



Planning Report – National Capital Plan

Works Approval
Application
Block 2 Section 4
Parkes –
WA102646 amendment

Prepared for:
Amalgamated Property Group
September 2022

Prepared by:

Canberra Town Planning

Pieter Van Der Walt

Director

Nichelle Jackson

Director

nichelle@canberratownplanning.com.au

www.canberratownplanning.com.au

Version Control

13.12.21 :: For submission

19.09.22 :: WA amendment submission

Contents

1	Introduction	4		
1.1	Purpose and Structure of Report.....	4		
1.2	Required documentation.....	4		
1.3	Overview of Proposal	5		
1.4	Site Description	5		
1.5	Site Context	6		
2	Background	8		
2.1	Site and Development Context.....	8		
2.2	Overview of National Capital Plan Approval Requirements	8		
2.3	Consultation	9		
2.4	Property Information.....	9		
3	Statement of Architectural Intent.....	11		
4	Conditions of Development	13		
5	The Proposal	14		
5.1	Background.....	14		
5.2	Proposed Works	14		
5.3	Future Works	15		
6	Planning Context	16		
6.1	Australian Capital Territory Planning and Land Management Act 1988 (the Act).....	16		
6.2	National Capital Plan	17		
7	Constitution Avenue and ANZAC Parade Precinct Code	22		
7.1	Constitution Avenue and ANZAC Parade Precinct Code.....	22		
7.2	Main Avenues and Approach Routes Precinct Code	35		
7.3	Signs General Code	37		
7.4	National Capital Authority Outdoor Lighting Policy	39		
8	Detailed Conditions of Planning, Design and Development	45		
9	Environment Protection and Biodiversity Conservation Act 1999	75		
10	Other Matters.....	79		
10.1	Traffic, Access and Parking.....	79		
10.2	Heritage	79		
10.3	Moral Rights.....	79		
10.4	Environment	79		
10.5	Infrastructure	79		
11	Conclusion	80		

1 Introduction

1.1 Purpose and Structure of Report

This report has been prepared to support a Works Approval (WA) amendment application for the construction of the residential/mixed use component of an office and mixed use commercial and residential precinct at Block 2 Section 4 (62 Constitution Avenue) Parkes (as submitted in WA102646 in December 2021).

The report has been structured to meet the requirements of the National Capital Authority (NCA) as detailed in the WA Application form and the requirements as detailed in the National Capital Plan.

Discussions with representatives from the NCA have been undertaken by the proponent prior to the submission of the WA in relation to this proposal.

1.2 Required documentation

The table below confirms the documentation prepared for submission with this application.

Requirement	Reference
Application Form	Included in Submission
Written description of works	Provided in this document
Authorisation from land owner / lessee	Application includes Authorisation Form from Lessee and land custodian
Locality Plan	Previously provided

Requirement	Reference
Detailed Site Plan	Refer to Site Plans in Architectural Package
Architectural Drawings	Refer to documents prepared by DBI and included in this submission
Landscape Plans	Refer to documents prepared by DBI included in this submission
Schedule of Proposed Works	Detailed in this report
Civil Plans	Refer to documents prepared by Sellick Consultants and Hydraulic Services plans prepared by THCS included in this submission
Planning Report	This Document
Quantity Surveyor's Certificate of Costs	Previously provided
Drawing schedule	See separate document
3D Design Model	Refer to project renders
Traffic Assessment Report	Refer to report prepared by John Randall Consulting
Consultation Report	Previously provided
Survey	Previously provided
Site Establishment and Construction and Demolition Management Plans	Refer to Civil Plans prepared by Sellick Consultants Refer also to Electrical Service Plans prepared by BSE provided.

Other supporting documents are provided to address matters relating to entity requirements as detailed in the document list supplied with this submission including Heritage advice, Access and Mobility statement, and Wind assessment.

A noise assessment is to be provided when normalised traffic conditions recommence in the vicinity of the site to ensure the assessment accurately reflects the anticipated noise environment for the development.

1.3 Overview of Proposal

This WA application seeks approval for:

- Earthworks and site preparation for development of a mixed use precinct to be located to the centre and eastern parts of the site, and the Constitution Avenue (ceremonial access to building forecourt) and in areas relating to a future Portal Building office development on the western part of the site.
- A mixed use development (residential and commercial) with associated basement access from Wendouree Drive, site services and amenities and landscaping. The proposal comprises four buildings of up to eight (8) storeys with a total of 345 dwellings plus commercial tenancies.
- Basement structure across the entire site under proposed buildings (including in the area of the future Portal Building which will be subject to a separate Works Approval application), with access from Wendouree Street to provide primary vehicular access to both the (future) office and mixed use developments.
- Waste management operations for both (future) office and mixed use developments that will be accessed and serviced via the Wendouree Drive access way.
- Off-site works to Parkes Way to link the pedestrian network to Wendouree Drive.

The intention in the future is to subdivide Block 2 into an office development block and residential/mixed use development block. Notional draft subdivision plans are included in the submission document set.

As the block is gazetted as National land, an application for Lease Variation (subdivision) will be progressed separately with the Department of Finance as required for subdivision of National land.

The proponent acknowledges that there would be a requirement for reciprocal access easements to facilitate the operation of the site in the future once blocks are subdivided (refer to draft Subdivision Plan provided in this submission), and confirm that the required title rights will be granted to subsequent leases, as may be required.

1.4 Site Description

The subject site is located at 62 Constitution Avenue in Parkes. The land parcel as a whole is circa 18,061m² in size.

The site includes drainage easements located towards the south eastern quarter of the Block.

The site currently includes a Commonwealth heritage citation that relates to ANZAC Parade and the role of the (now demolished) ANZAC Park East Portal Building in this place.

The former ANZAC Park East Portal Building was approved for demolition in 2019 and subsequently the building and surface carparking was removed along with much of the onsite vegetation. A few trees remain on the site and along the boundary of the site there are more substantial remaining plantings.

The proposed works do not impact the existing trees located on the site, however some works are proposed to off-site tree plantings.

1.5 Site Context

The subject site is located along the eastern edge of ANZAC Parade fronting onto Parkes Way, with the Campbell 5 development precinct located to the north and a large government office building to the east. Constitution Avenue east of ANZAC Parade is characterised by medium and high density residential/mixed use development along to its north and government office development to its south.

The planning controls specifically create an envelope for development of the western part of the site to replace the demolished ANZAC Park East building and recreate the portal treatment along the important Parliamentary Axis to the War Memorial and Mount Ainslie.

The Campbell 5 precinct and Block 34 Section 19 Campbell redevelopment were more recently completed. Block 30 Section 19 Campbell is still in its original form. The redeveloped precincts constitute mixed use/residential development with active frontages onto Constitution Avenue.

Surrounding land uses (as shown in **Figure 1** below) are as follows:

To the North:

- Constitution Avenue
- Ground Floor speciality/commercial use
- Upper Level residential use

To the East:

- Ben Chifley Building

To the South:

- Parkes Way

To the West:

- ANZAC Parade precinct and roadway.

This site is also close to several commemorative monuments along ANZAC Parade, The Australian War Memorial, the Russell Offices precinct, and Canberra's City Centre.

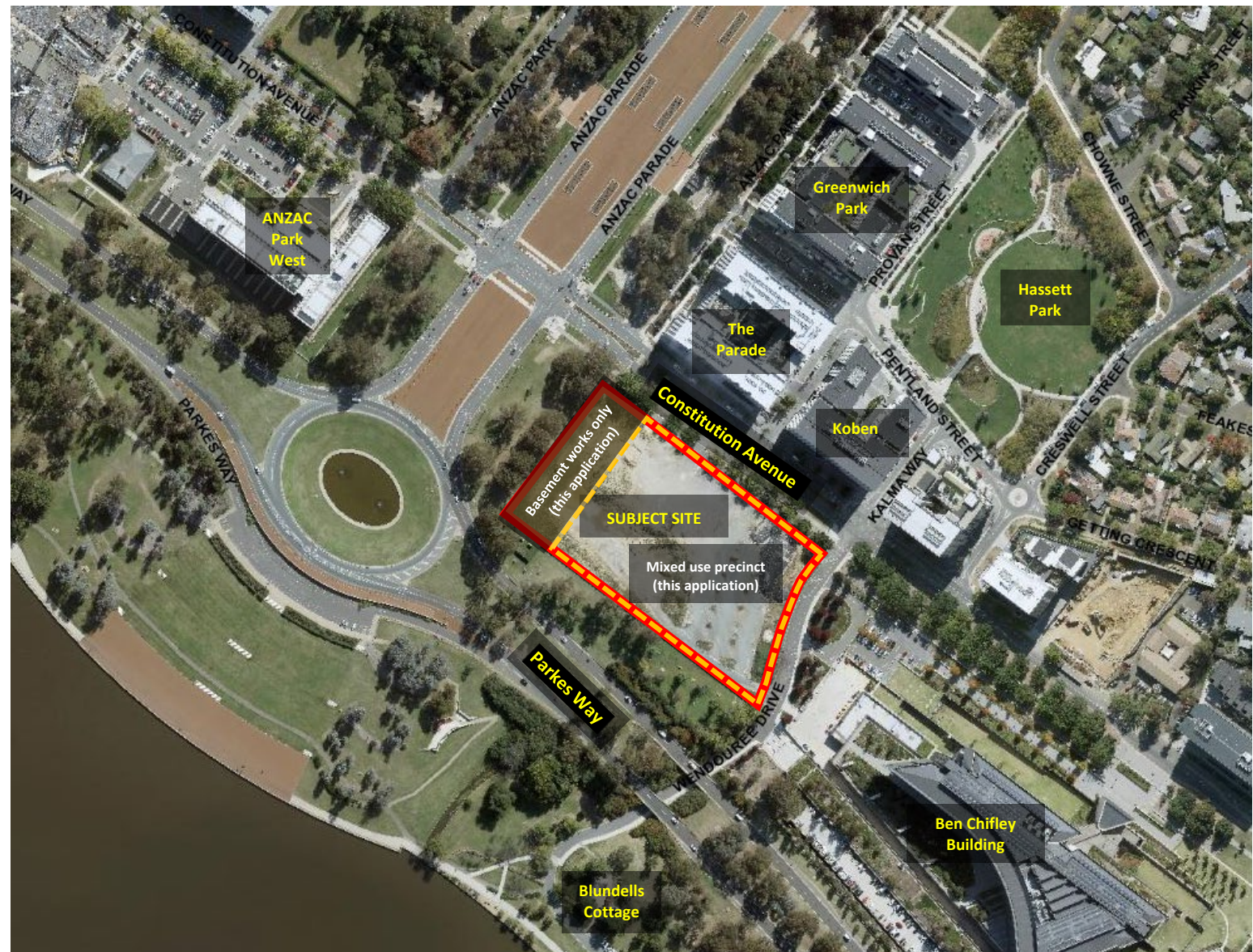


Figure 1 – Locality Plan and Site Context (ACTMAPi, April 2021)

2

Background

2.1 Site and Development Context

The site is located along Constitution Avenue and ANZAC Parade both being Main Avenues under the National Capital Plan, and the site enjoys a prominent location within the Central National Area of Canberra.

The proponent seeks to develop the site in two precincts; an office development and a residential/mixed use development with ground level commercial uses fronting onto Constitution Avenue.

A Master Plan and Master Plan Implementation Strategy (as required by the Crown Lease) for the precinct have been prepared for the site.

This application represents the design and siting for the development of buildings on the subject site. The block will be subdivided in due course as part of a separate process through the Department of Finance; the proposal includes information as to the notional subdivision of Block 2.

2.2 Overview of National Capital Plan Approval Requirements

The general works approval process is shown below.

The project team (including the Proponent, project architects, and Canberra Town Planning) has advanced with Stages 1 and 2 of this process.

This report has been prepared as part of Stage 3 of this process which is a formal submission of a Works Approval Application.



Figure 2: General Works Approval Application Process

The process and associated tasks within this process is set out below:

2.2.1 Start Dialogue:

- Early discussions with the National Capital Authority are undertaken to help identify appropriate design solutions and requirements of NCP to inform design.
- Proponent engaged with NCA to prepare the Master Plan Implementation Strategy (MPIS)
- Discussions progressed and centre on the National Capital Plan Requirements and compliancy.

2.2.2 Design Development

- Proponent engaged with NCA on the development of the proposal
- Proponent prepares sketch designs and submit to NCA for comment before proceeding with design development.
- Continue collaborative design development with NCA (may include numerous submissions, discussions and meetings)
- Presentation of the Proposal to the NCA Board
- Presentation of the Proposal to the National Capital Design Review Panel (NCDRP)
- Stakeholder and community consultation throughout the design development process
- More detailed design drawings are submitted at a later stage to facilitate a more detailed assessment and 'support in principle' before construction documentation is prepared.
- Works Approval Documents are prepared ready for formal submission

2.2.3 Works Approval Submission and Notification (This step)

- Formal submission of Works Approval which is the subject of this application (Formal application lodged with working drawings and supporting documents)
- Mandatory Public Notification (to the specification of the National Capital Authority and at proponents' cost)
- Application Fees invoiced and paid by the proponent while assessment continues

2.2.4 Proposal Assessment and Approval Granted

- NCA considers formal application and final documentation as submitted.

- Once satisfied that all relevant matters are resolved, and proposal meets the planning controls applicable, the NCA may issue works approval.

2.3 Consultation

The proponent has previously met with representatives at the National Capital Authority in relation to the master planning of the subject precinct and engaged with community groups in relation to the proposal, including at the time of submission of this application.

A Master Plan Implementation Strategy was approved for the site in 2019 as required under the Crown lease, to which the current proposal maintains consistency.

The proponent has further consulted with the Department of Finance and neighbouring stakeholders in relation to the proposal and associated works. Targeted community engagement was also undertaken regarding the proposal in August-September 2021.

Consultation has also included ongoing discussions with relevant utility providers and government entities in relation to site servicing to facilitate development of the site.

The proposal was presented to the National Capital Design Review Panel on 20 October 2021.

A summary of engagement activities are included in a separate Consultation Summary document included in this Works Approval submission.

2.4 Property Information

The table overleaf provides the relevant property information.

Table 1 – Summary of Property Information

Property Information	Details
Site Identifier	Block 2 Section 4 Parkes
Site Address	62 Constitution Avenue, Parkes
Lessee	Campbell Resi East Pty Ltd
Site Area	1.806 ha
Easements	Drainage easements as detailed on DP 11490.
Concessional lease	No
National land status	Block 2 currently gazetted as National land
Current Use	Vacant (ANZAC Park East building was demolished in 2019)
Land use Policy	‘Designated’ under the National Capital Plan
Purpose Clause	Any purpose permitted under the National Capital Plan
General Policy Plan	Urban Area
Relevant Precinct/Development and General Codes and Overlays	Central National Area – Constitution Avenue and ANZAC Parade Precinct

3

Statement of Architectural Intent

ANZAC Park East Masterplan

ANZAC Park East (APE) is destined to be a thriving mixed-use precinct that will re-emphasise the historical and sentimental significance of this site to the city. APE has an important role to play in defining the commemorative spine of the Capital, as well as being a symbol of remembrance to the Nation.

A mix of building types are proposed that will incorporate green open spaces for the public, quality active edges and an urban design that is cognisant of, and consistent with, the site's heritage placement and landmark neighbours. The precinct will comprise three primary offerings:

- The ANZAC Park East Portal Office Building - *(This will be subject to a separate Works Application)*
- A High-end Residential Community - *(This proposal)*
- Ancillary Retail Village - *(This proposal)*

The comprehensive landscape strategy for the master-planned community seeks to enhance the quality of the sites uses. Considered landscape materiality are intended to enrich both private and public domains with finishes, furnishings and spatial layouts that complement and enhance the proposed outdoor spaces, whilst integrating with the formal landscape character of Constitution Avenue and ANZAC Parade.

The landscape design will utilise hardy and contextually appropriate planting species to provide a variety of forms that relate to their environment. Layered combinations of planting, shrubs and trees will soften the architectural forms and provide visual interest, shading, screening and amenity that are all carefully integrated with the surrounding hardscape elements.

ANZAC Park East Portal Office Building (Future Proposal)

A new Portal Building is envisioned that will offer timeless design responding and is befitting of its location within the Parliament House Heritage Vista. The design and architectural is to take reference from other significant public buildings within the Parliamentary Triangle, including The Carillon, the High Court of Australia and both the National Gallery of Australia and the National Portrait Gallery. Common to all of these buildings are the defined architectural blades and vertical planes, with extensive construction detail that draws a relationship to their built form at a human scale level – the future building will harmonise with these values.

Referencing these landmark icons, the envisioned Portal Building design will include blades on its corners to act as framing elements for the building's façade treatments. The blades are envisioned to play a key role in framing important views and emphasise the vertical expression of the build form onto ANZAC Parade, with direct similarities to its historic predecessor.

The elevational response of the façades will draw upon unique inspirations including: the strong vertical framing of the west in reference to the building's heritage; the playful movement of the expressed form to the east, which is modern (and connected) to the active hub and residential façade along Wendouree Drive; and the simple picture framing to the north and south that achieves solar protection to the north, whilst carefully curating and promoting the heritage vista from Parliament House towards the War Memorial.

The building is considered to include white concrete tones that reference the Parliament House Forecourt and in doing this create a timeless, monumental building that will be appropriate given the Portal Building's significant location. Design of this building is ongoing.

Residential Precinct

This premium residential precinct will consist of 345 apartments over five buildings, supported by high quality amenities and private open space landscaping. Each building form and façade will work within the 8 storey parameters to deliver an appropriate response to its context and orientation. Like the Portal Building, the design intent for the residential component is to be timeless and elegant with a selection of high-quality materials; these will resonate with the precinct's landmark neighbours and promote consistency with and emphasise the relationship between all built forms.

The design response of the buildings along Parkes Way is of a timeless and strong character. The residential form adjacent to the landmark Portal Building denotes a residential character whilst also complimenting the office building's vertical blade expression and commercial character. This vertical blade element wraps into a horizontal frame at the upper levels of the buildings fronting Parkes Way. Both buildings here will carry a similar expression but with a playful difference in the height of their horizontal bandings, before these facade lines then step down towards Wendouree Drive with some slight animation and movement within the façade.

Similar to the western façade of the Portal Building (but without the powerful heritage undertones), the built form along Wendouree Drive must connect the long frontages of Constitution Avenue and Parkes Way in a way that draws similarities, as well as their differences, in expression. Saw-toothed façades establish prominent vistas towards the lake and meet the ground-level plane in a manner that concludes the built form to create a human scale appreciation. The structures sitting along Constitution Avenue follow the strong horizontal language of its streetscape and surrounding buildings; materiality, permeability and subtlety integrate seamlessly to respond to the formality of the boulevard in a combination of timelessness and elegance. Once gravitating into the retail or activated ground level, spaces are broken up to achieve an enjoyable environment for a range of uses with suitable colours, materials, awnings and signage.

Retail Village Precinct

The proposed retail village will add value to the commercial uses of the development and support the local neighbourhood with convenience retail and a fresh produce marketplace. The centrepiece of this commercial zone is the ANZAC Park East park which will enjoy unencumbered, direct sunlight from the north. This commercial node plays a pivotal role in activating the precinct by drawing in residents and employees, as well as the general public. Individually styled shopfronts will surround the park, which will incorporate textures and materials to add to the character and alluring elements of the village. Tenant, resident and visitor parking are all contained within the two levels of basement parking, which effectively limits vehicular movement at-grade.

4

Conditions of Development

The subject site comprises the ANZAC Park East site; land that was divested by the Commonwealth Government in 2017, subject to a number of conditions of sale, including the following matters of relevance to this submission:

- Detailed Conditions of Planning, Design and Development specific to the subject site (“DCPDD”, addressed in Section 7 of this report);
- EPBC Approval under the *Environmental Protection and Biodiversity Conservation Act 1999* that specified development conditions for ANZAC Park East site, including minimising the disruption of the symmetry values of the Parliament House Vista by retaining the stated trees until the ANZAC Park East redevelopment is completed (refer to Section 9 of this report for details of the EPBC Approval conditions);
- The preparation of a Master Plan Implementation Strategy and Master Plan for development of the site (*previously prepared and endorsed by the National Capital Authority, from which this proposal has been designed*); and
- Site servicing and other development conditions under the subject Crown lease (*some of these matters have been addressed as part of prior Works Approval application submissions approved for the site*).

This report addresses each of these requirements as applicable in addition to an assessment of the development proposal against the relevant parts of the National Capital Plan as well as the conditions of sale as per the EPBC approval conditions.

5

The Proposal

5.1 Background

Following the completion and endorsement of the Master Plan for the subject site, this proposal will be progressed as two development components onsite; one being a commercial office building (future and separate works application to come) and the other to be a mixed use/residential development (the subject of this works application).

The office precinct and future building will be named “ANZAC Park East” as required under the subject Crown Lease covenants. The mixed-use residential precinct, that is the subject of this application, is yet to be named. Both developments are designed by award-winning nationally acclaimed architectural firms.

The form, scale and character of the development has been designed with close reference to the National Capital Plan and with respect to the prominent context of the site within the Central National Area, heritage values of place, and the provisions included in the DCPDD.

The design intent for the development is expressed in the architectural drawings and diagrams provided in this submission.

5.2 Proposed Works

This proposal comprises that is the subject of this Works Approval amendment application include the following:

- Construction of five buildings of up to eight (8) storeys, including:
 - Building A – up to 8 storeys and 66 dwellings located fronting Parkes Way;
 - Building B – up to 8 storeys and 79 dwellings located fronting Parkes Way and part Wendouree Drive;
 - Building C – up to 8 storeys and 52 dwellings located fronting Wendouree Drive;
 - Building D – up to 8 storeys and 66 dwellings located fronting Constitution Avenue, with circa commercial tenancies located on level 1 (ground floor) and level 2, and resident amenities including gym and pool; and
 - Building E – up to 8 storeys and 82 dwellings above located fronting Constitution Avenue and the future Portal Office Building including ground level commercial tenancies and residential entry lounge.
- Site access from Constitution Avenue to drop-off driveway between future Portal Office Building and Building E, to be a shared access road;

- A new ceremonial site entrance way and at grade parking (short stay parking) connecting the site with Constitution Avenue;
- Basement car park over two levels located beneath each of the proposed buildings including the future Portal Building with a total of 632 parking spaces with access from Wendouree Drive;
- Landscaping and pedestrian paths through and around the site, including connection to Wendouree Drive pedestrian way and integration with existing works along Constitution Avenue;
- New tree plantings along the Parkes Way verge including new pedestrian path to link the end-of-trip facility in the future Portal Office building to Kings Park;
- Building and wayfinding signage and external lighting; and
- Integration with off-site landscaping works as required under the Detailed Conditions of Planning, Design and Development.
- Site servicing for the development; and
- Public artworks and heritage interpretation elements.

The development proposed in this amendment application represents a total of 345 dwellings and total gross floor area of circa 41,928.3m².

This proposal is for the first of two stages of building development on the site, with stage 2 to be undertaken at a later date.

5.3 Future Works

The office precinct and building will be subject to a separate Works approval application to follow in due course. It is intended that the site will be subdivided to reflect the stage 1 mixed use residential and stage 2 office development components, indicative subdivision plans are included in this submission however the subdivision is to occur as part of a separate process through the Department of Finance.

6

Planning Context

This section sets out the planning context of the development proposal included in this submission against the relevant legislation and planning instruments, including the National Capital Plan.

6.1 Australian Capital Territory Planning and Land Management Act 1988 (the Act)

This Commonwealth legislation provides for the planning of the ACT and the management of land in the Territory. Part II of the *Australian Capital Territory (Planning and Land Management) Act 1988* (PALM Act) establishes the National Capital Authority, and provides the functions of the authority, with one of their functions to prepare and administer a National Capital Plan (NCP) and to keep it under constant review and propose amendments when necessary.

In prescribing matters to be covered in the National Capital Plan, the Australian Capital Territory Planning and Land Management Act 1988 (the Act) requires the Plan to set out:

- the planning principles and policies for giving effect to the object of the Plan;
- general standards 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 Act also provides that the Plan 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 this Act;

works includes:

- (a) the construction, alteration, extension or demolition of buildings or structures;
- (b) landscaping;
- (c) tree felling; or
- (d) excavations;

but excludes anything done inside buildings or structures.

*: our underline

It also sets out the requirements for works in designated areas to be subject to planning and approval by the National Capital Authority.

The proposed activities would be defined as “works” under the Act and therefore require a works approval.

6.2 National Capital Plan

The National Capital Plan (NCP) is the strategic Plan for Canberra and the Territory, and *"...is the strategy and blueprint giving effect to the Commonwealth's interests and intentions for planning, designing and developing Canberra and the Territory"*.

The NCP maintains a broad oversight of planning in the Territory as a whole and an important interest in the planning, design and development of those areas having the special characteristics of the National Capital.

At its broadest level the Plan prescribes broad land use controls across the whole of the Territory and include more detailed planning provisions for areas to which the Commonwealth have a specific interest and intentions.

The object of the National Capital Plan is *"to ensure that Canberra and the Territory are planned and developed in accordance with their national significance."*

Designated Areas

Figure 1 of the National Capital Plan (**Figure 3** in this report) identifies the Designated Areas, and the subject site is located within the eastern extent of the Designated Areas.

Therefore, the National Capital Authority is the consent authority for planning/development approval and the proposal must be assessed as a Works Approval (which is the context of this submission).

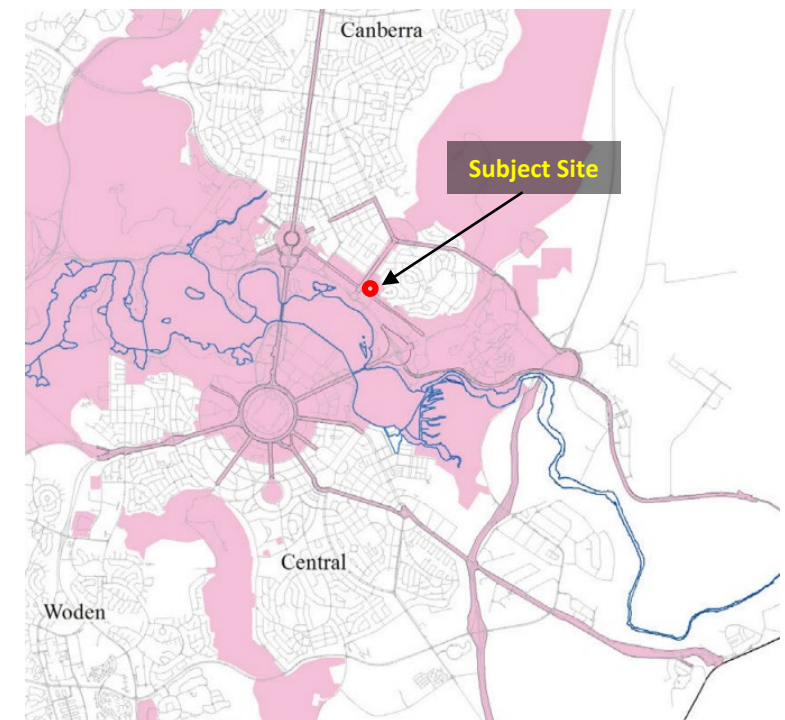


Figure 3: Extract from Figure 1 in the NCP (October 2016).

General Policy Plans

The site is in the Urban Areas Planning Policy area as depicted in the General Policy Plan for Metropolitan Canberra.

The National Capital Plan states that Urban Areas:

- *“should be organised as a series of distinct and relatively self-contained towns separated from adjacent towns by hills, ridges and other major open spaces...”*
- *One of the key principles of Canberra’s urban structure has been that a hierarchy of centres has been developed, with each town having a centre acting as a focal point for higher order retail functions, commercial services, offices and community facilities.*
- *This hierarchical principle, at the metropolitan level, means that:*
 - *Canberra Central continues to be the main location of office employment*
 - *City is to be encouraged to develop as the most specialised retail, commercial, cultural, entertainment and tourist centre*

The Plan require urban areas to introduce measures through which urban consolidation may occur.

Permitted uses within the Urban Areas zone include:

- uses compatible with residential, commercial, community, cultural, recreational and industrial activity, other than uses not permitted in the Territory Plan.
- Parliamentary Use, National Capital Use, and Diplomatic Missions, within Designated Areas; and
- other Commonwealth purposes on National Land.

The works proposed will facilitate the future use of the site for residential and commercial purposes, which is consistent with and in accordance with the above policies.

Constitution Avenue and ANZAC Parade Precinct Code

The Constitution Avenue and ANZAC Parade Precinct comprises the land between Constitution Avenue and Parkes Way, the Russell apex of the National Triangle, ANZAC Parade and the Australian War Memorial, and various sites to the north of Constitution Avenue.

The subject site is within the Central National Area in the Constitution Avenue and ANZAC Parade Precinct. Development within this area is guided by general principles as provided in the NCP, while detailed conditions for planning are provided in the Precinct Code.

The area covered by the Precinct is shown in **Figure 4** below.

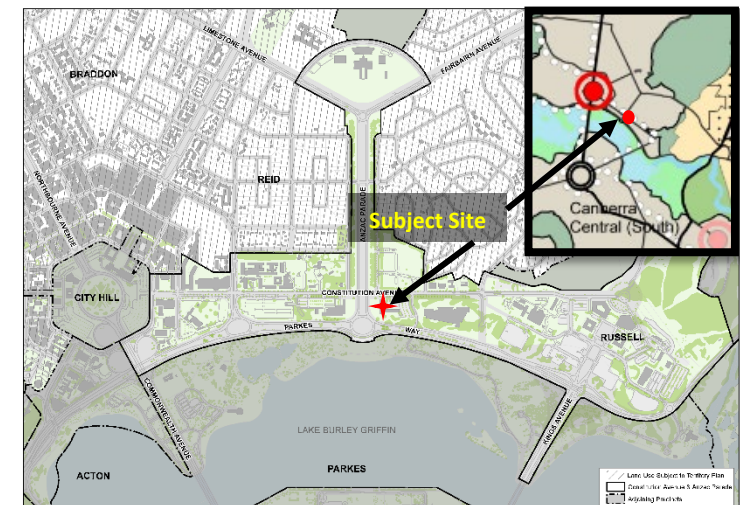


Figure 4: Constitution Avenue and ANZAC Parade Precinct (Figure 70 of National Capital Plan) (NCA, 2020)

The Constitution Avenue Precinct Code states:

Constitution Avenue is central to the implementation of the Griffin Legacy. Constitution Avenue will become an elegant and vibrant mixed-use grand boulevard linking London Circuit to Russell, increasing the vitality of the Central National Area and completing the National Triangle. This will be supported by an integrated transport system, broad tree-lined footpaths and outdoor dining and street parking.

There is a national capital interest in ensuring that:

- sites on Constitution Avenue are developed in accordance with their national significance, as part of Griffin's National Triangle
- the symbolic importance of the Constitution Avenue as a Main Avenue and the base of the National Triangle is protected and supported through the design and development of the adjacent blocks and the landscaping and design of the avenue
- fitting sites on ANZAC Parade are available for commemoration and remembrance
- balanced building massing at the sites at the southern end of ANZAC Parade is maintained as far as practicable and is reinstated as a result of any redevelopment of those sites, to ensure the portal function on the ANZAC Parade frontages of those sites is maintained for the benefit of the Parliament House Vista.

The proposed development is intended to facilitate the redevelopment of the site to support these objectives.

The future office building in particular is sited and designed to reflect the eastern portal function to frame the Parliament House Vista. This building is subject to a future Works Application and not included for approval in this submission.

Land use for Constitution Avenue and ANZAC Parade Precinct

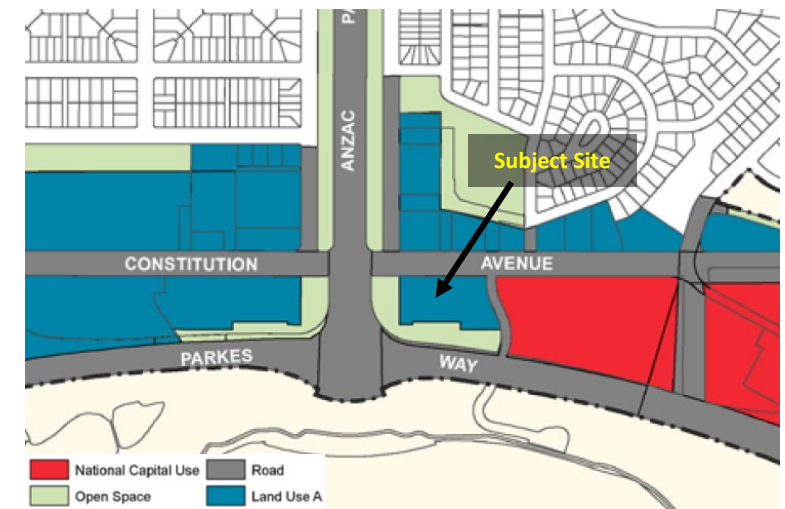


Figure 5: Land use for the Constitution Avenue and ANZAC Parade Precinct (Figure 71 of National Capital Plan) (NCA, 2020)

The subject site is zoned as Land Use A (as shown in blue).

Permitted land uses for 'Land Use A' include:

- Administrative Use
- Bank and cooperative society
- Café, bar, restaurant
- Car park
- Commercial Accommodation (Serviced Apartment only)
- Consulting Rooms

- Health Centre
- Indoor recreation facility
- Office
- Personal service establishment
- Residential
- Retail (ground floor of buildings only)
- Social/Community facility

Ancillary land uses for 'Land Use A' are:

- Child Care Centre
- Retail (either ground floor or above)

The proposed development is consistent with the permissible uses for the site.

Objectives

Objectives for this precinct, and how the proposed development addresses these objectives, are shown in the table overleaf:

Objective	Response
Establish Constitution Avenue as a diverse and active grand boulevard lined with shops, cafés and a mix of commercial, entertainment and residential uses.	The proposed works will contribute to establishing the boulevard character of Constitution Avenue providing active commercial uses fronting Constitution Avenue and residential uses across the site of the type identified in this objective. The proposal integrates well with the diverse and active uses established to the north and east along Constitution Avenue.
Establish Constitution Avenue as a prestigious address for National Capital Uses.	The proposed works, being a high quality architecturally designed building composition will establish Constitution Avenue as a prestigious address. The future ANZAC Park East building is being designed to restore the symmetry and portal to the Parliament House Vista as required and will be presented for works assessment shortly.
Link education and high-tech employment clusters located in the corridor between the Australian National University and the Canberra International Airport.	Not relevant to the proposed development for mixed use.
Complete the base of the National Triangle.	The proposed development reinforces the built form along the southern side of Constitution Avenue that defines the base of the National Triangle.
Support Constitution Avenue with an integrated transport system and mix of land uses contributing to the life of the National Triangle.	The proposed works offer a mix of land uses to generate activity within the National Triangle that enjoy convenient access to pedestrian and public transport networks in the vicinity of the site. The mix of residential, retail and commercial provides a good mix of potential patrons to an integrated transport system and will bring additional life to the National Triangle.
Establish Constitution Avenue with higher density development, public transport, broad tree-lined footpaths and outdoor dining and street parking.	The proposal is for a high-density residential mixed use development that will support a large population of people on-site. The future office building will further increase the on-site population with daytime patrons to the site. This population density will continue to establish Constitution Avenue as the grand boulevard envisioned by Walter Burley Griffin and captured in the National Capital Plan and Development Control Plan aspirations and support the active uses and public transport functions envisioned in the Plan.
Develop a built environment which demonstrates design excellence.	The proponent undertook a design competition to select the project architects, and the design team have consulted with the National Capital Authority and National Capital Design Review Panel throughout the design process to develop a high-quality building proposal that embodies a design excellence befitting of the prominent and important location of the subject site. This amendment proposal reflects the Panel's recommendations.
Achieve leading practice environmentally sustainable development.	The proposal incorporates a range of sustainability initiatives including: <ul style="list-style-type: none"> - On site energy generation through provision of rooftop solar panels - Building orientation and apartment configurations to facilitate solar access and natural ventilation strategies - Building design, construction and fixtures to support reduced energy and water consumption - Efficient LED lighting and a high proportion of EV charging facilities for resident parking - Landscaping design strategy including deciduous species, deep root plantings, rooftop gardens and tree plantings to reduce urban heat island effects and assist in the management of the site microclimate

7

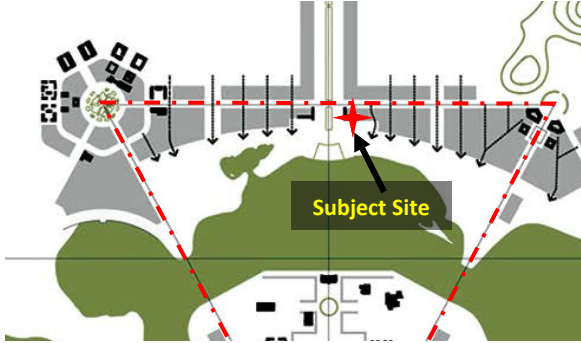
Constitution Avenue and ANZAC Parade Precinct Code

7.1 Constitution Avenue and ANZAC Parade Precinct Code

The Code sets out the Detailed Conditions of Planning, Design and Development under the Constitution Avenue and ANZAC Parade Precinct Code that applies to development of the subject block.

These conditions are addressed in the table below.

Table 2: Detailed Conditions of Planning, Design and Development

Number	Condition	Response
General		
1	<p>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> 	<p>The future office building will have a frontage to ANZAC Parade as is required to reinstate the portal function of the ANZAC Park building along the Parliament House Vista.</p> <p>Other buildings proposed in this application are sited with building facades to Constitution Avenue, Parkes Way and Wendouree Drive. The positioning, aspect, and scale of the proposed buildings reinforces the primacy of the geometry of this Main Avenue and reinforces the northern alignment (base) of the National Triangle. The design of the development provides built form to the required footprint and height as set out in the Plan and DCPDD.</p> <p>Refer to the Constitution Avenue and ANZAC Parade – Indicative urban structure (to the left) and Constitution Avenue and ANZAC Parade Precinct diagram included in this submission demonstrating the location of the site within this urban context.</p>


Number	Condition	Response
2	Reinforce the city's three-dimensional structure based on its topography and the landscape containment of the Inner Hills.	The scale and form of the proposed development is consistent with the current and future (expected) surrounding developments in its context as it is situated within the Inner Hills.
3	Develop Constitution Avenue (generally east of ANZAC Parade) as a prestigious setting for national capital uses, related employment and amenities.	The proposed development provides for employment (retail/commercial and future office use) with associated amenities along the Constitution Avenue frontage and maintains the prestigious setting in both architectural and landscape design in this location for ongoing employment uses within the site.
4	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.	The proposed development provides a welcoming built form character along the Parkes Way frontage of the site to the site. A direct pedestrian and bicycle link is proposed at grade to Parkes Way to the west of Building A. Pedestrian Access along Wendouree Drive provides access under Parkes Way to the south into the Kings Park precinct of the Central National Area.
5	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.	The proposal is to incorporate residential apartments and active commercial uses fronting Constitution Avenue that will contribute to the creation of a 24-hour community, generating dynamic activity within the precinct across the day and evening and throughout the year. The future office development will further strengthen this initiative.
6	Integrate public transport priority in the design of Constitution Avenue including provision for future light rail.	Not relevant to this proposal but the proposed use will provide an all-time population density onsite that will support a future light rail implementation.
7	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.	The proposed development reflects a cohesive design character across the integrated mixed use/residential precinct proposed and will integrate with the future office precinct across the proposed ceremonial driveway. The development caters for a diversity of uses through provision of different types of spaces that are designed to respond to change over time.
8	Provide a transition in building scale and use to protect the amenity of adjoining residential areas.	The scale of development is consistent with the character intended under the Detailed Conditions of Planning, Design and Development that apply to the site and to which the required Integrated Master Plan was created.
9	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.	The development includes some drop-off parking along the ceremonial site access way at the future Office Building entrance. Primary parking access and facilities is provided in basement configuration under the residential/mixed use commercial development. Being integrated and located wholly underground, these structures do not detract from the public domain.

Number	Condition	Response
		<p>Limited short-term parking spaces are provided at grade adjoining the ceremonial roadway, and these areas have been designed and integrated with landscaping features to mitigate their impact on the public domain.</p> <p>The basement entry is located off Wendouree Drive and not along the primary key street frontages.</p>
10	<p>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>The proposed development retains and enhances the existing pedestrian network that operates around the site and establishes a new on-site pedestrian pathway network that balances good pedestrian permeability and access through the site with the need for privacy within the residential precinct.</p> <p>Commercial uses are located with good visual connections to Constitution Avenue and the onsite parkland to facilitate good access for patrons to these uses. A pedestrian link to Parkes Way, and along Wendouree Drive and Kings Park beyond is also proposed along the site's Parkes Way frontage.</p>
11	<p>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>The design of the public domain has been considered to accommodate the split use of the site for commercial and residential purposes that are suitable to the public and semi-private nature of the use of these spaces. The public domain design incorporates the intended future office development and site subdivision. The Constitution Avenue access road provides good access to the office building and adjoining parkland to the east between this building and the residential mixed-use precinct. Retail/commercial uses enjoy good exposure, aspect and access to the parkland, Constitution Avenue frontage and central on-site open spaces. Residential uses are afforded more secluded semi-private access ways that still provide access and amenity through the site, balanced with the requirement for privacy within the residential community.</p> <p>The site programming in the residential precinct includes a network of accessible, safe, comfortable, and pedestrian-scaled pathways linking buildings, residential amenity facilities located in Building D and communal open spaces.</p> <p>These pathways allow traversing of the site and linkages to the off-site pedestrian network, thus promoting walking and use of public transport and minimising reliance on private car transport.</p> <p>This performance is illustrated in the Landscaping Plans and Concept Sections provided in this submission.</p>

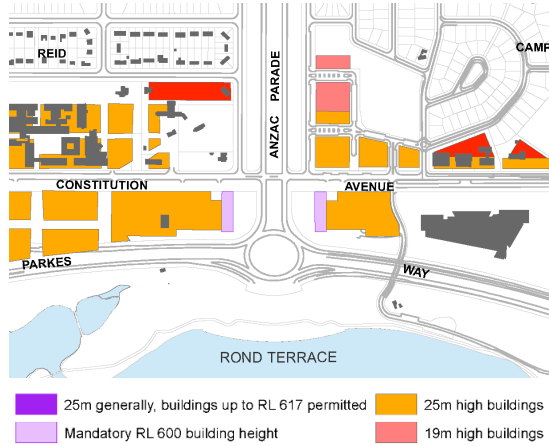
Number	Condition	Response
12	Integrate perimeter security, if required, with streetscape elements that enhance the public domain.	The site design limits the need for perimeter fencing, with building design instead utilising planter beds and delineating formal movement routes to enhance the character of the public domain and retain an openness that preserves the design integrity of the development.
13	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>The materials palette has been developed from a range of high quality contemporary materials that are selected for durability and character appropriate to the site's location in the Central National Area and complementary to surrounding development that is institutional in its style and nature of uses.</p> <p>Materials include durable façade elements in a complementary range of colours and textures, masonry elements and coloured glazing.</p> <p>Visual interest and articulation are reflected across each building's façade with human scale reinforced at ground level through building detailing appropriate to the office building, commercial and residential uses proposed across the site.</p>
14	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>The proposed buildings have been designed to respond to the geometric intent of the Detailed Conditions of Planning, Design and Development, and resolve the topographic features of the subject site.</p> <p>The form and siting of buildings has been determined consistent with the planning provisions for the site and respectful of the heritage values of the Parliament House Vista and its curtilage. The landscaping design has been developed to retain and enhance appropriate pedestrian access through the site.</p> <p>The future office building is proposed to integrate into the design master plan (as indicatively shown on plans included in this application) to ensure building height and bulk controls are met for the development.</p>
15	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.	The internal roadway and pedestrian path network design for the site honours the geometry outlined in the Detailed Conditions of Planning, Design and Development and provides for required pedestrian permeability and some vehicle and service functions to support the proposed development. The main services and vehicle access point is from the secondary road; Wendouree Drive.
16	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.	The urban design parameters for the development are expressed in the Detailed Conditions of Planning, Design and Development upon which the NCA endorsed Master Plan Implementation Strategy for the development was created.

Number	Condition	Response
		This application is consistent with the concepts progressed as part of the Master Plan that deliver high standards of sustainability and architectural design, and the proposal incorporates a range of spaces and activities that promote social inclusion such as commercial spaces, communal spaces, resident facilities and the accessibility of these areas.
Urban Structure (incl. Figures 70-72 of NCP)		
	Reinforce Constitution Avenue as the base of the National Triangle and the Russell apex with appropriate urban form.	The design of the development provides built form frontage to Constitution Avenue that reinforces the base of the National Triangle through delineating the edges of the site to frame Main Avenues and maintain the subdivision geometry of the Central National Area.
	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.	The proposed development does not alter the street grid of the Griffin Plan in this part of the Central National Area.
Landscape Structure (incl. Figures 73-74 of NCP)		
	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.	The Landscaping design for the development upholds the urban structure of Constitution Avenue and retains this character and quality throughout the site, enhancing the pedestrian experience between Constitution Avenue and towards Lake Burley Griffin.
	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.	Landscaping and plantings along Constitution Avenue have previously been provided in accordance with NCA design standards. This proposal seeks to integrate with landscaping along Constitution Avenue adjoining the site.
	The visual impact of parking on the public domain should be minimised by integrating parking layouts with street tree plantings and pavement design.	Limited short-term parking spaces are provided at grade adjoining internal roadways, which include tree plantings and proposed public artwork to mitigate visual impact on the public domain.
Public Transport, Access and Circulation (incl. Figure 75 of NCP)		
	Allow for an integrated public transport system with Constitution, Kings and Commonwealth Avenues and London Circuit as the principal public transport route.	The proposal does not include any changes to the existing public transport system.

Number	Condition	Response
	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.	The proposal maintains the hierarchy of pedestrian routes and contribute to existing networks through provision of internal pedestrian routes around the site and the new pedestrian link along the Parkes Way frontage.
	Ensure safety and comfort for pedestrians, with intersections designed to minimise slip lanes for fast turning traffic.	The potential for pedestrian and vehicle conflicts is managed through driveway location and design and the safe design of pedestrian paths to maximise sight lines.
	Provide on-street parking on all streets where practicable.	On-street layby parking is proposed to Constitution Avenue (as already constructed), and adjoining the site access from Wendouree Drive.
	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 relevant to the subject site.
Road Hierarchy (incl. Figure 76 of NCP)		
	The road hierarchy provides a legible and connective framework for moving throughout the area with:	
	<ul style="list-style-type: none"> 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 	The proposal retains the function of Constitution Avenue and Parkes Way as principal routes and proposed pedestrian paths are to integrate with the existing network adjoining the site.
	<ul style="list-style-type: none"> Lanes, share ways and arcades having a service, access and pedestrian network role. 	Proposed internal pathways within the development provide for resident/visitor vehicle access, service access and to facilitate pedestrian movement throughout the site. The ceremonial entrance provides for short stay and drop off functions, whilst access to the basement car park is separated and located off the Main Avenue, improving pedestrian safety and reducing opportunity for vehicle conflicts.
Cycleways (incl. Figure 77 of NCP)		
	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.	No cycleways are proposed through the site, although the site caters for cyclist movement and provides bicycle parking facilities for visitors and residents. Pedestrian access along Wendouree Drive is proposed as part of this submission and is to continue access through to Kings Park on the southern side of Parkes Way.

Number	Condition	Response
Streetscape Design (incl. Figures 78-79 of NCP)		
	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.	Landscaping and plantings along Constitution Avenue have previously been provided in accordance with NCA design standards. This proposal seeks to integrate with existing landscaping along Constitution Avenue adjoining the site where applicable, providing a high quality design palette consistent with 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.	
	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.	
	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.	
	Wider pavements for outdoor cafés and public amenity are to be located on the sunny southern side of the avenue.	
Active Frontages (incl. Figure 80 of the NCP)		
	Part of Figure 82 of the NCP	
		

Number	Condition	Response
	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.	Buildings proposed address Constitution Avenue and (in part) internal roadways providing for commercial activities and building entries fronting these spaces.
	Blank façades to public spaces and streets are to be avoided.	The extent of blank building façades to Constitution Avenue and internal streets and public spaces is limited through the provision of active frontages and openings that address these spaces, including a strengthened commercial and active frontage interface between Building E and the future Portal Office Building.
	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.	The proposal incorporates active frontages at required locations along Constitution Avenue (noting Stage 2 development is to be part of a future Works Approval application).
	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.	Buildings D and E include active uses for at least 30 percent of the Constitution Avenue frontage. Part of the key frontage for the subject site will be incorporated in a future stage of development address in a separate Works Approval submission.
	Residential uses, except for home offices, should be avoided at street level at those locations identified as having an active frontage in Figure 82.	Residential uses are avoided at the street level for active frontage locations identified in Figure 82.
	Blank walls are discouraged. Pedestrian entries should be clearly visible from the public domain.	Proposed buildings limit the extent of blank walls, and incorporate signage or public art on such areas of external façade where possible. Pedestrian entries are designed to be clearly visible from the public domain.

Number	Condition	Response
Building Height and Form (incl. Figure 81-82 of NCP)		
	 <p>Part of Figure 83 of the NCP</p>	
	Provide climate protection to areas where retailing and service-based developments form the predominant ground level use at the street.	A ground level awning is provided along the Constitution Avenue frontage, and sheltered canopies are provided throughout the development, particularly at building entrances.
	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.	Proposed buildings are not in excess of the permitted building height as depicted in Figure 83 of the NCP.
	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.	Building heights proposed are in accordance with the provisions of this Code and Detailed Conditions of Planning, Design and Development.
	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 to this proposal. The future commercial building to the western boundary of the site will form part of a separate future Works Approval application, however is proposed to a maximum height of RL600 as is required.

Number	Condition	Response
	Buildings in the area subject to the maximum RL600 height limit. A landmark building to RL 617 adjacent to Commonwealth Avenue will be subject to consultation.	Not applicable to the subject site.
	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.	The proposed development includes building elements that extend the building's height beyond 25m. These are generally rooftop plant areas that are set back from building frontages.
	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 to the subject site as it is not immediately adjoining the suburbs of Reid and Campbell as shown in Figure 83.
	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.	Buildings D and E fronting Constitution Avenue are constructed to the street boundary, including the residential amenities component of the building. The development is located on the southern side of Constitution Avenue therefore the front setback does not apply.
	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).	Not relevant to the design of the subject development.
	Where fronting residential streets in Campbell and Reid, building setbacks should generally complement existing building setbacks.	Not applicable to the subject site as it is not immediately adjoining the suburbs of Reid and Campbell.
	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.	The materiality and form of the proposed development incorporates sunscreen devices (vertical fin elements) that provide articulation to the façade of proposed buildings, whilst the design of balconies and covered awnings considers amenity from the effects of wind.
	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.	The proposed building design includes ground level framing elements and articulation that breaks down the apparent building mass and creates a human scale experience at the lower levels of the buildings. The application of materials and modulation of the façades through use of rectilinear design elements provides tactility and enhances the building silhouette. The design and spacing of columns and building fenestration assist in expressing the structural grid of the subject buildings.
	New buildings are encouraged to be delivered through design competitions in order to encourage innovation and design excellence.	The proponent undertook a design competition to engage the project architect in order to deliver an innovative design outcome and achieve a standard of design excellence befitting of this prominent site.

Number	Condition	Response
	Building design, layout and construction should take account of the impacts of noise on surrounding uses.	These matters have been considered in the design of the development. The datum ground level along Constitution Avenue has been agreed with the NCA and this level has set the development's building heights from RL565.20.
	Building height is to be measured from and between the finish footpath level at each corner of a development block.	
	<p>Minimum floor-to-ceiling heights within buildings are to be as follows:</p> <p>Ground Floor facing Constitution Avenue and roads where 'Indicative Active Frontages' are located:</p> <ul style="list-style-type: none"> 6.5 metres floor to ceiling (mezzanine level permitted over 30% of ground floor) <p>Ground Floor (Residential)</p> <ul style="list-style-type: none"> 3.3 metres floor-to-ceiling <p>Ground Floor (other uses, including commercial/office use)</p> <ul style="list-style-type: none"> 3.6 metres floor-to-ceiling <p>Residential (general)</p> <ul style="list-style-type: none"> 2.7metres 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. 	<p>The proposed development has been designed to achieve the ceiling heights specified for relevant uses and areas of buildings.</p> <p>Commercial use level and building entries fronting onto Constitution Avenue and roads where 'Indicative Active Frontages' are located: are 6.5m and in some instances more than 6.5m in height.</p> <p>Residential floor to floor heights spaces are generally 3.050mm in height – this provides adequate opportunity to meet the floor-to-ceiling heights (2700mm at upper levels and 3300mm at ground level for residential) as specified in the Plan. A mezzanine space is proposed above the commercial tenancies for Building D and E fronting Constitution Avenue.</p>
Water Sensitive Urban Design (WSUD) (incl. Figure 83 of NCP)		
	Implement water sensitive urban design strategies, including bio-filtration systems integrated with street and landscape design, to protect lake water quality.	Refer to WSUD and Stormwater statements provided in this submission prepared by THCS that have been undertaken to meet the requirements of Part 20 of the DCPDD.
	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.	Refer to WSUD and Stormwater statements provided in this submission. These measures have been adopted to detain and filter stormwater to protect the water quality of Lake Burley Griffin.
Car Parking		

Number	Condition	Response
	Provide on-street car parking and conveniently-located bicycle parking to support retail uses, pedestrian amenity and after-hours activity.	Limited on-street parking is provided that supports proposed commercial/retail uses in Buildings D and E. Bicycle parking is conveniently provided on the site to encourage active travel, adjacent to building entries of Buildings D and E for convenience and passive surveillance. Refer to Landscape Detailed Study plans identifying bicycle parking locations.
	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.	Resident and long-term off-street parking is provided within two basement parking levels located beneath the proposed buildings.
	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.	Not applicable to this proposal.
	Car parking for new development should accord with the following rates:	Refer to Traffic Impact Assessment included in this submission for details of proposed parking.
	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.	Parking for cars and other vehicles is provided within the development at the required rates specified under the Detailed Conditions of Planning, Design and Development. Refer to Development Summary included in this submission.
	Additional parking will be provided for bicycles, motorcycles and vehicles owned and operated under car-sharing schemes.	Motorcycle and bicycle parking is provided within the development, and opportunities for shared vehicles can be accommodated within the site. Refer to Development Summary included in this submission.
Integrated urban art and signage (incl. Figures 84-85 of NCP)		
	Public art and art spaces in new development should be encouraged.	The proposal incorporates spaces and areas for the establishment of public art adjoining the ceremonial driveway, between Buildings A and B and potential in the main communal open space at the ground level, as detailed on Landscaping concept plans included in this submission.

Number	Condition	Response
	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.	A signage and wayfinding strategy and palette has been developed for the site as indicated in the Architectural Ground Level Signage Intent Plan that contributes to the character of the place and provides an integrated understanding of the site and precinct. This includes information signs, development name signs, wayfinding signs and commercial tenancy signage appropriate to the development and its Central National Area context. Refer to response against the Signs General Code provided at Section 7.3 of this report.
	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.	Commercial signage may potentially include animated signs to create focal points, and these would be located so as not to adversely impact on the character of the development.
Location-Specific		
<u>ANZAC Park East and West</u>		
	Detailed conditions of planning, design and development must be agreed by the National Capital Authority prior to development of the land. The detailed conditions must address (at a minimum) the following: <ul style="list-style-type: none"> • building facades, including articulation, materials and colour • access and circulation • building form • landscape structure and open space • lighting. 	Refer to the next section of this report that addresses how the proposal meets the requirements of the Detailed Conditions of Planning, Design and Development that apply to the subject site, which underpinned the development of the previously endorsed Master Plan Implementation Strategy for the development.
	Detailed conditions of planning, design and development for the sites must not be inconsistent with heritage values.	Refer to Heritage Statement prepared by Eric Martin and Associates included in this submission, demonstrating that the landscape proposal is not inconsistent with the heritage values of the East Portal Building site.

7.2 Main Avenues and Approach Routes Precinct Code

The Main Avenues covered by this Precinct Code are identified in Figure 124 of the NCP and include the full length of Constitution Avenue. The proposed development has frontage to one Main Avenue. The objectives for the Main Avenues and Approach Routes are addressed below.

Table 3: Objectives of the Main Avenues and Approach Routes (MAAR) Precinct Code (NCP)

Number	Objective	Response
1	Establish and enhance the identity of the approaches to the Central National Area as roads of national significance and, where relevant, as frontage roads for buildings which enhance the National Capital function and as corridors for a possible future inter-town public transport system.	Constitution Avenue falls within the Central National Area. The proposed works include buildings along Constitution Avenue that contribute to National Capital functions, and maintain this Avenue's importance as a current and future inter-town transit corridor.
2	Ensure that works within the road reservations are carried out to the highest standards, by maintaining and enhancing landscaping, and by facilitating the flow of traffic as far as possible.	All off-site works will be undertaken to the highest standards, where practicable maintain and enhancing landscaping (As set out in the landscape design proposals submitted with this application), and will facilitate traffic flows as far practicable during construction.
3	Reinforce and, where possible, express the integrity of the Griffin Plan's visual structure by strengthening the geometry and form of main avenues, vistas and public spaces.	The proposed development reinforces the integrity of the Griffin Plan through the siting and configuration of buildings, by framing Constitution Avenue and enhancing its grand boulevard character.
4	Improve the urban design and streetscape qualities of the Main Avenues as approaches to the Central National Area.	The proposed development will enhance the streetscape design and urban design quality along Constitution Avenue by activating this frontage.

The proposal is not inconsistent with these objectives and will maintain an appropriate temporary treatment to the streetscape onto Constitution Avenue whilst site works are undertaken, as detailed in the drawings included in this assessment (noting a separate Works Approval application for Site Hoardings has previously been submitted for the site).

Detailed conditions

The Code sets out several conditions of Planning, Design and Development. These conditions are addressed in the table below.

Table 4 – Assessment Against Relevant Conditions in Main Avenues and Approach Routes Precinct Code (NCP)

Rule or Criteria	Response
General	
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.	Proposed development does not significantly alter existing traffic arrangements to Constitution Avenue. Site vehicle access will be left in and out only onto the westbound carriageway of Constitution Avenue from the ceremonial access entrance to the future office building, with main site access provided via Wendouree Drive.
Landscaping	
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.	The verge adjoining the subject site has been partly upgraded previously in accordance with NCA Constitution Avenue design standards. This proposal includes further integration works to be undertaken in the Constitution Avenue and Parkes Way verges.
Signs	
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.	No permanent signs are proposed off site within the Constitution Avenue verge. A response against the Signs General Code is provided in Section 7.3 below for signs proposed within the block boundary.
Streetscape Design	
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.	The primacy of the Main Avenues is retained, as no internal through roads are proposed for the development. The standard of public realm treatments within the site such as pavement materials, street furniture and lighting is of a standard commensurate with the standard of the Central National Area.
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 is constructed to the Constitution Avenue and Wendouree Drive boundary and provides for building articulation and activation of buildings at the street level along the Constitution Avenue frontage. Setbacks are required to Wendouree Drive to which the proposal largely complies.

Rule or Criteria	Response
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.	The proposed hard landscaping material palette is appropriate for the formality of Constitution Avenue and utilises durable high quality materials, creating a design outcome that complements the adjoining public realm. Refer to Landscape concept plans provided.
Streetscapes are to be well lit for pedestrians and optimise security and safety for night time use.	The proposal includes an external lighting strategy that responds to the amended building configuration and contributes to the security and safety of the public realm along Constitution Avenue and Wendouree Drive.

7.3 Signs General Code

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

The proposed signage is to be associated with the uses of the development as detailed on the Signage Intent Plans included in this submission and is to include:

- Development Entry information sign to Constitution Avenue
- Development High Rise Sign to the entry of Building D
- Building Entry information signs to Buildings A to D
- Wayfinding signage at pedestrian junctions and building entrances throughout the site
- Commercial tenancy signage to Buildings D and E

Table 5 – Assessment Against the Signs General Code (NCP)

Condition	Response
General Conditions	
1. The type, position, size, appearance, illumination, animation, content or other characteristics of any proposed sign must ensure a quality and character of appearance both by day and night which, in the opinion of the National Capital Authority, befits the National Capital.	<p>Proposed signs include:</p> <ul style="list-style-type: none"> • Tenancy hamper and window signs for commercial tenancies fronting Constitution Avenue and to the western façade of Building E. • Directional signage to aid wayfinding throughout the site • Development signage for building identification • Potential locations for future interpretive heritage installations <p>The design and materiality of the proposed signage is to be of high quality and respectful of the character and status of the place, as indicated on the Signage Intent Plan and illustrated in architectural and landscape concepts provided.</p>

Condition	Response
<p>2. The National Capital Authority will refuse to approve any sign where it is of the opinion that the type, position, size, appearance, illumination, animation, content or other characteristics of the sign may adversely affect:</p> <ul style="list-style-type: none"> i. the amenity of the locality or neighbourhood with particular regard to nearby residential development ii. the architectural character or appearance of a building iii. traffic safety iv. a 'place' within the meaning of and subject to the provisions of the relevant Commonwealth heritage legislation. 	<p>Proposed signage does not create significant adverse impacts on the surrounding development and nearby dwellings on Constitution Avenue.</p> <p>Proposed signs are not intended to distract drivers along Constitution Avenue, and do not contain flashing or animated elements.</p>
<p>3. The National Capital Authority will refuse to approve any sign which it considers offensive</p>	<p>Noted. Sign content will not be of an offensive nature.</p>
<p>4. The National Capital Authority will not grant approval of an application with the respect to the external design and siting of any structure or sign unless such structure or sign would comply with all other relevant policies or conditions of this Plan.</p>	<p>The signs are considered to meet the conditions of the Plan, and are proposed to be located wholly within the site boundaries.</p>
<p>5. The National Capital Authority may, either unconditionally or subject to such terms and conditions as it deems necessary, modify or waive the provisions of the sections that follow, where it is of the opinion that the application of the same to or in respect of any particular sign would be impracticable or unreasonable and provided that the requirements of the 'General conditions' herein are satisfied.</p>	<p>Noted.</p>
<p>6. Any application for the use, construction or erection on or above the roof or top of any building of any device, advertisement, sky sign, sign, signal or structure of the nature of a sign or signal, excepting flags and flag poles, will not be approved where the proposal would alter any silhouette of the building by extension beyond or above the walls, parapet or roof of the building, lift tower or plant room.</p>	<p>No signage is proposed above the roofline of buildings. The High Rise Building Sign to Building D is contained within the envelope of the building.</p>
<p>7. Animated or flashing signs and signs illuminated by exposed lamps or neon tubes as distinct from backlighting or floodlighting, will generally not be approved.</p>	<p>Signs proposed are not animated or flashing.</p>

Condition	Response
Signs on Commercial and industrial Buildings and on institutional and other buildings not located within residential areas	
1. Signs above first storey level, signs facing residential development nearby or on the opposite side of the street within residential neighbourhoods which may be visible from residential buildings nearby, must not be animated or flashing or be illuminated by exposed lamps or neon tubes as distinct from backlighting or floodlighting.	Signs will not be animated or flashing. Proposed signage lighting will be subtle and localised and light spill will be managed as notated on the plans provided. Signs will be predominantly at ground level, not be animated or flashing or be illuminated by exposed lamps or neon tubes. The High Rise building sign does not contain flashing or illuminated lamps.
2. Subject to (1) above, signs located at ground level and first storey levels including signs projecting from buildings at these levels and signs on or under awnings, will not be restricted provided that:	Signs proposed are consistent with the general conditions as detailed above, including minimum heights when affixed to awnings. Commercial hamper signs are located more than 2.5m above ground level as shown on the plans provided.
i. they are consistent with the 'General conditions' of this code	
ii. the clearance between the pavement level and any sign projecting from a building or affixed to an awning, must not be less than 2.5 metres.	
3. Signs above first storey level will be restricted in content to the name of the building and the name, insignia and type of activity of the principal occupant. Such signs must not project from the building and must constitute only separate characters and/or symbols individually affixed to or represented on the building façade. Generally, there will not be more than one sign on each face of the building above first storey level.	Only the High Rise building sign is proposed above the first storey level. This sign does not project from the building and is to comprise the development name. One sign only of this type is proposed. Signage content is to relate to the development and its principal occupants.

7.4 National Capital Authority Outdoor Lighting Policy

This Policy is applicable to proposed external lighting.

Table 6 – Assessment Against the Outdoor Lighting Policy

Condition	Response
Part one: urban context - Strategies	
1a) Express the key geometric elements of the Griffins' formally adopted plan for the city through lighting design and distribution.	Full cut off street and pedestrian lighting is proposed in landscape areas, road, paths and car parks as required.
1 Emphasise the three node points of the Griffins' National Triangle by creating and maintaining strong visual 'anchors' at Parliament House, City Hill and Russell.	The location of lighting fixtures has been considered with respect to the formal geometry of the Central National Area.

Condition	Response
<ol style="list-style-type: none"> 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. Illuminate the Griffins' Land Axis by retaining the existing ANZAC Parade street lighting and illumination of Federation Mall. Reinforce the Griffins' Water Axis by illuminating the promenade along the southern foreshore, Commonwealth Place and 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). Use full cut-off street and pedestrian lighting on all main avenues that contributes to their development as high quality landscape boulevards. Align lighting hardware to strengthen the framing of the National Triangle, main avenues and formally landscaped open spaces. 	Refer to External Lighting Plans included in this submission.
1b) Create a clear hierarchy of built environment illumination in central Canberra.	
<ol style="list-style-type: none"> Illuminate the exterior of key built elements to reflect their relationship to Griffin's National Triangle and their symbolic function, according to the following comparative luminance values in candela per square metre (cd/m²): Level Four- all other buildings adjacent to Constitution Avenue = (5cd/m²) 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. Use full cut-off light fittings for new building façade lighting installations, that are carefully integrated into the building's structure. 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. Minimise any sources of light spill or glare beyond the intended area to be lit. 	Refer to External Lighting Plan which outlines the performance of proposed lamps and conformance with relevant Australian Standards.
1c) Maintain subtle illumination of the city's topography.	
<ol style="list-style-type: none"> Consider identification of Red Hill and Mount Pleasant through the installation of a single light source, such as a navigational lighting beacon. 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). Use full cut-off lighting in all areas of the Inner Hills to control the effects of light spill. 	Full cut off lighting is proposed for the subject site.

Condition	Response
<p>1d) Conserve significant heritage lighting fabric and design elements.</p> <ol style="list-style-type: none"> 1 Consider all relevant Heritage Management Plans in developing lighting designs. 2 Retain the essential character and lighting performance characteristics of any existing lighting installation with identified heritage value, in any proposed maintenance or replacement activity. 3 Preserve the appearance, location and layout of lighting installations with heritage value. 4 Do not replicate or extend poor performing heritage lighting hardware into new areas or in new installations. 	<p>The proposed lighting design has been considered with respect to the preservation of heritage values.</p>
<p>Part two: Place-making - Strategies</p>	
<p>2a) Ensure the scale and character of lighting is appropriate to the location.</p> <ul style="list-style-type: none"> • Use lighting standards and categories of a lighting type and quality that is appropriate to the application and location. • 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. • Manage the inter-relationship of lighting intensity and character between all structures, landscape elements and buildings. • 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. • Add visual interest to public spaces through engaging, interactive lighting designs where appropriate. • 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. 	<p>Refer to External Lighting Plans included in this submission.</p> <p>The lighting hardware proposed is of a high quality and is consistent with the lighting palette of surrounding public spaces.</p> <p>The lighting design enhances the character of public spaces in the night time, and illuminates and augments the buildings proposed.</p> <p>Locations for public art installations and signage are nominated throughout the site and these features are to be illuminated as demonstrated on the Lighting Concept Plans provided in this submission.</p> <p>Lighting location, type and intensity of luminaires has been considered with respect to performance against Australian Standards to ensure consistency of lighting and create an illuminated backdrop to the development that enhances the relationship between buildings and landscape structural elements.</p>

Condition	Response
<p>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.</p> <ul style="list-style-type: none"> • Use high quality light fittings and hardware with a high standard of detail and finish. • Locate lighting hardware outside key desire or movement lines, to optimise accessibility and safety. • Locate lighting hardware around trees, signs, and street furniture to achieve a spacing, pattern and alignment that complements these and other urban elements. • Consider opportunities for integration of lighting into street furniture, built form or road/bridge structures. • Co-ordinate the colour and finish of light poles and fittings and with other lighting hardware and street furniture. • 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. 	<p>Refer to External Lighting Plan and Lighting Concept Plans included in this submission which details the lighting hardware proposed for the development and the location of these fixtures.</p> <p>The proposed fixtures are located to communal site areas and integrated into landscape and building elements to achieve a consistent lighting performance across the site.</p> <p>Lighting fixtures integrated into buildings and structures complement the architectural and landscape character of the development.</p> <p>Lighting fixtures coordinate with proposed street furniture and other hard landscaping elements as indicated on the Materials and Finishes plans provided.</p>
<p>2c) Ensure the colour and form of the physical environment is accurately rendered.</p> <ul style="list-style-type: none"> • Use lamps that offer a colour temperature close to the appearance of daylight (approximately 4500-6500 degrees Kelvin). • Select lamps that offer good colour rendering ability, of 80 or greater on the Colour Rendering Index. • 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. 	<p>Refer to External Lighting Plan Legend which outlines the performance of proposed lamps in relation to temperature and colour standards.</p>
<p>Part three: Safety - Strategies</p>	
<p>3a) Maintain a well-connected movement network of public paths, roads and spaces.</p> <ul style="list-style-type: none"> • Install and maintain lighting throughout the network of pedestrian and cycling paths and formally-recognised public spaces in the Central National Area. • 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. 	<p>Lighting is proposed along pedestrian paths and fixtures are to be located to enhance safety. Refer to External Lighting Plan provided.</p> <p>Lighting is to be provided to carparking areas at grade and within the basement parking levels to required illumination standards, as indicated on the External Lighting Plans provided.</p>

Condition	Response
<ul style="list-style-type: none"> Select light poles and locations that minimise the risk of injury for people travelling on paths or roads. 	The location of light poles is appropriate to the development and landscape areas being clear of pedestrian and cycle routes.
3b) Ensure Australian Standards for illumination are met as a minimum. <ul style="list-style-type: none"> 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. 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. 	Refer to External Lighting Plan which outlines the performance of proposed lamps and conformance with relevant Australian Standards for pedestrian lighting and light spill.
3c) Effectively manage glare. <ul style="list-style-type: none"> Select lamps of the lowest required intensity. Select light fittings and optical systems that shield light from being directed sideways or upwards. 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. Minimise any sources of light spill or glare beyond the intended area to be lit. 	Refer to External Lighting Plan which outlines the performance of proposed lamps and conformance with relevant Australian Standards for control of light spill. Lighting levels are appropriate for the proposed uses and user groups of the development.
3d) Create integrated lighting designs that enable the human eye to adapt to changes in light levels. <ul style="list-style-type: none"> Achieve a high degree of uniformity in illumination levels along pathways and roads. Install transitional lighting treatments between areas of contrasting illumination that accommodate the human eye's capacity to adapt to changes in light levels. 	The design and location of lighting is intended to provide uniform illumination along pathways and roads to enhance visibility and safety. An integrated lighting design that responds to the site design and provides transitions between areas of differing levels of activity is presented that complements the architectural character and urban design outcome for the development.
Part four: Environment and sustainability - Strategies	
4a) Manage light pollution through the selection and placement of lighting hardware. <ul style="list-style-type: none"> Use full cut-off light fittings, lens diffusers, or light sources that provide indirect or reflected light (unless otherwise noted in this policy). Select optical systems and shielding designs for artificial light sources that effectively manage glare and light distribution behind and above the light source. 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 criteria. 	<p>Refer to External Lighting Plan which outlines the performance of proposed lamps, and Lighting Concept Plan including the details of shading and design of fixtures to manage glare and light spill.</p> <p>Proposed lighting is appropriately located and not excessive for the operation of the development.</p>

Condition	Response
<ul style="list-style-type: none"> 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. Minimise the distribution of artificial light beyond the intended area to be lit. 	<p>Catenary lighting proposed adjoining the commercial/retail areas of the development is intended to provide a pleasant and easily identifiable main entrance to the site and Village Green whilst minimising intrusion of light to residential areas of the development.</p>
<p>4b) Minimise energy use.</p> <ul style="list-style-type: none"> 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. Consider energy use and value for money in any lighting upgrade or new installation. Install efficient lighting control systems that can adjust illumination to suit activity levels, saving energy whilst maintaining safety when required. Use co-ordinated lighting management systems to reduce energy and maintenance and improve uniformity and safety. 	<p>The External Lighting Plan nominates high quality fixtures that are to be designed and installed to minimise energy use and facilitate maintenance.</p>
<p>4c) Ensure the installation and maintenance of lighting infrastructure does not have a detrimental effect on landscape.</p> <ul style="list-style-type: none"> Design light poles and outreach arms around the long-term form of trees to maintain light performance and minimise tree maintenance. Locate light poles and power cables around established tree and root locations. 	<p>The location of light fixtures and power sources has been considered with respect to proximity to existing and proposed trees to allow for ease of maintenance and tree protection outcomes. Proposed tree up lighting fixtures do not interfere with existing tree plantings to the perimeter of the site.</p>
<p>4d) Minimise the impact of lighting operation on wildlife health.</p> <ul style="list-style-type: none"> Use full cut-off light fittings 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. 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. Ensure that the design and operation of lighting does not cause wildlife or avifauna disorientation, injury or death. 	<p>Full cut off lighting is proposed for the subject site. Lighting extent provided is to be appropriate to the use of the building and to not contribute to adverse impacts on wildlife. Refer to Lighting Plans and Lighting Intent Plan identifying the type of fixtures proposed.</p>

8

Detailed Conditions of Planning, Design and Development

This section of the report addresses the proposal's response to the Detailed Conditions that are applicable to the subject site.

Development Conditions		Response
Theme 1: Development Layout and Built Form		
1. Portal Buildings	<ul style="list-style-type: none"> The area of the site where RL600 is permissible must be as close to 25 wide metres as is practicable, on its Constitution Avenue and Parkes Way frontages as depicted in Figure 11 (<i>of the DCPDD</i>). No elements of the buildings shall exceed RL 600. Buildings shall be oriented and shaped as to reinforce the portal and framing effect on the Parliament House vista. This requires a rectilinear design parallel to ANZAC Parade. A buffer between the Portal Buildings (a no-build zone) and any other built form on the site is shown hatched in Figure 11 (<i>of the DCPDD</i>). These areas are to be 25 metres wide. Protruding balconies or articulation elements are not permitted on building facades within the portal area (ie. where the permissible building height is RL600). These elements should be recessed into the built form. Glazed or open balconies are not permitted. Fan coil units, heat pumps or similar mechanical plant and equipment must be fully screened and are not permitted on balconies. Where clothes drying or storage units are proposed, they must be screened and integrated into the building design. Built form, massing and height will have significant influence on the character of Anzac Parade, Constitution Avenue as well as the wider Central National Area (CAN). Built form should be carefully developed with appropriate consideration of 	<p>Applicable to that part of the site that is subject to the future proposed office building at the site's western boundary.</p> <p>The Master Plan provision allows for the future ANZAC Park East building to comprises a form that is close 25 metres in width and can be designed for height of up to RL600.</p> <p>The shape and orientation of the future office building is rectilinear (and so compliant with the DCPDD requirements) and is orientated in a north-south manner fronting on onto the western boundary of the site facing ANZAC Parade.</p> <p>The Master Plan provides for a 25 metre setback between the future office building and the residential/commercial buildings proposed as detailed in the Overall – Level 1 (Ground Plan).</p>

	<p>pedestrian comfort and amenity at street level, amenity to users of buildings, and visual impact on the surrounding and broader landscape structure of the CNA.</p> <ul style="list-style-type: none"> • Buildings are to have a predominantly vertical expression of articulation elements and not include transparent elements. Curtain wall glazing and predominantly glass facades will not be accepted. • Plant and lift overruns must be incorporated as an integral part of building design of buildings such that they are not visible from Anzac Parade, the Parliamentary Zone or Parliament House. • Building facades and materials used shall exhibit richness in texture and design quality. • Building articulation, material and colour must be sympathetic to the heritage values of the adjacent National and Commonwealth Heritage listed places. • Upper level facades on buildings other than the Portal Buildings will be composed of a balance of solid and void, opaque and transparent, and textured and smooth surfaces. 	<p>The remaining controls are not applicable to this proposal as the Portal building is not included in this submission and will be assessed as part of a future Works Approval application.</p>
2. ANZAC Park West and Cafeteria Building	<ul style="list-style-type: none"> • A heritage assessment should be undertaken to determine the values of the cafeteria building and define its curtilage • Sufficient space should be provided surrounding the cafeteria building to provide open space, solar amenity and servicing requirements • Development on the Constitution Avenue Development site will need to address the heritage values of the cafeteria building. 	<p>Not relevant to the subject site.</p>
3. Building Height	<ul style="list-style-type: none"> • Built form, massing and height will have significant influence on the character of the Constitution Avenue and ANZAC Parade precinct as well as the wider CNA. Built form should be carefully developed with appropriate consideration of pedestrian comfort and amenity at street level, amenity to users of buildings, and visual impact on the surrounding and broader landscape structure of the CNA. 	<p>The development has been designed with consideration to the human scale experience and comfort and amenity at street level as determined through the wind assessment prepared for the development.</p> <p>The design of buildings responds to the landscape structure and Central National Area, as demonstrated on the Site Context and Concept Masterplan included in this submission.</p>

	<ul style="list-style-type: none"> • In areas of the site permitted to be built to 25 metres, any minor building elements should not increase the building height as it presents to the street frontages and should be setback from the building frontages. No habitable space is permitted above 25 metres. • In areas of the site permitted to be built to 25 metres, no elements above this maximum building height will be permitted for the purpose of 'transitioning' the built form to RL600. • Building form and orientation should optimize solar access for residences, and maximise opportunity for daylight access to streets, connecting laneways and open spaces. • Buildings must be designed to minimise unwanted wind effects by reducing wind acceleration around and between buildings and reducing downdrafts and turbulence at ground and podium level. 	<p>The proposal includes buildings up to 25 metres where permitted.</p> <p>Minor building elements extending above 25 metres are setback from the building facades and do not constitute habitable spaces. The design of these elements are integrated into the overall design and are not prominent features of the building when viewed from the adjoining public spaces on the Constitution Avenue and Wendouree Drive verges.</p> <p>No transition elements above 25 metres are proposed towards the future Portal Building.</p> <p>The siting and configuration of built forms has been developed to optimise solar access for residential apartments and the separation and geometry of buildings promotes daylight access to communal outdoor spaces throughout the site. Refer to Shadow Studies included in this submission demonstrating solar access performance, which indicate solar access to the Village Green and Communal Open Space throughout the day and year.</p> <p>The façade design and application of façade elements of buildings including proposed awnings have been designed to mitigate adverse amenity impacts of wind through the development. The wind assessment is not required for this proposal as buildings are 25m or less, however the assessment demonstrates how wind impacts have been addressed in the revised proposal.</p>
--	--	--

<p>4. Built Form, Massing and Variation</p>	<p>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 facades.</p> <p>Provide climate protection to areas where retailing and service based developments form the predominant ground level use at the street.</p> <p>Overall consideration of height, colour, materials, and architectural and environmental quality, aimed at ensuring that City Centre's continued development is of a harmonious and high quality nature, consistent with its role and its location within the Central Basin in general, and its relationship with the Central National Area in particular.</p> <p>Minimum floor to ceiling heights apply to the Constitution Avenue and Anzac Parade precinct and state:</p> <ul style="list-style-type: none"> • Ground Floor facing Constitution Avenue and roads where 'Indicative Active Frontages' are located floor to ceiling (mezzanine level permitted over 30% of ground floor) is to be a minimum 6.5 metres. • Ground Floor (Residential) is to be a minimum 3.3 metres floor-to-ceiling • Ground Floor (other uses, including commercial/office use) is to be a minimum 3.6 metres floor-to-ceiling • 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. 	<p>The proposed buildings employ both design elements and materiality to manage microclimate effects such as solar amenity as achieved through building siting, orientation, façade and balcony design.</p> <p>Materials used include:</p> <ul style="list-style-type: none"> • Clear and tinted glazing • Powdercoated metal framing elements • Hardwood timber soffits and feature elements • Feature and textured concrete • Masonry including stone and brick in contrasting colours to provide tactility and enhance the building's energy performance <p>The proposed materials are of a high quality and appropriate for a residential mixed use development, commensurate with the materials palette expected for development in the Central National Area.</p> <p>North and west facing ground floor commercial spaces are provided sun shading infrastructure and weather protection over entrance areas.</p> <p>Minimum floor-to-ceiling heights within the development meet code requirements (noting floor to floor dimensions are provided); as per the sectional diagrams submitted with this Works Approval application.</p>
--	---	---

	<ul style="list-style-type: none"> • Recognise the broader urban context and important contribution the site has on the geometry of the city. • Site layout and building massing must respond to the heritage values of the site and its context. In particular, consideration of the role of the site in framing and providing symmetry to the Parliament House Vista and its contribution to the wide cultural landscape of the National Capital must be demonstrated. • Site design and spaces between buildings should be sufficient to provide outlook, daylight and sunlight access, and privacy for residents. • Built form and massing must provide suitable areas for communal open spaces, deep soil zones and landscaping. • The siting of built form and massing of development should contribute to the vision outlined in the Constitution Avenue Public Realm Handbook. 	<p>Development is consistent with the urban context and contributes to reinforcing the geometry of the city by providing a built form that strengthens and increases the density of development in this central urban location in a form compatible with surrounding development.</p> <p>Site layout and building massing responds to the heritage values of the site and its context in providing for the development of the replacement Portal Building (in a future separate application), providing the setback from this building to the residential/mixed use precinct and limiting the bulk and scale of Buildings A to E to the provisions of the DCPDD.</p> <p>The configuration and separation of buildings on the site affords reasonable solar access, outlook and privacy for residents in Buildings A to E.</p> <p>Suitable communal open space areas, shared residential amenities, landscaped planting zones and recreation areas are provided within the development.</p> <p>The siting and massing of buildings contributes to the vision outlined in the Public Realm Handbook by creating a space that achieves the street character intended for this location through provision of generously proportioned ground floor spaces, buildings fronting the adjoining roads, awnings and spaces provided to accommodate outdoor dining and strategically placed communal open space that integrates the mixed use precinct with the (future) office use building.</p>
--	---	--

	<ul style="list-style-type: none"> • Buildings shall create a sense of enclosure to streets and related spaces. This should be enhanced by the creation of welcoming spaces with high levels of amenity and protection from sun, rain and wind at the building edge. • Provide awnings, canopies and/or colonnades to ameliorate wind downdrafts and effects of summer sun onto footpaths, streets, connecting laneways and open spaces. • Allow for both compositional clarity of sites at a distance and a richly detailed fine-grained pedestrian experience and individual buildings up close. 	<p>The proposed buildings create a sense of enclosure around the communal open space areas, on-site parkland and pedestrian walkways and places thus delivering a comfortable pedestrian experience to internal walkways and semi-private spaces through shading, landscaping, use of materials and canopy elements on building facades.</p> <p>These elements assist in managing wind downdrafts (as outlined in the wind assessment submitted with this application) and allow sunlight into the areas around buildings, into communal open spaces throughout the year and onto onsite footpaths.</p> <p>The proposed buildings are designed to operate as a cohesive precinct that contributes to the urban streetscape and activity on Constitution Avenue, provide a strong address and passive surveillance to both street frontages and onto public walkways, allows for a fine-grained and readily permeable pedestrian experience that enhances connectivity through the site within human scaled laneways and pedestrian areas.</p> <p>Please consider the details of the design as documented on Ground Floor Plan, Elevations and Perspectives as well as the landscape plans submitted with this application.</p>
--	---	--

<p>5. Architectural Character & Materiality</p>	<ul style="list-style-type: none"> • All new buildings should demonstrate a recognition of the site context, the character of adjoining streets and open spaces in building design. • Architectural responses to the site should provide visually engaging building facades through articulated projection of walls, balconies and roofs such that buildings exhibit a unique identity. • Development proposals should demonstrate how sustainability principles and energy efficiency are exemplified. 	<p>The proposed development has been designed to integrate with its surrounds, considering adjoining streets, the developments, buildings and uses to its north and east, established urban context in terms of pedestrian networks and linkages to open spaces provided along Constitution Avenue, Parkes Way and Wendouree Drive (noting the requirement to further upgrade the Wendouree Drive verge infrastructure).</p> <p>The proposed buildings provide articulated facades achieved through projection of wall and facade elements (such as living areas), balconies and roof elements.</p> <p>Buildings reflects unique characters yet present a harmonious design language including the use of a light coloured framing elements and repetition across the building facades that provides unity across the precinct. The proposed material palette integrates the expression of architectural character throughout the precinct and unite the built form expressions across the precinct.</p> <p>The proposed development incorporates sustainability principles as specified in Section 6 of this report.</p>
--	--	---

<p>6. Building Articulation and Upper Levels</p>	<ul style="list-style-type: none"> • The upper levels of buildings should not utilise large expanses of glass and shall take into account the visual integrity of buildings when viewed from ANZAC Parade, Parliament House and the Parliamentary Zone. • Articulation elements that encroach into the Constitution Avenue road reserve will only be considered when they contribute to a high quality and unique architectural outcome. • Facade treatment will create a feeling of security in the street through passive surveillance while preserving privacy for building occupants. 	<p>Upper levels of buildings adopt an appropriate level of glazing for the intended residential use while preserving the visual integrity of buildings viewed Parliament House and the Parliamentary Zone, as demonstrated in the perspectives provided. The interaction with ANZAC Parade will be formalized with the office building that is subject to a further (future) Works Approval application and this building will limit the visibility of the residential mixed-use precinct from this frontage.</p> <p>Articulation elements such as awnings, balconies and design/framing elements are proposed into a nil setback to the Constitution Avenue road-reserve, with minor awning encroachments proposed to Constitution Avenue to provide amenity for outdoor seating areas. This response presents both a functional design response to the residential uses proposed, a high quality architectural design response and passive surveillance onto the public spaces surrounding the site. The roof is also set back at the upper level and incorporates dark tinted glazing to reduce the building bulk and give the appearance of a floating built form above the development.</p> <p>Facade treatment includes screening elements (in the form of solid balustrades at lower levels) that preserve privacy for residents. The location and design of balconies promotes passive surveillance over the public realm.</p>
---	--	--

	<ul style="list-style-type: none"> • Balustrades bounding private external spaces will provide privacy to apartment interiors whilst allowing natural light and access to views. In areas where the permissible building height is 25 metres, glazed or open balconies are not permitted below 14 metres. Partially glazed or open balconies may be permitted above 14 metres. • Living spaces within residences should be located to give outlook towards adjoining streets, connecting laneways and open spaces. • Design and architecture that facilitates rainwater harvesting and installation of solar energy collectors is encouraged. • Articulation elements, 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 facades when required. • Rooftop gardens are encouraged on buildings other than the portal buildings 	<p>Proposed balustrades include solid elements to retain privacy to apartments and preserve solar access and view opportunities in accordance with the provisions of this planning control.</p> <p>Living spaces within apartments provide outlook to streets, laneways and open spaces as demonstrated on floor plans provided and is often placed on the building façade to maximise these design qualities.</p> <p>The proposed development facilitates rainwater harvesting in communal areas of the development and solar panels are proposed to the rooftops of subject buildings.</p> <p>Articulation of the façade includes sunscreen devices, vertical fin/framing elements and awnings that provide shading to respond to microclimate considerations.</p> <p>The proposal include ample high quality urban design and landscaped spaces throughout the precinct as detailed in the landscape designs provided with this application.</p>
Theme 2: Land Use and Activity		

<p>7. Land Use</p>	<ul style="list-style-type: none"> • The distribution of the mix of uses throughout the buildings shall integrate with public, semi private and private open space design. • Clear definition and appropriate separation of public and private areas must be provided. Private space may be defined as space that belongs to and can be controlled by building occupants. Development shall ensure that the ownership of private space is not ambiguous. • Transition zones shall be incorporated into site planning to allow appropriate separation between public and private spaces to avoid direct interface and conflict between users of public and private areas. 	<p>Commercial and residential uses have been appropriately located according to the public, semi-private and private nature of adjoining open spaces, supported through the building and landscaping design to achieve for residential use the privacy outcomes required while commercial tenancies are afforded pedestrian and street exposure required for these types of uses.</p> <p>Commercial uses are afforded appropriate public and semi-public spaces that include outlook and seating spaces (outdoor café areas) to provide amenity and activity, especially along Constitution Avenue and interfacing with the Portal Office Building. Residential use spaces are afforded semi-private walkways providing good permeability and access through the site with accessible and well-placed connections to surrounding pathway networks and public transport interfaces. The development further includes private areas that is exclusively for use by residential residents in the form of communal open spaces and amenity infrastructure including communal pool and gym located within Building D. Private, semi-private and public spaces are appropriately situated, connected (or separated) to give a clear hierarchy of spaces and define appropriate use levels to public and private users. The intended use of the spaces and users with rights to each space are not ambiguous as a result of the design presentation.</p> <p>The development incorporates transition zones including lobbies, circulation spaces and the like to minimise conflicts between different site users.</p>
---------------------------	---	---

<p>8. Distribution of Retail and Activity Generation</p>	<ul style="list-style-type: none"> • Retail uses are to be a source of attraction and activity for the precinct. Retail uses should be predominantly located along Constitution Avenue and along building frontages to the pedestrian thoroughfare to Commonwealth Park. • Providing retail uses and interactive commercial uses fronting internal streets is encouraged to create activity generators throughout the site. • Sub-floor or basement retail in the precinct may be considered, provided retail tenancies are provided predominantly above ground and in accordance with other provisions of these detailed conditions of planning, design and development. • Standalone retail buildings (except for the former cafeteria building) are not permitted. • The provision of retail opportunities shall enhance the experience of occupants and visitors to the site. These areas shall assist in the creation of an exciting and diverse environment and promote activity which assists in the creation of a vibrant and interesting pedestrian environment. 	<p>Spaces designed for active commercial uses are proposed along Constitution Avenue and along the ceremonial site entryway facing the park space and the (future) Portal Office building.</p> <p>Commercial/retail uses are proposed fronting onto the proposed internal street adjacent to the (future) office building to generate activity throughout the site.</p> <p>No subterranean retail spaces proposed. All commercial use is at ground level.</p> <p>No standalone retail buildings are proposed.</p> <p>The retail spaces share both outlook onto and exposure to Constitution Avenue as well as onto the Village Green located to the central/north of the site adjacent to the ceremonial/secondary accessway and (future) Portal Office building.</p> <p>The location of retail/commercial use promotes activity onto the adjoining street and parkland areas and integrated with the day-time activity from the office building in the parkland provided. The design of the buildings, adjoining multi-use spaces, parkland and walkway spaces brings a richness and vibrancy to the precinct that will be further activated through its usage for a range of activities.</p>
---	--	--

	<ul style="list-style-type: none"> Locate retail where it can be most effective to enhance the urban design of the precinct. The siting of retail should be informed by solar studies to maximise the solar effectiveness of the creation of these activity generators. 	<p>Retail spaces are located along the northern and north-western edges of the precinct to maximise access to solar amenity and exposure to the adjoining public realm and streets. The spaces are designed to allow seamless indoor/outdoor activity (outdoor café spaces) integrated with the landscape response and adjoining streetscapes.</p> <p>Please consider drawings Overall – Level 1 Ground Plan and Landscape Detailed Study Zone 1 and 2 drawings indicating the configuration of these spaces.</p>
Theme 3: Public Domain and Streetscape		
9. Street Hierarchy	<ul style="list-style-type: none"> Ensure Constitution Avenue and ANZAC Parade's role and function as symbolically important Main Avenues is not diminished. 	<p>Internal site movement comprises shared walkways that accommodate pedestrian and cyclist movement, whilst the ceremonial/secondary accessway providing vehicle and minor service functions to the (future) Portal Office building. The primary site access point for vehicle and service vehicle access is from Wendouree Street. The urban design setout seeks to prioritise pedestrian and cyclist movement via a permeable on-site path network that interconnects with the public pathway network along Constitution Avenue, Parkes Way and Wendouree Drive and the public transport infrastructure in these roadways. The onsite road and path networks are minimal in presentation and will not impact on the symbolic and physical role and function of Constitution Avenue and ANZAC Parade.</p>

	<ul style="list-style-type: none"> Internal site movement networks may include local streets having a local access role, or shareways catering for multiple transport modes. Any movement network must ensure that pedestrian and cyclist movement is prioritized and must meet the requirements of the section titled 'Internal Circulation and Site Permeability' of these detailed conditions of planning, design and development. 	<p>Pedestrian pathways are for exclusive use by pedestrians and cyclists, whilst the symbolic/secondary roadway provided for shared use by both light vehicles and pedestrians/cyclists. The Wendouree Drive access way services the sites' primary need for light and heavy vehicle access and use. The internal access road prioritises pedestrian movements, and this has been designed to incorporate finishes that promote pedestrian activity and safety and identify pedestrian priority as per the use hierarchy diagram in the DCPDD.</p>
10. Constitution Avenue Address	<ul style="list-style-type: none"> Offsite works are required as part of development of the sites, including but not limited to construction of the Constitution Avenue verge adjacent to the site in accordance with NCA requirements. The Constitution Avenue southern verge is to be constructed by the property owner as part of the development of these sites and is to be in accordance with the Constitution Avenue Public Realm Handbook. 	<p>Verge works within Constitution Avenue have previously been provided for the subject site in accordance with NCA requirements. The proponent will make further improvements to this verge space to ensure a seamless integration of the development with the public space to facilitate street level access with the opportunity for a vibrant mix of commercial land uses adjacent and the required direct visual and physical pedestrian permeability into the site.</p> <p>Where appropriate the development will design and deliver the public realm works in accordance with the Constitution Avenue Public Realm Handbook.</p>

	<ul style="list-style-type: none"> • Development on Constitution Avenue should feature direct visual and physical pedestrian permeability and access at the street level and ensure a vibrant mix of land uses. • This address frontage must be free of service functions and blank walls, with retail/commercial addresses encouraged. • Pedestrian entries to buildings should be clearly visible from the public domain and articulated in the building form. 	<p>The Constitution Avenue frontage of Building D and E at ground level is devoid of service functions and blank walls. Retail/commercial spaces that directly addresses the adjoining public realm and road space interspersed with residential building entry ways and public walkways are proposed. The pedestrian entries to buildings and pathways are clearly visible from the public domain and are provided an articulated expression and design in the building form presented.</p> <p>In addition, building elements have been deliberately designed to recede into the façade and create visual permeability along Constitution Avenue, as demonstrated on the Building D and E Sections and Elevations included in this submission. The proponent will provide off-site works in the form of pedestrian and landscape works and tree plantings along the Wendouree Drive frontage to extend the public infrastructure along this site frontage and provide an appropriate urban interface with the proposed development along this boundary.</p> <p>Pedestrian entrances to buildings are clearly identifiable in the building elevations through their articulation, and identification of entrances is supported by signage, lighting and landscaping elements.</p>
--	---	---

<p>11. Internal Street Address</p>	<ul style="list-style-type: none"> • The building frontage in this area should be designed with high quality articulation and provide active frontages to the street wherever possible. The interface between buildings and internal streets needs to create a sense of enclosure to street and related spaces. • Internal streets shall be of a local street character with sufficient space provided for street trees to be planted in front of the building line to provide shade to the pedestrian areas in summer. This area shall also utilise high quality paving and create a safe and inviting public space. • Prioritize creation of pedestrian routes that are comfortable, shaded, safe and accessible. 	<p>The building design fronting on to Constitution Avenue enjoys a highly quality architectural design expression, design and materiality with strong articulation. The design and siting of the commercial spaces fronton onto the public realm and landscape design integration of the building with the adjoining verge space provides the required active frontage opportunity. The siting, scale and design of the buildings fronting onto the block boundary creates a sense of enclosure to street and on-site parkland and walkway spaces.</p> <p>There are no internal streets proposed. A single ceremonial/secondary accessway is proposed between the western edge of the proposed precinct and the (future) office building to be sited along the western frontage of the site in the “portal” position. The internal streets are designed to be pedestrian focused with high-quality cobblestone style hardscape materials.</p> <p>The siting of buildings and landscape design treatments proposed provide sufficient space for trees to be planted and street trees to thrive. The landscape design includes high quality finishes, materials, paving; and local climate and location appropriate planting species.</p> <p>The on-site path network provides dedicated and exclusive pedestrian routes permeating the site that in design provide accessible, comfortable and safe walking spaces. The onsite path network is afforded true multi use characteristics in that it functions as permeable walking tracks through the site, communal open space, outlook amenity space from adjoining residences (that provide passive surveillance into these areas, meeting spaces and recreation locations.</p>
---	--	---

	<ul style="list-style-type: none"> Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge. The design of ground floors and underground car parks should minimise level changes along pathways and entries Service access and vehicular access to basement car parking is to be from internal streets. 	<p>The design of Buildings A, B, C, D and E provide both communal building entries and individual ground floor entries to pathways and the adjoining street edge, thus providing additional activation into these spaces. Please refer to Landscape Plans including the Communal Open Space Analysis Plan demonstrating performance against this requirement.</p> <p>Level changes are minimised to maximise accessible travel over these path networks.</p> <p>The primary service and vehicle access point to the site that is the access point to basement car parking is provided from Wendouree Drive.</p>
12. Parkes Way Address	<ul style="list-style-type: none"> The building frontages in this area should be designed with high quality articulation. Built form and articulation shall take into account view into the site from the Canberra Central Parklands and the Parliamentary Zone. 	Buildings A and B fronting Parkes Way provide visual interest and contribute an appropriate architectural expression and level of articulation when viewed from areas beyond the site.
13. Wendouree Drive Address	<ul style="list-style-type: none"> Offsite works are required as part of development of the ANZAC Park East site, including but not limited to construction of the Constitution Avenue and Wendouree Drive verges adjacent to the site in accordance with the NCA requirements. 	The proponent will undertake off-site works as documented in this proposal. The proponent will construct all proposed works in the Constitution Avenue verge in accordance with the Constitution Avenue Public realm handbook and any other NCA requirements as applicable.

	<ul style="list-style-type: none"> • A pedestrian path and associated landscaping including street trees, is required to be constructed by the developer on the Wendouree Drive frontage of Anzac Park East to provide unimpeded pedestrian movement from Constitution Avenue to Kings Park generally in accordance with the structure identified at Figure 17. This includes a high quality shared path linking Constitution Avenue to Kings Park, a minimum of 3 metres wide and associated street tree planting where required. • A six metre setback is required for development along the Wendouree Drive frontage. This area shall be integrated with the offsite works required along the Wendouree Drive frontage of the site. • Construct the Constitution Avenue verge in accordance with the Constitution Avenue Public realm handbook and any other NCA requirements. 	<p>The proponent includes a 3 metre wide high quality pedestrian/shared path with associated landscaping and street trees, along the Wendouree Drive frontage that will provide unimpeded pedestrian movement from Constitution Avenue to Kings Park. In addition, through pedestrian access is proposed along the vertical corridor between the future Portal Office Building and Buildings A and E. The proponent continues to engage with the NCA to integrate proposed off-site works with the NCA's proposed upgrade works in this location for consistency.</p> <p>The precinct design generally displays a main building façade setback in excess of 6 metres.</p> <p>The design provides a dynamic interaction with the street while ensuring that balcony spaces are both functional and provide good amenity, solar ingress and overlooking/passive surveillance onto the adjoining Wendouree Drive verge.</p> <p>Buildings have been designed to follow the boundary line and reflect the elegant curves of the Ben Chifley Building to this frontage.</p> <p>The Constitution Avenue verge has previously been delivered in accordance with NCA requirements. Any works to interface with this area will be undertaken in accordance with the Public Realm Handbook design requirements.</p>
--	--	--

<p>14. Active Frontages</p>	<ul style="list-style-type: none"> • Constitution Avenue must be provided with an active frontage integrated with the high-quality public realm. • The area providing unimpeded pedestrian access directly from Constitution Ave to Commonwealth Park (Figure 22) should integrate a high quality public realm with active frontages • Active frontages, as described in Figure 18 (<i>of the DCPDD</i>), must provide a minimum of 75 per cent activation frontage at ground floor. • No level change is permitted between active frontages with buildings and the Constitution Avenue public realm. • A minimum of four metres of predominantly level publicly accessible areas is required from secondary frontages to internal streets or shareways with a maximum of one metre level change permitted between active uses and internal streets or shareways. 	<p>Constitution Avenue includes a high quality, architecturally design active frontage (commercial/retail) interface that integrates with the adjoining public realm and provided unimpeded pedestrian access to the commercial activities and the site itself.</p> <p>This control is not applicable to the ANZAC Park East site.</p> <p>The quantum of active frontage proposed is in excess of the minimum 75 per cent building activation at ground floor.</p> <p>There is no level change between the Constitution Avenue verge and pedestrian/public pathway network, the site, site forecourt spaces (activation spaces), commercial tenancies, residential building access points and on-site pathways.</p> <p>Level transitions are proposed halfway down Constitution Avenues and at the corner Building E retail space into the Village Green due to falls in the site levels, however the development presents a level finish to Constitution Avenue to the extent feasible.</p> <p>The design provides adequate, predominately level shareways around the precinct and adjacent to the internal walkways located to the east of the precinct and adjacent to the ceremonial/ secondary access way.</p>
------------------------------------	--	---

	<ul style="list-style-type: none"> • Active frontages should be activated by retail/ commercial activity at ground floor level. • Active frontages should be designed to create protection, safety, comfort and enjoyment for passing pedestrians. • Development of the public realm should reward the presence of pedestrians with well-considered building materials, detailing and interactions. • Blank elevations with limited windows and/or non-descript entries are not an acceptable edge condition for development along streets. 	<p>Active frontages along Constitution Avenue and along the secondary accessway are activated by retail/ commercial tenancies located at ground level facing on to the adjacent public and semi-private spaces.</p> <p>These spaces are designed to provide protection and amenity to users (as applicable to their location in the precinct) as well as comfort through tree planting, northern aspect to afford solar ingress, passive surveillance from residential uses overlooking these spaces and location with visibility onto adjoining public realm to connect this activity with the adjoining streets spaces.</p> <p>Building services cabinets are minimised in these areas to promote user amenity and functionality of said active spaces. Active commercial frontage and amenity is proposed fronting Constitution Avenue.</p> <p>Building elevations adjacent to these active spaces enjoys a high-quality architectural design and detailing with a presentation that is underpinned by the use of high-quality building materials that is low maintenance in selection to ensure longevity.</p> <p>There are minimal blank facades in the precinct and all façade presentations provide dynamic design expressions that engages the viewer and brings richness to the precinct and the public realm.</p>
--	---	---

	<ul style="list-style-type: none"> Development of buildings and their interaction with public realm shall utilise and champion principles of Universal Design ensuring spaces are seamlessly usable for those with mobility issues. 	<p>The building design, public realm integration and urban design expression across the precinct provides a seamless and integrated user experience that makes the whole site usable by all future users (residents and visitors), including those with mobility needs.</p>
15. Landscape Character	<ul style="list-style-type: none"> Hard and soft landscape materials should be complementary to existing streets and contribute towards the creation of a vibrant precinct. Species for tree plantings shall be chosen based on height at maturity and integrated with scale of the street. Encourage diversity through the planting of new species that integrates into Canberra's broader urban forest. 	<p>The proposal is afforded an integrated landscape design that integrate the mixed use precinct and its unique private, semi-public and public spaces and walkways with the existing and ungraded/enhances public realm along Constitution Avenue and Wendouree Drive, and along the corridor between the Portal Office Building and Buildings A and E. Which will incorporate significant upgrades to the Parkes Way verge connecting the boarder community through the site onto Wendouree Drive and the Parkes Way underpass infrastructure and Lake Burley Griffin beyond.</p> <p>Trees has been selected to be of an appropriate scale with good canopy coverage at maturity to combat heat-island effects in the precinct and afford all year-round amenity to both residents and visitors to the site and precinct while being both proportionate and consist with the urban design setout of the precinct and buildings therein.</p>

	<ul style="list-style-type: none"> • Concentrate indigenous trees on the southern periphery of the sites and deciduous trees in streets and internal open spaces to allow summer shade and winter sun. • The form and size of street trees must be proportionate to the width of streets and height of facing buildings. • Tree species selection and spacing shall be consistent for individual streets in each site. • A plan shall be provided which identifies areas of deep-rooted planting which is integrated with the open spaces and public realm design of each site. • Incorporate species which endure harsh environmental conditions, have a deep rooting system that will not lift kerbs and paving; do not produce fruits that become a trip/maintenance/health hazard; and do not frequently drop limbs. • Trees must be provided with adequate tree pits and be planted in correct soil conditions. 	<p>The landscape treatments are rich in nature and brings both diversity in plantings and richness of species to augment, integrate with and enrich Canberra's urban forest.</p> <p>Indigenous tree plantings are indicated to the perimeter of the site in accordance with the EPBC Approval requirements and shown on the Tree Protection Plan included in this submission. The Tree Planting Schedule nominates proposed planting species for the development.</p> <p>All plantings will be placed in appropriate planting structures, tree pits and beds with appropriate soil depth and conditions to ensure good growth to maturity. This treatment ensures that trees proposed will not lift kerbs and paving and general conditions that would lead to trip, maintenance and health hazards. Refer to Landscape Sections demonstrating proposed planting structures and deep soil areas.</p> <p>A deep root planting analysis and Landscape Sections are provided with this submission demonstrating open space areas that will support the mature growth of medium and large sized plantings.</p>
--	--	--

	<ul style="list-style-type: none"> • Historic and high value trees should be retained wherever possible. 	<p>The landscaping design includes species that are tolerant of the local climate and site conditions within a built form context. Refer to Landscape Sections demonstrating how proposed plantings are to be located and supported to ensure their growth and survival within the site.</p> <p>No Historic and high value trees are located on-site.</p>
16. Internal Open Spaces	<ul style="list-style-type: none"> • Integrity of these spaces needs to be maintained, both as destinations and through-routes, through appropriate design and management. • Car parking located in internal open space and public realm areas is restricted to short-term use only. • Design must reinforce connections to surrounding land uses and other/adjacent open spaces, incorporate both active and passive recreation spaces and integration with movement and circulation. 	<p>Integrity of the internal on-site open space network provide both destinations and through-routes through the site. The spaces presented are afforded appropriate design treatments including lawn areas to provide usability for residents and visitors, and allow easy and effective management and maintenance.</p> <p>Minimal short-term car parking is located along the ceremonial/secondary access way – no parking is provided along the internal pedestrian open space and public realm areas. All other onsite parking (resident, commercial and visitor parking) is located in the basement that is accessed via the Wendouree Drive driveway.</p> <p>Connectivity to surrounding land uses is retained through a highly permeable pedestrian pathway network, and a range of active and passive recreation spaces are provided to buildings including paved and grassed walkway and recreation areas, parkland areas, seating areas and dining facilities.</p>

	<ul style="list-style-type: none"> • Opportunities for inclusion of rooftop or podium gardens within higher density development should be explored. 	No rooftop communal terrace areas are proposed for this development.
17. Materials and Street Furniture	<ul style="list-style-type: none"> • A materials strategy is required to be submitted with each major works approval application that identifies and reinforces the hierarchy of streets and other public places across each site. • Materials should be simple, bold and consistent, easily maintained, and complementary to architecture and street furniture. • Materials in public areas directly adjacent to Constitution Avenue must be consistent with the recently completed Constitution Avenue public realm. • Paving must provide structural strength, a non-slip surface, be easily cleaned, provide a consistent standard, and accentuate places and precincts. • Publicly and privately owned outdoor spaces should be integrated through choice of materials and detailing. • Materials and street furniture used throughout each site should integrate with the palette used in Constitution Avenue. 	<p>Refer to Landscape Hardscape Schedule which nominates proposed public realm materiality and fixtures that define the external character of the development.</p> <p>The proposed materials are simple in nature and use in the proposed building ensemble that complements the building design expression, urban design and landscape design. Materials are high quality, low maintenance and durable.</p> <p>The building facades design and materiality facing Constitution Avenue, the proposed building forecourt area, street furniture and paving treatments complements the Constitution Avenue public realm treatments and finishes.</p> <p>The paving material chosen for the development includes non-slip features and affords easy cleaning and durability.</p> <p>The choice of materials and detailing between public and private spaces is consistent as indicated on the landscape plans provided.</p> <p>Proposed communal open space area materials and street furniture have been selected to complement the Constitution Avenue palette to deliver an integrated high quality public realm outcome across the development.</p>

18. Public Art	<ul style="list-style-type: none"> • Inclusion of public art as an integral part of building and streetscape design is encouraged to establish identity and distinction. • Sites should be created for the display and curation of art within the public realm. 	<p>The design of the development incorporates spaces for the curation of public art, such as a feature piece within the ceremonial driveway between the future Portal Building and subject development.</p> <p>Spaces are shown on the Hardscape Plan and Landscape Detailed Study Zone 2 and Section B and further opportunities for public art can be accommodated within the communal spaces of the site as previously noted in this report.</p>
19. Lighting	<ul style="list-style-type: none"> • A lighting strategy is required for each development site that addresses issues of street and pedestrian lighting which is consistent with the NCA's Outdoor Lighting Policy and lighting framework for the CNA. • The strategy shall respond to the larger scale lighting framework as set out in the NCA's outdoor lighting policy, and in particular address: <ul style="list-style-type: none"> ○ the requirement for illumination of key elements of Built Form in the CNA in a symbolic hierarchy. This will ensure any lighting of the Portal Buildings is subservient to the Australian War Memorial but contribute to the Land Axis and current lighting of Anzac Parade. ○ establish a lighting hierarchy for the built form and public realm, including the adequate lighting of active frontages consistent with relevant heritage values and vision of an extended hour's precinct. 	<p>Please refer to the Lighting Intent Plan and External Lighting Plan included in this submission that identify the lighting strategy and lighting performance proposed for the site.</p> <p>Built Form lighting is of a high standard of quality and luminaires are located in a regular geometric manner that reinforces and respects the ceremonial context of ANZAC Parade.</p> <p>A range of luminaires are proposed for the communal and public spaces within the site including pole top and tree uplighting, wall lights, arbour lighting and catenary lighting providing a diversity of lighting styles that frame landscape elements to delineate movement routes and support wayfinding through the site.</p>

	<ul style="list-style-type: none"> ○ ensure lighting contributes towards the vibrancy and liveliness of the city and is an integral part of the unique character of the National Triangle. ● The strategy will also address lighting and illumination at an individual site scale by: <ul style="list-style-type: none"> ○ effectively illuminating the public realm using high-quality, well designed fittings appropriate to location. ○ focussing on pathways, edges, focal points and landmarks. ○ utilising models and colours which are complementary to architecture, planting, signage and suite of materials used in the public realm. A coordinated approach is required with regard to a suite of street furniture in terms of profile, materials, colours and finishes and should be reflective of the broader palette within the National Triangle. ○ emphasizing routes, event spaces and landmarks rather than flood lighting 	<p>The lighting contributes to the vibrancy and liveliness of the city by inviting night time activity. A statement addressing the proposal's performance against the NCA's Outdoor Lighting Policy is provided in the next section of this report.</p> <p>Lighting Intent Images demonstrate the proposed style of lighting within public spaces that has been selected commensurate to the quality and style of public realm elements within the National Triangle.</p> <p>The External Lighting Plan details how proposed luminaires achieve the appropriate Australian Standards with respect to light glare and spill that are to be followed in the detailed design of the development.</p> <p>Lighting is proposed to define building edges and illuminate pathways</p> <p>The Hardscape Schedule details proposed street furniture for the public areas of the site that are to complement the proposed lighting design.</p> <p>Lighting is focused to activity areas including pathways between buildings, to entrance, to public use areas, and approaching pedestrian junctions and building entry points to emphasise wayfinding.</p>
--	---	--

	<ul style="list-style-type: none"> Heritage Management Plans for National and Commonwealth Heritage listed places should be considered in developing external lighting designs. The colour and finish of light poles and other light fittings should be sympathetic to the heritage values of the adjacent National and Commonwealth Heritage listed places. New building facade lighting installations should use full cut-off light fittings that are carefully integrated into the building's structure. External lighting to building entrances, window displays and signage should be restricted to assist in providing a dramatic backdrop. Consideration will be given to building lighting where it contributes to identity, legibility, silhouette, architectural expression, and facade articulation. All street, building and footpath lighting is to use full cut-off fixtures. 	<p>The lighting of the future Portal building will be considered in a future WA application, however tree up lighting to the western boundary of the site is included to define and frame ANZAC Parade and enhance the heritage values of the Portal Building site.</p> <p>Full cut off lighting fixtures are proposed to public areas and building facades as detailed on the Electrical Services Legend Plan 210295-E901.</p> <p>Building lighting is designed to enhance and allow appreciation of the architecture during nighttime hours, defining the building edges in a manner that frames and contributes to the formal geometry of the Central National Area.</p>
20. Water Sensitive Urban Design	<ul style="list-style-type: none"> An innovative WSUD strategy is required for each development site that addresses the following: <ul style="list-style-type: none"> Details of the proposed WSUD systems (using infiltration, detention and infrastructure and indicative locations) Detailed modelling on the proposed functions of strategies and infrastructure proposed, including the net benefit of proposed interventions on the wider stormwater system including Lake Burley Griffin 	<p>Please refer to WSUD strategy statement and Water Management Plan included in this submission that addresses the intended WSUD objectives for the site. The Plan addresses the requirements of the Territory's Waterways – Water Sensitive Urban Design General Code in relation to mains water use reduction, on-site stormwater retention and detention and stormwater quality.</p>
Theme 4: Access and Movement		
21. Access	<ul style="list-style-type: none"> A maximum of one vehicular access/egress point is permitted from Constitution Avenue for the ANZAC Park East site generally as per Figure 22 	<p>One vehicle access point is proposed to Constitution Avenue for the subject site.</p> <p>One vehicle access point is proposed to Wendouree Drive for the subject site.</p>

	<ul style="list-style-type: none"> A maximum of one vehicular access/egress point is permitted from Wendouree Drive for the ANZAC Park East site generally as per Figure 22 (<i>of the DCPDD</i>) Internal streets are to be generally perpendicular or parallel to Constitution Avenue 	The ceremonial access way and internal path network is generally perpendicular or parallel to Constitution Avenue.
22. Internal Circulation and Site Permeability	<ul style="list-style-type: none"> Access to individual development sites from Constitution Avenue to each site must be maintained at all times. This may be achieved in the form of access across Block 6 Section 3 Parkes if required. On site movement networks must be designed to create an environment consistent with the Road User Hierarchy, and to create a high quality, pedestrian oriented public realm (refer Figure 23 <i>of DCPDD</i>) ACT Government standards must be incorporated where the intent is for internal streets and assets to be handed back to the Territory. On street parking should be included as part of the on-site movement network. 	<p>Access to the development site from Constitution Avenue is to be provided to each proposed subdivided block (the future Portal Office building block via the ceremonial accessway, and the mixed-use precinct via Wendouree Drive access with access easement to office basement and services areas) is maintained. Access through Section 3 Parkes is not applicable to the subject site.</p> <p>On-site movement networks deliver a high quality, integrated, pedestrian oriented public realm as depicted in the Landscape Design Analysis diagram included in the submission. Pedestrian access is afforded the highest priority followed by a shared access way at the secondary access road from Constitution Avenue and basement access the lowest priority from Wendouree Drive. Separation of these access points ensure high levels of priority and safety is provided in these movement networks.</p> <p>No internal streets are proposed that would be handed back to the Territory post development.</p> <p>Limited short term on street parking is included along the secondary ceremonial access way only.</p>

	<ul style="list-style-type: none"> • Traffic calming measures must be incorporated into movement network design to reduce vehicle speeds and ensure safe integration of pedestrian, vehicle and cycle movements. • A safe movement network may require separation of transport modes. Design solutions may include changes in surface materials, level changes and/or the use of landscaping for separation. • Provision should be made in the design of buildings for public movement through the site. This may be through the use of arcades, internal laneways or the like. • Pedestrian links through the sites should facilitate direct connections to open spaces Constitution Avenue, ANZAC Parade and public transport stops • An unimpeded pedestrian thoroughfare is required from Constitution Avenue to the Kings Park underpass adjacent to the Anzac Park East site. 	<p>No traffic calming measures are required in pedestrian pathways. By design, use of materials and landscape design provide traffic calming in the secondary shared accessway.</p> <p>The delineation of pedestrian only and shared spaces is achieved through design separation, appropriate and contrasting materiality and design changes. Separation of users creates traffic safety across the site as well as pedestrian priority in shared spaces and public pathways crossing over driveway crossovers.</p> <p>Internal laneways incorporated into the design allow public movement through the site.</p> <p>The key pedestrian links through the site facilitates connections onto the Constitution Avenue with public transport stops and to Wendouree Drive pedestrian pathways.</p> <p>The proposed pedestrian pathway along Wendouree Drive will provide an unimpeded thoroughfare from Constitution Avenue to the Kings Park underpass.</p>
23. Signage and Wayfinding	<ul style="list-style-type: none"> • Development should utilise wayfinding markers, both integrated with the built form and within the landscape to identify destinations and points of reference. • Parking and other regulatory signage should integrate with the public realm design and contribute to the sense of place of the precinct. 	<p>A Signage Intent Plan and wayfinding strategy has been developed for the site to assist with movement through the site. Please consider the Signage Intent Plan submitted with the proposal.</p> <p>The Signage Intent Plan identifies appropriate signage and sign locations designed to integrate with the public realm design and contribute to the precinct character.</p> <p>Areas for potential illuminated signage have been located so as not to be visible from ANZAC Parade,</p>

	<ul style="list-style-type: none"> • Animated or illuminated signage should not be visible from ANZAC Parade, the Australian War Memorial or Parliament House. • Signage directing people to Commonwealth and Kings Park should be incorporated into signage for each site. 	<p>the Australian War Memorial or Parliament House. Refer to assessment against the Signs General Code addressing proposed signage compliance with the provisions of the Plan and this objective.</p> <p>Proposed wayfinding signage will include reference to Kings Park and direct people to the Park.</p>
24. Cycle Routes and Infrastructure	<ul style="list-style-type: none"> • Secure bicycle parking must be provided for residents and visitor to the site. For residential development, undercover bicycle parking must be provided that is easily accessible from both the public domain and common areas. • Site layout and design must demonstrate how bicycle movement is accommodated, including how cyclists approach, move through the site and use the site as a destination. • Site layout and design must also demonstrate consideration of access to Canberra Central Parklands. 	<p>Secure bicycle parking is provided for residents in basement storage areas. Visitor bicycle parking rails are provided public spaces throughout the development adjoining building entrances.</p> <p>Site open spaces and pedestrian networks have been designed to support and promote cyclist movement into the site with high levels of permeability, wayfinding signage and connections without level changes onto the public pathway network surrounding the site.</p> <p>Access to Canberra Central Parklands is provided via the internal pathways connecting with the public pathway network surrounding the site and the unimpeded thoroughfare from Constitution Avenue to Kings Park.</p>
25. Parking	<ul style="list-style-type: none"> • Car parking should be designed and site to ensure the safe and efficient movement of vehicles 	<p>Car parking is designed to facilitate safe and efficient movement of vehicles entering and exiting the site via the primary access point on Wendouree Drive and the secondary access point onto Constitution Avenue.</p>

	<ul style="list-style-type: none"> • Parking should be primarily accommodation in basement and/or above ground parking structures. Some short stay on-street car parking should be provided to support retail uses, pedestrian amenity and after-hours activity • Parking generated by the development does not need to be accommodated in or immediately adjacent to the building. The location and design of any consolidated parking structure must however show consideration of walking distance and proximity to destinations, particularly for parking associated with residential development. • All basement and service vehicle entries are to be located from secondary street frontages • Above ground parking structures must not be visible from ANZAC Parade or Constitution Avenue • Proponents must provide the NCA a long-term parking strategy for construction staging which minimises disruption to parking. The parking strategy must be adopted in the first stage of development. 	<p>Parking is accommodated within the basement areas, with limited short stay on-street carparking adjoining the secondary accessway.</p> <p>Parking generated by the development is provided on site. Refer to the Traffic Impact Assessment provided with this submission which includes proposed parking numbers and locations in accordance with this requirement.</p> <p>Basement and service vehicle entry are provided from secondary street frontage on Wendouree Drive.</p> <p>Other than limited on-site parking along the secondary access way, all parking is provided in the basement structures underpinning the development. No parking structures are visible from ANZAC Parade or Constitution Avenue.</p> <p>A long-term parking strategy was supplied as part of the endorsed Master Plan for the site and this will be adopted in the first stage of and for the duration of construction at the site.</p>
--	--	--

9

Environment Protection and Biodiversity Conservation Act 1999

In the context of this proposal (as described in this report), the site is subject to EPBC Approval for the activities proposed (EPBC 2016/7766) with approval current until 30 June 2019 (and extended in writing).

The EPBC approval includes the following requirements which have been addressed in preparing this submission:

Table 7: Conditions of EPBC Approval 2016/7766

Item	Condition	Response
1	Within 20 business days after the approval holder invites or advertises for expressions of interest in buying any of the Properties, the approval holder must advise the Department in writing of the opening date for expressions of interest.	Not applicable to this submission.
2	The approval holder must ensure that Substantial commencement of the Redevelopment of APE occurs no later than four years after completion of the sale of APE by the Commonwealth and that the Redevelopment is completed within four years of Substantial commencement.	Proposal consistent with this requirement. Demolition has been completed and this proposal represents the next phase of redevelopment of the site.
3	To minimise the disruption of the symmetry values of the Parliament House Vista, the approval holder must ensure Substantial commencement of the Redevelopment of APW occurs within four years after the end of continuous occupancy at commercial rates of APW. The approval holder must also ensure that, regardless of the potential duration of continuous occupancy at commercial rates, the Redevelopment of APW is completed no more than 30 years after the completion of the sale of APW by the Commonwealth.	Not applicable to this submission as the subject site is ANZAC Park East.

4	<p>The approval holder must ensure the Redevelopment of APW Building and APE Building are undertaken within the building envelope specified in the Detailed Conditions.</p>	<p>Proposal consistent with this requirement, noting proposed basement works in this area are below ground however the envelope complies with the envelope specified in the Detailed Conditions.</p> <p>The future commercial Portal Building will be consistent with this requirement and is not part of this application.</p>
5	<p>The approval holder must ensure the Redevelopment of APE and APW is undertaken in accordance with:</p> <p>(a) the Detailed Conditions</p> <p>(b) the Development Conditions.</p> <p>Where there are inconsistencies between the Detailed Conditions and the Development Conditions, the Development Conditions will take precedence.</p>	<p>Refer to Sections 4 and 8 of this report providing a statement against the Detailed Conditions of Development and the DCPDD.</p>
6	<p>The approval holder must ensure the APW Cafeteria Building is retained and maintained in good condition.</p>	<p>Not relevant to the subject site, however this condition will and is being met by the proponent on his separate development site.</p>
7	<p>To minimise the disruption of the symmetry values of the Parliament House Vista, the approval holder must ensure the trees on those parts of the Properties which are shaded blue on the plans attached to this approval at Appendix A, are protected and maintained until the Redevelopment of APW and APE is fully completed. Trees may only be removed where necessary for public safety.</p>	<p>Proposal consistent with this requirement. Refer to the Tree Protection Plan provided with this submission which demonstrates tree protection measures for off-site trees as identified in Appendix A of the EPBC Approval.</p>

8	<p>The approval holder must ensure that:</p> <p>(a) the buyers of the Properties are obliged to achieve the outcomes required by Conditions 2, 3, 4, 5, 6 and 10 of this approval</p> <p>(b) the outcomes required by Conditions 2, 3, 4, 5, 6, 7 and 10 endure if the Properties are re-sold at any point</p> <p>(c) prior to the sale of each Property, the buyers are informed in writing that they must consider their responsibilities under the EPBC Act.</p> <p>The approval holder will not contravene Conditions 2, 3, 4, 5, 6, 7 and 10 of this approval if the approval holder complies with this Condition 8.</p>	Applicable and noted.
9	<p>The approval holder must ensure an archival record of the current APE Building and APW Building is created before any demolition of those buildings occurs. The archival record must be prepared in accordance with the How to Prepare Archival Records of Heritage Items (1998) and Photographic Recording of Heritage Items Using Film or Digital Capture (2006) guidelines issued by the then New South Wales Heritage Office. This record must be stored and made publicly available at the National Archives-of Australia and the National Library of Australia before any demolition of the current buildings may begin.</p>	The archival record of the buildings has been completed.
10	<p>The approval holder must ensure that the new buildings constructed on APE and APW and that the APW Cafeteria include a permanent memorialisation and interpretive information noting the history of the original APE Building, APW Building, and APW Cafeteria Building and those buildings' role in the early development of Canberra. The approval holder must ensure these memorialisation's and interpretive information are located in a prominent public location in or on the site of each of the reconstructed buildings.</p>	Memorialisation's are proposed as part of the landscaping and site design works to be finalised as part of the future Portal Building Works Approval application. Proposed landscaping works and public art will contribute to the historic interpretation of the site, including the proposed Heritage Walk between the future Portal Office Building and proposed development.

11	The approval holder must, prior to the sale of each Property, demonstrate to the Department how the conditions of this approval have been, or will be, achieved.	The site was subject to sale – control was met prior to sale.
12	The approval holder must maintain accurate records substantiating all activities up to the time of the completion of sale of all of the Properties by the Commonwealth, where those activities are associated with or relevant to the conditions of approval. The approval holder must notify the Department of the dates of completions of sale, and make those records available upon request to the Department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media.	The site was subject to sale – control was met prior to sale.

This proposal has not been referred to the Commonwealth Department of Environment and Energy under the EPBC Act based on compliance with the above considerations.

10 Other Matters

10.1 Traffic, Access and Parking

A Traffic Impact Assessment based on the development proposal has been prepared by John Randall Consulting and included in this submission.

The assessment includes a SIDRA traffic modelling analysis which has also been prepared by John Randall Consulting as part of this submission.

10.2 Heritage

The site includes a place on the Commonwealth Heritage register, the Parliament House Vista Extension – Portal Buildings, ANZAC Parade Parkes ACT (Place ID 105474).

The proposal is to be undertaken in accordance with the EBPC approval conditions as specified in Section 5 of this report.

Further, a heritage assessment has been prepared for the site based on the development proposed, by Eric Martin and Associates. This report is included in this submission.

10.3 Moral Rights

No existing buildings are located on site having been demolished as part of a previous Works Approval application, therefore this item is not applicable to this proposal at this time.

10.4 Environment

No works proposed that would impact on the environmental matters for consideration on this site under the EPBC Approval (as assessed above) or other environmental matters.

An assessment against the requirements of the EPBC Approval is included in this submission.

10.5 Infrastructure

This application includes necessary infrastructure works to support the proposed development, as detailed in civil plans provided in the submission.

Separate previous Works Approval applications have been submitted for the site comprising the upgrade of utility service infrastructure on the site to facilitate the development proposed in this application.

11 Conclusion

This Works Approval application submission and its subsequent amendment for the redevelopment of the ANZAC Park East site has been prepared to address the provisions of the PALM Act and National Capital Plan.

This report has demonstrated that works are not inconsistent with the National Capital Plan and the EBPC Approval applicable to the subject site; and further that the development creates no adverse impacts.

The proposed works address all relevant statutory planning controls and considerations, and therefore it is concluded that the proposed works are not inconsistent with the provisions of the PALM Act and National Capital Plan.

Accordingly, the proposal warrants the support of the NCA through a positive determination of the Works Approval application WA102646.

