposal pulls in from the boundaries respecting their heritage neighbours.



1:400@A3

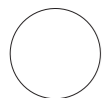
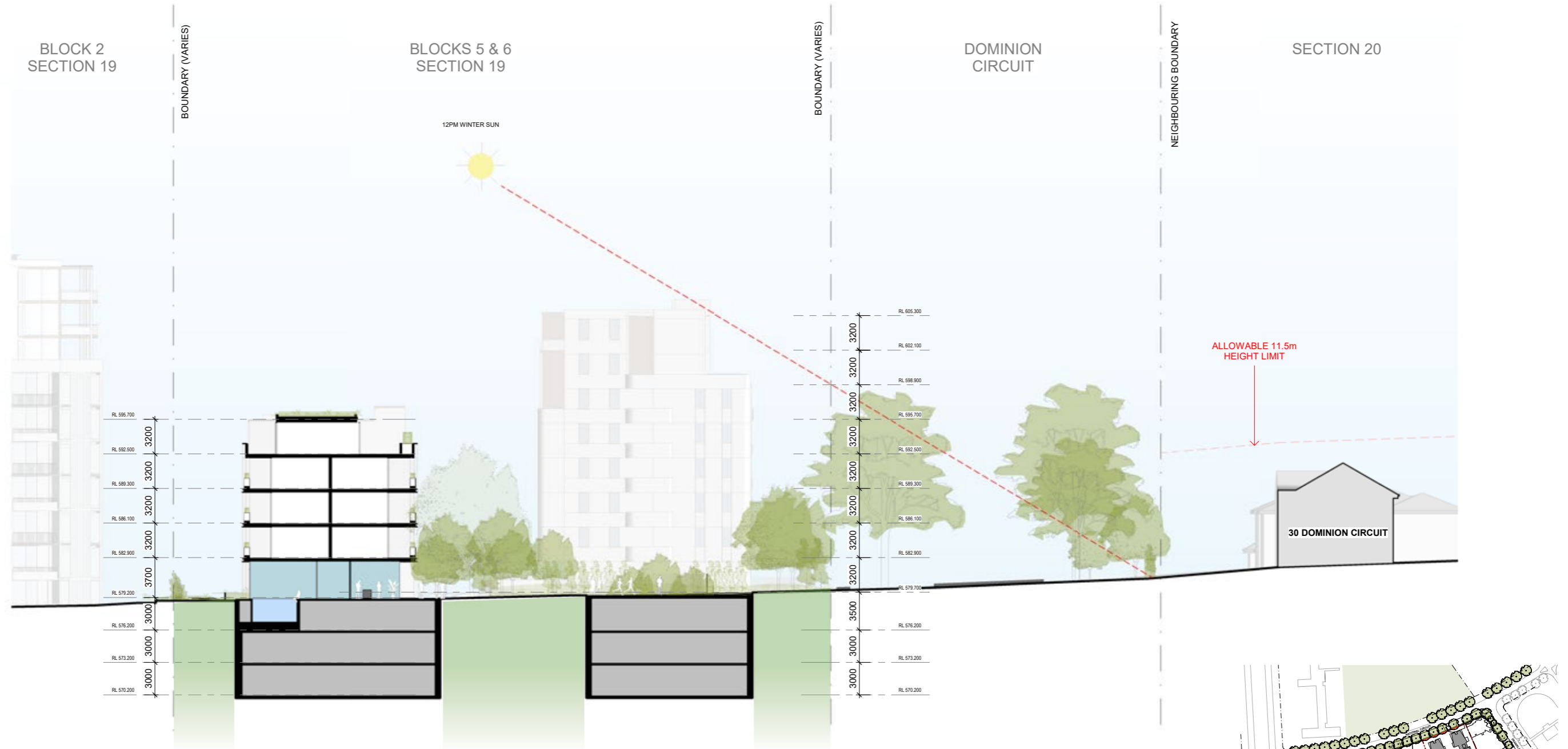


Dominion Circuit

Building Section - Garden Entry Spine

Building heights and massing means at 12pm mid-winter shadowing does not cross the southern neighbours boundary.

Taken through the central landscape spine; the garden building sits comfortably within the landscape, with Dominion Circuit building in elevation beyond.



1:400@A3

Visualisation

Block 11 - View from Forrest Primary School



Visualisation

B5&6 - View from Dominion Circuit



Visualisation

B5&6 - Northern 'Garden' Building



Visual Impact Studies

Visual Impact Study

From Section 18

View change from Section 18

The proposal is visible through the tree-line, mid-winter only. At other times of year the proposal will be mostly concealed by the National Circuit and Franklin Street canopy.



KEY PLAN



PERSPECTIVE 01 - EXISTING



PERSPECTIVE 01 - PROPOSED (WINTER)

Visual Impact Study

From Canberra Avenue & National Circuit

Minor view change from Canberra Avenue and National Circuit

Only a small portion of the roof is visible above the National Circuit tree canopy.

This is only present from the Northern lanes of Canberra Avenue.



PERSPECTIVE 02 - EXISTING



KEY PLAN

SMALL PORTION OF ROOF VISIBLE ABOVE NATIONAL CIRCUIT TREE CANOPY FROM NORTHERN LANES OF CANBERRA AVENUE



PERSPECTIVE 02 - PROPOSED

Visual Impact Study

From State Circle

Incredibly minor view change from State Circle

Only a small slither of roof is visible above the roofscapes of The Estate, Section 13, Forrest.



KEY PLAN



PERSPECTIVE 03 - EXISTING

SMALL PORTION OF ROOF VISIBLE BEHIND ROOFSCAPE OF 'THE ESTATE'



PERSPECTIVE 03 - PROPOSED

Visual Impact Study

From State Circle

Minor view change from State Circle

Only a small amount of rooftop of one of the proposed buildings is visible above the National Circuit Canopy.



PERSPECTIVE 04 - EXISTING



KEY PLAN

SMALL PORTION OF PROPOSAL VISIBLE BEHIND TREELINE



PERSPECTIVE 04 - PROPOSED

Visual Impact Study

From Forrest Primary School Oval

Minor view change from Forrest Primary School

Only a small amount of rooftop of one of the proposed buildings is visible above the National Circuit Canopy.

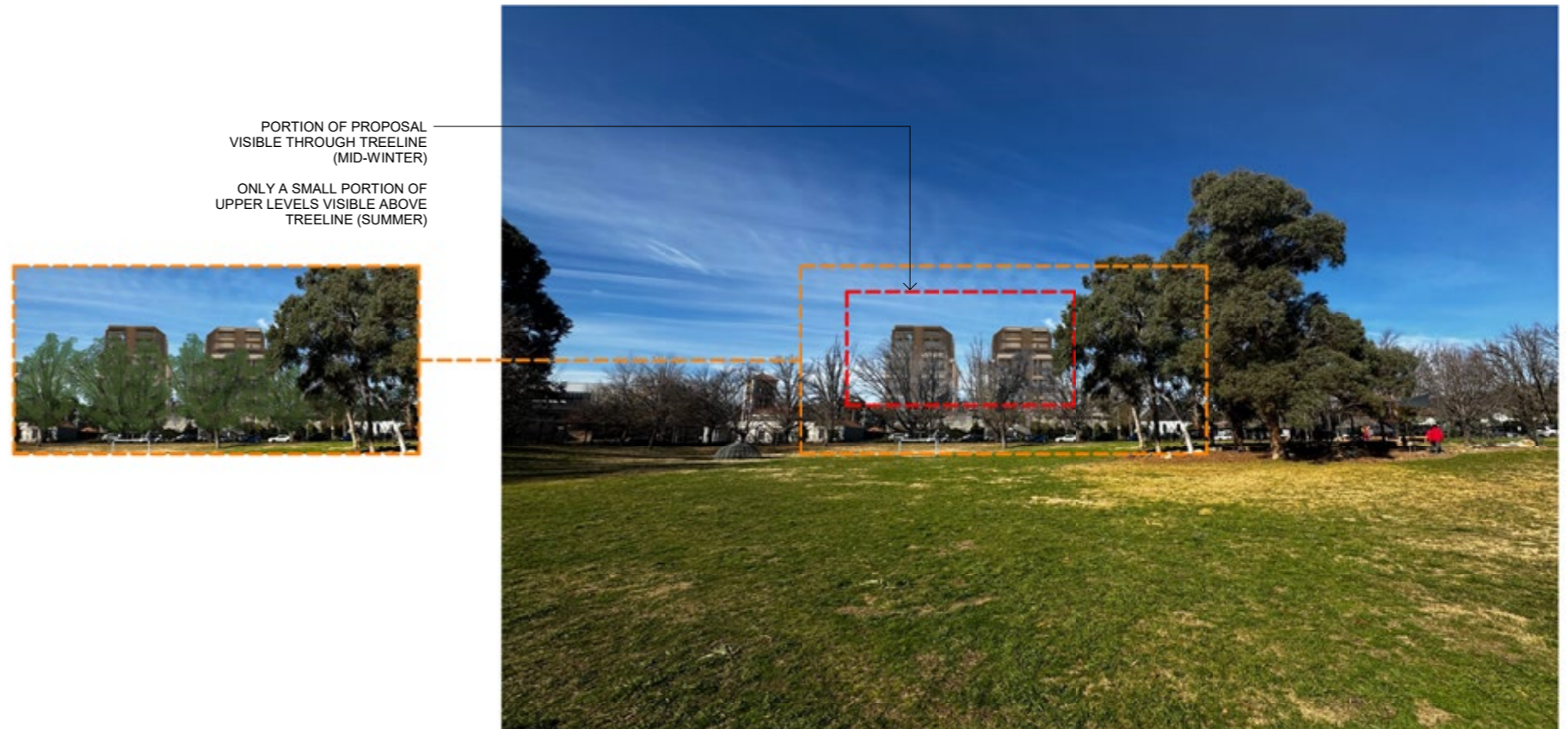
A portion of the proposal is visible through the treeline; mid-winter only.



KEY PLAN



PERSPECTIVE 05 - EXISTING



PORION OF PROPOSAL
VISIBLE THROUGH TREELINE
(MID-WINTER)

ONLY A SMALL PORION OF
UPPER LEVELS VISIBLE ABOVE
TREELINE (SUMMER)

PERSPECTIVE 05 - PROPOSED (WINTER)

Visual Impact Study

From Hobart Avenue

Minor view change from Hobart Avenue

Only a portion of the rooftop is visible above the National Circuit canopy.

A portion of the proposal is visible through the treeline; mid-winter only.



KEY PLAN



PERSPECTIVE 06 - EXISTING



SMALL PORTION OF PROPOSAL
VISIBLE BEHIND TREELINE
(MID-WINTER)

PERSPECTIVE 06 - PROPOSED (WINTER)

Visual Impact Study

From Hobart Avenue

Very minor view change from Hobart Avenue

Only a portion of the proposal is visible through the treeline; mid-winter only.

At other times of year the proposal is concealed by the National Circuit canopy.



KEY PLAN



PERSPECTIVE 07 - EXISTING



SMALL PORTION OF PROPOSAL VISIBLE BEHIND TREELINE (MID-WINTER)

PERSPECTIVE 07 - PROPOSED (WINTER)

Visual Impact Study

From Dominion Circuit (Tennis Club)

View change from Dominion Circuit

The proposal is visible through the gap in the existing vegetation beyond the tennis courts.



KEY PLAN



PERSPECTIVE 08 - EXISTING



PERSPECTIVE 08 - PROPOSED (WINTER)

PROPOSAL VISIBLE THROUGH GAP IN EXISTING VEGETATION BEYOND TENNIS COURTS

Visual Impact Study

From Parliament House

Minor view change from Parliament House

Only the upper levels of the proposal is visible above the National Circuit tree canopy.



KEY PLAN



PERSPECTIVE 09 - EXISTING

UPPER LEVELS OF PROPOSAL
VISIBLE ABOVE CANOPY



PERSPECTIVE 09 - PROPOSED

Thank you.

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