



Planning Report – National Capital Plan

Works Approval
Application
Block 2 Section 4
Parkes: Portal Office
Building

Prepared for:
Amalgamated Property Group
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Introduction

1.1 Purpose and Structure of Report

This report has been prepared to support a Works Approval (WA) application for the construction of an office building within a mixed use commercial and residential precinct at Block 2 Section 4 Parkes (62Constitution Avenue).

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	Refer to Plans in Architectural Package

Requirement	Reference
Detailed Site Plan	Refer to Site Plans in Architectural Package
Architectural Drawings	Refer to documents prepared by May + Russell included in this submission
Landscape Plans	Refer to documents prepared by May + Russell 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	Refer to summary included in this submission
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	Refer to summary document provided
Survey	Included in Submission
Site Establishment and Construction and Demolition Management Plans	Refer to Civil Plans prepared by Sellick Consultants Refer also to Electrical Services 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 provided with this submission.

1.3 Overview of Proposal

This WA application seeks approval for:

- A commercial office building and associated site services.
The proposal comprises one building of up to RL600m with a total of 19,682m² of commercial GFA.

Basement works associated with the proposed building are included in separate Works Approval WA102646.

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.

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. 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.

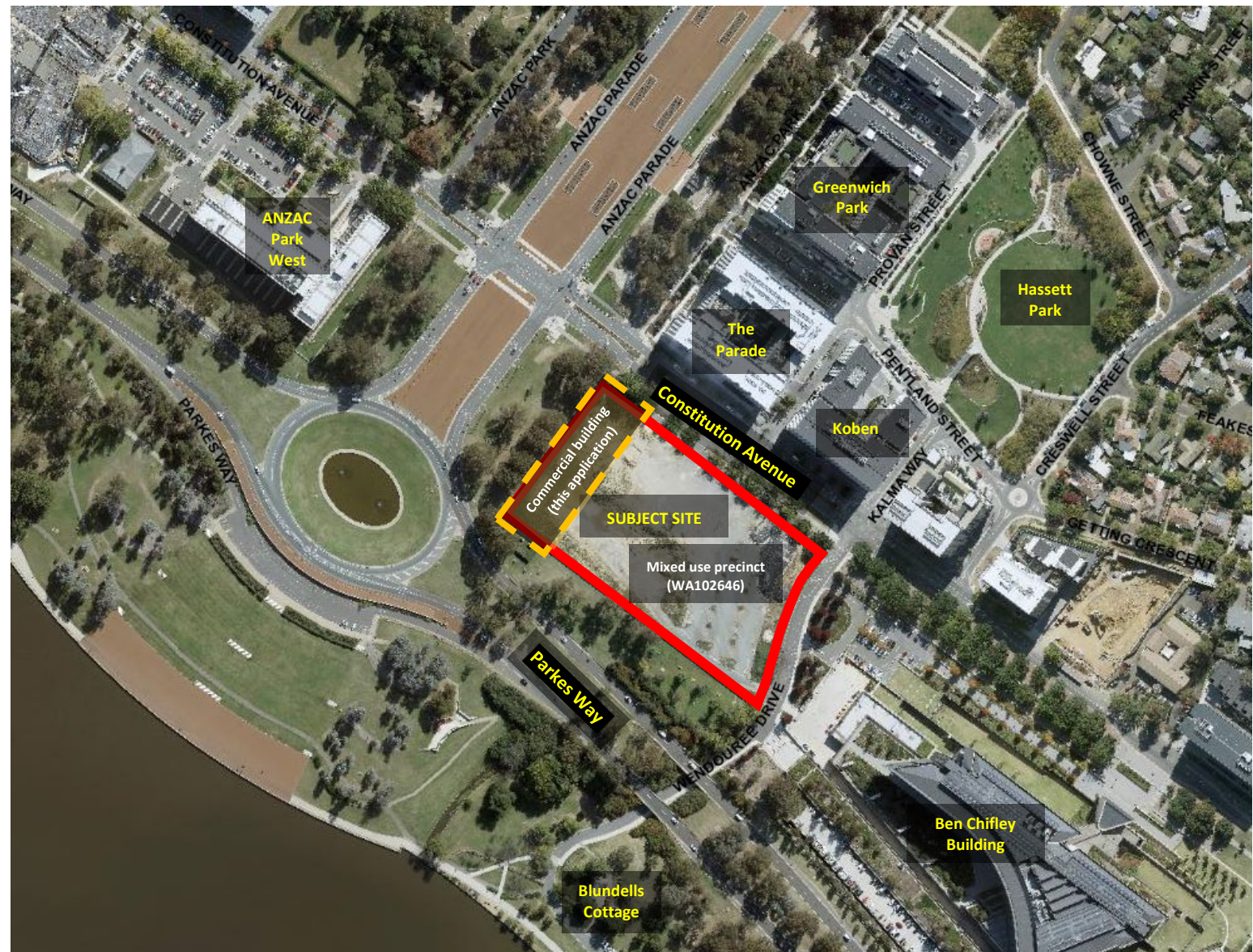


Figure 1 – Locality Plan and Site Context (ACTMAPi, April 2021)

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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 (this application) and a residential/mixed use development with ground level commercial uses fronting onto Constitution Avenue (subject to separate Works Approval WA102646).

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 (NCDRP) on 20 October 2021 and subsequently over two further occasions in 2022. The proponent also engaged BVN Architecture to separately review the proposal and provide independent advice on the design of May + Russell. James Grose of BVN met on numerous occasions with the proponent, the lead architect as well as with the NCA. Additionally, he provided his own advice based on the NCDRP feedback and helped guide the design of May + Russell, with the collaboration of the NCA.

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 below 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 An 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

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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 proposal)
- A High-end Residential Community - (Proposed in separate application WA102646)
- Ancillary Retail Village - (Proposed in separate application WA102646)

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

The Portal Office Building will be part of the broader Anzac Park East precinct. The precinct will also include residential buildings all set within both public and private green spaces. A public green plaza has been designed as a shared zone between the Portal Building and the proposed adjacent residential buildings to the precinct. The green plaza will also include deep root planting directly accessible off Constitution Avenue. The width and composition of the plaza has also been designed to visually separate the Portal Building from the remainder of the precinct to reinforce its sentinel character along the Heritage Vista.

The new Portal Building has reinterpreted the design cues from the original Anzac Park East Portal Building. The new building will contain framing blade corners, that will hold the building's edges and frame each individual façade / vista. The façades between the corners will contain vertical columns to create a solemn sentinel response to Parkes Way, Anzac Parade and Constitution Ave (similar to the verticality and solemn response of the original Portal Building). These façades have also been layered with a clear base, middle and top arrangement. The entablature to the top of the building sits above the vertical columns and anchors the solemn building in place.

The depth of the façade columns also allows the glass to be recessed, allowing the vertical columns to maintain their primacy within the facades by creating depth and shadow. The overall building materiality has been limited to a sandstone-coloured cladding base, a common white concrete tone for the columns and top, clear glass, and a bronze tone metal window frame. These materials reference the other key buildings on the vista, including the sandstone from the Australian War Memorial, and the white tones from the Forecourt of Parliament House.

The South-Eastern façade (facing the adjacent residential buildings within the precinct) will contain a faceted glass façade that has been recessed within the expressed concrete structural frame and above the sandstone-coloured base. The combination of the faceted glass between the strong structural framed corners, will create a playful façade that can engage with the adjoining green plaza spaces and the residential buildings opposite. While the three other building facades to Parkes Way, Anzac Parade and Constitution Avenue will contain a predominantly vertical façade, to create the envisaged solemn building response, appropriate for this significant site.

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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, including the mixed use precinct Works Approval WA102646).

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).

This office precinct will be named “ANZAC Park East” as required under the subject Crown Lease covenants.

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 Application include the following:

- Construction of one building of up to RL600m comprising nine (9) storeys, including:
 - Ground floor foyer, northern retail area and southern office area, central core, service areas and amenities;

- Seven upper floors configured for office use including two service cores with amenities;
- Level 8 which comprises part office space and enclosed plant areas;
- Rooftop solar panel array, concealed behind the roof parapet;
- Building signage, including signage plinth adjoining ceremonial driveway fronting Constitution Avenue; and
- Site servicing for the development.

The development proposed in this application represents a total gross floor area of circa 19,682m².

This proposal is for the second of two stages of building development on the site.

5.3 Future Works

It is intended that the site will be subdivided to reflect the stage 1 mixed use residential and stage 2 office development components (being the subject of this application).

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.

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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).

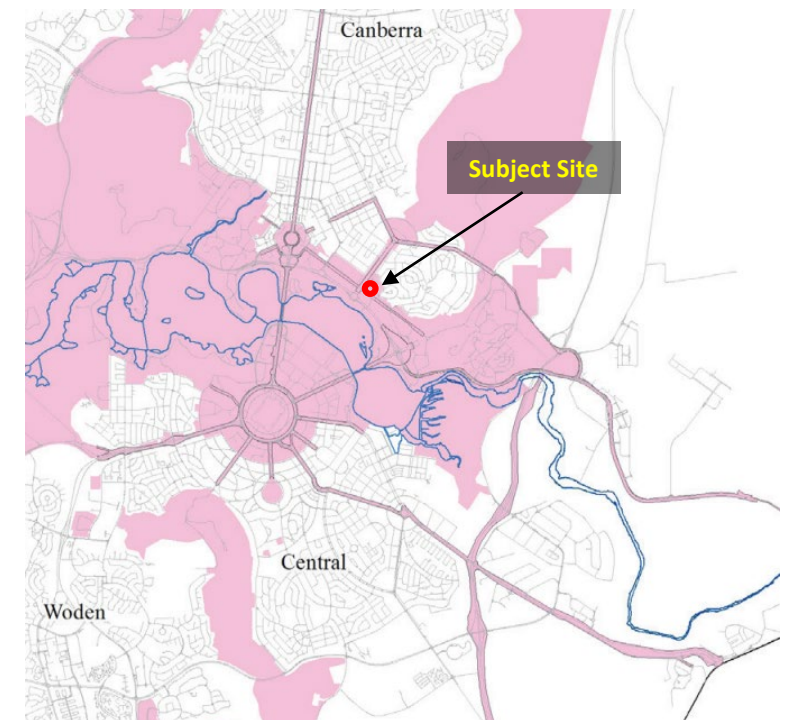


Figure 3: Extract from Figure 1 in the NCP (October 2016).

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 office building in particular is sited and designed to reflect the eastern portal function to frame the Parliament House Vista.

Land use for Constitution Avenue and ANZAC Parade Precinct

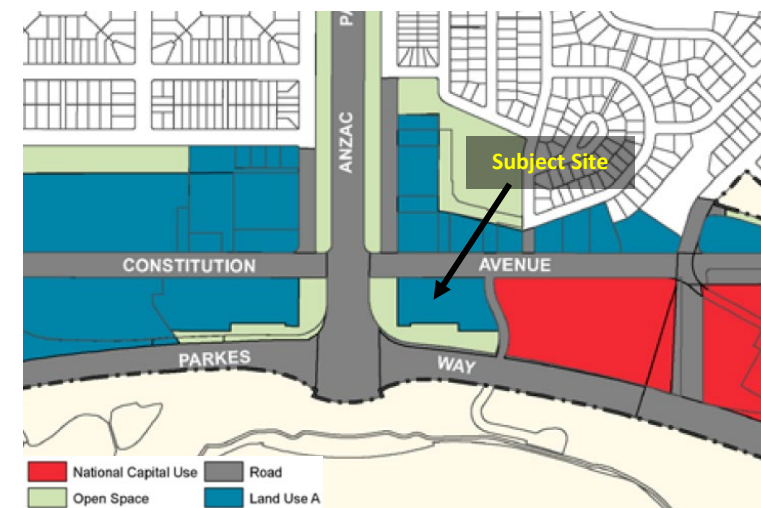


Figure 5: Land use for the Constitution Avenue and ANZAC Parade Precinct (Figure 71 of National Capital Plan) (NCA, 2020)

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 commercial uses to the corner fronting Constitution Avenue. A separate Works Approval for the mixed use component of the site's development achieves the mix of uses envisaged under this objective.
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 Portal Office building is being designed to restore the symmetry and portal to the Parliament House Vista in accordance with the heritage value of this significant place.
Link education and high-tech employment clusters located in the corridor between the Australian National University and the Canberra International Airport.	The Portal Office Building provides a high quality employment destination situated between the Australian National University and Canberra International Airport.
Complete the base of the National Triangle.	The Portal Office Building completes the base of the National Triangle to the west of ANZAC Parade and contributes to framing the Parliament House Vista.
Support Constitution Avenue with an integrated transport system and mix of land uses contributing to the life of the National Triangle.	The Portal Office Building contributes commercial uses that will generate activity within the National Triangle.
Establish Constitution Avenue with higher density development, public transport, broad tree-lined footpaths and outdoor dining and street parking.	The Portal Office building will together with the adjacent mixed use development bring a high quality urban realm to Constitution Avenue.
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.
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 façade design to reduce reliance on mechanical heating and cooling - Building design, construction and fixtures to support reduced energy and water consumption

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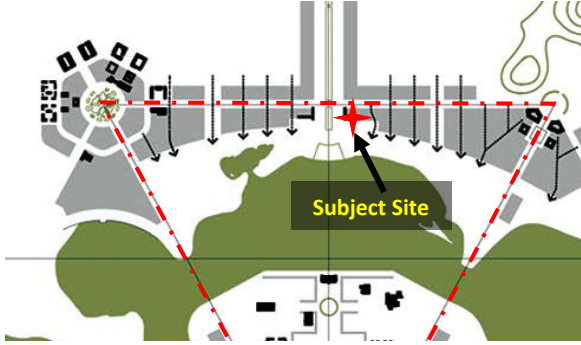
Constitution Avenue and ANZAC Parade Precinct Code

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 Portal Office building has 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 (commercial 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. Due to site topography and positioning along Parkes Way, no direct pedestrian links are proposed at grade to Parkes Way. 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 for commercial uses that will complement the mixed use development fronting Constitution Avenue that will generate dynamic activity within the precinct across the day and evening and throughout the year.
6	Integrate public transport priority in the design of Constitution Avenue including provision for future light rail.	Not relevant to this proposal however the proposed use will provide an 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 office building and integrated mixed use/residential precinct, catering 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 Office Building entrance that is included in separate Works Approval application WA102646. Primary parking access and facilities is provided in basement configuration under the residential/mixed use commercial development as part of WA102646. Being integrated and located wholly underground, these structures do not detract from the public domain.

Number	Condition	Response
10	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>The proposed development retains and enhances the existing pedestrian network that operates around the site to Constitution Avenue and additional connections proposed in WA102646.</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.</p>
11	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>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 as detailed in WA102646. 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.</p>
12	Integrate perimeter security, if required, with streetscape elements that enhance the public domain.	<p>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.</p>
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.</p> <p>The materiality reflects the solemnity of the building's location adjoining the ceremonial ANZAC Parade and framing of the Parliament House vista.</p> <p>The character of the proposed Portal Office Building acknowledges and reflects the design and façade articulation of the former building located on 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 office building has been designed to respond to the geometric intent of the Detailed Conditions of Planning, Design and Development and consistent with the planning provisions for the site and respectful of the heritage values of the Parliament House Vista and its curtilage.</p> <p>The office building integrates into the design master plan 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.	<p>The Portal Office building provides functional floor plates that can adapt to changing use over time.</p>

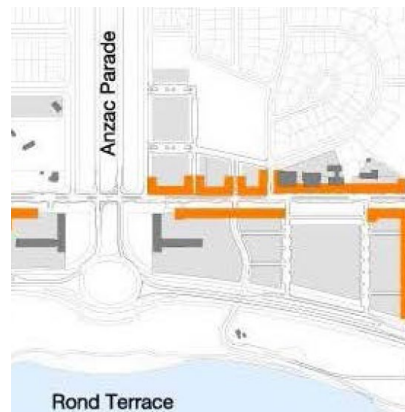
Number	Condition	Response
16	Development should command high standards of urban design, sustainability, architecture and social inclusion reflecting the character of the national capital and providing a model for city development in Australia in the 21st century.	<p>The urban design parameters for the 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.</p> <p>This application is consistent with the concepts progressed as part of the Master Plan that deliver exemplary standards of sustainability and architectural design for this important site.</p>
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.	No landscape planting is proposed in this application. The landscape strategy for the site has been progressed as part of WA102646.
	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.	No car parking areas are proposed in this application.
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.	No pedestrian routes are proposed in this application.
	Ensure safety and comfort for pedestrians, with intersections designed to minimise slip lanes for fast turning traffic.	No driveways are proposed in this application.
	Provide on-street parking on all streets where practicable.	No car parking areas are proposed in this application.
	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.
	<ul style="list-style-type: none"> Lanes, share ways and arcades having a service, access and pedestrian network role. 	No lanes or shareways are proposed in this application.
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 pedestrian routes or cycleways are proposed in this application.
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.	

Number	Condition	Response
	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.	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.
	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)

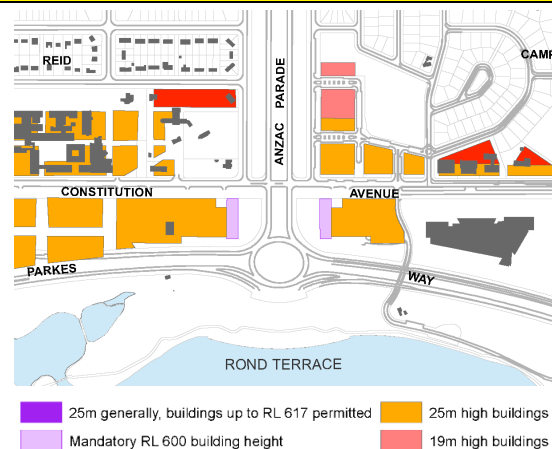
Part of Figure 82 of the NCP



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.	The Portal Office Building defines the subject block in its function of framing the Parliament House Vista. Active frontages are proposed to buildings in the mixed use development as part of WA102646 that accord with the requirements of Figure 82.
Blank façades to public spaces and streets are to be avoided.	The Portal Office building provides articulated facades to all four of its frontages when viewed from ANZAC Parade, Parkes Way and Constitution Avenue.

Number	Condition	Response
	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 Portal Office Building is located in a part of the site that is not required to provide active frontages. The ground level of the development provides opportunities for passive surveillance of surrounding areas and the public domain.
	Ground level frontages will present an attractive pedestrian-oriented frontage providing active uses for a minimum of 30 percent of the street frontage. Key active frontages are to have a minimum of 75 percent active uses.	Not relevant to the Portal Office Building.
	Residential uses, except for home offices, should be avoided at street level at those locations identified as having an active frontage in Figure 82.	Not relevant to this application.
	Blank walls are discouraged. Pedestrian entries should be clearly visible from the public domain.	The Portal Office Building displays glazed facades to all four of its elevations, with the central pedestrian entry visible to its eastern frontage from the public domain.

Building Height and Form (incl. Figure 81-82 of NCP)



Part of Figure 83 of the NCP

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 eastern building frontage to its central entrance.
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Number	Condition	Response
	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.	The proposed Portal Office Building has a maximum height of RL600 as is required, and no building elements are proposed beyond the roof parapet.
	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.	Not applicable to the Portal Building.
	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.	The Portal Office Building fronting Constitution Avenue is constructed to the street boundary. 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.

Number	Condition	Response
	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 articulated framing elements that express the structural grid of the building and contribute to the climate performance of the façade.
	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 modulation of the structure of the building is apparent in the vertical expression of masonry elements that strongly define the geometry of the building. Human scale is achieved at the ground level through an articulated base of vertical column elements at regular spacings between the structural grid.
	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.
	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 Portal Office Building is not in an area defined as Indicative Active Frontage.</p> <p>The building achieves 3.7m floor to floor heights that achieve a minimum of 2.7m floor to ceiling heights within the constraints of the RL600m building envelope as agreed with the NCA.</p> <p>The articulation elements framing the ground and first floor levels of the Portal Office Building present consistently with the active frontage floor heights of the mixed use development fronting Constitution Avenue.</p>

Number	Condition	Response
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		
	Provide on-street car parking and conveniently-located bicycle parking to support retail uses, pedestrian amenity and after-hours activity.	Parking is not proposed in this application.
	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.	Basement parking for the Portal Office Building is included as part of WA102646.
	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 the Portal Office Building is included as part of WA102646.
	Additional parking will be provided for bicycles, motorcycles and vehicles owned and operated under car-sharing schemes.	A total of 148 end of trip bicycle spaces are provided for the Portal Office Building within basement areas, and 11 motorcycle spaces as indicated in WA102646.

Number	Condition	Response
Integrated urban art and signage (incl. Figures 84-85 of NCP)		
	Public art and art spaces in new development should be encouraged.	The proposal provides for a memorial to be located in a prominent public location within the works area.
	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.	Public art is not proposed in this application. Proposed signage is to be located to the internal east elevation of the building only to preserve the symbolic importance of the Parliament House Vista and ANZAC Parade.
	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.	Animated signage is not proposed in this application to preserve the solemnity of the Portal Office Building in its significant location adjoining ANZAC Parade and the Parliament House Vista.
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.	Off-site works comprising a water supply line are proposed for this application in Constitution Avenue, however these works will not alter the function or design of Constitution Avenue.
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 the proposed building, by framing ANZAC Parade and enhancing its formal character and symmetry.
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 providing a strong corner to Constitution Avenue at its junction with ANZAC Parade.

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 approved 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 office building, with main site access provided via Wendouree Drive as detailed in WA102646.
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.	Development signage is proposed to the building's eastern elevation and to a plinth proposed within the block boundaries fronting Constitution Avenue only. 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 Parkes Way boundaries and provides for building articulation and activation of buildings at the street level adjoining the Constitution Avenue frontage.

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 site's streetscape lighting strategy has been developed as part of separate Works Approval WA102646. This proposal includes building lighting only that supports the security and safety performance of the site appropriate to its context framing ANZAC Parade and the Parliament House Vista.

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 Plan included in this submission and is to include:

- Two high rise building signs to the building's eastern elevation
- Three awning signs to building main entrance and ground level areas
- Development information sign to Constitution Avenue adjoining the Constitution Avenue vehicle entrance to the ceremonial driveway

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"> • Awning signs above the ground level to the building entrance and ground floor retail tenancies • High rise building signage comprising the development name (TBC) • Plinth signage comprising the development name adjoining the ceremonial driveway entrance fronting Constitution Avenue <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 Plan 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 or Parkes Way 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 Signs to each corner of the building's eastern elevation are contained within the built form.</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 and where illuminated would not be distinct from backlighting. The High Rise building signs do not contain flashing elements and are to be internally back lit.
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 awning signs are located more than 2.5m above ground level as shown on the Signage Plan.
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 signs are proposed above the first storey level. The signs do not project from the building and are to comprise the development name. Signage content is to relate to the development and its principal occupants only.

7.4 National Capital Authority Outdoor Lighting Policy

This Policy is applicable to proposed external building 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"> 2 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. 3 Illuminate the Griffins' Land Axis by retaining the existing ANZAC Parade street lighting and illumination of Federation Mall. 4 Reinforce the Griffins' Water Axis by illuminating the promenade along the southern foreshore, Commonwealth Place and the International Flag Display. 5 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). 6 Use full cut-off street and pedestrian lighting on all main avenues that contributes to their development as high quality landscape boulevards. 7 Align lighting hardware to strengthen the framing of the National Triangle, main avenues and formally landscaped open spaces. 	<p>Refer to Site Plan Lighting Layouts included in this submission.</p>
<p>1b) Create a clear hierarchy of built environment illumination in central Canberra.</p>	
<ol style="list-style-type: none"> 1 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) 2 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. 3 Use full cut-off light fittings for new building façade lighting installations, that are carefully integrated into the building's structure. 4 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. 5 Minimise any sources of light spill or glare beyond the intended area to be lit. 	<p>Refer to Site Plan Lighting Layouts which outlines the performance of proposed lamps and conformance with relevant Australian Standards.</p>
<p>1c) Maintain subtle illumination of the city's topography.</p>	
<ol style="list-style-type: none"> 1 Consider identification of Red Hill and Mount Pleasant through the installation of a single light source, such as a navigational lighting beacon. 2 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). 3 Use full cut-off lighting in all areas of the Inner Hills to control the effects of light spill. 	<p>Full cut off lighting is proposed for the subject site.</p>

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 Portal Building lighting design has been considered with respect to the preservation of heritage values.</p>
Part two: Place-making - Strategies	
<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. 	<p>Refer to Site Plan Lighting Layouts 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 building proposed. The Portal Building lighting strategy coordinates with the mixed use development to create a consistent lighting response across the site.</p>
<ul style="list-style-type: none"> • Manage the inter-relationship of lighting intensity and character between all structures, landscape elements and buildings. 	<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>
<ul style="list-style-type: none"> • 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. 	

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 Site Plan Lighting Layouts 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 external building 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>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 Electrical Services Legend Plan which identifies the proposed lamps for the development.</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 Site Plan Lighting Layouts provided.</p> <p>Lighting is to be provided to carparking areas at grade and within the basement parking levels as demonstrated in separate WA102646.</p>
<ul style="list-style-type: none"> • Select light poles and locations that minimise the risk of injury for people travelling on paths or roads. 	<p>No light poles are proposed in this submission.</p>

Condition	Response
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. 	<p>Refer to Electrical Services Legend Plan which outlines the performance of proposed lamps and conformance with relevant Australian Standards for pedestrian lighting and light spill.</p>
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. 	<p>Refer to Electrical Services Legend 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.</p>
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. 	<p>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 was provided as part of WA102646.</p>
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. 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>Refer to Electrical Services Legend Plan which outlines the performance of proposed lamps.</p> <p>Proposed lighting is appropriately located and not excessive for the operation of the development.</p>

Condition	Response
4b) Minimise energy use. <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 Electrical Services Legend Plan nominates high quality fixtures that are to be designed and installed to minimise energy use and facilitate maintenance.</p>
4c) Ensure the installation and maintenance of lighting infrastructure does not have a detrimental effect on landscape. <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.</p>
4d) Minimise the impact of lighting operation on wildlife health. <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 Site Plan Lighting Layouts.</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 the Portal Building and western portion of the site.</p> <p>The shape and orientation of the Portal 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>A minimum 25 metre setback is maintained between the Portal Office building and the mixed use buildings proposed in WA102646.</p> <p>No protruding balconies or articulation elements are proposed within the portal area, nor are glazed or open balconies proposed.</p> <p>The proposed Portal Office building retains a predominantly vertical expression of articulation elements and avoids curtain wall glazing as required by this control.</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>Rooftop plant has been integrated into the building design so as not to be visible from ANZAC Parade, the Parliamentary Zone or Parliament House.</p> <p>The materiality and articulation of the building is sympathetic to the heritage value of adjacent National and Commonwealth Heritage listed places through its employment of institutional design style that is commensurate with contemporary commercial buildings located in the Central National Area.</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. 	Not relevant to the subject site.
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>Not relevant to the Portal Building.</p> <p>Not relevant to the Portal Building.</p> <p>The Portal Building in its separation from adjoining residential uses in the mixed use development retains solar access for these residents and for adjoining public realm spaces.</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.</p>
4. Built Form, Massing and Variation	<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>The proposed Portal Building employs both design elements and materiality to manage microclimate effects including thermal comfort throughout the year.</p> <p>Materials used include:</p> <ul style="list-style-type: none"> • Clear glazing • Powdercoated metal framing elements in a bronze finish • Feature and textured concrete • High-quality masonry finishes reflective of the symbolic nature of the building <p>The materials palette for the western elevation of the building fronting ANZAC Parade reflects a more formal, solemn character, whilst the eastern elevation fronting the mixed use precinct provides</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. <ul style="list-style-type: none"> • Recognise the broader urban context and important contribution the site has on the geometry of the city. <ul style="list-style-type: none"> • 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. 	<p>a transition in building character that responds to the more contemporary character established for the mixed use precinct.</p> <p>The proposed materials are of a high quality and appropriate for this important commercial development, commensurate with the materials palette expected for development in the Central National Area.</p> <p>North facing ground floor commercial spaces are provided some sun shading infrastructure and weather protection over entrance areas.</p> <p>The building achieves 3.7m floor to floor heights that achieve a minimum of 2.7m floor to ceiling heights within the constraints of the RL600m building envelope as agreed with the NCA.</p> <p>The articulation elements framing the ground and first floor levels of the Portal Office Building present consistently with the active frontage floor heights of the mixed use development fronting Constitution Avenue.</p> <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 accordance with the provisions of the DCPDD.</p>
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	<ul style="list-style-type: none"> • 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. • 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>No residential uses are proposed in this application.</p> <p>Communal areas and landscaping works are proposed under WA102646.</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 and awnings that integrate the Portal Office building with the mixed use precinct.</p> <p>The Portal Building creates a sense of enclosure to the internal north south ceremonial driveway and pedestrian link. Built form articulation assists in managing wind downdrafts (as outlined in the wind assessment submitted with this application) and allows sunlight into the areas around buildings and onto onsite footpaths.</p> <p>The Portal Building reflects a compositional clarity that clearly articulates a base, column and entablature structure to the façade expression that responds to the design of the original Portal Building, as detailed on the Façade Principles Plans provided.</p> <p>Please consider the details of the design as documented on Ground Floor Plan, Elevations and Perspectives supplied with this submission.</p>
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<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 Portal Building design responds to the site context and incorporates design features of surrounding development, such as the War Memorial. The symbolic character of ANZAC Parade is captured in the building design and expression through the formal geometry and materials palette adopted for the building.</p> <p>The proposed buildings provide articulated facades achieved through projection of wall and facade elements.</p> <p>The Portal Office building reflects a formal character that integrates with the design language of mixed use development proposed in WA102646. 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. 	<p>Upper levels of buildings adopt an appropriate level of glazing for commercial office use while preserving the visual integrity of buildings viewed Parliament House and the Parliamentary Zone, as demonstrated in the perspectives provided.</p> <p>Articulation elements such as awnings and design/framing elements are proposed into a zero setback to the Constitution Avenue road reserve.</p>

	<ul style="list-style-type: none"> • Facade treatment will create a feeling of security in the street through passive surveillance while preserving privacy for building occupants. • 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>The façade design for the Portal Building facilitates a high level of passive surveillance over surrounding areas through perimeter glazing that encourages visibility from most areas within the building at ground and upper levels.</p> <p>No residential uses are proposed in this application.</p> <p>No residential uses are proposed in this application.</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 framing elements and awnings that provide shading to respond to microclimate considerations.</p> <p>Not applicable to this proposal for the Portal Building.</p>
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Theme 2: Land Use and Activity		
7. Land Use	<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 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 afford ground level commercial areas the pedestrian and street exposure required for these types of uses.</p> <p>The Portal Building comprises a public ground floor lobby with all other building areas designed for legitimate access by authorised building occupants.</p> <p>The development incorporates transition zones including a foyer with secure access points to minimise conflicts between different site users.</p>
8. Distribution of Retail and Activity Generation	<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. 	<p>The mixed use development proposed in WA102646 comprises the intended retail precinct for the site.</p> <p>Commercial/retail uses are proposed fronting onto the ceremonial driveway contribute to activity generation through the site.</p> <p>No subterranean retail spaces proposed. All commercial use is at ground level.</p>

	<ul style="list-style-type: none"> 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. 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>No standalone retail buildings are proposed.</p> <p>Potential retail areas are proposed to the ground floor of the Portal Building, however the mixed use development proposed in WA102646 comprises the intended retail precinct for the site.</p> <p>Potential retail spaces are located fronting the northern part of the eastern building elevation, with a sufficient separation from surrounding development to enjoy solar access and encourage activity in this location.</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. 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>The Portal Building provides a strong, identifiable edge to the corner of ANZAC Parade and Constitution Avenue that is appropriate to its context and the heritage values of the Parliament House Vista. The geometry of the building and its architectural character retain the symbolic importance of this location in the Central National Area.</p> <p>Internal movement networks not proposed as part of this application.</p>

<p>10. Constitution Avenue Address</p>	<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. • 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>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, as included in WA102646.</p> <p>Where appropriate the development will design and deliver the public realm works in accordance with the Constitution Avenue Public Realm Handbook.</p> <p>Active frontages to Constitution Avenue are proposed as part of the mixed use development in WA102646 addressing this requirements.</p> <p>The Constitution Avenue frontage of the building is free of service functions and blank walls and designed to accommodate ground floor active commercial uses.</p> <p>The main pedestrian entrances to the Portal Building is clearly identifiable in the eastern building elevation through façade articulation and feature stone columns.</p>
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<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. • 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 	<p>The Portal Building provides a strong edge to the site framing the Parliament House Vista, including high quality articulation and opportunities for active frontage at the northern end of the site responding to active uses in the proposed mixed use building opposite the Village Green along the ceremonial driveway.</p> <p>The Portal Building being of an increased height to its adjoining development will contribute to a sense of enclosure to the internal north south ceremonial driveway and pedestrian route.</p> <p>Internal streets have been proposed as part of WA102646. This will include plantings in front of the building line to provide comfort and inviting public space areas to visitors to the site.</p> <p>Pedestrian routes have been proposed as part of WA102646.</p> <p>The Portal Building includes a main entry to enable secure legitimate access to the building, with other minor controlled access entrances adjoining ground floor office tenancies.</p> <p>Level changes are minimised to maximise accessible travel over these path networks.</p>
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	<ul style="list-style-type: none"> Service access and vehicular access to basement car parking is to be from internal streets. 	Vehicle access was proposed as part of WA102646, which for the Portal Building will include basement access through the site from an entrance on Wendouree Drive, as well as vehicle drop off along the ceremonial driveway adjoining the Portal Building off Constitution Avenue.
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. 	The Portal Building includes frontage to Parkes Way. The built form and articulation of this frontage considers how the building will be viewed from the Parliamentary Zone and Canberra Central Parklands, refer to Mount Ainslie View and Lake View Perspectives included in this submission that demonstrate how the proposed building integrates with its site and surrounding context.
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. 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. 	<p>Not relevant to this application for the western portion of the ANZAC Park East site.</p> <p>Not relevant to this application for the western portion of the ANZAC Park East site.</p> <p>Not relevant to this application for the western portion of the ANZAC Park East site.</p>

	<ul style="list-style-type: none"> Construct the Constitution Avenue verge in accordance with the Constitution Avenue Public realm handbook and any other NCA requirements. 	Not relevant to this application for the western portion of the ANZAC Park East site.
14. Active Frontages	<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. Active frontages should be activated by retail/ commercial activity at ground floor level. 	<p>Constitution Avenue includes a high quality, architecturally design active frontage (commercial/retail) interface that integrates with the adjoining public realm and provides unimpeded pedestrian access to the site.</p> <p>This control is not applicable to the ANZAC Park East site.</p> <p>Not applicable to the Portal Office Building.</p> <p>There is no level change between the Constitution Avenue verge and the site with the Portal Office Building.</p> <p>The design provides adequate, predominately level shareways adjacent to the internal walkway adjoining the ceremonial/ secondary access way as detailed in WA102646.</p> <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 ceremonial driveway.</p>

	<ul style="list-style-type: none"> • 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. • 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>Active frontages are located to the ground level adjoining the site's Constitution Avenue frontage and provide protection in the form of building awnings and safety and enjoyment for pedestrians through their integration with the adjoining public realm. Building service areas (including substation) are integrated into the built form to the eastern façade of the building, and façade treatments in these areas complement the character of the building to minimise the visual impact of services.</p> <p>The materials palette for the Portal Building reflects the heritage values of the site and the character of building detailing acknowledges important design features of significant items in the surrounding precinct, including the proportionality of the War Memorial and the original ANZAC Park East Portal Building design. Refer to the Façade Principles plans and Façade Details plans provided in this submission.</p> <p>The Portal Building provides articulated frontages to all four of its elevations to provide a unified façade treatment when viewed from its Parkes Way, Constitution Avenue and ANZAC Parade frontages.</p> <p>The building design, public realm integration and urban design expression across the precinct accommodates all site users including those with mobility issues, refer to Access Report included in this submission.</p>
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<p>15. Landscape Character</p>	<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. • 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. • Historic and high value trees should be retained wherever possible. 	<p>No landscaping is proposed as part of this application, these works are included in WA102646.</p> <p>No landscaping is proposed as part of this application, these works are included in WA102646.</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>No landscaping is proposed as part of this application, these works are included in WA102646.</p> <p>No historic and high value trees are located on-site.</p>
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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. • Opportunities for inclusion of rooftop or podium gardens within higher density development should be explored. 	<p>Internal open spaces are not proposed in this application. The proposed Portal Building will reinforce the structure and integrity of the ceremonial driveway corridor that incorporates landscaped public open space areas.</p> <p>Minimal short-term car parking is located along the ceremonial/secondary access way that was proposed under WA102646 – no parking is provided along the internal pedestrian open space and public realm areas.</p> <p>Connectivity to surrounding land uses is retained as part of WA102646 including integrated circulation networks and passive recreation spaces immediately adjoining the Portal Building to the Village Green.</p> <p>Not applicable to the Portal Office Building.</p>
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. 	<p>An External Finishes Palette included in this submission demonstrates the compatibility and integration of the proposed building into the site and surrounding public realm.</p> <p>Building elements including signage plinth proposed along Constitution Avenue will be of a materiality that is compatible with the Constitution Avenue public realm.</p> <p>Not relevant to this application.</p>

	<ul style="list-style-type: none"> 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>Not relevant to this application.</p> <p>Not relevant to this application.</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>Public art is proposed under WA102646 for the external areas of the site. A memorial is proposed to be prominently displayed in the Portal Building's ground level foyer.</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 hours precinct. ensure lighting contributes towards the vibrancy and liveliness of the city and is an integral part of the unique character of the National Triangle. 	<p>Please refer to the External Lighting Site Plans A to D included in this submission that identifies 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>Built form lighting has been designed to be respectful of the site's heritage values and assist in wayfinding to building entrances.</p>

	<ul style="list-style-type: none"> • 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 • 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. 	<p>The lighting contributes to the vibrancy of the city in a manner that is respectful to the site's heritage values and surrounding context. 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>The Site Lighting Plans demonstrates the proposed style of building lighting that has been selected commensurate to the quality and style of public realm elements within the National Triangle.</p> <p>The Site Lighting Plans detail 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. Lighting is proposed to define building edges.</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> <p>The lighting of the Portal Building has been developed to reflect the solemnity of the building's location and importance in framing the Parliament House Vista.</p>
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	<ul style="list-style-type: none"> • 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>Full cut off lighting fixtures are proposed to building facades in limited locations to provide a dramatic backdrop, as detailed on the Electrical Services Legend Plan 20220791-E01.</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 • 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 	<p>One vehicle access point is proposed to Constitution Avenue for the subject site which was proposed under WA102646.</p> <p>Wendouree Drive access not proposed in this application.</p>

<p>22. Internal Circulation and Site Permeability</p>	<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 of DCPDD) • 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. • 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. 	<p>Access to the development from Constitution Avenue is to be provided via the ceremonial accessway, with basement parking access provided via a driveway on Wendouree Drive as proposed under WA102646. Access through Section 3 Parkes is not applicable to the subject site.</p> <p>Pedestrian access to the building is included in WA102646. The proposed Portal Building integrates with proposed pathways that connect to Constitution Avenue and through to Kings Park beyond.</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 and layby on Constitution Avenue under the landscape masterplan of WA102646.</p> <p>No vehicle or pedestrian areas are proposed in this application. These measures are included in WA102646.</p> <p>No vehicle or pedestrian areas are proposed in this application. These design features are included in WA102646.</p> <p>The Portal Building provides for public access at the ground level directly from the entrance along the building's eastern frontage, adjoining a pedestrian pathway and the ceremonial driveway off Constitution Avenue.</p>
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	<ul style="list-style-type: none"> • 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 pedestrian links are proposed in this application. These are included in WA102646.</p> <p>The proposed pedestrian throughfare is included in WA102646. This application does not seek to alter the proposed access arrangement.</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. • 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>A Signage Plan indicates proposed signage to the site entrance, building entrance and ground level retail tenancies to identify destinations.</p> <p>No parking or regulatory signage is proposed in this application.</p> <p>Proposed illuminated signage is to be located to the building's eastern elevation so as not to be visible from ANZAC Parade, the War Memorial or Parliament House.</p> <p>Not relevant to this application – this signage is included in WA102646.</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. 	<p>Secure bicycle parking is provided for building occupants in basement storage areas, including end of trip facilities.</p> <p>Bicycle parking access is facilitated through an end of trip facility lobby located at ground floor adjoining the building's main entrance, joining the building directly to the north-south pedestrian link through the mixed use development (as shown in the landscape masterplan), which access the newly proposed Parkes Way path/bicycle network connecting directly to Kings Park.</p>

	<ul style="list-style-type: none"> Site layout and design must also demonstrate consideration of access to Canberra Central Parklands. 	Access to Canberra Central Parklands is provided via the internal pathways connecting with the public pathway network that were proposed as part of WA102646.
25. Parking	<ul style="list-style-type: none"> Car parking should be designed and site to ensure the safe and efficient movement of vehicles 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>No car parking is proposed in this application. The ceremonial driveway that adjoins the Portal Building was proposed under WA102646 and provides for short term limited parking and drop off only.</p> <p>Parking is accommodated within two basement levels beneath the Portal Building, which is accessed via driveway on Wendouree Drive as proposed under WA102646.</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 as per WA102646.</p> <p>No above ground parking structures are proposed in this application.</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	The approval holder must ensure the Redevelopment of APW Building and APE Building are undertaken within the building envelope specified in the Detailed Conditions.	This proposal for the redevelopment of the APE Building is consistent with this requirement and the building envelope is as specified in the Detailed Conditions as addressed in this report.
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>	Refer to Sections 4 and 8 of this report providing a statement against the Detailed Conditions of Development and the DCPDD.
6	The approval holder must ensure the APW Cafeteria Building is retained and maintained in good condition.	Not relevant to the subject site, however this condition will and is being met by the proponent on his separate development site.
7	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.	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.
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	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.	The archival record of the buildings has been completed.
10	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 memorialisations and interpretive information are located in a prominent public location in or on the site of each of the reconstructed buildings.	Proposal consistent with this requirement. A memorialisation is proposed in the ground level foyer of the Portal Building in a prominent and public location of the development to contribute to the historic interpretation of the site.
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 and for the mixed use precinct to the east of the site (WA102646).

11 Conclusion

This Works Approval application submission for the redevelopment of the ANZAC Park East site Portal Building 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.

