

---

**AUSTRALIAN WAR MEMORIAL  
DEVELOPMENT PROJECT**  
NATIONAL CAPITAL AUTHORITY  
PUBLIC REALM PLANNING REPORT

---



**BLOCKS 3 AND 5 SECTION 39 CAMPBELL ACT**  
12 SEPTEMBER 2022

# CONTENTS

Contents	2
1 Documents forming this Application	3
2 List of Abbreviations	4
3 Purpose of this Report	5
4 Project Background	7
5 The Site	9
6 Town Planning Details	10
7 Proposed Works	12
8 Assessment against the National Capital Plan	17
9 Heritage and Environmental Values	53
10 ACT Government Considerations	55
11 Other Statutory Considerations	56
12 Consultation	57
13 Copyright Amendment (Moral Rights)	59
14 Conclusion	60

# 1 DOCUMENTS FORMING THIS APPLICATION

Documentation forming this application:

ATTACHMENT NO	SUBMITTED DOCUMENT	AUTHOR
-	Locality Plan	Cox Architecture
-	Authorisation from Custodian	Australian War Memorial
-	This Planning Report including a description and schedule of proposed works.	Australian War Memorial
1	Drawing Schedule	Australian War Memorial
2	Public Realm: Landscape Plans and Elevations, Sections, Colour Samples and Perspectives	Turf Design Studio
3	Tree Replacement and Planting Plan	Turf Design Studio
4	Ecological Impact Assessment	Capital Ecology Pty Ltd
5	Not Used	
6	Not Used	
7	Lighting Design	Norman Disney Young
8	Not Used	Taylor Thomson Whitting (TTW)
9	Consultation 9.1 AWM – Artist Montevideo Maru 9.2 AWM – Stakeholder Group Montevideo Maru 9.3 AWM – Stakeholders Commemorative Plaques 9.4 AWM – GHD Moral Rights Carpark 9.5 AWM – JPW Moral Rights Eastern Precinct <b>and is not to be included in public notification</b>	Australian War Memorial
10	Quantity Surveyor's Cost Estimates <b>This document contains commercial-in-confidence information and is not to be included in public notification</b>	WT Partnership
11	Contamination Assessment, hazardous materials survey and plan	Australian War Memorial
12	Bushfire Risk Assessment and Management Plan	Australian Bushfire Protection Planners Pty Ltd
13	Heritage Impact Statement - Public Realm	Hector Abrahams Architects
-	Submission to DAWE under the EPBC Act for Public Realm: Submission and attachments available: <a href="https://www.awm.gov.au/sites/default/files/149786/files/attachment-t_condition-15-public-realm-design.pdf">https://www.awm.gov.au/sites/default/files/149786/files/attachment-t_condition-15-public-realm-design.pdf</a>	Australian War Memorial
-	Final Submission to PWC: Submission and attachments publicly available: <a href="https://www.aph.gov.au/Parliamentary_Business/Committees/Joint/Public_Works/AustralianWarMemorial/Submissions">https://www.aph.gov.au/Parliamentary_Business/Committees/Joint/Public_Works/AustralianWarMemorial/Submissions</a>	Australian War Memorial – link to Hansard
-	Early Works WA Submission to the NCA: Submission and attachments publicly available: <a href="https://www.nca.gov.au/consultation/block-3-section-39-campbell-australian-war-memorial">https://www.nca.gov.au/consultation/block-3-section-39-campbell-australian-war-memorial</a>	Australian War Memorial
-	Main Works WA Submission to the NCA: Submission and attachments publicly available: <a href="https://www.nca.gov.au/planning/public-consultations/blocks-3-and-5-section-39-campbell-australian-war-memorial-main-works">https://www.nca.gov.au/planning/public-consultations/blocks-3-and-5-section-39-campbell-australian-war-memorial-main-works</a>	Australian War Memorial

## 2 LIST OF ABBREVIATIONS

ABBREVIATION	MEANING
ACT	Australian Capital Territory
ADF	Australian Defence Force
AWM	Australian War Memorial (the 'Memorial')
CEP	Central Energy Plant
CEMP	Construction Environmental Management Plan
DAWE	Department of Agriculture Water and the Environment
<i>DD Act</i>	Disability Discrimination Act 1992
EIS	Ecological Impact Assessment
EWP	Early Works Package
<i>EPBC Act</i>	Environment Protection and Biodiversity Conservation Act 1999
EPSDD	Environment, Planning and Sustainable Development Directorate
GFA	Gross Floor Area
HIS	Heritage Impact Statement
HVM	Hostile Vehicle Mitigation
MWP	Main Works Package
NCA	National Capital Authority (the 'Authority')
NCP	National Capital Plan
<i>PALM Act</i>	ACT Planning and Land Management Act 1988
PAR	Preliminary Arboriculture Report ('Tree Survey')
Project	Development Project (the 'Project')
PWC	Parliamentary Works Committee
<i>PWC Act</i>	Public Works Committee Act 1969
TCCS	Transport Canberra and City Services
TMP	Tree Management Plan
TTMP	Temporary Traffic Management Plan
WA	Works Approval

### 3 PURPOSE OF THIS REPORT

The Memorial lodged the first of three Major Works Approval Applications for Early Works to the National Capital Authority (NCA) on 12 March 2021. The Early Works application was approved by the NCA on 4 June 2021 under application number WA102272.

The Memorial lodged the second of the Major Works Approval Applications for Main Works Construction to the NCA on 28 June 2021. The Main Works application was approved by the NCA on 23 November 2021 under application number WA102401.

This Planning Report has been prepared for the third Major Works Approval Application for the Public Realm on Blocks 3 and 5, Section 39 Campbell ACT for the Australian War Memorial's Development Project (the Project).

This application proposes new work and modifications to the Western Precinct Carpark and Sculpture Garden and to Poppy's Carpark, inclusive of soft and hard landscaping elements, tree planting, sculpture relocations and lighting across the Australian War Memorial precinct. A written description of the works proposed by this application is presented in Section 7 Proposed Works of this report and attachments.

The Development Project has been structured for the delivery of four integrated Main Works Packages (MWP). Main Works Packages 1 – 3 have been approved in a previous NCA application, while Main Works Package 4, the Main Building Refurbishment is yet to present minor façade amendments (window, door, mechanical intake and exhaust elements) for a works approval with the NCA.

For clarity and as referenced throughout this report, the integrated Main Works Packages are:

MWP1	Main Works Package 1	New Southern Entrance and Main Building (Civil and Structural Works for Main Building only)
MWP2	Main Works Package 2	Bean Building Extension and Central Energy Plant
MWP3	Main Works Package 3	Anzac Hall and Glazed Link
MWP4	Main Works Package 4	Main Building Refurbishment (excluding other than MWP1 civil and structural works)

#### 3.1 This Works Approval

This Public Realm planning report has been provided in compliance with National Capital Authority requirements, it:

1. Provides key site details, including its location and Crown Lease details, and its context.
2. Provides background information pertinent to the proposal.
3. Describes the proposal for the purpose of assisting the interpretation of the plans and other technical documentation submitted as part of the application.
4. Identifies relevant planning policy and consider how the development responds to this.

Many of the objectives of the detailed design guidelines in the National Capital Plan (NCP) are aligned with those of the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)* regarding the listed heritage values of the Memorial which this legislation protects. The Memorial has refined the design in response to a series of consultations with the Department of Agriculture, Water and the Environment (DAWE) to focus on protecting, preserving, and enhancing significant materials, spatial relationships and views affected. In doing so, the proposed design for the Public Realm has also progressed to a high level of deference and respect to those values which the NCP safeguards.

### **3.2 Future Works Approvals**

Future Works Approval applications will be lodged for the following:

1. Permanent signage;
2. HMAS Australia Propeller re-instatement;
3. Minor external modifications to the Main Building as part of MWP4; and
4. Variation to Main Works Application WA 102401 (Southern Entrance) for the re-instatement of the Simpson and His Donkey sculpture.



## 4 PROJECT BACKGROUND

### 4.1 Evolution of the Australian War Memorial

The purpose of the Memorial is to commemorate the sacrifices of those Australians who have died in war. Its mission is to lead the nation in remembering, engaging with and understanding the Australian experience of war and its enduring impact on the culture and identity of the nation.

Since construction of the Memorial began in 1929, the Memorial has expanded galleries, made additions to the east and west wings in 1968 and completed the existing Anzac Hall in 2001. This continuous evolution has told the story of Australia's experiences in world wars, conflicts, peacekeeping and humanitarian efforts. For these stories to continue to be told, and to accommodate growing numbers of visitors, the Memorial needs to continue to respectively evolve.

Section 5 (sub-section 1, paragraphs [a] and [b]) of the *Australian War Memorial Act 1980* requires that the Memorial deliver three key facilities:

- A Commemorative Area (memorial) which includes the Hall of Memory and the Tomb of the Unknown Soldier.
- The Memorial's galleries (museum); and
- The National Collection (archive),

The requirement for this unique combination of functions obliges the Memorial to maintain sufficient, various and complimentary facilities which collectively achieve the legislated mission.

### 4.2 The Development Project

The scope of the Project is to construct additional exhibition spaces to enable the Memorial to continue to comply with the *Australian War Memorial Act 1980*; to equitably tell the stories of all Australian servicemen and women who have served overseas in conflicts and operations.

The four key reasons for why the Project is required are described below, and in summary:

1. A lack of capacity to provide equitable coverage of conflicts and operations;
2. A lack of capacity to describe a broader description of war;
3. A lack of circulation space; and
4. Poor accessibility and access.

The Project provides a once in multi-generational opportunity to create significant built space for the Memorial. The Memorial has established seven outcome objectives for the Project. These objectives are:

1. Maintain the Memorial's national significance;
2. Remediate existing constraints;
3. Enhance gallery spaces;
4. Improve the visitor experience;
5. Improve the connection between the Memorial and community memorials;
6. Creative informative and reflective spaces for service men and women and their families; and
7. Protect and showcase the National Collection.

### 4.3 Approvals Process

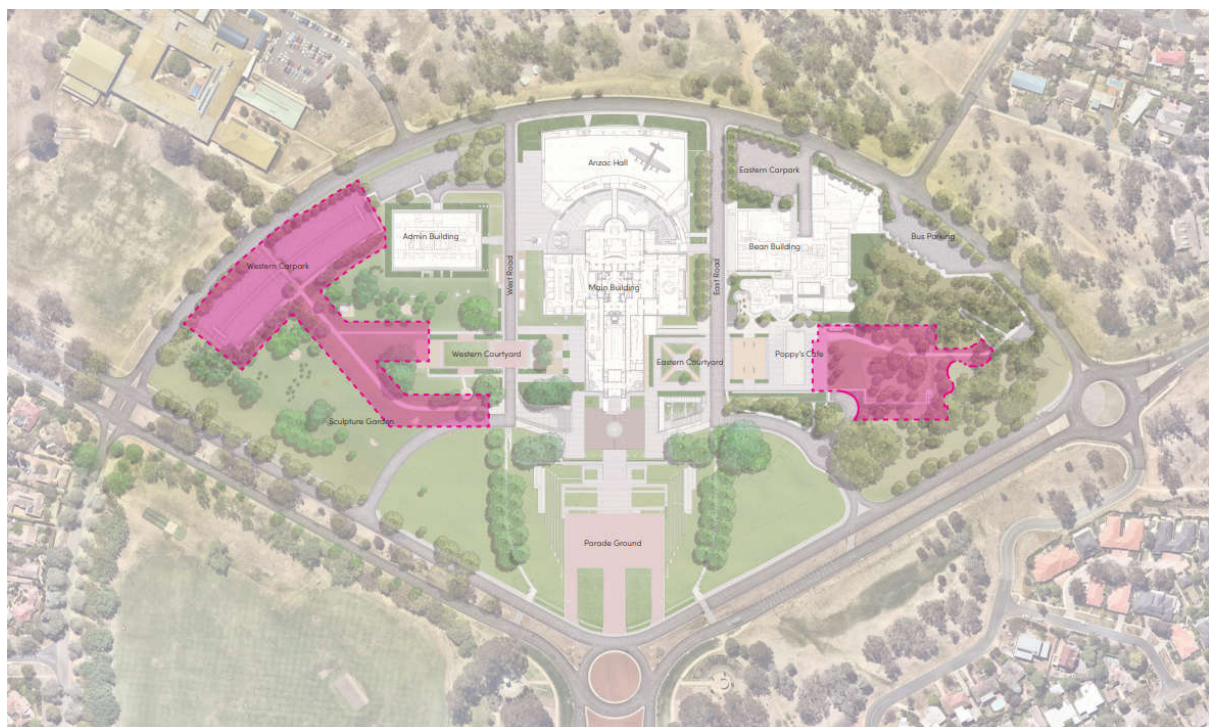
On 1 November 2018 the Australian Government provided funding to the Australian War Memorial (the 'Memorial') for the Development Project (the Project) of \$498.7 million allocated over a nine year period commencing in the 2019/20 financial year.

The Department of Agriculture, Water and the Environment (DAWE) assessed the proposed works in accordance with the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (*EPBC Act*), and on 10 December 2020, the Minister for the Environment approved the Memorial's development proposal under the *EPBC Act*.

The Parliamentary Works Committee (PWC) assessed approved the works on 25 February 2021 in accordance with the *Public Works Committee Act 1969*. This decision appears in the Hansard as 'carried' by the House of Representatives.

### 4.4 Proposed Works Area

The proposed works are to be limited to the Memorial's Campbell site located at Treloar Crescent, being blocks 3 and 5 Section 39 Campbell ACT. The Western Carpark and Sculpture Garden works will occur in the existing area to the west of the Main Building. The Poppy's Carpark Landscaping works will occur to the current top level of Poppy's carpark to the east of Poppy's Café. Refer to image below for cropped footprint of the works extent area in this application.



*Site Works Plan (Source: Turf Design Studio, 2022)*

The areas together comprise approximately 18,065 square metres (14.5%) of the 124,432 square metre block area and are identified in the site plans which form part of this application. The Memorial's Treloar facilities at Mitchell will be used for the temporary storage of some collection items (e.g. sculptures) during the Project.



## 5 THE SITE

Campbell is situated in the inner north of Canberra, centrally located between the City, and the neighbouring suburbs of Ainslie and Reid, refer to Locality Map below. The Memorial precinct has an area of approximately 12 hectares and is positioned between the north end of Anzac Parade and the Remembrance Nature Park at the foot of Mount Ainslie. It is in a significant location within the primary area identified by the axes constituting Walter Burley Griffin's 1918 plan for Canberra, aligned between Parliament House and the summit of Mount Ainslie. Several sites within proximity of the block are currently undergoing major development and renewal with several apartment and mixed-use developments completed in 2019-2020 or currently under construction.



*Locality map - Aerial photography (Source: ACTmapi 2021)*

The Memorial site is owned by the Commonwealth and is recorded as National unleased land. The site was considered by C.E.W Bean as appropriate to host a future memorial as early as 1919 – a stark contrast to the site being identified as the location of Canberra's future casino by Griffins 1918 plan. National Land areas are administered by several Commonwealth Government agencies, including the NCA and the Department of Finance. The areas of National Land areas administered by the Authority include the Parliamentary Zone, Lake Burley Griffin and parts of the foreshore, Anzac Parade and Diplomatic Estates in Yarralumla, Deakin and O'Malley and Curtin. These areas have been declared for the special purpose of Canberra as the National Capital.

## 6 TOWN PLANNING DETAILS

### Local Government Area and Planning Scheme

National Capital Authority – National Capital Plan 1990 (as amended).

### Principal Land Use Zoning

The site is a Designated Area under the National Capital Plan (NCP). The General Policy Plan identifies the land as being subject to the Urban land-use policy and the Constitution Avenue and Anzac Precinct Code identifies the land use for Block 3 as National Capital Use.

Block 5 Section 39 within the road reserve immediately adjoining the site will be subject to development works. The Memorial has acquired the land from the ACT Government and it is now NCA designated land.

### Areas and Precinct Codes (NCP)

The Central National Area

Constitution Avenue and Anzac Parade Precinct Code

Main Avenues and Approach Routes Precinct Code

### Guidelines for Development

Guidelines for Perimeter Security

Outdoor Lighting Policy

Legal Title	Blocks 3 and 5 Section 39, Campbell ACT.
Site Area	The block area of Block 3 Section 39 is 120,719 square metres. The block area of Block 5 Section 39 is 3,713 square metres. The total block area is 124,432 square metres.
Current Use	The Australian War Memorial.
Adjacent Land Use	To the north and west of the Memorial is the Campbell High School and future DOMA apartment precinct. To the north east is the Remembrance Park Reserve which adjoins the Treloar Crescent road reserve. To the east and south west are predominantly residential areas (Campbell and Reid) and to the south is Anzac Parade and Lake Burley Griffin.
Public Transport	There are public bus stops along Limestone Avenue and Fairbairn Avenue which are immediately adjacent to the Memorial's southern boundary.
Existing Vehicular Access	Vehicular access to the Memorial site is via Treloar Crescent which connects to a publicly accessible surface car park to the west. There is also access to the main publicly accessible basement carpark (Poppy's Carpark) from Fairbairn Avenue.
Pedestrian Connections	There is a pedestrian footpath along the western perimeter of the block. Parts of the eastern boundary contain footpaths; continuations of the footpaths are on opposite sides of the road on the adjacent blocks.
Topography and Drainage	The site falls from the east to the west by approximately 20 meters. The site drains to the local street network. The area on site subject to works varies in topography by about 5 meters.
Vegetation and Habitat	A report prepared by Capital Ecology concludes the vegetation is highly modified. The majority of the study area has been cleared, intensively landscaped, and regularly mown over a long period of time. The remnant over-storey is largely absent and the native mid-storey and shrub-storey have been entirely removed. The ground-storey is heavily modified and dominated by a variety of exotic lawn grasses and common weeds. The few native non-grass species present in the study area are primarily non-local native species of various provenance, all of which have been planted for landscaping purposes.

Heritage	The Memorial is listed as a Commonwealth Heritage Place and a National Heritage Place under the <i>EPBC Act</i> . DAWE approved the development following a detailed application focussing on heritage and environmental impacts as part of EPBC 2019_8574, of which the Public Realm works forms condition 15. A HIS has been prepared as part of the Condition 15 response and is included in this application.
Easements	There is a water easement across the block on the north western side.

## 6.1 Jurisdiction

The Australian War Memorial site is National unleased land declared for the special purpose of Canberra as the National Capital. *The Australian Capital Territory (Planning and Land Management {PALM}) Act 1988* provides the legislated basis for the National Capital Authority to recommend works which enhance the character of the national capital. As described by the Act, no works are to be permitted in designated areas unless they are in accordance with the NCP and approved by the NCA. The proposed development site comprises land within a 'Designated Area'. Consequently, the NCA is the approval authority, and the proposal is assessable against the NCP.

In prescribing matters to be covered in the NCP, the *PALM Act* requires the NCP to set out:

- The planning principles and policies for giving effect to the object of the plan;
- General standard and aesthetic principles to be adhered to in the development of the National Capital; and
- General policies for land use, and for the planning of national and arterial road systems throughout the Territory.

The *PALM Act* also provides that the NCP may specify areas of land that have the special characteristics of the National Capital as Designated Areas. The plan may set out detailed conditions of planning, design and development in Designated Areas, including priorities for carrying out these activities.

A definition of 'Works' is provided in the *PALM Act*, as 'Works' include the construction, alteration, extension or demolition of buildings or structures; landscaping; tree felling; or excavations, but excludes anything done inside buildings or structures.

## 7 PROPOSED WORKS

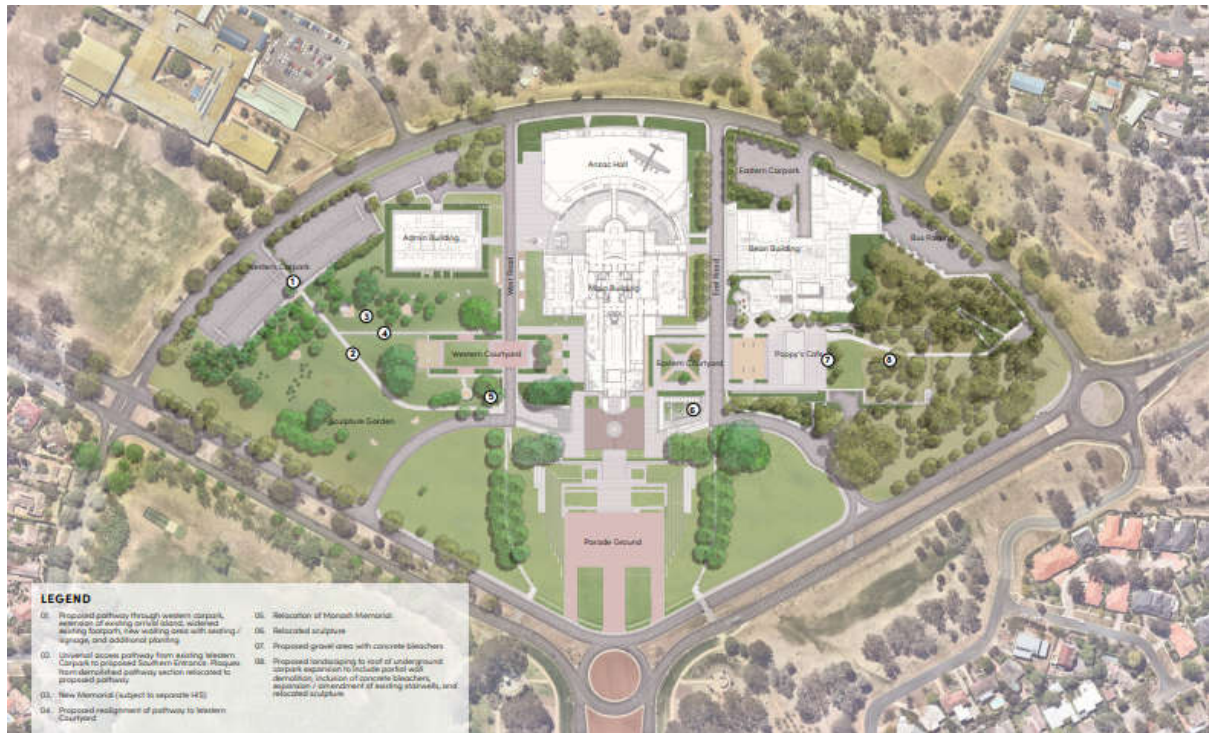
This application seeks approval for the Public Realm component of the Development Project including soft and hard landscaping works. The drawings accompanying this application illustrate the proposed landscape and building works and the scope for the Public Realm is summarised below.

The Development Project team consists of the following consultants:

SCOPE DISCIPLINE	CONSULTANT
Principal Design Consultant – Anzac Hall and Glazed Link	Cox Architecture Pty Ltd
Principal Design Consultant – New Southern Entrance	Scott Carver Pty Ltd
Principal Design Consultant – Bean Building Extension and CEP	Lyons Architecture Pty Ltd
Principal Design Consultant – Main Building Refurbishment	GMB Architects Pty Ltd
Principal Design Consultant – Public Realm	Turf Design Pty Ltd
Mechanical Engineering	NDY Management Pty Ltd
Electrical Engineering	NDY Management Pty Ltd
Hydraulic Engineering	NDY Management Pty Ltd
Fire Protection Design	NDY Management Pty Ltd
Environmentally Sustainable Design	NDY Management Pty Ltd
Vertical Transport Design	NDY Management Pty Ltd
Communications and Electronic Security	AECOM Australia Pty Ltd
Fire Engineering	Lucid Pty Ltd
Structural Engineering	TTW Pty Ltd
Civil and Traffic Engineering	TTW Pty Ltd
Building Certifier and Access Consultant	Philip Chun Pty Ltd
Façade Engineering	Prism Pty Ltd
Independent Commissioning Agent	A.G. Coombs
Quantity Surveyor	WT Partnership Pty Ltd
Wayfinding and Signage	BuroNorth Pty Ltd
Audio Visual	Design Stage
Acoustic Engineering	Acoustic Studio Pty Limited
Ecologist	Capital Ecology
Tree Assessment	Canopy Group
Environmental Scientist	Lanterra Consulting



## 7.1 Public Realm



*Public Domain Works Master Plan (Source: Turf Design Studio, 2022)*

### 7.1.1 The Scope

The scope of the public realm works is identified through two distinct packages, being the western carpark and sculpture garden, and the Poppy's carpark extension landscaping.

The western carpark and sculpture garden works consists of:

- Creation of a pedestrian pathway through the carpark from Treloar Crescent to the start of the sculpture garden by:
  - Minor demolition to sections of internal carpark kerb, median strips, footpath and gutter
  - Relocated accessible car parking
  - New footpath, kerb, pram ramps and gutters
  - New and reinstated seating, carpark lighting and bollards
  - New planter beds, tree planting and groundcovers
  - New signage positions (sign type part of signage works approval in future).
- Creation of a new accessible pedestrian route through the sculpture garden to the main entrance, and realignment of the existing footpath to the Captain Reg Saunders courtyard as a secondary route by:
  - Demolition of existing concrete path (including lighting) through sculpture garden
  - New accessible primary footpath (with lighting) through sculpture garden with reinstated plaques in edge widening.
  - New accessible secondary footpath to the Captain Reg Saunders courtyard
  - Relocation of Monash sculpture and French Oak Memorial



The Poppy's carpark extension landscaping works consists of:

- Removal of car park function by:
  - Demolition of topping slab to carpark
  - Demolition of existing precast panels (where required)
  - Demolition of ramp driveway to top level of carpark
  - Removal / relocation of bollards, planter boxes, bike stands and seating
  - Removal of car parking infrastructure including lighting.
- Creation of landscape including pedestrian pathway by:
  - Topsoil, lawn, mulch to create landscape area
  - New concrete pathway
  - Concrete bleacher walls
  - Increase in height (additional risers) of carpark fire evacuation stairs and associated retaining walls to suit new levels
  - New path lighting
  - New tree planting
  - Relocation of Montevideo Maru sculpture (currently in storage)
  - Expansion of bin area

#### 7.1.2 Design Intent & Benefits- Western Carpark and Sculpture Garden

The new re-aligned pathway to the main entrance, and upgrades to the existing Western Carpark seek to create a worthy arrival experience for visitors and provide additional amenity on arrival. The new alignment of the pathway:

- Delivers visitors directly to the main entry, parade grounds and the Western shared zone. This reinforces the strength of the main entry while not limiting choice.
- Creates a line of travel with a strong visual connection to the parade grounds, and glimpses of the Main Building and dome at key locations.
- Emphasizes the connection and centrality of the Dome, which acts as an experiential pivot point along the path of travel.
- Protects existing trees, maintains the formal open lawn character, and produces minimal ground disturbance.

Access for all has been improved by:

- Providing a widened footpath within portions of the carpark, and new central walkway through the existing carpark which aligns with the new access path and provides greater legibility by highlighting the entrance.
- Designing to relevant Australian standards for accessibility and providing paths with gradual changes in level.

Enhanced existing planting and new planting areas which:

- Maintains the formal open lawn character by consolidating trees near pathways and selecting species which enhance the existing exotic character.
- Provide additional shade and amenity, particularly around seating and key lines of travel.

- Prioritises clear view lines through to the parade grounds and creates glimpses of the memorial dome at key locations. This includes choosing clear stemmed species to allow continuous views at eye level.
- Highlights the entry and increases legibility at the existing carpark by utilizing a feature hedge giving direction towards the grounds and placing a feature tree at this location to denote the entrance point.
- A simplified exotic understory mix at the entrance will link in with the planting at the adjacent administration building while additional understory planting along the carpark and lawn boundary will strengthen the entrance and tie in with the existing species to be retained.

### 7.1.3 Design Intent & Benefits - Poppy's Carpark Extension Landscaping

The landscape to the east of Poppy's café will nest the café into the landscape, increase amenity, and enhance the Australian woodland landscape character, while providing a counterpoint to the formal nature of the Western Precinct.

The proposed landform to the East of Poppy's café will:

- Present the café directly to the landscape by providing soil over the existing carpark structure that will allow for trees and plants to thrive closer to the café.
- Create a continuous landscape, by presenting an opportunity for the native woodland to the east to extend further towards the main building.

The design language is complimentary to the informal nature of the eastern precinct and seeks to:

- Tie in with the curvaceous nature of the adjacent Bean building landscape by mirroring curved bleachers with the main equal access path.
- Utilize a subdued material palette consistent with other areas of the Memorial landscape.
- Contrast the highly formal architectural language of Poppy's Cafe through immediate juxtaposition of the natural woodland landscape.

Access and amenity for all has been improved by:

- Provision of an equal access pathway to connect with the new flat lawn areas and the bus parking further to the east. This pathway has a gradual slope and landings in accordance with Australian Standards. The pathway has been located to preserve existing trees, and link through to the memorial front entrance and education entrance.
- The position of vertical elements such as trees respect the important views and vistas, particularly toward Mt. Ainslie and the memorial. These trees will also be staked out on site prior to planting to ensure views to the memorial and dome are maintained.
- Providing large open space that allows for group gatherings.
- Facilitating better passive recreational use by providing high quality seating and open space which with also further activate the Poppy's café to the east.

The native character at the East of the site will be enhanced through significant Eucalyptus tree planting in clusters which extends the woodland landscape while providing plenty of shaded space.

#### 7.1.4 External materials and colours

Materials selected are an extension of the existing and proposed Buildings and Landscape. Materials are designed to be timeless, durable, and commensurate to a building of national significance. The key materials used on the project are:

- Gravel (riverina red) – to match existing
- Insitu concrete pathway – to match existing.
- Off form concrete – landscape walls (to match existing where noted)

#### 7.1.5 Schedule of Works

##### **Area Calculations**

The works are occurring in two zones. Area calculations are:

##### **Western Landscape**

- Area of demolition / disturbance: 560 m<sup>2</sup>
- Area of new works: 2720 m<sup>2</sup>

##### **Carpark Landscape**

- Area of demolition / disturbance: 460 m<sup>2</sup>
- Area of new works: 5675 m<sup>2</sup>

## 8 ASSESSMENT AGAINST THE NATIONAL CAPITAL PLAN

The object of the NCP is to enhance the character of the National Capital and ensure that Canberra and the Territory are planned and developed in accordance with their national significance.

This section sets out the development proposal against the NCP by identifying relevant planning policy and describing how the proposed design responds to and accords with specific conditions for development. The NCP is arranged into six parts containing a total of 42 sections. The table in this section identifies which sections are addressed in this planning report.

The proposed works have been designed to accord with, enhance and assert the five key principles of the NCP. This planning report and seeks to describe how the proposed works reflect and contribute to:

- The pre-eminence of the role of Canberra and the Territory as the centre of National Capital functions, and as the symbol of Australian national life and values.
- Conservation and enhancement of the landscape features which give the National Capital its character and setting, and which contribute to the integration of natural and urban environments.
- Respect for the key element of the Griffins' formally adopted plan for Canberra.
- Creation, conservation and enhancement of fitting sites, approaches and backdrops for national institutions and ceremonies as well as National Capital Uses.
- The development of a city which both respects environmental values and reflects national concerns with the sustainability of Australia's urban areas.

### 1. Part One – the National Significance of Canberra and the Territory

Describes the national significance of Canberra and the Territory and explains how designated areas allow for a distinct treatment of development to reflect national significance. This part aims to contextualise the NCP and does not include development guidance to which this planning report responds.

### 2. Part Two – Statement of Planning Principles

Provides a framework for the policy content of the NCP and identifies principles which must be considered in the development of Canberra where relevant to a proposal. This part arranges objectives and principles within theme categories, being:

- General matters
- Productivity
- Sustainability
- Liveability
- Accessibility

These principles and objectives describe strategic priorities for the development of the city and do not relate directly to the scale or nature of the works proposed in this application. These principles are extrapolated and given more precise detail by the development guidance in subsequent parts of the NCP. This report therefore does not seek to describe how the proposed works accord with these objectives.

### 3. Part Three – Land Use Plans and General Land Use Controls

Provides general provisions for land use across the whole of the ACT. The proposed works are located on land adjoining and in some areas overlapping with the road reserves of Limestone Avenue, Fairbairn Avenue and Anzac Parade, which each form part of the existing National Road System. General Policies and Policies for National and arterial roads aim to guide locations selection for non-urban land use types the design of major roads and as such do not relate to the proposed works.

As the site of the proposed works is not within a Hills, Ridges and Buffer Space, an Employment Location, a Broadacre Area or a Rural Area, and these sections are not addressed in this report.

#### 4. Part Four – Designated Areas and Special Requirements

##### 4.1 Part Four (A) - Principles and Policies for Designated Areas and Special Requirements for National Land outside Designated Areas

Sets out conditions for those areas where the Commonwealth has planning approval responsibility. The site of the proposed work is within the Central National Area and the Constitution Avenue and Anzac Parade Precinct as defined by the Designated Areas Precincts map and the Constitution Avenue and Anzac Parade Precinct map within the NCP. The Main Avenues include the land within the boundaries of the reservations of Anzac Parade and Limestone Avenue (south of Ainslie Avenue) and Approach Routes include Fairbairn Avenue. The Main Avenues and Approach Routes Precinct Code aims to control the development of roads and the civil and infrastructure works immediately surrounding them. It takes a particular focus on the Federal Highway and its character and as a result its detailed conditions do not have a bearing on the proposed works. Relevant sections are therefore:

- The Central National Area (4.1)
- Constitution Avenue and Anzac Parade Precinct Code (4.8)

##### 4.2 Part Four (B) - Special Requirements for Territory Land

Sets out Special Requirements for those areas where the Commonwealth maintains a high level of interest, but where the Territory planning authority has planning approval responsibility, which is known as Territory Land subject to Special Requirements. Development surrounding Main Avenues and Approach Routes such as Fairbairn Avenue is to conform to Development Control Plans agreed by the National Capital Authority to ensure a formal character within built up areas of a type and quality complementary to the role and status of the city. No Development Control Plan exists for Fairbairn Avenue and therefore cannot be addressed in relation to the proposed designs. A formal character, in keeping with the architectural characteristics of the existing development of the site, will be maintained as part of works applied for in future.

5. **Appendices A and B** describe land use and general definitions used throughout the Plan and are only referred to in this report where any doubt exists.

The National Capital Authority administer associated guidelines to assist to control of development in certain areas. These include the Guidelines for Commemorative Works in the National Capital. As the function of the proposed works is largely commemorative, these Guidelines may be interpreted as applicable. However, as the Guidelines only direct an assessment of what people or events are appropriate for commemoration and their siting, they are not relevant to this application. This application only seeks to enhance commemoration of subjects which are in accordance with the guidance of this document.

SUMMARY OF NATIONAL CAPITAL PLAN SECTIONS REFERRED TO IN THIS REPORT		
PART	IN THIS REPORT	SECTION
<b><i>Part One – The National Significance of Canberra and the Territory</i></b>		
1.1 Matters of National Significance	This part aims to contextualise the Plan and does not include development statutes to which this planning report can respond.	In EPBC response
1.2 Designated Areas	This part aims to contextualise the Plan and does not include development statutes to which this planning report can respond.	
<b><i>Part Two – Statement of Planning Principles</i></b>		
2.1 General Matters	Addressed	
2.2 Productivity	Addressed	8.1.1
2.3 Sustainability	Addressed	8.1.2



2.4 Liveability	Addressed	
2.5 Accessibility	Addressed	
<b>Part Three – Land Use Plans and General Land Use Controls</b>		
3.1 General Policy Plans	Not required to be addressed	
3.2 National Capital Open Space System	Not required to be addressed	
3.3 Urban Areas	Not required to be addressed	
3.5 Employment Location	Not required to be addressed	
3.6 Broadacre Areas	Not required to be addressed	
3.7 Rural Areas	Not required to be addressed	
<b>Part Four (A) – Principles and Policies for Designated Areas and Special Requirements for National Land Outside Designated Areas</b>		
4.0 Designated Areas	This part aims to contextualise Part Four (A) and does not include development statutes to which this planning report can respond.	
4.1 The Central National Area	Addressed	8.2
4.2 The Parliamentary Zone and its Setting	Not required to be addressed	
4.3 Parliamentary Zone Precinct Code	Not required to be addressed	
4.4 Barton Precinct Code	Not required to be addressed	
4.5 Deakin/Forrest Residential Area Precinct Code	Not required to be addressed	
4.6 City Hill Precinct Code	Not required to be addressed	
4.7 West Basin Precinct Code	Not required to be addressed	
4.8 Constitution Avenue and Anzac Parade Precinct Code	Addressed	8.3
4.9 Australian Defence Force Academy and Royal Military College Duntroon Precinct Code	Not required to be addressed	
4.10 Australian National Botanic Gardens Precinct Code	Not required to be addressed	
4.11 Jerrabomberra Wetlands Precinct Code	Not required to be addressed	
4.12 Lake Burley Griffin and Foreshores Precinct Code	Not required to be addressed	
4.13 Acton Peninsula Precinct Code	Not required to be addressed	
4.14 Diplomatic Precinct (Yarralumla, Deakin and O'Malley) Code	Not required to be addressed	
4.15 Main Avenues and Approach Routes Precinct Code	Addressed	8.7
4.16 Australian Institute of Sport Precinct Code	Not required to be addressed	
4.17 Australian National University Precinct Code	Not required to be addressed	
4.18 CSIRO (Black Mountain) Precinct Code	Not required to be addressed	
4.19 Design and Siting General Code	Not required to be addressed. This code only applies to works within the following precincts and areas: <ul style="list-style-type: none"> <li>• The Parliamentary Zone</li> <li>• Deakin/Forrest</li> <li>• Barton</li> <li>• Australian National Botanic Gardens</li> </ul>	

	<ul style="list-style-type: none"> <li>• CSIRO Black Mountain</li> <li>• Australian National University</li> <li>• Australian Defence Force Academy and Royal Military College Duntroon</li> <li>• Inner Hills</li> <li>• Yarralumla, Deakin, Red Hill and O'Malley Diplomatic Precincts.</li> </ul>	
4.20 Signs General Code	Not required to be addressed	
4.21 Telecommunications General Code	Not required to be addressed	
<b>Part Four (B) – Special Requirements for Territory Land</b>		
4.22 Special Requirements for National Land	This part aims to contextualise Part Four (B) and does not include development statutes to which this planning report responds.	
4.23 Main Avenues	Not required to be addressed. For the purposes of Special Requirements, the Main Avenues are: Northbourne Avenue, between Antill/Mouat Streets and Barry Drive/Cooyong Street Adelaide Avenue, outside the Central National Area Canberra Avenue, between Hume Circle and the Central National Area Brisbane Avenue outside the Central National Area.	
4.24 Approach Routes	Not required to be addressed.	
4.25 City Centre	Not required to be addressed	
4.26 Kingston Foreshore	Not required to be addressed	
4.27 Haig and Telopea Parks	Not required to be addressed	
4.28 City and Gateway Corridor	Not required to be addressed. These Special Requirements apply to development on all land (not included within Designated Areas): Adjacent to the Main Avenue of Northbourne Avenue between Antill/Mouat Streets and Cooyong Street/Barry Drive which fronts directly onto the Federal Highway from the ACT border to its junction with Northbourne Avenue and extending to include Northbourne Avenue north of Antill/Mouat Streets, AND is not more than 200 metres from its middle line.	
Outdoor Lighting Policy (separate from the NCP)	Addressed	8.8
Guidelines for Perimeter Security	Addressed	8.9

## 8.1 Statement of Planning Principles

Part Two of the National Capital Plan outlines planning principles which are for giving effect to the object of the NCP which is to ensure that the Territory is developed in accordance with its national significance. The principles and objectives organised under themes of productivity and sustainability are addressed in this report to elucidate how consideration of these principles has formed part of the design process.

### 8.1.1 Productivity (2.2 of NCP)

#### 8.1.1.1 Objective One – Infrastructure and Employment

Ensure that infrastructure supports the development of Canberra's National Capital functions.

##### *Response to Objective One – Infrastructure and Employment*

The Memorial is an essential piece of infrastructure that contributes to the national significance of Canberra. The Memorial has identified a need to redevelop the precinct to create a platform from which it can deliver its legislated mandate. Planning for the development of the precinct has been several years in the making and has been robustly scoped through consultations with the NCA. The proposal does not raise any issues regarding utility service infrastructure. Implementation of the development proposal and the continued operation of the Memorial will generate employment in a defined urban area, near to the defined activity centre, and will reinforce the role of the Central National Area.

The proposed designs are intended to contribute to supporting the effective functioning of Canberra by careful consideration of the environmental and visual impact of the proposed development and existing land use decisions. The environmental impact has been assessed by DAWE as part of the EPBC process and, along with the ecological impact assessment provided with this submission, has found that the impact on the environment will be acceptable. Details of the assessments and findings are available in the EPBC documentation and Ecological Impact Assessment which form part of this submission.

The proposed development is planned to provide a timely delivery of expanded capability at the Memorial to meet the growing and changing needs of this facility outlined earlier in this report. This development will contribute to Canberra's continued growth as a destination of choice for visitors and parallels the increased development of adjoining suburbs and the Territory more broadly.

The supply and security of energy and water has been carefully considered in the design of the Memorial development. The increased capacity of the Memorial will require a commensurate increase in the capability of the energy and water utilities supplying the site. Plans comprising this submission, particularly with regard to the Central Energy Plant, illustrate how these utilities are being expanded to facilitate the needs of the expanded service areas. All utility connection changes will be assessed by the utility owner and only proceed in accordance with any conditions imposed by them on the approval.

#### 8.1.1.2 Objective two – Infrastructure and employment

Ensure that the location of employment supports the local economy and Canberra's National Capital role.

##### **Response to Objective Two – Infrastructure and Employment**

The proposed development does not propose a significant change to the location of employment in Canberra and the Territory, but will enhance the role as the National Capital by expanding the functional capacity of the Memorial and the employment base which corresponds with this growth within the existing area of activity. The transportation and environmental impacts of the proposed increase in employment at the expanded facility is unlikely to have a noticeable impact on broader infrastructure in the area. Increased parking and bus bays are proposed as part of the Main Works application to facilitate the arrival and departure of increased visitor numbers, corresponding to the significant Southern Entrance works designed entirely to improve the wayfinding and navigation requirements of the public. Surrounding road infrastructure consists of major arterial roads with high traffic capacity connecting to Parkes Way and the Monaro Highway via Fairbairn Avenue, Limestone Avenue and Anzac Parade.

## 8.1.2 Sustainability (2.3 of NCP)

### 8.1.2.1 Objective one – Environmental sustainability and open space

Ensure the development of a city that both respects environmental values and reflects national concerns with the sustainability of Australia's urban areas.

#### *Response to Objective One – Environmental sustainability and open space*

##### **Landscape**

The works are sited entirely within an existing urban area, and consequently do not raise issues around urban expansion. The proposed works would implement significant public realm improvements which will reflect the landscape qualities of the Memorial precinct. The Memorial site is located at the junction of major transport routes to facilitate the efficient use of existing road infrastructure.

##### **Environmental management throughout construction**

The extent of construction work will be controlled by the project perimeter hoardings and will adhere to the sediment and erosion control plans, waste and recycling management plans and tree protection measures submitted in the Memorial's Early Works NCA application WA102272 to ensure construction does not create any adverse environmental impacts. The Memorial has developed a Construction Environmental Management Plan (CEMP) for the Early and Main Works covering a range of measures to avoid, mitigate and manage construction related impacts on the environment and heritage values. The Memorial has undertaken numerous activities to date in developing the CEMP to the ACT Government standard including:

- a. Noise and vibration control measures:
  - i. Implement controls to comply with relevant standards (e.g. AS 2436 Guide to noise control on construction, demolition and maintenance sites and the ACT EPA Noise Environment Protection Policy 2010).
- b. Works areas, machinery or vehicle parking, spoil dumps, fuel and chemical stores:
  - i. Minimise the construction footprint as far as practicable and identify construction storage in areas already previously disturbed areas.
- c. Heritage mitigation and control measures:
  - i. Implementing heritage protection zone (buffer) along the interface with the front façade meaning no excavation will occur within the designated zone. This protection zone will remove the requirement for the direct underpinning of the heritage façade as the placement of vertical shoring along the edge of the protection zone will ensure that the building will be laterally supported, to prevent any movement of the wall during subsequent excavation.
  - ii. Identify management measures and contingences in the event that previously unknown items of Aboriginal cultural heritage are uncovered during construction.
- d. Flora and fauna protection (implemented in Early Works):
  - i. Trees to be lopped rather than cleared where practicable. Construction area to be minimised.
  - ii. Exclusion zones identified to protect vegetation / habitat to be retained.
  - iii. Identify and retain (where possible) large hollow-bearing trees and protect by a physical barrier of fence.

- iv. Clearing requirements, including where practicable, hollow-bearing tree removal to occur outside of the main breeding season of the Superb Parrot (August to January), and hollows to be checked for fauna prior to clearing. Clearing to be supervised by a fauna spotter-catcher.
- v. Construction material laydown areas are to be sited in existing cleared areas of the Memorial (i.e. not in vegetated areas).
- e. Weed management:
  - i. Implement existing programs for the control of weeds and feral animals.
  - ii. Cleaning of personnel/equipment to prevent spread of weeds, pests and diseases.
- f. Contamination (implemented in Early Works):
  - i. Confirm that the tanks and underground storage tank have been removed, though ground penetrating radar survey or records. Carry out a soil sampling program targeting the former locations of the underground tanks prior to works within the footprint to check that there is no residual contamination that presents a risk to human health and ecological receptors.
  - ii. Develop and implement an Unexpected Finds Protocol, Hazardous Materials Management Plan, Asbestos Management Plans and Procedures to assist with the identification and management of potential contamination.
- g. Waste management (implemented in Early Works):
  - i. Undertake waste classification consistent with ACT EPA Guidelines, where material is to be removed from site for disposal. Testing should take into consideration Contaminant of Potential Concern identified for that particular area of site.
- h. Construction traffic movements and visitor safety (implemented in Early Works and refined as works progress):
  - i. Prepare traffic management plan(s) and implement to manage construction to and from the Memorial site
  - ii. Maintain safe access to the Main Building, the Building, Administration Building and Poppy's Café during construction.
- i. Site rehabilitation:
  - i. Progressive site reinstatement and landscaping where practicable.
- j. Monitoring and review:
  - i. Undertake environmental auditing, correction actions, regular CEMP reviews.

**Ecology (implemented in Early Works):**

Ecological communities, threatened flora and fauna species, water catchments and water quality will be protected and supported. The Ecological Impact Assessment submitted with this application demonstrates that the proposed development, undertaken in the Early Works will result in the maximum clearance of a total area 3.73 ha of vegetation.

The proposed development will not impact an *EPBC Act* threatened ecological community or potentially important habitat for any *EPBC Act* or *NC Act* listed threatened flora or fauna species.



The study area supports substantially modified vegetation that is associated with the Memorial and which is primarily used for recreational purposes. As a result, most of the study area has been intensively landscaped and regularly mown over a long period of time. This has modified the ground-layer and mid-storey and encouraged the proliferation of exotic species. The selection of this site for the proposed development therefore largely avoids impacts on the environmental values of the locality.

### **Soils**

The Memorial was constructed on an undulating landscape where extensive landscape design has modified the site from its original topography. The Memorial precinct is located within an area of low to moderate erosion and with an extremely low probability of acid sulphate soils.

The majority of the bulk earthworks and excavation are being undertaken in the Memorial's Early Works construction phase. Detailed trimming (to achieve grades) is proposed in this WA. The proposed construction activities, with appropriate construction management are considered low risk regarding contaminated materials. However, in accordance with EPA requirements, all soil will be tested prior to being removed from site for disposal. The process for soil management will be documented in the CEMP to be prepared by the successful construction contractor once awarded, to be implemented during construction.

### **Water**

There are no natural watercourses within the Project site. A man-made drainage channel runs from the north-western corner of the site to the south-eastern corner, approximately 40 meters north of the Project site. There is very low potential for disturbed earth to wash into this drainage channel, as it is located uphill from the Project site.

### **Trees**

There are a number of changes to the tree layout on the site, however the overall numbers of trees will increase and the basic landscape layout of the Memorial will remain in place. The trees proposed for removal have been predominantly submitted in previous works application to the NCA. This application requests the removal of two additional trees. The Memorial proposes new tree planting in this submission. Refer to the Public Domain Works tree removal and replacement plan.

#### *8.1.2.2 Objective Two – Environmental sustainability and open space*

Protect the nationally significant open-space network, visual backdrop and landscape setting of the National Capital.

#### **Response to Objective Two – Environmental sustainability and open space**

The proposal retains the Mount Ainslie Nature Reserve as major open space completely free of development and will act as a natural backdrop to the Memorial precinct and will continue to deliver this function for the National Capital.

## 8.2 Central National Area

Development within the Central National Area is guided by general policies and detailed conditions. A statement against detailed planning guidelines for the Central National Area is provided in the table below.

### 8.2.1 Detailed Conditions of planning, design and development – Response to 4.1.2 of the NCP

DETAILED CONDITIONS	RESPONSE
<p>In the Parliamentary Zone (the area bounded by the southern edge of the Lake, Kings Avenue, State Circle and Commonwealth Avenue):</p> <p>Land uses will comprise:</p> <p>Parliamentary Uses and National Capital Uses, including national legislative, judicial and executive functions, and Commonwealth cultural institutions such other uses, including a limited range of commercial uses and tourism facilities that complement and enhance the function and character of the area.</p> <p>Development must be guided by the principles, policies and Indicative Development Plan for the Parliamentary Zone set out in the Parliamentary Zone Precinct Code.</p>	<p>Not applicable.</p> <p>The proposed works are sited outside the Parliamentary Zone.</p>
<p>Other parts of the Designated Areas will be used in accordance with relevant Precinct Codes.</p>	<p>Not applicable.</p> <p>The Constitution Avenue and Anzac Parade Precinct Code and Main Avenues and Approach Routes Precinct Code were addressed as part of the works within the Main Works application.</p>
<p>Land uses will relate primarily to national functions. This should not, however, preclude the establishment of appropriate ACT Government functions, suitably located.</p>	<p>Complies with condition.</p> <p>The use of the land for the national function of the Australian War Memorial will be enhanced by the proposed works.</p>
<p>Consideration of commercial uses in those parts of the Designated Area that lie in the City will have regard to the planning effects on City as well as on the Central National Area.</p>	<p>Not applicable.</p> <p>The proposed works do not include commercial uses.</p>
<p>Special consideration will be given to community, cultural, residential, tourism, entertainment and leisure uses which complement and enhance the function and character of the Designated Area.</p>	<p>Complies with condition.</p> <p>The proposed works will enhance the function of the land as of community, cultural and touristic use which complements and enhances the character of the Designated Area in accordance with 4.1.1, 1c) of the National Capital Plan “recognising that some elements (for example, the Australian War Memorial and Parliament House) are successful reinterpretations of the 1918 Griffin Plan which are consistent with and strengthen the framework and spirit of the Plan.”</p>
<p>Traffic capacity and traffic arrangements on major routes in the Designated Area will be planned to ensure safe and dignified access for all ceremonial occasions, and for residents, staff, tourists and visitors.</p>	<p>Not applicable.</p> <p>The proposed works do not include alterations to major traffic routes.</p>
<p>The transport system within the Designated Area will be planned and managed for volumes of traffic and parking consistent with the significance and use of the area. Transport infrastructure should foster the use of transport systems which minimise adverse effects from vehicular traffic.</p>	<p>Not applicable.</p> <p>The proposed works do not include alterations to the transport system.</p>

DETAILED CONDITIONS	RESPONSE
The urban design of the area is to achieve an integrated design of the highest quality by managing building height and bulk, and by encouraging building forms and layouts on consistent building alignments which enhance the structure of the Griffins' plans.	Not applicable.
New development should seek to respect the design and character of adjacent buildings in terms of scale, colour, materials, massing and frontage alignment.	Not applicable.
Individual development proposals will be assessed on their merits in respect to sunlight penetration, amenity, pedestrian and vehicle access. No buildings taller than RL617 will be permitted in the Designated Area, but the general building height will be 3-4 storeys except where the National Capital Authority determines otherwise.	Not applicable.
Buildings in the area must show an appropriate quality of architectural design consistent with their location in this area of special national importance.	Not applicable
Direct access to and from major roads will be permitted where practicable and not inconsistent with traffic safety requirements. The design and maintenance of all roadways and parking areas, including their associated landscaping, signs and lighting, will be of a consistently high quality.	Complies with condition. The works proposed in this application include accessible upgrades to existing path alignments.
Commonwealth, Kings and Constitution Avenues, the avenues connecting the nodal points of the National Triangle, are of critical significance in delineating the geometric form of the Griffins' plans. They are not only the primary movement routes, but they are powerful generators of structure and urban form. Their formal expression is paramount and is to be achieved by strong avenue planting, consistent road design, special lighting and detailing. Building heights and setbacks will be planned to ensure consistency and continuity. Except where otherwise specified in the Plan, setbacks for buildings adjacent to Kings and Commonwealth Avenues south of Lake Burley Griffin should be 10 metres. Setbacks for buildings adjacent to Kings and Commonwealth Avenues north of Lake Burley Griffin should be six metres.	Not applicable. The proposed works are not located on Commonwealth, Kings or Constitution Avenues.
Landscaping is to enhance the visual setting of the Designated Area and integrate the buildings with their landscape setting. This will be carried out in accordance with a landscape masterplan to be prepared by the National Capital Authority which particularly emphasises the following landscape themes:  a) the formal and consistent landscaping of Main Avenues and mall spaces  b) the combination of formal and informal landscaping which occurs around the Lake's edge and is the setting for Parliament House and its adjacent area.	Complies with condition. The landscaping elements in this application integrate the buildings with the landscaped elements and respond to the delineation between formal and informal landscape themes.

DETAILED CONDITIONS	RESPONSE
Residential blocks must not be subdivided for separate occupation.	Not applicable. The site of the works is not a residential block.
Any proposal to subdivide land within the Central National Area will require the approval of the National Capital Authority	Not applicable. Subdivision is not proposed.

### 8.3 Constitution Avenue and Anzac Parade Precinct Code (4.8 NCP)

The Constitution Avenue and Anzac Parade (CAAP) Precinct comprises the land between Constitution Avenue and Parkes Way, the Russell apex of the National Triangle, Anzac Parade, the Australian War Memorial, and various sites to the north of Constitution Avenue. The figure below, from the National Capital Plan, illustrates the location of the precinct. The Australian War Memorial is situated inside the CAAP precinct.

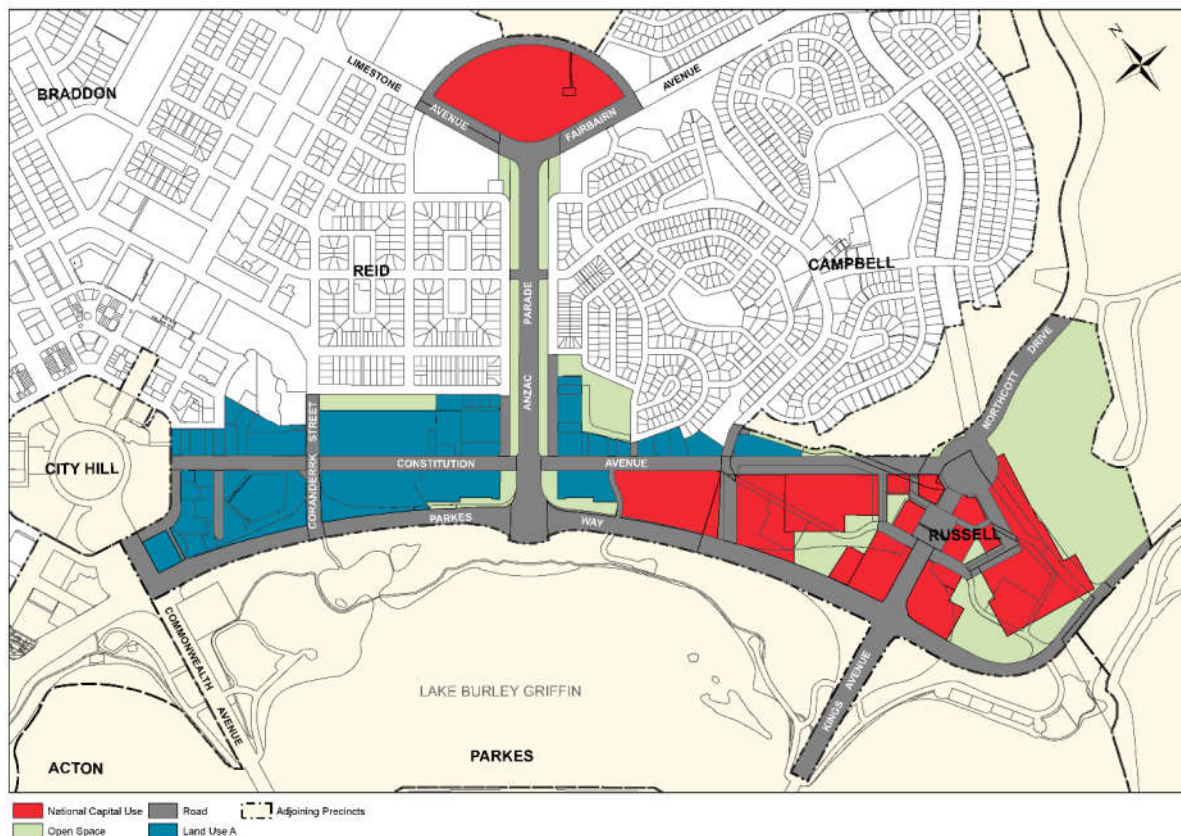
This report will show that the proposed design contributes to a realisation of the national capital interest in accordance with the NCP, particularly the detailed conditions and priorities of planning, design and development within the CAAP Precinct, to enhance this fitting site of commemoration and remembrance.

The figure below shows the land use areas permitted in the Code. The Memorial is identified as land reserved for 'National Capital Use' and ancillary land uses.



*Constitution Avenue and Anzac Parade Precinct location (Source: NCP)*





*Land use for the Constitution Avenue and Anzac Parade Precinct (Source: NCP)*

The table below provides a statement against the relevant detailed planning guidelines of the CAAP Precinct Code. Some sections of the Constitution Avenue and Anzac Parade Precinct Code are not included in this response to conditions as they do not apply to the Memorial site as they include controls specific to new developments along Constitution Avenue and Parkes Way being:

- Public transport, access and circulation
- Road Hierarchy
- Cycle Ways
- Streetscape Design
- Active Frontages
- Structure
- Building height and Form
- Water Sensitive Urban Design
- Integrated Urban Art and Signage
- Parking
- Campbell 5 Specific Controls

### 8.3.1 Objectives for the Constitution Avenue and Anzac Parade Precinct

The development of the Memorial will contribute to achieving the objectives of establishing the precinct as a prestigious address for National Capital Uses. The Memorial's prestige will be enhanced just as this design will deliver the evolved requirements for use of the site as a memorial, archive, and museum. The proposed works demonstrate design excellence and are the result of reviews by the NCA, DAWE and PWC.

The NCP identifies the subject site land as for National Capital use, which it defines as for the purpose of a work of special status and national interest and including the Australian War Memorial. No change in the use of the land is proposed. This proposal will enhance this site as a national institution consistent with this NCP land use policy.

### 8.3.2 Response to General Policies for Constitution Avenue and Anzac Parade Precinct

DETAILED CONDITIONS	RESPONSE
<b>GENERAL</b>	
A. Built form and landscape design should respond to the primacy of the geometry of Constitution Avenue and the Russell apex of the National Triangle with building form emphasising the alignments of Constitution Avenue, Kings Avenue and Parkes Way.	<p>Not applicable.</p> <p>The proposed development consists of landscape elements isolated and obscured from the interfaces of Constitution Avenue, Kings Avenue and/or on Parkes Way.</p>
B. Reinforce the city's three-dimensional structure based on its topography and the landscape containment of the Inner Hills.	<p>Complies with condition.</p> <p>Canberra's topography in relation to this precinct is defined by the relationship between the undeveloped hills and ridges, the established land axes of the major national institutions and the lake. The design rationale reinforces the landscape containment of the inner hills by proposing a low profile which has a minimal impact on the decline gradient between the summit of Mount Ainslie and Lake Burley Griffin. The nationally recognisable vista will be retained.</p> <p>The design maintains the existing topography of the site.</p> <p>Careful selection of tree planting locations ensures the city's inner hills areas are further linked and integrated by the maintenance of key view lines to ensure a contiguous landscape.</p>
C. Develop Constitution Avenue (generally east of Anzac Parade) as a prestigious setting for national capital uses, related employment and amenities.	<p>Not applicable.</p> <p>The Memorial is accessed via Anzac Parade, Limestone and Fairbairn Avenues and fed by Treloar Crescent as a collector road, essentially as the main public point of contact servicing the site.</p>
D. Reduce the barrier created by Parkes Way and its high speed intersections along its length by changing the character of Parkes Way to become a boulevard addressed with prestigious buildings, at grade pedestrian crossings and appropriately scaled road reserves and intersections.	<p>Not applicable.</p> <p>Proposed development does not have a boundary on or frontage to Parkes Way.</p>
E. Provide a mix of land uses that contributes to the creation of a 24 hour community with dynamic activity patterns including retail, restaurants, residential and hotels close to public transport, employment areas, cultural attractions and the parklands of Lake Burley Griffin.	<p>Complies with condition.</p> <p>The development as proposed does not seek to vary any of the existing land uses across the subject site. The Memorial site operates to 'commemorate the sacrifice of those Australians who have died in war or on operational service'. It does not contribute to the creation of a '24-hour community' but submits to enrich the cultural standing of the national capital as a place for 'Australians to remember, interpret, and understand the Australian experience of war and its enduring impact on Australian society'.</p>
F. Integrate public transport priority in the design of Constitution Avenue including provision for future light rail.	<p>Not applicable.</p> <p>The proposed location of the works is not at or adjacent to Constitution Avenue.</p>

<p>G. Development should include a high level of access to a diversity of uses and activities, have cohesion and diversity in design character and detail, and be able to respond to changes over time.</p>	<p>Complies with condition.</p> <p>While no change to the land use is proposed, enhancing the facility of the Memorial precinct to achieve its goals contributes to the overall diversity of uses and activities within the precinct.</p> <p>Overall, the designs may be characterised as possessing a cohesive disposition and form, which unite to present a consistent and legible built environment from the perspective of visitors and at the precinct scale.</p> <p>Proposed spaces for commemoration, exhibition, circulation and research are designed to avoid serving an overly-prescriptive set of user requirements in order to remain adaptable as these requirements change over the long term.</p>
<p>H. Provide a transition in building scale and use to protect the amenity of adjoining residential areas.</p>	<p>Complies with condition.</p> <p>Early planning by the Griffins (1918 plan) envisaged a low rise, horizontal city subservient to a progressive landscape with taller, important public buildings with towers and domes marking key axes and the functional order of public buildings. The introduction of RL 617 (the height of Capital Hill) as the maximum building height in the 1960's has served to preserve the dominant skyline of public buildings like Parliament House and the Memorial.</p> <p>The Memorial site adjoins Reid and Campbell residential areas indirectly over Limestone and Fairbairn Avenues, respectively. The open design of the parade ground, Southern Entrance, western formal gardens, and eastern landscaped area creates a broad undeveloped area which simultaneously serves as a gentle transition from Memorial uses to residential areas. Overall, incorporating these formal southern areas, the avenues themselves and the setbacks from Limestone Avenue, Anzac Parade and Fairbairn Avenue there is an approximately 200 metres between any residential block and buildings on the Memorial site.</p>
<p>I. Ensure conveniently located parking in a manner that does not dominate the public domain. All basement and service vehicle entries are to be located from secondary street frontages.</p>	<p>Complies with condition.</p> <p>Parking arrangements onsite currently consist of two surface car parks along Treloar Crescent and an underground car park beneath Poppy's Café. Their locations underground, and at the back of the site behind buildings prevents them from dominating the public domain.</p>
<p>J. Create an open and legible network of paths and streets that extends and connects City Hill and the adjoining suburbs of Reid and Campbell to Constitution Avenue, Kings and Commonwealth Parks and Lake Burley Griffin.</p>	<p>Not applicable.</p> <p>Proposed works are not located between City Hill/Reid/Campbell and Constitution Avenue/ Kings and Commonwealth Parks/Lake Burley Griffin.</p> <p>The Memorial will remain connected to the city's walking and cycling network with signalised crossings of Limestone and Fairbairn Avenue that allow visitors to ride the link between Lake Burley Griffin and the Memorial along Anzac Parade.</p>

<p>K. Create a public domain that forms a linked sequence of spaces that are accessible, safe, comfortable, and pedestrian-scaled, that promotes walking and use of public transport and minimises reliance on cars.</p>	<p>Complies with condition.</p> <p>The design of the precinct includes closely considered pedestrian access between each building as well as parking and arrival areas up to the periphery of the site. Surface pathways and paved formal terrace areas facilitate a clear and safe path of travel between all points of the site. While reliance on cars is primarily constrained by its location somewhat removed from heavily utilised areas of the city, visitor arrivals via bus will be greatly enhanced by the improvement of the eastern coach parking area and the through-site connectivity from there to the heart of the Memorial.</p> <p>There are also public bus stops on both Fairbairn and Limestone Avenues, allowing people to access the site using public transport.</p> <p>The public realm works will improve visitor orientation and arrival, facilitating movement through the precinct.</p>
<p>L. Integrate perimeter security, if required, with streetscape elements that enhance the public domain.</p>	<p>Complies with condition.</p> <p>Security measures in the form of bollards are proposed, delivering vehicle intrusion protection onto the pedestrian path to the western sculpture garden.</p> <p>These bollards are in addition to some of the existing measures present, or proposed as part of the previous Main Works and East and West Roads approvals, where opportunities to unobtrusively enhance security have been presented.</p> <p>Protocols regarding onsite security monitoring and patrol of access points are to remain unvaried and in line with the memorial's property management guidelines.</p>
<p>M. Architectural character should develop a contemporary palette of styles and materials, reflecting the varied land uses and providing activity and interest, particularly at street level. Particular attention should be paid to building form and roof profiles in areas of high visibility.</p>	<p>Complies with condition.</p> <p>Materials and colours proposed are to match those existing (or approved) within the precinct. Materials schedules are included in the submission package.</p>
<p>N. Design proposals should be site responsive, taking maximum advantage of varying characteristics and features of each site, complementing adjoining development – both existing and proposed – and expressing physical and environmental features.</p>	<p>Complies with condition.</p> <p>The proposed designs are respectful of the topography and existing landscaping of the site.</p>
<p>O. The street network, building form and facilities should be inherently flexible to accommodate changing uses and demands across the site and within buildings over time.</p>	<p>Complies with condition.</p> <p>While no change to the street network is proposed, the landscape form is sufficiently understated and able to adapt to the changing needs of the Memorial over time.</p>

P. Development should command high standards of urban design, sustainability, architecture and social inclusion reflecting the character of the national capital and providing a model for city development in Australia in the 21st century.	<p>Complies with condition.</p> <p>A comprehensive sustainability strategy has been developed for the Campbell precinct, in collaboration with Memorial stakeholders and the design team. The strategy will drive specific sustainability design strategies and provide clear, tangible outcomes for the Memorial including (but not limited to):</p> <p>Site-wide energy and water strategies will be delivered and serve as a reference point for sustainable operations at the Memorial; and</p> <p>The landscape is designed to remediate the constraints that existed in the existing grounds, whilst respecting and improving the heritage values.</p> <p>The inclusion of new compliant pathways is paramount in establishing equitable access to the Memorial.</p>
---	--

### 8.3.3 Response to NCP Constitution Avenue and Anzac Parade Precinct Code

URBAN STRUCTURE	
Reinforce Constitution Avenue as the base of the National Triangle and the Russell apex with appropriate urban form.	<p>Not applicable.</p> <p>The proposed works are not sited on Constitution Avenue or within the National Triangle.</p>
Create a street grid, sympathetic to Griffin's intended pattern of streets and city blocks that provides a high level of integration with the street and path network of City, Reid and Campbell and link these areas with Lake Burley Griffin and Kings and Commonwealth Parks.	<p>Not applicable.</p> <p>The proposed works are sited away from the street grid.</p>
LANDSCAPE STRUCTURE	
Landscape planting should reinforce the urban structure of Constitution Avenue and its integration with the setting of the Central National Area and the Lake Burley Griffin parklands.	<p>Complies with condition.</p> <p>The landscape (particularly planting) has been composed to ensure that major views and vistas (Anzac Parade and Mt Ainslie) are retained. The landscape continues to respond to the Memorials Site Development plan which allocates a formal design to the west and informal nature to the east of the site as an extension to Mt Ainslie. The landscape immediately adjacent to the Memorial buildings (included in previous approvals) strengthens the axis with relative symmetry.</p>
A formal treatment should be applied to the main avenues including Constitution, Kings and Commonwealth Avenues, as well as Parkes Way. Continuous street trees should define the pattern of major and minor streets.	<p>Not applicable.</p> <p>The proposed works are not located on Constitution, Kings and Commonwealth Avenues or Parkes Way.</p>
The visual impact of parking on the public domain should be minimised by integrating parking layouts with street tree plantings and pavement design.	<p>Complies with condition.</p> <p>Planting has been included to further screen the existing western carpark from the sculpture garden. However, locations are carefully selected to ensure that views to Mt Ainslie will be retained from key positions.</p> <p>The addition of the green scape to the Poppy's carpark roof ensures that this parking infrastructure is generally not visible from locations other than Fairbairn Ave.</p>
PUBLIC TRANSPORT, ACCESS AND CIRCULATION	



Allow for an integrated public transport system with Constitution, Kings and Commonwealth Avenues and London Circuit as the principal public transport route.	Not applicable. The proposed works are not on Constitution, Kings and Commonwealth Avenues or London Circuit and do not change the capacity to integrate with the public transport system.
Provide a hierarchy of pedestrian routes ranging from Constitution, Commonwealth and Kings Avenues and London Circuit as urban boulevards, major streets (including Coranderrk Street and Blamey Crescent and Sellheim Avenue), minor streets, laneways and arcades.	Not applicable. The proposed works are located on the Memorial block, which is remote from the hierarchy of streets and roads.
Ensure safety and comfort for pedestrians, with intersections designed to minimise slip lanes for fast turning traffic.	Not applicable. The proposed works do not include works near to intersections.
Provide on-street parking on all streets where practicable.	Not applicable. The proposed works are not located within the street network.
Access to the western portion of Block 7 Section 3 Parkes from Block 6 Section 3 Parkes must be maintained to allow access to Commonwealth Park via underpass from the northern side of Parkes Way.	Not applicable. The proposed works are not located near to the relevant blocks or Parkes Way.
<b>ROAD HIERARCHY</b>	
The road hierarchy provides a legible and connective framework for moving throughout the area with Constitution, Commonwealth and Kings Avenues and Parkes Way having the role of principal routes for through traffic and pedestrians connecting other parts of the city to the area	Not applicable. The proposed works do not impact the road hierarchy.
The road hierarchy provides a legible and connective framework for moving throughout the area with major connecting streets including Coranderrk Street, Blamey Crescent and Sellheim Avenue having a role of providing the main connections from the City Centre and adjoining neighbourhoods	Not applicable. The proposed works do not impact the road hierarchy.
The road hierarchy provides a legible and connective framework for moving throughout the area with minor streets having a local access role with priority for pedestrians and cyclists	Not applicable. The proposed works do not impact the road hierarchy.
The road hierarchy provides a legible and connective framework for moving throughout the area with lanes, shareways and arcades having a service, access and pedestrian network role.	Complies with condition. The inclusion of connected paths within the Memorial site strengthens the pedestrian networks between the major road frontages of Limestone Ave, Fairbairn Ave, Anzac Parade and Treloar Crescent. The western carpark landscape design is responsive to movement patterns of students to and from Campbell High School in particular.
<b>CYCLE WAYS</b>	
Provide an attractive and direct network for pedestrians and cyclists catering to recreation and commuter needs, separated spatially and by visual character where appropriate to prevent pedestrian conflicts.	Not applicable. The Public Realm works are limited to pedestrian only movement within the site from commuter termini.
<b>STREETSCAPE DESIGN</b>	

Provide a complementary hierarchy of streetscape elements that relates to the road hierarchy giving primacy to the main avenues, emphasising continuity along their length through avenues of appropriately scaled street trees, consistent pedestrian pavement materials, street furniture and lighting.	Not applicable. No works are proposed for the streetscape.
Development should generally be constructed to the street boundary to define and enclose streets and create continuous street frontage while allowing variations in individual buildings and uses.	Not applicable. No works are proposed for the streetscape.
Use a limited palette of high quality pedestrian pavement materials, street furniture and lighting. Pavement and landscape design should have an elegant, simple and bold design emphasising the geometry and formality of the main avenues.	Not applicable. No works are proposed for the streetscape.
Ensure streetscapes are well lit for pedestrians and optimise security and safety for night time use. Footpath areas should be wide enough to cater for pedestrians and specific land use requirements and allow for seating areas, outdoor cafés, planting and urban art.	Not applicable. No works are proposed for the streetscape.
Wider pavements for outdoor cafés and public amenity are to be located on the sunny southern side of the avenue.	Not applicable. No works are proposed for the streetscape.
<b>ACTIVE FRONTAGES</b>	
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.	Not applicable. Condition met within Main Works Approval (Southern Entrance).
Blank façades to public spaces and streets are to be avoided.	Not applicable. Condition met within Main Works Approval.
Active streets should be a priority along Constitution Avenue and other streets throughout the area, with new development generally incorporating active ground level frontages to enliven public streets and spaces and provide passive surveillance.	Not applicable. The proposed works will not front streets.
Ground level frontages will present an attractive pedestrian-oriented frontage providing active uses for a minimum of 30 percent of the street frontage. Key active frontages are to have a minimum of 75 percent active uses.	Not applicable. The proposed works will not front streets.
Residential uses, except for home offices, should be avoided at street level at those locations identified as having an active frontage in Figure 82.	Not applicable. The proposed works do not include residential uses.
Blank walls are discouraged. Pedestrian entries should be clearly visible from the public domain.	Complies with condition. Condition met within Main Works Approval (Southern Entrance). The Public Realm works creates lines of travel from the east and west that deliver visitors to the main entrances. The experience of the journey/s create strong visual connection with the Dome as a central element to the site.

BUILDING HEIGHT AND FORM	
Provide climate protection to areas where retailing and service-based developments form the predominant ground level use at the street.	Not applicable. The proposed works do not include retailing or service-based developments.
Buildings above 25 metres in height are to be the subject of wind testing, including down draught conditions and turbulence, to ensure the development does not have adverse impacts on building entrances and the public domain.	Not applicable. The proposed works do not exceed 25 meters high.
Buildings heights will generally be medium rise up to 25 metres above adjacent kerb levels to retain the landscape backdrop of the inner hills of Central Canberra.	Not Applicable. The proposal is for landscape works within the existing topography.
Buildings to a maximum height of RL600 are permitted in the locations identified in Figure 83. Buildings to RL600 are contingent on meeting applicable heritage requirements. To ensure that a balanced building massing and portal effect is maintained at the southern end of Anzac Parade, buildings on the second site to be developed must be equal in height to those of the first site to be redeveloped. This is applicable only to buildings in the area subject to the maximum RL600 height limit.	Not applicable. The proposed works are not located within the locations identified in Figure 83.
A landmark building to RL 617 adjacent to Commonwealth Avenue will be subject to consultation.	Not applicable. The proposed works are not located adjacent to Commonwealth Avenue.
Minor building elements that extend building heights above 25 metres will be considered where this enhances the architectural quality of the building, and fosters energy efficiency, indoor amenity and appropriate urban scale.	Not applicable. The proposal is for landscape works within the existing topography.
Building height should transition down in scale to a maximum of 3 storeys (generally 12 metres above natural ground level) to be sympathetic to scale of adjoining suburbs of Reid and Campbell.	Not applicable. The proposal is for landscape works within the existing topography.
Development should generally be constructed to the street boundary to define and enclose streets and create continuous street frontage while allowing variations in individual buildings and uses. Development on the northern side of Constitution Avenue will be set back a minimum of 6.5 metres from the block boundary.	Not applicable. The proposed works are not located adjacent to street frontages.
Where buildings are required to be set back to achieve security stand-off distances, continuity of the building line should be reflected in the design of passive security measures (for example, building plinth walls on the street boundary).	Complies with condition. Passive security including CPTED measures, have been included within the design of the individual projects and public realm.
Where fronting residential streets in Campbell and Reid, building setbacks should generally complement existing building setbacks.	Not applicable. The proposed works are not located in residential streets in Campbell or Reid.
Building forms, materials and finishes should be responsive to microclimate issues including solar access and wind. Use of sunscreen devices as articulation elements should be employed to achieve climate responsive façades.	Complies with condition. The proposal is for landscape works. The inclusion of planting where it does not interrupt views and vistas will contribute to increased shade amenity.

Buildings should generally be modulated to clearly express the grid of the building. Tactility, silhouette and human scale in relation to built form should be achieved with the design of buildings.	Not applicable.  The proposal is for landscape works within the existing topography.	
New buildings are encouraged to be delivered through design competitions in order to encourage innovation and design excellence.	Not applicable.  The proposal is for minor landscape works that responds to the outcome of design competitions for the building infrastructure.	
Building design, layout and construction should take account of the impacts of noise on surrounding uses.	Not applicable.  The siting of the Memorial precinct is removed from adjoining sites and buffered by significant areas of open space. Noise emanating from the Memorial cannot impact external blocks.	
Building height is to be measured from and between the finish footpath level at each corner of a development block.	Not applicable.  The proposal is for landscape works within the existing topography.	
Minimum floor-to-ceiling heights within buildings are to be as follows:		
LOCATION	MINIMUM FLOOR HEIGHT	RESPONSE
Ground Floor facing Constitution Avenue and roads where ‘Indicative Active Frontages’ are located	6.5 metres floor to ceiling (mezzanine level permitted over 30% of ground floor)	Not applicable.  The location of the proposed works does not adjoin Constitution Avenue or indicate active frontage areas.
Ground Floor (Residential)	3.3 metres floor-to-ceiling	Not applicable.  The proposed works do not include residential use.
Ground Floor (other uses, including commercial/office use)	3.6 metres floor-to-ceiling	Not applicable.  The proposal is for landscape works within the existing topography.
Residential (general)	2.7 metres floor-to-ceiling minimum for all habitable rooms, 2.4 metres is the preferred minimum for all non-habitable rooms however 2.25 metres is permitted.  For two-storey units, 2.4 metres minimum for second storey if 50 percent or more of the apartment has 2.7 metre minimum ceiling heights.  For two-storey units with a two-storey void space, 2.4 metre minimum ceiling heights.  Attic spaces are permitted, with a 1.5 metre minimum wall height at edge of room with a 30 degree minimum ceiling slope.	Not applicable.  The proposed works do not include residential use.

#### WATER SENSITIVE URBAN DESIGN

Implement water sensitive urban design strategies, including bio-filtration systems integrated with street and landscape design, to protect lake water quality.				<p>Complies with condition.</p> <p>The landscaping of the eastern car park area results in a reduction in impervious area of the AWM site of nominally 4000m<sup>2</sup>. The reduction in the total impervious area of the site has been coordinated with the site wide solutions to the ANZAC Hall, Bean Building and New Southern Entry stormwater works.</p> <p>The strategy for the control of stormwater runoff and quality for the eastern landscape areas consists of :</p> <ul style="list-style-type: none"> <li>• Maximising the stormwater collection in the soft landscaped areas.</li> <li>• Reducing the quantity of piped stormwater.</li> <li>• Filtering runoff through swales and garden areas.</li> </ul> <p>When the reduction in impervious area, resulting from the eastern landscape works is considered in conjunction with the other WSUD elements of the development (approved in previous works applications) including:</p> <ul style="list-style-type: none"> <li>• 570kL rainwater storage,</li> <li>• 197kL onsite detention, and</li> <li>• Increased catchment draining through landscape areas.</li> </ul> <p>The development achieves a net positive impact on stormwater quality and quantity over existing conditions.</p>
To protect the water quality of Lake Burley Griffin, a catchment management approach should be implemented to detain and filter stormwater in the upper catchment or at the source.				<p>Not applicable.</p> <p>A 194kL stormwater detention tank is included in the Bean carpark to retard stormwater flows from the site (previously approved as part of the Main Works application).</p>
<b>PARKING</b>				
Provide on-street car parking and conveniently-located bicycle parking to support retail uses, pedestrian amenity and after-hours activity.				<p>Complies with condition.</p> <p>Existing bicycle parking adjacent to the café is retained.</p>
Large off-street permanent surface car parks are to be avoided; car parking is to be accommodated in basements or in above-ground structures concealed from public areas by habitable building façades.				<p>Complies with condition.</p> <p>The proposed works do not include additional car parking structures.</p>
Development of existing surface car parks will need to demonstrate that an adequate public car parking provision (on-street or in appropriately designed structures) will meet the needs of Constitution Avenue.				<p>Not applicable.</p> <p>The proposed works do not adjoin Constitution Avenue.</p>
Car parking for new development should accord with the following rates:				
LAND USE(S)	CAR PARKING RATE	LOCATIONAL REQUIREMENTS	RESPONSE	
Residential	One space per dwelling and one visitor space per four dwellings or part thereof.	<p>Long-stay resident parking: on-site</p> <p>Short stay/visitor parking: on-site or off-site immediately adjacent to the site.</p>	<p>Not applicable.</p> <p>The proposed works do not include residential uses.</p>	

Office	One space per 100 square metres of gross floor area.	On-site or off-site immediately adjacent to the site.	Not applicable. The proposed works do not include office uses.
Administrative use; Bank; Child Care Centre; Consulting Rooms; Cooperative Society; Health Centre; Personal Services Establishment	Two spaces per 100 square metres of gross floor area.	On-site or off-site immediately adjacent to the site, with the exception of Child Care Centre where parking must be provided on-site.	Not applicable. The proposed works do not include administrative uses.
Bar, Café, Restaurant, Retail	Two and a half spaces per 100 square metres of gross floor area.	On-site or off-site immediately adjacent to the site.	Not Applicable. The proposed works do not include Bar, Café, Restaurant or Retail as <b>primary uses</b> of the site.
Hotel, Motel	One space per employee, plus one space per guest room or unit for establishments up to 36 units; or 25 spaces plus 0.3 spaces per guest room for establishments of more than 36 units.	On-site.	Not applicable. The proposed works do not include hotel or motel uses.
Land uses for which car parking rates are not prescribed above will be subject to individual assessment.			<p>Assessment of an appropriate car parking rate must consider the public transport integration of the Memorial site, the existing spaces and the proportion of visitors who arrive on coaches or as part of school groups.</p> <p>An assessment was completed prior to the commencement of the development works, and outcomes formed part of the previous works approvals (Poppy's car park extension and Main Works).</p> <p>The loss of 4 car parking spaces to the western carpark as part of the Public Realm works will not have a negative impact on the overall availability of parking.</p>
Proponents must demonstrate the access and parking capacity of the proposed development, and its impacts on the transport network and surrounding area. A higher on-site and/or off-site parking provision for any use may be required by the National Capital Authority after taking into account the relationship between on-site parking, off-site parking opportunities, the capacity of public transport in the area at the time of development, and anticipated future levels of public transport.			<p>Assessment of an appropriate car parking rate must consider the public transport integration of the Memorial site, the existing number of spaces and the proportion of visitors who arrive on coaches or as part of school groups.</p> <p>The proposed works do not propose changes to the access roads connecting the Memorial site to Treloar Crescent, Fairbairn Avenue of Limestone Avenue.</p>



Additional parking will be provided for bicycles, motorcycles and vehicles owned and operated under car-sharing schemes.	<p>Not applicable.</p> <p>No new car parking areas are proposed as part of this application.</p>
<b>INTEGRATED URBAN ART AND SIGNAGE</b>	
Public art and art spaces in new development should be encouraged.	<p>Not applicable.</p> <p>No new sculptures form part of this application.</p> <p>Existing sculpture relocations included in this application are:</p> <ul style="list-style-type: none"> <li>• Montevideo Maru</li> <li>• Monash</li> <li>• Commemorative Plaques</li> </ul> <p>The relocations of other sculptures are included in the following works applications:</p> <ul style="list-style-type: none"> <li>• Simpson and His Donkey – Main Works Variation</li> <li>• HMAS Australia Propeller – Separate application to be prepared.</li> </ul>
Public art should be included as an integral component of development proposals and the public domain. There must be a high level of integration between advertising and signage, which contributes to the character of the place.	<p>Not applicable.</p> <p>The public realm design includes the reinstatement of existing memorials and sculptures.</p> <p>No new art works or advertising forms part of this application.</p> <p>A future application for wayfinding signage will be prepared.</p>
Opportunities for animated signs to create focal points when viewed from across public spaces may be considered where this does not impact adversely on the overall character of the place.	<p>Not applicable.</p> <p>Animated signs would not be appropriate for the character of the Australian War Memorial.</p>

## 8.4 Main Avenues and Approach Routes Precinct Code

The Main Avenues and Approach Routes conditions of planning, design and development are broken into three sections. This application relates to the 'General' section which is addressed below. The two other sections within this Precinct Code dealing with the Federal Highway and policies for the ACT border marker and road design do not relate to the works proposed in this application and are therefore excluded from consideration.

### 8.4.1 Response to NCP Main Avenues and Approach Routes Precinct Code

DETAILED CONDITIONS	RESPONSE
<b>GENERAL</b>	
Traffic is to be managed to ensure the continued effective function of the Main Avenues and Approach Routes. The Main Avenues will provide access to fronting buildings where practicable, and where traffic safety and flows are not adversely affected.	Not applicable. The works proposed in this application are not located so that they may impact traffic.
<b>LANDSCAPING</b>	
The Main Avenues and Approach Routes will be developed and maintained as high quality landscaped corridors. In built-up areas, the established design theme of verges and medians and formal tree plantings will be maintained. In areas of intensive pedestrian use, high quality paving is to be used.	Complies with Condition. Landscaping adjacent to the intersection of Limestone and Fairbairn Avenues and Anzac Parade was included in the Main Works approval. The proposed Public Realm works include additional planting to Fairbairn Avenue within the Eastern Precinct.
<b>SIGNS</b>	
Signs will generally comprise traffic, directional and visitor information signs, and unnecessary repetition will be avoided. Commercial roadside signs are not permitted in road reservations, except on bus shelters. Non-commercial signs may be permitted where they comply with the requirements for signs set out in the Signs General Code.	Not applicable. Signage is not proposed as part of this Works application for Works Approval. The Memorial will submit a separate Works Approval application for signage.
<b>STREETSCAPE DESIGN</b>	
A streetscape hierarchy, that complements the road hierarchy, should be established. This hierarchy should give primacy to main avenues, emphasise continuity along their length through avenues of appropriately scaled trees, consistent pedestrian pavement materials, street furniture and lighting.	Not applicable. The proposed works will not impact street hierarchy.
Development should generally be constructed to the street boundary to define and enclose streets and create continuous street frontage while allowing variations in individual buildings and uses.	Not applicable. This condition is generalised and not the design objective of the Memorial block.
A limited palette of high quality pedestrian pavement materials, street furniture and lighting will be used. Pavement and landscape design should have an elegant, simple and bold design emphasising the geometry and formality of the main avenues.	Complies with condition. Materials, furniture and lighting fixtures match existing landscape elements and/or proposed landscape elements included in the Main Works Application.
Streetscapes are to be well lit for pedestrians and optimise security and safety for night time use.	Not applicable. Landscaping adjacent to the intersection of Limestone and Fairbairn Avenues and Anzac Parade was included in the Main Works approval. The proposed Public Realm works do not include works adjacent to Main Avenues and Approach Routes.

## 8.5 Signs General Code

This Code is applicable to developments including signage within a Designated area.

Signage is not included as part of this Works application for Works Approval. The Memorial will submit a separate Works Approval application for Signage and address detailed conditions as part of that application.

## 8.6 Outdoor Lighting Policy

This policy is administered by the NCA and is published as a standalone document, separate from the National Capital Plan. It applies to any proposed lighting works within the Designated Areas of the National Capital Plan. The policy will form part of the formal assessment process undertaken by the NCA, when considering works approval applications that include outdoor lighting. The Designated Areas map includes the Memorial site and therefore applies to these works.

### 8.6.1 Strategy 1a) Express the key geometric elements of the Griffins' formally adopted plan for the city through lighting design and distribution.

DETAILED CONDITIONS	RESPONSE
Emphasise the three node points of the Griffins' National Triangle by creating and maintaining strong visual 'anchors' at Parliament House, City Hill and Russell.	Not applicable. The works proposed in this application are not located within Griffins' National Triangle.
Create a unique identity for the roads that form the Griffins' National Triangle, being Commonwealth, Kings and Constitution Avenues, through careful selection and installation of an integrated suite of street furniture and lighting. Achieve a high degree of uniformity in lighting performance on these three main avenues.	Not applicable. The works proposed in this application are not located within Griffins' National Triangle.
Illuminate the Griffins' Land Axis by retaining the existing Anzac Parade street lighting and illumination of Federation Mall.	Not applicable. The Main Works application works retains the existing Anzac Parade street lights. The Public Realm works do not include any amendments to the Anzac Parade street lighting.
Reinforce the Griffins' Water Axis by illuminating the promenade along the southern foreshore, Commonwealth Place and the International Flag Display.	Not applicable. The works proposed in this application are not located at the southern foreshore, Commonwealth Place or the International Flag Display.
Use full cut-off light fittings in all landscape areas, roads, paths and car parks within the Central National Area (except where noted in this policy).	Complies with condition. Existing landscape light fittings are in accordance with the external lighting masterplan and consist of a mix of path grazers, recessed wall lights and pole mounted external lights (generally to car park areas). Proposed fittings are to match existing fittings or those approved under the Main Works application.
Use full cut-off street and pedestrian lighting on all main avenues that contributes to their development as high quality landscape boulevards.	Not applicable. Lighting is not proposed for the adjacent Fairbairn and Limestone Avenues.
Align lighting hardware to strengthen the framing of the National Triangle, main avenues and formally landscaped open spaces.	Complies with condition. The lighting complies with the external lighting masterplan which describes an appropriate illumination context for the open spaces of the Memorial.

### 8.6.2 Strategy 1b) Create a clear hierarchy of built environment illumination in central Canberra.

DETAILED CONDITIONS	RESPONSE
Illuminate the exterior of key built elements to reflect their relationship to Griffin's National Triangle and their symbolic function.	Not applicable. The proposed public realm works do not include the lighting of structures. The lighting of key built elements formed part of the main works application.
Create a dramatic backdrop by restricting the use of external lighting for other buildings within City Hill Precinct, Parkes, Reid, Campbell and Russell to entrances, window displays and signage. Consideration will be given to additional building lighting where it contributes to identity, legibility, silhouette, architectural expression, façade articulation and Canberra's unique skyline at night.	Not applicable. The proposed works are for the Memorial site only.
Use full cut-off light fittings for new building façade lighting installations that are carefully integrated into the building's structure.	Not applicable. The proposed public realm works do not include the lighting of structures. The lighting of key built elements formed part of the main works application.
Minimise any sources of light spill or glare throughout Commonwealth Park, Kings Park, Rond Terrace, Black Mountain Peninsula, Yarralumla Bay, Weston Park, Grevillea Park, Yarramundi Reach, Acton Peninsula and Kingston Foreshore.	Not applicable. The proposed works are not adjacent to Commonwealth Park, Kings Park, Rond Terrace, Black Mountain Peninsula, Yarralumla Bay, Weston Park, Grevillea Park, Yarramundi Reach, Acton Peninsula and Kingston Foreshore.
Minimise any sources of light spill or glare beyond the intended area to be lit.	Complies with condition. The location of lighting, fittings used, intensity of illumination and angle of emission are all described in the Memorials Lighting Master Plan that formed part of the Main Works Application. These design elements effectively minimise light spill and glare.

### 8.6.3 Strategy 1c) Maintain subtle illumination of the city's topography.

DETAILED CONDITIONS	RESPONSE
Consider identification of Red Hill and Mount Pleasant through the installation of a single light source, such as a navigational lighting beacon.	Not applicable. The proposed works are not located at Red Hill or Mount Pleasant.
Use full cut-off lighting of pedestrian pathways and landscape areas in proximity to the edge of Lake Burley Griffin around West, Central and East Basin, that effectively manages the unwanted effects of light spill on the lake ecosystem (unless otherwise noted in this policy).	Not applicable. The proposed works are not located in proximity to the edge of Lake Burley Griffin around West, Central and East Basin.
Use full cut-off lighting in all areas of the Inner Hills to control the effects of light spill.	Not applicable. The proposed works are not located in areas of the Inner Hills.

### 8.6.4 Strategy 1d) Conserve significant heritage lighting fabric and design elements.

DETAILED CONDITIONS	RESPONSE
---------------------	----------

Consider all relevant Heritage Management Plans in developing lighting designs.	Complies with condition.  The Memorial's lighting masterplan was peer reviewed by the Heritage Architect prior to submission with the main works application. The Public Realm lighting design conforms to the principles of the masterplan. The public realm works were design reviewed by both the Heritage Architect and Heritage Landscape Architect prior to the preparation of the HIS, of which lighting was considered.
Retain the essential character and lighting performance characteristics of any existing lighting installation with identified heritage value, in any proposed maintenance or replacement activity.	Complies with condition.  The external lighting masterplan continues the established character of the lighting. The Public Realm lighting design complies with this master plan.
Preserve the appearance, location and layout of lighting installations with heritage value.	Not applicable.  The Public Realm works do not modify any lighting installations with heritage value.
Do not replicate or extend poor performing heritage lighting hardware into new areas or in new installations.	Complies with condition.  The Public Realm works do not replicate or extend any poor performing heritage lighting.

#### 8.6.5 Strategy 2a) Ensure the scale and character of lighting is appropriate to the location.

DETAILED CONDITIONS	RESPONSE
Use lighting standards and categories of a lighting type and quality that is appropriate to the application and location.	Complies with condition.  Details are included within the Lighting Master Plan, lighting selections and set-outs in electrical drawings contained within Attachment 7.
Light public art installations with individual designs according to the intentions of the artist, where it is not contrary to the objectives or strategy of this policy.	Complies with Condition.  The application includes sculpture and plaque relocations only. The sculptures were not illuminated in their existing position as previously agreed with the artist, and will not be in their new position.  Illumination of the pathway containing the plaques is to match existing.
Manage the inter-relationship of lighting intensity and character between all structures, landscape elements and buildings.	Complies with condition.  The design of lighting manages the hierarchy of the precinct. Refer to the Lighting Master Plan for details.
Ensure that the colour and finish of light poles and fittings in landscape areas integrates with and visually complements their surroundings. Lighting installations in proximity to the edge of Lake Burley Griffin must mitigate the visual impact of poles or fittings on the landscape during the day.	Complies with condition.  Lighting selections (consistent with the Lighting Master Plan) and set-outs are shown in the electrical drawings contained within Attachment 7.
Add visual interest to public spaces through engaging, interactive lighting designs where appropriate.	Complies with condition.  The Lighting Master Plan provides controls to maintain the significance of the existing Main Building such that it remains the point of engagement for the public.  The Public Realm lighting design responds to the hierarchy established in the Lighting Master Plan

DETAILED CONDITIONS	RESPONSE
Locate light sources and poles to highlight the repetition and rhythm of their form, spacing and pattern, giving consideration to the definition of space and their role as sculptural elements in the urban landscape.	Complies with condition. Details are included within the Lighting Master Plan, lighting selections and set-outs in electrical drawings contained within Attachment 7.

**8.6.6 Strategy 2b) Ensure the form, material and finish of lighting hardware is appropriate to the location and co-ordinated with other street and park furniture so as to form an integrated, cohesive palette of materials and fittings.**

DETAILED CONDITIONS	RESPONSE
Use high quality light fittings and hardware with a high standard of detail and finish.	Complies with condition. Refer to the NDY Luminaire Schedule and electrical drawings within Attachment 7 for details.
Locate lighting hardware outside key desire or movement lines, to optimise accessibility and safety.	Complies with condition. Refer to the NDY Luminaire Schedule and electrical drawings within Attachment 7 for details.
Locate lighting hardware around trees, signs, and street furniture to achieve a spacing, pattern and alignment that complements these and other urban elements.	Complies with condition. Refer to the NDY Luminaire Schedule and electrical drawings within Attachment 7 for details.
Consider opportunities for integration of lighting into street furniture, built form or road/bridge structures.	Complies with condition. Refer to the NDY Luminaire Schedule and electrical drawings within Attachment 7 for details. To reduce the number of light poles required, in ground grazer lights have been nominated to some areas.
Co-ordinate the colour and finish of light poles and fittings and with other lighting hardware and street furniture.	Complies with condition. Lighting units are concealed where possible and are considered in relation to a site-wide approach. Details are included within the Lighting Master Plan, lighting selections and set-outs in electrical drawings contained within Attachment 7.
Develop lighting plans in advance of any wide-scale installation or replacement of poles or fittings within the Parliament House Vista and Lake Burley Griffin and adjacent parklands. Address the context and the character of the landscape setting and its elements including street furniture in the lighting plans.	Complies with condition. Details are included within the External Lighting Master Plan.

**8.6.7 Strategy 2c) Ensure the colour and form of the physical environment is accurately rendered.**

DETAILED CONDITIONS	RESPONSE
Use lamps that offer a colour temperature close to the appearance of daylight (approximately 4500-6500 degrees Kelvin).	An existing colour temperature range is identified in the External Lighting Master Plan. The new selections are consistent with this existing strategy.
Select lamps that offer good colour rendering ability, of 80 or greater on the Colour Rendering Index.	Complies with condition. Details are included within the Lighting Master Plan, lighting selections and set-outs in electrical drawings contained within Attachment 7.
Select lamps and fittings that provide the most accurate colour rendition of landscape possible throughout the parklands surrounding Lake Burley Griffin, along the main avenues, and in the Parliamentary Zone.	Complies with condition. Details are included within the Lighting Master Plan, lighting selections and set-outs in electrical drawings contained within Attachment 7.



### 8.6.8 Strategy 3a) Maintain a well-connected movement network of public paths, roads and spaces.

DETAILED CONDITIONS	RESPONSE
Install and maintain lighting throughout the network of pedestrian and cycling paths and formally-recognised public spaces in the Central National Area.	Not applicable. The proposed lighting design ensures that primary pedestrian paths are lit in accordance with the lighting Master Plan.
Install and maintain lighting on all public roads and car parks in accordance with the volumes and patterns of activity and their role within Canberra's transport network.	Not applicable. The proposed lighting design is not sited in proximity to public roads and car parks.
Select light poles and locations that minimise the risk of injury for people travelling on paths or roads.	Complies with condition. The location of lighting fixtures is generally adjacent to the path in borders, recessed into walls or located within gardens.

### 8.6.9 Strategy 3b) Ensure Australian Standards for illumination are met as a minimum.

DETAILED CONDITIONS	RESPONSE
Demonstrate compliance of lighting design proposals with the Australian Standard AS/NZS 1158 - Lighting for Roads and Public Spaces and the suitability of the proposed lighting category for the intended application.	Complies with condition. Specialist lighting consultants NDY have provided details of lighting selection and set-outs included within Attachment 7.
Demonstrate compliance of lighting design with other relevant Australian Standards relating to the installation and operation of outdoor lighting. Where an inconsistency arises between this policy and any Australian Standard, this policy prevails.	Complies with condition. Specialist lighting consultants NDY have provided details of lighting selection and set-outs included within Attachment 7.

### 8.6.10 Strategy 3c) Effectively manage glare.

DETAILED CONDITIONS	RESPONSE
Select lamps of the lowest required intensity.	Complies with condition. A hierarchy of lighting applies to the site wide lighting strategy.
Select light fittings and optical systems that shield light from being directed sideways or upwards.	Complies with condition. The proposed fittings are consistent with existing installations and those approved in the main works packages (and in accordance with the Lighting Master Plan).
Locate light sources beyond the typical field of view for people in any given area, through the location and scale of light poles and fittings.	Complies with condition. Public Realm lighting is typically low level in accordance with the Lighting Master Plan. Pole mounted lights have been used in car parking / bus parking areas to comply with relevant standards.
Minimise any sources of light spill or glare beyond the intended area to be lit.	Complies with condition. The proposed fittings are consistent with existing installations and those approved in the main works packages (and in accordance with the Lighting Master Plan).

### 8.6.11 Strategy 3d) Create integrated lighting designs that enable the human eye to adapt to changes in light levels.

DETAILED CONDITIONS	RESPONSE
Achieve a high degree of uniformity in illumination levels along pathways and roads.	Complies with condition. Methods to maintain subtle and uniform lighting are described in the Lighting Master Plan.
Install transitional lighting treatments between areas of contrasting illumination that accommodate the human eye's capacity to adapt to changes in light levels.	Complies with condition. The placement of lighting is included within the electrical drawings in Attachment 7.

### 8.6.12 Strategy 4a) Manage light pollution through the selection and placement of lighting hardware.

DETAILED CONDITIONS	RESPONSE
Use full cut-off light fittings, lens diffusers, or light sources that provide indirect or reflected light (unless otherwise noted in this policy).	Complies with condition. The proposed fittings are consistent with existing installations and those approved in the main works packages (and in accordance with the Lighting Master Plan).
Select optical systems and shielding designs for artificial light sources that effectively manage glare and light distribution behind and above the light source.	Complies with condition. The proposed fittings are consistent with existing installations and those approved in the main works packages (and in accordance with the Lighting Master Plan).
Install and operate lighting only where it responds to a demonstrated need or requirement. Consider the removal of lighting where it does not fit this criterion.	Complies with condition. Methods of light application in a site wide context are described in the Lighting Master Plan.
Co-ordinate the removal or replacement of existing light fittings in proximity to any proposed lighting works to reduce variances in lighting hardware and effect.	Complies with condition. The proposed fittings are consistent with existing installations and those approved in the main works packages (and in accordance with the Lighting Master Plan).
Minimise the distribution of artificial light beyond the intended area to be lit.	Complies with condition. Methods of light application in a site wide context are described in the Lighting Master Plan.

### 8.6.13 Strategy 4b) Minimise energy use.

DETAILED CONDITIONS	RESPONSE
Select lighting hardware components that offer a long service life, feature an enduring aesthetic appeal, be of a high quality construction and offer reliable, low maintenance performance.	Complies with condition. Lighting selections in some locations are consistent with the enduring existing brands installed. LED technology allows fittings to be of a small size to minimise disruption to architectural elements. Selections are included in the NDY Luminaire Schedule in Attachment 7.
Consider energy use and value for money in any lighting upgrade or new installation.	Complies with condition. LED lighting selections allow for both energy efficiency and long services life to reduce maintenance costs. Selections are included in the NDY Luminaire Schedule in Attachment 7.
Install efficient lighting control systems that can adjust illumination to suit activity levels, saving energy whilst maintaining safety when required.	Complies with condition. Lighting selectins included in the NDY Luminaire Schedule allow for intelligent centralised management.

Use co-ordinated lighting management systems to reduce energy and maintenance and improve uniformity and safety.	Complies with condition. Lighting selectins included in the NDY Luminaire Schedule allow for intelligent centralised management.
--	---

#### 8.6.14 Strategy 4c) Ensure the installation and maintenance of lighting infrastructure does not have a detrimental effect on landscape.

DETAILED CONDITIONS	RESPONSE
Design light poles and outreach arms around the long-term form of trees to maintain light performance and minimise tree maintenance.	Complies with Condition. The eastern pathway from the bus parking area contains 2 relocated light poles. The location of the existing trees does not affect the poles ability to illuminate the pathway. The western car park contains 2 new and 4 relocated light poles. The location and height of the poles in relation to the surface to be illuminated will not be unreasonably affected by the proposed trees.
Locate light poles and power cables around established tree and root locations.	Complies with condition. The eastern pathway from the bus parking area contains 2 relocated light poles. Power provision will be co-ordinated with path works and avoid established tree roots.

#### 8.6.15 Strategy 4d) Minimise the impact of lighting operation on wildlife health.

DETAILED CONDITIONS	RESPONSE
Use full cut-off light fittings within landscape areas to reduce impact on wildlife.	Complies with condition. The lighting proposed in this application uses full cut-off light fittings where appropriate within landscape areas to reduce impact on wildlife.
Reduce the intensity or turn off lighting at times it is not needed in landscape areas, to reduce impact on wildlife.	Complies with condition. The lighting proposed in this application reduces intensity at times it is not needed in landscape areas where appropriate.
Reduce the intensity and duration of external building lighting operation during migration periods of the Bogong moth in October and between February and April. Shut off lights that are not needed during the second half of the night at times of peak moth migration.	Complies with condition. The lighting proposed in this application reduces intensity and duration where appropriate.
Ensure that the design and operation of lighting does not cause wildlife or avifauna disorientation, injury or death.	Complies with condition. The lighting proposed in this application considers mitigation of risks to injuring wildlife.

#### 8.6.16 Strategy 5a) Ensure that lighting contributes to an awareness of the National Capital through appropriate celebratory or commemorative subjects.

DETAILED CONDITIONS	RESPONSE
Mark the gateways into the National Capital, the Central National Area and the Parliamentary Zone using innovative road and bridge lighting solutions at key intersections to celebrate these entrances.	Not applicable. The lighting proposed in this application is not sited in proximity to roads or bridges.
Define the nodes of the National Triangle during key national or civic celebrations using vertical 'light jets' at City Hill and Russell.	Not applicable. The lighting proposed in this application is not sited in proximity to City Hill or Russell.

Light areas of natural and formal landscape in Commonwealth Park, Kings Park, evergreen trees on the edge of Lake Burley Griffin and other areas where modest and judicious lighting can reveal and explain the topography of the 'amphitheatre' within which Canberra sits.	<p>Not applicable.</p> <p>The lighting proposed in this application is not sited in proximity to Commonwealth Park, Kings Park, or the edge of Lake Burley Griffin.</p>
--	---

#### 8.6.17 Strategy 5b) Integrate lighting with commemorative works.

DETAILED CONDITIONS	RESPONSE
Light commemorative works with individual designs suited to the form of the structure, its location and its commemorative purpose.	<p>Complies with condition.</p> <p>The application includes sculpture and plaque relocations only. The sculptures were not illuminated in their existing position as previously agreed with the artist, and will not be in their new position.</p> <p>Illumination of the pathway containing the plaques is to match existing.</p>
Minimise the visible impact of lighting hardware in proximity to commemorative works.	<p>Complies with condition.</p> <p>The lighting proposed in this application minimises the visible impact of lighting hardware.</p>
Ensure that no road, path or area lighting interferes with the lighting of commemorative works, structures or flagpoles.	<p>Not applicable.</p> <p>The lighting proposed for pathways in the Public Realm responds to the hierarchy in the Lighting Master Plan.</p>
Light flagpoles to heighten their impact when viewed at night, using up-lighting designs that minimise upward light wastage and glare. Consider pole-top mounted full cut-off lighting designs where it will not affect known heritage values.	<p>Not applicable.</p> <p>There are no flag poles associated with the Public Realm works.</p>

## 8.7 Guidelines for Perimeter Security

The National Capital Authority has prepared Urban Design Guidelines for Security in the National Capital to encourage high quality design solutions that integrate building security into the landscape of public areas. Security and protection plans often require that vehicles are prevented from entering areas in or near critical infrastructure. The Guidelines can also be applied to other locations where security is required such as the diplomatic estates. The Australian War Memorial is a nationally significant government complex associated with the Defence Organisation. As a result, these guidelines should be considered in relation to development at the site.

The proposed development works include design elements which aim to protect the welcoming and internationally renowned landscape and vistas at the Memorial, while facilitating enhanced security. The scope of work contained within the Main Works Package works approval and East and West roads works approval illustrate a safe and secure environment which simultaneously enhance the qualities of the public space within the Memorial precinct. Key among these design elements are the use of vehicle bollards and retaining walls and garden beds to establish a barrier to vehicles and a boundary area of open space either side which contribute to the factor of safety afforded to people using the precinct. The scope of work for the Public Realm sits beyond these enhanced primary security measures. However, the design of the Public Realm takes into account pedestrian protection from car parking areas via bollards, street furniture and gardens.

The security guidelines are arranged in two parts concerning stand-off distances and security zones. The Memorial is sited within a park setting and buildings are located at unconventionally large distances from the street, which gives the Memorial precinct its design character and assists to remove vulnerable structures and people from vehicle movement areas. The emphasis of urban design in perimeter security for buildings in a park setting is to reinforce the scenic landscape qualities of the setting of the buildings.

## 8.8 Security Performance

### 8.8.1 Stand-off distances

DETAILED CONDITIONS	RESPONSE
Stand-off distance is critical in perimeter security design. The distance will normally be the distance between the building and the nearest point to which unauthorised vehicles have access. Larger stand-off distances offer greater protection.	Not applicable. Stand off distances have been established within the scope of the Main Works and East and West Road works approvals.
The wide avenues and clear streets of central Canberra may allow unimpeded approach at high-speed to barriers serving as building-perimeter protection. In these cases, travel speeds may be restricted by modifying approaches to the barriers, or the barriers will have to be designed to have sufficient strength to stop heavy vehicles travelling at speed.	Not applicable. Restricted road use and barrier design is included within the scope of the Main Works and East and West Road works approvals.
Buildings can be strengthened to enhance security and blast resistance. This depends on the structural characteristics of each building and is outside the scope of these Guidelines.	Not applicable. The Public realm application does not include structures.

### 8.8.2 Security Zones

DETAILED CONDITIONS	RESPONSE
---------------------	----------

Design of streetscapes and landscapes is intended to establish or reinforce distinctive urban character and improve amenity. Building perimeter security should be incorporated into the streetscape or landscape design. A number of elements are proposed including lights, walls, plinths, fences, planters, seats, trees, hedges and bollards, all of which can be appropriately strengthened or supplemented to serve as physical barriers to vehicles while improving the amenity of public spaces.	<p>Complies with Condition</p> <p>Barrier design is included within the scope of the Main Works and East and West Road works approvals.</p> <p>The design of the Public Realm takes into account pedestrian protection from car parking areas via bollards, street furniture and gardens.</p>
---	---

### 8.8.3 (a) Building grounds

DETAILED CONDITIONS	RESPONSE
Security measures within the building grounds should complement the architecture and landscape design. In most cases, where buildings are set back from their front property boundary the security measures should be located near the outer edge of the grounds. A typical solution could be a barrier designed as a raised plinth or wall, keeping the footpath and verge free of security elements.	<p>Complies with Condition</p> <p>Barrier design is included within the scope of the Main Works and East and West Road works approvals.</p> <p>The design of the Public Realm takes into account pedestrian protection from car parking areas via bollards, street furniture and gardens.</p>

### 8.8.4 (b) Verge/footpath

DETAILED CONDITIONS	RESPONSE
The footpath/verge zone is located between the block boundary and the kerb. In most cases, the footpath/verge serves as the common space for interaction, movement and activity. To the greatest extent possible, verges and footpaths should be left open and freely accessible for pedestrian movement.	The verges and footpaths will be left open and unimpeded by security measures or other landscape elements.
Security elements should be placed close to the kerb while allowing car doors to open and pedestrian movement from the car to the footpath. Parking meters, streetlights, benches, planters, and garbage bins are familiar elements found at or near the kerb. Strengthened versions of these could be designed to enhance perimeter security.	Access from cars to the kerb will be unimpeded by security measures.

### 8.8.5 (c) Kerb/parking lane

DETAILED CONDITIONS	RESPONSE
Kerbside parking should be removed only as a last resort where the need for additional secure distance is required for buildings requiring the highest levels of security. Before kerbside parking is removed, the parking needs of the area and adjacent buildings should be assessed and adequate replacement parking provided.	Kerbside parking will be retained where possible.



## 9 HERITAGE AND ENVIRONMENTAL VALUES

The Memorial contains several heritage listings as an individual site and as part of a wider heritage precinct under the Commonwealth Heritage List. Given the Heritage Status and National Significance of the site, a Heritage Impact Statement (HIS) was undertaken in preparation of the proposed works and is included as ATTACHMENT 13. The HIS was prepared in accordance with EPBC 2019\_8574 Condition 15:

*To minimise the impacts of the action on protected matters, the approval holder must:*

- *Seek the advice of a suitably qualified heritage landscape architect to undertake a heritage impact assessment of the landscape and public realm design at 'detailed design' stage to ensure the landscape character of the site is maintained.*
- *Include in the heritage impact assessment of the landscape and public realm works an assessment of any commemorative unit memorial plaques that require relocation as a result of landscape and public realm works.*
- *Update the Heritage Impact Assessment required by condition 6 to include the heritage impact assessment of commemorative unit plaques and the landscape and public realm design prior to commencement of these works.*

Heritage Landscape guidance was provided by the authors of the HIS, Hector Abrahams Architects, in conjunction with Heritage Landscape Architect Mr Matthew Taylor in a series of meetings and design reviews throughout early 2022.

Key feedback incorporated into the design:

### Western Sculpture Garden

- Maintenance of views to Mt Ainslie and Anzac Parade from all points of the journey from the car park to the building entrance. *This affected the placement and species of tree selection - Adopted.*
- Ensure that the formal sculpture garden maintains an openness to appreciate the view of the dome, and any reflections of same from existing memorials as well as views from the path to all memorials. *This affected the placement and species of tree selection - Adopted.*
- Minimise the inclusion of any new Memorials in the western sculpture garden in accordance with Memorials 2011 HMP. *At the time, the Sufferings of War memorial (not part of the Development works) was in for consideration with the NCA, and was noted within the Public Realm HIA. The memorial has subsequently been approved. The Memorials 2022 HMP has been updated regarding sculpture and memorial placement. The public realm works only includes the relocation of existing Memorials - Adopted*
- Locate the memorial plaques on the secondary pathway to allow time and space to pause and reflect without interruption, rather than on the main pathway to the entrance - *Not adopted. The location of the plaques in the main path was a request of the Memorial.*
- All trees to be tested for sight lines prior to planting –*This has resulted in the change of location for some plantings, and a reduction in the number of trees to be planted in the sculpture garden as part of the overall 'Tree Removal and Replacement Plan' included in the early works applications. Exact placement will be tested prior to planting- Adopted.*

### Eastern (Carpark) Landscape

- Maintain informal nature of the area, promote the functional uses of the space, including free play by children “The back yard”, and encourage relief from commemoration in this area by providing informal space to relax. – *This affected the nature of paths, seating and*

*plantings for more informal / natural shapes and inclusion of variety of stepped levels to be traversed and open lawn as a subtle inclusion for play. - Adopted.*

- Adopt curved pathways that lead the visitor towards the main entrances of the Memorial (not the café). - *Adopted.*
- No new Memorials other than Montevideo Maru (which pre-existed in the eastern precinct), ensure sufficient space around the memorial. *This affected the quantity and placement of trees – Adopted.*

During the preparation of the HIS, Consultation was undertaken with the (then) Department of Agriculture, Environment and Water, with a draft submission on 10 March 2022 and a presentation on 21 March 2022.

Key feedback incorporated into the design:

- Ensure western approach to the entrance offers an equal choice to use the Southern Entrance or Heritage Entrance routes (i.e. neither is preferenced). *This resulted in a change to the path / west road / southern entrance pavement condition to ensure the formal pathway did not connect to, or visually lead the visitor into the Southern Entrance only, but rather offered a pause moment at an intersection where a choice could be made. – Adopted.*

A formal response to the Department outlining the works as part of Condition 15 was submitted on 2 June 2022.

## **10 ACT GOVERNMENT CONSIDERATIONS**

### **10.1 Transport Canberra and City Services Design Review**

The Australian War Memorial site is owned by the Commonwealth however in some places the proposed building works will encroach outside the block boundary into unleased road reserves which are ACT land. Road reserves in the ACT are managed by Transport Canberra and City Services (TCCS) and proposed works on such land must be approved by TCCS prior to construction. The works proposed to the road reserve include landscaping, new kerbs and gutters and service relocations. Note the portion of the works that have been completed and TCCS acceptance obtained.

Associated approval for the remainder of the works from TCCS is outstanding at the time of the submission of this application. Should it remain pending when the NCA reaches its decision, it is requested that these approvals be made conditions to approval. It is also anticipated that ACT authority approvals would be conditional on NCA's Works Approval. Assessment of these works by authorities is therefore planned to occur simultaneously rather than sequentially.

### **10.2 Landscape Management and Protection Plan**

A Landscape Management and Protection Plan (for the Western landscape) approved by TCCS is outstanding at the time of the submission of this application. Should it remain pending when the NCA reaches its decision, it is requested that these approvals be made conditions to approval. It is also anticipated that ACT authority approvals would be conditional on NCA's Works Approval.

### **10.3 Temporary Traffic Management Plan**

The Temporary Traffic Management Plan will be prepared and submitted to Roads ACT prior to commencement of the works. Should it remain pending when the NCA reaches its decision, it is requested that this approvals be made conditions to approval.

## 11 OTHER STATUTORY CONSIDERATIONS

Service capping and relocation works (if required) will require approval with the relevant utility providers such as:

- Electricity – Evoenergy
- Gas – Jemena Pty Ltd
- Water and Sewerage - Icon Water Pty Ltd
- Stormwater – Transport Canberra and City Services
- Communications – ICON Network, Telstra, NBN Co
- Fire Certification – ACT Fire and Rescue

## 12 CONSULTATION

The Memorial has engaged in a comprehensive consultation program since the preparations of its initial Detailed Business Case in 2018 and has continued to offer opportunity for public input at each stage of the Project. The Public Consultation reports can be accessed on the Memorial's website:

<https://www.awm.gov.au/ourcontinuingstory/reports-documentation>.

### 12.1 Aboriginal and Torres Strait Islander Advisory Group

The Public Realm design (broader scope including works on East and West Roads – previously approved) was presented to the Aboriginal and Torres Strait Islander Advisory Group on 31 March 2022.

Key feedback received included:

- Seating and opportunity to rest is important – *Adopted*
- Shelter for students on school tours important. – *Previously adopted*
- Pleased the plaques in the west path would be reinstated in the new path – *Adopted*
- Agree with back yard concept east of Poppy's and happy to see children burn of energy here before or after visits. – *Adopted*
- Keen to see the retention of greenery on the East of the site, understanding limitations on views and vistas, bushfire, fauna etc. – *Previously adopted*
- Care to be taken in any excavation to the east where artefacts may be present (washed down from Mt Ainslie). – *Noted*
- Seemed to appreciate view of Mt Ainslie remaining open from western carpark. *This affected the placement and species of tree selection* – *Adopted*
- Seemed to understand importance of HVM measures. – *Previously adopted*

### 12.2 Stakeholder Consultation – Montevideo Maru

The key external stakeholders of the Rabaul Montevideo Maru memorial sculpture are the Papua New Guinea Australia Association (PNGAA) and the artist James Parrett. On 24 April 2020, the Director wrote to Max Uechtritz, President of the PNGAA, to advise of the necessity to relocate the sculpture as part of the Development Project in 2021, and again on 12 March 2021. The Director also corresponded with Andrea Williams Chair of the Rabaul Montevideo Group, PNGAA on 5 May 2021, to advise of the necessity to relocate the sculpture as part of the Development Project in 2021. The Memorial wrote again to Andrea Williams on 22 November 2021 and 16 February 2022 with further advice about the proposed location and responses to various queries she had. To note they have been receptive of the need to move and will continue to be consulted as construction documentation and installation occurs.

The artist, James Parrett, has been consulted via, phone, email, zoom as well as formal advice letter from the Memorial. The artist was originally informed via email 14 December 2020 with the formal email advice being 25 March 2021. James and Head of Art have had various email and phone conversations to keep him updated with any progress as well as discussions direct with the landscape architects, Turf. James will continue to be engaged throughout the preparation of construction documentation for the sculpture re-instatement.

A copy of the correspondence is included at ATTACHMENT 9

### **12.3 Stakeholder Consultation – Plaque Relocations**

The Memorial has prepared a letter for each of the key stakeholders for the plaques that are being relocated to advise the period to which the plaque will be unavailable to view, and the information regarding the relocation into the new path.

The Memorial has also agreed to place information on each of the affected plaques record on the website, to advise that they will be unavailable to view for several months in 2026.

A copy of the correspondence (generic letter and list of stakeholders to receive) is included at ATTACHMENT 9

## 13 COPYRIGHT AMENDMENT (MORAL RIGHTS)

The Memorial is required to comply with the Moral Rights as set down in the *Copyright Act 1968 (Cth)*, Part IX. This requires the Memorial to contact the architects of buildings, and the creators of sculptures, that are removed or altered and provide them the opportunity to comment.

### 13.1 Artist Consultation – Monash Sculpture

A meeting (zoom) was held with Mr Charles Robb on 22 July 2022 regarding the relocation of the Monash sculpture. The primary driver for the relocation is to give the sculpture 'space' away from the proposed garden beds to west road. Consultation was also to re-confirm the orientation of the sculpture.

Mr Robb indicated that he was happy with proposed location, being closer to the main path in to the Memorial. He described the orientation as to ensuring that Monash was facing towards Canberra in an 'Evocative' sense, (onwards and upwards). It was agreed that it was more appropriate to focus on Anzac Parade Vista than the Memorial complex itself (Main Building entrances / Parade Ground etc).

Further consultation will be undertaken when the construction documentation is prepared.

### 13.2 Moral Rights – Western Sculpture Garden

No records exist of landscape architects having designed or contributing to design for the western courtyard. As the works primarily involve the alteration of a two dimensional path through grass, the Memorial does not consider there are any moral rights obligations to any party.

### 13.3 Moral Rights – Poppy's Carpark Extension

Poppy's carpark extension top level temporary carpark will be returned to landscaping as per the NCA Conditions. This change of use was part of original carpark brief, known to GHD at the time of design. Refer to Attachment 9 for a copy of the correspondence to GHD issued under the Copyright Act.

### 13.4 Moral Rights – Eastern Precinct

Moral rights requirements to the extension of the Poppy's carpark was communicated to JPW (original designers of the Eastern Precinct) at the time of the project. In that correspondence, the Memorial committed to advise further when the design for the landscaping was finalised. Refer to Attachment 9 for a copy of the correspondence to JPW issued under the Copyright Act.



## 14 CONCLUSION

This planning report seeks to provide the NCA with the following information:

- Key site details, including location and context.
- Background information pertinent to the proposal.
- A description of the proposed works for the purpose of assisting the interpretation of drawings submitted as part of the development application.
- Details of prior stakeholder consultation.
- Relevant statutory considerations.

This report has addressed the Detailed Conditions of Planning, Design and Development within the relevant Codes of the National Capital Plan, being:

- Central National Area;
- Constitution Avenue and Anzac Parade Precinct; and
- Main Avenues and Approach Routes Precinct.

It has also addressed the Outdoor Lighting Policy and Guidelines for Perimeter Security as well as incorporating feedback from DAWE and various stakeholder groups.

The report has described how the proposed design accords with the objectives of these Codes, Policies and Guidelines to assist the NCA to assess this application for Works Approval.