HIGH-LEVEL DESIGN CONCEPT + YIELD ANALYSIS

COMMUNITY HOUSING PROJECT

SECTION 235 / BLOCK 4

GUNGAHLIN

28 OCTOBER 2024

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ACT Government | Suburban Land Agency

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INTRODUCTION

In September 2024, Collins Pennington Architects (CPA) were engaged by the ACT Suburban Land Authority (SLA) to undertake high-level concept design and yield analysis for two sites zoned Community Facility:

- **Block 4 Section 235 Gungahlin** and;
- **Block 4, Section 23 Moncrieff**

The purpose of the following concept designs are to show 2 potential scenarios, with sub-options, that could be achieved on the site. The intent of this planning exercise is to outline the potential yield of the site based on planning controls and theoretical briefing inclusions. The outcomes of this yield analysis aims to provide guidance for future community housing providers on potential development outcomes for the site.

These concepts have been developed with reference to the Site Investigation Report undertaken by **JPS Engineering Consultants Pty Ltd**.

The planning outcomes in this report are theoretical and will require further design consideration of the National Construction Code, Australian Standards, and minimum building services and engineering design requirements.

PROJECT DESCRIPTION

The scope of the planning exercise was to provide analysis of potential dwelling yields and high-level development concept plans for two scenarios each with a sub option.

Scenario 1.
A design adhering strictly to the Technical Specifications for Community Facility zoned land (including a four-storey limit on maximum building height) including podium parking.

a) With no ancillary uses.
b) With complementary services/ancillary uses on the ground floor.

Scenario 2.
A Higher yield option which goes above the Technical Specifications but is still achievable under the ACT Planning system, including to a maximum building height of six storeys, and with podium parking.

a) With no ancillary uses.
b) With complementary services/ancillary uses on the ground floor.

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TERRITORY PLAN - PLANNING CONTROLS

PLANNING OUTCOMES

Analysis was undertaken to discern the achievable/practicable yield based on several planning scenarios and assumptions.

The theoretical development scenarios primarily consist of Residential Dwellings, and therefore the Residential Zones Specification has been addressed where applicable, as described in the Community Facility Zones Technical Specification 2024.

CAR PARKING REQUIREMENTS

The CFZ Technical Specifications allow for supportive housing:

1 x Car Space per 1 bedroom dwelling
1.5 x Car Spaces per 2 bedroom dwelling
2 x Car Spaces per 3 bedroom dwelling

Plus:
1 x Visitor Car Space per 4 dwellings, and
1 x Accessible Car Space for min. 3% of dwellings

Accessible parking numbers are nominal and will be influenced by the civil engineering / traffic input during detailed and specific design stages.

Further consideration must be given to the parking numbers in relation to pre- and post-adaption allocation of accessible parking, and will depend on specific requirements of a future community housing provider.

END OF TRIP FACILITIES

End of trip facilities have been shown as bike parking only and assumed that if an ancillary use is opted for, the bathroom and shower facilities will be accounted for in the office component.

EXTERNAL STORAGE REQUIREMENTS

A nominal 1.5m^2 external storage space has been allocated to each dwelling, located on the ground floor (including within courtyards) where possible, or in dedicated storage areas on podium parking levels.

TARGET APARTMENT AREAS

All apartments identified in the conceptual planning scenarios are sized to achieve AS 4299 Adaptable Class C compliance as dictated by the CFZ technical specification. The resulting apartment sizes are therefore required to be in excess of the minimum dwelling floor area dictated by the Territory Plan.

Nominal apartment floor areas:
1 Bed 75 – 85m^2
2 Bed 95 – 110m^2
3 Bed 110 – 130m^2

The final dwelling sizes vary due to the relationship to the core circulation and to meet the internal living spatial requirements of AS4299. This will affect the overall yield, floor area and mix of apartments.

BUILDING ENVELOPE

Height	Lesser of 4 storeys or 15m
Setbacks	6m from all boundaries

The concepts shown have been arranged such that there are a maximum of 6 units per shared circulation space, per level.

At least 3 hours of direct sunlight solar access is achieved to at least 70% of dwellings between 9am and 3pm on the winter solstice. Fewer than 15% of apartments recieve no direct sunlight in those hours.

LANDSCAPE

Tree Canopy Coverage	20% (Supportive housing) with 1m deep soil totalling 16m^2 for medium trees and 36m^2 for large trees
Permeability	15% for portion of site not covered by building or carpark

UNIT DISTRIBUTION

The mix of units is ultimately up to the community housing provider but where the total number of units is 40 or more we have shown a compliant mix for Scenario 1 (per the RZ Technical Specifications) including:

Maximum 40% x 1 Bed
Maximum 40% x 2 Bed
Minimum 10% x 3 Bed

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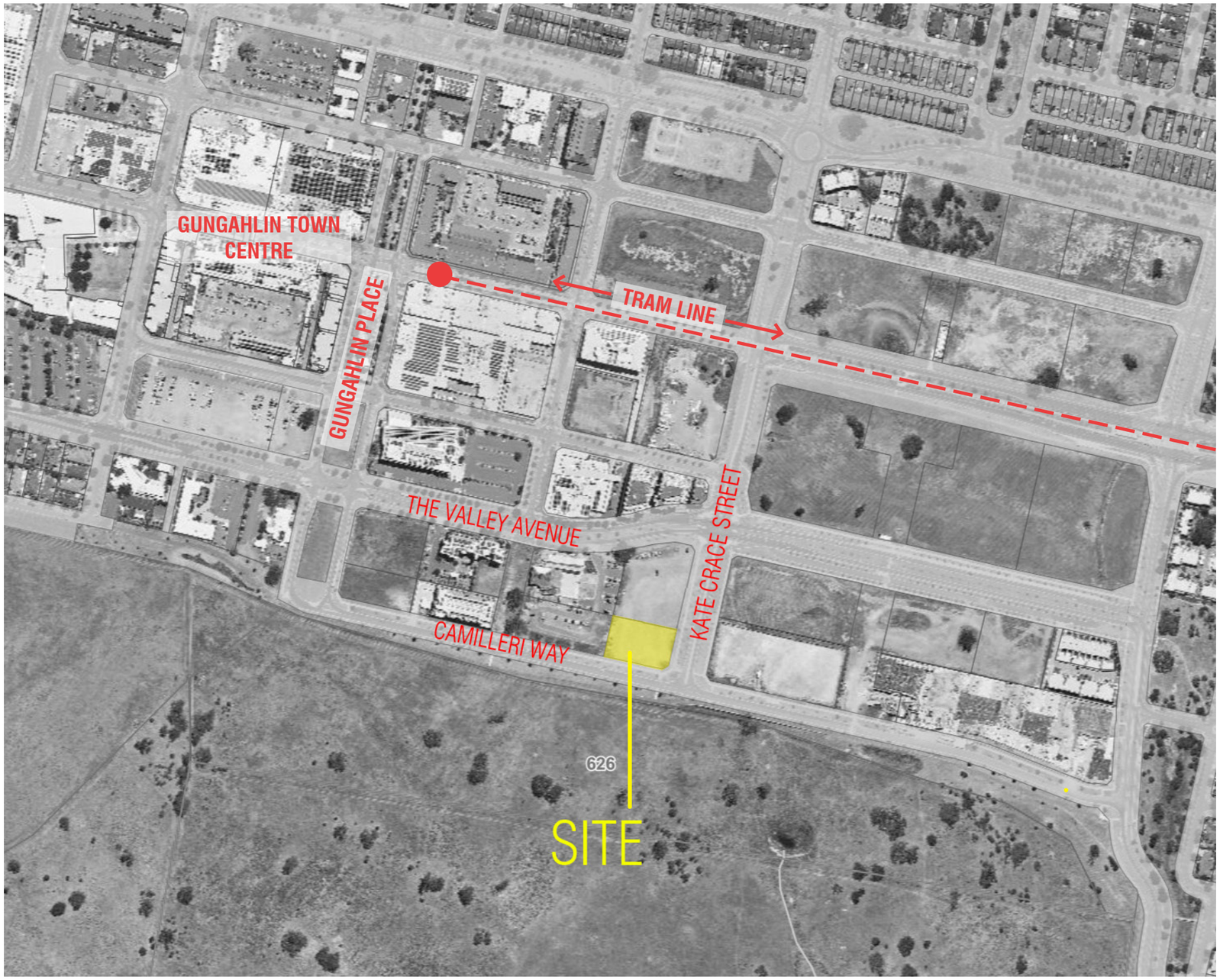
ASSUMPTIONS

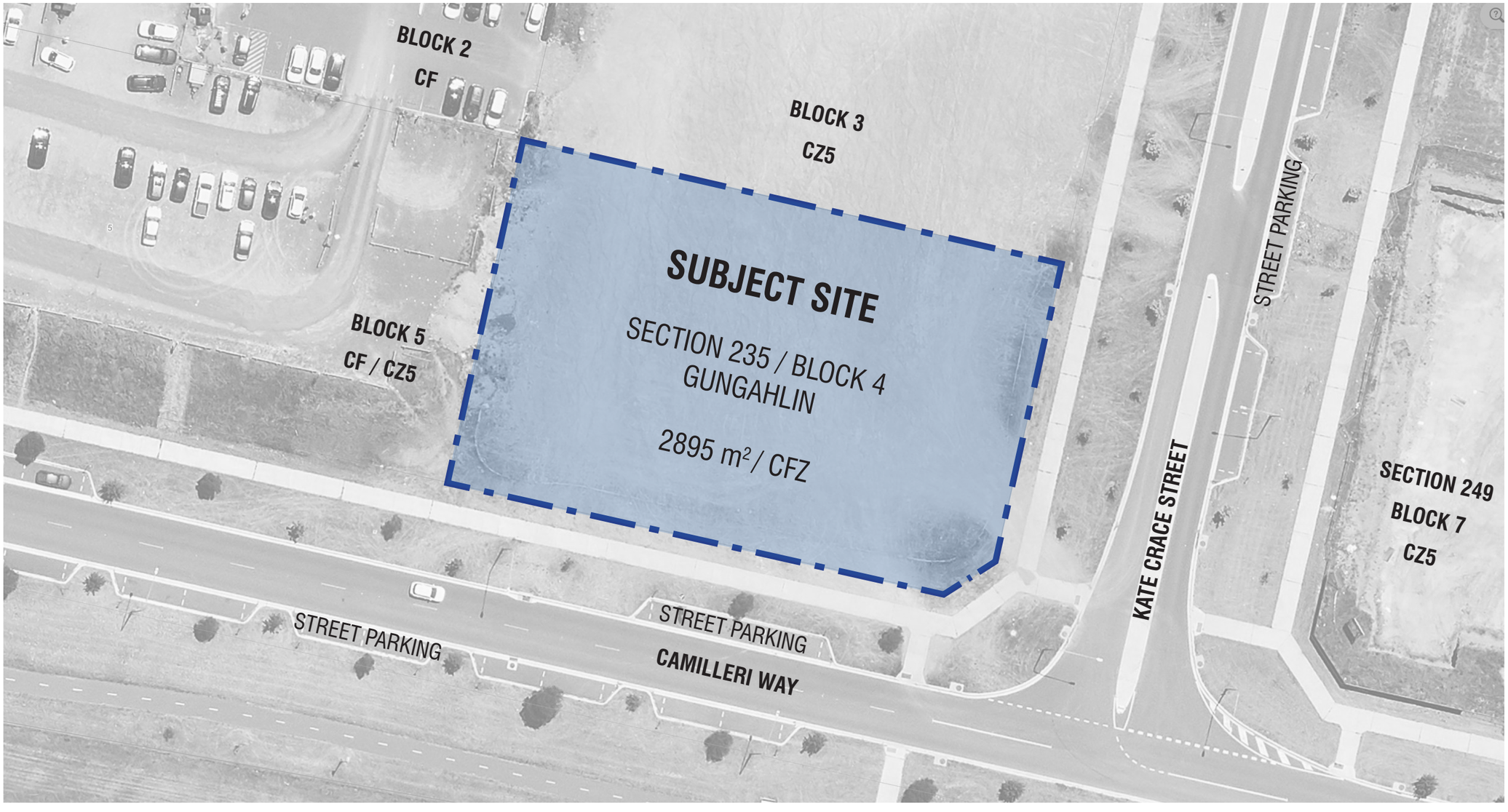
Based on theoretical scenarios and in the absense of a genuine end user client, the SLA and CPA have set some base assumptions to allow guidance on potential development outcomes for the site. It is noted that each housing provider will have their own requirements which will affect the eventual outcome and disposition of built form.

Assumptions include:

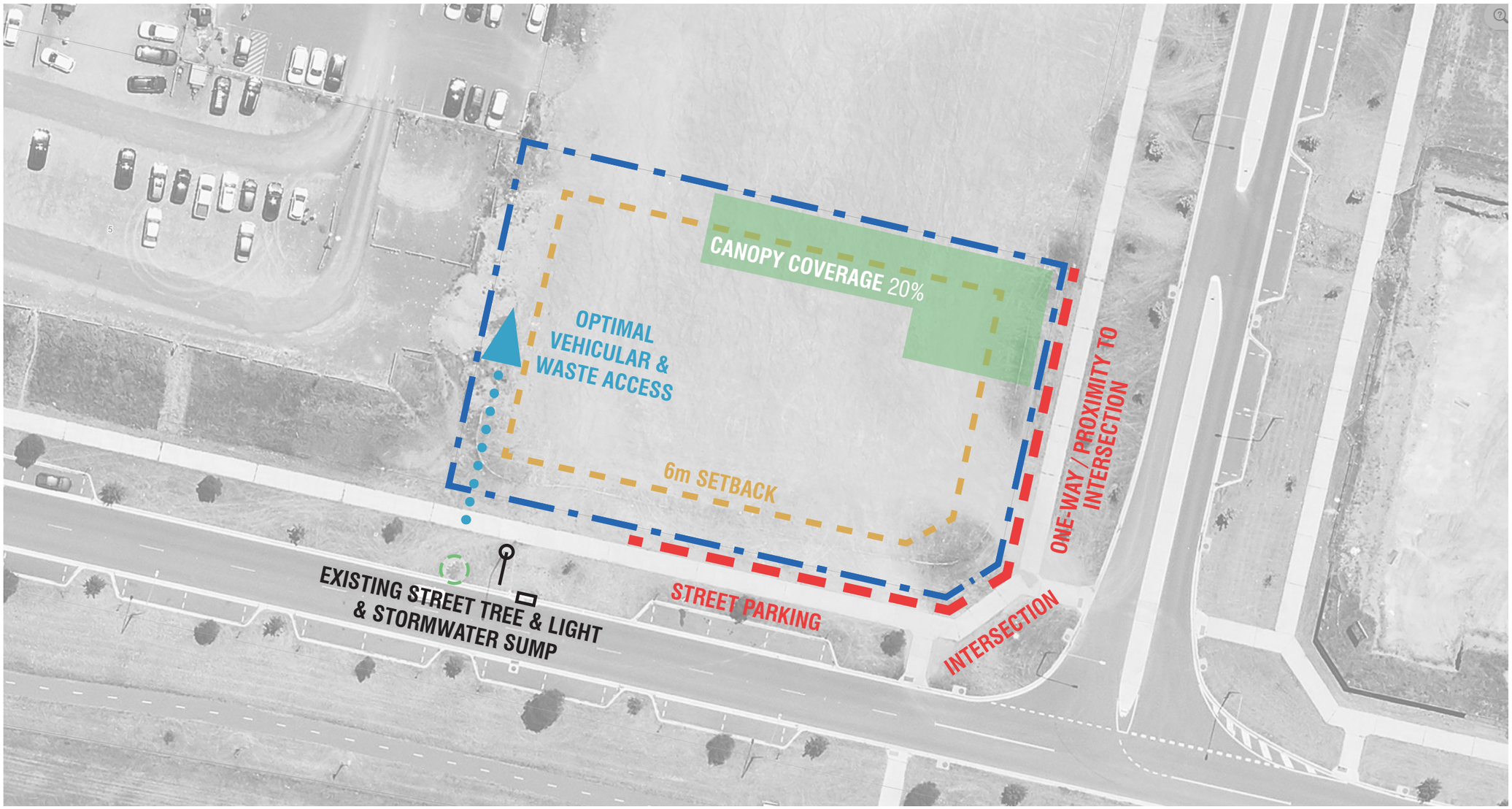
- Incorporate high quality public realm to improve amenity for occupants and visitors consistent with community housing objectives and aspirations.
- The concepts are compliant with planning regulations.
- Even spread of 1 and 2 Bedroom apartments with some 3's ideally located at ground level.
- All car parking to be above ground.
- Short stay / visitor parking assumed to be off site within 100m.
- Waste truck turning circle will be forward in and forward out via a 3 point turn.
- Waste truck assumed to be 12.5m front loaded, pending input by civil engineer and service provider.
- Allocation of space to the Ancillary use is nominally shown at 150m^2. Exact size to be determined by the housing provider.
- Travel distance from doors of each apartment to the egress stair on each level will be within the tolerance of an engineered solution.



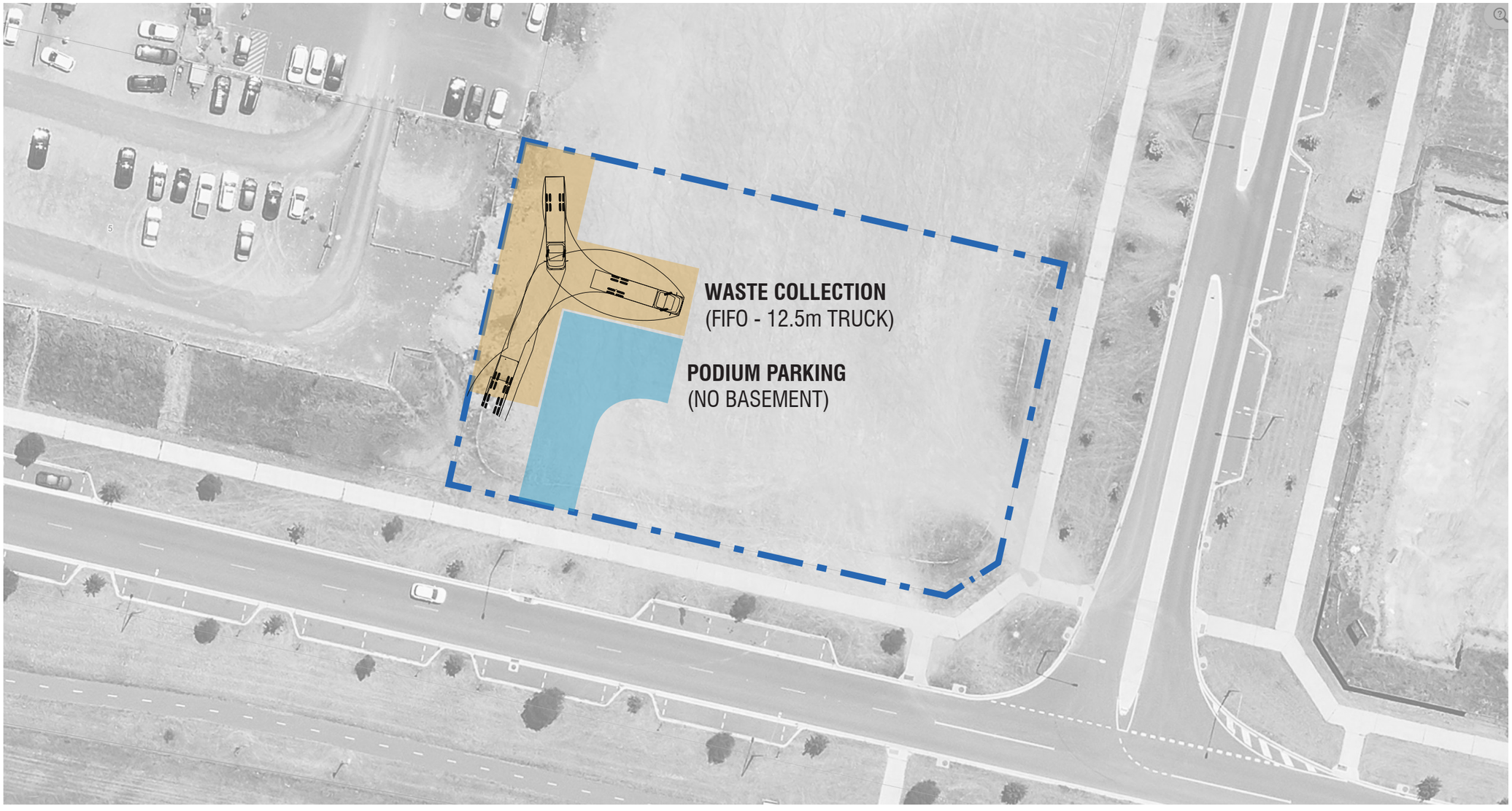
CONTEXT / LOCATION PLAN


BLOCK 2
CF
BLOCK 3
CZ5
SUBJECT SITE
SECTION 235 / BLOCK 4
GUNGAHLIN
2895 m² / CFZ
BLOCK 5
CF / CZ5
STREET PARKING
KATE CRACE STREET
SECTION 249
BLOCK 7
CZ5
STREET PARKING
STREET PARKING
CAMILLERI WAY

SITE



OPPORTUNITIES + CONSTRAINTS



VEHICULAR + WASTE ASSUMPTIONS

SCENARIO 1

Scenario 1 adheres to the Community Facility Zone Technical Specifications, and is a maximum of 4 storeys.

SCENARIO 1A NO ANCILLARY USE

	1 BED	2 BED	3 BED	
LEVEL 1 (GROUND)	2	2	3	
LEVEL 2	0	0	0	
LEVEL 3	5	5	0	
LEVEL 4	5	5	0	
	12	**12**	**3**	**27 UNITS**
PARKING				35 RESIDENT SPACES
VISITOR PARKING				7 VISITOR SPACES

SCENARIO 1B INCLUDING ANCILLARY SERVICES

	1 BED	2 BED	3 BED	ANCILLARY	
LEVEL 1 (GROUND)	0	2	3	150m^2	
LEVEL 2	0	0	0	-	
LEVEL 3	5	5	0	-	
LEVEL 4	5	5	0	-	
	10	**12**	**3**	**-**	**25 UNITS**
PARKING					35 RESIDENT SPACES
VISITOR PARKING					7 VISITOR SPACES

SCENARIO 2 - HIGHER YIELD

Scenario 2 proposes a higher yield design exceeding the CFZ Technical Specifications which proponents (e.g. a community housing provider) would include as a viable alternative way to respond to the Assessment Outcomes via appropriate considerations to planning, context, use, and amenity.

SCENARIO 2A NO ANCILLARY USE

	1 BED	2 BED	3 BED	
LEVEL 1 (GROUND)	2	2	3	
LEVEL 2	0	0	0	
LEVEL 3	2	1	0	
LEVEL 4	5	5	0	
LEVEL 5	5	5	0	
LEVEL 6	5	5	0	
	19	**18**	**3**	**40 UNITS**
PARKING				52 RESIDENT SPACES
VISITOR PARKING				9 VISITOR SPACES

SCENARIO 2B INCLUDING ANCILLARY SERVICES

	1 BED	2 BED	3 BED	ANCILLARY	
LEVEL 1 (GROUND)	0	2	3	150m^2	
LEVEL 2	0	0	0	-	
LEVEL 3	2	1	0	-	
LEVEL 4	5	5	0	-	
LEVEL 5	5	5	0	-	
LEVEL 6	5	5	0	-	
	17	**18**	**3**	**-**	**38 UNITS**
PARKING					54 RESIDENT SPACES
VISITOR PARKING					9 VISITOR SPACES

DEVELOPMENT SCENARIOS SUMMARY

SCENARIO 1A - NO ANCILLARY USE
INDICATIVE PLANNING CONCEPT

CONCEPT AS PER TECHNICAL SPECIFICATIONS FOR COMMUNITY

FACILITY ZONED LAND (MAX 4 STOREYS, PODIUM PARKING)

	1 BED	2 BED	3 BED	
LEVEL 1 (GROUND)	2	2	3	
LEVEL 2	0	0	0	
LEVEL 3	5	5	0	
LEVEL 4	5	5	0	
	12	**12**	**3**	**27 UNITS**
PARKING				35 RESIDENT SPACES
VISITOR PARKING				7 VISITOR SPACES

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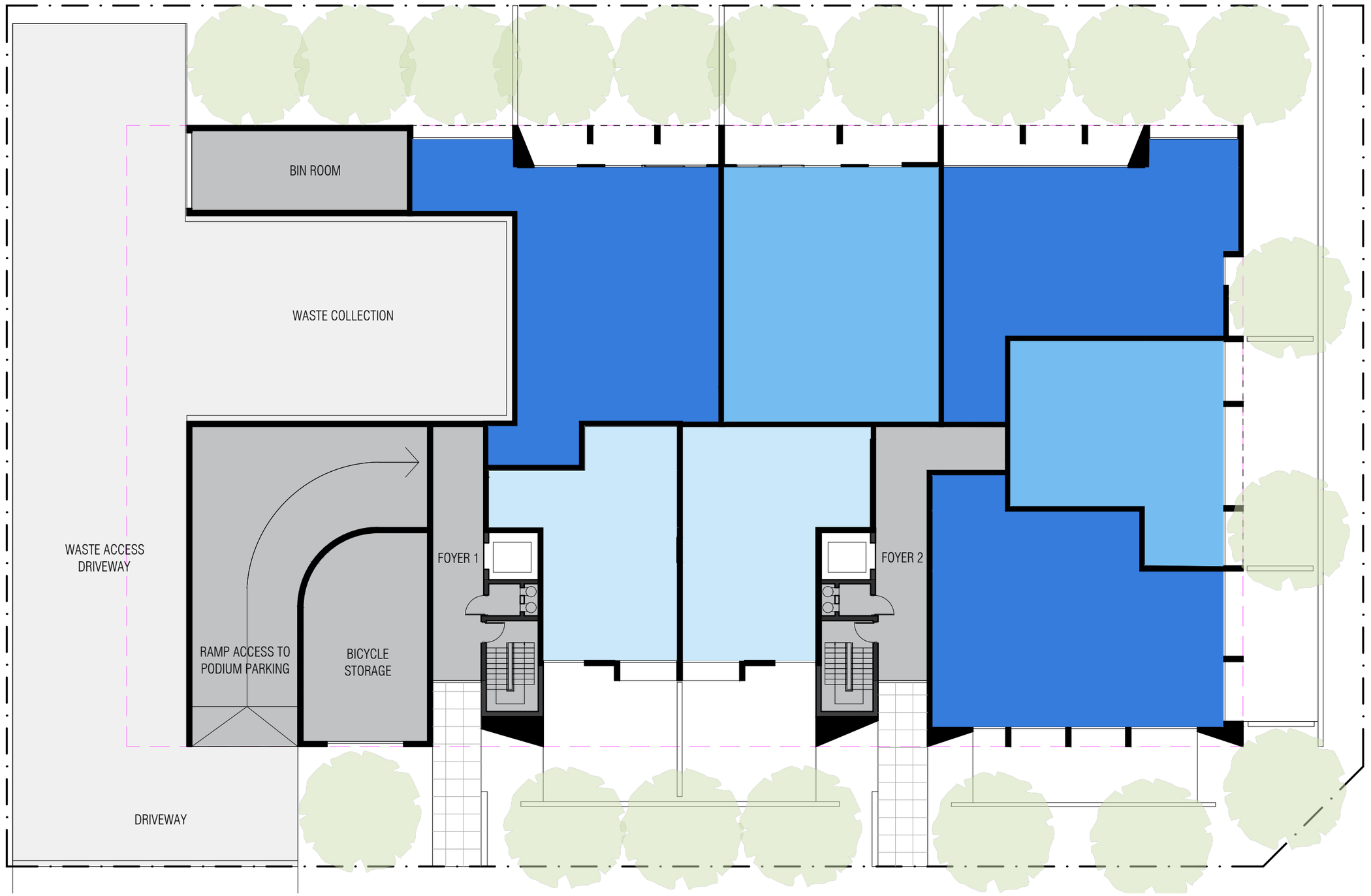
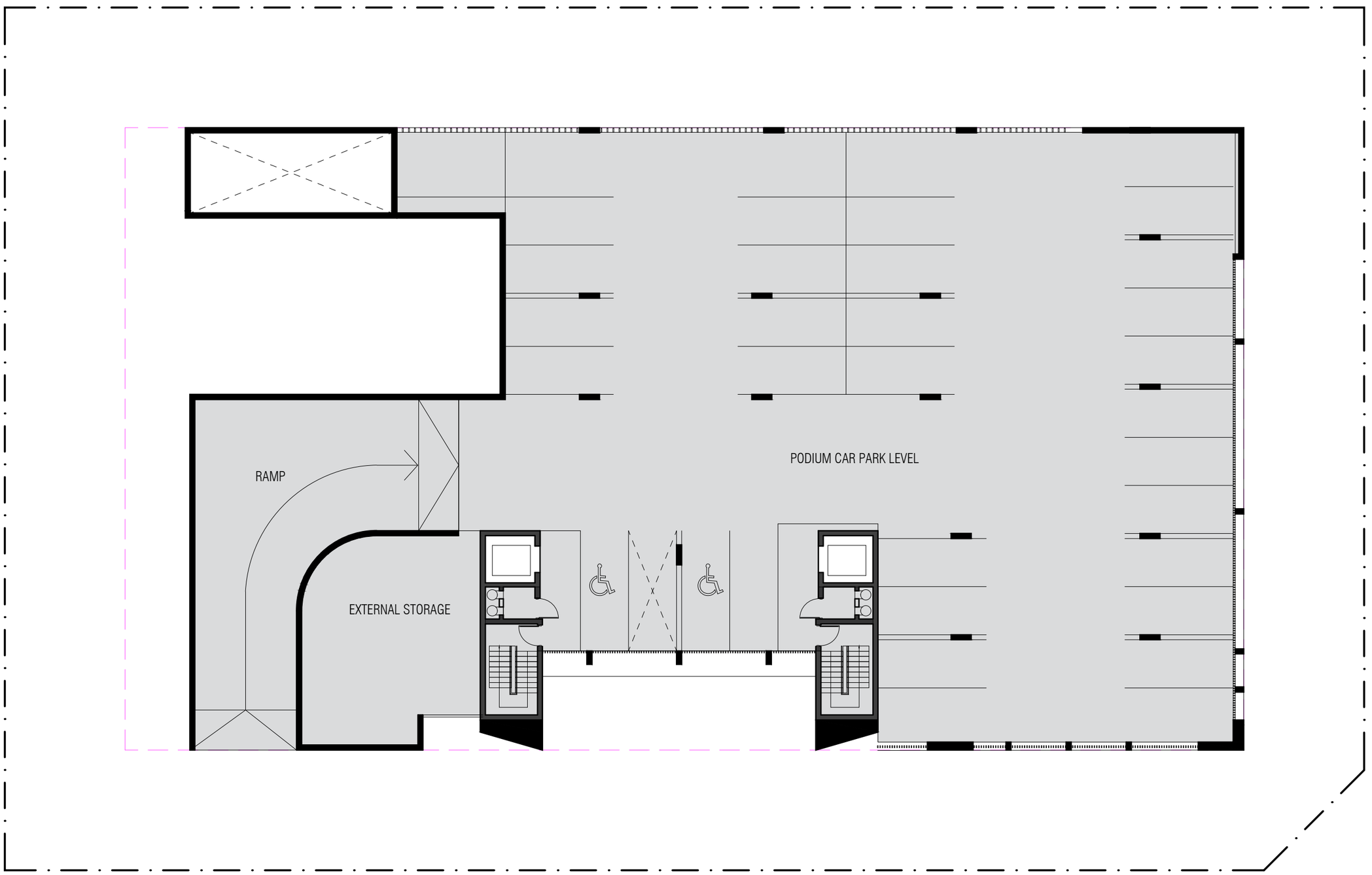
SCENARIO 1A: SITE PLAN

LEGEND

- 1 BED
- 2 BED
- 3 BED



SCENARIO 1A: LEVEL 1



KATE CRACE STREET

CAMILLERI WAY

SCENARIO 1A: LEVEL 2

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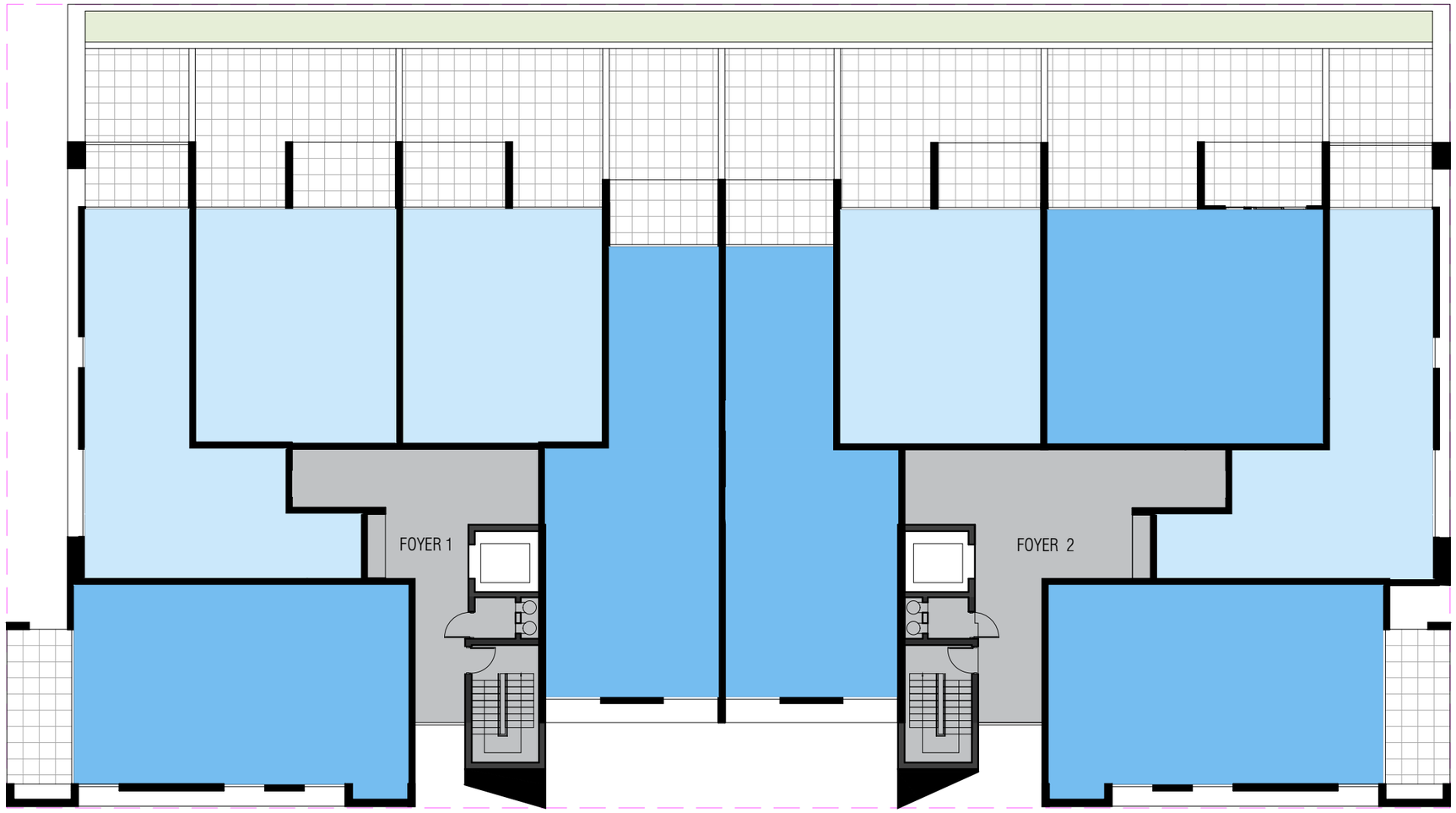
LEGEND

- 1 BED
- 2 BED
- 3 BED



KATE CRACE STREET

CAMILLERI WAY

SCENARIO 1A: LEVEL 3

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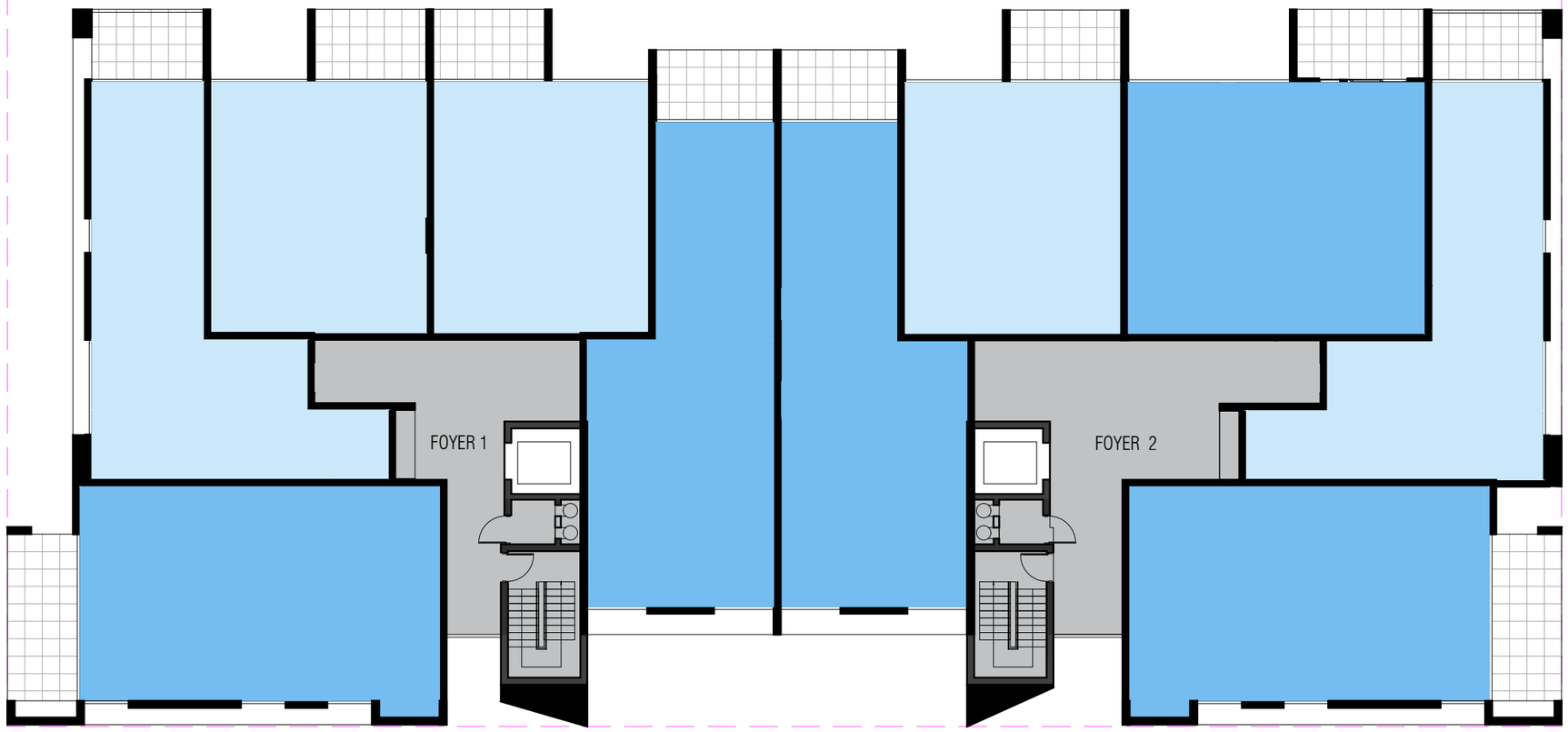
LEGEND

- 1 BED
- 2 BED
- 3 BED



KATE CRACE STREET

CAMILLERI WAY

SCENARIO 1A: LEVEL 4

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SCENARIO 1B - WITH ANCILLARY USE
INDICATIVE PLANNING CONCEPT

CONCEPTUAL PLANNING OUTCOME ADHERING TO THE
COMMUNITY FACILITY ZONED LAND TECHNICAL SPECIFICATION
(MAXIMUM 4 STOREYS, PODIUM PARKING)

	1 BED	2 BED	3 BED	ANCILLARY	
LEVEL 1 (GROUND)	0	2	3	150m^2	
LEVEL 2	0	0	0	-	
LEVEL 3	5	5	0	-	
LEVEL 4	5	5	0	-	
	10	**12**	**3**	**-**	**25 UNITS**
PARKING					35 RESIDENT SPACES
VISITOR PARKING					7 VISITOR SPACES

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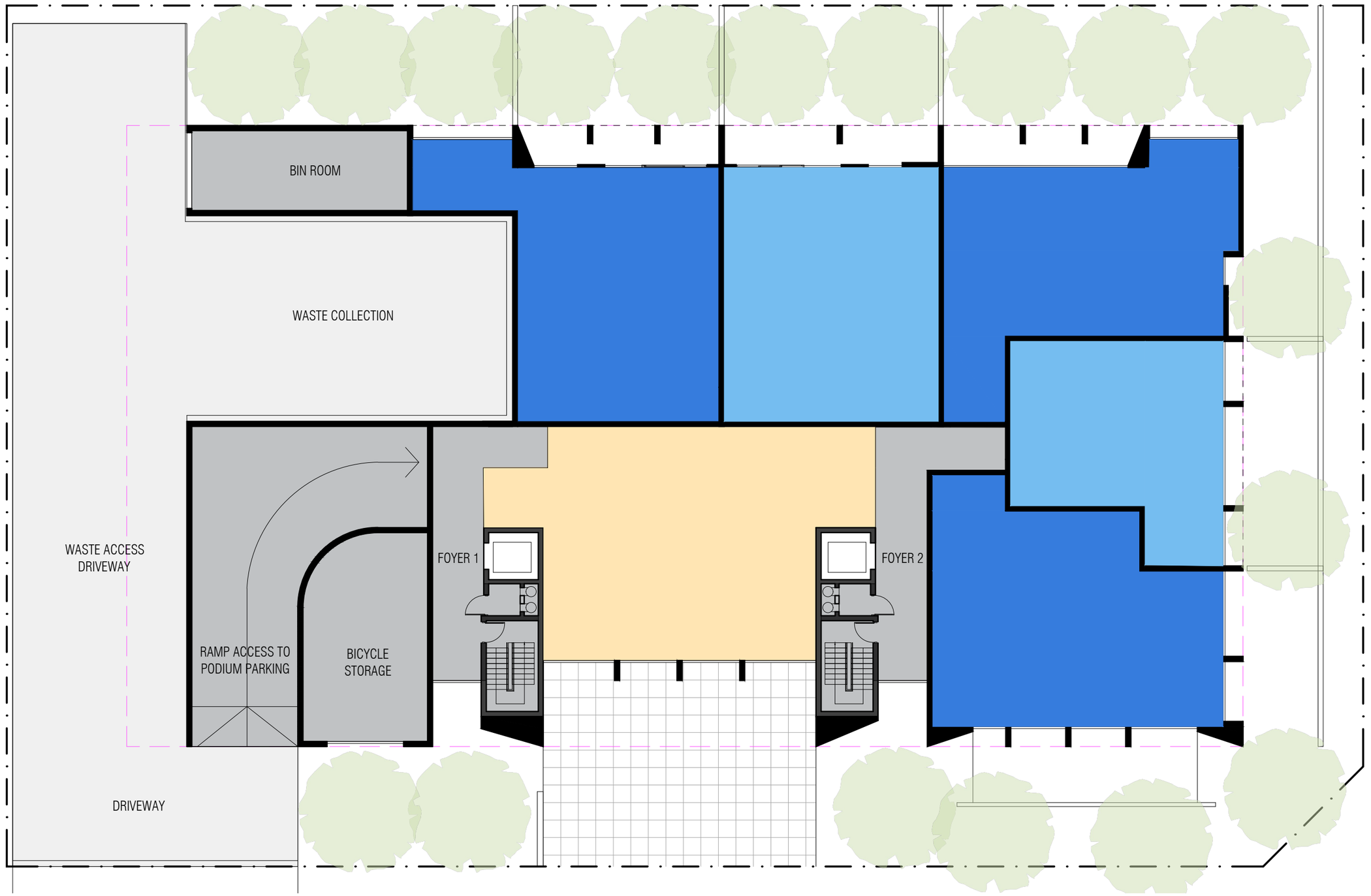
LEGEND

- 1 BED
- 2 BED
- 3 BED
- ANCILLARY



SCENARIO 1B: LEVEL 1

SCENARIO 1A + 1B
INDICATIVE MASSING

DESIGN, MASSING & MATERIALITY IS INDICATIVE ONLY

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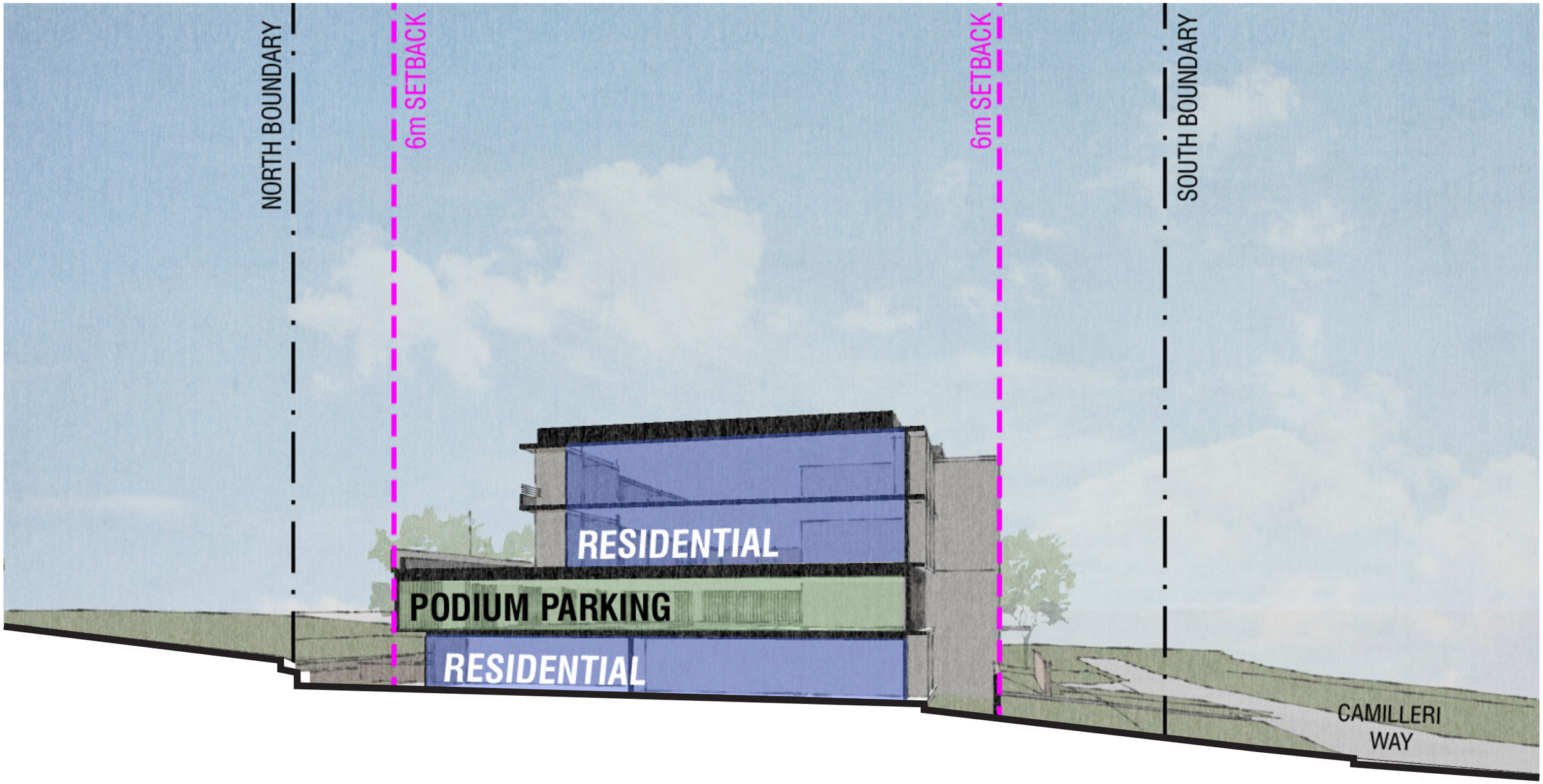

SCENARIO 1A + 1B: INDICATIVE SECTION

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SCENARIO 1A + 1B: INDICATIVE MASSING - SOUTH WEST CORNER

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SCENARIO 1A + 1B: INDICATIVE MASSING - SOUTH EAST CORNER

SCENARIO 1A + 1B: INDICATIVE MASSING - NORTH EAST CORNER

SCENARIO 1A + 1B: INDICATIVE MASSING - NORTH

SCENARIO 2A - NO ANCILLARY USE
INDICATIVE PLANNING CONCEPT

HIGHER YIELD CONCEPT (UP TO 6 STOREYS, PODIUM PARKING, BEYOND TECHNICAL SPECIFICATION BUT WITHIN ACT PLANNING SYSTEM)

	1 BED	2 BED	3 BED	
LEVEL 1 (GROUND)	2	2	3	
LEVEL 2	0	0	0	
LEVEL 3	2	1	0	
LEVEL 4	5	5	0	
LEVEL 5	5	5	0	
LEVEL 6	5	5	0	
	19	**18**	**3**	**40 UNITS**
PARKING				52 RESIDENT SPACES
VISITOR PARKING				9 VISITOR SPACES

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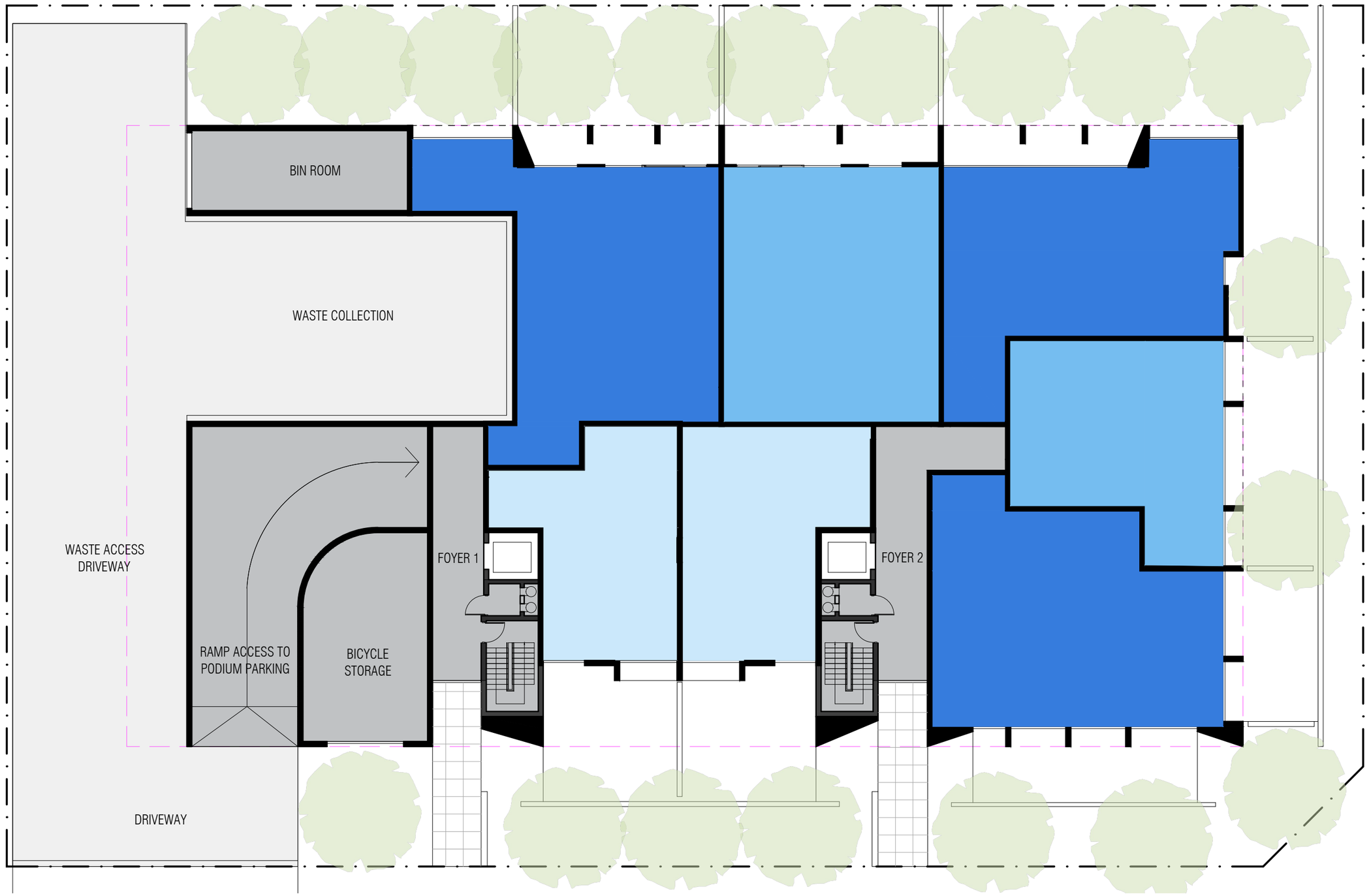
SCENARIO 2A: SITE PLAN

LEGEND

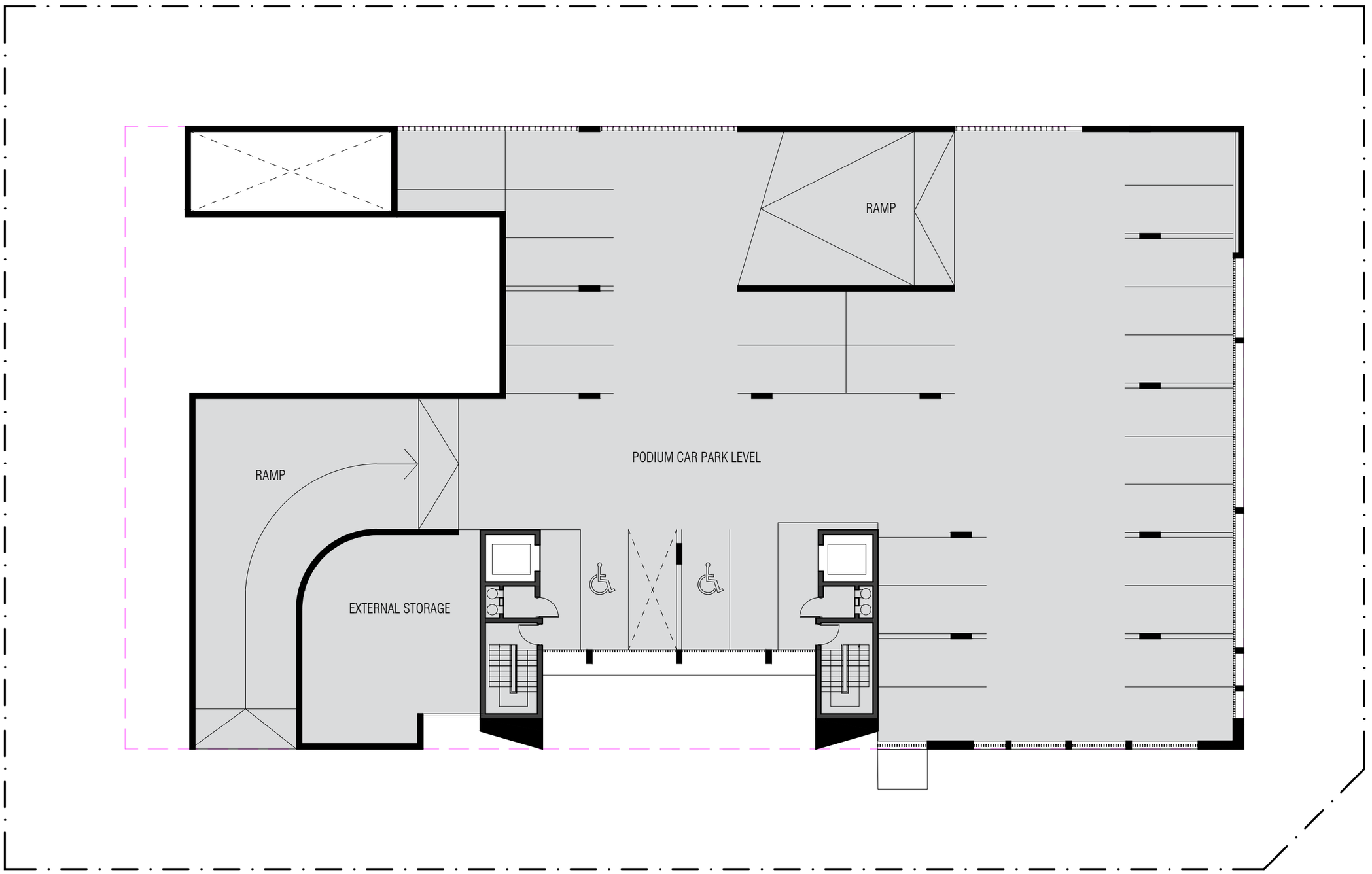
- 1 BED
- 2 BED
- 3 BED



SCENARIO 2A: LEVEL 1

LEGEND

- 1 BED
- 2 BED
- 3 BED



SCENARIO 2A: LEVEL 2

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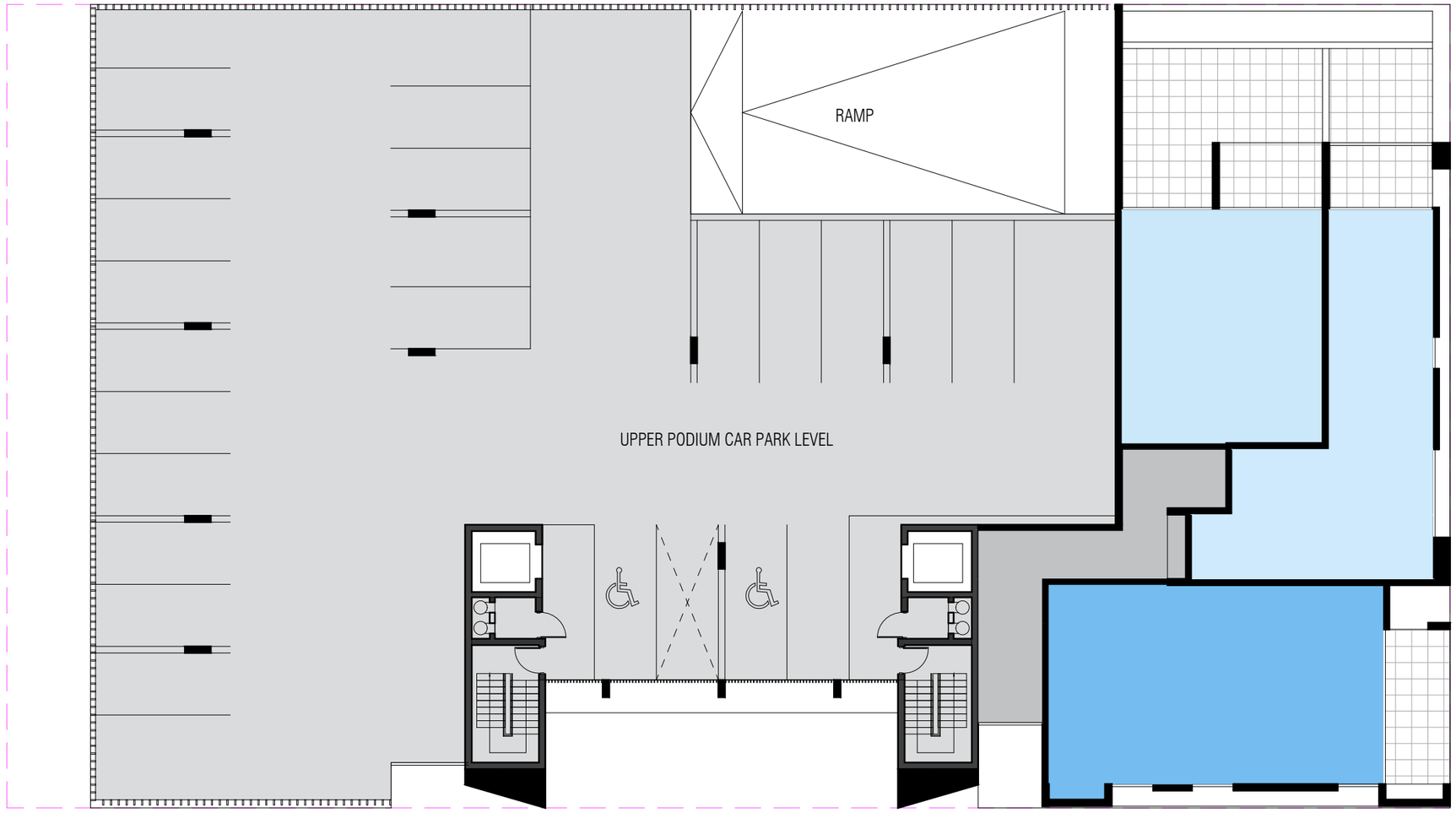
LEGEND

- 1 BED
- 2 BED
- 3 BED



KATE CRACE STREET

CAMILLERI WAY

SCENARIO 2A: LEVEL 3

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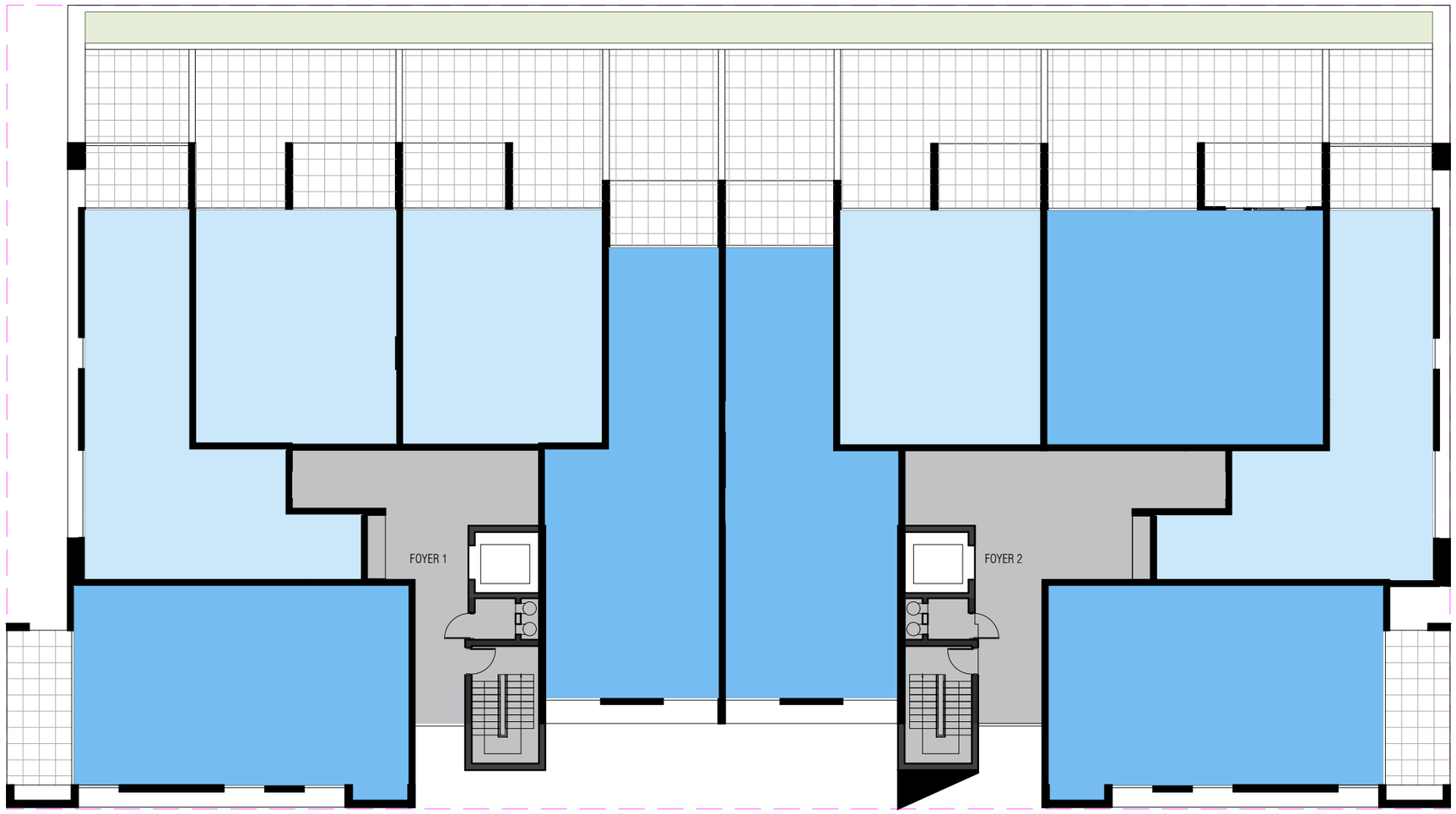
LEGEND

- 1 BED
- 2 BED
- 3 BED



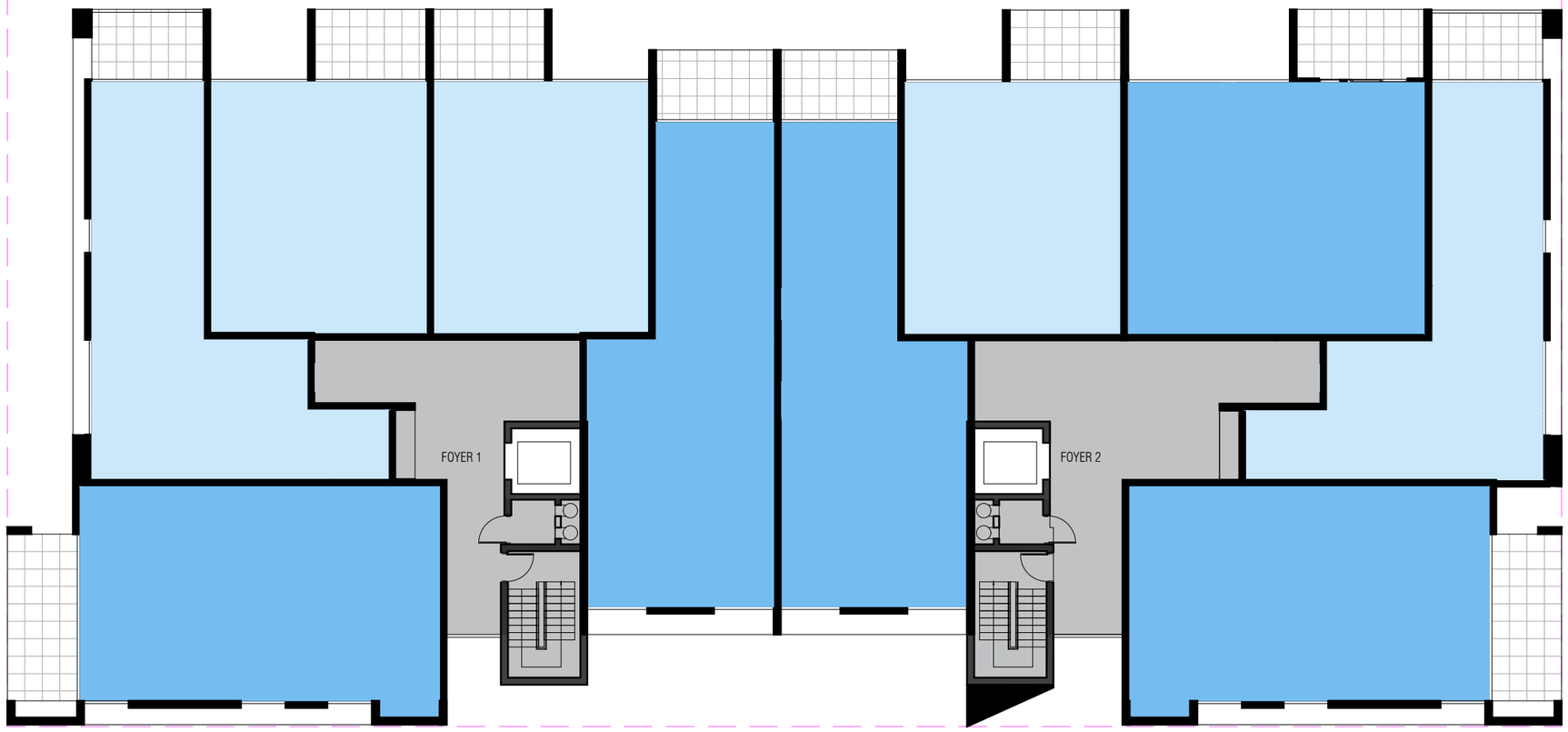
KATE CRACE STREET

CAMILLERI WAY

SCENARIO 2A: LEVEL 4

LEGEND

- 1 BED
- 2 BED
- 3 BED



KATE CRACE STREET

CAMILLERI WAY

SCENARIO 2A: LEVEL 5 + 6

SCENARIO 2B - WITH ANCILLARY USE
INDICATIVE PLANNING CONCEPT

HIGHER YIELD CONCEPT (UP TO 6 STOREYS, PODIUM PARKING, BEYOND TECHNICAL SPECIFICATION BUT WITHIN ACT PLANNING SYSTEM)

	1 BED	2 BED	3 BED	ANCILLARY	
LEVEL 1 (GROUND)	0	2	3	150m^2	
LEVEL 2	0	0	0	-	
LEVEL 3	2	1	0	-	
LEVEL 4	5	5	0	-	
LEVEL 5	5	5	0	-	
LEVEL 6	5	5	0	-	
	17	**18**	**3**	**-**	**38 UNITS**
PARKING					54 SPACES
VISITOR PARKING					9 VISITOR SPACES

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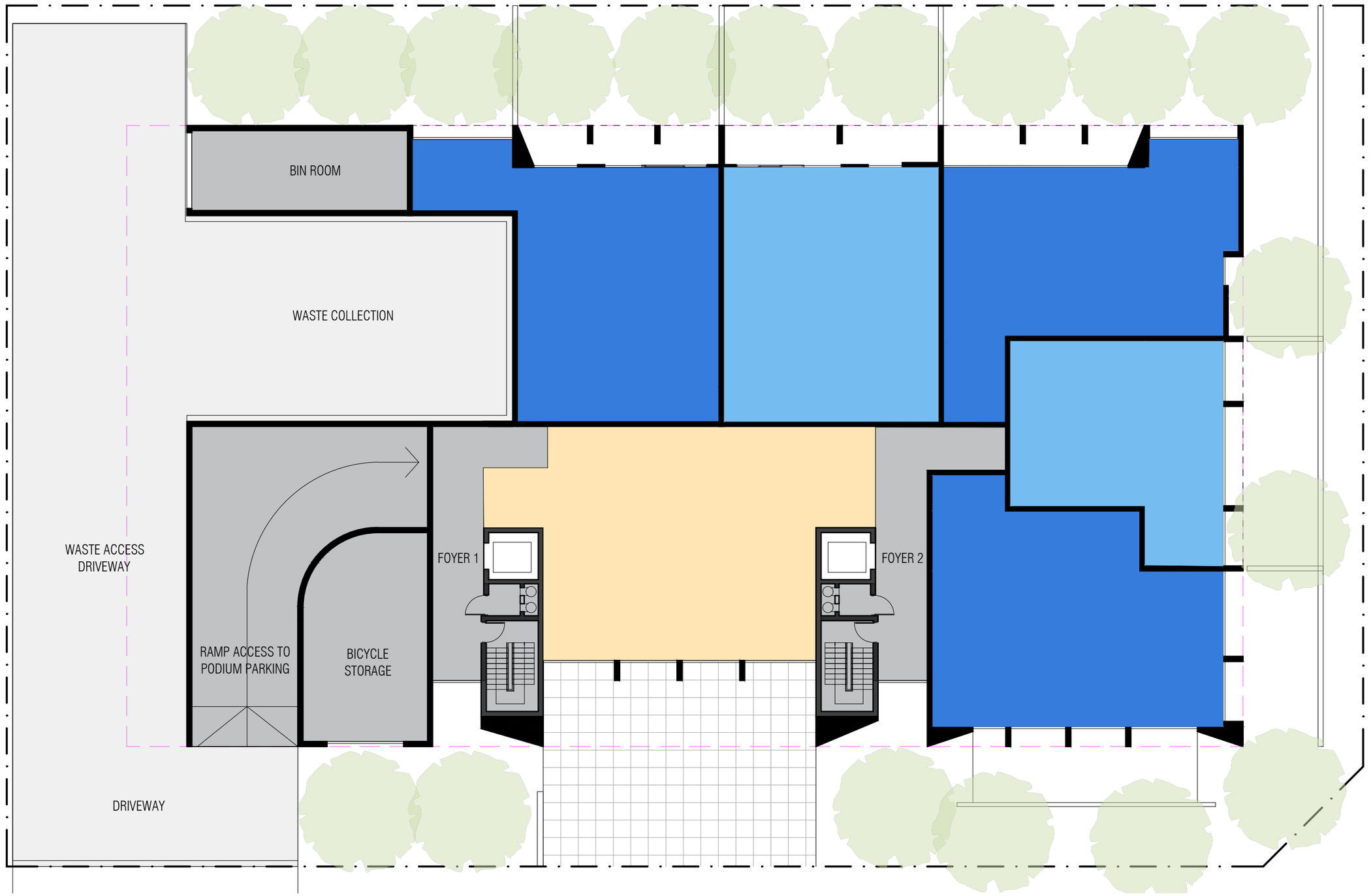
LEGEND

- 1 BED
- 2 BED
- 3 BED
- ANCILLARY



SCENARIO 2B: LEVEL 1 - GROUND FLOOR PLAN

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SCENARIO 2A + 2B
INDICATIVE MASSING

DESIGN, MASSING & MATERIALITY IS INDICATIVE ONLY

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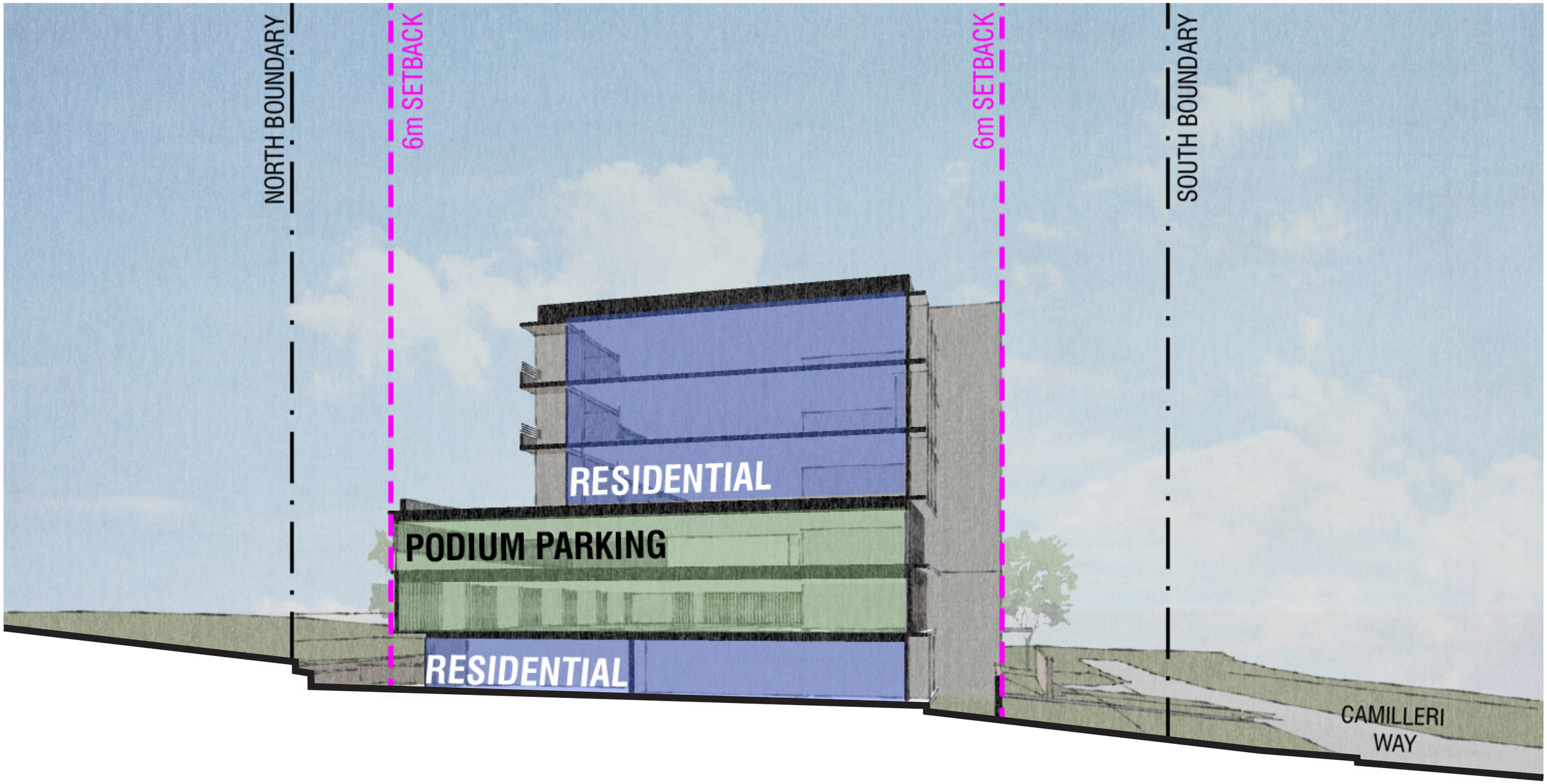

SCENARIO 2A + 2B: INDICATIVE SECTION

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SCENARIO 2A + 2B: INDICATIVE MASSING - SOUTH WEST CORNER

SCENARIO 2A + 2B: INDICATIVE MASSING - SOUTH EAST CORNER

SCENARIO 2A + 2B: INDICATIVE MASSING - NORTH EAST CORNER

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SCENARIO 2A + 2B: INDICATIVE MASSING - NORTH

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HIGH-LEVEL DESIGN CONCEPT + YIELD ANALYSIS

COMMUNITY HOUSING PROJECT

SECTION 235 / BLOCK 4

GUNGAHLIN

28 OCTOBER 2024

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