

DAIRY ROAD RESIDENTIAL UPDATE



Jerrabomberra Wetlands, U-P

Dairy Road is a constructed island



Kingston
Foreshore

Future East Lake
development

Jerrabomberra
Wetlands

Fyshwick
Markets

Dairy Road

Narrabundah

Fyshwick

Dairy Road will be a vibrant mixed-use neighbourhood



Ambition

A residential development where shared public realm and expansive green outdoor space are integral to the idea of neighbourhood.

The provision of affordable and healthy spaces for living, specifically designed for a rich mix of residents.

A commitment to simple and highly sustainable design.

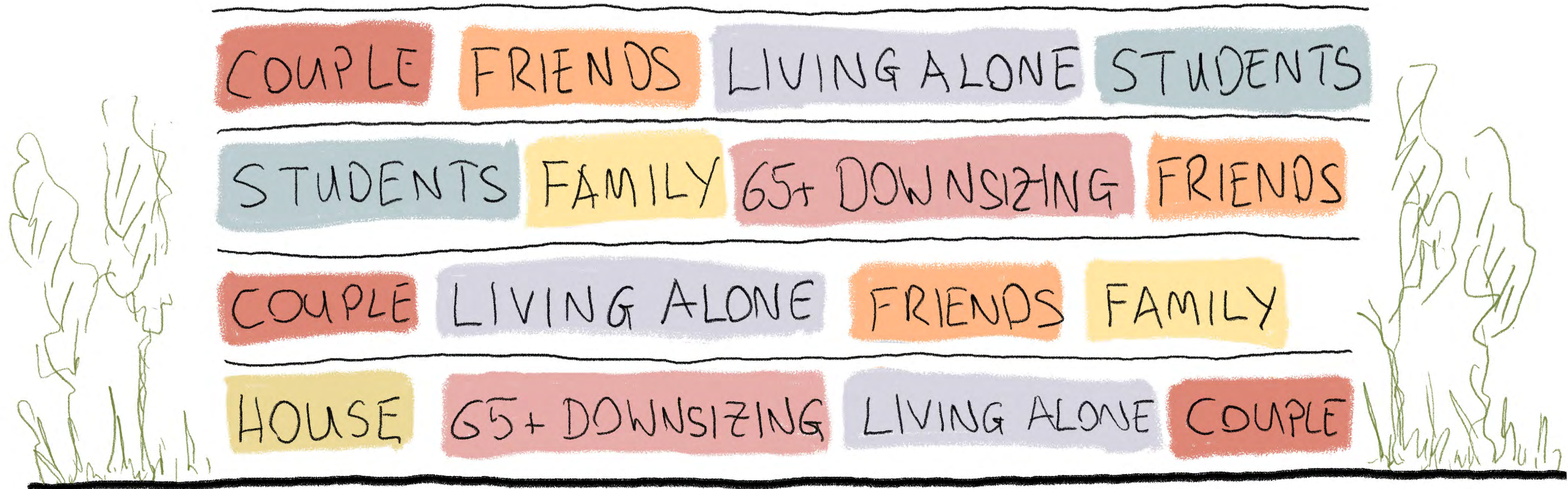
1. Ecology

A place for living in a regenerated landscape



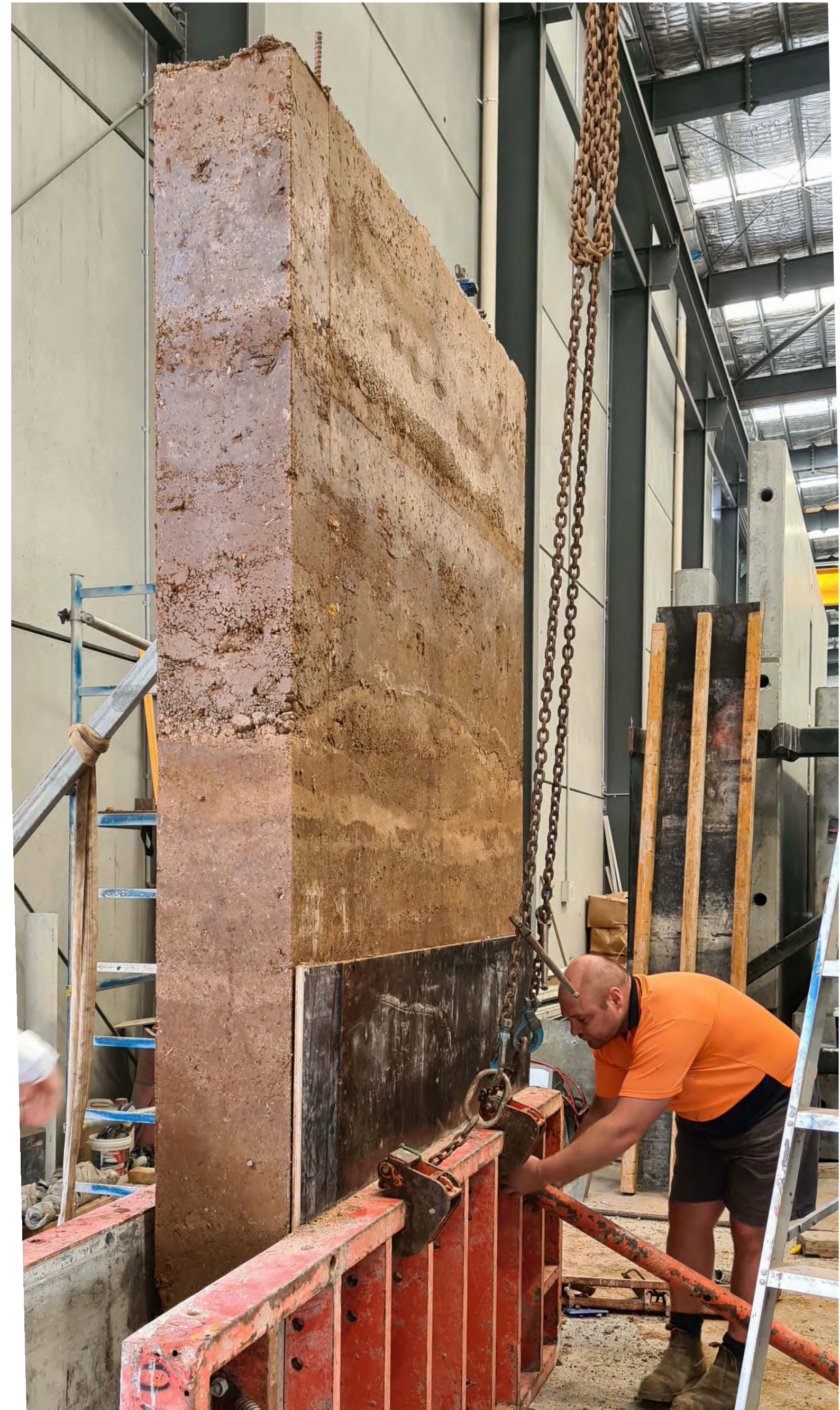
2. Community

Buildings as a flexible framework supporting a diverse mix of households and individuals



3. Construction

Building for Canberra's climate with local skills and resources



UNSW Canberra's research into rammed earth construction helping with Dairy Road precinct



By Alex Crowe

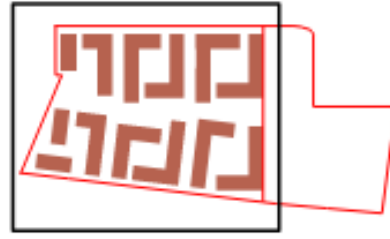
Updated February 28 2023 - 5:28pm, first published 11:50am

2 Comments



UNSW's lead researcher on the project, Dr Jianfeng Xue said the rammed earth technique has gained increasing popularity over recent years because of its economic and environmental benefits. Picture supplied

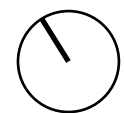
Masterplan organisation



KEY PLAN

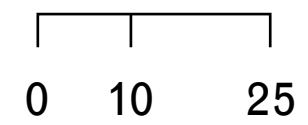
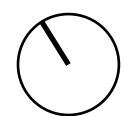
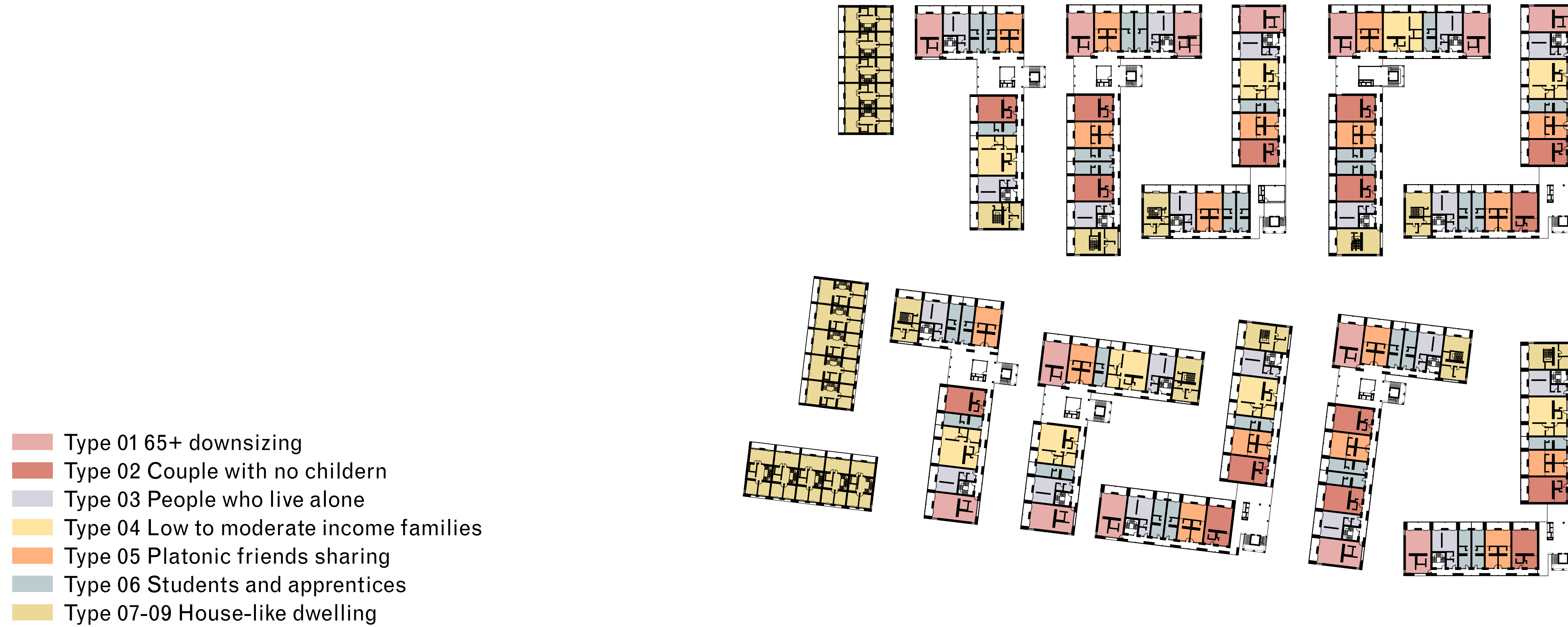
LEGEND AND KEY

L.01	MANAGED TURF native turf
L.02	WETLAND reeds and sedges, flower and groundcovers
L.03	SWALE reeds and sedges, flower and groundcovers
L.04	INFILTRATION reeds and sedges
L.05	GRASSY MEADOW grasses, wildflower - shade/partial shade
L.06	GRASSY MEADOW grasses, wildflower - sun
L.07	WOODY MEADOW base layer, bump layer, emergent layer
L.08	PROTECTED GULLIES shrub, groundcover and fern mix - shade, partial shade
L.09	PROTECTED GULLIES groundcover mix - sun/partial shade
L.10	PROTECTED GULLIES groundcover mix - shade
L.11	RIPARIAN WOODLAND
L.12	GARDEN AREA
L.13	ROOF GARDEN
L.14	BALCONY GARDEN TRAYS sunny and shaded conditions



0 10 25

Apartment mix



Building references



Project references:

Lehm Ton Erde, House in Flims, Switzerland, 2011

Thibaud Babled, Experimental Public Housing, France, 2015

David Chipperfield Architects, Ernsting Service Center, Germany 2001

E2A, Auditorium Stäfa, 2013

Ryue Nishizawa, Garden and House, Japan, 2013

Masterplan



Interface with landscape





ACT

Government

Environment, Planning and
Sustainable Development

NOTICE OF DECISION

Made under part 7 of the *Planning and Development Act 2007*

I, Richard Davies, delegate of the planning and land authority, pursuant to section 162 of the *Planning and Development Act 2007*, **approve subject to conditions** the proposal for **construction of 11 new apartment buildings of 3 and 4-storeys comprising of 403 units and basement parking, 5 new 4-storey townhouses, commercial spaces on the ground floor, new verge crossings, driveways, landscaping and other associated works**, at Blocks 11 & 12 Section 38 Fyshwick, and at Block 11 Section 47 Fyshwick, in accordance with the plans, drawings and other documentation approved and endorsed as forming part of this approval.

DA Number: 202341403
Site 1: Block 11 Section 38 Fyshwick
Site 2: Block 12 Section 38 Fyshwick
Site 3: Block 11 Section 47 Fyshwick
Application lodged: 14 March 2023
Assessment track: Merit

This decision contains the following information:

PART A – conditions of approval
PART B – reasons for the decision
PART C – public notification & entity advice
Attachment 1 – administrative information
Copies of entity advice – as attached

A copy of the development application and this approval may be inspected at the planning and land authority's office from 9:00 am to 4.00 pm, Monday to Friday at 480 Northbourne Avenue, Dickson, ACT 2602

Please note that the changes to the Crown lease do not commence until the Instrument is registered at Land Titles, Access Canberra. Registration must occur before the expiry of this approval.

CONTACT / ENQUIRIES

Phone: (02) 6207 6383

Online Form:

https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Richard Davies

Delegate of the Planning
and Land Authority

2 August 2023