

# NATIONAL CAPITAL DESIGN REVIEW PANEL

## PROPONENT RESPONSE TO PANEL'S ADVICE

### PROJECT DETAILS

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Project name:	Walk Street
Property address:	Cnr Camilleri Way and Manning Clarke Crescent (Block 5 and 6 Section 249 Gungahlin)
Date of response:	2 August 2021
Date of design review panel session:	Wednesday 14 June 2021
Proponent:	Core Developments

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DRAFT

PROPONENT RESPONSE

Please provide written response to each item raised by the National Capital Design Review Panel and list any relevant plans, images or diagrams that supports each response.

1.0 Context and character

PANEL ADVICE 1.1

The Panel considers the proposal to have significant potential to act as an exemplar for this portion of the Gungahlin Town Centre, through contribution of a vibrant 'neighbourhood' development that acts as a transitional element between higher scale and density to the west and surrounding lower scale residential development to the east and south-east. It is observed by the Panel that the current proposal features a repetitive site plan and that a greater diversity of built form, outdoor spaces, landscaping and housing typologies are expected for a site of this size. The proponent is encouraged to give greater consideration to how this may be achieved, through further analysis of urban fabric and built form hierarchy and how this may inform a diverse, vibrant community-oriented development for the site. The Panel notes that the site can be considered as a significant 'corner' to the Gungahlin Town Centre and should embrace this role through in the built form response at key frontages, including at the intersection of Camilleri Way and Manning Clarke Crescent. In pursuing the brief for the proposal, the proponent is encouraged by the Panel to develop a robust strategy for public circulation as the fundamental organising framework to inform further development of the site planning and built form.

PROPONENT RESPONSE	UPDATED PLAN
In response to the Panels advice, the Proponent has made the following changes:	DA041
	DA 200
1. Building heights have been revised across the site to create more of a transition between development densities. In the initial scheme there were two distinct townhouse typologies which were confined two separate areas on site (ie. Two storey townhouses were contained within the centre of the site with three storey townhouses at the Street front). The townhouse typologies have now been varied across the site, with some three storey townhouses becoming two storey and vice versa. The intent of this change is to create diversity in height and scale throughout the precinct.	DA 202
	DA203
	DA204
	DA 219
	DA 211
	DA 212
	DA 213
	DA 300
2. In addition, a 5 storey apartment building is proposed at the south eastern corner of the site (fronting the corner of Camilleri & Manning Clark). The 5 storey apartment building has a similar architectural language to both the apartment building and townhouses which ensures a consistent character, while contributing to a sense of balance and transition between dwelling types and densities on site. This apartment building also addresses the Panel's desire to create a point of interest at the corner.	DA 302

**2.0 Landscape**

PANEL ADVICE 2.1

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The Panel considers that the landscape proposition requires further development, in concert with considerations noted under 5.1, to ensure a variety of functional spaces are provided (i.e. varying scales and characters) to ensure the proposal can satisfy a broad range of residential needs. It is observed by the Panel that the current proposition features primarily ornamental landscaping that is likely to offer limited amenity to residents. The proponent is encouraged by the Panel to engage a suitable qualified landscape architect to assist in revising landscaping to ensure a high-quality outcome is achieved for the site. The proponent is also encouraged to consider how the landscaping can be revised to mitigate and provide a comfortable relationship between the site and development to the north (existing and future).

PROPONENT RESPONSE	UPDATED PLAN
The two narrower 'walk streets' have been removed from scheme with these spaces instead being dedicated to a secondary private courtyard for the townhouses. This change results in improved functionality of spaces for residents. Removal of the narrow 'walk streets' also creates a better sense of arrival for the townhouses and improves wayfinding through the site, with each townhouse now having a single well-defined entry, rather than two less legible entry/egress points.	DA 020 DA 041 DA 101

In addition, we have engaged Harris Hobbs Landscapes to develop the landscape architecture of these spaces.

PANEL ADVICE 2.2

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In relation to the townhouse typology, the Panel observes that in some areas fences are located close together, with this having the potential to undermine the intention for an accessible public domain. It is also noted by the Panel that the current site planning and landscaping arrangement generates several areas with pinch points, nooks and crannies that may pose a safety risk for users. The proponent is therefore encouraged by the Panel to apply a Crime Prevention Through Environmental Design (CPTED) lens to explore options to provide a safe, inviting and clearly delineated public domain for the proposal (refer also to 7.1). In this regard the Panel encourages the proponent to analyse a selection of relevant precedents of similar density, to inform further development of the design proposition.

PROPONENT RESPONSE	UPDATED PLAN
Removal of the two narrower 'walk streets' has allowed prioritisation of two main pedestrian thoroughfares that form the main townhouse entry. These two 'walk streets' have been widened and are now access compliant and legible. The townhouses have also been shifted north to remove the redundant, unutilised space along the northern boundary of the site. This improves safety and amenity for residents and has allowed creation of a central pedestrian and vehicle spine running east-west through the site.	DA 020

This vehicle and pedestrian space addresses other key concerns raised by the panel (refer Section 4 below).

**PANEL ADVICE 2.3**

It is observed by the Panel that the vibrancy and maintenance of the development's green spaces are contingent on the successful management and retention stormwater and encourages the proponent to address this aspect with the landscape plan.

**PROPONENT RESPONSE**

Landscape plans and water sensitive urban design plans have been developed to address this requirement.

**UPDATED PLAN**

Proponent to provide reference to updated plan (title & plan no.)

**3.0 Sustainability**

**PANEL ADVICE 3.1**

The Panel notes that a detailed discussion of sustainability measures was not undertaken during the design review session and as such the Panel is unable to provide substantive commentary at this stage. The Panel encourages the proponent to prepare and present an integrated sustainable design strategy at the next design review session.

**PROPONENT RESPONSE**

The following measures have been incorporated into the design to address sustainability:

- Significant deep root planting zones that will accommodate deciduous shade trees that will reduce the heat island effect in summer and provide shade to residences
- Dedicated bicycle storage areas within the apartment building lobby will encourage active transport, reducing reliance on single vehicles
- Double glazing
- Cross ventilation to all townhouses and the majority of apartments
- All townhouses achieve solar compliance, as do the majority of apartments

**UPDATED PLAN**

Proponent to provide reference to updated plan (title & plan no.)

**PANEL ADVICE 3.2**

It is observed by the Panel that the current approach to winter solar access, summer shading and cross ventilation of the apartment building requires further development to ensure functionality and amenity are provided for residents. The Panel encourages further development of these elements of the proposal and requests further details be provided at the next design review session.

PROPONENT RESPONSE	UPDATED PLAN
Solar access diagrams demonstrate that 100% of townhouses achieve 3 hours of solar access and 66% of apartments meet the 3-hour requirement.	DA 410 DA 411
100% of the townhouses will be cross ventilated, as will the majority of the apartments.	DA 412 DA 413

**4.0 Density and connectivity**

PANEL ADVICE 4.1

While the intent to provide a high level of permeability and connectivity via pedestrian through-links as part of the 'Walk Street' concept is commended, the Panel notes that the links are unlikely to work as intended once the northern blocks adjacent the site are developed. The proponent is encouraged by the Panel to carefully consider the pedestrian network, ensuring a rational network that facilitates comfortable, legible connections/paths to destinations within and beyond the site. The Panel encourages the proponent to explore opportunities to 'hero' the pedestrian experience within the proposal by emphasising key elements of the pedestrian movement network through built form elements. Additionally, the proponent is encouraged by the Panel to consider reframing of the 'through-link' concept to recognise the need to establish clear links and experiences from the development's entry to each townhouse.

PROPONENT RESPONSE	UPDATED PLAN
As discussed above, two of the narrower 'walk streets' have been rationalised, with this space now dedicated to a second courtyard for each adjoining townhouse. This change has resulted in creation of two main pedestrian thoroughfares that will form the primary entry for townhouses, improving legibility, wayfinding and the sense of arrival for each dwelling. In addition, the Proponent has created a central east-west corridor that can accommodate limited vehicle movements for the purpose of moving furniture and loading and unloading. Outside of these pre-arranged vehicle movements, the east-west connection will be closed off to vehicles allowing this area to become a functional pedestrian thoroughfare; aiding activation and passive surveillance. This east-west connection will link to the two remaining 'walk streets' as well as the visual and pedestrian corridors off Camilleri Way.	DA 041

**5.0 Built form and scale**

PANEL ADVICE 5.1

The Panel observes that the proposed two typology approach (i.e. townhouses and apartment building) requires further evaluation against alternatives to ensure the stated aspirations for the site are realised. The observed disparity in scale between the proposed apartment building and adjacent townhouses is considered by the Panel to result in an uncomfortable relationship between these elements. The proposed apartment building also shoulders the burden of achieving the desired yield for the site, which the Panel considers could be more evenly distributed to achieve better amenity and diversity across the site. The proponent is encouraged to consider how alternative approaches (e.g.

'salt and peppering' of different typologies and building heights) could be employed across the site to provide a 'neighbourhood' that features a comfortable transition in scale between building typologies, provides greater richness and interest to the proposal and liberates more of the ground plane for generous landscaping and a greater diversity of communal spaces, uses and amenities. In this regard the Panel encourages the proponent to consider how site planning with varied typologies could generate both 'solids and voids' that provide opportunities to create a range of spaces of different scales and attributes.

PROPONENT RESPONSE	UPDATED PLAN
As discussed above, the Proponent has sought to 'salt and pepper' the height and density across the site by adjusting the location of two and storey townhouses. In the original scheme, the three storey town houses were confined to the Camilleri/Manning Clark Street frontages. However, in the revised scheme these have now been scattered through the centre of the site, with some of the two storey types that were previously confined to the centre of the site now being placed at the Street frontage. This approach creates more diversity from a visual perspective and also ensures there are different dwelling typologies, with differing perspectives and aspects.	DA041 DA 200 DA 202 DA203 DA204 DA 219 DA 211 DA 212
In addition, a five-storey apartment building is proposed at the significant Manning Clark/Camilleri corner. This building has an architectural language that is consistent with both the apartment building and townhouse character and helps to tie these two dwelling types together, emphasising a precinct wide character.	DA 213 DA 300 DA 302
This higher element at the corner also helps to balance the typology and scale of dwellings across the site, reducing the sense of disparity between dwelling types, and improving the yield balance.	

**PANEL ADVICE 5.2**

The Panel observes that the proposed townhouses over basement approach is likely to generate a range of issues, relating to the day-to-day interaction and access by residents and visitors (i.e. the 'lived experience'). In particular, the Panel is concerned that the basement entry arrangement necessitates access to townhouse dwellings via stairs, which may be difficult or become tedious for users (e.g. such as those with prams, mobility issues, or when unloading groceries). The basement access arrangement also is considered by the Panel to offer a generally undesirable arrival experience for residents and poor wayfinding, with the proponent encouraged to consider how the current arrangement may adversely impact sense of place and orientation and to explore options to address this.

PROPONENT RESPONSE	UPDATED PLAN
This basement approach has been implemented in a number of other townhouse developments completed by Core and has been highly sought after by buyers.	DA041
Notwithstanding this, the Proponent has taken on feedback with respect to the sense of arrival and wayfinding and has sought to address this through the inclusion of a pedestrian and vehicle shared zone at ground level which can be	

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used for scheduled deliveries, making it easier for residents of the townhouses to move in/unload bulky goods.

**PANEL ADVICE 5.3**

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Noting the observations under 1.1, the Panel considers that the proposal requires further development to ensure an appropriate response to the corner of Camilleri Way and Manning Clarke Crescent. The Panel is concerned that the current use of the repeated townhouse module in this location does not adequately respond to the corner as it provides an overly defensive posture for the proposal. The proponent is encouraged by the Panel to consider alternative configurations, such as a differentiated typology that celebrates the corner, or by providing open space to provide physical and visual permeability through the site (i.e. providing both views in to the site and visual connections outward to the adjacent grasslands and beyond).

**PROPONENT RESPONSE**

**UPDATED PLAN**

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As above, the Proponent has revised the Proposal to include a 5-storey apartment building at the corner of Camilleri Way & Manning Clark Crescent to better to 'celebrate' this significant corner and contribute to the character of the area.

DA041

**PANEL ADVICE 5.4**

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The Panel is concerned that the current orientation of units both in the tower and low-rise does not appear to satisfy the requirement of 3 hours in the living spaces. The proponent is requested to provide detailed solar analysis to demonstrate appropriate solar access is achieved for the next design review session.

**PROPONENT RESPONSE**

**UPDATED PLAN**

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Refer plans.

DA410  
DA412  
DA413

**PANEL ADVICE 5.5**

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The Panel observes that the proponent's strategy of stepping of the built form in relationship Manning Clark and Camilleri frontages, while acknowledged for its intent to break-down the scale of the development, is not considered to have achieved a positive urban design outcome nor has it contributed to the creation of compelling green space within the development. The proponent is encouraged to explore alternative approaches to articulation and the manner in which the proposal addresses Camilleri Way and Manning Clarke Crescent to ensure a positive relationship to these frontages.

**PROPONENT RESPONSE**

**UPDATED PLAN**

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The inclusion of a 5 storey apartment building at this corner is considered to address the Panel's comments with respect to the need to create a positive approach and improve articulation.

**6.0 Functionality and build quality**

**PANEL ADVICE 6.1**

It is observed by the Panel that the decision to entirely remove vehicle circulation from the ground plane, while commended for its positive intent, may result in unintended consequences including adverse impacts on legibility and wayfinding (e.g. how visitors and deliveries will effectively navigate to individual addresses), physical access (e.g. emergency services, removalist access), activation and passive surveillance. The proponent is encouraged by the Panel to explore the introduction of internal, slow-speed pedestrian priority roads at strategic points to provide legible addresses and set down areas to enable access and wayfinding to dwellings (i.e. deliveries, visitors, removalist vehicles), as well as opportunities for light activation and passive surveillance of communal landscaped areas. The Panel also notes that this should be coupled with a review of the location and number of basement entry and exit ramps.

**PROPONENT RESPONSE**

**UPDATED PLAN**

As discussed in previous sections, the Proponent has taken on board the feedback from the panel and in response, has created a shared pedestrian and vehicle link running east-west through the site. The shared zone will have bollards that can be lowered for pre-scheduled deliveries, removalists or emergency access. This shared zone will also improve passive surveillance and wayfinding.

DA041

An additional basement entry has also been provided at the Manning Clark/Camilleri corner to improve site circulation.

**PANEL ADVICE 6.2**

The Panel queries the amenity and functionality of the proposed waste strategy. The current location of the waste enclosure is considered by the Panel to be inappropriate, given its prominence within the entry sequence to the site. The Panel requests that further detail is provided by the proponent for the waste strategy, that demonstrate appropriate carting distances, location of waste enclosures, sufficient waste chutes and associated design elements have been incorporated within the proposal.

**PROPONENT RESPONSE**

**UPDATED PLAN**

The Proponent has taken on board the Panel's feedback with respect to the location of the waste enclosure and has revised the enclosure so that it has less visual prominence and no longer dominates the main point of entry.

DA041

The design and location of the waste enclosure has been supported by ACT No Waste and TCCS.

**PANEL ADVICE 6.3**



The Panel is concerned that the proposal has not yet sufficiently demonstrated the functionality and safety of the basement configuration. The proponent is requested by the Panel to provide details at the next design review session articulating how the proposed basement configuration will effectively service residents, how the single verge crossing will manage vehicle flows to ensure safety and how ventilation will be achieved.

PROPONENT RESPONSE	UPDATED PLAN
The basement has been re-designed to remove tandem car parking (beneath the apartment building) and to allow for a second entry/egress point at the south-eastern corner of the site. These changes will improve vehicle flow and reduce risk of queuing.	DA100 DA101 DA102

**7.0 Legibility and safety**

PANEL ADVICE 7.1

The Panel considers that the landscaping and its division into private, communal shared spaces and threshold/transitional spaces requires further examination, informed by a 'territoriality' lens to ensure clarity of ownership (importantly, perceived ownership) for residents and other users. The Panel observes that the current arrangement for the townhouses may result in ambiguity of ownership of various spaces within the proposal that may undermine the intent to provide vibrant use/activity in the landscaped interstitial spaces. The proponent is recommended to revise the arrangement of landscaped spaces to provide a clear hierarchy and delineation between private, communal and transitional areas to ensure each is appropriate to their anticipated use.

PROPONENT RESPONSE	UPDATED PLAN
The Proponent has revised plans to remove two of the narrow 'walk streets', prioritising two main pedestrian thoroughfares. The redundant walk streets have been returned to residents and will become a second courtyard for the townhouses. The prioritisation of two pedestrian avenues will ensure a clear delineation between public and private space and help to create a sense of address and wayfinding for townhouse residents and visitors.	DA041

**8.0 Diversity and amenity**

PANEL ADVICE 8.1

In relation to the townhouse typology, the Panel observes;

PANEL ADVICE 8.1.1

Living spaces for the southern dwellings are oriented south which may reduce potential to achieve adequate amenity for these dwellings. The Panel acknowledges this type permits cross-ventilation

however encourages the proponent to consider how the layout may be reconfigured to improve solar access (e.g. a central kitchen location and living or family space to the north).

PROPONENT RESPONSE	UPDATED PLAN
All townhouses meet solar access and ventilation requirements.	DA410 DA412 DA413

**PANEL ADVICE 8.2**

The Panel notes that the current design proposition for the apartment building is not supported and provides the following comments;

PROPONENT RESPONSE	UPDATED PLAN
N/A	N/A

**PANEL ADVICE 8.2.1**

The significant mass of the apartment building has resulted in minimal corner dwellings relative to the total number of dwellings, with adverse impacts for natural ventilation of the apartments. It is also noted by the Panel that the building form results in self-shading that will impact the amenity of dwellings. The proponent is encouraged by the Panel to consider a reduction in bulk and mass of the apartment building (e.g. through redistribution of yield to two to three smaller building forms), which may aid in promoting a more sympathetic scale transition, better solar access, improved natural ventilation through an increase in proportion of corner apartments and a reduction in building self-shading.

PROPONENT RESPONSE	UPDATED PLAN
The L-shaped configuration of the building allows for additional corner apartments, whilst enabling efficient building layout and design. The Proponent considered a number of alternatives when developing the scheme but any configuration involving multiple apartment buildings resulted in significant separation requirements and overlooking issues.	DA410 DA412 DA413
The number of dwellings achieving solar compliance and cross ventilation meet the requirements of the Territory Plan.	

**PANEL ADVICE 8.2.2**

In relation to solar access, the Panel notes the significant self-shading and queries whether the apartment building achieves appropriate levels of solar penetration. The proponent is requested by the

Panel to provide detailed solar analysis (e.g. solar penetration diagrams) to demonstrate an acceptable solar outcomes can be realised for the apartment building.

PROPONENT RESPONSE	UPDATED PLAN
Refer attached plans.	DA410 DA412 DA413

**PANEL ADVICE 8.2.3**

The current floorplate is considered by the Panel to be overburdened with dwellings, with the Panel noting established best practice promotes no more than eight per single core. The proponent is encouraged by the Panel to increase the ration of lifts and reduce corridor lengths to ensure adequate amenity and functionality for residents.

PROPONENT RESPONSE	UPDATED PLAN
At most, there are 12 dwellings served by a single lift. This is consistent with the Territory Plan criteria. However, the Proponent will explore potential to increase the number of lifts.	N/A

**PANEL ADVICE 8.2.4**

The Panel notes that there is a low number of dwelling types for the apartment building and that the layouts do not appear to respond to the varied orientations of the proposed building. The functionality provided by narrow dwellings within the apartments is also questioned, with the Panel concerned that these may not offer adequate amenity for residents. The proponent is therefore encouraged by the Panel to increase the diversity of types and to revise dwelling configurations to ensure these are responsive to orientation and that they provide high quality living environments for future occupants. The proponent is encouraged by the Panel to explore options such as dual frontage and cross-over typologies, as well as two storey townhouses to the ground floors.

PROPONENT RESPONSE	UPDATED PLAN
The set of floor plans provided to the panel for the initial NCDPR session were early concepts, that had not been refined. In the current set, there are a total of 14 different dwelling configurations across the site. The number of dwelling configurations will likely increase as the scheme is further refined.	N/A

**PANEL ADVICE 8.2.5**

The inclusion of internal ‘studies’ is not supported by the Panel, noting that such spaces effectively generate a heating and cooling, lighting and ventilation burden that is borne by residents for the life of

the building. The Panel encourages the proponent to reconsider these and that they are removed from the proposal.

PROPONENT RESPONSE	UPDATED PLAN
The apartment layouts are consistent with consumer demand and the Territory Plan.	N/A

**PANEL ADVICE 8.2.6**

The proposed entry sequence does not yet appear to offer a high quality experience for residents, noting that vehicle priority and prominent waste enclosure dominates the ground plane approach resulting in a diminished pedestrian experience, while residents arriving in vehicles via the basement is considered by the Panel to not benefit from a strong sense of arrival or orienting views. The proponent is therefore encouraged by the Panel to consider how a pleasant entry sequence can be provided that is functional for the full spectrum of users (e.g. elderly, pram users, those with mobility issues).

PROPONENT RESPONSE	UPDATED PLAN
The Proponent has taken on board this feedback and has revised the location of the waste enclosure to reduce its prominence at the main entry. The secondary foyer off Camilleri Way has been removed to strengthen the role of the main entry and reduce potential for confusion between entries. The main entry includes a double storey glass façade that will be articulated through some form of artwork or sculpture, creating a strong destination and sense of arrival. The east-west shared zone will also improve the sense of arrival and improve functionality and wayfinding.	DA041

**9.0 Community and public domain**

**PANEL ADVICE 9.1**

It is observed by the Panel that the current arrangement for the proposed townhouses may result in ambiguity of ownership of various spaces within the proposal that may undermine the intent to provide vibrant use/activity in the landscaped interstitial spaces. The Panel considers that the proposed landscaping and its division into private, communal shared spaces and threshold/transitional spaces requires further examination, informed by a 'territoriality' and usability lens to ensure clarity of ownership (importantly, perceived ownership) and functionality for residents and other users. The Panel therefore requests further clarity in this regard at the next design review session.

PROPONENT RESPONSE	UPDATED PLAN
These comments have been addressed in sections above.	N/A

**10.0 Visual appearance**

PANEL ADVICE 10.1

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The Panel notes that a detailed discussion of materiality was not undertaken during the design review session and as such the Panel is unable to provide substantive commentary at this stage. Noting this, the Panel encourages the proponent to ensure that materials are durable with low maintenance requirements. The Panel requests that the proponent provide details of the proposed materiality at the next design review session.

PROPONENT RESPONSE

UPDATED PLAN

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Townhouse facades incorporate classic, high-quality materials that are contemporary and predominately monochrome. The palette is consistent across the apartment and townhouse typologies to create a homogenous character. Façade details and materiality are provided on the attached plans.

PANEL ADVICE 10.2

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The Panel commends the proponent for the variety of characters, frontages and skylines expressed in the townhouse typology and encourages further development of this to ensure a rich experience across the proposal. In relation to the apartment expression, the Panel considers that in concert with a reduction in overall bulk and mass (e.g. through redistribution of current yield across the site following a 'salt and pepper' approach) that further development of the expression (e.g. façade and materials) is required. The Panel requests further details of the architectural expression be provided at the next design review session, including sample boards, coloured elevations and further developed perspective renders.

PROPONENT RESPONSE

UPDATED PLAN

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Refer updated plans attached.

**End of document**