



WHITLAM LOCAL CENTRE

June 2022

*Design & Place
Framework*



ACT
Government

Suburban Land
Agency

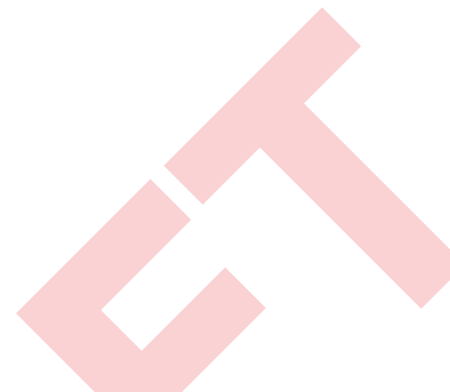
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for
ACT Suburban Land Agency*

June 2022

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“The Whitlam Local Centre will be a central place for the community to come together. Providing a complementary mix of uses, activities and events, an integrated, permeable network of well-designed public spaces, paths and streets that support vibrant public life along with high connectivity and buildings/structures of high architectural quality and environmental performance.”

- Whitlam Local Centre Place Brief

(i) Introduction

The Design and Place Framework is an Appendix to the Whitlam Local Centre Place Brief. This Framework should be read in conjunction with the Place Brief. The Framework demonstrates an approach to achieving the aspirations articulated in the Place Brief.

The SLA are releasing the Whitlam Local Centre through a two-staged Request for Tender (RFT) process.

The Whitlam Local Centre site is located off Sculthorpe Avenue and Hazel Hawke Avenue. The 1.8 hectare site has exceptional views, particularly to the south, with significant fall.

The site is located adjacent to the site of the future Whitlam Primary School, and surrounded by medium density residential blocks. The site itself will also include over 200 diverse residential housing dwellings.

Canberra's local centres are transitioning to activity centres that provide lifestyle services, niche shopping and social connection, such as informal community meeting spaces.

Supporting centres through a greater mix of uses, housing diversity and appropriate service levels can help strengthen local centres as destinations and hubs of activity.

Successful centres have a variety of uses, are easily accessible by walking, cycling and public transport, and are integrated with green space - key principles which underpin this Design and Place Framework.

(ii) Whitlam Vision and Place Principles

In response to these community aspirations the SLA has prepared the Whitlam Local Centre Design and Place Framework.

Vision

The SLA will ensure Whitlam Local Centre is designed and developed as a distinctive, mixed use precinct that embodies the best of contemporary Canberra, builds on its memorable landscape setting and incorporates spaces and activities that ensure its ongoing success.

Whitlam Local Centre will have:

- A complementary mix of uses, activities and events
- An integrated, permeable network of well-designed public spaces, paths and streets that support vibrant public life and high connectivity
- Buildings and structures of high architectural quality and environmental performance

Place Principles

Whitlam will be a place that is:

Distinctive

Engages with the site's context, its landscape and its central location within the communities of Whitlam.

Connected

*Design public spaces and streets that encourage and support walking, cycling and public transport over cars.
Make a continuous public pathway network that connects to the wider network of paths and streets.*

Vibrant

Define a mixture of land uses, building types, spaces and facilities with a density of residents, workers and visitors that will support a vibrant community.

High quality

Design buildings and spaces that have a distinctive character and environmental and design excellence.

Green and urban

Define a variety of high quality public spaces and landscapes that are attractive and support a range of activities and public events.

The Whitlam Local Centre Design and Place Framework includes urban design requirements for each site provide building envelopes, landscape controls and other criteria associated with the amenity of individual apartments such as visual privacy, sunlight access and ventilation against which designs will be assessed

Design and Place Strategies

The Whitlam Local Centre framework includes an overall urban design strategy and architectural form that clearly lays out the expectations for future development and the relationship with the public domain. It is based on strategies which:

- improve the public domain network with enhanced pedestrian and bicycle connections to the Whitlam Local Centre with a new central plaza fronting the centre's main street
- incorporate a mix of uses to support a vibrant central place for Whitlam residents to meet and engage in community life
- integrate important views within the site and to the surrounding landscape
- provide for high amenity and environmental performing apartments with diverse housing types and sizes
- provide for a new community activity centre fronting the new public plaza and the main street
- deliver a green, shaded main street and public plaza with integrated water sensitive urban design (WSUD)

Whilst re-imagining the overall urban design will not be supported, alternate solutions and design refinement may be pursued where this results in a greater level of design excellence, with the metrics in the urban design requirements being delivered.

Public Domain Improvements

As part of the development of these sites the SLA will fund and oversee the construction of a gracious and pedestrian friendly main street.

The developer will be required to construct the public domain within the site, including a new public plaza and public stair connecting to Bousloff Street, a new north south lane, a mid block through site link. The public domain will provide unimpeded, 24 hour public access and will be constructed to achieve the aspirations of this Framework and the Place Brief. The construction will be in accordance with plans and specifications approved by the SLA.

The developer will construct a new community activity centre fronting the public plaza and main street. The design and construction of the centre will achieve the requirements of the SLA design and functional requirements brief and design and specifications approved by the SLA.

Minor adjustments to block boundaries and street reserves are shown in the 'specific block requirements' section of this document.

These adjustments to the deposited plan will be undertaken by the Suburban Land Agency (SLA) prior to the completion of sale.



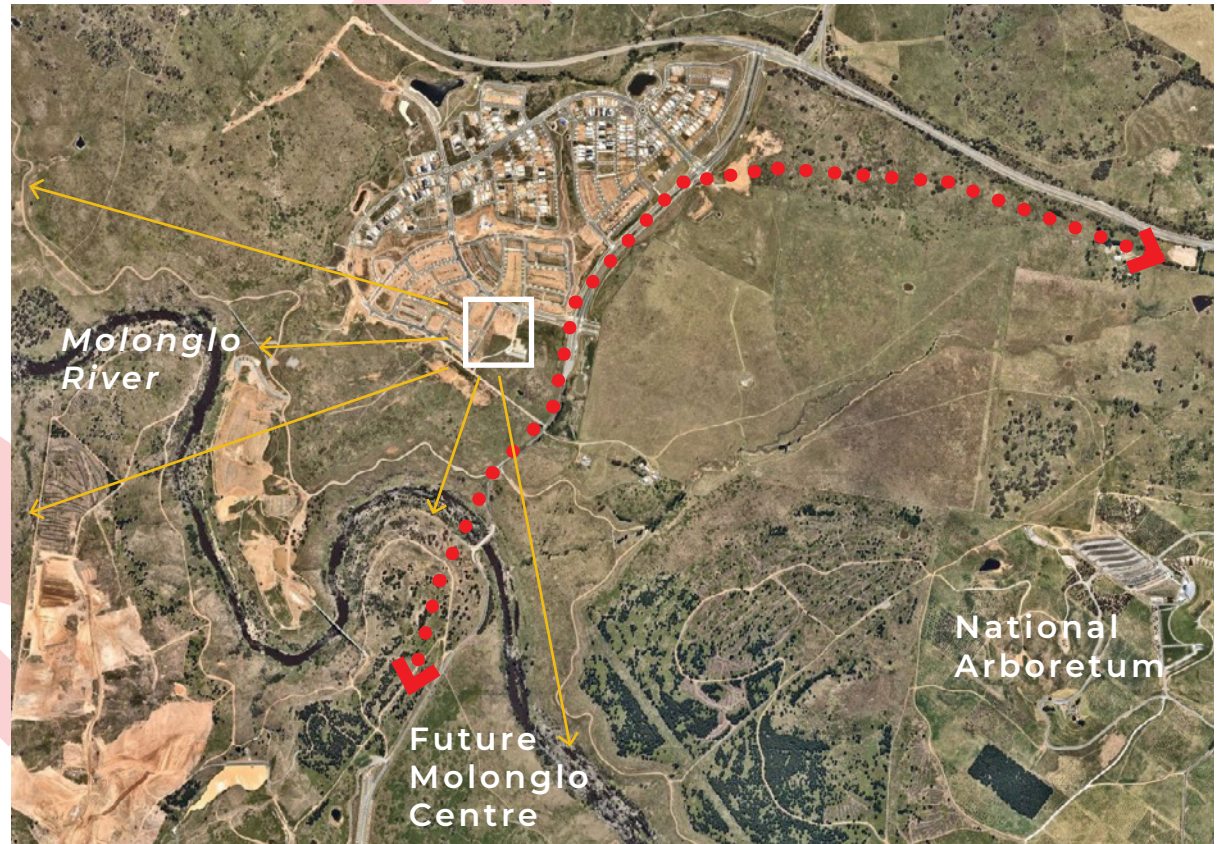
The Centre Within Canberra

01

1.1 A Prime Location

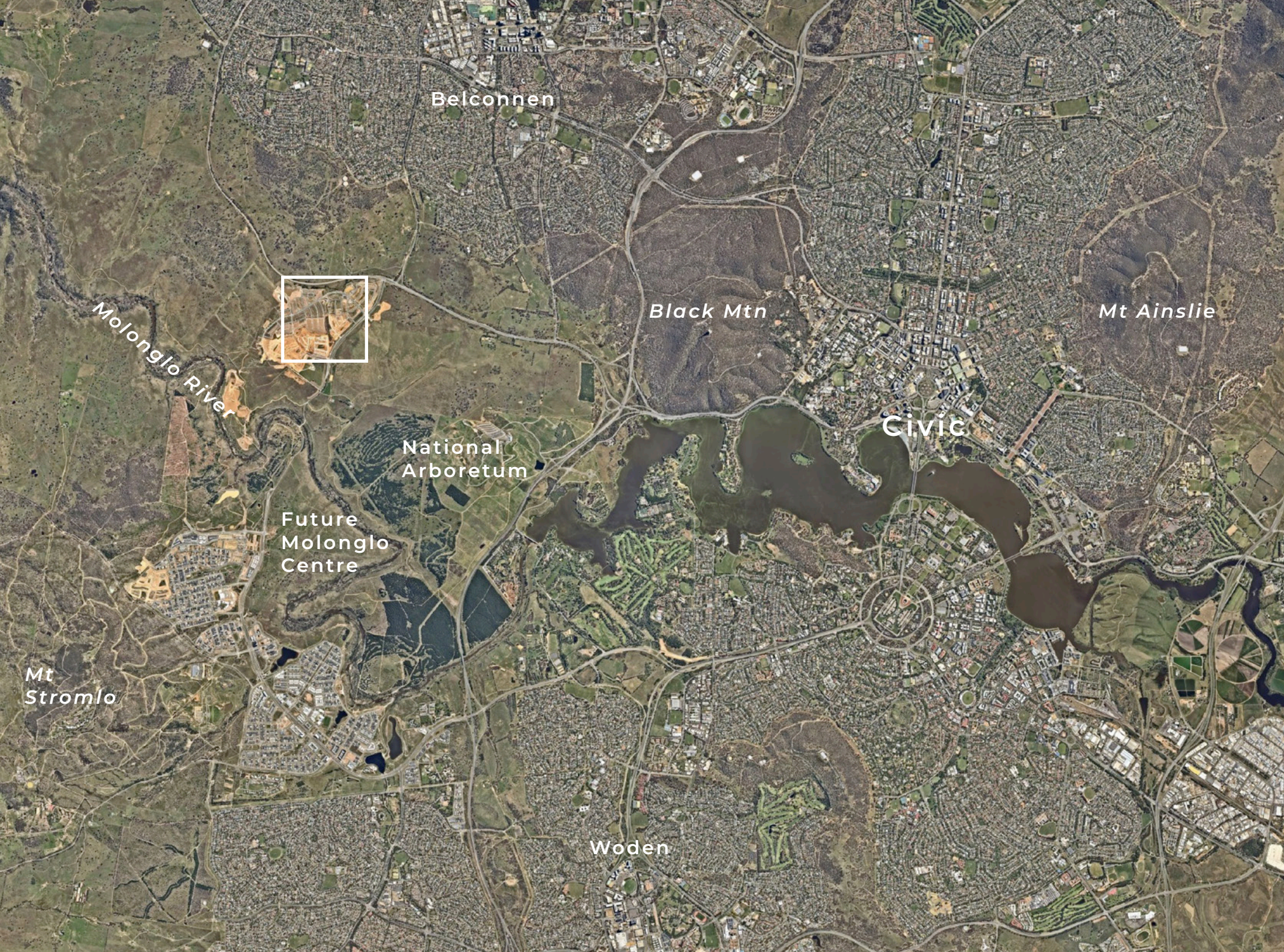
Whitlam Local Centre is less than 10km from both Civic and the Parliamentary zone and sits above the beautiful Molonglo River Valley with its rugged terrain and extensive nature trails.

In its own right Whitlam Local Centre will form a significant local centre well placed to support the local community with a variety of retail and community offerings which promote walking, cycling and local trips over the need to venture further afield for daily activities.



key views to landscape

future rapid transport



Belconnen

Molonglo River

Black Mtn

Mt Ainslie

Civic

National
Arboretum

Future
Molonglo
Centre

Mt
Stromlo

Woden



The Design and Place Framework

02

2.1 Urban Design Strategies

The following design principles have been established to inform all stages of the Whitlam Local Centre Framework, ensuring a cohesive realisation of the public domain, private development and special moments in between.

Strategy 01

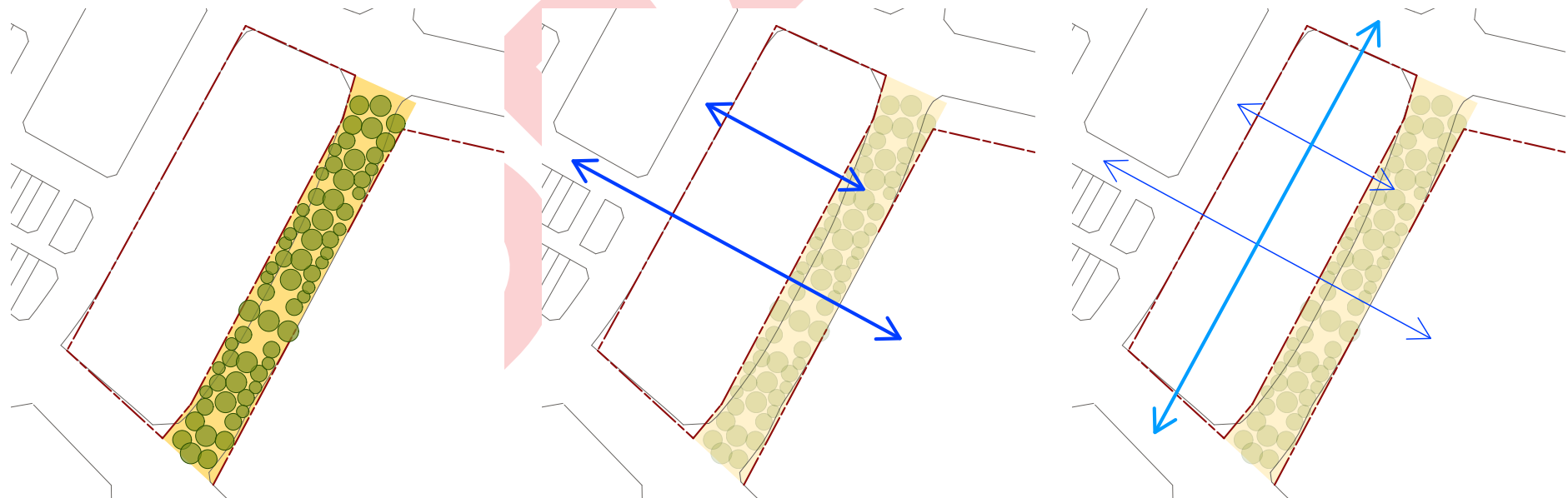
Make Whitlam's main street a slow speed environment, fronted with active uses with central median and kerb side parking and multiple rows of medium and large shade trees

Strategy 02

Create walkable and accessible blocks which link through the centre linking wider Whitlam to the primary school and provide long views beyond the centre, particularly west to the mountains

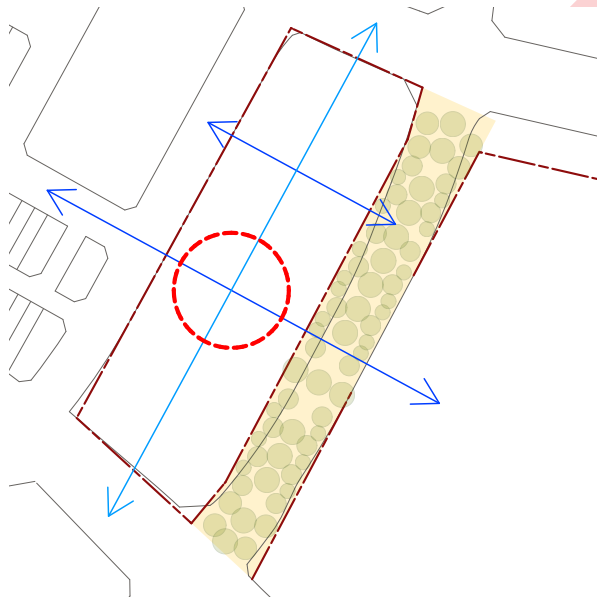
Strategy 03

Provide a central lane which complements the main street as a 'pair' and offers alternate retail and live/work options



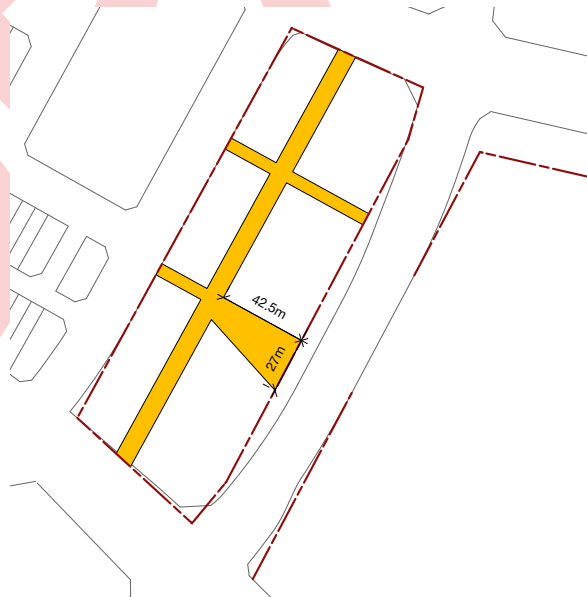
Strategy 04

Locate a central public and community space for everyday gathering, play and special events



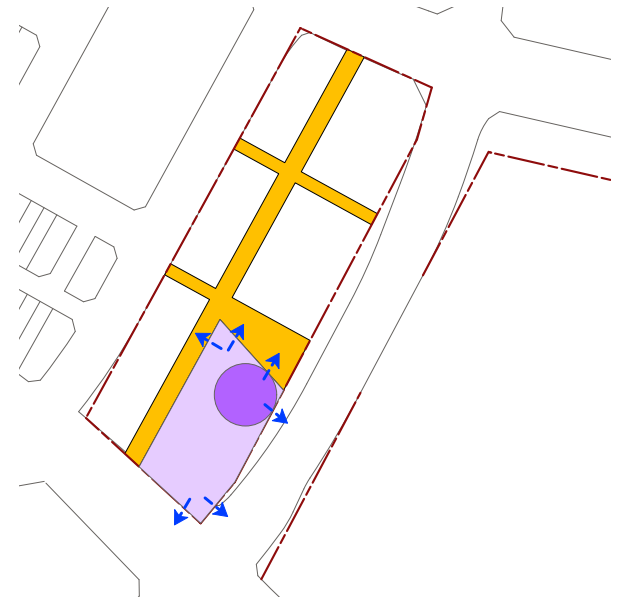
Strategy 05

Provide a fine grain network of green streets, 'sticky' places with pedestrian priority



Strategy 06

Activate the main street and public plaza with a new community building, retail and accessible rooftop above a new supermarket



2.2 The Design & Place Framework

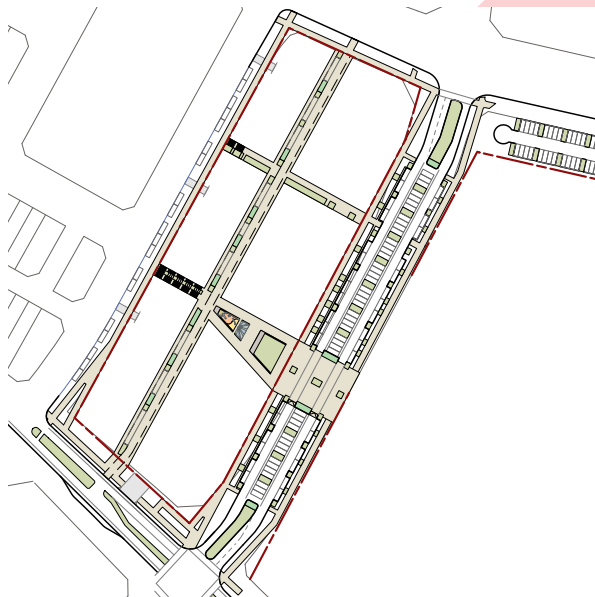
A comprehensive Urban Design Strategy has been prepared to coordinate the public domain and built form of the Centre around a new main street, Hazel Hawke Avenue, Bousloff Street and Sculthorpe Avenue. A range of public domain upgrades are proposed to increase amenity and establish a memorable landscape and place character.

Key Moves

6 key moves underpin the strategy as noted on the plan, right, which are:

1. The making of a main street which maximises parking whilst calming the local environment for increased pedestrian and cyclist safety and enjoyment within an urban forest
2. Creation of a public plaza with lawn, play and water play and a broad crossing between the centre and school
3. Creation of a lane system which creates rational and highly walkable urban blocks
4. Making of a 'grand' stair to translate the fall in topography and create an identifiable meeting place with long views to the mountains
5. The reworking of the edge streets for improved access, additional parking, street trees and water-sensitive urban design elements
6. The creation of a new multi-purpose community anchor building at the north east corner of the southern most block (with supermarket)

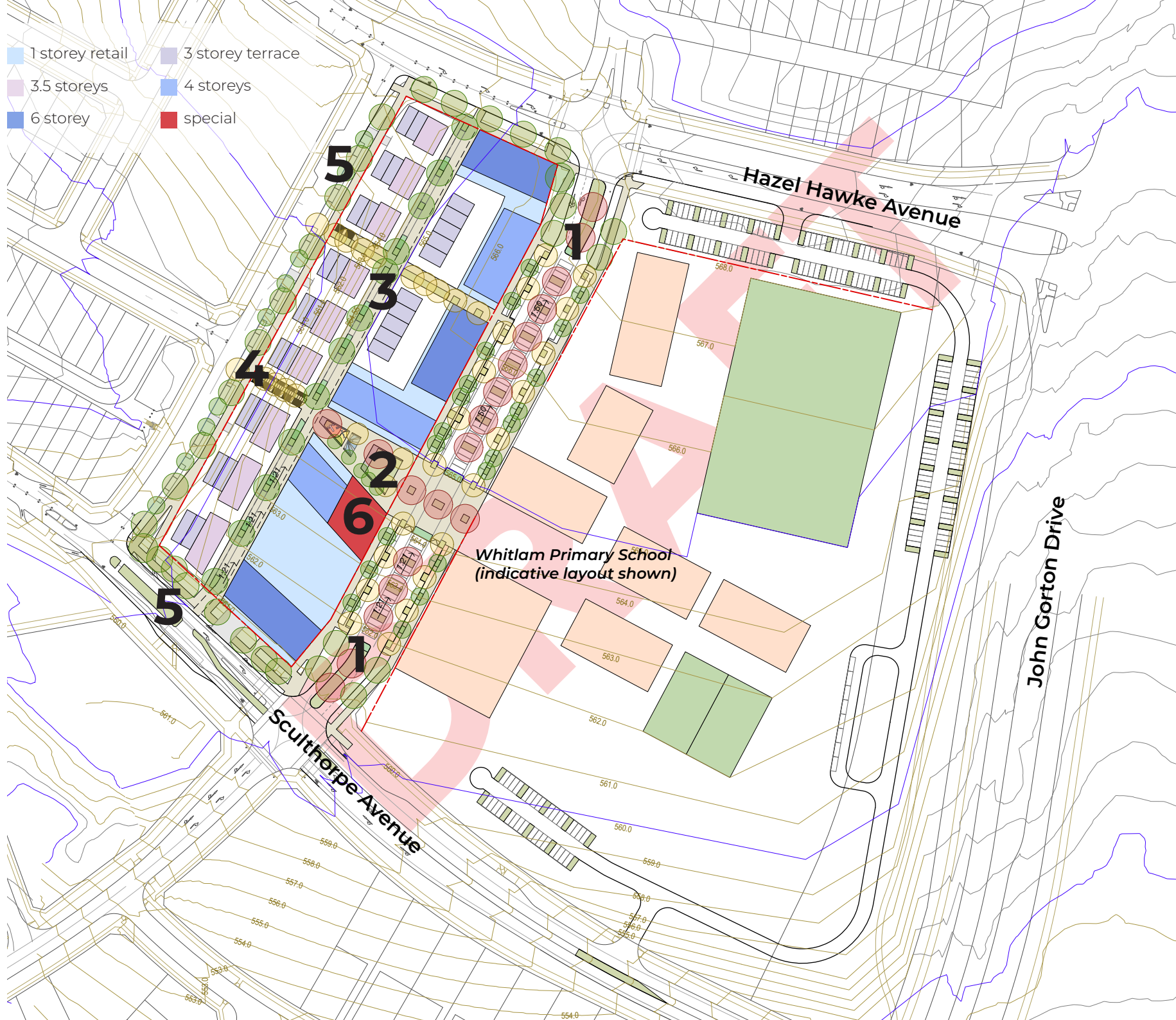
Proposed levels, kerb lines, medians and parking bays to maximise pedestrian and cycle space whilst maintaining traffic



Additional street space will allow the planting of multiple rows of large shade trees along the main street as well as the plaza and north south lane.



- 1 storey retail
- 3.5 storeys
- 6 storey
- 3 storey terrace
- 4 storeys
- special



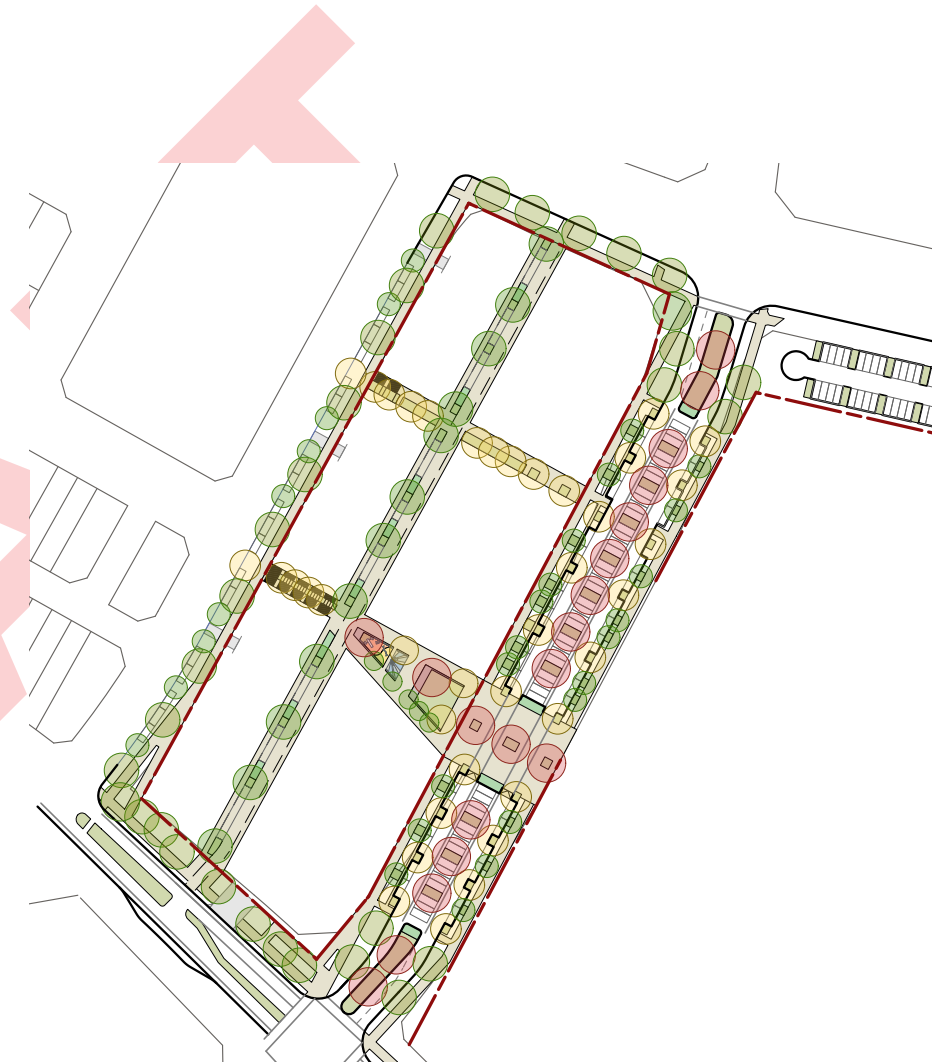
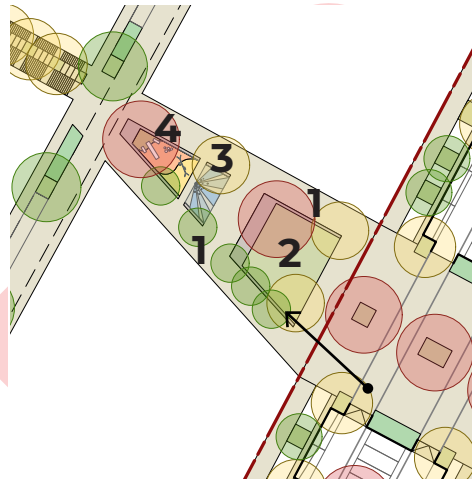
Making Quality Public Space

The Design and Place Framework is underpinned by quality public domain to provide for the activities and social life that a vibrant Centre displays.

The making of of a dynamic focal plaza space of the Centre is proposed (right), fronted by a new community building, with major tree plantings, kerb-less shared zone, weekend markets and both regular & water-play..

Key elements:

1. laneway like edges to the square for access and outdoor eating
2. 'The Green' lawn, held by sitting walls with deciduous trees for summer shade and winter sun
3. Integrated water sculpture for play and microclimate
4. Traditional active play elements held by sitting walls





The central plaza looking west
with a new community building
activating the southern edge.

2.3 Key Relationships

The Design and Place Framework provides a benchmark by which to realise the Whitlam Local Centre Place Brief by providing high quality and robust urban design outcomes which create a vibrant and lively Centre.

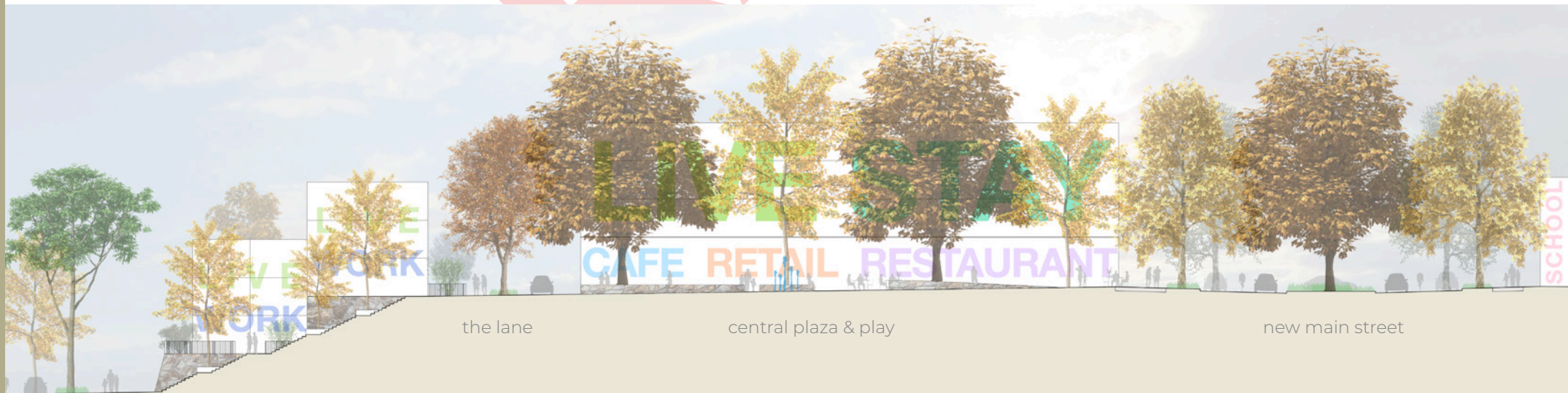
The image, right, depicts in perspective the key relationships desired between street, lane, plaza, built form and courtyards the centre:

At-grade circulation between lane and main street;

Direct and walkable **through-block links** which translate the slope with public stairs;

Regular **ground floor entrances** to lanes and bounding streets;

Below, the section demonstrates the translation of topography from the new primary school and across the main street in the east to Bousloff Street in the west, with a gentle, accessible grade in the main street, central plaza & lane, and generous public stairs accommodating the fall.



Looking north from the southern
end of the new main street under the
urban forest toward the central plaza.



Looking south along the north-south
laneway with missing middle and live/
work terraces, and the western end of
the central plaza in the distance



Whitlam Local Centre Design Requirements

03

3.1 Urban Design Requirements

The following diagrams outline the requirements for any development proposals at this location.

Urban Character

Whitlam Local Centre is bounded by Alice Moyle Way, Hazel Hawke Avenue, Sculthorpe Avenue and Busloff Street.

Primary frontage occurs to the eastern boundaries reinforcing a new main street between the centre and new Whitlam Primary School, with a new public plaza welcoming the main street in to the block.

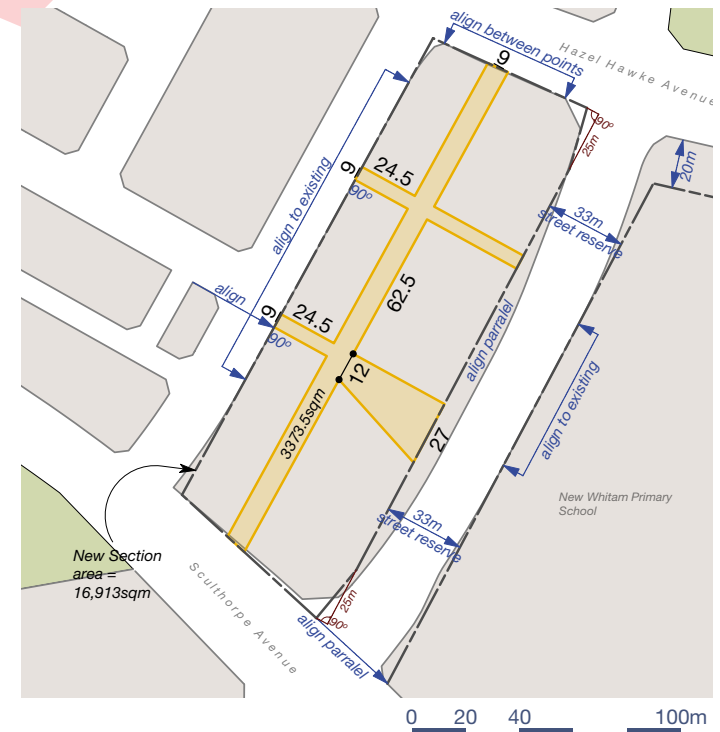
The block is divided by a lane structure which creates pedestrian priority, slow-moving shared spaces for varied activities and landscape initiatives.



Section & Block Structure

The section boundary will be adjusted to improve its geometry and frontage alignments as noted in **blue**. These adjustments to the existing deposited plan will be undertaken by the SLA prior to sale completion.

A **public plaza and laneway network** as shown - to be constructed by the developer to specifications approved by the SLA, and maintained as a community asset with unimpeded public access.



Ground Floor

Ground level envelopes vary as noted on the plan below as a maximum, in metres. Required active edges are shown **navy blue**.

Waste rooms and basement entries are to be integrated. Bin collection locations adjacent to the lane are shown behind the boundary, to a **maximum length in metres**, to be integrated into courtyard walls. Blocks adjacent to the western boundary will locate bins to the curb on collection days. At all other times bins must be stored and not visible from the public domain.

Ground Floor non-residential envelope



Upper Levels

Upper level envelopes vary as noted on the plan below as a maximum, in metres. Setbacks and building separations are shown **maroon** as a minimum, in metres.



Building heights are noted in storeys as a maximum, not including accessible roof gardens, plant and roof forms

3 storey terrace 3.5 storeys special 16m
4 storeys 6 storey



Basement & Deep Soil




Basements are permitted within the envelopes as noted in the plan below, in metres. Landscape is to be provided to all other areas with the following requirements:

-  Landscape zone A
 - 100% deep soil - No basement below.
 - 30% minimum soft landscape area in plan
-  Landscape zone B
 - 100% deep soil - No basement below.
 - 70% minimum soft landscape area in plan



Podium & Roof Landscape

Podium and rooftops are to provide additional communal space as well as vegetation for cooling, with species be selected to suit the micro-climate. All planting must provide a minimum soil depth of 600mm to the following requirements:

-  Communal Rooftops
 - accessible required, minimum 40% planted
-  Other Rooftops
 - accessible preferred, minimum 25% planted
-  Community Use
 - publicly accessible - minimum 40% planted





The western edge to Bousloff Street demonstrating high quality translation of the fall in terrain with public stairs, stone walling and regular entries

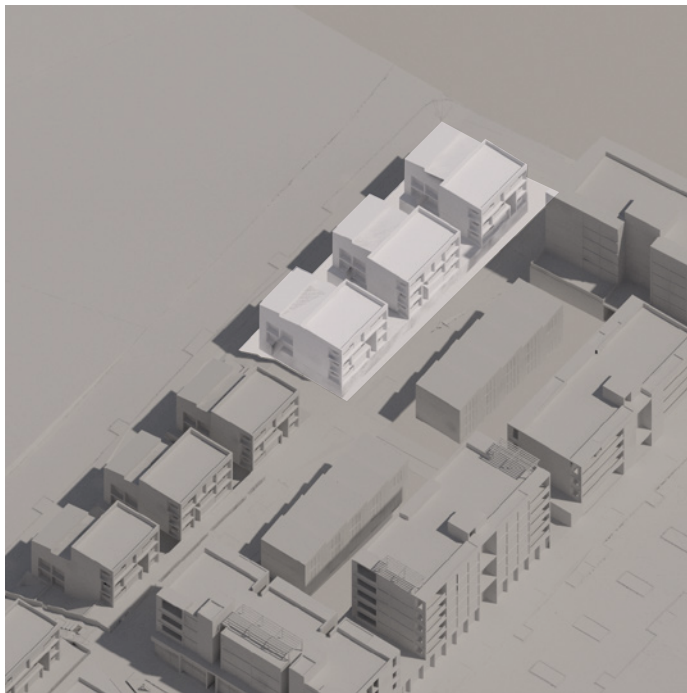
3.2 Block Specific Requirements

The following diagrams outline additional requirements for any development proposals within newly created urban blocks. The provision of non-residential NLA includes office, retail, food and beverage, community and the like. A minimum of 15% of total dwellings are to be affordable.

Block 1

Key provisions:

- The maximum indicative number of dwellings is 18
- There is no minimum ground floor non-residential NLA
- All basement, delivery and servicing to be architecturally integrated from Bousloff Ave



Block 2

Key provisions:

- The maximum indicative number of dwellings is 50
- The minimum ground floor non-residential NLA to be provided is 600sqm
- All basement, delivery and servicing to be architecturally integrated from the central laneway



Block 3

Key provisions:

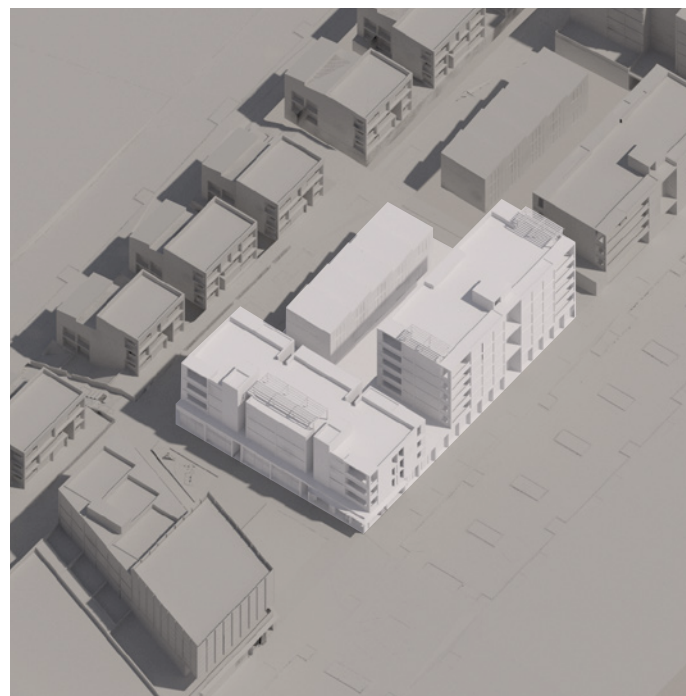
- *The maximum indicative number of dwellings is 18*
- *There is no minimum ground floor non-residential NLA*
- *All basement, delivery and servicing to be architecturally integrated from Bousloff Ave*



Block 4

Key provisions:

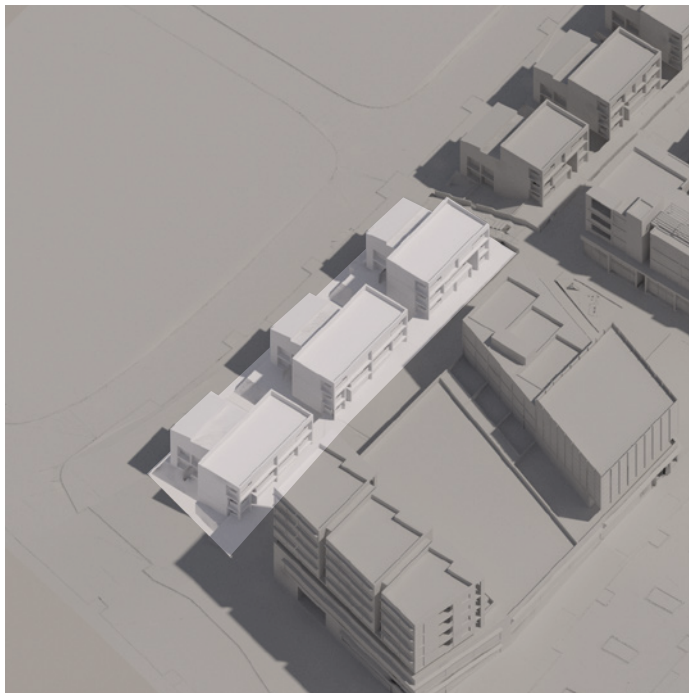
- *The maximum indicative number of dwellings is 55*
- *The minimum ground floor commercial NLA to be provided is 800sqm*
- *All basement, delivery and servicing to be architecturally integrated from the central laneway*



Block 5

Key provisions:

- The maximum indicative number of dwellings is 21
- There is no minimum ground floor non-residential NLA
- All basement, delivery and servicing to be architecturally integrated from Bousloff Ave



Block 6

Key provisions:

- The maximum indicative number of dwellings is 50
- The minimum ground floor commercial NLA to be provided is 2700sqm comprised of a supermarket (maximum 1500sqm), as well as fine grain retail
- A potential medical centre and gym
- A community facility with minimum 450sqm footprint in plan, including childcare, over up to 4 levels
- A publicly accessible community garden over the supermarket rooftop, minimum 1000sqm
- All basement, delivery and servicing to be architecturally integrated





At the top of the grand public stair looking east in to the central plaza with play and water-play held by seating walls

3.3 Built Form Requirements

The SLA has used the NSW Government's Apartment Design Guide (ADG) in the preparation of the Centre Design and Place Plan and tenders will be evaluated using the current ADG objectives, guidelines and requirements. Further requirements stipulated in this document will override the ADG where there is any inconsistency. <https://www.planning.nsw.gov.au/apartmentdesignguide>

Building Height

Building heights are to comply with those shown in section 3 of this document, excluding cores to roof terraces, shade canopies or architectural roof forms.

Minor departures from heights shown in this document will only be considered where it can be demonstrated that the mass and bulk of buildings is not significantly increased, and where it enhances the architectural quality of the building, and fosters energy efficiency, indoor amenity, appropriate urban scale, and adds visual interest to the skyline.

Building design is to take advantage of natural light and orientation for occupants and visitors.

Building Depth

Building designs are to provide controlled solar gain and cross-ventilation, to reduce energy consumption and improve the amenity for building occupants.

The maximum permissible building depths for residential buildings as measured across the floorplate as shown in section 3 of this document.

Minor departures are permitted where it can be demonstrated that optimum solar gain and cross ventilation is achieved and where it can be demonstrated to improve the public domain.



Campbell 5 - heights vary and transition from Constitution Avenue to Campbell
Source: Hill Thalix / Photographer: Dianna Snape



Victoria Park - slim footprint cross-ventilated garden apartments
Source: Nearmap

Building Amenity

All internal common areas and corridors are to be naturally lit and ventilated, with at least one window visible from any point in the space.

A maximum of 5 apartments per core is permitted, up to 6 in limited locations where it can be demonstrated that the proposed amenity is equal to that of 5 apartments per core.

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter.

A maximum of 10% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.



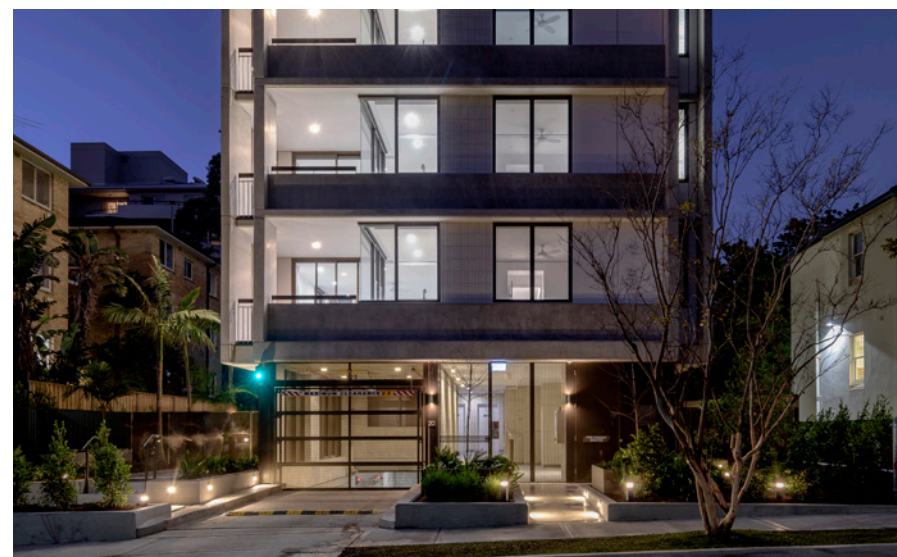
Living areas & balcony receiving optimal sunlight with louvers for summer protection
Source: Hill Thalys / Photographer: Ben Guthrie

Basement & Waste Vehicle Access

Basement and waste vehicle access are to be located, integrated and designed to minimise their impact on the public domain and main pedestrian areas.

Electrical sub-stations and service rooms should be integrated into building designs and screened to minimise adverse impacts on public space.

Parking is to be provided in basements as shown in sections 3 of this document. Above ground structure parking is not permitted.



Basement entry integrated into the form and language of the ground floor
Source: Hill Thalys / Photographer: Ben Guthrie

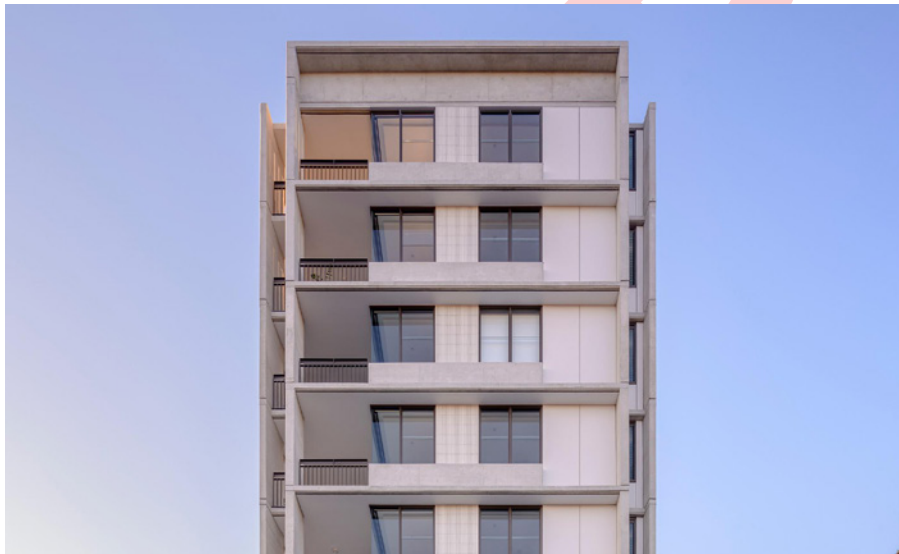
Building Facades

Facades should be designed with a holistic and considered composition of framing, proportions and articulation.

Street corners are to be expressed by giving visual prominence to parts of the building façade such as a change in articulation, material or colour, roof expression and/or increased height.

The use of built form elements such as balconies, projections, awnings and hoods are encouraged to provide shelter and ameliorate wind and downdraft in public spaces.

Building entries to lobbies, mixed uses and apartments should be provided from the street or public space and are to be clearly identified through building form, material and colour.

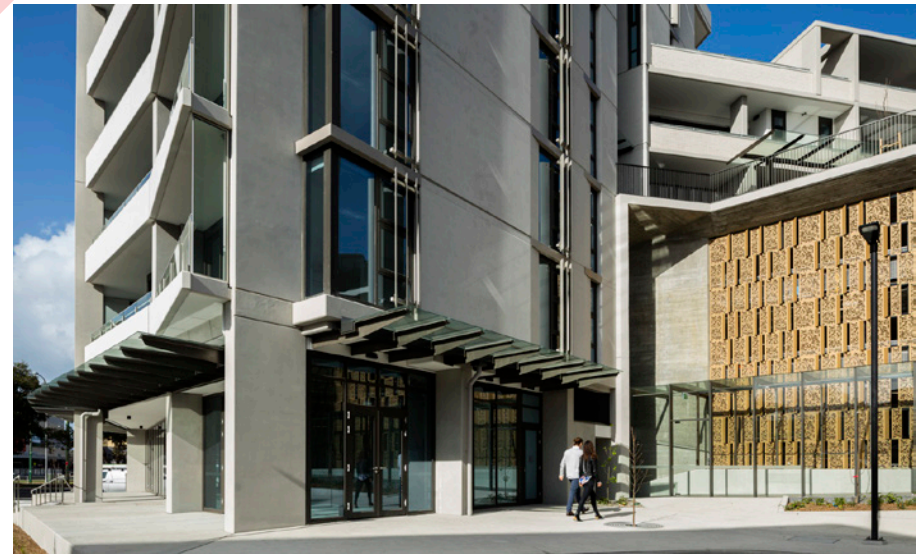


*Facade composition with consideration of framing, proportion and texture
Source: Hill Thalys / Photographer: Ben Guthrie*

Diversity

A diversity of building types and dwelling sizes should be provided, including studios, 1, 2, 3 and 4 bedroom apartments, terraces and flexible home/office (SOHO type) arrangements.

Design and type selection should be responsive to the orientation, frontage and particular qualities of each component of the site, and where appropriate allow for flexibility over time.



*Diversity reflected in building type, orientation and architectural language
Source: Hill Thalys / Photographer: Brett Boardman*

The overall character of Whitlam Local Centre will be high quality and contemporary. This should be reinforced through a simple and limited palette of materials that is harmonious with the natural local landscape.

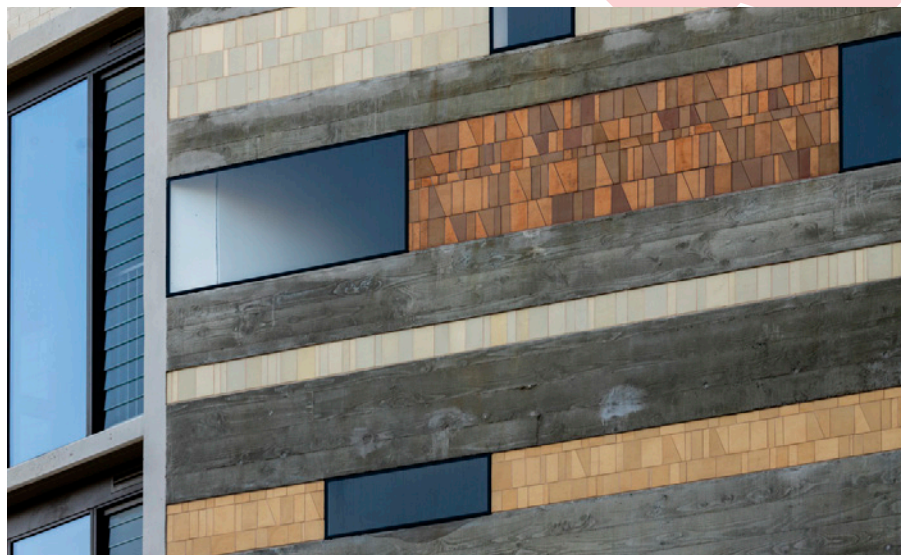
Materials

Materials should be selected for their permanence and durability – materials that improve with age.

Materials that have solid mass are supported, not just surface colour treatment and superficial finishes. Colour bonded sheet products on walls will not be permitted.

Building materials used should have a balance of transparent and solid elements, with a high portion of glass facing the public realm, especially at the ground floor.

Low levels of reflectivity must be achieved in addition to the use of sun-shades and balconies to visually break up areas of the façade. Materials must be low maintenance - materials, design elements and treatments with known negative maintenance and or public use issues will not be permitted.



Robust materials integrating public art and permanence
Source: Hill Thalys / Photographer: Brett Boardman

Active Frontages

Individual buildings will contribute to the definition of blocks and streets, with the greatest levels of public activity, shops and building entrances on main avenues, streets and public spaces.

Blank façades to public spaces and primary streets will not be permitted unless justified by an overall composition and architectural merit.

Active uses should be a priority along the Main Street and new public plaza, with new development generally incorporating active ground level frontages and entry lobbies to enliven public streets and spaces and provide passive surveillance.

Pedestrian entries should be clearly visible from the public domain, including those from through-block links or arcades.



Casba - permeable ground floor with active edges to street and courtyard
Source: SJB

Floor to Ceiling heights

Minimum floor-to-ceiling heights within buildings are to be as follows:

Ground Floors (non residential)	4.2m
Ground Floors (Residential) *	3.8m
Residential (generally)	- all habitable rooms 2.7m
	- Kitchens, bathrooms & laundry 2.4m

* A 3.8m minimum ceiling height for ground floors is required to allow conversion to non residential uses over time. Where residential use is envisaged, a false floor of up to 600mm is permissible to provide elevation and privacy from the street - providing a minimum floor to ceiling height of 3.2m.

No floor level is to be below the finish level of the adjacent public domain frontage.



Generous ceiling heights exploiting natural light
Source: Candalepas

Landscape and Deep Soil Zones

The landscape zone within blocks is consolidated to provide for substantial mature plantings that will afford privacy to neighbours, provide shade in summer and maintain winter sunlight to properties, where available.

Landscape plantings within each block must include a selection of large scale trees as follows, measured in plan:

- 1x large tree, min. 15m mature height x spread per 80sqm of deep soil
- 1x medium tree, min. 12m mature height x spread per 35sqm of deep soil

Deep Soil is defined as ground which is unimpeded - not paved, and with no construction above or below, allowing water to infiltrate and percolate naturally, to be provided as shown in section 3 of this document.



Apartments enjoying the amenity of mature plantings from deep soil in courtyard
Source: Hill Thalís





suburbanland.act.gov.au



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