

NATIONAL CAPITAL PLAN

The National Capital Plan is the strategy and blueprint giving effect to the Commonwealth's interests and intentions for planning, designing and developing Canberra and the Territory. The National Capital Authority is responsible for administering the National Capital Plan on behalf of the Australian Government.



Australian Government
National Capital Authority

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INTRODUCTION

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

Australia's National Capital officially came into being in January 1911, when title to 911 square miles of land in the 'district of Yass-Canberra' was passed to the Commonwealth by the State of New South Wales. The Seat of Government Acceptance Act of 1909 provided that the Territory would be acquired by the Commonwealth for the Seat of Government and that it would be known as the Federal Capital Territory.

Canberra's function as the Seat of Government and as the nation's capital have been the basis for the establishment of Australia's principal governmental, judicial, cultural, scientific, educational, and military institutions. It has resulted in foreign governments establishing diplomatic missions and residences, and in an increasing number of national organisations and institutions seeking a presence in the capital.

The gradual accumulation of important national functions has been accompanied by a growing awareness of Canberra's significance in Australia's national and international life.

The present city of Canberra is far bigger than most of its founders ever imagined. But at each stage of its growth, great care has been taken to maintain a quality and standard of development appropriate to Australia's capital.

The introduction of self-government for the Australian Capital Territory in 1988 created a circumstance where two governments, the Australian Government and the ACT Government, share responsibility for the further development of the Territory.

The ACT Government is responsible for managing the affairs of the Territory on a parliamentary, legislative, administrative and financial basis comparable to the Australian States. The ACT Government also manages those functions which, in the States, are performed by local government. The ACT Legislative Assembly has the general power to make laws for the peace, order and good government of the Territory.

Canberra's role and functioning as the National Capital remains a responsibility of the Australian Government. The Australian Government has a direct responsibility for locations and functions that reflect Canberra as the National Capital.

The Australian Constitution provides that:

'The Seat of Government of the Commonwealth shall be determined by the Parliament, and shall be within territory which shall have been granted to or acquired by the Commonwealth, and shall be vested in and belong to the Commonwealth...'

Under the Constitutional provision, the Commonwealth remains the owner of land in the Territory even after the granting of self-government. The *Australian Capital Territory (Planning and Land Management) Act 1988* provides that land used by or on behalf of the Commonwealth may be declared National Land, and managed by the Commonwealth. The remaining lands of the Territory are Territory Land and these lands are managed by the ACT Government on behalf of the Commonwealth.

In order to maintain a broad oversight of planning in the Territory as a whole, and to ensure its involvement in the planning, design and development of those areas having the special characteristics of the National Capital, the Commonwealth established the National Capital Authority to reflect its interests and carry out its intentions.

The purpose of the Plan is to ensure that the Commonwealth's national capital interests in the Territory are protected, without otherwise involving the Commonwealth in matters that should be the prerogative of the Canberra community. The Plan establishes the following matters of national significance in the planning and development of Canberra and the Territory:

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

Having regard to these matters, at its broadest level the Plan prescribes broad land use controls across the whole of the Territory. At its most detailed level, the Plan sets out detailed conditions of planning, design and development for those areas identified as having the special characteristics of the National Capital.

The matters of national significance and principles and policies of the Plan ensure that the physical setting of the National Capital and the quality of its buildings and public spaces are befitting of the National Capital.

GOVERNANCE

The *Australian Capital Territory (Planning and Land Management) Act 1988* (the Act) establishes the requirements for the National Capital Plan (the Plan) and its administration. For full information it is important to refer to the legislation itself. A summary of key provisions is outlined below.

The Australian Capital Territory (Planning and Land Management) Act 1988

The Act was proclaimed on 31 January 1989.

The Act introduced new arrangements for the planning and development of the Territory, designed to provide for continuing Commonwealth involvement in the development of the National Capital, while ensuring that the interests of the people of Canberra are both fully represented and protected.

The necessity for the new planning arrangements was a consequence of the Commonwealth's decision to introduce self-government to the Australian Capital Territory. This was provided for by the *Australian Capital Territory (Self Government) Act 1988* which established the ACT Legislative Assembly to govern the Territory.

National Capital Plan

The Plan is prepared and administered by the National Capital Authority.

Object of the Plan

The Plan has a single statutory object:

...to ensure that Canberra and the Territory are planned and developed in accordance with their national significance.

Functions of the Plan

The Plan is a statutory document which:

- » specifies areas of land that have the special characteristics of the National Capital to be Designated Areas
- » defines the planning principles and policies for giving effect to the object of the Plan and sets general standards and aesthetic principles to be adhered to in the development of the National Capital
- » sets out general policies to be implemented throughout the Territory, being policies of land use and the planning of national and arterial road systems
- » sets out the detailed conditions of planning, design and development for Designated Areas
- » sets out Special Requirements for the development of areas (not being in a Designated Area) that are desirable in the interests of the National Capital.

Objectives of the National Capital Plan

Building on the object of the Plan and the matters of national significance are the key objectives of the Plan – goals for the city and what the planning and development of Canberra and the Territory should achieve.

Key objectives of the Plan are to:

1. Recognise the pre-eminence of the role of Canberra and the Territory as Australia's National Capital.
2. Further develop and enhance a Central National Area which includes the National Triangle and its setting, Lake Burley Griffin and its foreshores and the diplomatic sites and national institutions, as the heart of the National Capital.

3. Emphasise the national significance of the main approach routes and avenues.
4. Respect the geometry and intent of the Griffins' formally adopted plan for Canberra.
5. Maintain and enhance the landscape character of Canberra and the Territory as the setting for the National Capital.
6. Protect the undeveloped hill tops and the open spaces which divide and give form to Canberra's urban areas.
7. Provide a plan offering flexibility and choice to enable the Territory Government properly to fulfil its functions.
8. Support and promote environmentally responsible urban development practices.

Works approval

Works (as defined by the Act) within Designated Areas require approval from the National Capital Authority. The National Capital Authority uses the Plan to assess applications for works approval.

Relationship with the Territory Plan

The Act describes the specific nature of the relationship between the Plan and the Territory Plan:

'The Territory Plan has no effect to the extent that it is inconsistent with the National Capital Plan, but the Territory Plan shall be taken to be consistent with the National Capital Plan to the extent that it is capable of operating concurrently with the National Capital Plan.'

The Act requires the ACT Legislative Assembly to make laws to establish a Territory planning authority and confer functions on that authority to prepare and administer a plan in a manner not inconsistent with the Plan.

The object of the Territory Plan is *'to ensure, in a manner not inconsistent with the National Capital Plan, the planning and development of the Territory to provide the people of the Territory with an attractive, safe and efficient environment in which*

to live and work and have their recreation'.

The Act requires the Territory Plan to define the planning principles and policies for giving effect to the object of the plan and provides that it may include the detailed conditions of planning, design and development of land and the priorities in carrying out such planning, design and development.

The Territory Plan does not apply to land within Designated Areas. In all other areas, and within the framework of the Plan, the Territory Plan will guide the day to day planning and development of Canberra and the Territory.

Development and management of National Land

The Act provides that land used by or on behalf of the Commonwealth may be declared National Land, and managed by the Commonwealth.

Given the significant presence of Commonwealth Departments and authorities in the Territory and the extent of their National Land holdings, it is appropriate that procedures be established to assess Commonwealth development proposals and that the provisions of both the National Capital and Territory Plans be observed. Accordingly, the Plan:

- » includes large National Land sites within Designated Areas where it is considered that they have the special characteristics of the National Capital
- » contains Special Requirements for Development Control Plans to be prepared and agreed by the National Capital Authority in respect of the remaining National Land sites which are not included within Designated Areas
- » requires that proposals to develop, subdivide or lease National Land must be referred to the National Capital Authority who will assess consistency with the provisions of the Plan.

Definitions

The meaning of terms used in the Plan are defined within Appendices A and B, or within the Act.

PART ONE

– THE NATIONAL SIGNIFICANCE OF CANBERRA AND THE TERRITORY

Explanatory Statement

Section 9 of the *Australian Capital Territory (Planning and Land Management) Act 1988* (the Act) states that the object of the National Capital Plan (the Plan) is to ensure that Canberra and the Territory are planned and developed in accordance with their national significance.

In order to establish an effective relationship between the Commonwealth's role in the planning and development of Canberra and the Territory as the National Capital, and the ACT Government's role in the planning and development of the Territory in the interests of good government of the Territory, it is essential to have an understanding of the implications and intent of the concept of 'national significance' as presented in the Plan.

Part One provides a narrative describing the national significance of Canberra and the Territory. This narrative describes the aspiration of our forebears and the subsequent selection of the site for the nation's capital, the winning plan for a city which now symbolises Australian democracy, the values, ideas and achievements of Australian people, and the city as a place of foreign representation. Following this narrative, a series of 'matters of national significance' are nominated. These matters of national significance are those considered vital to advancing the aspects of Canberra and the Territory which are special to the character of the city and to the National Capital role.

Having regard to the national significance of Canberra and the Territory and the matters of national significance, Part One specifies Designated Areas in accordance with section 10(1) of the Act. These areas represent those places and spaces deemed to have the special characteristics of the National Capital.

1.1 Matters of National Significance

Canberra is nationally significant as a major outcome and symbol of the Federation of Australia and home of Australia's democracy. The city was conceived as an ideal city, a National Capital worthy of the aspirations, passions, values and patriotism of the Federation movement for the fledgling Australian nation. Canberra is home to the Parliament and Executive, is the centre of national administration and home to many of Australia's national institutions. It is a city which embodies the Australian spirit, and symbolises Australian life and achievement.

Canberra is one of the few cities in the world designed on a greenfield site through an international town planning competition. The result of this is a city in which the character and setting are unique – a beautiful city of identifiably Australian character, based on 'city beautiful' and 'garden city' town planning concepts prevalent at the time of the city's inception.

An international competition for the design of Australia's National Capital was announced in 1911. Walter Burley and Marion Mahony Griffin's (the Griffins') winning plan, on which the development of Canberra was first based, was more than sympathetic to the aspirations of those in Federal Parliament at the time. The Griffins' used the topography to provide fitting sites, approaches, outlooks and backdrops for great buildings to house the nation's major institutions of democracy, for ceremonial occasions, and for other purposes related to the national functions of the city. The open space system, the hills, and grand avenues accentuate natural axes and become both the symbolic and functional base for the Capital.

Adherence to the vision of the National Capital as a 'great and beautiful city', has ensured that the immediate landscape setting of the City as well as the distant mountains in the Australian Capital Territory have been consciously protected from development; has protected the environment of the ACT from excessive pollution; has created the open space system which separates individual towns yet binds the whole together into the city of Canberra; and has preserved the integrity of land and buildings for national purposes.

As the seat of Australia's robust democracy, Canberra provides the Australian community with public spaces for vibrant exchange between the citizenry and their parliamentary representatives. Canberra has been the site for momentous decisions and movements for change that have impacted on the lives of all Australians and continue to resonate today.

The city is significant for its role in commemoration – the celebration of people, events or ideas that have meaning and value for the community, and sites or objects which are a physical expression of prevailing ideas and beliefs of the Australian people. The central areas of Canberra are home to the many commemorative works representing people, ideas and events that have cultural significance for the nation, which reflect the evolving values, ideas and aspirations of the Australian community, and which contribute to the education of all Australians by enhancing our sense of place and increasing our understanding of cultural diversity.

The major criteria defined in the aspirations of our first Members of Parliament and translated so eloquently in the Griffins' plans, are the keys to the character of the Canberra of today. These principles and the city they produced were judged to be of national significance when first espoused in 1907, and remain so today.

Matters of national significance in the planning and development of Canberra and the Territory include:

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

1.2 Designated Areas

In identifying lands that have the 'special characteristics of the National Capital' and deciding the extent of the Designated Areas, three primary factors are relevant:

- » Canberra hosts a wide range of national functions – activities which occur in Canberra because it is the National Capital and which give Canberra a unique function within Australia.
- » The Griffins' strong symbolic design for Canberra Central has given the National Capital a unique and memorable character.
- » Canberra's landscape setting and layout within the Territory have given the Capital a garden city image of national and international significance.

The National Capital functions include Parliamentary uses; key Australian Government policy departments which have a close association with Parliament; official residences of the Prime Minister and the Governor-General; chanceries and diplomatic missions of foreign countries; major national institutions such as the High Court, Australian National Gallery and the like; and major national associations.

Land has also been set aside and developed for non-building uses. Examples are Anzac Parade, which performs a ceremonial purpose as well as functioning as a roadway, and Anzac Park which is effectively set aside for memorials. All of these examples and like activities and functions have the 'special characteristics of the National Capital', and should be included within Designated Areas of the Plan for their national significance to be recognised, and assured.

The Griffins' design incorporated the hills of (inner) Canberra – Mount Ainslie, Black Mountain, Red Hill and Mount Pleasant – and the lake and its foreshores into the plan, as much as buildings and roads.

The Griffins' design had four main elements:

- the use of topography as an integral design feature and as a setting
- a symbolic hierarchy of land uses designed to reflect the order and functions of democratic government
- a geometric plan with the central triangle formed by grand avenues terminating at Capital Hill, the symbolic centre of the nation
- a system of urban centres.

Canberra has been developed as a series of separate but linked towns, established in valleys and shaped and separated from each other by a system of open space. This arrangement has protected the major hills and ridges from development, and has created a scenic backdrop and natural setting for the urban areas. It has reinforced the garden character for which Canberra is renowned. This landscape setting makes a major contribution to the environmental quality which is a feature of Canberra's character. Conserving and enhancing the landscape setting is important in retaining the character of the National Capital.

Within Designated Areas the National Capital Authority has sole responsibility for determining Detailed Conditions of Planning, Design and Development, and for Works Approval.

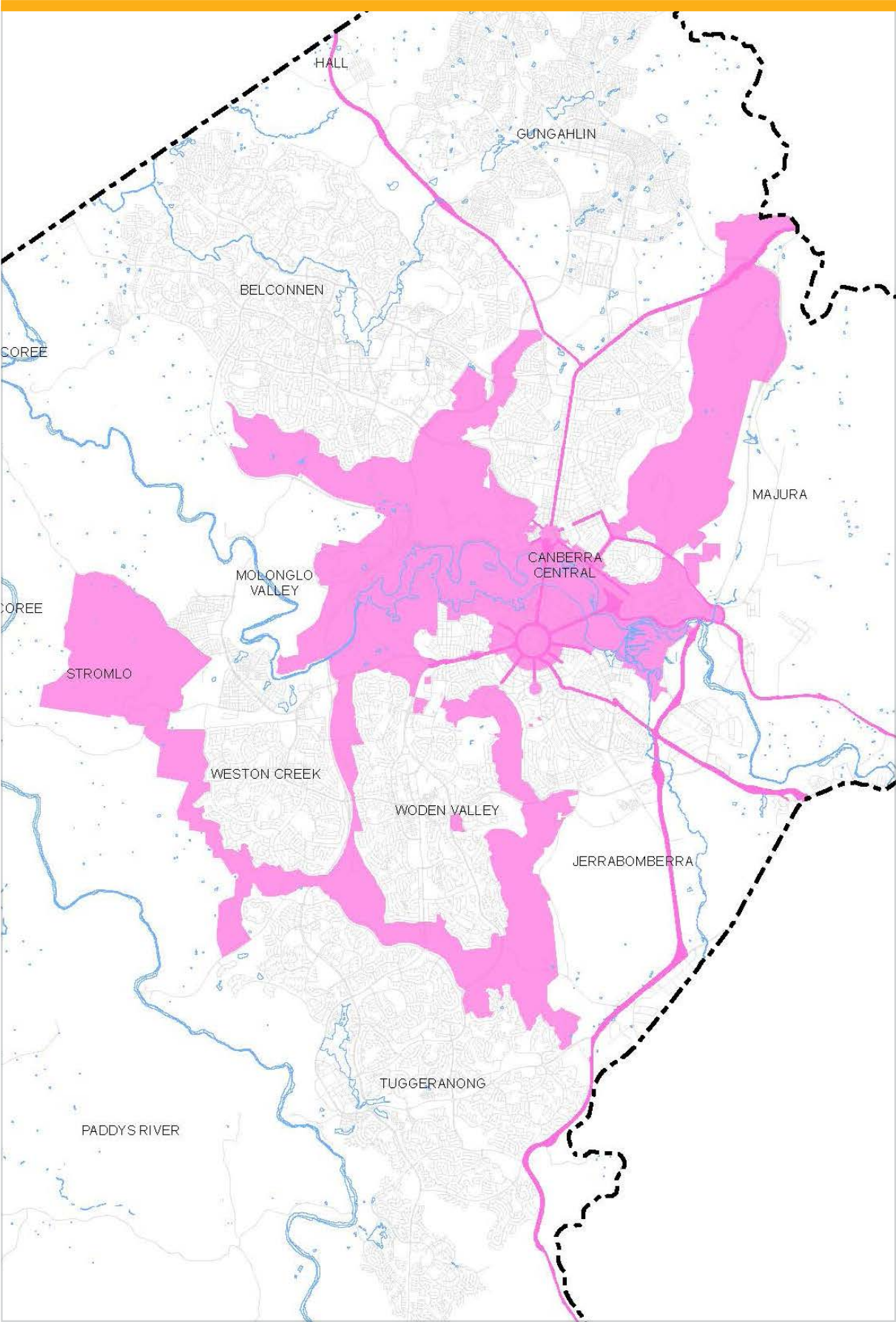
The use of land within Designated Areas for a purpose not specifically set out in a Precinct Code may be permitted by the National Capital Authority where it is satisfied that a particular proposal is not inconsistent with relevant principles and policies of the Plan.

Designated Areas comprise:

- Lake Burley Griffin and its Foreshores
- the National Triangle and adjacent sites
- the balance of the Central National Area adjoining the Lake and the Triangle, and extending from the foot of Black Mountain to the airport
- sites set aside solely for Diplomatic use
- the Inner Hills which form the setting of the Central National Area
- the Main Avenues and Approach Routes between the ACT border and the Central National Area.

Figure 1 illustrates the Designated Areas.

FIGURE 1: Designated Areas



PART TWO

– STATEMENT OF PLANNING PRINCIPLES

Explanatory Statement

The Statement of Planning Principles (the Principles) sets out the principles for giving effect to the object of the National Capital Plan (the Plan) as required by the *Australian Capital Territory (Planning and Land Management) Act 1988* (the Act). The object of the Plan is '*to ensure that Canberra and the Territory are planned and developed in accordance with their national significance*'.

The content of Part Two is organised under the themes of:

- » General matters
- » Productivity
- » Sustainability
- » Liveability
- » Accessibility.

Primary objectives are identified for each theme, followed by principles which further detail consideration of these matters to ensure that Canberra and the Territory are planned and developed in accordance with their national significance.

The ordering of the Principles is not intended to convey any notion of relative priority, and each needs to be given due consideration where relevant to a proposal. The Principles provide a framework for the policy content of the Plan and have been considered against matters of national significance. These Principles must be considered in the planning and development of Canberra and the Territory and in policies guiding these matters. The objectives and principles stated in this section are binding on both the Australian and ACT Governments.

2.1 General matters

Objective

Retain the distinct urban form for which Canberra is well known, of a city within bush surrounds.

Principles

- a. The hills, ridges and other major open space which form the separation between towns will be kept largely free of urban development. The planning and development of urban areas will encourage measures through which urban intensification may occur and will be sympathetic to the landscape setting of the National Capital.

2.2 Productivity

2.2.1 Objective one – Infrastructure and employment

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

2.2.2 Principles for Objective one – Infrastructure and employment

- a. Infrastructure must support the effective functioning of Canberra with proper consideration of the environmental and visual impact and be integrated with land use decisions.
- b. Infrastructure must be planned and provided in an integrated and timely manner to facilitate the development of Canberra and the Territory and ensure safety and security of supply and operation.
- c. Energy and water supply and security issues will be given due consideration in the planning and development of any new infrastructure.
- d. The infrastructure of Canberra and the Territory must be planned and provided to:
 - » ensure that public utilities infrastructure is available and maintained for Commonwealth and ACT Government needs and activities.
 - » minimise the visual impact of electricity and telecommunication facilities, particularly along major vistas, corridors and major open space.
 - » give due consideration to energy and water, supply and security issues.
 - » ensure safety and security of supply and operation.

2.2.3 Objective two – Infrastructure and employment

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

2.2.4 Principles for Objective two – Infrastructure and employment

- a. The location of employment in Canberra and the Territory should enhance rather than detract from the city's role as the National Capital.
- b. Major employment generating land uses will be located within Defined Activity Centres. Major employment location proposals must be determined with regard to their transportation and environmental impacts.

2.3 Sustainability

2.3.1 Objective one – Environmental sustainability and open space

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

2.3.2 Principles for Objective one – Environmental sustainability and open space

- a. Urban expansion should be contained so as to minimise impacts on valuable natural and rural areas.
- b. A substantial portion of new development must be located within existing urban areas such as town centres and along public transport routes or other strategic sites that allow for efficient use of infrastructure.
- c. The natural environment of Canberra and the Territory will be protected and improved by reducing resource consumption and waste, improving water security and quality, energy and food security and improving and protecting soil quality.
- d. Ecological communities, threatened flora and fauna species, water catchments and water quality will be protected and supported by sustainable resource management.
- e. Development will respect environmental values including water catchments and water quality and ensure resilience to the impacts of climate change.

2.2.3 Objective two – Environmental sustainability and open space

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

2.2.4 Principles for Objective two – Environmental sustainability and open space

- a. The hills, ridges and other major open space will be kept largely free of urban development and will act as a natural backdrop to the National Capital.

2.4 Liveability

2.4.1 Objective one – Urban design and heritage

Enhance and preserve Canberra's symbolic and unique design and role as the National Capital.

2.4.2 Principles for Objective one – Urban design and heritage

- a. The National Capital role requires that planning and development, in Canberra Central in particular, and generally throughout the Territory, should reflect contemporary thinking in urban design practice.
- b. Planning controls should seek to ensure that development in all forms, including landscaping in urban and non-urban areas, complements and enriches its surroundings.
- c. Substantial works of architecture, engineering and landscape within the Territory should be designed to contribute positively to the overall composition, symbolism and dignity of the National Capital.
- d. Development in the National Capital should seek to achieve harmony between architecture and landscape to give continuing effect to the City Beautiful and Garden City characters of the city.
- e. Within Canberra Central, roads, bridges, waterways and public landscaping projects should reinforce and complement the geometric lines of the Main Avenues.
- f. Vistas to major landscape features must be protected from and enhanced by development.
- g. Buildings in Canberra Central should be of a height generally not greater than the height of the mature tree canopy (typically 3-4 storeys), except where otherwise permitted by the Plan. In Canberra Central no building or structure which protrudes substantially above the tree canopy must exceed a height of RL617.
- h. Opportunities should be encouraged for the enhancement and reinforcement of the physical, symbolic and visual linkages to adjoining areas of the Inner Hills and the Central National Area.
- i. Urban development will be planned in a manner which promotes community vitality and safety, applies the principles of crime prevention through environmental design and recognises the needs of people with disabilities.
- j. New development, including public spaces, should:

- » exemplify sustainability principles
- » demonstrate excellence in urban design, landscape and architecture
- » facilitate pedestrian connectivity and bicycle movements where appropriate
- » encourage energy efficient development and land use.

2.4.3 Objective two – Urban design and heritage

Enhance the character of Canberra and the Territory as the National Capital by identifying, protecting, conserving and presenting natural, Indigenous and historic heritage places.

2.4.4 Principles for Objective two – Urban design and heritage

- a. The National Capital Authority will consider heritage places in Designated Areas as Commonwealth Areas for the purposes of protecting the environment in the manner currently afforded under the *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)* and any subsequent legislation.
- b. Within Designated Areas, the National Capital Authority may require Heritage (or Conservation) Management Plans to accompany development applications for heritage places which should be prepared to meet requirements equivalent to those in the *EPBC Act*. The National Capital Authority may require Heritage Impact Statements to accompany development applications for a heritage place.
- c. Development should be consistent with the requirements of any relevant Heritage (or Conservation) Management Plan for that particular place.
- d. The management of heritage places should ensure that their use and presentation is consistent with their heritage values. Heritage places will be presented and interpreted to increase public awareness, understanding and enjoyment of the natural and cultural heritage of the National Capital and its conservation, subject to any reasonable requirements for privacy or confidentiality.
- e. The National Capital Authority will adopt the Australian Natural Heritage Charter and the Burra Charter as key guiding documents respectively for natural and cultural heritage places within Designated Areas.

2.5 Accessibility

2.5.1 Objective – Transport and movement

Support a connected and equitable multi-modal transport system.

2.5.2 Principles for transport and movement

- a. Accessible movement systems for a diversity of pedestrian, cycle, public transport and private transport modes will be provided, with good connections between different modes of transport.
- b. An accessible movement system will be achieved by:
 - » maintaining the national and arterial road systems
 - » supporting efficient and sustainable pedestrian, bicycle and public transport systems that reduce car dependency
 - » maintaining movement around the city for a diversity of pedestrian, cycle, public transport and private transport modes
 - » providing streets that foster a connected and pedestrian-friendly environment
 - » reducing the barriers created by major roads to make it easier for people to access the public spaces of the city, particularly in the Central National Area.

PART THREE

– LAND USE PLANS AND GENERAL LAND USE CONTROLS

Explanatory Statement

Section 10(2)(b)(i) of the *Australian Capital Territory (Planning and Land Management) Act 1988* (the Act) requires the National Capital Plan (the Plan) to set out general policies to be implemented throughout the Territory, being policies of:

- » land use (including the range and nature of permitted land use)
- » the planning of national and arterial road systems.

This part of the Plan sets out general provisions for land use across the whole of the ACT. This includes identifying broad land use categories, as well as specifying permitted land uses and other general development requirements.

The first components of Part Three are the General Policy Plans, which set the broad framework for land use in the Territory, including the general location of town centres and industrial areas. In addition to setting out broad land use arrangements, the General Policy Plans show areas that may be suitable for future urban development, and also indicate the national and arterial road system.

The first section of Part Three describes the main elements that make up the General Policy Plans. General policies, including the range of permitted land use within each land use category, follow this introductory section.

3.1 General Policy Plans

3.1.1 Broad land use categories

Figure 2 'General Policy Plan – Metropolitan Canberra' and Figure 3 'General Policy Plan – Australian Capital Territory' set the broad framework for land use in the Territory. These general policy plans show which areas are planned for urban development and which areas are not to be developed for urban use. Written policies supporting the general policy plans establish provisions relating to aesthetics and the environment, to protect and enhance the character of Canberra and the Territory.

A wide range of land uses are permitted for each land use category. The use of land for a purpose not included in the specified range may be permitted where the Authority has been consulted and, after satisfying itself that a particular proposal is not inconsistent with relevant principles and policies of the Plan, has given its agreement in writing.

The policies identifying permitted land uses do not confer any rights to use land for any purpose. The range of uses are set out in the Territory Plan or the Precinct Codes for Designated Areas. The statutory requirements for the Territory Plan to not be inconsistent with the Plan permits consideration of any or all, or any sub-category of, the identified uses for inclusion in the Territory Plan.

3.1.2 Potential Future Urban areas

Figure 2 'General Policy Plan – Metropolitan Canberra' shows potential future urban areas at Jerrabomberra–Symonston, in the Majura Valley, in the Belconnen district and in the West Murrumbidgee area. Final resolution of land uses in these areas will be made following the completion of detailed studies.

In the case of Jerrabomberra–Symonston, decisions on the nature, scale and timing of urban development in this area need to be taken in the context of a wider land use policy review. The review will need to consider the need for a buffer zone around major Commonwealth facilities in the area.

This review would also encompass long-term land use and transport relationships and address, from the view point of both the Plan and the Territory Plan, the key issues of traffic flows and transportation infrastructure in the city's inner areas, especially in the Parliamentary Zone and its setting.

The Commonwealth agrees that expansion of urban areas into areas identified as being a potential future urban area may occur without further amendment to the Plan. Prior to expansion of the urban area in these locations, the proponent is required to obtain certification from the National Capital Authority that the proposed changes are not inconsistent with the principles and policies of the Plan.

The National Capital Authority will assess proposals to expand urban areas against:

- » the stated objectives of the Plan
- » matters of national significance
- » the Statement of Planning Principles
- » any other principle or policy of the Plan deemed relevant by the National Capital Authority.

The proponent must obtain certification from the National Capital Authority for such land use proposals prior to commencing the Territory Plan variation process.

The National Capital Authority will make public its decision on such proposals and a statement of reasons supporting the decision.

3.1.3 National and arterial roads

Figure 2 'General Policy Plan – Metropolitan Canberra' sets out the general location of national and arterial roads within the Territory.

For the purposes of the Plan, national roads are deemed to include the major approach routes to the city which link Canberra with other capital cities and with the national highway network. These are the Barton, Federal and Monaro Highways from the Territory border to their eventual junction at State Circle in the vicinity of Parliament House. All roads within the National Triangle are also classed as National Roads.

The arterial road network comprises two elements:

- » arterial roads within urban areas, which are major traffic collectors and distributors
- » the network of peripheral parkways which carry traffic between towns along routes lying largely at the periphery of the built-up areas.

Policies for national and arterial roads

- a. The National and Arterial Roads System will:
 - i. generally not provide frontage access to development, except where such access will meet appropriate design standards and road safety needs
 - ii. generally intersect with the local road network through distributor roads.
- b. The final alignment of proposed arterial roads is subject to consultation with the National Capital Authority.

3.1.4 Inter-town Public Transport System

Figure 2 'General Policy Plan – Metropolitan Canberra' sets out the general location of Inter-town public transport corridor within the Territory.

Policies for Inter-town Public Transport System

- a. Public transport planning and provision will:
 - iii. Reserve a route for the development of a public transport service to link major employment nodes. As far as practicable the service will be segregated from other transport systems and will operate with priority of right-of-way.

- iv. A corridor between the city centre, the town centres and major employment nodes, suitable for priority or segregated right-of-way for use by public transport services will be reserved against a possible future need to develop a system of inter town and express routes suitable for buses or other public transit modes as appropriate.

3.1.5 General policies for all land use categories

- a. Aircraft noise under airfield approaches is an unavoidable by-product of flying operations associated with airports. The Australian Noise Exposure Forecast (ANEF) system, expressed by noise contours centred on the airport, is a scientific measure of forecast noise exposure levels based on current and future projections of operational activities in the vicinity of the runway approaches. The system can assist in planning and development decision making. Information about forecast noise exposure in relation to Canberra International Airport can be obtained from the Commonwealth agencies with responsibility for aircraft noise regulation.
- b. Protected airspace provisions in relation to Canberra International Airport apply to development independently of the Plan. To satisfy a requirement of the *Airports (Protection of Airspace) Regulations 1996*, Canberra International Airport Pty Ltd has prepared a diagram prescribing protected airspace. The diagram is incorporated in the Airport Master Plan prepared under the *Airports Act 1996*. Detailed information may be obtained from the Commonwealth agency with responsibility for protected airspace.
- c. Within five kilometres of Mount Stromlo, development or installations which may, through night time illumination or significant vibration, adversely affect the operation of the Mount Stromlo Observatory or the associated seismological vault at Mount Stromlo, must be referred to the Australian National University for examination and comment and reasonable steps must be taken to mitigate adverse impacts.
- d. The Commonwealth, a Commonwealth Authority, the Territory or a Territory authority must not do anything which adversely affects the historic landscape and heritage values of the Lanyon Bowl Area.
- e. Forestry (where permitted) must be managed in a manner which reinforces the landscape character and which allows for their use as multiple purpose areas. Native vegetation in plantations should be retained, particularly along plantation edges, public roads and rivers and creeks, to preserve wildlife corridors and habitats.

Subdivision within Designated Areas

- a. Any proposal to subdivide land within Designated Areas will require the approval of the National Capital Authority.

FIGURE 2: General Policy Plan – Metropolitan Canberra

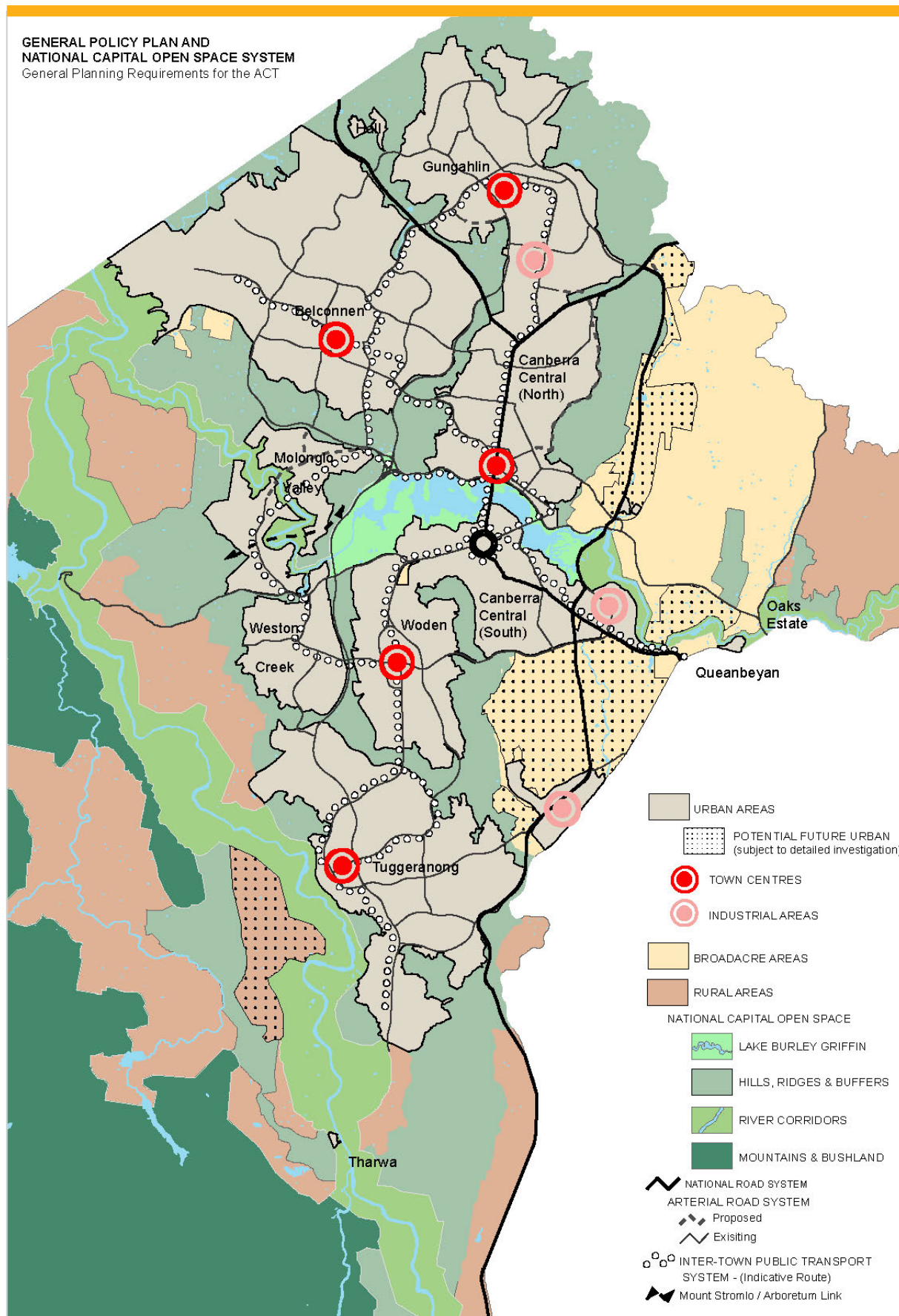
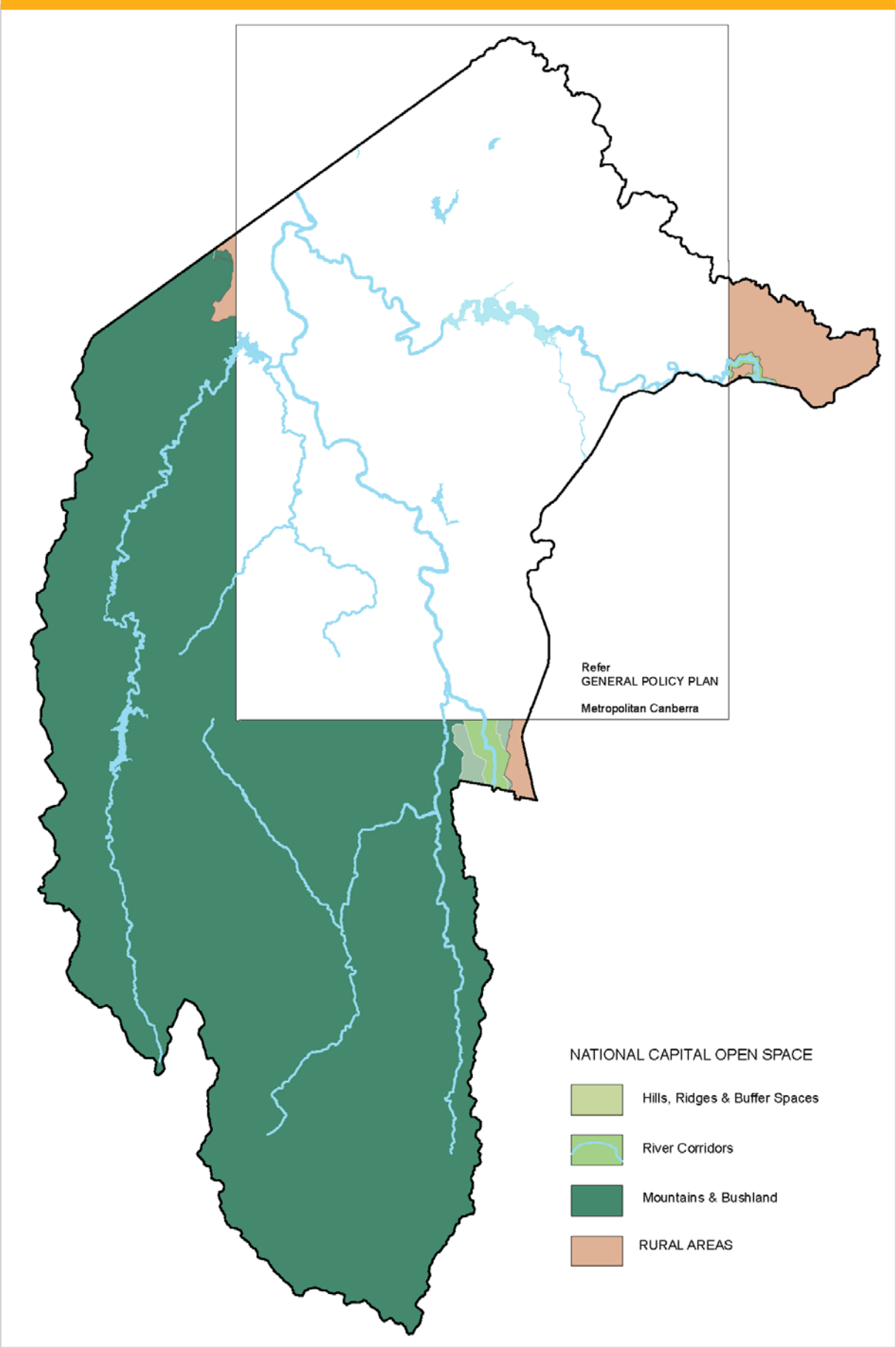


FIGURE 3: General Policy Plan – Australian Capital Territory



3.2 National Capital Open Space System

3.2.1 Background

The importance of the natural setting of the National Capital has been recognised by the creation and formal adoption of the concept of the National Capital Open Space System (NCOSS). This system essentially comprises the inner hills and ridges which surround and frame the urban areas, the major lakes and river corridors, and the distant mountains and bushland to the west of the Murrumbidgee River. Closely associated with the NCOSS are the Territory's rural lands which also contribute significantly to the landscape setting.

There are four different functions performed by the NCOSS, each with its own planning and management requirements.

First, there are symbolic spaces that embody the national importance of the landscape in a diverse cultural environment and the intrinsic connection between the physical setting and continuing legacy of Canberra as a planned city.

Conservation spaces are those that protect, conserve and enhance the natural environment, the heritage and cultural values of the ACT, and which provide for ecological connectivity.

Living spaces are those that provide direct health and wellbeing benefits to the broad range of users in close proximity to urban areas and which afford appropriate movement to people, fauna and flora.

Finally there are linking spaces that physically join and visually unite the city to its immediate setting and to the region. The values contained in these spaces include the spatial and temporal continuity provided to the setting of the National Capital.

Together these open spaces constitute a system which protects the environmental quality of Canberra's present and future water catchments, river systems, and important ecological and heritage areas from the increasing pressure of Canberra's growth. While each part has its own land use and character they are all interrelated as parts of a total system. It is important therefore that the system is planned, developed and managed on an integrated basis.

Mount Stromlo Observatory is within NCOSS. It is a nationally and internationally prominent centre for astronomical research. The amount of night sky light pollution suffered at the observatory impacts on the effectiveness of its operation.

Two factors have bearing on this:

- » the area of urban development and its proximity to the observatory
- » the nature of the development insofar as it affects the amount of light radiated into the night sky.

The gradual encroachment of urban development into areas previously undeveloped or used for non-urban purposes, has contributed to the deterioration of observing conditions. Because of the observatory's national significance, a measure of protection is necessary.

The principles and policies that follow establish NCOSS as a multiple-use system which protects the environment while providing for the recreational and other needs of the National Capital.

Planning and management for NCOSS in the interests of both the National Capital and Territory residents will require co-operation between Commonwealth and Territory authorities. The National Capital's requirements will be specified through its detailed land use policies in those parts of NCOSS which are Designated Areas, and through the general policies of the Plan for other NCOSS areas. The Territory will provide for its requirements through the Territory Plan. Management plans, usually prepared by Territory authorities, will be the key to successful implementation of these policies and plans.

Consistency of planning and management and the realisation of an open space system which symbolises the character of the National Capital and provides a unique landscape for the city must be achieved through consultation and by means of joint studies in those areas where both the National Capital Authority and Territory planning authority have a significant interest.

The NCOSS is incorporated in the Plan under four separate land use categories:

- » Lake Burley Griffin and Foreshores
- » Hills, Ridges and Buffer Spaces
- » River Corridors
- » Mountains and Bushland.

Principles and policies for each of these categories are preceded by the following principle and policies for the NCOSS as a whole. General policies for the Hills, Ridges and Buffer Spaces, River Corridors, and Mountains and Bushland categories follow.

Policies for Lake Burley Griffin and Foreshores are included within the Lake Burley Griffin and Foreshores Precinct Code (refer Part Four of the Plan) as this area forms part of the Designated Areas.

3.2.2 Principle for the National Capital Open Space System

The NCOSS is required to protect the nationally significant open-space framework, visual backdrop and landscape setting for the National Capital. NCOSS will blend city and country in a way that symbolises the character of the National Capital and provides a balanced range of uses which reinforces the natural, cultural, scenic and recreational values of the ACT.

3.2.3 Policies for the National Capital Open Space System

- a. The NCOSS will be planned as an integrated system so as to protect its environmental qualities, to promote a continuum of natural and park-like settings for the National Capital, and to frame and enhance existing and future urban areas.
- b. The natural and cultural resources of the NCOSS must be protected in order to provide educational, cultural and recreational opportunities.
- c. Public utilities and roads will be located in the NCOSS only where technical, environmental and visual assessments clearly demonstrate that the impacts on an area's conservation and landscape values can be reduced to an acceptable level.
- d. Within Designated Areas of the Plan, all Operational Plans must be prepared in close consultation with the National Capital Authority. Operational Plans may identify future works to be undertaken in parts of the NCOSS within Designated Areas and may serve for the purpose of granting works approval. The National Capital Authority may grant works approval covering a period of 12 months for works identified in an Operational Plan as being low risk and low impact.

3.2.4 Hills, Ridges and Buffer Spaces

3.2.4.1 Background

The hill areas do not attract the same intensity of use as the lakes and rivers of the NCOSS but they play a greater role in satisfying the landscape function of NCOSS. It is therefore critical that the hill areas be preserved from urban development and their essential landscape/environmental character retained and reinforced to provide the unified background and landscape setting for the National Capital.

It is not intended that the hills and ridges serve only as public open space. They are intended for multiple-use appropriate to the location and character of each hill area. They will be used as vantage points from which people can view the city and to provide a quiet refuge from urban living. They will also serve as wildlife and access corridors linking urban areas with other parts of the Territory's open space system. Their continued use for recreation, tourism and appropriate urban services must be in a manner consistent with maintenance of their environmental qualities.

The Inner Hills

The areas identified in Figure 4, Figure 5, Figure 6 and Figure 7 are specified as a Designated Area and will be known as the Inner Hills. The Inner Hills includes Black Mountain, Mount Ainslie, Mount Majura, Mount Pleasant, Russell Hill, Red Hill, Mount Mugga, O'Connor Ridge, Bruce Ridge, Mount Painter, The Pinnacle, Lyneham Ridge, Oakey Hill, Mount Taylor, Isaacs Ridge, Mount Stromlo, Mount Arawang, Neighbour Hill, Wanniassa Hill, and Narrabundah Hill.

The Inner Hills provide the scenic backdrop and natural setting for Canberra's urban areas, and within Canberra Central they are integral to the Griffins' composition. Accordingly their planning, design and development as open space areas are central to the maintenance and enhancement of the character of the National Capital. Including these areas within Designated Areas is the most appropriate way of securing this.

FIGURE 4: Inner Hills – North Canberra (east)

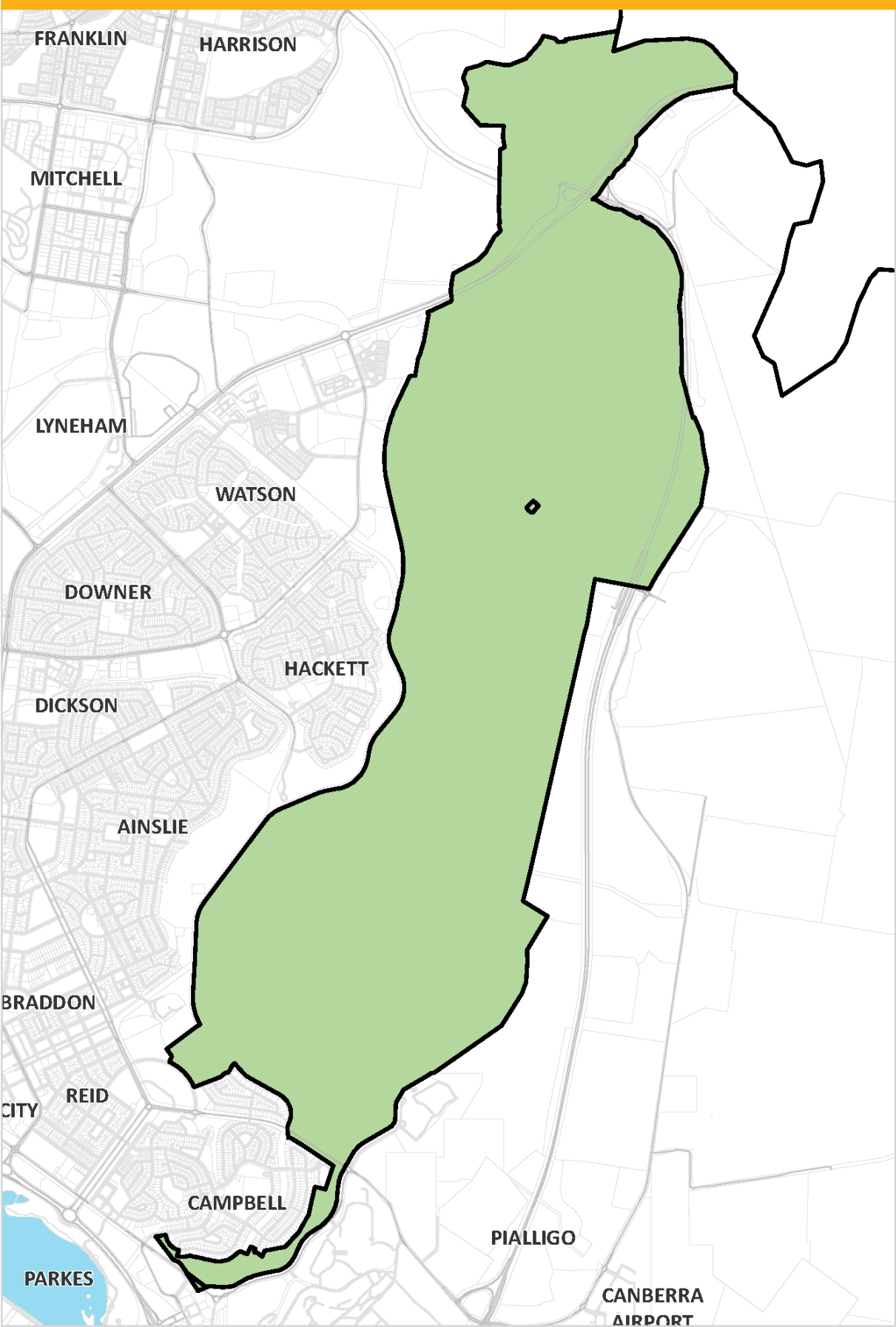


FIGURE 5: Inner Hills – North Canberra (west)

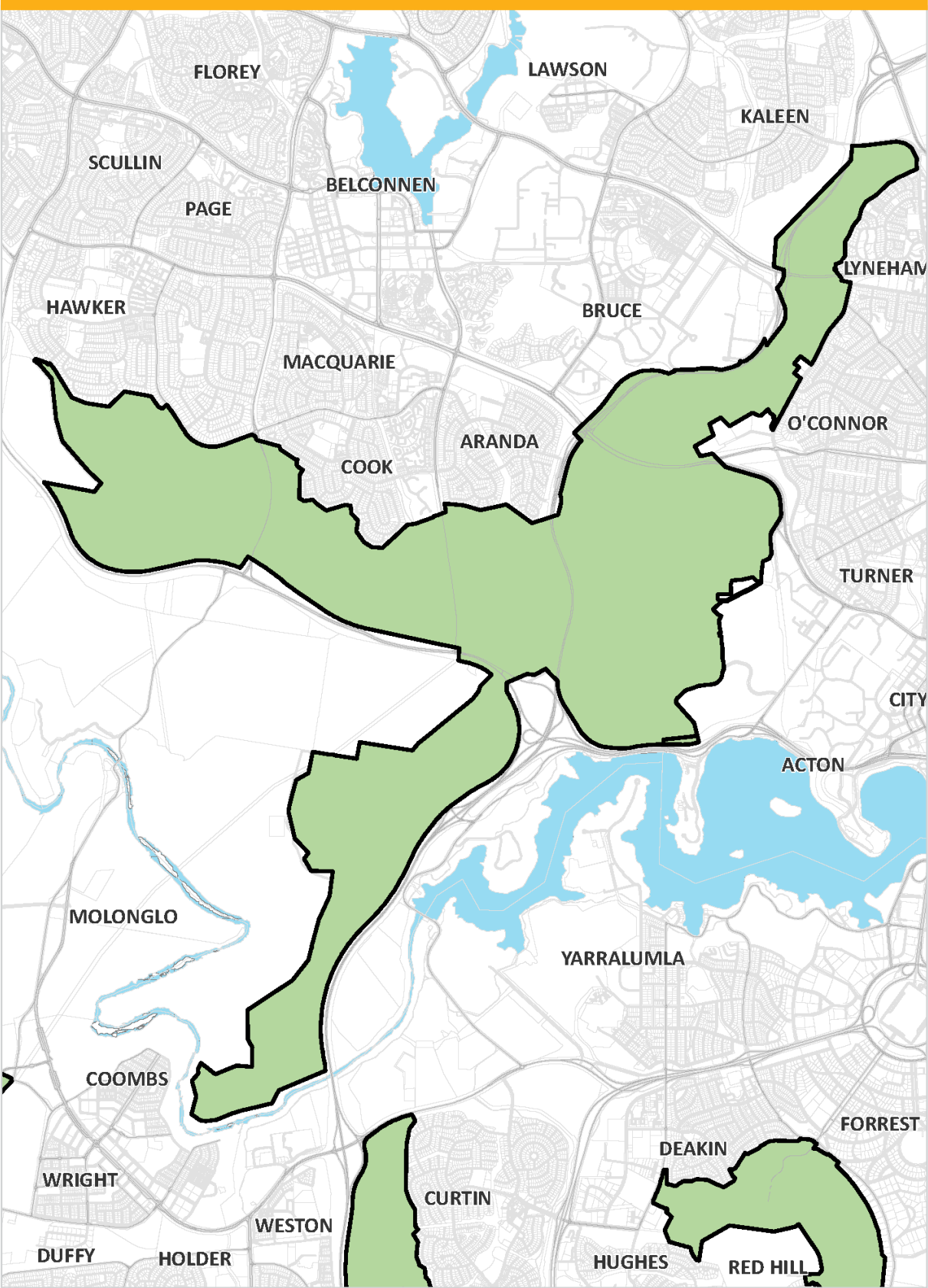


FIGURE 6: Inner Hills – South Canberra (west)

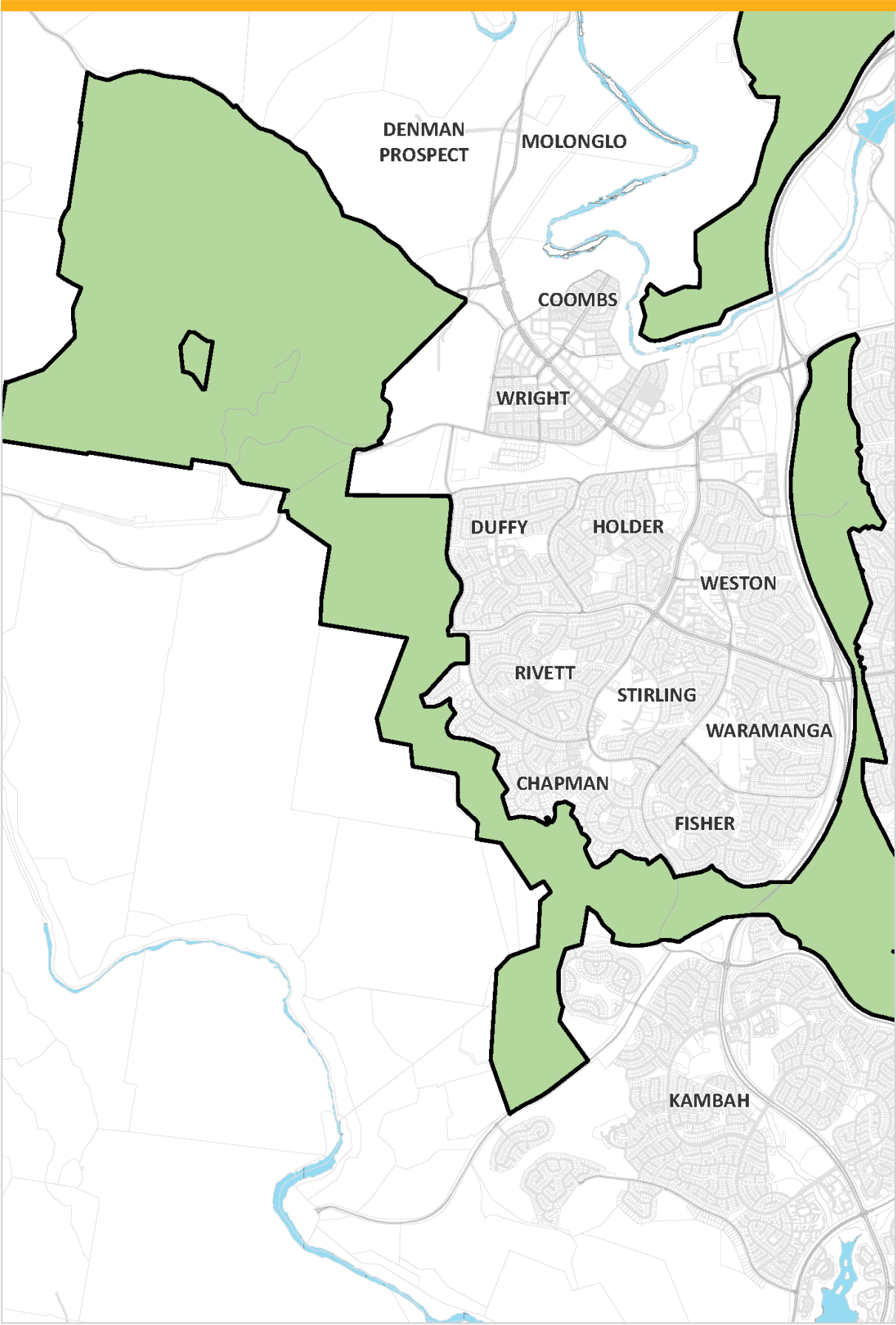
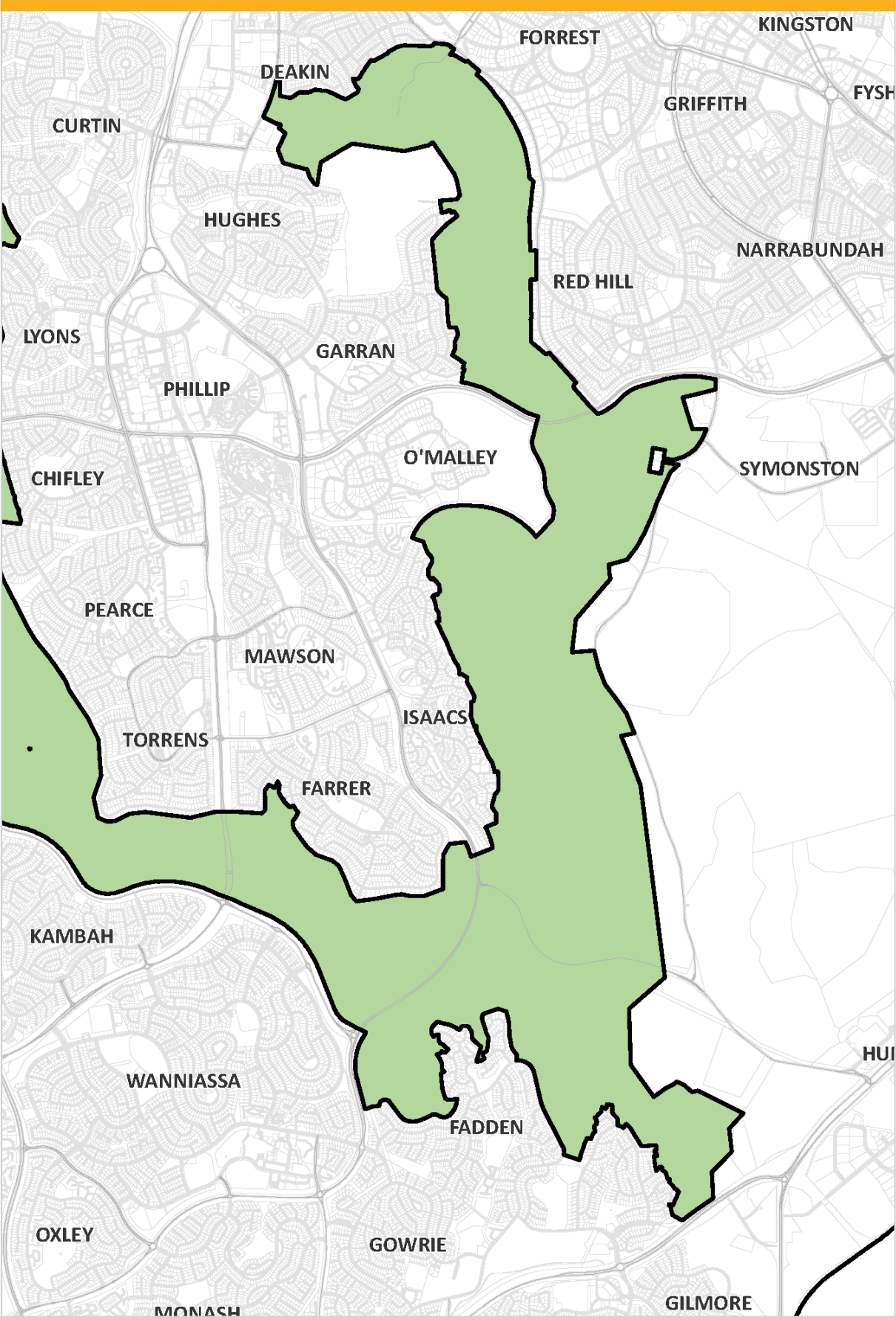


FIGURE 7: Inner Hills – South Canberra (east)



3.2.4.2 Principle for Hills, Ridges and Buffer Spaces

Hills, ridges and buffer spaces are to remain substantially undeveloped in order to protect the symbolic role and Australian landscape character of the hills and ridges as the scenic backdrop to the Parliamentary Zone, the City Centre and other National Capital precincts, to maintain the visual definition and physical containment of the surrounding towns and to ensure that their landscape, environmental and recreation values become an integral part of the National Capital.

3.2.4.3 Policies for Hills, Ridges and Buffer Spaces

- a. The Inner Hills will be protected as key symbolic and landscape elements in the Plan expressing the defined land, water and municipal axes and providing the dominant backdrop feature to the city.
- b. The hills and ridges must be planned and managed as a multiple-use recreation and environmental system with different parts having their own special character and use.
- c. The hill tops will continue to be used as key vantage points for viewing and understanding the National Capital. Development will be sited so as to minimise its visual impact on the Central National Area and any environmental impact on the hill tops.
- d. The environment and Australian landscape character of the hills and ridges will be protected and enhanced to provide a unified landscape setting for the National Capital.
- e. The rural landscape in the areas adjacent to the ACT border between Hall and the Murrumbidgee River and along the Barton Highway will be retained as an intrinsic part of the National Capital character and with additional landscape treatment provide physical containment to this part of Belconnen and a buffer between Belconnen and Gungahlin.
- f. Black Mountain, Mt Taylor, Tuggeranong Hill and Isaacs Ridge will continue to provide locations for current telecommunications facilities.

3.2.4.4 Permitted land uses within Hills, Ridges and Buffer Spaces

- a. The range of uses permitted in the Hills, Ridges and Buffer Spaces part of the NCOSS is as follows:
 - » Aquatic Recreation Facility (Stromlo Forest Park only)
 - » Agriculture

- » Commercial Accommodation, not including a motel, guest house, caravan park/camping ground, serviced apartment, serviced house (Forest 69 and 76, National Arboretum - only)
- » Extractive Industry (Mugga Quarry only)
- » Forestry (Green Hills, Tuggeranong, Ingledene, Stromlo and Fairbairn pine plantation and woodlots only)
- » General Farming
- » Indoor Recreation Facility (Stromlo Forest Park only)
- » Landscape Buffer
- » Nature Conservation Area
- » Open Space
- » Outdoor Education Establishment
- » Outdoor Recreation Facility (not including stadiums, showgrounds, racecourses, motor racing and like activities)
- » Park
- » Pathway Corridor
- » Personal Services Establishment (Forest 76, National Arboretum only)
- » Public Utility
- » Road
- » Scientific Research Establishment
- » Tourist Centre (Gold Creek and Gilmore only)
- » Overnight Camping (Stromlo Forest Park and Elm Grove campsite only)
- » Tourist Facility (Stromlo Forest Park only)

and may include Dwelling, if necessary, for the operation of any of these uses.

The nature of uses permitted in the Hills, Ridges and Buffer Spaces part of the NCOSS is defined in Appendix A.

3.2.4.5 Detailed conditions of planning, design and development – Commercial Accommodation at the National Arboretum Canberra'

General principles and policies:

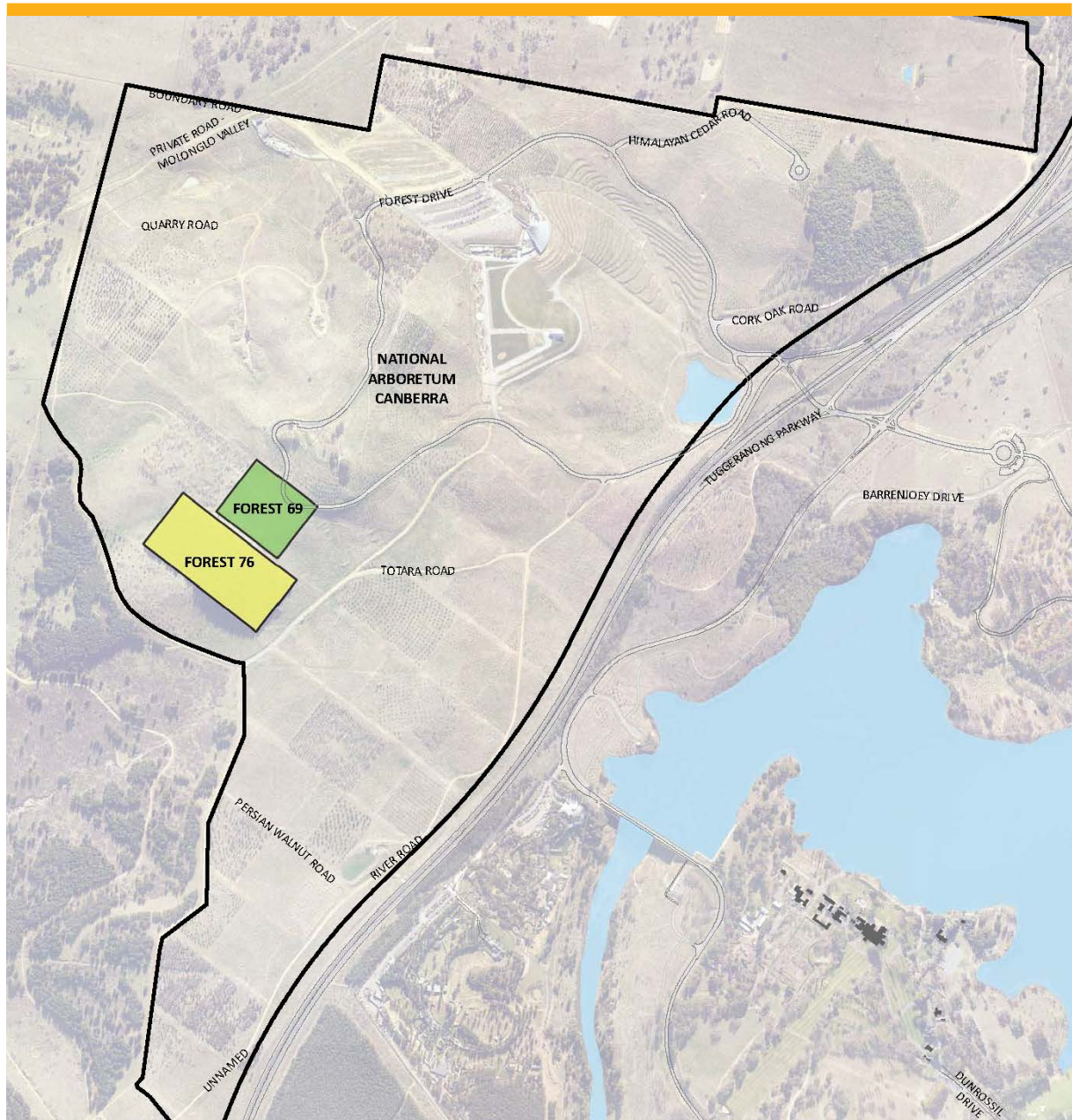
- i. Built form must sit within the landscape setting of the Inner Hills, with the landscape to remain the dominant feature.
- ii. Buildings and landscape must exhibit design excellence in recognition of the site's visual prominence from the Central National Area, Governor-General's residence, and its location within the Inner Hills.

- iii. Buildings must explicitly adopt a similar materials palette to existing buildings at the arboretum so as to create an identifiable family of arboretum buildings.
- iv. Landscaping must be complementary to the existing and intended design themes of the arboretum.

Location

Commercial Accommodation is restricted to Forests 69 and 76 of the National Arboretum Canberra, as identified in Figure 8. Personal Service Establishment is restricted to Forest 76 of the National Arboretum Canberra.

Figure 8: Permitted location of commercial accommodation at the National Arboretum Canberra (Forests 69 and 76)



Built form

Buildings on the eastern slope of Forest 69 must be no more than a single storey or seven metres above datum ground level in height. Buildings on the western slope of Forest 69 must be no more than two storeys in height and must not exceed the maximum RL of the top of any building located on the eastern slope. Buildings on the southern slope of the site, within Forest 76, must be no more than seven metres above datum ground level in height and two storeys. The maximum height of seven metres is to be measured at the intersection of the highest point of built form with the natural ground level.

Buildings must be designed and sited to be visually recessive and sit within the landscape when viewed from the Central National Area.

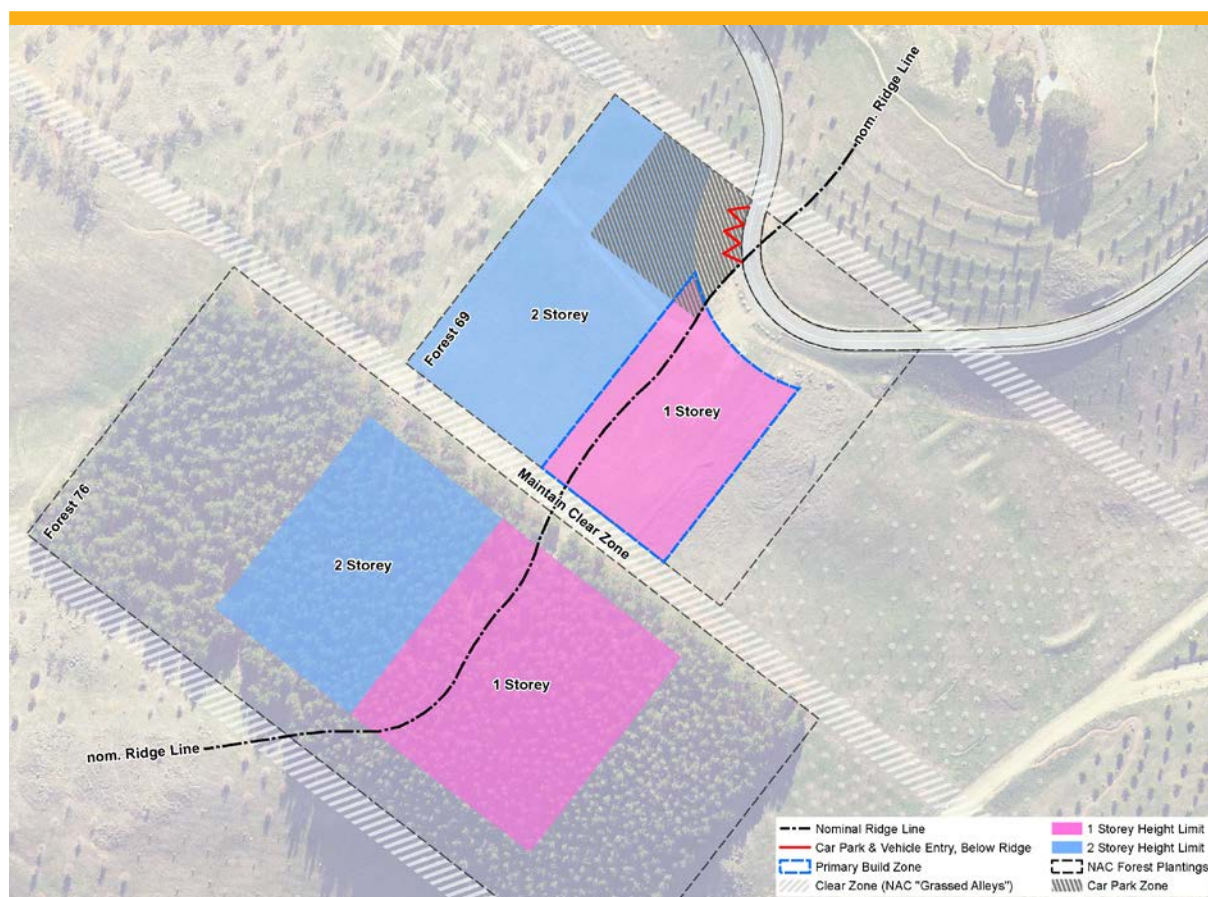
Built form should consist of a series of buildings within a generous landscape and forest setting. The materials palette for new buildings must explicitly adopt similar materials to those used for existing buildings at the arboretum.

A visual analysis must be undertaken to demonstrate the impact of development from the Central National Area and key vantage points such as Lake Burley Griffin, the Governor-General's residence, and Parliament House.

Service areas and facilities such as loading zones, water tanks, waste enclosures must be incorporated into the building form.

Requirements for built form, and design and siting of development are shown in Figure 9.

Figure 9: Site layout and built form requirements for commercial accommodation at the National Arboretum Canberra (Forests 69 and 76)



Design and siting

Development must demonstrate excellence in architecture, landscape architecture and urban design, including through the use of high quality and durable materials.

The total footprint of all buildings must not occupy more than ten per cent of the total site area of Forests 69 and 76.

A maximum of 40 guest rooms is permitted. Guest rooms are not permitted in the single storey precinct of Forrest 69.

Additional amenities such as a restaurant and supporting back of house facilities are permitted within the hotel where it can be demonstrated that they are necessary for the successful operation of the hotel.

Development should achieve best practice in environmentally sustainable design through the use of innovative technology, design and ongoing building operation. Development should be designed to:

- » reduce energy consumption, reduce total operating greenhouse gas emissions, and reduce peak demand through particular design measures such as appropriate building orientation, space allocation for solar panels, and shading to glazed surfaces
- » improve water efficiency, reduce total operating potable water use, collect and reuse stormwater, use alternative water sources (such as greywater)
- » provide a healthy indoor environment including the provisions of fresh air, cross ventilation and natural daylight, reduce reliance on mechanical heating, ventilation, lighting and cooling
- » minimise noise levels and noise transfer within and between buildings and associated external areas
- » incorporate the use of water sensitive urban design, including stormwater collection and reuse.

Building and landscape design should incorporate biophilic design patterns that enhance connectivity with nature, and contribute to the health and well-being of visitors. Examples of how this may be achieved include:

- » using the site's location within the arboretum to create opportunities for direct visual connections to nature, living systems and natural processes

- » designing buildings that allow natural fluctuations in temperature, airflow, and humidity to mimic natural environments
- » providing opportunities to experience the place through the seeing, hearing or touching of water
- » the use of biomorphic forms and patterns in building materials and landscape design, including contoured, patterned, textured or numerical arrangements that persist in nature
- » landscape design that entices people to travel deeper into the environment
- » the use of materials or landscape elements from nature that, through minimal processing, reflect the local ecology or geology and create a distinct sense of place.

Building and landscape design must consider the privacy and security of guests. Fencing is not permitted. Landscape should be used to delineate between the public and private realms.

Buildings should be sited to take advantage of views and vistas to the Brindabella Ranges to the west and north-west, and to the Central National Area in the east.

Development must demonstrate consideration of climatic conditions, including wind and heat. Proposals must also demonstrate consideration of resilience to extreme weather events, such as bushfire, and the measures proposed to manage the impacts from such events.

Development proposals must incorporate measures to address noise generated from external sources, including from the Tuggeranong Parkway. Measures may include the use of building materials to reduce noise levels in building interiors, the use of landscape, and the siting and orientation of the residential components away from noise sources.

Landscape

Soft landscaping around buildings should incorporate a range of planting types of varying scales, including trees, shrubs and ground-covers to create a rich, diverse garden setting.

Buildings and landscape design must reflect the original design intent of the arboretum masterplan. Tree plantings should act as an extension of the planted forests of the arboretum. Within Forest 69, tree plantings must predominantly be Chinese Golden Larch. New tree plantings within Forest 76 must predominantly be Radiata Pine.

As far as practicable, Radiata Pine plantings in Forest 76 should be retained to protect the site from southerly winds. New tree plantings and landscape design should afford protection from other predominant winds.

Landscape design should ensure that when trees are mature, development of the site does not significantly detract from the view from Dairy Farmer's Hill.

Planting on buildings and structures is encouraged as a way of enhancing the integration between built form and landscape, and to provide amenity, improve air quality and microclimate, and reduce direct energy use and stormwater runoff. Where planting on buildings and structures is proposed, landscape materials should respond to local context and complement arboretum species.

Access, parking, and movement

Primary vehicle access to the site is to be from Forest Drive. Secondary access, including for emergency vehicles, must be provided and agreed by the relevant authorities.

Car parking must be screened from view to the maximum extent possible from Forest Drive, Dairy Farmers Hill, and the Central National Area. Parking provision shall be in accordance with the following:

- » 1 space per guest room, plus
- » 10 spaces per 100m² GFA of bars, restaurant, function rooms and supporting back of house facilities, plus
- » 3 spaces per 5 employees

Basement car parking is encouraged to increase the site area that can be landscaped, and to reduce light spill. Where surface car parking is proposed, parking must be incorporated into the landscape design of the site, by extending planting and materials into car parking spaces. Parking must be located on the western side of the ridge. Shade trees should be planted between every 4 car parking spaces to reduce increased surface temperatures from large areas of paving.

Access arrangements must demonstrate consideration of increased traffic on Forest Road as visitation to the National Arboretum Canberra increases, and the role of Forest Drive as a designated cycling route. The design of access arrangements should be designed to ensure pedestrian and cycle priority, and that conflict between vehicles, and cyclists and pedestrians, is minimised.

Path networks across the site must:

- » Accommodate the needs of people with a wide range of abilities, including:
 - ensuring that access arrangements and public spaces are appealing for all users, and avoids segregating or stigmatizing any users
 - providing equitable privacy, security and safety for all users
 - minimizing hazards and the adverse consequences of accidental or unintended actions
 - demonstrate consideration of existing recreation trails and how these integrate with new facilities and infrastructure.
- » Provide a visually engaging experience, for example through landscape design and public art.
- » Be of sufficient width to accommodate all intended users, including pedestrians and vehicles associated with the movement of people and goods between commercial accommodation facilities. Where possible, separate path networks should be constructed to improve safety and amenity.

Signage

A cohesive and co-ordinated signage suite must be developed that:

- » responds to the scale, proportion and detailing of the development
- » utilises wayfinding markers, both integrated with the built form and within the landscape to identify destinations and points of reference
- » includes parking and other regulatory signage integrated with the public realm design and complementary to signage used throughout the arboretum

Illuminated signage must not be visible from the Central National Area.

No animated or flashing signage is permitted.

Lighting

All outdoor lighting, including security and car park lighting, must be designed and sited to minimise light pollution. Lighting solutions must carefully consider any impact on Mount Stromlo Observatory, and views to the site from the Central National Area.

All outdoor lighting (including lighting fixed to structures) must use full cut-off light fittings.

Any up-lighting of buildings should be carefully designed to keep night time overspill and glare to a minimum.

3.2.5 River Corridors

3.2.5.1 Background

The corridors of the Murrumbidgee and Molonglo Rivers define zones for which the primary aim is to reinforce and preserve their landscape and heritage values and their ecological continuity, while providing for a balanced range of recreational and tourist related uses.

Policies for the river corridors recognise that recreation is the key land use, and conservation of its natural and cultural values is the primary goal.

3.2.5.2 Principle for River Corridors

Protect and enhance the environmental quality, landscape setting and the natural and cultural resources of the Murrumbidgee and Molonglo River Corridors. The Murrumbidgee River Corridor is to be conserved as an important national resource and a key open space element which provides a definable edge to the developed urban areas.

3.2.5.3 Policies for River Corridors

- a. Corridors for the major rivers in the ACT will be protected from urban encroachment and inappropriate development.
- b. The ecological resources and environmental quality of the rivers should be conserved and the character of their landscape retained and reinforced.
- c. The streamflow and water quality of the rivers must be protected from adverse external influences and maintained in a manner which ensures compatibility between land uses, water uses and the environmental character of the rivers.
- d. The River Corridors must primarily provide a balanced range of recreational activities appropriate to the characteristics of the river and adjacent land and in a manner that reinforces and protects them as unified systems.
- e. Built facilities for use of the Murrumbidgee River and Molonglo River Corridors must provide for access at levels consistent with the protection of their natural and cultural resources, and primarily be located at development nodes.
- f. Cultural heritage resources and their landscape context will be protected from inappropriate uses and development. Lanyon

must be maintained as an important cultural resource providing for public access and use consistent with its national significance.

- g. Extraction of sand and gravel may be considered in order to maintain stream channel and flood plain stability or to protect aquatic habitats and recreation areas and to control flooding. Extraction is to be undertaken in a manner consistent with protection of downstream land and water uses and in accordance with relevant environment protection legislation and with an agreed management and restoration plan.
- h. Development may be limited by constraints related to the Tidbinbilla Deep Space Communication Complex. For details refer to Policies for Rural Areas.

3.2.5.4 Permitted land uses within River Corridors

- a. The range of uses permitted in the River Corridors part of the NCOSS is as follows:
 - » Agriculture
 - » Forestry (Ingledene, Kowen, Stromlo and Uriarra pine plantations and woodlots only)
 - » General Farming
 - » Intensive Farming
 - » Nature Conservation Area
 - » Overnight Camping
 - » Park
 - » Public Utility
 - » Recreation
 - » Road
 - » Special Development

and may include Dwelling, if necessary, for the operation of any of these uses.

The nature of uses permitted in the River Corridors part of the NCOSS is defined in Appendix A.

3.2.6 Mountains and Bushland

3.2.6.1 Background

The Bullen Range, together with the mountain ridges of the Tidbinbilla and Brindabella Ranges provide the middle and distant landscape backdrop to the National Capital. A major feature of the Territory is Namadgi National Park. Namadgi National Park forms part of the regional system of alpine parks of south-east Australia (the Australian Alps National Parks) and provides a secure, long-term semi-wilderness backdrop to

the National Capital, and one which increasingly will become nationally and internationally known as a feature of the city.

In the Tidbinbilla/Paddy's River area there are development opportunities which take advantage of its location on tourist routes and its proximity to Canberra. The area's diverse natural, cultural and rural resources can provide a rich setting for additional tourist uses, and there is scope for the Tidbinbilla Nature Reserve to continue to develop as a major Australian fauna display on the doorstep of the National Capital.

3.2.6.2 Principle for Mountains and Bushland

The Mountains and Bushland area is to be maintained as an important visual background to the National Capital; to protect both its nature conservation values, and Canberra's existing and future water supply, and to develop appropriate National Capital and tourist uses, particularly in the Tidbinbilla/Paddy's River area.

3.2.6.3 Policies for Mountains and Bushland

- a. The water resource, nature conservation, cultural and wilderness values of Namadgi National Park are to be maintained and protected for public appreciation, research, education, natural resource based recreation, and water supply to the National Capital.
- b. The Cotter and Gudgenby catchments should be managed to protect the water supply to the National Capital in a manner consistent with their nature conservation values. The quality of water supply in the Cotter catchment is to be assured primarily by controls over catchment uses.
- c. The area comprising Tidbinbilla Nature Reserve, Bullen Range, Paddy's River, and Gibraltar Creek should be used for appropriate National Capital and tourist uses consistent with protection of the area's natural, cultural and rural resources. This area should be protected and used as an important transition and open space system linking urban Canberra and the remote mountain and bushland area.
- d. The North Cotter area should be planned and managed in a manner consistent with Namadgi National Park in terms of protection for nature conservation and water supply requirements, with the additional potential of use for low to medium intensity recreation.
- e. The Tennant area should be planned and managed to protect its long term use as the location for an additional water supply reservoir for the National Capital. Interim

use for rural and nature conservation purposes is to be permitted with steeper slopes progressively revegetated to protect and enhance the area's future role as a water supply catchment.

- f. Urban development may be limited by constraints related to the Tidbinbilla Deep Space Communication Complex. For details refer to Policies for Rural Areas.

3.2.6.4 Permitted land uses in Mountains and Bushland

- a. The range of uses permitted in the Mountains and Bushland part of the NCOSS is as follows:
 - » Agriculture
 - » Educational Establishment
 - » Forestry (Pierce's Creek, Uriarra, Tidbinbilla, Ingledene and Gibraltar Valley pine plantations and woodlots only)
 - » General Farming
 - » Intensive Farming (not in Namadgi National Park or the Cotter catchment)
 - » Nature Conservation Area
 - » Overnight Camping
 - » Public Utility
 - » Recreation
 - » Road
 - » Scientific Research Establishment
 - » Tourist Facility
 - » Wilderness Area

and may include Dwelling, if necessary, for the operation of any of these uses.

The nature of uses permitted in the Mountains and Bushland part of the NCOSS is defined in Appendix A.

3.3 Urban Areas

3.3.1 Background

Urban land in the Territory 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. The Plan provides for the continuation of urban development in the ACT as separate and distinct towns set in broad landscaped valleys, with the immediate hills, ridges and other major open space providing separation between towns and the distant mountains providing a natural landscape backdrop.

For the foreseeable future, urban land in Metropolitan Canberra will comprise:

- » the towns of Canberra Central, Woden/Weston Creek, Belconnen, Tuggeranong and Gungahlin
- » the villages of Hall, Oaks Estate and Tharwa
- » Molonglo and North Weston
- » land at Hume, Mitchell and Fyshwick.

Areas identified as 'Potential Future Urban Areas' will form part of Metropolitan Canberra following certification by the National Capital Authority of these areas for urban use.

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
- » town centres provide retail, commercial, cultural, entertainment and other facilities to meet community needs, and serve also as locations for office-based employment.

Each town should have a town centre. The Territory Plan will provide for a range of lower order centres to meet the varying needs of residents.

Centres at each level in the hierarchy form the focus of a range of retail, commercial and community facilities and services, in which specialisation increases at successively higher levels.

Continued expansion of services and facilities should be provided for and encouraged in each of the town centres.

Canberra's secondary and service industries have been accommodated in industrial estates at Fyshwick, Mitchell, Hume and Bruce and in the area immediately west of Oaks Estate. The location of industry within estates, the placement of these estates where they contribute to overall transport efficiency, and the avoidance of haphazard industrial location throughout the Urban Areas, have contributed to the structure and character of Canberra's development. The National Capital Authority supports the development of further industrial estates as a means of increasing the industrial base of Canberra's economy, and in doing so provide a greater diversity of employment opportunities.

3.3.2 Principles for Urban Areas

1. Canberra's future growth is to be accommodated by continuing the development of distinct and relatively self-contained towns.
2. A hierarchy of centres will be maintained, with each town having a centre acting as a focal point for higher order retail functions, commercial services, offices and community facilities.
3. Industrial estates will continue to be located on the edge of the Urban Areas and have good accessibility to the national highway network for long-distance freight movements.

3.3.3 Policies for Urban Areas

- a. The urban area of Canberra will comprise:
 - » the towns of Canberra Central, Woden/Weston Creek, Belconnen, Tuggeranong and Gungahlin
 - » the villages of Hall, Oaks Estate and Tharwa
 - » Molonglo and North Weston
 - » land at Hume, Mitchell and Fyshwick.
- b. 'Potential Future Urban Areas' will be considered as urban areas following certification by the National Capital Authority of these areas for urban use.
- c. The planning of urban areas should seek to introduce measures through which urban consolidation may occur.
- d. The hills, ridges and other major open space will form the separation between towns and will be kept largely free of urban development, to act as a backdrop and setting for the city.

- e. Except where the boundaries are aligned with an existing leasehold, the detailed planning of urban development by the Territory planning authority will determine the boundary between Urban Areas and other land use categories. Before detailed plans are approved, certification must be obtained from the National Capital Authority that the proposals are not inconsistent with the Plan.
- f. Any areas potentially affected by Scrivener Dam flood inundation may only be developed where it is demonstrated that Scrivener Dam meets flood safety and operational requirements, based on the applicable Australian National Committee on Large Dams (ANCOLD) guidelines.
- g. Planning of urban areas in Molonglo should make provision for a distinct, accessible and legible link, of a minimum width of 70 metres between Stromlo Forest Park and the National Arboretum Canberra.

3.3.4 Permitted land uses in Urban Areas

- a. The range and nature of uses permitted in Urban Areas includes those uses compatible with residential, commercial, community, cultural, recreational and industrial activity, other than uses not permitted in the Territory Plan. In particular, however, the range of permitted uses includes:
 - » Parliamentary Use, National Capital Use and Diplomatic Missions, within Designated Areas
 - » other Commonwealth purposes, on National Land.

3.5 Employment location

3.5.1 Background

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
- » town centres provide retail, commercial, cultural, entertainment and other facilities to meet community needs, and serve also as locations for office-based employment.

Consideration of employment location should have regard to objectives that are of importance to the quality and significance of the National Capital. These are to:

- » avoid deterioration of the environmental and visual quality of the Central National Area of Canberra
- » maintain the option of further employment in the Town Centres
- » preserve the setting and significance of the Central National Area as a location for major national institutions
- » ensure the dominant role of the City Centre (City) is maintained in the hierarchy of centres.

For these reasons the National Capital Authority's principles and policies with respect to employment location are as follows.

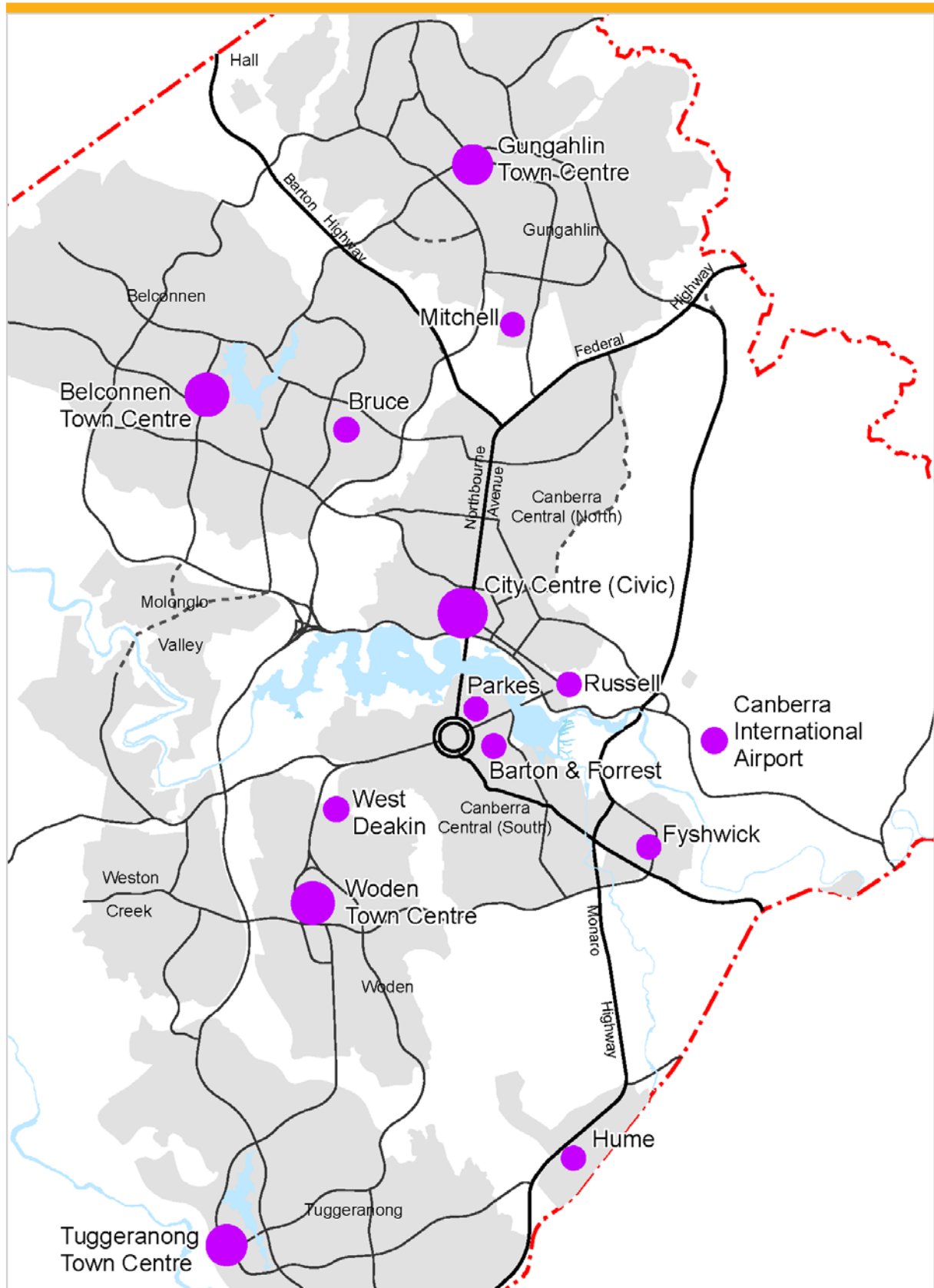
3.5.2 Principles for employment location

- a. The location of employment in Canberra and the Territory should enhance rather than detract from the city's role as the National Capital. Major employment location proposals must be determined with regard to their transportation and environmental impacts.
- b. Centres at each level in the hierarchy form the focus of a range of retail, commercial and community facilities and services, in which specialisation increases at successively higher levels.

c. Continued expansion of services and facilities should be provided for and encouraged in each of the town centres.

d. Each town should have a town centre. The Territory Plan will provide for a range of lower order centres to meet the varying needs of residents.

FIGURE 10: Defined Activity Centres



3.5.3 Policies for employment location

- a. Major employment generating land uses should be located with the Defined Activity Centres as indicated in Figure 10 and listed below:
 - » Barton and Forrest
 - » Belconnen Town Centre
 - » Bruce
 - » City
 - » Canberra International Airport
 - » Fyshwick industrial area
 - » Gungahlin Town Centre
 - » Hume industrial area
 - » Mitchell industrial area
 - » Parkes
 - » Russell
 - » Tuggeranong Town Centre
 - » West Deakin
 - » Woden Town Centre.
- b. Any new major employment generating land uses should consider the transportation and environmental impacts of the location.
- c. Public sector office employment should be encouraged to locate in the City Centre and the Town Centres.
- d. Industrial development should be located in the main industrial areas of Fyshwick, Mitchell and Hume and in the Fern Hill Technology Park at Bruce. The National Capital Authority will co-operate with the Territory planning authority to investigate and define appropriate areas for new industrial development.

3.6 Broadacre Areas

3.6.1 Background

Beyond the Urban Areas are areas of land set aside for broadacre uses. Subject to the outcome of detailed study and the qualifications detailed below, these areas may offer the opportunity for future urban development. Some broadacre areas may be suitable for the siting of industry, transport facilities, defence installations, institutions and other activities requiring large sites. They may become of considerable economic importance to Canberra over time, and offer a basis for the further economic development of the city in a manner complementary to its function as the National Capital.

3.6.2 Principle for Broadacre Areas

Broadacre Areas may act as buffers between towns, provide sites for uses which require large land areas or may benefit from or be best located within a non-urban setting, and provide a land bank for future Urban Areas.

3.6.3 Policies for Broadacre Areas

- a. Building, site and landscape development must be sympathetic to and not be discordant with the landscape setting of the National Capital.
- b. All proposals for development within two kilometres of HMAS Harman must be referred to the Department of Defence for examination and comment and such comment must be taken into account in arriving at a decision.

3.6.3 Permitted land uses in Broadacre Areas

- a. The range of uses permitted in Broadacre Areas is as follows:
 - » Administrative and Utility Services
 - » Agriculture
 - » Animal Care Facility
 - » Airport (Canberra International Airport only)
 - » Caravan Park/Camping Ground
 - » Community Facility
 - » Education and Office establishments used by the Department of Defence
 - » Forestry (Majura and Kowen plantations only)
 - » General Farming
 - » Intensive Farming
 - » Landscape Buffer

- » Open Space
- » Outdoor Recreation Facility
- » Park
- » Retail Plant Nursery
- » Scientific Research Establishment
- » Tourist Facility
- » Transport Facility, including Road and Rail
- » Mobile Home Park (Blocks 6 & 8 Section 97 and Block 17 Section 102 Symonston only).

and may include Dwelling, if necessary, for the operation of any of these uses.

The nature of uses permitted in Broadacre Areas is defined in Appendix A.

3.7 Rural Areas

3.7.1 Background

Much of the ACT's rural land has the potential to support agriculture on a long term sustainable basis and this should be supported in leasing and other arrangements. However, some provision will be necessary for future National Capital and Territory needs but these should be planned for and located so that rural activities can be continued and the distinctive rural landscape character of each area retained.

These rural lands, and the wider NCOS, provide a unique and dramatic setting for Australia's capital city, one which increasingly marks this city as internationally distinct and at the same time one of Australia's most significant achievements.

The ACT contains a number of national communication installations which, to operate efficiently, require protection from the effects of urban settlement and associated development.

The Commonwealth has obligations to protect tracking stations from any electrical or other interference from urban settlement, power transmission lines, radio transmitters or electrical, scientific, medical and industrial equipment. The Tidbinbilla Deep Space Communication Complex will be protected.

3.7.2 Principle for Rural Areas

The rural areas of the ACT should be retained and utilised on a sustainable yield basis whilst providing a distinctive rural landscape setting for the National Capital.

3.7.3 Policies for Rural Areas

- a. Land uses or developments should not significantly diminish National Capital landscape values. Rural holdings must not be subdivided into units which cannot support long term economic farming or agriculture, or which create small units primarily used for residential purposes, except where agreed by the National Capital Authority.
- b. On rural lands soils should be conserved and natural tree cover enhanced in order to protect both the resources and the landscape setting of the National Capital.
- c. Urban development near Tidbinbilla Deep Space Communication Complex is limited by the following zone constraints (refer Figure 11):
 - » Zone 'A' – no development is permitted within a 1.25 kilometre radius from the centre of the complex
 - » Zone 'B' – no industrial development is permitted within a three kilometre radius of the centre
 - » Zone 'C' – an arc from the north-west to the south-west which is modified by the terrain.

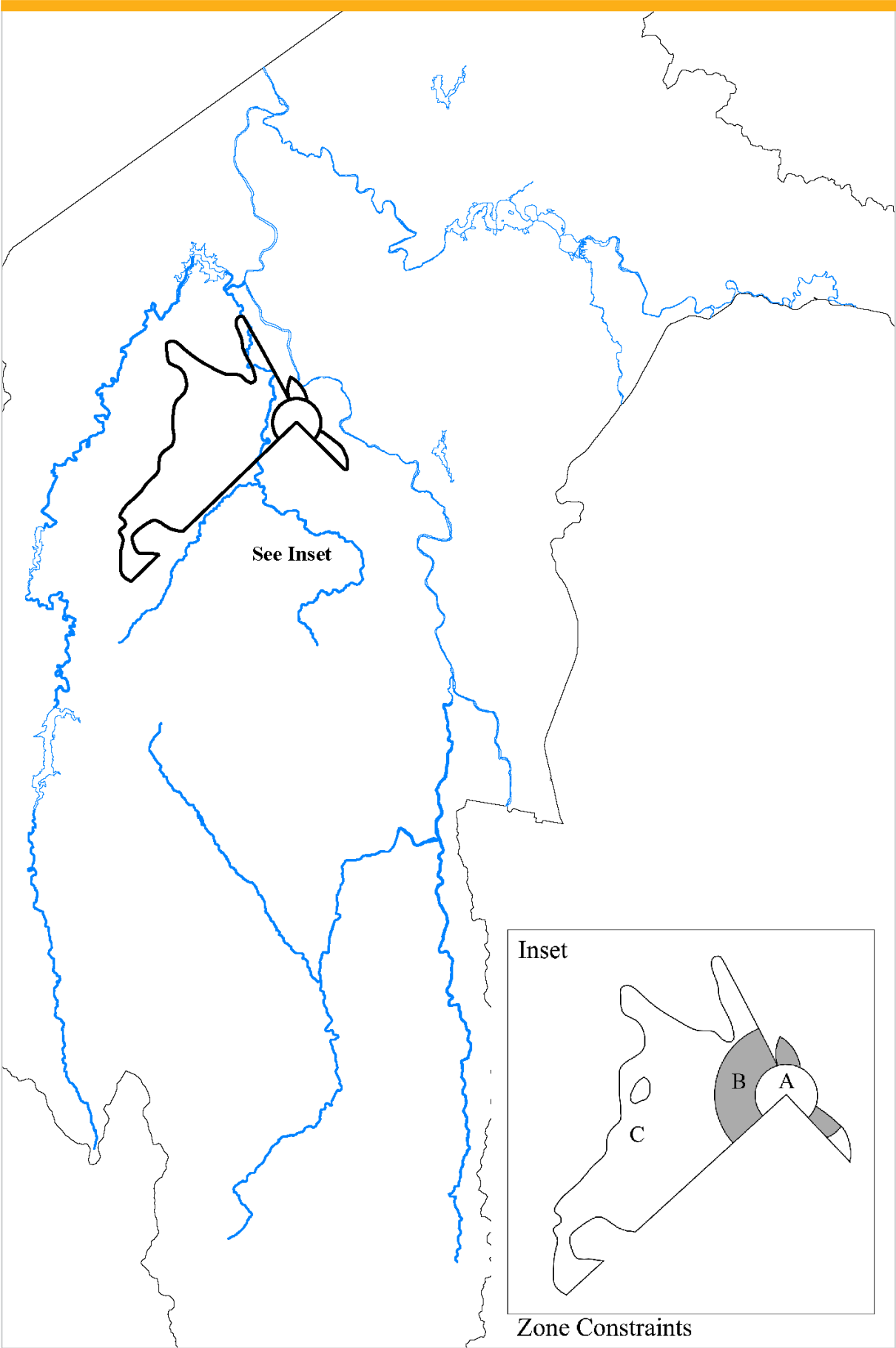
3.7.4 Permitted land uses in Rural Areas

- a. The range of uses permitted in Rural Areas is as follows:
 - » Agriculture
 - » Forestry (Kowen and Pierce's Creek pine plantations only)
 - » General Farming
 - » Intensive Farming
 - » Landscape Buffer
 - » Outdoor Recreation Facility
 - » Overnight Camping
 - » Park
 - » Public Utility
 - » Road
 - » Scientific Research Establishment

and may include Dwelling, if necessary, for the operation of any of these uses.

The nature of uses permitted in Rural Areas is defined at Appendix A.

Figure 11: Tidbinbilla Deep Space Communication Complex zone constraints



PART FOUR

– DESIGNATED AREAS AND SPECIAL REQUIREMENTS

Explanatory Statement

Section 10(1) of the *Australian Capital Territory (Planning and Land Management) Act 1988* (the Act) states that the National Capital Plan (the Plan) may specify areas of land that have the special characteristics of the National Capital to be Designated Areas. The Act (section 10 (2)(c)) further states that the Plan may set out detailed conditions of planning, design and development in Designated Areas and the priorities in carrying out such planning, design and development.

Finally, section 10(2)(d) of the Act states that the Plan may set out special requirements for the development of any area (not being a Designated Area), being requirements that are desirable in the interests of the National Capital.

Part Four of the Plan therefore:

- » identifies those areas of the Territory deemed to have the special characteristics of the National Capital, and divides this area into 'precincts'
- » sets out conditions of planning, design and development for each precinct through 'Precinct Codes' and 'General Codes'
- » sets out Special Requirements that are desirable in the interests of the National Capital.

To give effect to the above, Part Four has been structured as follows:

Part Four(a) 'Principles and Policies for Designated Areas and Special Requirements for National Land outside Designated Areas' sets out conditions for those areas where the Commonwealth has planning approval responsibility. This includes both Designated Areas and National Land outside Designated Areas.

Part Four(b) 'Special Requirements for Territory Land' sets out Special Requirements for those areas where the Commonwealth maintains a high level of interest, but where the Territory planning authority has planning approval responsibility (Territory Land subject to Special Requirements).

Further information is available in separate explanatory statements for Part Four(a) and Part Four(b).

PART FOUR(A)

– PRINCIPLES AND POLICIES FOR DESIGNATED AREAS AND SPECIAL REQUIREMENTS FOR NATIONAL LAND OUTSIDE DESIGNATED AREAS

Explanatory Statement

Part Four(a) sets out conditions for those areas where the Commonwealth has planning approval responsibility. This includes both Designated Areas and National Land outside Designated Areas. Part Four(a) consists of:

- » a map identifying land deemed to have the special characteristics of the National Capital (Designated Areas).
- » Precinct and General Codes which set out the detailed conditions of planning, design and development for Designated Areas.
- » Special Requirements for National Land outside Designated Areas.

Designated Areas

Designated Areas (identified in Part One of the Plan) are divided into a series of precincts. Precinct Codes and General Codes identify planning and design controls for different precincts and development types within Designated Areas. An application for works approval will be assessed against the provisions of the relevant code(s).

Precinct Codes provide objectives, and planning and design controls for defined spatial areas.

General Codes provide detailed controls for particular aspects of development or types of development.

Where inconsistencies exist between provisions of applicable Codes, Precinct Codes take precedence over General Codes.

Each identified precinct within the Central National Area, with the exception of Canberra Airport which is subject to a Master Plan under other legislation, is subject to a Precinct Code.

The Inner Hills forms part of Designated Areas, however is also part of the broader Hills, Ridges and Buffer Spaces land use category of the National Capital Open Space System (NCOSS). In treating Hills, Ridges and Buffer Spaces as a whole, provisions for the Inner Hills are located with other policies for this area in Part Three of the Plan.

Development within the Central National Area as defined in this part is also guided by a series of general principles (derived from 'The Griffin Legacy Propositions') and detailed conditions of planning, design and development applicable to all precincts within the Central National Area.

National Land outside Designated Areas

The Act makes provision for the Plan to set out Special Requirements for the development of any area (not being within Designated Areas), being requirements that are desirable in the interests of the National Capital. In addition to areas of Territory Land (refer Part Four(b)), Special Requirements apply to National Land outside Designated Areas.

Figure 12: Designated Areas precincts

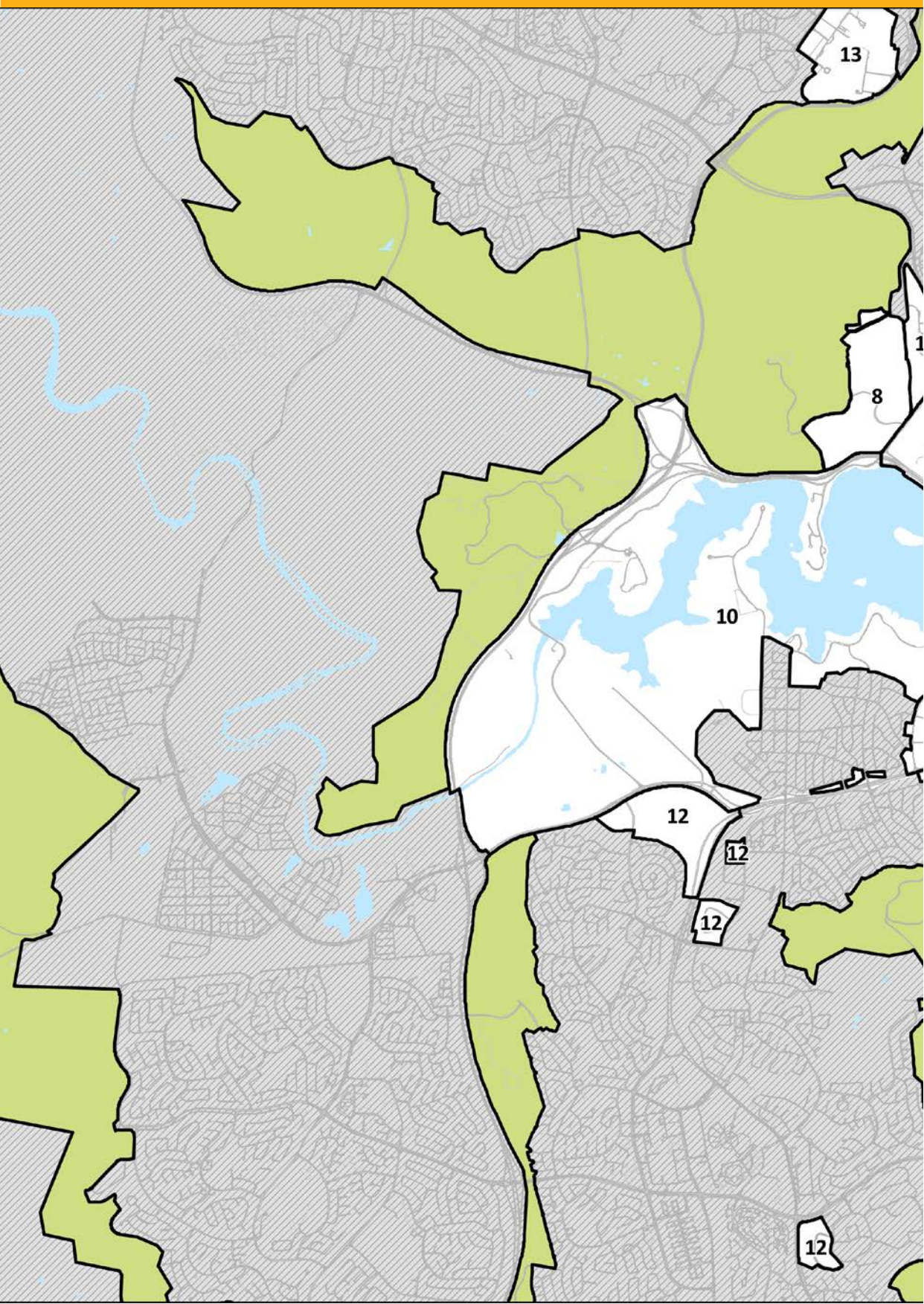
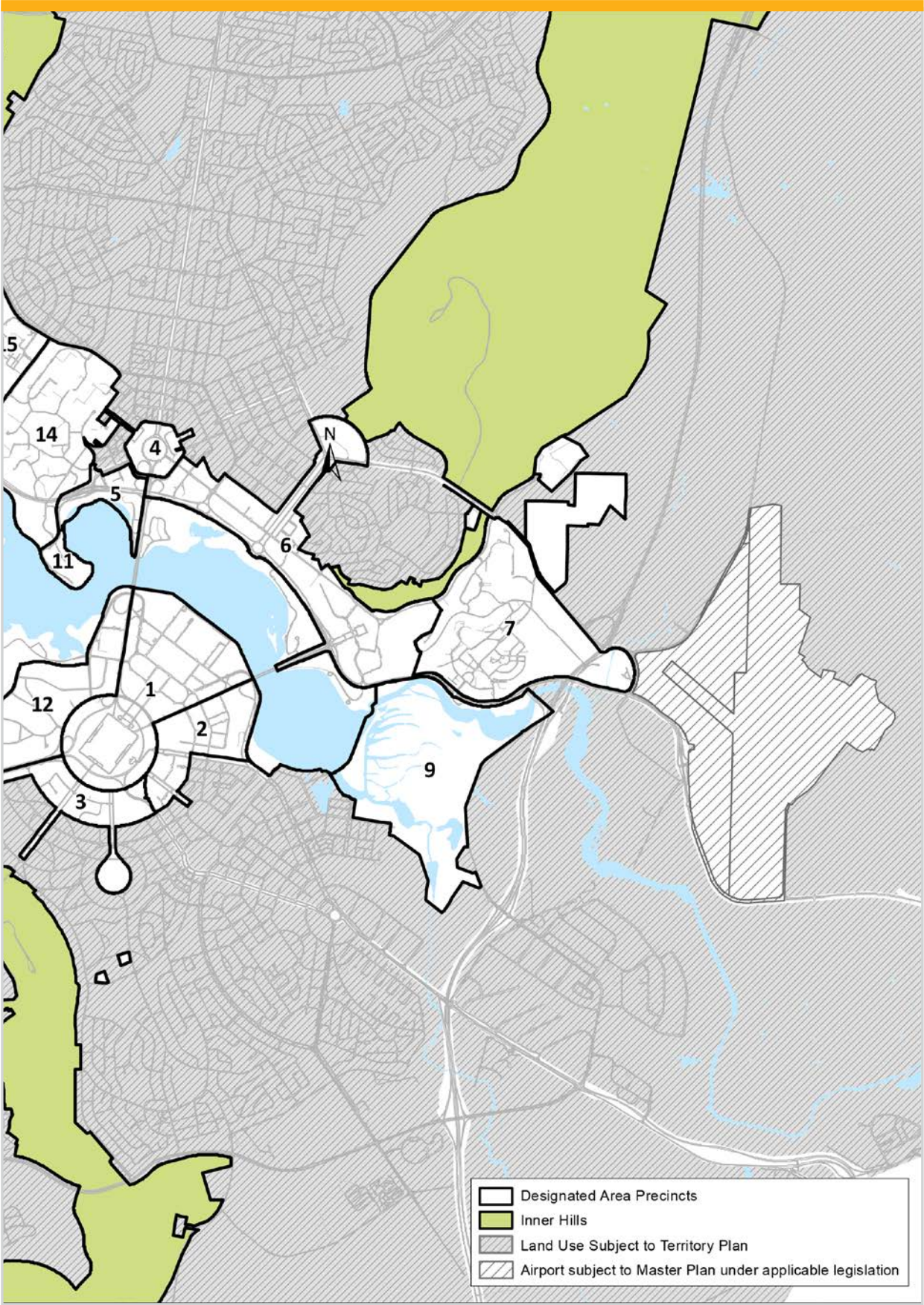


Figure 12: Designated Areas precincts



4.0 Designated Areas

Figure 12 identifies each precinct within Designated Areas. Precincts numbered 1-15 and Canberra Airport form the Central National Area.

Detailed conditions of planning, design and development for each precinct are set out in a series of Precinct Codes. General policies are also applicable to the Central National Area and the Parliamentary Zone and its setting (as defined below).

4.1 The Central National Area

The Central National Area includes the following Precincts:

1. Parliamentary Zone
2. Barton
3. Deakin/Forrest Residential Area
4. City Hill
5. West Basin
6. Constitution Avenue and Anzac Parade
7. Australian Defence Force Academy, Royal Military College Duntroon, and Campbell Park Precinct
8. Australian National Botanic Gardens
9. Jerrabomberra Wetlands
10. Lake Burley Griffin and Foreshores
11. Acton Peninsula
12. Diplomatic Precinct (Yarralumla, Deakin, O'Malley and Curtin)
13. Australian Institute of Sport
14. Australian National University
15. CSIRO Black Mountain
16. Canberra Airport (within the Central National Area however not within Designated Areas).

Main Avenues and Approach Routes are subject to a Precinct Code as they are within Designated Areas, but are not part of the Central National Area.

4.1.1 General policies for the Central National Area

Development in the Central National Area will be guided by the principles below. The principles direct future public and private investment in core areas of the capital where opportunities are created for vibrant, mixed use precincts alongside cultural institutions, government buildings and major national attractions. They restore the intended urbanity and vitality of Canberra as a cosmopolitan lakeside city.

The following general policies will form a basis for planning and urban design decisions for the Central National Area, its landscape setting and approaches. These include:

1. Protect the Griffins' vision by:
 - a. fostering recognition of the 1918 Griffin Plan as a work of national and international cultural significance, and conserve those elements that contribute to this significance in a sustainable manner whilst allowing for the evolution of the city in contemporary terms
 - b. recognising that Canberra is a young city and ensure that future development continues to give expression to the visual geometry, built form, landscape and cultural vitality of the 1918 Griffin Plan
 - c. recognising that some elements (for example, the Australian War Memorial and Parliament House) are successful reinterpretations of the 1918 Griffin Plan which are consistent with and strengthen the framework and spirit of the Plan.
2. Building on the Griffins' vision by:
 - a. maintaining the 1918 Griffin Plan as the primary organising framework of the city's urban form, landscape and symbolism
 - b. fostering Canberra's unique sense of place that has evolved from the Griffins' planning principles
 - c. maintaining the Garden City and City Beautiful values which underpin Canberra's quality of life
 - d. continuing to give expression to the principles of the 1918 Griffin Plan – its visual geometry, built form, landscape spaces and cultural vitality – in order to maintain its integrity as a work of cultural significance which is internationally recognised

- e. continuing to reinforce and, where possible, express the integrity of the Griffins' visual structure by strengthening the geometry and form of Main Avenues, vistas and public spaces
 - f. refocusing the symbolic framework of the 1918 Griffin Plan by consolidating development of national symbols and spaces for commemoration and celebration on the land and water axes, and within the National Triangle
 - g. maintaining the geometry and where practicable the fine-grain pattern of the streets and blocks of the 1918 Griffin Plan
 - h. strengthening the landscape framework from the natural setting of the hills, water courses and parks to the character of its streets as generously-scaled corridors for formal plantings of broad-canopy trees
 - i. maintaining the metropolitan structure principles of Canberra's planning legacy of environmentally balanced urban extensions: design with nature; undeveloped hills and valleys; landscape containment and greenbelts; low traffic congestion; long-term public transport reservations; provision for walking and cycling; and protection of the Central National Area
 - j. maintaining a mix of tree species which enriches the landscape by providing beauty, shade, shelter and wildlife habitats and enhances the built environment.
3. Revitalise the vision with growth in the Central National Area by:
- a. reinstating the Griffins' intended unity between the Central National Area, its setting and the everyday life of the city
 - b. delivering the richness and vitality of the Griffins' vision by ensuring that City and surrounding neighbourhood precincts are strongly connected with the Central National Area, especially with Lake Burley Griffin and its surrounding parks
 - c. accommodating growth in Canberra Central to contribute to a compact, sustainable city that fosters a healthy community, and offers: increased housing, employment and recreation choices; ease of movement; integrated transport and land-use; and respect for the natural environment
 - d. developing the central areas of Canberra, such as City and Constitution Avenue, to the urban scale and diversity intended to consolidate the central areas of Canberra.
- e. managing change – particularly in terms of traffic and development – to preserve the historic landscapes, Garden City and City Beautiful values, and the dignity of the Central National Area
 - f. using public investment in infrastructure to guide private investment, to enhance the vitality, accessibility and national significance of the public domain of the 1918 Griffin Plan, and to generate economic growth
 - g. fostering a greater level of activity, choice, connectivity and accessibility in the central areas of Canberra.
4. Link the city to the Central National Area by:
- a. reducing the physical barriers between the Central National Area, City Centre and surrounding neighbourhood precincts
 - b. fostering exchange between local and national activities
 - c. harnessing the cultural and economic links between the City Centre and surrounding neighbourhood precincts
 - d. facilitating the development of physical connections and urban form to enable greater interaction and exchange between the Australian National University, the Central National Area and City Centre.
5. Extend the City to the Lake by:
- a. developing a variety of waterfront activities on the Lake which are diverse in urban, recreational and ceremonial character and are accessible to the public along the waterfront
 - b. enhancing lake-based tourist facilities and experiences
 - c. maintaining and enhancing the ecological integrity of the lake shore through environmental management requirements for any new development adjacent to or on the lake
 - d. developing natural drainage corridors as linear parks and pedestrian/cycle paths to connect with the lake parklands.
6. Reinforce the Main Avenues by:
- a. realising the identified Main Avenues of Constitution, Northbourne, Commonwealth, Kings, University, Sydney, Brisbane, and part of Canberra Avenue as multi-use boulevards providing corridors of higher-density mixed-use development, public transport, broad tree-lined footpaths with potential for outdoor dining and street parking

- b. preventing the Central National Area from being overwhelmed by through traffic
 - c. providing flexible, efficient and sustainable public transport and pedestrian and bicycle systems that reduce car dependency developing a sufficient density and mix of land uses to support public transport
 - d. improving the urban design and streetscape qualities of the Main Avenues as approaches to the Central National Area
 - e. maintaining the ease and comfort of movement around the city to cater for a diversity of pedestrian, cycle, vehicular and public transport modes
 - f. providing streets with a quality architecture and landscape character that fosters a compact, connective and pedestrian-friendly environment for central city living
 - g. reducing the barriers of major roads to make it easier for people to access the public spaces of the city, particularly in the Central National Area.
7. Link national attractions by:
- a. maintaining the Central National Area as the appropriate setting for the presentation of events, ceremonies and celebrations of national and international significance, so that Australians might better understand their culture and history – and showcase them to the world
 - b. consolidating national and international tourism activity in the Central National Area to enhance the visitor experience and appreciation of the symbolic role of Canberra as the National Capital
 - c. developing existing and new national cultural attractions to complement the settings of existing memorials and national symbols, and to enhance economic benefits for the Australian Capital Territory community
 - d. developing network concepts to link national attractions in the Central National Area, improving legibility and way finding for visitors, and linking existing public domain and transport networks
 - e. engaging new cultural and government buildings with the daily life of the city by connecting them to diverse and mixed-use districts that support a range of public activities, including shopping, dining and entertainment
 - f. reinforcing corridors of tourist activity with additional attractions and supportive land uses such as retail, restaurant and hotel developments
 - g. protecting and enhancing ecological values of the Central National Area as a site for eco-tourism
 - h. identifying opportunities for developing eco-tourism activities in the Central National Area, provide connections to the National Capital Open Space System, and reinforce Canberra's identity and environmental integrity as the 'Bush Capital'
 - i. enhancing the provision of lake and land-based recreational and tourism opportunities within a predominantly public open space setting
 - j. enhancing the sense of arrival for visitors to the National Capital by improving the quality of the approach routes and by progressively formalising the gateway experiences at key city thresholds, culminating in arrival at the Central National Area
 - k. enhancing the vistas to the national attractions and icons.
- #### 4.1.2 Detailed conditions of planning, design and development
1. In the Parliamentary Zone (the area bounded by the southern edge of the Lake, Kings Avenue, State Circle and Commonwealth Avenue):
 - a. Land uses will comprise:
 - Parliamentary Uses and National Capital Uses, including national legislative, judicial and executive functions, and Commonwealth cultural institutions
 - such other uses, including a limited range of commercial uses and tourism facilities that complement and enhance the function and character of the area.
 - b. Development must be guided by the principles, policies and Indicative Development Plan for the Parliamentary Zone set out in the Parliamentary Zone Precinct Code.
 2. Other parts of the Designated Areas will be used in accordance with relevant Precinct Codes.
 3. Land uses will relate primarily to national functions. This should not, however, preclude the establishment of appropriate ACT Government functions, suitably located.

4. Consideration of commercial uses in those parts of the Designated Area that lie in the City will have regard to the planning effects on City as well as on the Central National Area.
5. Special consideration will be given to community, cultural, residential, tourism, entertainment and leisure uses which complement and enhance the function and character of the Designated Area.
6. Traffic capacity and traffic arrangements on major routes in the Designated Area will be planned to ensure safe and dignified access for all ceremonial occasions, and for residents, staff, tourists and visitors.
7. The transport system within the Designated Area will be planned and managed for volumes of traffic and parking consistent with the significance and use of the area. Transport infrastructure should foster the use of transport systems which minimise adverse effects from vehicular traffic.
8. The urban design of the area is to achieve an integrated design of the highest quality by managing building height and bulk, and by encouraging building forms and layouts on consistent building alignments which enhance the structure of the Griffins' plans.
9. New development should seek to respect the design and character of adjacent buildings in terms of scale, colour, materials, massing and frontage alignment.
10. Individual development proposals will be assessed on their merits in respect to sunlight penetration, amenity, pedestrian and vehicle access. No buildings taller than RL617 will be permitted in the Designated Area, but the general building height will be 3-4 storeys except where the National Capital Authority determines otherwise.
11. Buildings in the area must show an appropriate quality of architectural design consistent with their location in this area of special national importance.
12. Direct access to and from major roads will be permitted where practicable and not inconsistent with traffic safety requirements. The design and maintenance of all roadways and parking areas, including their associated landscaping, signs and lighting, will be of a consistently high quality.
13. Commonwealth, Kings and Constitution Avenues, the avenues connecting the nodal points of the National Triangle, are of critical significance in delineating the geometric form of the Griffins' plans. They are not only the primary movement routes, but they are powerful generators of structure and urban form. Their formal expression is paramount and is to be achieved by strong avenue planting, consistent road design, special lighting and detailing. Building heights and setbacks will be planned to ensure consistency and continuity. Except where otherwise specified in the Plan, setbacks for buildings adjacent to Kings and Commonwealth Avenues south of Lake Burley Griffin should be 10 metres. Setbacks for buildings adjacent to Kings and Commonwealth Avenues north of Lake Burley Griffin should be six metres.
14. Landscaping is to enhance the visual setting of the Designated Area and integrate the buildings with their landscape setting. This will be carried out in accordance with a landscape masterplan to be prepared by the National Capital Authority which particularly emphasises the following landscape themes:
 - a. the formal and consistent landscaping of Main Avenues and mall spaces
 - b. the combination of formal and informal landscaping which occurs around the Lake's edge and is the setting for Parliament House and its adjacent area.
15. Residential blocks must not be subdivided for separate occupation.
16. Any proposal to subdivide land within the Central National Area will require the approval of the National Capital Authority.

4.2 THE PARLIAMENTARY ZONE AND ITS SETTING

4.2.1 Background

The Parliamentary Zone and Its Setting comprises the Parliamentary Zone, Diplomatic (Yarralumla), Deakin/Forrest Residential Area, Barton, City Hill, West Basin, and Constitution Avenue and Anzac Parade Precincts.

The National Capital and Seat of Government is the legislative, judicial, administrative, executive, ceremonial and symbolic centre of the nation.

The role of Canberra as the National Capital warrants high environmental and aesthetic standards for development generally. It also requires that national functions are located where they may operate effectively and efficiently.

Areas that clearly exhibit the special characteristics of the National Capital primarily have the Parliamentary Zone and its setting as their focus. They embrace the main National Capital uses and national institutions, and other centrally located areas of National Land, diplomatic areas, and nearby lands where planning, design and development are critical.

The core of those areas is the Parliamentary Zone – the physical manifestation of Australian democratic government and the home of the nation's most important cultural and judicial institutions and symbols.

The area ensures that the essential relationships between Parliament and its setting are planned, developed and conserved in an integrated way, with the Commonwealth providing the requisite leadership of design and ensuring that construction and maintenance operations are carried out to the highest standards.

Urban design is concerned with the arrangement of buildings and spaces to achieve harmony, interest, attractiveness, vitality and legibility. Specific urban design policies are concerned with ensuring that the quality of the built environment results in a composition which is consistent in scale and image.

The subject area is the centre for all the nationally significant activities of Parliament, the Judiciary and government and is the focal point of visitor interest in the National Capital.

A Masterplan for the Parliamentary Zone (refer to the Parliamentary Zone Precinct Code) guides all future development in the Zone.

Within the Parliamentary Zone, the National Capital Authority's statutory responsibility for the approval of works in Designated Areas does not affect section 5 of the *Parliament Act 1974* which provides at subsection (1) that:

no building or other work is to be erected on land within the Parliamentary Zone unless:

» *if the land is within the precincts as defined by subsection 3(1) of the Parliamentary Precincts Act 1988 – the President of the Senate and the Speaker of the House of Representatives jointly have; or*

» *in any other case – the Minister has;*

caused a proposal for the erection of a building or work to be laid before each House of the Parliament and the proposal has been approved by resolution of each House.

The combined effect of the Act, the *Parliament Act 1974* and the *Parliamentary Precincts Act 1988*, is that within the Parliamentary Zone (which includes the Parliamentary Precincts), Works as defined by the Act require approval by National Capital Authority in addition to any Parliamentary approvals necessary under the other Acts.

Within the Parliamentary Precincts (generally within Capital Circle) the Presiding Officers have responsibility for control and management. In the exercise of this responsibility, any actions falling within the definition of Works set out in the Act continue to require approval by National Capital Authority.

The Plan includes City Hill and the area inside London Circuit as part of the Designated Area. City Hill is one of the three corners of the National Triangle formed by Commonwealth, Kings and Constitution Avenues, and as such the character of its future development and that of the area adjoining it is crucial to the long-term character of the National Capital.

Linking City Hill with Russell is Constitution Avenue. The Plan provides for development beside the Avenue which establishes it as a formal urban avenue. Since design issues will be crucial in setting the character of the Avenue, both sides of Constitution Avenue are included in the Designated Areas.

Land fronting the Approach Routes and avenues which were an important symbolic component of the Griffins' plans is also considered to have special National Capital interest. Special Requirements have been established for these areas.

4.2.2 Detailed conditions of planning, design and development

4.2.2.1 Principles for the Parliamentary Zone and its Setting

1. Canberra's role as Australia's capital is of continuing and paramount importance. National functions, organisations and activities are actively encouraged to locate in Canberra. They should be housed and located in prominent positions where they serve, individually and collectively, as effective symbols of the nation and its capital.
 2. Opportunities should be taken progressively to enhance the international role of Canberra as Australia's capital. Diplomatic representation, the establishment in Canberra of international organisations, and the holding of international events in Canberra are all encouraged as means of enhancing the National Capital's international role.
 3. The planning and development of the National Capital will seek to respect and enhance the main principles of the Griffins' formally adopted plan for Canberra.
 4. The Parliamentary Zone and its setting remain the heart of the National Capital. In this area, priority will be given to the development of buildings and associated structures which have activities and functions that symbolise the Capital and through it the nation. Other developments in the area should be sited and designed to support the prominence of these national functions and reinforce the character of the area.
 5. Planning and development of the Territory beyond the Parliamentary Zone and its setting should enhance the national significance of both Canberra and the Territory.
- b. The preferred uses in the Parliamentary Zone are those that arise from its role as the physical manifestation of Australian democratic government and as the home of the nation's most important cultural and judicial institutions and symbols. The highest standards of architecture will be sought for buildings located in the Parliamentary Zone.
 - c. Diplomatic activities should be established in places which are prestigious, have good access to Parliament House and other designated diplomatic precincts, and meet security requirements. They should be planned and designed to establish a distinct character and setting for each area reflecting their national and international significance.
 - d. National and international associations and institutions will be encouraged to locate in Canberra, and whenever practicable the District of Canberra Central will be the preferred location for them.

4.2.2.2 Policies for the Parliamentary Zone and its setting

- a. Major national functions and activities that are closely connected with workings of Parliament or are of major national significance should be located in or adjacent to the National Triangle formed by Commonwealth, Kings and Constitution Avenues, to provide a strong physical and functional structure which symbolises the role of Canberra as the National Capital.

PRECINCT CODES

4.3 PARLIAMENTARY ZONE PRECINCT CODE

4.3.1 Precinct location

The Parliamentary Zone Precinct consists of the Parliamentary Zone, being the eastern side of the Commonwealth Avenue road reserve between State Circle and the southern shore of the Lake, Capital Hill, and the western side of the Kings Avenue road reserve between State Circle and the southern shore of the Lake.

The Parliamentary Zone is the area of land bounded by a line commencing at a point where the eastern boundary of Commonwealth Avenue intersects the inner boundary of State Circle and proceeding thence in a northerly direction along the eastern boundary of Commonwealth Avenue until it intersects the southern shore of the Lake, thence in a generally easterly direction along that shore until it intersects the western boundary of Kings Avenue, thence in a south westerly direction along that boundary until it intersects the inner boundary of State Circle, and thence clockwise around that inner boundary to the point of commencement.

Capital Hill includes the land enclosed by State Circle, and that part of the road reserve of State Circle immediately adjacent to Capital Hill.

Figure 13 illustrates the location of the Parliamentary Zone Precinct.

4.3.2 Background

The Parliamentary Zone Precinct is the physical manifestation of Australian democratic government and the home of the nation's most importance cultural and judicial institutions and symbols. The Parliamentary Zone is the symbolic heart of the National Capital and is at the geometric centre of the Griffins' plans for Canberra.

4.3.3 Objectives for the Parliamentary Zone Precinct

The Parliamentary Zone will be given meaning as the place of the people, accessible to all Australians so that they can more fully understand and appreciate the collective experience and rich diversity of this country.

To do this, the place of the people must reflect:

- » the political and cultural role of Australia's Capital
- » federation and Australian democracy
- » the achievements of individual Australians in all areas of endeavour
- » the diversity of Australia, its peoples, natural environments, cultures and heritage
- » the unique qualities of Australian creativity and craftsmanship.

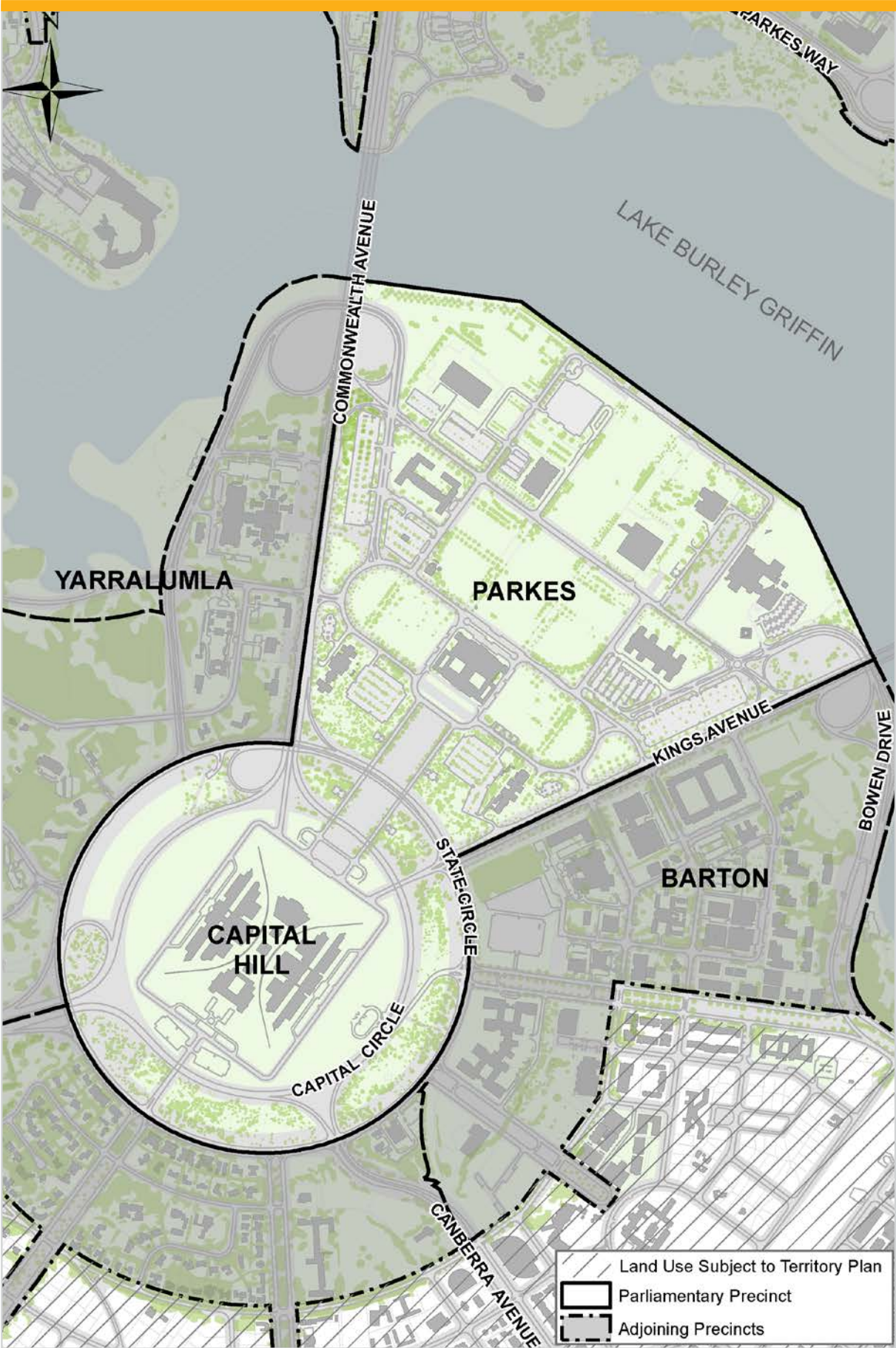
The place of the people must have:

- » a sense of scale, dignity and openness
- » a cohesive and comprehensible layout
- » a large forum for public ceremony and debate
- » intimate, enjoyable spaces for individuals and groups
- » a dynamic program of national, state and regional events
- » accessible and affordable public facilities.

To realise the Parliamentary Zone as the place of the people it will be important to:

- » balance politics and culture
- » welcome people
- » celebrate Australian history and society
- » represent Australian excellence
- » emphasise the importance of the public realm
- » make access easy and open
- » reinforce the integrity of the visual structure
- » strengthen the relationship between buildings and landscape
- » create a variety of urban spaces
- » establish comprehensive design management policies for the future.

FIGURE 13: The Parliamentary Zone Precinct location



For each of these objectives, stated intentions that will guide all developmental and cultural and physical planning and management are as follows.

Objective	Intention
Balance politics and culture	<ul style="list-style-type: none"> » locate national cultural institutions and key government agencies in the place of the people » facilitate the staging of cultural and political events, activities and ceremonies provide opportunities to recognise Australian endeavour
Welcome people	<ul style="list-style-type: none"> » encourage the diverse population of Australia to visit » provide spaces that are pleasant and sheltered » improve the level of amenity and engender vitality (cafés, events, picnic spaces, etcetera) » establish a program of appropriate events and activities in quality venues » provide visitor-friendly public transport and car parking » discourage through-traffic and encourage pedestrians and cyclists » make it easy for people to find their destination
Celebrate Australian history and society	<ul style="list-style-type: none"> » create ceremonial and community events that reflect our nation's history, spirit and aspirations » recognise the rich history and contribution of the Indigenous Australian people and of our multicultural society » provide opportunities for people to interpret the role of government, the history of our nation and Australian achievement » foster a sense of affinity and attachment to the National Capital » conserve the unique heritage of the Parliamentary Zone for future generations
Represent Australian excellence	<ul style="list-style-type: none"> » encourage the exemplary use of Australian innovation, creativity and diversity » use Australian materials and craftsmanship » demonstrate sustainable management practices » adopt leading practice design and architecture
Emphasise the importance of the public realm	<ul style="list-style-type: none"> » encourage pedestrian activity » improve the amenity of the open spaces » establish a variety of public spaces that will support a range of activities » establish a hierarchy of public spaces with the Land Axis as the principal space » create a major focus for public representation » provide good signage and interpretative systems
Make access easy and open	<ul style="list-style-type: none"> » provide a comprehensive system of paths, cycleways and roads » make public spaces safe » ensure that design is barrier free » improve public transport » locate car parks where they are central, safe and secure » establish well signed, convenient routes to major destinations » clearly identify the front entries to buildings

Reinforce the integrity of the visual structure	<ul style="list-style-type: none"> » maintain the integrity and prominence of the Land Axis » symbolically recognise the intersection of the Land Axis and Water Axis » emphasise Commonwealth and Kings Avenues as landscape edges » align buildings normal to the Land Axis and Water Axis and to the Griffins' proposed terraces » enhance the existing character and quality of the landscape » use lighting to emphasise the organisational structure, buildings and other special features » plant trees to reflect seasonal changes
Strengthen the relationship between buildings and landscape	<ul style="list-style-type: none"> » provide ordered settings and relate buildings of similar functions, using the existing buildings as the focus » locate a central court for each development group » provide clear address and identity for all buildings from the central court » align buildings normal to the Land Axis and Water Axis » establish vistas from the Land Axis to the central development courts » enhance seasonal, day and night landscape settings for buildings
Create a variety of urban spaces	<ul style="list-style-type: none"> » establish a sequence of spaces that range from the Land Axis to the development courts » provide a major focus for public representation and gatherings of national interest » create spaces that will support vibrant activities of discovery and others for reflection or quiet enjoyment » link buildings and places with a legible road and pathway network
Establish comprehensive design management polices for the future	<ul style="list-style-type: none"> » reserve sites for new buildings » plan for a mix of appropriate future functions and land uses » establish a viable financial framework for development and management » provide a defined role for private capital, patronage and sponsorship » develop sustainable environmental management practices » conserve the unique heritage of the Parliamentary Zone for future generations

4.3.4 Land use for Parliamentary Zone Precinct

Land use for the Parliamentary Zone should be in accordance with Figure 14.

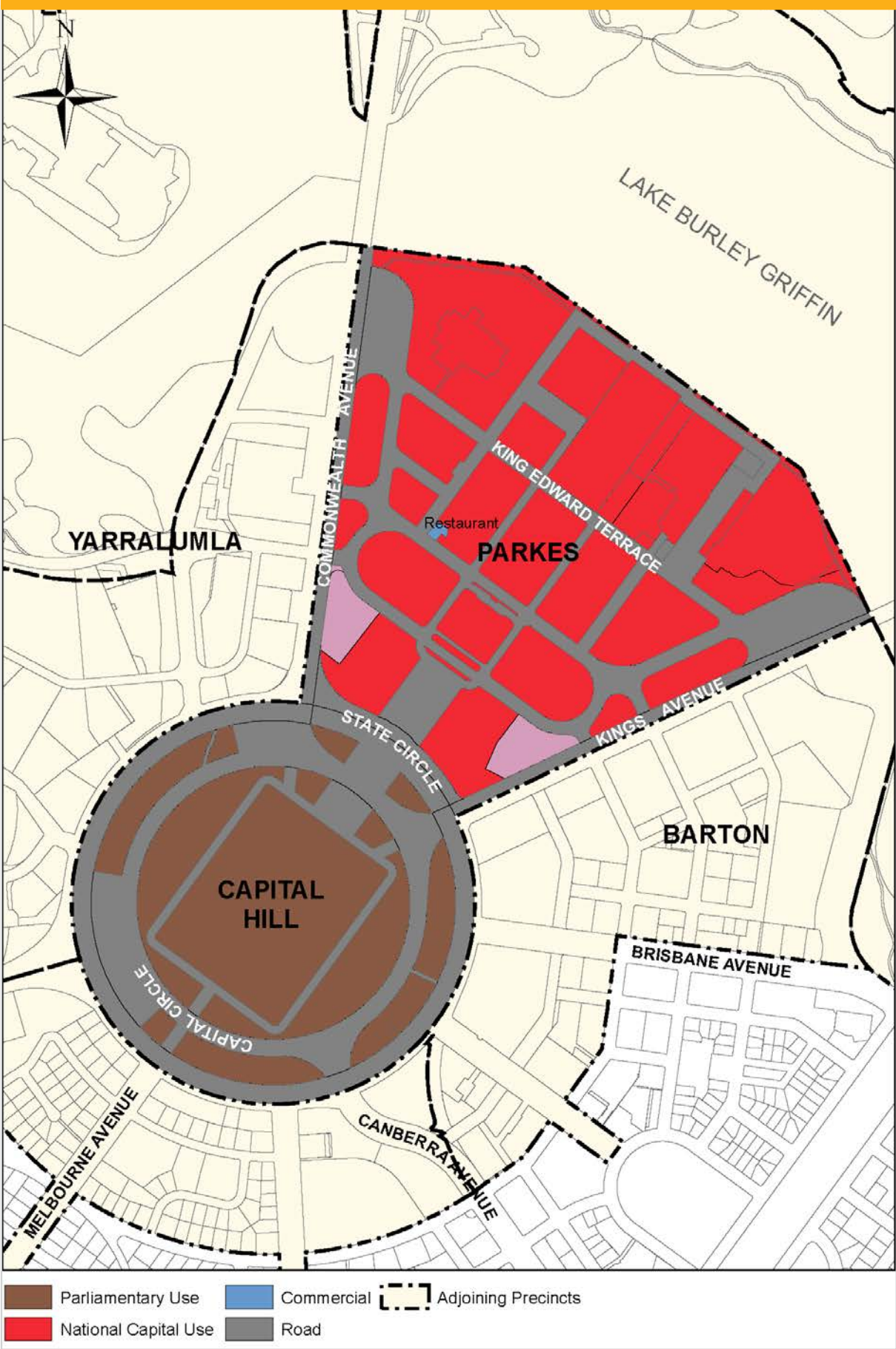
Permitted land uses for 'Mixed Use' are:

- » Commercial Accommodation (Hotel, Motel and Serviced Apartments only)
- » Community Use
- » National Association Office
- » National Capital Use
- » Office
- » Parliamentary Use
- » Place of Assembly.

Permitted ancillary land uses for 'Mixed Use' are:

- » Café
- » Car Park
- » Child Care Centre
- » Consulting Rooms
- » Personal Services Establishment
- » Retail
- » Restaurant.

FIGURE 14: Land use for the Parliamentary Zone Precinct



4.3.5 Detailed conditions of planning, design and development

Formation of campuses

Identifiable precincts, or campuses, should be created to provide a sensible and flexible rationale for the location of new buildings, public spaces, commemorative works and even some events.

Essentially, the policy is to use the existing buildings as 'anchors' for new development that has a compatible function. For example, a new government agency could be sited adjacent to either the John Gorton or Treasury buildings, while a new visual arts building could be located near the National Gallery of Australia. Similarly, any planned extensions to Parliament would be ideally placed on what was Camp Hill between the Old and New Houses of Parliament.

While the existing buildings will determine the character of the functions and uses for each campus, a court, plaza or garden should provide the focus to their layout. Each building in the campus, existing and new, should have a pedestrian entry fronting the court, and the courts themselves should be developed so that they encourage people to use them for informal lunch time sports, or for celebrations or perhaps protests.

The existing buildings will also influence the architectural and landscape character for each of the campuses. Urban design guidelines addressing aspects such as form, materials, scale and footprint should ensure that successive development contributes to the integrity of the campus. Gradually this will break the Zone into distinguishable precincts, which in turn will make the Zone more visitor-friendly.

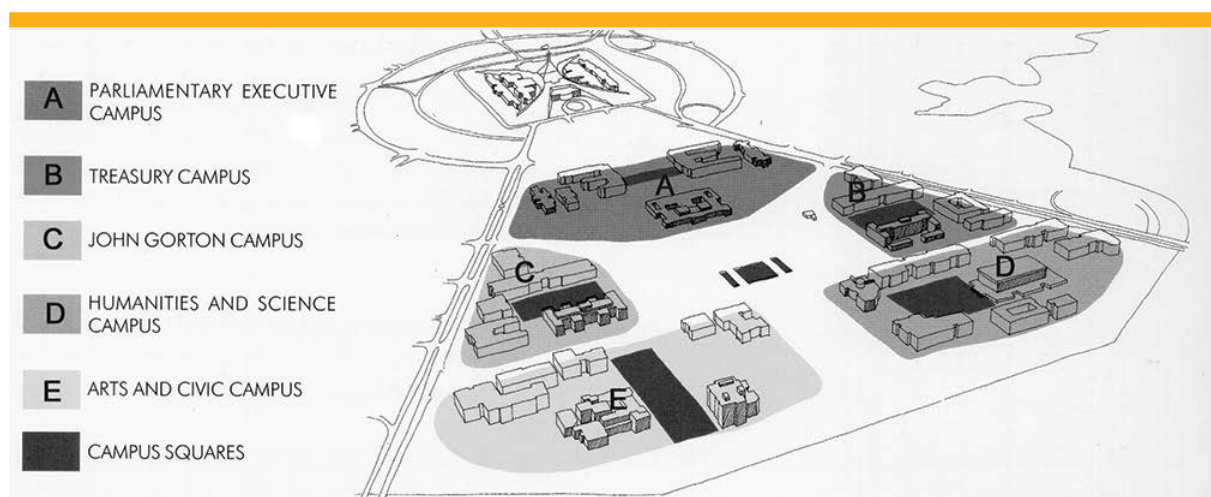
To ensure that people can move easily between the campuses, the campuses will be connected by paths and vistas created from one central court to the other. To ensure that people can orientate themselves in the Zone, view corridors from the courts to the Lake or Parliament House will also be established.

Five campuses are to be formed in the Zone, with Parliament House as a sixth, as follows:

- » 'Parliamentary Executive' campus, centred on Old Parliament House
- » 'Treasury' campus around that building
- » 'John Gorton' campus around that building
- » 'Humanities and Science' campus, built around the National Library of Australia and the National Science and Technology Centre
- » 'Arts and Civic' campus built around the National Gallery of Australia and the High Court of Australia.

The general arrangement of each of these campuses is identified in Figure 15.

FIGURE 15: Parliamentary Zone - Formation of campuses



Land use and development

For the place of the people to remain relevant, a balance should be maintained between the working political functions of the seat of Government and the national cultural institutions. Major shifts in this balance would make the Parliamentary Zone into either a theme park of attractions or an office environment devoid of people outside of working hours.

Permissible land uses include parliamentary uses, appropriate National Capital uses and other uses that enhance the function and character of the area.

In recognition of an anticipated 50-year timeframe for future developments including buildings, landscapes and associated works, a number of sites within the Parliamentary Zone should be reserved for future use in four main categories:

- » Seat of Government – Commonwealth Parliament of Australia
- » Seat of Government – Agencies of the Commonwealth of Australia
- » national (cultural) institutions
- » facilities and amenities for the public.

In the event that Parliament House needs to expand to accommodate growth in its working population, expansion should be directed into the two existing car parks located either side of Federation Mall between East Block and West Block. Buildings should be three storeys in addition to multi-level basement car parking.

Future growth of government agency functions should be directed into the campuses located around the Treasury and John Gorton buildings. Because they are near the centre of the Parliamentary Zone and house large worker populations, these two campuses should also be the locations for low-scale structured car parks. The car parks may additionally house future shuttle bus services, as well as limited retail amenities such as dry cleaners, newsagents and flower shops.

Any future expansion of the National Gallery of Australia and the National Archives of Australia should occur on sites adjacent to the present locations of these national institutions.

Any long-term requirements for new cultural institutions should also be accommodated in the proposed campuses. There are ample new building sites (many currently used for surface parking) associated with the Arts and Civic campus and the Humanities and Science Campus.

The site to the west of the Land Axis and east of Parkes Place West (currently a surface car park) is a high profile site. The site should be reserved for a significant national building and/or a significant national place of special status and interest.

King Edward Terrace should develop a 'mainstream character' over time with intersection changes, additional pedestrian crossings, broader paths and more consistent avenue planting. To reinforce this character, concessions and convenient services for the public should be provided along the Terrace.

Finally, the new focus of public activities in the place of the people, the area adjoining the south side of Queen Elizabeth Terrace on the lake edge and centred on the Land Axis, should provide amenities and facilities such as restaurants, coffee shops, and exhibitions for the public.

Roads and traffic

Traffic is an important aspect of realising the objectives for the Parliamentary Zone. Commonwealth and Kings Avenues are major traffic routes connecting the north and south of Canberra and both carry large volumes of peak hour traffic. More importantly, commuters travelling to and from City, Barton and Fyshwick use the east-west roads that go through the Parliamentary Zone, i.e. King Edward, King George and Queen Victoria Terraces.

A disproportionate amount of through-traffic uses King Edward Terrace and as a consequence there is a number of traffic and pedestrian safety matters.

To assist in ameliorating some of the through-traffic, a number of improvements to the road layout and design should be introduced progressively. These include:

- » Establishing a legible hierarchy in the roads by giving each a different character, drawn from variables such as the road surface and width, avenue planting and directional signage. In this way Commonwealth and Kings Avenues will be distinguished as the primary access roads, King Edward and King George Terraces

as secondary address roads and Parkes Place, Queen Victoria Terrace and Federation Mall as the tertiary distributors. The lanes within the campuses that lead to building entries or to car parks should be developed as shared zones for pedestrians and cars.

- » Changing King Edward Terrace from a thoroughfare to a main street. This can be achieved by creating 'T' intersections and traffic lights at its junctions with Commonwealth and Kings Avenues, by rationalising the number of entry points to the campuses and by adding pedestrian crossing points to provide continuity in the path system. With the exception of service vehicles and tourist coaches, a load limit should also be considered as a traffic calming and safety measure.
- » Removing Bowen Place, Flynn Place, and the straight sections of Langton Crescent and Dorothy Tangney Place. These roads were built to a large scale in the expectation that Parliament House would be built on the lakeshore rather than on Capital Hill. Their removal is possible if 'T' intersections are made at the intersections of King Edward Terrace, Commonwealth and Kings Avenues.

Pedestrian pathways

Direct, sheltered paths connecting major destinations will substantially improve the public realm of the Parliamentary Zone. Encouraging people to leave their cars in one destination and to explore the attractions of the Zone as pedestrians will add to the vibrancy and life of the place of the people.

A legible and consistent path system that connects all the parts of the Parliamentary Zone will be introduced gradually and progressively.

The first paths to be installed should be in the northern part of the Zone, linking King Edward Terrace and the Lake. Linking with the pathways that now terminate at the northern edge of Parkes Place, the new paths should run down each side of the open space that forms the Land Axis to the Lake. Pedestrian crossings are to be provided on King Edward Terrace along these paths at appropriate points to afford a safe pedestrian environment.

In the vicinity of Old Parliament House, the existing perimeter roads should be upgraded through the use of extended paving to enhance pedestrian movement but in a manner that has regard to the conservation values of the historic setting of the building and still capable of meeting the functional requirements of the building. This would give the building an appropriate, dignified setting and create a generous new pedestrian environment. To further connect Old Parliament House with the other parts of the Parliamentary Zone, some form of secondary entry should be created at the rear of the building facing Parliament House.

In association with the paths, cycle access for both commuter and recreational cyclists will be provided. The cycleway network should be linked to the existing system, encouraging access and especially cycling around the Lake. All major attractions should be similarly connected, and secure facilities for cycle storage should be installed at these locations.

Orientation and interpretation

Good orientation and interpretation will help to create a positive first impression and an enjoyable experience for people visiting the Parliamentary Zone and assist their understanding about the National Capital.

A hierarchical signage system to assist people in finding their way around the Parliamentary Zone and reinforce it as a special area is to be produced. The system should include:

- » identification signs that relate to street entrances of the key national institutions and public places
- » secondary signs that relate to the public entrances of the buildings
- » directional signs for traffic and pedestrians to indicate the routes to buildings and other destinations
- » information signs on services for pedestrians and tourists
- » interpretative signs providing information about places, events and venues.

This system should ensure continuity in the form of the sign, consistency in message content and easy updating and extension.

Interpretative signs are to be included at commemorative and dedication points and at the entrances to gardens, places and venues. These signs should provide brief notes on the historical background, cultural significance and importance of these places.

Tree planting

Tree planting is fundamental to the enduring design concept of Canberra and to the character and structure of the city. It is the formal tree planting that reflects the ground pattern of roads and formal spaces and establishes their character and beauty. New planting should be introduced and existing planting strengthened and conserved to attract native birdlife and create shelter, scale, interest and a special character to each of the campuses.

The Land Axis and Commonwealth and Kings Avenues are important elements in making the Parliamentary Zone legible. To maintain the definition of the geometry of the Zone, there must be a long-term strategy for the replacement of trees.

With its central location, length, width and the stark contrast between the turf and the eucalypts, the Land Axis has a powerful presence in the Parliamentary Zone. Trees should be replaced and the planting extended where appropriate to preserve the visual strength of the Land Axis.

The tree planting on Commonwealth and Kings Avenues reflects different attitudes to avenue planting over the generations. There is an assortment of native, coniferous and deciduous species that requires rationalisation. The original design intent of the avenue planting – to provide a backdrop of coniferous evergreen trees contrasting with the deciduous trees at the street edge – made the avenues legible in the broader landscape and distinctive throughout the seasons. A consistent approach to replacement tree planting should be undertaken to reinstate this intent.

There are other formal spaces that reflect the Griffins' Plan with its terracing, and the 1920s road layout. These spaces and streets, which include Parkes Place and Queen Victoria, King George and King Edward Terraces, create a series of important cross axes and lateral spaces. The trees that establish these spaces are a mixture of exotic evergreen and deciduous species.

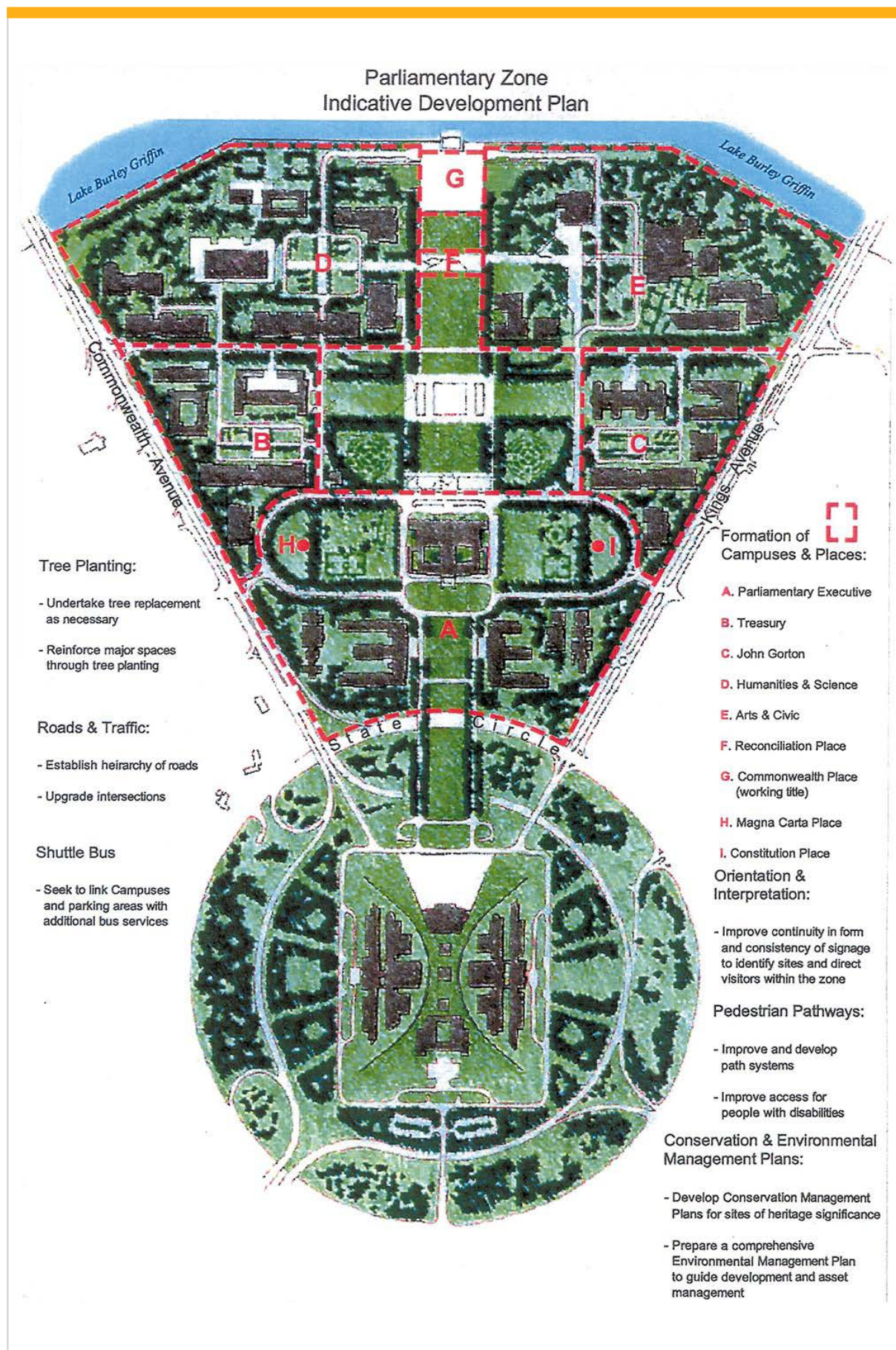
A consistent approach to replacement planting should be adopted to conserve the clarity and character of these spaces. For example, red autumn foliage along the avenues, with accents of yellow at intersection points, will help to define special routes and places of interest. The brighter foliage of deciduous trees will also emphasise the major groupings of buildings and offer sun and shade control at various times of the year.

The East-West promenade between the National Gallery of Australia and the National Library of Australia will create a major new lateral space. Here, tree planting should be used to identify this as a new cross axis mimicking the older tree planting of the avenues.

Indicative development plan

The Indicative Development Plan at Figure 16 indicates how growth and development is intended to look in the long term. The Indicative Development Plan should be used to guide all future planning and development in the Parliamentary Zone.

FIGURE 16: Parliamentary Zone - Indicative development plan



4.4 BARTON PRECINCT CODE

4.4.1 Precinct Location

The Barton Precinct is bounded by Kings Avenue and the Parliamentary Zone to the north and the edge of Lake Burley Griffin to the east. The southern perimeter runs along Brisbane Avenue, down National Circuit around Sydney Avenue and ends at Canberra Avenue. State Circle and the curtilage of St Andrew's Church form the western boundary of the precinct.

Figure 17 illustrates the location of the Barton Precinct.

4.4.2 Background

Barton has long been recognised as a prestigious office location and is characterised by a series of large buildings set in a generous landscape setting. A number of key government agencies are located in the area, including the Department of Foreign Affairs and Trade, Australian Federal Police, Australian National Audit Office, Department of the Prime Minister and Cabinet and the Attorney-General's Department. Smaller Australian Government agencies and private sector offices (often providing services to government) have also established in Barton.

4.4.3 Objectives for Barton Precinct

1. Ensure the highest standards of architecture for all buildings in the precinct.
2. Ensure that individual buildings contribute to the coherent definition of streets, blocks and public spaces intended for the Precinct.
3. Create a legible network of paths and streets and enhance connectivity and accessibility to the Lake.
4. Encourage a mix of land uses which contribute to the vibrancy, amenity and convenience of the Barton Precinct as an attractive place in which to work and live.
5. Ensure new development meets leading practice for environmental sustainability including energy efficiency and water sensitive urban design measures.
6. Ensure development recognises and complements the precinct character; as a major employment centre and area of national importance.
7. Recognise and reinforce the different streetscapes associated with Kings, Brisbane, and Sydney Avenues, and State Circle.

4.4.4 Land Use for Barton Precinct

Land use for the Barton Precinct should be in accordance with Figure 18.

4.4.5 Detailed conditions of planning, design and development

General

Building height

A building height limit of RL 591 generally applies to the Barton area. This level corresponds with the level of the parapet walls at all four corners of Parliament Drive and establishes an appropriate limit in terms of creating and maintaining built form relationships to Parliament House when seen from vantage points in and around the Central National Area.

Minor building elements (such as lift overruns and roof plant) that extend building height above RL 591 will be considered where this enhances the architectural quality of the building, and fosters energy efficiency, indoor amenity, appropriate urban scale, and adds visual interest to the skyline. Minor building elements should be carefully integrated within the form of buildings.

Lift overruns, plant rooms and any roof mounted aerials, masts and dishes should be designed and sited to have a low visual impact when viewed from the street or Parliament House.

At Section 1 Barton, buildings up to RL 602, inclusive of plant and roof height, may be considered where they add visual interest to the skyline and are set back from the Main Avenue frontages. Individual consideration will also be given to special vertical elements such as a spire or tower associated with a cathedral building on Block 31 Section 6 Barton.

Buildings should be a minimum of four storeys on the Main Avenue frontages of Kings Avenue, Brisbane Avenue and Sydney Avenue.

Landscaping

A high quality of landscape design is sought and mature trees are to be retained wherever possible.

Street trees and other large trees are to be planted in deep-root soil conditions.

Pedestrian and bicycle movement

Windsor Walk will be constructed and landscaped to form the main pedestrian spine through the Barton Precinct.

Figure 17: Barton Precinct location

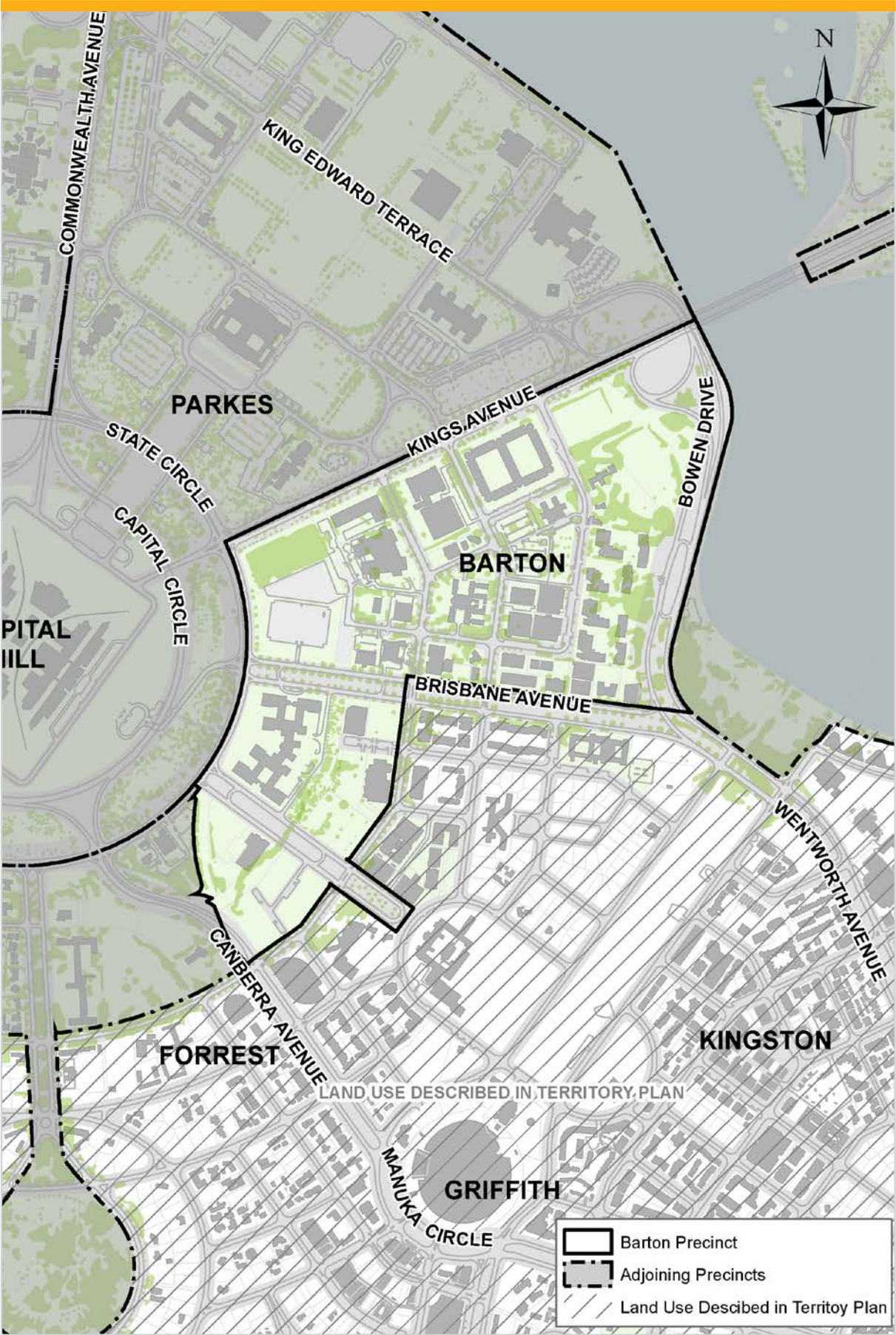
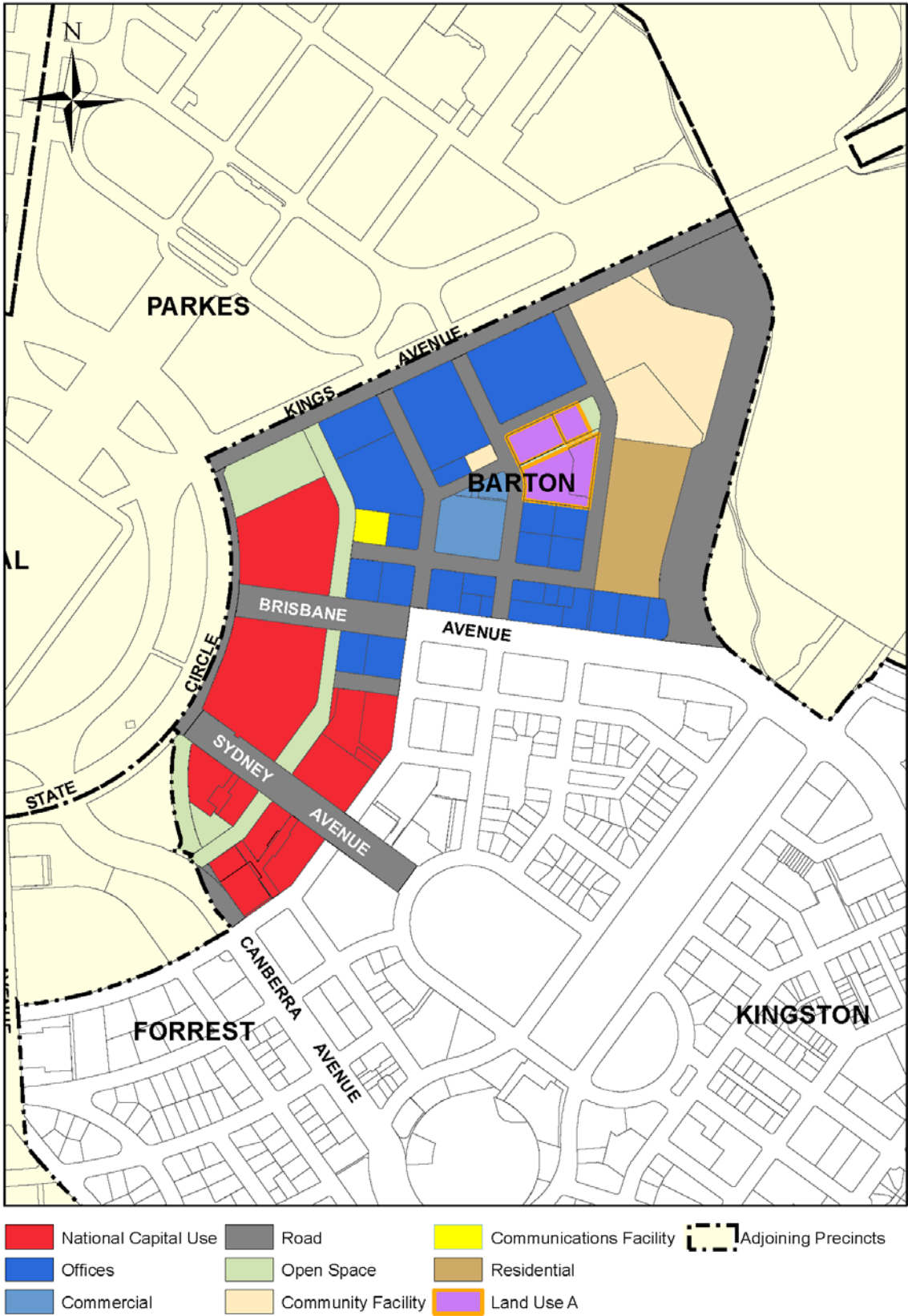


Figure 18: Land use for the Barton Precinct



Cycle ways and pedestrian paths will be provided to enable safe and convenient movement and should connect to major peripheral paths.

Pedestrian safety and visual amenity should be secured through traffic calming and appropriate streetscape design.

New development should provide a positive address to pedestrian areas, to provide visual interest, activity and passive surveillance. Blank façades and exposed service areas should generally be avoided.

Opportunities for linking the pedestrian networks of the Barton Precinct with the surrounding areas such as the trail system in the peripheral parklands of Parliament House should be addressed by new developments, particularly in the development of Section 1 Barton.

Sustainable development

Promote environmentally sustainable development including increased pedestrian and cycle accessibility and public transport use while reducing dependency on private vehicles.

Off site works

Public domain works and site infrastructure should be implemented concurrently with new adjoining development.

New developments may be required to provide public infrastructure, including adjacent access roads and landscaped public spaces such as Windsor Walk, in accordance with detailed development requirements set by the National Capital Authority.

Location Specific

York Park Area

Background

The development of York Park and environs is primarily to accommodate prestigious offices requiring proximity to Parliament House. York Park occupies a prominent site in the Central National Area and contributes to the urban form and landscape features which give the National Capital its special character and setting. It forms part of the backdrop and approaches to Parliament House and an edge to the National Triangle at Kings Avenue.

York Park has a key role in the daily functions of government, provides sites for the headquarters of major national associations and plays an international role in receiving visiting officials and dignitaries. Consequently, it is necessary that development of York Park and its public domain should achieve design excellence of a high order.

'York Park' is the gazetted name of the areas contained within Sections 1 and 15 Barton and Section 29 Forrest (named after commemorative tree plantings by HRH the Duke of York in 1927). However, for the purposes of the Precinct Code 'York Park' refers also to the environs beyond these Sections and includes all of the area between National Circuit, Canberra Avenue, State Circle and Kings Avenue.

Objectives for York Park area

The York Park area should be developed primarily as a prestigious office area and landscape setting to satisfy demand for office accommodation requiring proximity to Parliament House.

The urban structure and character of York Park should reflect the geometry and intent of the Griffins' plans, and provide a legible hierarchy of streets and public spaces.

Development should respect the geometry and symbolic intent of the Griffins' plans, particularly the vistas to and from Parliament House and the connections to national institutions, monuments and landscape spaces in and around the Parliamentary Zone.

Architectural excellence is essential for development in York Park, commensurate with its location adjacent to Parliament House.

High quality landscape design is essential for the development of York Park as a prestigious setting for National Capital uses and offices.

The landscape design of streets, pedestrian paths and open spaces of York Park should consist of a range of formal and informal spaces that reinforce the Griffin geometry and contribute to the landscape setting of Parliament House.

The public domain of York Park should provide for places for local recreation with a high level of pedestrian amenity.

Individual buildings should contribute to the coherent definition of streets, blocks and public spaces, form the public domain of the precinct, and contribute to the public domain's active pedestrian qualities.

Greater use of public transport should be encouraged, particularly for the journey to work. As should less, or more efficient, use of private transport.

Safe and convenient movement systems for pedestrians and cyclists should be provided within the precinct.

Significant natural and heritage values of the area should be identified and protected.

Land use for York Park area

Development and redevelopment should accord with the detailed conditions of planning, design and development below.

Permitted land uses for the York Park area generally are:

- » Diplomatic Mission (with the exception of Blocks 3 and 15 Section 22 Barton)
- » National Capital Use
- » Office (which may include Commonwealth offices and offices for national associations)
- » Open Space.

Permitted ancillary uses are:

- » Retail
- » Personal Service Establishment
- » Child Care Centre.

Additional permitted land uses for Blocks 3 and 15 Section 22 Barton are:

- » Commercial Accommodation (not including a caravan park/camping ground)
- » Residential.
- » Additional permitted ancillary land uses for Blocks 3 and 15 Section 22 Barton are:
- » Café
- » Restaurant.

Commercial parking structures in the York Park area are to be located where identified on the Indicative Development Plan at Figure 19. Retail and Personal Service Establishments are permitted at the ground level of parking structures as ancillary small scale facilities.

Retail and Personal Service Establishments should be provided at the ground floor level of Offices and structured Car Parks in the location identified for a 'Retail Plaza' on the Indicative Development Plans at Figure 19 and Figure 22.

Large spaces for recreation are to be provided at either end of Windsor Walk including a large space suitable for active recreation at the Canberra Avenue end of Windsor Walk as depicted in Figure 19.

Detailed conditions of planning, design and development

Building orientation

Buildings are to be sited parallel with the Avenues (Kings Avenue, Brisbane Avenue and Sydney Avenue), with National Circuit and State Circle, to provide definition to the geometry of the Griffin's Plans with built form.

Car parking

Surface car parks are inappropriate as foreground to the views from Parliament House and, to the extent they are permitted on a temporary basis, they are to be carefully screened with landscaping.

Basement car parks should be constructed below finished ground level and concealed from public streets and pedestrian areas.

Multi storey parking structures are to be designed to minimise their visual and physical impacts on the important public streetscapes of the Main Avenues and Windsor Walk.

A parking structure, if provided on the corner of Windsor Walk and Brisbane Avenue, should be located behind a screen of habitable retail/office buildings with address frontages to Brisbane Avenue and Windsor Walk and integrated in design with the retail/office buildings.

Particular attention should be given to the design of roofing to parking structures to relieve the visual impact of large roof areas. A maximum height below RL 591 may apply to parking structures to relieve their visual and physical impact on the public domain.

Undercroft parking, that is, open parking basements projecting above ground level, will only be permitted where the National Capital Authority is satisfied that it does not limit the opportunity to create attractive landscape areas, and will not be permitted on public street frontages and Windsor Walk.

Parking policies for the York Park area are designed to encourage greater use of public transport for the journey to work.

An overall reduction in the total long-term car parking provision is proposed. This will be achieved by initially limiting the amount of on-site parking permitted in new developments.

On-site car parking should be provided, at a rate of 1 space per 100 square metres of gross floor area, for new offices approved in the York Park area. A higher on-site and/or off-site provision may be required by the National Capital Authority in specific cases, after taking into account the relationship between on-site parking, off-site parking opportunities and the capacity of public transport in the area.

Parking for non-office uses will be provided at rates consistent with the standards of the ACT Government.

Surface car parks on unleased land will be progressively replaced by strategically located multi-level parking structures and/or underground parking areas. Supplementary car parking in temporary surface car parks may be provided pending the development of these parking facilities.

If for specific sites the National Capital Authority determines that the amount of parking to be provided should be above the minimum on-site amount specified in the requirement above, this additional parking may be provided either on-site, or by way of a contribution to the ACT Government for off-site provision of that parking in the locality, or by a combination of these methods.

Building height

To protect the integrity of views to and from Parliament House, development is generally limited to a maximum height of RL 591.

On Section 1 Barton, buildings up to RL 602, inclusive of plant and roof height, may be considered where they add visual interest to the skyline, are set back from the Main Avenue frontages, and ensure that Parliament House remains pre-eminent in views from elevated viewing points such as Mount Ainslie and from the East Basin of Lake Burley Griffin.

As Parliament House is sited above York Park, the roofscapes of buildings warrant particular attention. Roof plant is to be carefully integrated and enclosed within the roof form. Minor roofscape elements will be permitted to extend above the RL 591 height limit, to an extent not exceeding that of the RG Casey building, to add visual interest to the skyline.

Buildings should be a minimum of four storeys on the Main Avenue frontages.

Building setbacks

Building setbacks have been established for Kings, Sydney and Brisbane Avenues within the York Park area as follows:

- » 15 metres for buildings along Kings Avenue
- » ten metres on Brisbane Avenue
- » six metres on Sydney Avenue.

On State Circle, a variable setback of a minimum of 20 metres is to apply, to allow the buildings to merge visually and spatially with the informal character of the woodland landscape surrounding Capital Hill.

Building articulation and entries

Drop off points and minor architectural elements, which articulate and enhance the building elevation, will be considered within front setback zones.

High quality paving, lighting and bollards, integrated with soft landscape treatments, are required within site boundaries to complement the standards set and maintained in the public domain.

All buildings on blocks with a frontage to Kings, Brisbane or Sydney Avenue should generally have a significant entry facing the avenue.

Spaces in front of building setbacks are to be landscaped to reinforce the theme of York Park as prestigious buildings in a landscape setting.

External security barriers, if required, such as bollards and retaining walls, should be designed as integral and attractive elements of the civic landscape of York Park.

Services and service entries should be concealed from Main Avenues and pedestrian pathways.

The number of vehicle crossings should be kept to a minimum, to enhance the amenity and safety of pedestrian paths.

Landscape

The landscape setting of York Park will consist of a range of formal and informal spaces that reinforce the geometry of the Griffins' plans and contribute to the setting of Parliament House.

Landscape design in York Park will be of a high quality, commensurate with the location adjacent to Parliament House and places of national significance within the Central National Area.

Landscaping of frontages to State Circle will generally be informal, and similar in character to the native woodlands surrounding Parliament House, in order to visually connect York Park to Capital Hill and contribute to its landscape setting.

The design of car parking areas and arrival courts should incorporate generously scaled tree planting beds to provide shade and separation to parking bays. Quality streetscape furnishings and paving treatments are to be utilised to provide visual relief to surface car parks and vehicular areas within or adjacent to places characterised by higher levels of pedestrian use.

Building form

High quality, prestigious and durable building materials are required to be used for all developments.

New buildings should complement, but not necessarily imitate, the style, colour, form, scale and finishes of surrounding buildings.

Unpainted or galvanised metal will not be permitted on roofs, parapets or fascias.

Lift overruns, plant rooms and any roof mounted aerials, masts and dishes should be designed and sited to have a low visual impact when viewed from the street or Parliament House.

Internal courtyards of office buildings should generally provide deep in-ground planting conditions and be of a dimension suitable for establishing large trees.

Open Space

Windsor Walk is to serve as a central linear park and continuous pedestrian spine connecting public car parks, office destinations, the proposed retail plaza and a variety of landscaped recreation areas. It is to provide spaces for active recreation as well as quiet outdoor places for workers to enjoy during the day. Nodes of intimate formal parks are to be developed as accents within an otherwise informal woodland character extending the length of the walk. Larger spaces for recreation are to be provided at either end of Windsor Walk.

Windsor Walk is to be developed and retained as landscaped open space. Windsor Walk will be constructed and landscaped to form the main pedestrian spine through the York Park precinct.

Figure 19: York Park Masterplan – Indicative development plan



Figure 20: York Park Masterplan – Indicative sections (1)

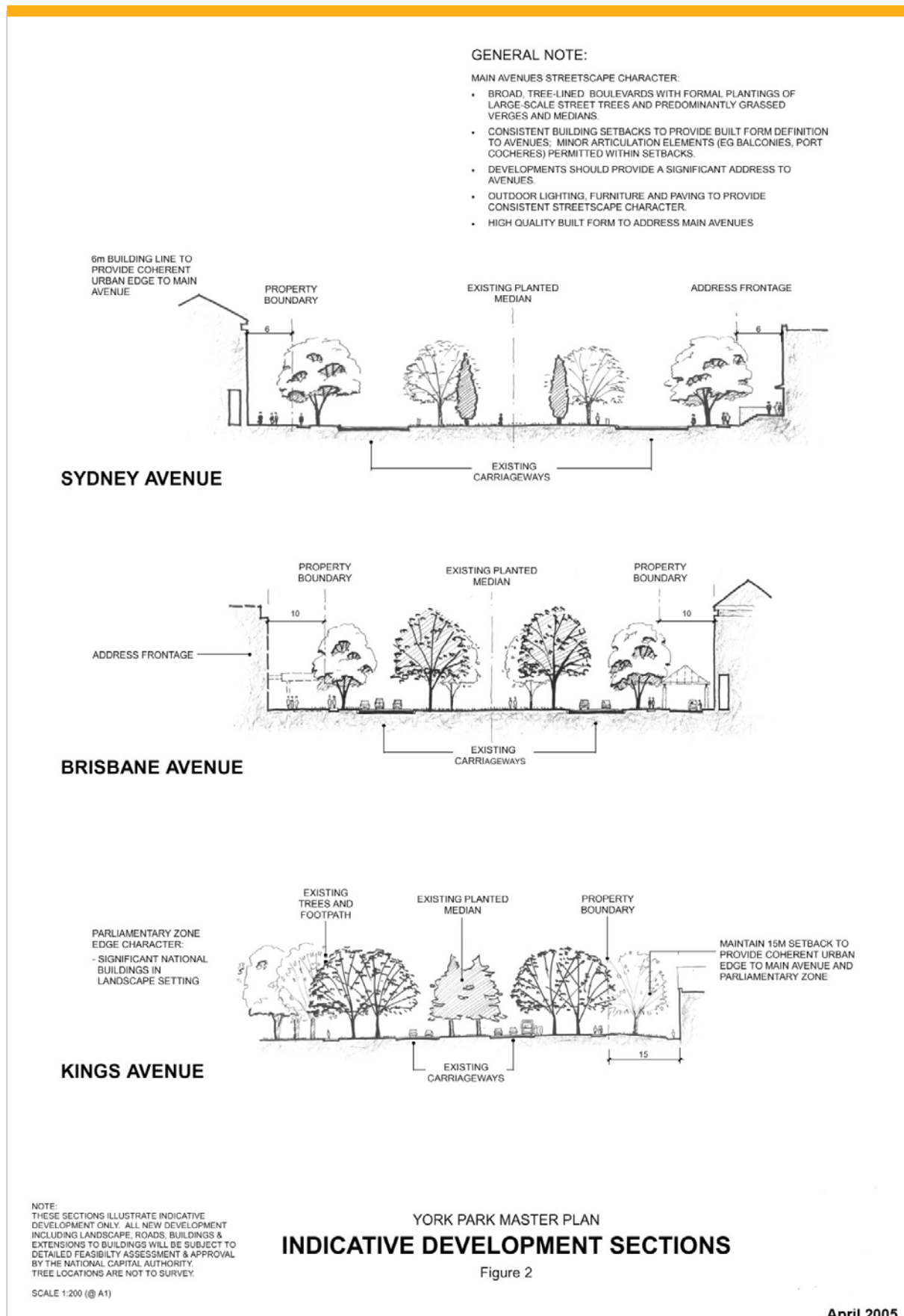


Figure 21: York Park Masterplan – Indicative sections [2]

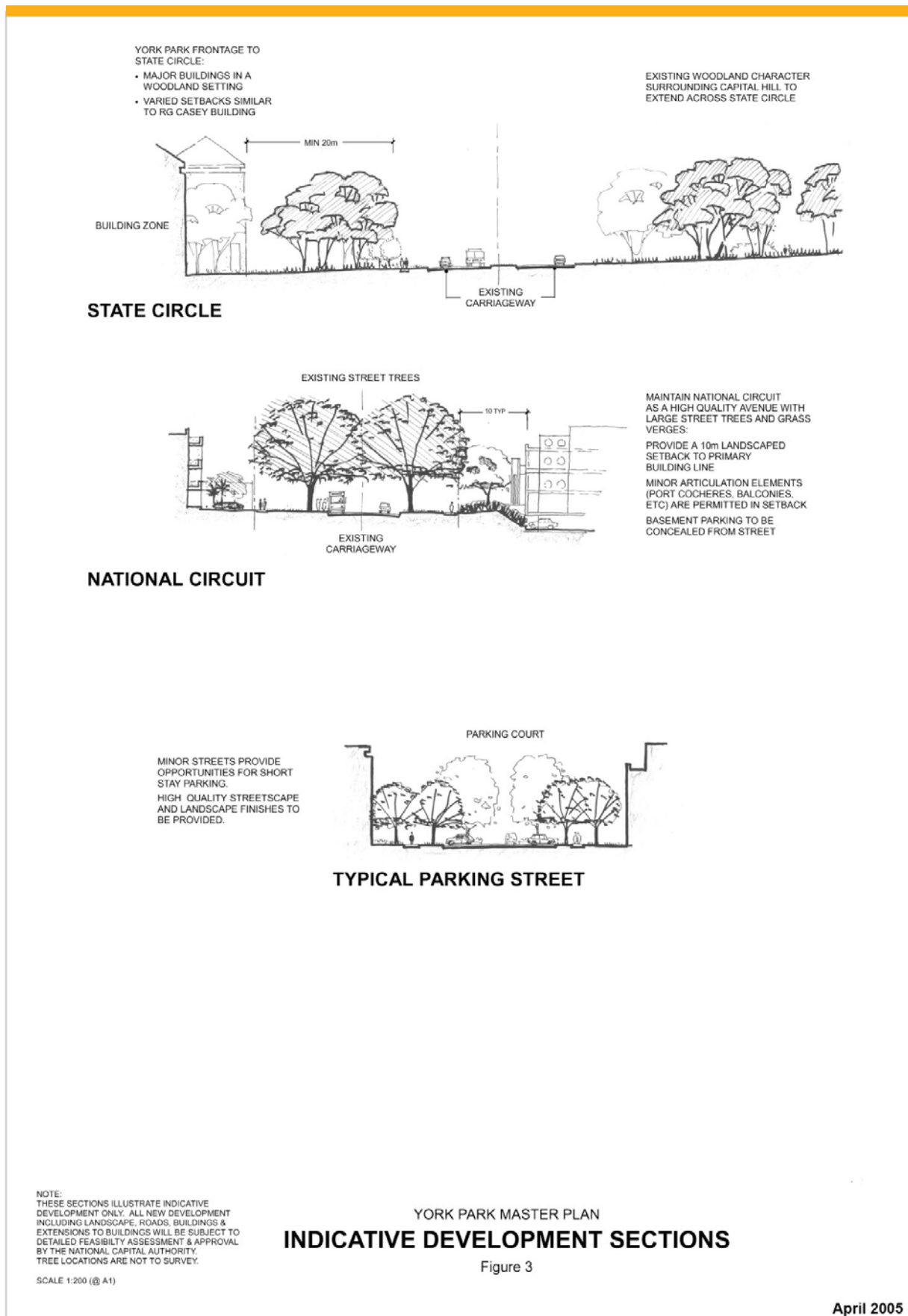
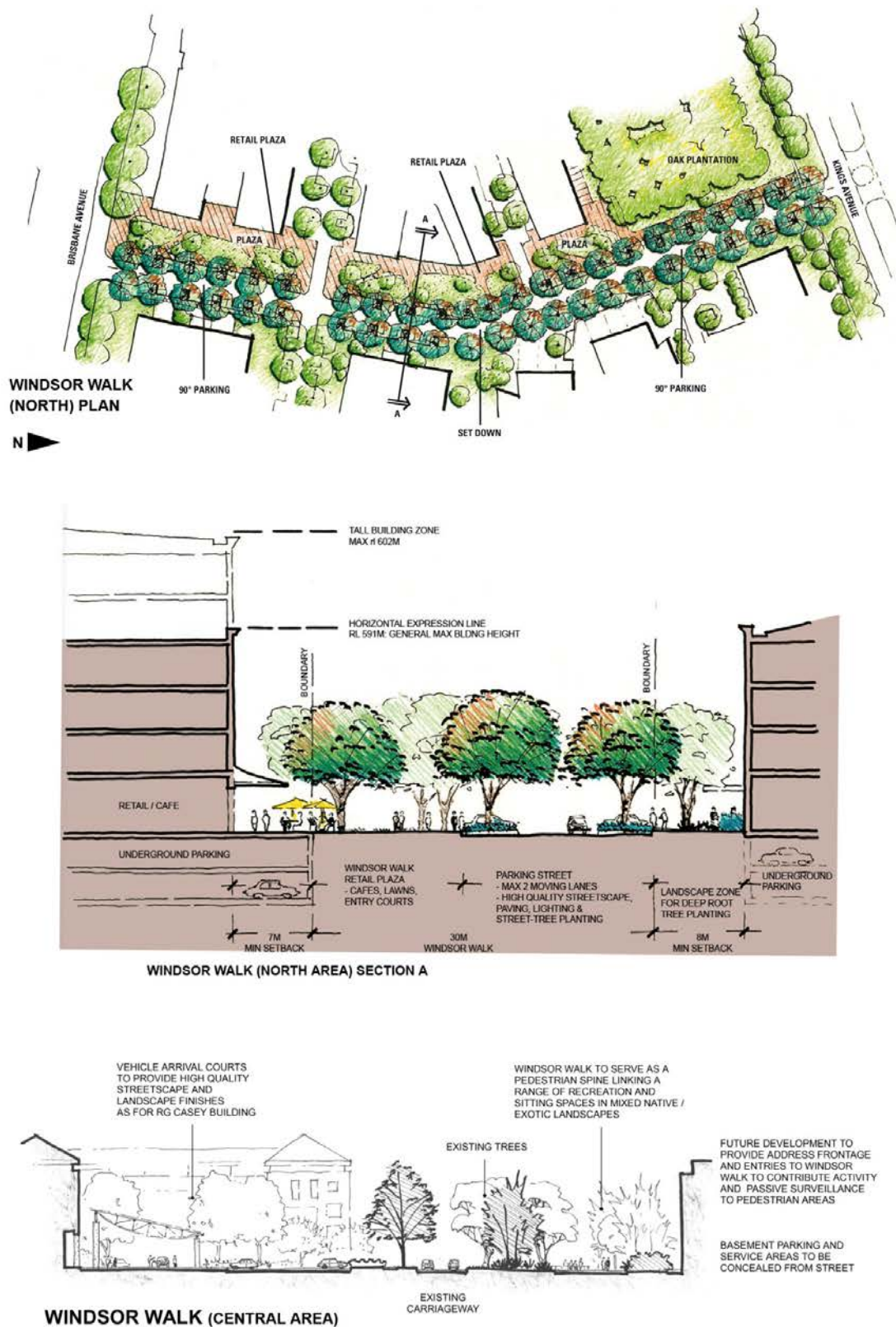


Figure 22: York Park Masterplan – Indicative sections (3)



NOTE:
THESE SECTIONS ILLUSTRATE INDICATIVE
DEVELOPMENT ONLY. ALL NEW DEVELOPMENT
INCLUDING LANDSCAPE, ROADS, BUILDINGS &
EXTENSIONS TO BUILDINGS WILL BE SUBJECT TO
DETAILED FEASIBILITY ASSESSMENT & APPROVAL
BY THE NATIONAL CAPITAL AUTHORITY.
TREE LOCATIONS ARE NOT TO SURVEY.

SCALE 1:200 (@ A1)

YORK PARK MASTER PLAN INDICATIVE DEVELOPMENT SECTIONS

Figure 4

Other Sites

Block 25 Section 6 Barton

Land use policy

Permitted land uses are:

- » Bar
- » Café
- » Office
- » Residential
- » Restaurant.

Car parking

Car parking must be provided at the rates specified for Section 9 Barton.

Section 10 Barton (Kurrajong Hotel)

Objective

The objective for Section 10 Barton is to enable the Hotel Kurrajong and its setting to be used as a Hotel and Hotel School without detriment to its heritage values.

Land use policy

Permitted land uses are:

- » Hotel
- » Educational Establishment
- » Open Space.

Block 3 Section 10 Barton is to be retained and maintained as public open space by the lessee, giving special consideration to heritage values of Hotel Kurrajong.

Detailed conditions of planning, design and development

- » Landscape and building development works on Section 10 Barton should give special consideration to the heritage values of Hotel Kurrajong.
- » Development must address street frontages.

Blocks 3, 4 & 6 Section 29 and Blocks 2, 3, 9 & 11 Section 30 Forrest

Objective

To allow office development in addition to National Capital Use purposes to enable the York Park precinct to achieve its maximum potential as an office employment area.

Land use policy

Permitted land uses are:

- » Diplomatic Mission
- » National Capital Use
- » Office.

Blocks 4 and 5 Section 1 Barton

Objective

To allow development for National Capital Use in the southern part of the Block and for purposes consistent with protection of the whole heritage listed York Park North Tree Plantation (commonly known as the Oak Plantation) at the northern end of the block, and to include provision for parking, either in basements and/ or in a parking structure, and ancillary/small scale retail and personal services at building ground level.

Land use policy

Permitted land uses are:

- » National Capital Use
- » Open Space.

Permitted ancillary uses are:

- » Car Park
- » Retail (small scale shop), Personal Services Establishment, Café, Bar and Restaurant at building ground level and within a car park structure if provided.

Section 6 Barton

Background

The Riverside site on Section 6 Barton occupies a prestigious position in the Central National Area and is prominent in views from vantage points north of the Lake and on approaches to the Parliamentary Zone. It is critical that the form and scale of development of this key site contributes to Kings Avenue and forms an appropriate built form flanking the Parliamentary Zone. All development in this area of Barton is to be of a consistently high design quality befitting its national significance.

The detailed conditions of planning, design and development for the development of the Section 6 are determined by its:

- » prominent location within the Central National Area
- » proximity to the Parliamentary Zone and Kings Avenue
- » relationship to the Lake and associated parklands
- » north sloping terrain which provides panoramic views over the Lake
- » visual prominence from vantage points north of the Lake.

The aim is that the Riverside site, together with development on the opposite block, Section 9 Barton, will become an important public precinct with the development of residential and community uses in close proximity to the office employment areas of Barton and Parkes.

Objectives

Encourage high density residential development, together with appropriate forms of commercial accommodation and other minor commercial uses.

Provide residential development that enables people to live close to a major office employment centre and take advantage of the panoramic views that the site affords.

Facilitate the development of small scale commercial land uses, such as commercial accommodation, restaurants, cafés and tourist uses to complement the permitted land uses.

Encourage a diversity of land uses that will enhance the Parliamentary Zone and attract day and night activities into the formal areas of the National Capital.

Land use policy

The permitted land use for Block 22 Section 6 is:

- » Residential

Other land uses permitted, ancillary to the above uses, are:

- » Commercial Accommodation
- » Community Facility
- » Recreation
- » Retail.

Detailed conditions of planning, design and development

All future buildings on the Riverside site should conform with the following principles:

- » Long façades should be broken up by using colonnades, pergolas, and through the use of sun shading emphasising the play of light and shade.
- » Creating openings in masonry structures.
- » Continuous glazing and reflective glass is not permitted.
- » Identifying entrances through the inclusion of canopies, porte-cochere and covered ways.
- » Limiting the range of materials and colours to those in the off-white to ochre range; stark white materials are not permitted.
- » Concealing lift overruns and plant rooms within pitched roofs.

Building height

A maximum height limit of RL591 has been established for the Barton area including this site. Individual consideration will be given to special vertical elements such as a spire or tower associated with a cathedral building on Block 31 Section 6 Barton.

The height limit establishes a maximum height for commercial buildings flanking Blackall Street with residential, community and other ancillary uses being located in buildings located closer to the Lake, following the sloping terrain of the site and stepping down to three and two levels for the building nearer Bowen Drive.

Built form

The built form should have regard for the site topography, stepping down the slope in terraced levels presenting a series of building 'fingers' interspersed with landscaped zones fanning around the contours.

The built form for residential development should be a minimum height of three levels and a maximum of four levels (one being a covered car parking level).

Unbroken, wall like façades will not be permitted. Terraces, balconies, roof decks and awnings are encouraged as a means of modulating façades.

Building setbacks

Buildings should be set back at least six metres from Blackall Street with a 10 metre landscaped setback from Bowen Drive and satisfy the relevant ACT criteria regarding noise standards.

Access and parking

Primary vehicle access is to be from Blackall Street. With the exception of a limited amount of visitor parking, all car parking should be contained in structures (in basements or decked) and screened from external view.

Building materials

Unpainted galvanised metal will not be permitted on roofs, parapets or fascias.

Pedestrian and bicycle movement

A pedestrian pathway/easement through the site is to link Blackall Street to Bowen Drive and the edge of the Lake.

Section 9 Barton

Objectives for Section 9 Barton

Provide for the development of mixed use facilities, including office, retail and residential, incorporating a car parking structure and active street frontages.

Promote a range of land uses including Office, Residential, Retail, Café and Restaurant which contribute to the vibrancy, amenity and convenience of Barton as an attractive place in which to work and live.

Provide a prestigious development reflecting the national significance of Barton in the Central National Area.

Provide a scale of development commensurate with accessibility of the site to nearby infrastructure, cultural attractions and parklands and its location within the Central National Area.

Provide a scale of development that increases private investment in the precinct to deliver public infrastructure including local retail and professional services, café/restaurant establishments, and a parking structure.

Promote environmentally sustainable development including increased pedestrian accessibility and public transport use while reducing dependency on private vehicles.

Land use for Section 9 Barton

Permitted land uses for Section 9 (shown as Land Use A in Figure 18) are:

- » Bank and Cooperative Society
- » Café, Bar, Restaurant
- » Car Park
- » Child Care Centre
- » Commercial Accommodation (Serviced Apartments only)
- » Consulting Rooms
- » Office
- » Open Space
- » Personal Service Establishment
- » Residential
- » Retail.

Detailed conditions of planning, design and development for Section 9 Barton

Building height

To protect the integrity of views to and from Parliament House, development should be limited to a height of RL591.

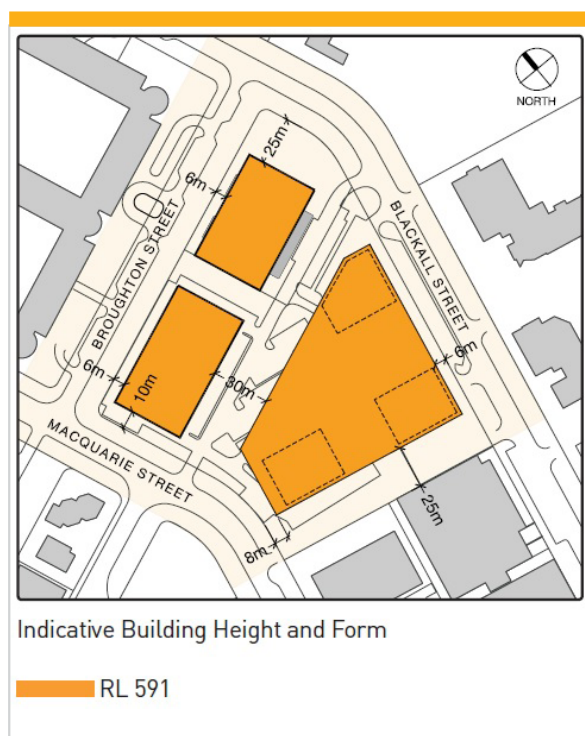
Minor building elements (such as lift overruns and roof plant) that extend building height above RL591 will be considered where this enhances the architectural quality of the building, and fosters energy efficiency, indoor amenity, appropriate urban scale, and adds visual interest to the skyline. Minor building elements should be carefully integrated within the form of buildings.

Building form

Building and landscaping will need to exhibit design excellence and be designed to ensure protection of the amenity of surrounding buildings and public spaces, including privacy, overlooking and overshadowing.

Individual buildings are to contribute to the coherent definition of blocks and streets generally in accordance with the layout and setbacks. A hierarchy of public spaces and street frontages should be created, with the greatest amount of public activity and building entrances being encouraged on principal streets and at public spaces.

Figure 23: Section 9 Barton – Indicative building height and form



High standards of architecture are sought for the precinct. Modulation of façades, entrances, window bays, sun shading and balconies, and clear articulation of building elements, textures and materials, should provide interest and variety to the streetscape.

Balconies should be of an appropriate size and design to optimise their use and privacy. A minimum dimension of 2.5 metres for at least one balcony per dwelling should be provided and balustrades should be opaque up to at least four storeys from street level.

Active frontages

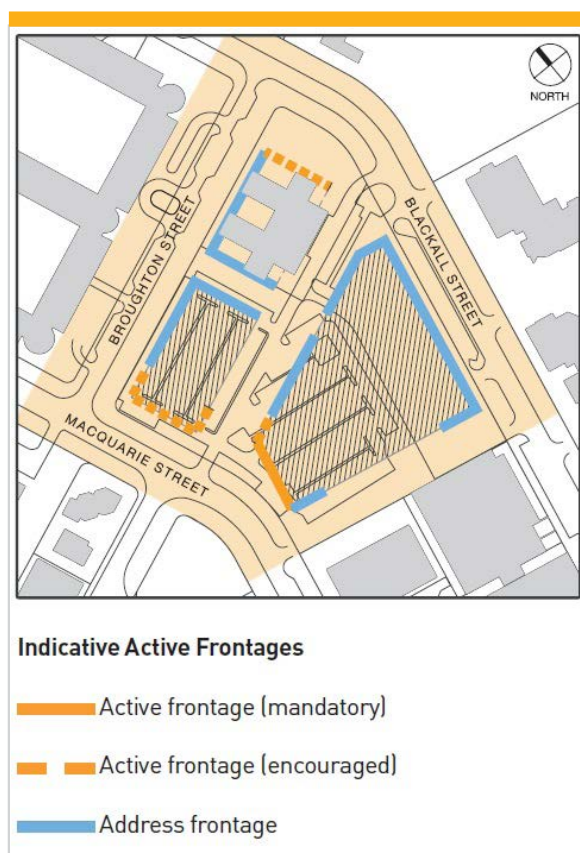
Active frontages should include shops and entries to buildings. Address frontages will generally be free of service functions and blank walls, with residential and minor commercial addresses encouraged.

Residential frontages may be set back from street boundaries to provide entry porches and a garden interface with the public domain to protect the amenity of residents and contribute to the interest and landscape qualities of the street.

Parking and access

Large off-street permanent surface car parks are to be avoided. Car parking is to be accommodated

Figure 24: Section 9 Barton – Indicative active frontages



in basements and/or in above ground structures concealed from public view. Blank façades to public spaces or streets are not permitted and sculptural elements and urban scale public art is encouraged. The inclusion of these elements can assist in ascribing different meanings to buildings, and provides the opportunity to characterise not only shelter and functionality, but to interact with our daily lives.

Some short stay on-street car parking should be provided to support retail uses, pedestrian amenity and after hours activity.

Car parking standards

Car parking for development should accord with the following rates:

- » Residential; Commercial Accommodation (Served Apartment only):
 - 1.5 spaces per 100 square metres of gross floor area.
- » Bank; Child Care Centre; Consulting Rooms; Cooperative Society; Office; Personal Service Establishment:
 - two spaces per 100 square metres of gross floor area.

- » Restaurant, Bar, Café; Retail:
 - 2.5 spaces per 100 metres of gross floor area.

A higher on-site and/or off-site parking provision may be required by the National Capital Authority after taking into account the relationship between on-site parking, off-site parking opportunities and the capacity of public transport in the area at the time of development.

The proponent must provide the National Capital Authority 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 to accommodate a minimum of 470 displaced car parking spaces.

Access to the site (for parking and site servicing) should be from the side and access street generally.

Additional parking should be provided for vehicles associated with less consumption of energy. These include bicycles, motorcycles, small cars and car-sharing vehicles.

Car parking structures should provide secure storage and related facilities for bicycle users. This would position the development as a local centre for commuting and recreational cyclists, as well as providing the opportunity for an alternative mode of transport between the many office buildings in the locale.

Landscape/streetscape

Paving, lighting, street trees and planting beds should be of high quality and should reinforce the amenity and visual quality of the pedestrian environment. Street trees and other large trees are to be planted in deep-root soil conditions. Existing large trees are to be retained (where possible).

Figure 25: Section 9 Barton – Indicative parking and access

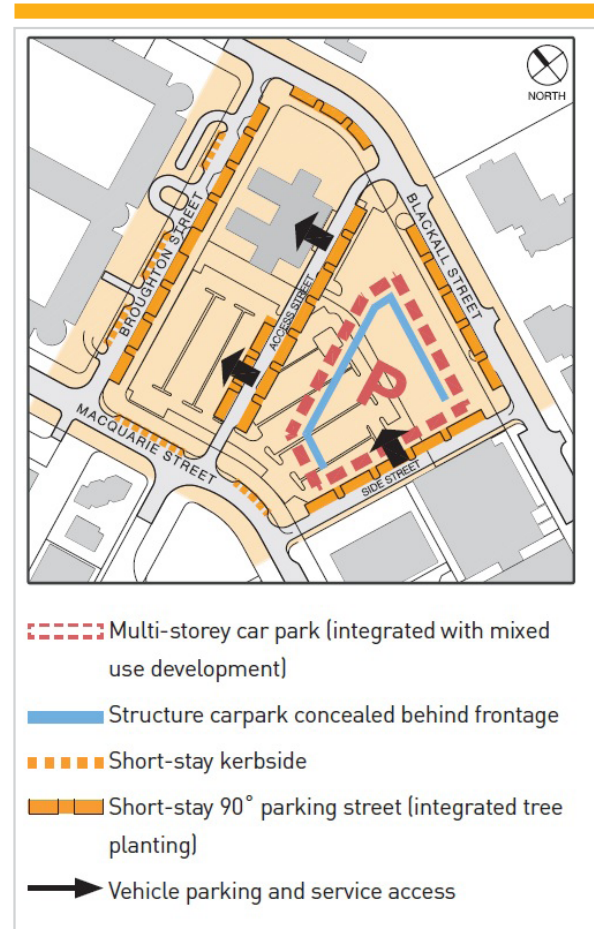
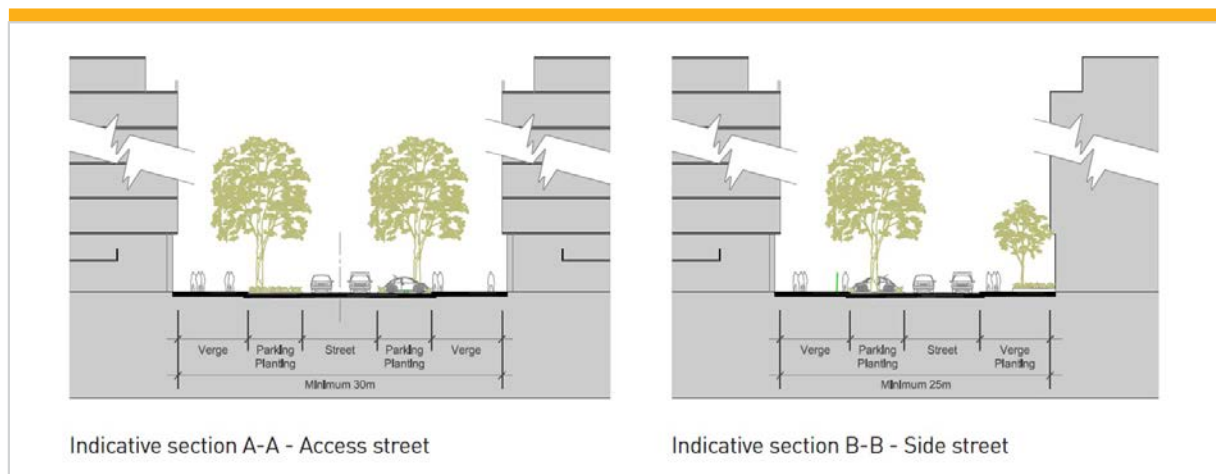


Figure 26: Section 9 Barton – Indicative street sections



Public domain and off-site works

A retail plaza is to be provided on the corner of Macquarie Street and the side street (see Figure 28) and furnished with lighting, seating and paving to provide an attractive public area for outdoor cafés and restaurants.

The developer is to carry out off-site works to create a high quality public domain commensurate with a vibrant and attractive mixed use precinct.

On-street parking, verge landscaping, paving, lighting and furniture should be provided using high quality durable materials.

Sustainable development

Development proposals will demonstrate a high level of performance in terms of environmental design including energy efficiency, climate management and water sensitive urban design.

Public notification

All applications for Works Approval for major development are subject to public notification and consultation. The determination of those applications that constitute major works is at the discretion of the National Capital Authority.

Figure 27: Section 9 Barton – Indicative landscape/streetscape

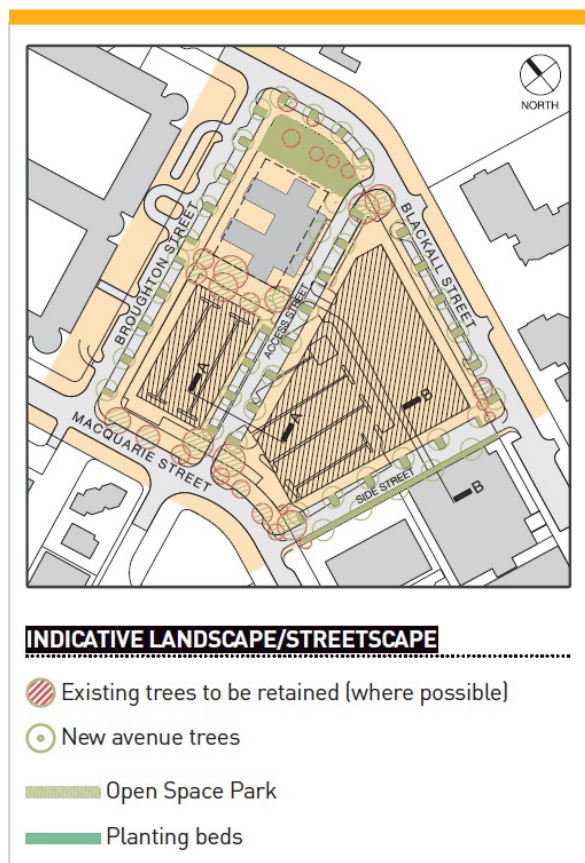
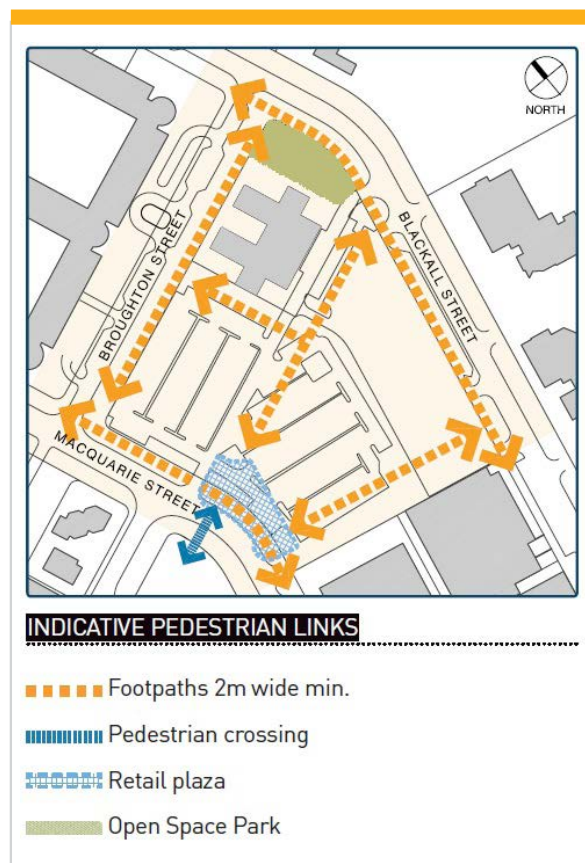


Figure 28: Section 9 Barton – Indicative pedestrian links



4.5 DEAKIN/FORREST RESIDENTIAL AREA PRECINCT CODE

4.5.1 Precinct location

The Deakin/Forrest Residential Area Precinct comprises the area bounded by State Circle, Canberra Avenue, National Circuit and Adelaide Avenue. The Precinct also encompasses the site of St Andrew's Church, the Embassy of Italy, Collins Park and diplomatic missions in Red Hill.

Figure 29 illustrates the location of the Deakin/Forrest Residential Area Precinct.

4.5.2 Background

The importance of the Deakin/Forrest residential area stems from its frontage to the Main Avenue of State Circle, its location within the Griffins' Land Axis, and from its close proximity and relationship to Parliament House. The residential area is an example of the twentieth century 'Garden City' planning concepts that the Griffin's adopted in their designs for Canberra.

The Deakin/Forrest residential area forms part of the original 'Blandfordia' subdivision by the Federal Capital Advisory Committee and the Federal Capital Commission, which was based on 'Garden City' and 'City Beautiful' concepts.

There is a National Capital interest in ensuring that development surrounding, and in close proximity to, Parliament House is of the highest design quality.

4.5.3 Objectives for Deakin/Forrest Residential Area Precinct

1. The residential areas of Deakin and Forrest that lie between State Circle and National Circuit will maintain and enhance the character of the National Capital and will be planned and developed in accordance with its national significance.
2. The principle residential character of the area and the use of the land primarily for residential purposes are to continue.
3. Design of buildings in proximity to the Prime Minister's Lodge must reflect the dominant urban design character of the locality.

4.5.4 Land use for Deakin/Forrest Residential Area Precinct

Land use for the Deakin/Forrest Residential Area Precinct should be in accordance with Figure 30.

The following uses are permitted on 'Residential' blocks:

- » Residential
- » Home Business.

Commercial accommodation including serviced apartments is not permitted.

Permitted land uses for 'Land Use A' are:

- » Residential
- » Diplomatic Mission
- » Commercial Accommodation (Hotel and Serviced Apartment only).

4.5.5 Detailed conditions of planning, design and development

General

To ensure excellent urban design for this important residential precinct adjacent to Parliament House, the quantitative standards, with the exception of building height and plot ratio, may be varied where it can be demonstrated that this would result in an excellent urban design outcome. All residential development proposals are subject to public notification and consultation with lessees and residents in the Deakin/Forrest residential area.

The general development conditions include:

- » The principal residential character of the area and the use of the land for residential purposes are to continue.
- » Development throughout the area, except for sites fronting State Circle, should not be more than two storeys in height and generally no more than eight metres above the natural ground level.
- » Development throughout the area, except for sites fronting State Circle, should have a maximum plot ratio of 0.4.
- » Design of buildings in proximity to the Prime Minister's Lodge should reflect the dominant urban design character of the locality.
- » Roof mounted aerials, masts and satellite dishes should be located to have a low visual impact.

Figure 29: Deakin Forrest Residential Area Precinct location

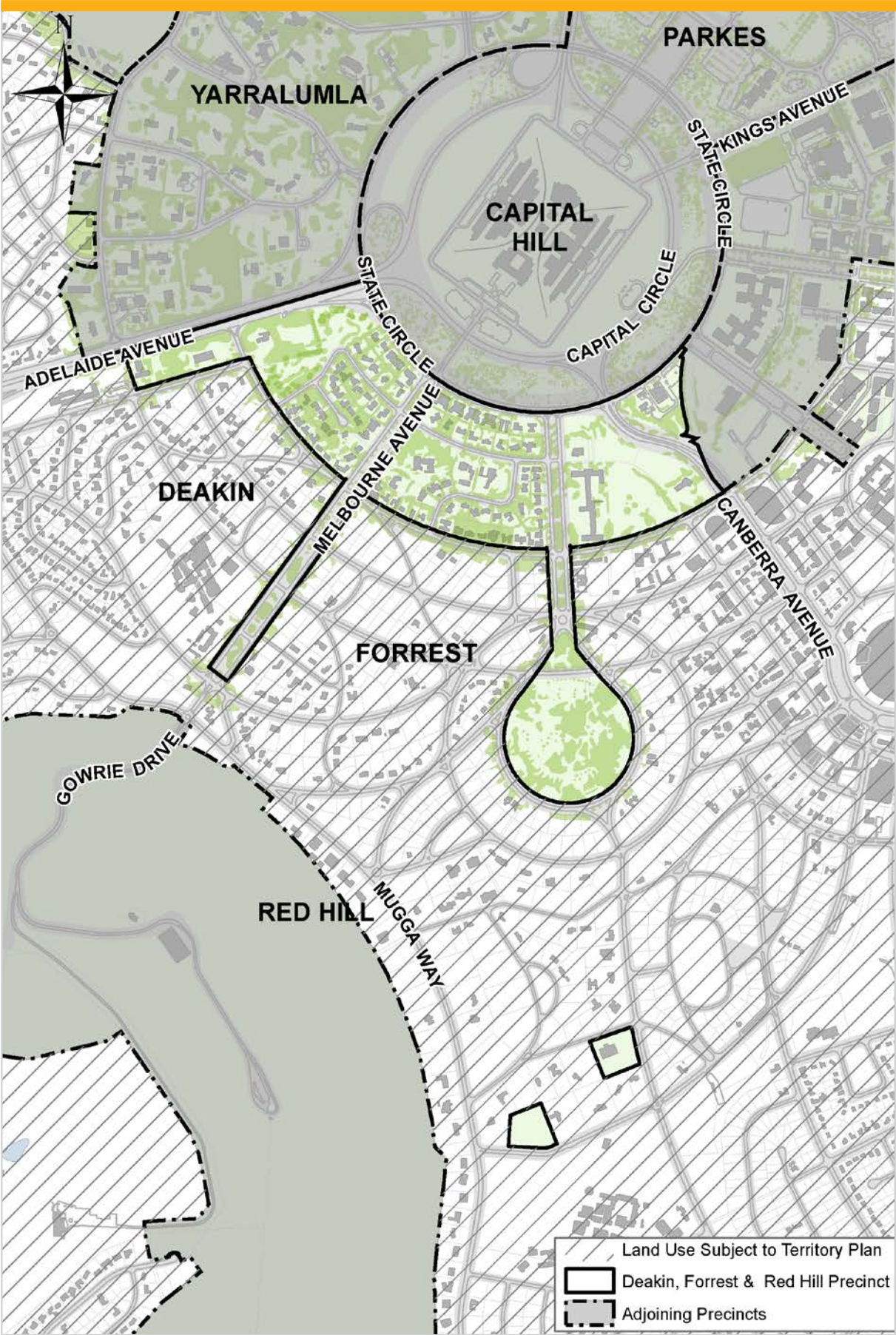
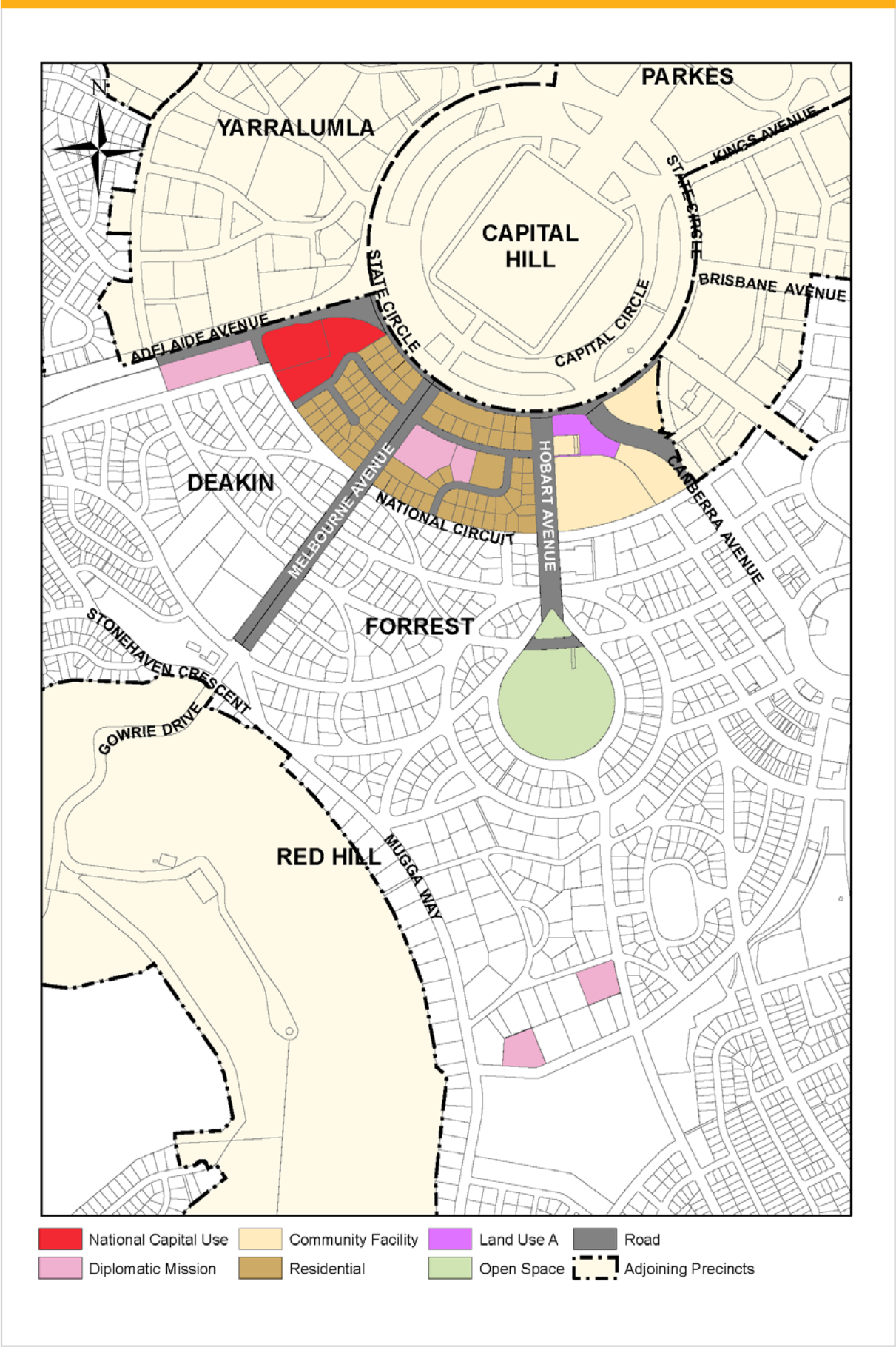


Figure 30: Land use for the Deakin Forrest Residential Precinct



Location specific

The following conditions apply to residential sites fronting State Circle between Hobart and Adelaide Avenues.

The objectives of these development conditions are to:

- » Provide for high quality residential development of a scale and character appropriate to the setting of Parliament House and the Main Avenue role of State Circle.
- » Protect the residential amenity of rear neighbours in terms of privacy, sunlight access and provision of a landscape buffer.
- » Reduce traffic access from residences to State Circle.
- » Provide for a variety of housing types and sizes.

Block amalgamation

Block amalgamation may involve more than two blocks.

Building height

Any redevelopment of blocks will result in buildings that address State Circle and should be two storeys in height. If blocks are amalgamated three storeys is permissible. If a block is isolated by amalgamation three storeys may be permissible.

Plot ratio

The plot ratio for residential redevelopment of existing blocks is 0.4. If sites are amalgamated the plot ratio may be up to 0.8. An exception applies to blocks flanking Melbourne Avenue (Block 1 Section 6 Forrest and Block 9 Section 3 Deakin) which are permitted to develop to a plot ratio of 0.8 without amalgamation. For other blocks, including blocks isolated by amalgamation, a plot ratio higher than 0.4 and up to a maximum of 0.8 may also be permissible (where it can be demonstrated that this would result in an excellent urban design outcome).

Architecture

Architectural treatment should be of the highest quality, reflecting the prestigious character of the area. The provision of legible entries, accessible from the street, is encouraged as a means of enriching the streetscape. Buildings should be modulated and provided with articulation elements such as porches, balconies, bay window and shade devices, to provide visual interest to the streetscape. Balconies off living areas should generally have a minimum dimension of 2.5 metres.

Due consideration should be given to the roof form and roofscape of buildings. Roof top plant and equipment, if required, should be carefully integrated with the roof form and design of the building and screened from public view from the street. Internal floor to ceiling dimensions should generally be a minimum of 2.7 metres to promote natural lighting and cross-ventilation, consistent with energy efficiency objectives and creation of generously scaled façades.

Vehicle access

Vehicle access should be consistent with the principle shown in Figure 31. Blocks, including amalgamated blocks, with a frontage to a road other than State Circle may have access to that road. Site planning should ensure that vehicles are able to enter and leave the site in a forward direction.

The number of vehicular access points to and from State Circle should be minimised in the interests of traffic safety, convenience and streetscape quality.

Building envelopes

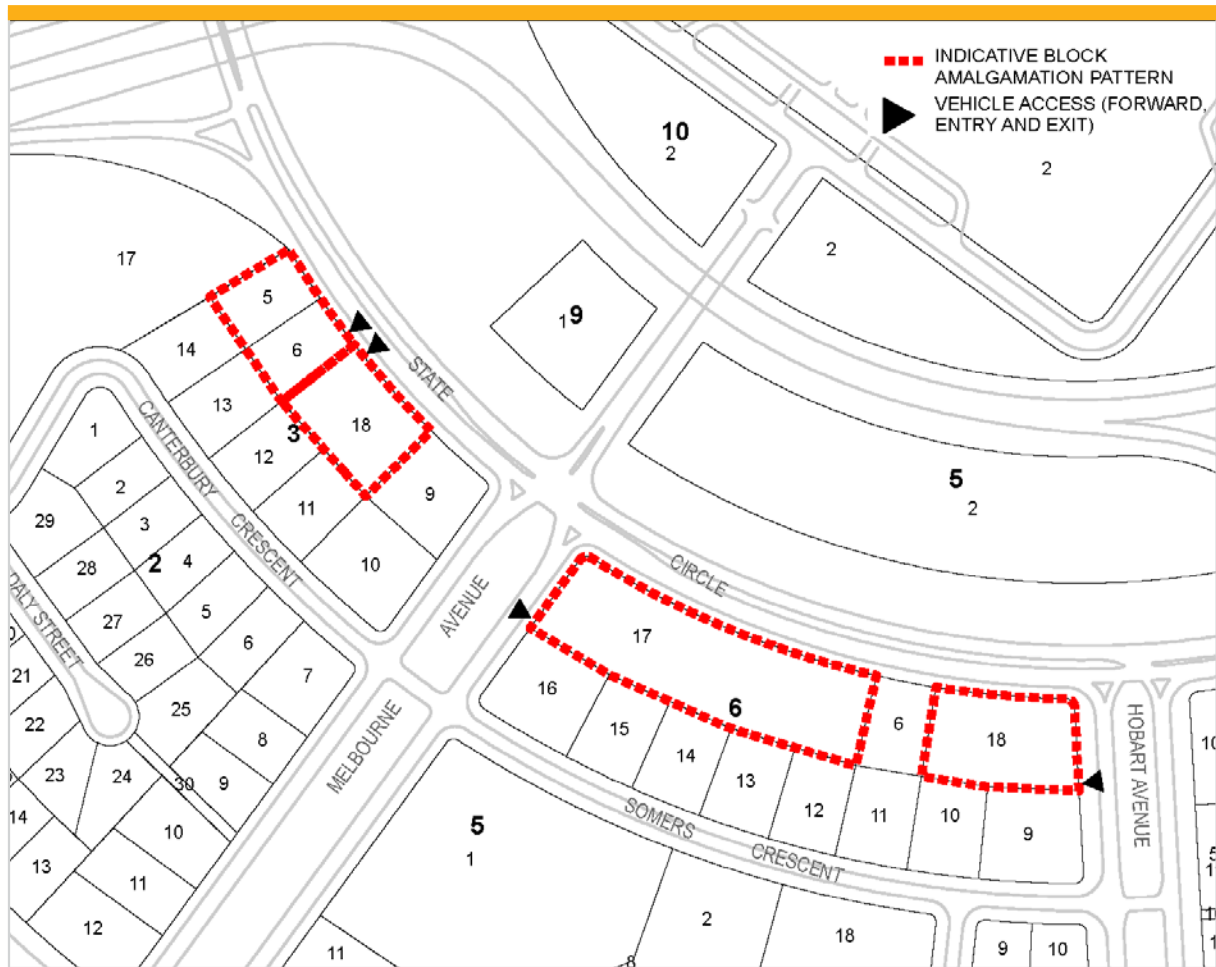
Buildings should generally be contained within the building envelopes depicted in Figure 32.

Setbacks

Setback from State Circle should be 10 metres. Building articulation elements such as balconies, entries and shading devices may be permitted forward of the primary setback.

The minimum setback of buildings from side boundaries for three storey development is six metres. For two storey development, the minimum side boundary set back may be less than six metres provided it is generally in accordance with the building envelope depicted in Figure 32.

Figure 31: Deakin Forrest Residential Precinct - Indicative block amalgamation and access



The minimum set back for buildings from rear boundaries for three storey development is generally 18 metres. Lower scale development may occur within the rear landscape zone subject to the protection of privacy, the avoidance of overshadowing and the retention of existing substantial trees.

Car parking

Where the plot ratio exceeds 0.4, car parking other than parking for visitors, should be in a basement. If car parking is in a basement it will not be considered to be part of the Gross Floor Area (GFA) of the building. The basement level is also not considered to be a storey.

The finished floor level of the floor above the basement should not exceed one metre above natural ground level. Vent openings are to be integrated with landscape and architectural elements, and generally concealed from public view.

Undercroft parking, carports, and free standing garages are to be avoided.

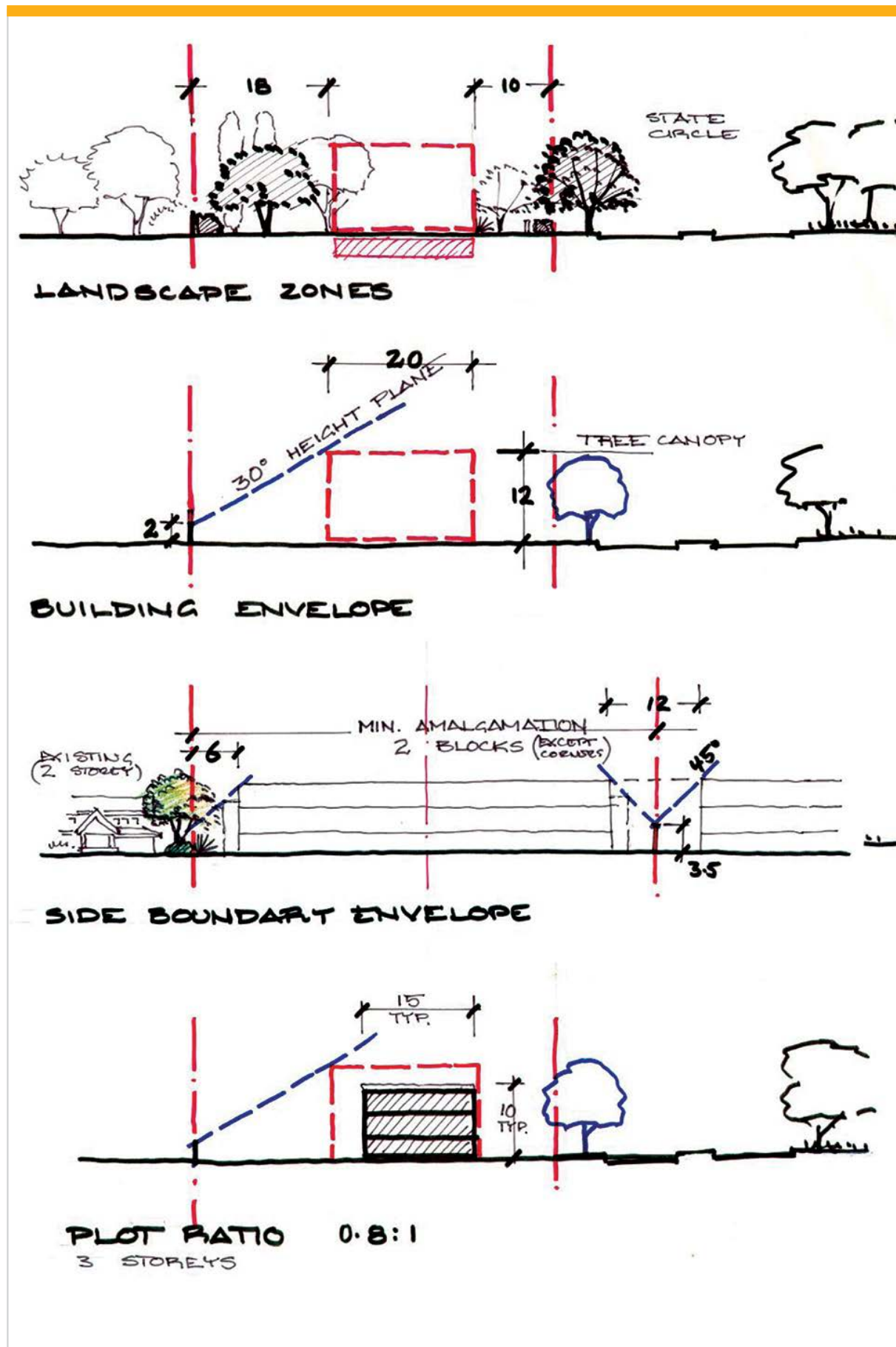
Landscape

The front landscape zone to State Circle should be developed to provide a high quality landscape setting with space for planting medium to large trees.

The rear landscape zone is to provide for a substantial landscape buffer that will afford privacy to rear neighbours and maintain winter sunlight to those properties.

The use of hedges is encouraged in lieu of, or combined with, garden walls when forward of the building line. Any front retaining or garden wall should be integrated with the landscape treatments. Garden walls forward of the building line should generally be transparent in character. The maximum average height of fencing should be 1500mm.

Figure 32: Deakin Forrest Residential Precinct - Building envelopes and setbacks



Large expanses of exposed paved surfaces except for necessary vehicle driveways, should be avoided.

Off-site works

Off-site works to be provided by the proponent, may be required as part of the approval for development.

Indicative development plan, section and elevation

Development of amalgamated blocks is to be guided by the indicative development plan, section and elevation at Figure 33, Figure 34 and Figure 35 respectively.

Figure 33: Deakin Forrest Residential Precinct – Indicative development plan for State Circle

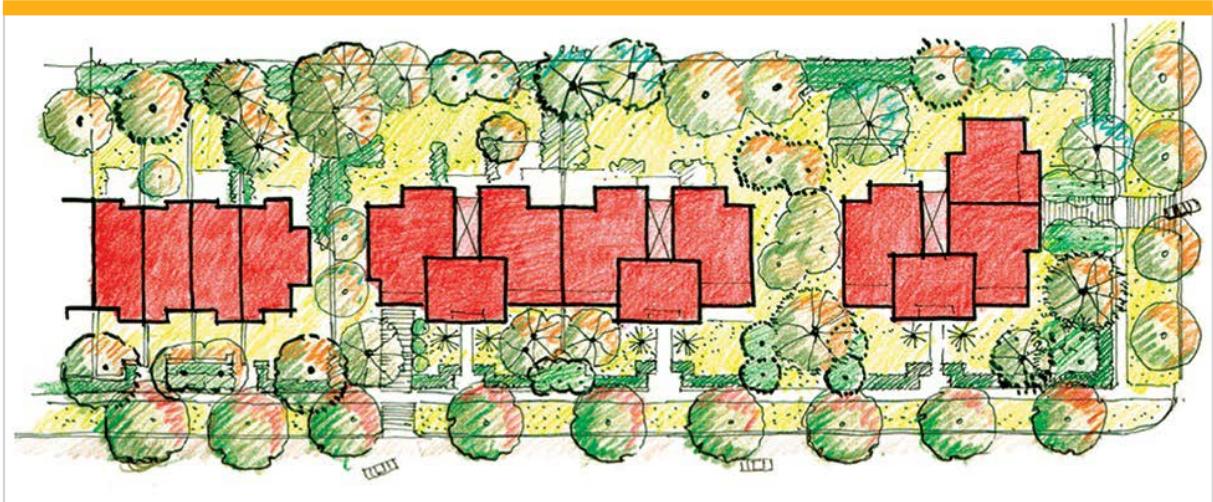


Figure 34: Deakin Forrest Residential Precinct – Indicative elevation for State Circle

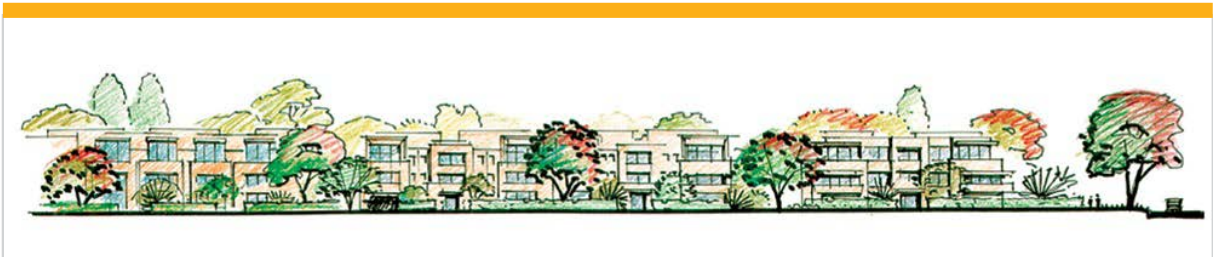
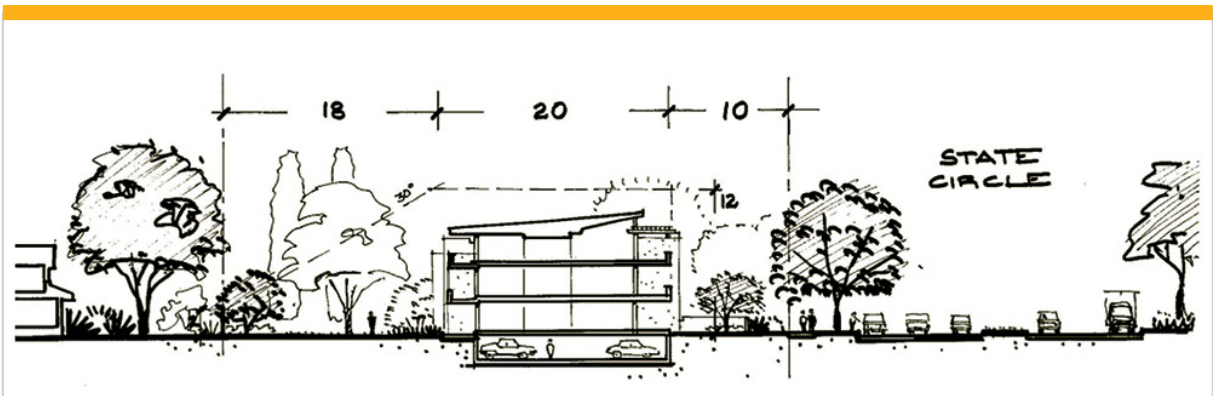


Figure 35: Deakin Forrest Residential Precinct – Indicative cross section for State Circle



Block 10 Section 13 Forrest

The following conditions apply to Block 10 Section 13 Forrest.

The objectives of these development conditions are to:

- » Ensure excellent urban design for this important precinct on the final approach to the Parliamentary Zone.
- » Provide an opportunity for the development of mixed use facilities, including 'Residential', 'Diplomatic Mission', and 'Commercial Accommodation (Hotel and Serviced Apartments only)'.
- » Achieve a built form for the Canberra Avenue frontage similar to other sites adjacent to the final approach to the Parliamentary Zone.
- » Achieve a built form for the State Circle frontage similar to that of the sites fronting State Circle in the Deakin/Forrest residential area.

Building height

Buildings fronting Canberra Avenue are to be a maximum height of RL594. Buildings fronting State Circle are to be a maximum height of RL591.

Plot ratio

The plot ratio for development on Block 10 Section 13 Forrest is 0.8.

Architecture

Architectural treatment must exhibit design excellence, reflecting the prestige of the site location. Buildings must be designed to ensure protection of the amenity of surrounding buildings and public spaces, including privacy and overlooking.

Modulation of facades, sun shading and balconies, and clear articulation of building elements, textures and materials, should be employed to provide interest and variety to the streetscape.

Development must be contained by the Development Zone indicated at Figure 36. An articulation zone to the block boundary is permitted for the State Circle frontage. Articulation elements permitted in the articulation zone are awnings, shade devices, dwelling entries and roof elements. Balconies are not permitted forward of the primary building setbacks.

Legible entries are to be provided from Canberra Avenue and State Circle. Balconies off living areas should be a minimum dimension of 2.5 metres. Balcony balustrades should be solid to optimise privacy.

Rooftop plant and equipment, if required, should be carefully integrated with the roof form and design of the building and screened from public view from the street and Parliament House. Internal floor to ceiling dimensions should generally be a minimum of 2.7 metres to promote natural lighting and cross-ventilation, consistent with energy efficiency objectives and creation of generously scaled façades. Ground floor level must be equal to or greater than the existing adjacent kerb level.

Setbacks

Building setbacks should address the geometries of Canberra Avenue, Hobart Avenue and State Circle. This will result in a variable boundary setback to the State Circle frontage, and in this case setback to road geometry will be given precedence over the setback to the site boundary. Building setbacks from Canberra Avenue and State Circle and rear and side setbacks are indicated in Figure 36.

Access

Vehicular access arrangements will be agreed by the relevant approval authorities, but will reflect the indicative vehicular and pedestrian access in Figure 36

Vehicular access from Canberra Avenue should provide opportunity for landscape treatments commensurate with the primacy of the location. Access from Canberra Avenue should have minimal impact to the indicative verge planting pattern. The access layout should minimise traffic impact, with site planning to ensure vehicles are able to enter and leave the site in a forward direction.

A vehicular access point from Hobart Avenue should provide for main residential access to parking, visitor access to parking, as well as facilitating all waste and servicing vehicle access. Vehicular access from State Circle is not permitted.

The main pedestrian address frontages for development are to be oriented to Canberra Avenue and State Circle to reinforce the prestige and visual interest of the main avenues. Pedestrian access should connect with existing footpaths.

Car parking

Onsite parking must not be located within the Canberra Avenue and State Circle front landscape zones. All car parking other than parking for visitors, should be in a basement.

Traffic and parking assessments should accompany development proposals for the site, and this will be determined in consultation with the approving authority.

Secure parking entry/exit points should be located to take advantage of the natural fall of the site to avoid external ramps and to maximize the opportunity for 'at grade' entry into undercover parking zones under the building footprints.

Parking basements and ventilation openings are to be concealed from public view. Ventilation openings will be configured to minimise light spill and noise from the basements.

Basement car parking within the setback areas on Canberra Avenue and State Circle will only be permitted where it cannot be seen from Canberra Avenue and State Circle and where it does not affect the planting of trees and shrubs.

The visual impact of surface car parking must be minimised through adequate screening and landscape treatment that appropriately considers view lines and safety.

Undercroft parking, carports and free standing garages are not permitted.

Refer to 'Design and Siting General Code' for parking provision requirements.

Landscape

Landscaping should be consistent with Figure 36 and employ a formal character to Canberra Avenue and State Circle appropriate to the sites prestigious location.

The front and offsite landscape zones to Canberra Avenue and State Circle must be developed to provide a high quality landscape setting with space for planting shrubs and medium to large trees. The front and offsite landscape zones must be filled to ensure fall away from the ground level of buildings.

The Canberra Avenue verge will have inter-plantings of *Eucalyptus mannifera* and *Prunus* species consistent with nearby plantings along Canberra Avenue, and the indicative planting pattern shown in Figure 36. The State Circle verge will have *Quercus* species plantings consistent with verge trees along State Circle, and the indicative planting pattern shown in Figure 36.

Landscaping should soften built mass presented to Canberra Avenue and State Circle.

Wide building entrances marked with considered landscaping should be used to create formal and legible address frontages to Canberra Avenue and State Circle. These entrances should be integrated with existing footpaths.

A publically accessible, high quality landscaping treatment, reflecting the indigenous landscape character of the land between State Circle and Capital Circle is to be provided at the corner of Canberra Avenue and State Circle to increase the amenity and visual quality for the site.

Letter box pillars, utility meters and minor service structures located in the landscape zone should be harmoniously integrated with the landscape design.

The rear landscape zone is to provide for a substantial landscape buffer that will afford privacy to rear neighbours and maintain winter sunlight to those properties.

Existing trees to the western boundary of Block 10 Section 13 Barton should be maintained where possible to ensure visual privacy between new development and the existing childcare centre. Additional planting to the rear of the site should be used to enhance privacy to the childcare centre without compromising solar gain.

Off-site works

Off-site landscape works, as indicated in Figure 36, consistent with landscaping for the subject site, may be required as part of the approval for development.

Figure 36: Block 10 Section 13 Forrest - General design principles

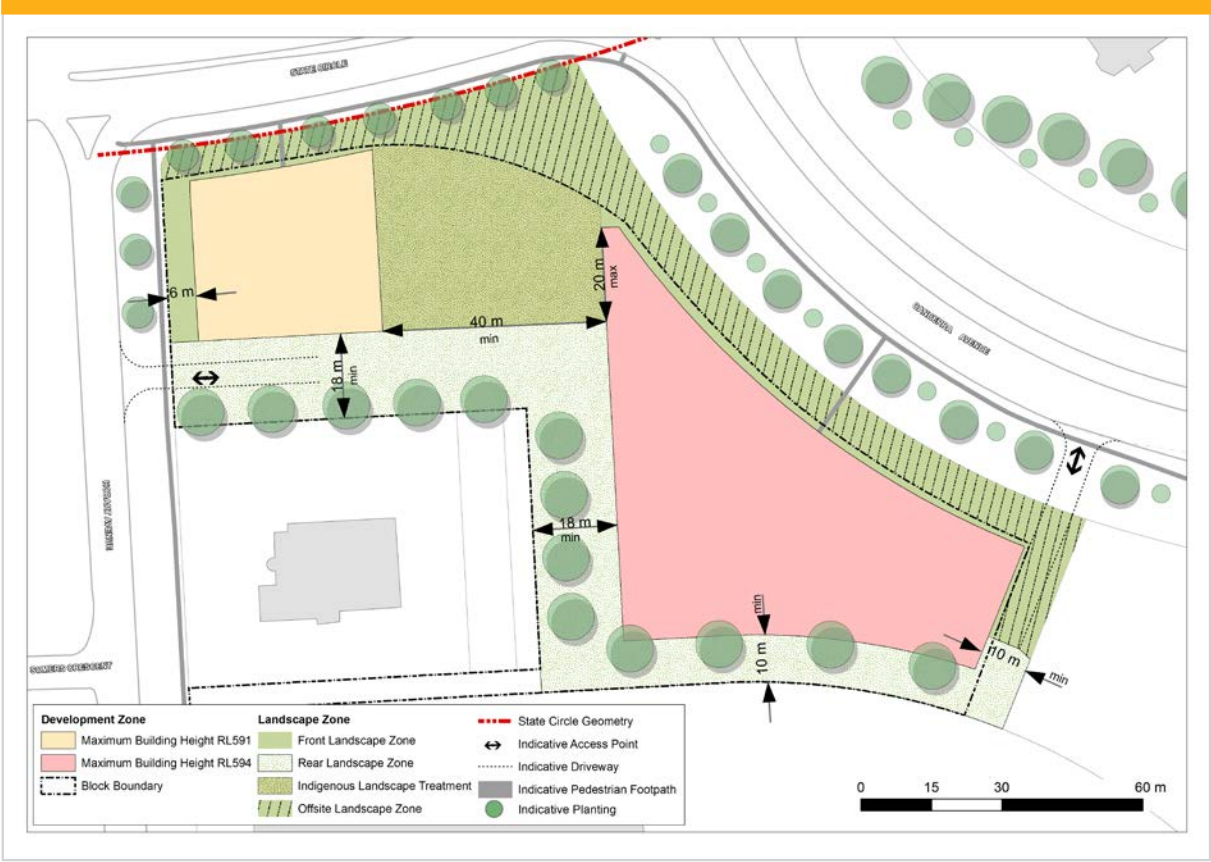
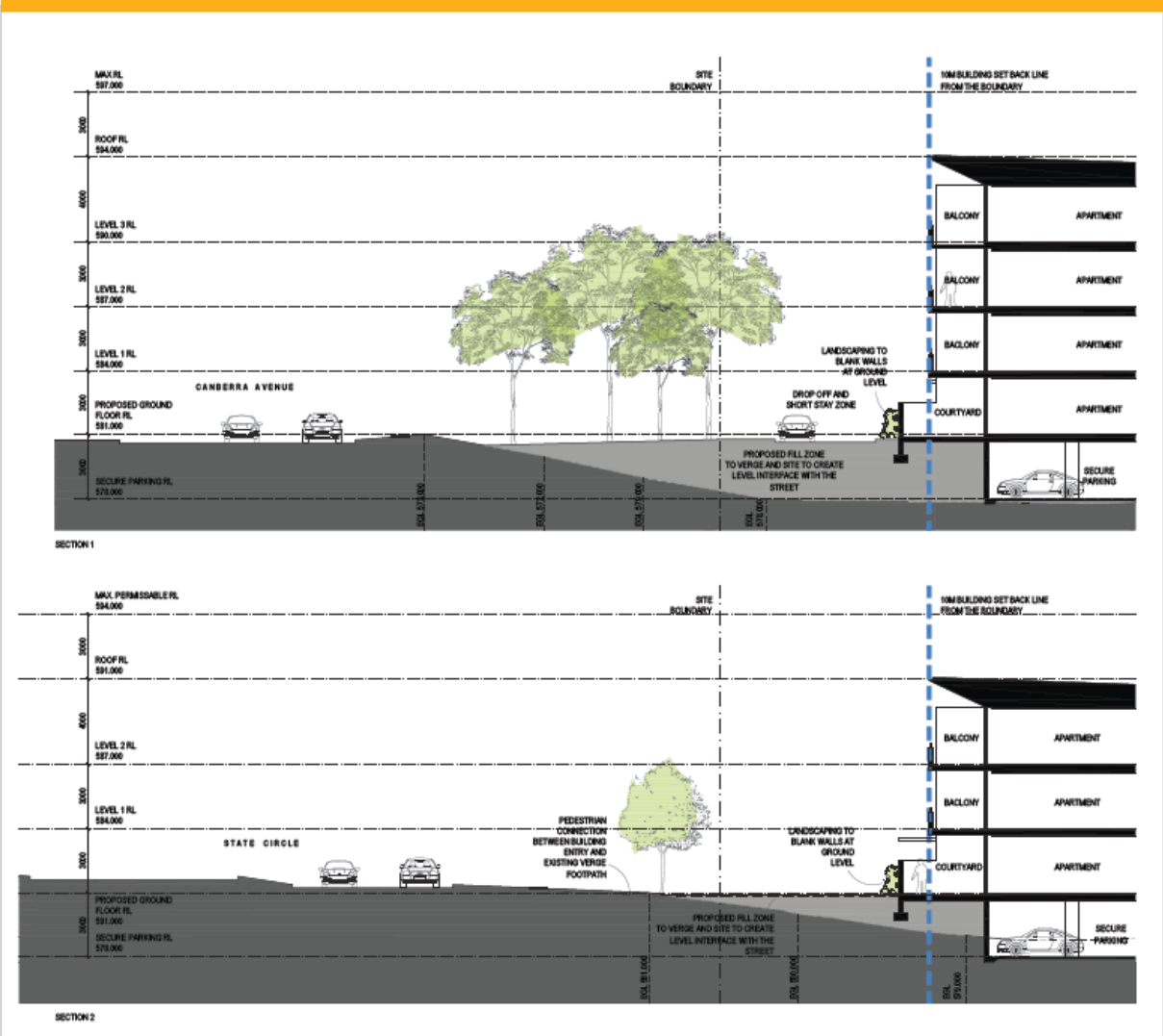


Figure 37: Block 10 Section 13 Forrest - Indicative edge cross sections



4.6 CITY HILL PRECINCT CODE

4.6.1 Precinct Location

City Hill Precinct comprises the area radiating from City Hill and bounded by London Circuit. The precinct includes University Avenue, Ainslie Place and parts of Northbourne, Commonwealth and Constitution Avenues.

Figure 38 illustrates the location of the City Hill Precinct.

4.6.2 Background

The City Centre has a multi-faceted role as Canberra's most important metropolitan centre. The City Hill Precinct within the City Centre is located at the apex of the National Triangle in a location astride an important entrance route to the Parliamentary Zone, and forms a significant element in the physical structure of central Canberra.

City Hill Precinct is the municipal heart of central Canberra. The City Hill Precinct forms the Griffin's symbolic and geographical centre for the City – a corner completing the National Triangle as a gateway to the Central National Area and a hub connecting significant main avenues and vistas.

There is a National Capital interest in ensuring that:

- » Sites within the City Hill Precinct are developed in accordance with their national importance, at the apex of the National Triangle.
- » The symbolic importance of the Main Avenues radiating from City Hill (Northbourne, Ainslie, Constitution, Commonwealth, Edinburgh and University Avenues) is protected and supported through the design and development of the adjacent blocks and the landscaping and design of the avenues.

4.6.3 Objectives for City Hill Precinct

1. Maintain and promote the City Centre as the main commercial centre of Canberra and the region – with the City Hill Precinct as the pre-eminent heart of City.

2. The design of buildings and the amenity and environmental quality of the main public spaces should result in an accessible, attractive, high quality and distinctive centre, consistent with the City's role as the major metropolitan centre and its location at one point of the National Triangle, the major organising element of the Central National Area.
3. That the City Hill Precinct provides a vibrant, interesting and lively centre with high levels of human activity.
4. Development must command the highest standards of urban design, sustainability, exemplary architecture and social inclusion, reflecting the character of the National Capital.
5. The City Hill Precinct must complement and actively relate to, and integrate with, the existing and future structure of the rest of City.
6. Encourage a mix of land uses, including residential uses, which contribute to a diverse and active character.
7. Major buildings of municipal or cultural significance should be located adjacent to City Hill Park, with their main address to Vernon Circle.

4.6.4 Land Use for City Hill Precinct

Land use for the City Hill Precinct should be in accordance with Figure 39.

Permitted land uses for Land Use A are:

- » Administrative Use
- » Car Park
- » Café, Bar Restaurant
- » Casino
- » Community Protection Facility
- » Cultural Facility
- » Diplomatic Mission
- » Education Establishment
- » Hotel
- » Health Centre
- » Motel
- » Indoor Recreation Facility
- » Office
- » Park
- » Personal Service Establishment
- » Place of Assembly
- » Public Utility

Figure 38: City Hill Precinct location

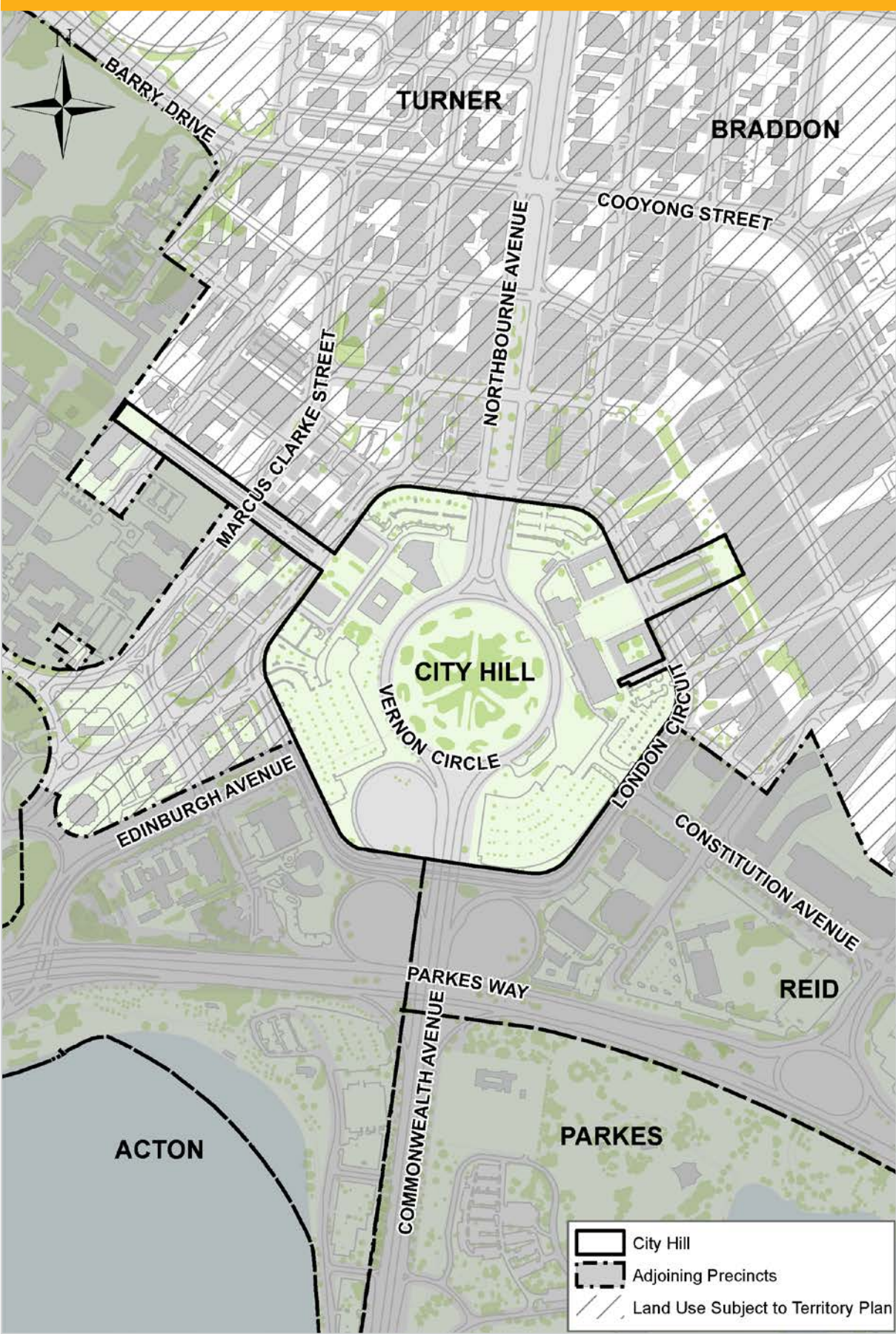
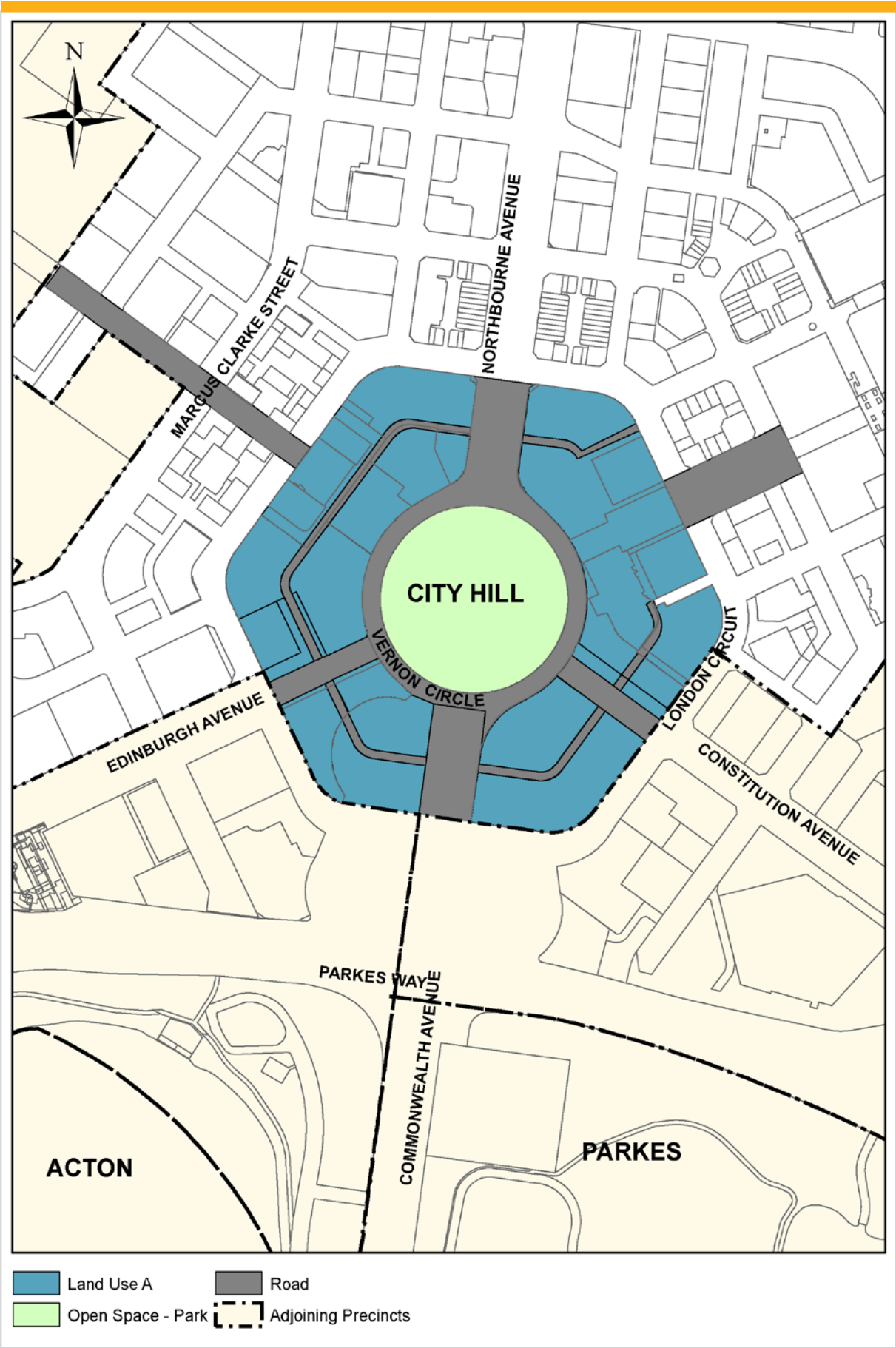


Figure 39: Land use for the City Hill Precinct



- » Residential
- » Retail
- » Scientific Research Establishment
- » Social/Community facility
- » Tourist facility.

Any buildings located within City Hill Precinct must be subsidiary to the permitted use as a park and must be designed, sited and of a scale that complements the landscape character.

4.6.5 Detailed conditions of planning, design and development

General

New or altered buildings must ensure that:

- » Sunlight access to open space within the City Hill Precinct and major pedestrian areas is maintained.
- » The vista to City Hill Park is framed and enhanced by new development.
- » Predominantly active frontages are provided at ground floor level for building elements fronting London Circuit and the Main Avenues that radiate from City Hill.

Subdivision patterns should be designed to minimise amalgamation of land and achieve a mix of development scales including fine urban grain.

New buildings are encouraged to be delivered through design competitions in order to encourage innovation and design excellence.

The symbolic importance of the City Hill Precinct should be reinforced in the design treatment of the streetscape and public places.

Public art and art spaces in new development should be encouraged.

Landscape and streetscape treatments are to be of a high quality emphasising the geometry and formality of the Main Avenues.

New development should exemplify sustainability principles and demonstrate excellence in urban design, landscape and architecture.

Figure 40: City Hill – Indicative development



City Hill Park as a central open space

City Hill Park should be retained and enhanced as an enclosed central park serving a functional role within an urban built form.

The topography of City Hill Park may need to be modified to create an urban park, accommodate pedestrian desire lines and integrate with Vernon Circle.

City Hill Park is the primary public space for the Precinct. Any buildings located on City Hill Park must be ancillary to this purpose and be designed, sited and of a scale that complements the landscape character.

New public spaces created within the Precinct must complement and not diminish the pre-eminence of City Hill Park.

Open space

Building height

Building heights of up to 25 metres (generally six to eight storeys) above adjacent kerb levels of London Circuit, Vernon Circle and Northbourne, Edinburgh, Constitution and Commonwealth Avenues are permissible in all areas of City Hill Precinct.

Landmark buildings up to RL617 (generally 14 to 18 storeys) will be restricted to the locations identified in Figure 42, generally being the corners of the main avenues intersecting with London Circuit.

Buildings more than 25 metres in height are to be the subject of wind testing, including down draught conditions and turbulence, to ensure development does not have adverse impacts on building entrances and the public domain.

Buildings fronting Vernon Circle should have a minimum height of 16 metres (equivalent to four storeys) to create a sense of enclosure around City Hill Park.

Minor building elements that extend building height 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.

Figure 41: City Hill – City Hill Park as a central

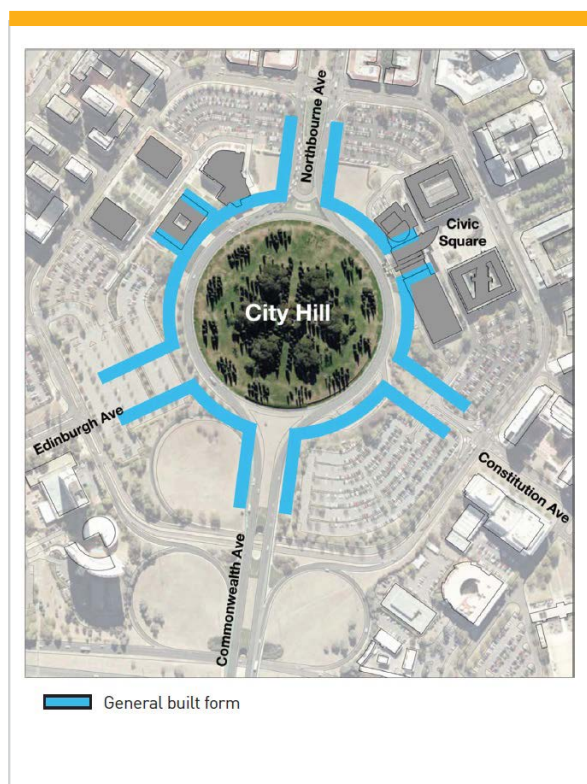
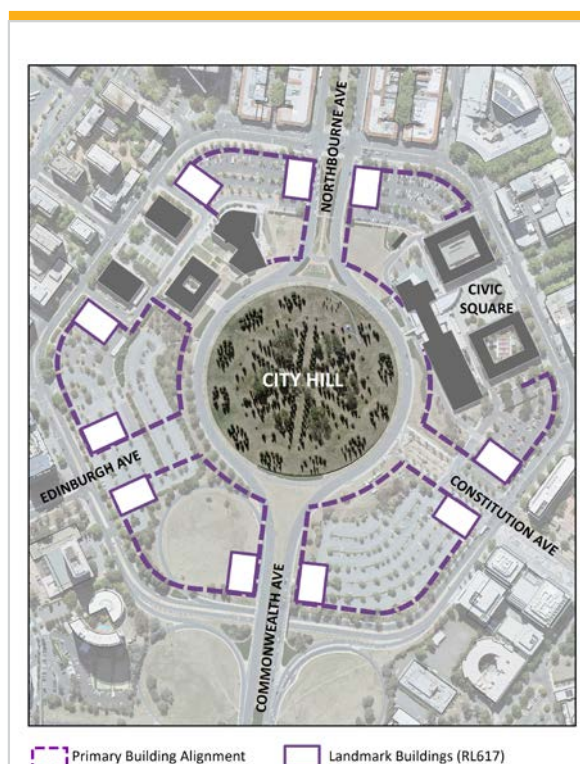


Figure 42: City Hill – Indicative building form, height and landmark buildings



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

Location	Min. floor height
Ground Floor facing Constitution Avenue and roads where 'Indicative Active Frontages' are located	6.5 metres floor to ceiling (mezzanine level permitted over 30% of ground floor)
Ground Floor (Residential)	3.3 metres floor-to-ceiling
Ground Floor (other uses, including commercial/office use)	3.6 metres floor-to-ceiling
Residential (general)	<p>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.</p> <p>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.</p> <p>For two-storey units with a two-storey void space, 2.4 metre minimum ceiling heights.</p> <p>Attic spaces are permitted, with a 1.5 metre minimum wall height at edge of room with a 30 degree minimum ceiling slope.</p>

Active frontages

Street level frontages should, where possible, be active. Primary retail activities should be off London Circuit with secondary food and beverage activities occurring along north-south laneways so as to optimise sunlight access during peak periods.

Buildings on the avenues must have predominantly active frontages at ground floor.

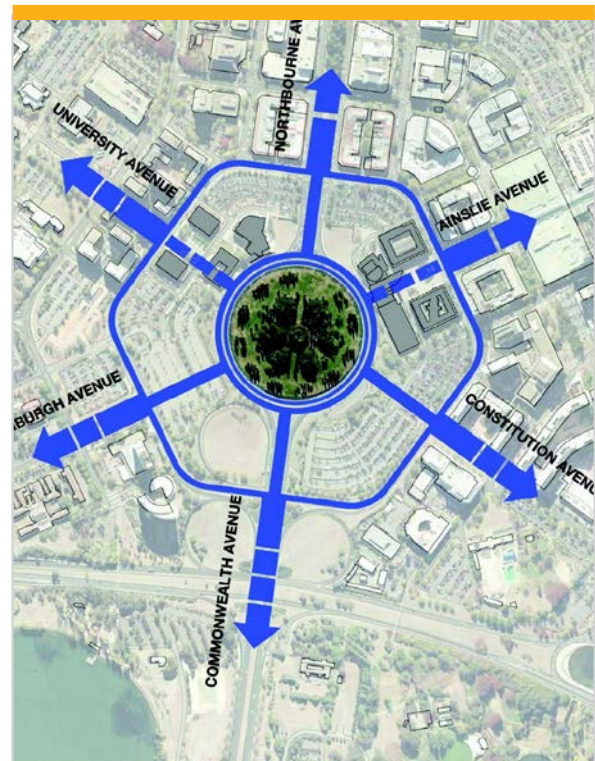
Avenue connections and vistas

New road connections to Vernon Circle from Constitution and Edinburgh Avenues should facilitate access for local traffic and pedestrians.

View corridors must be retained from radiating avenues to City Hill Park. No buildings should bridge these avenues.

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.

Figure 43: City Hill – Indicative avenue connection and vistas



Heritage

The heritage values of the Sydney and Melbourne Buildings are to be considered and addressed by new buildings adjacent to these sites.

Traffic

Major modifications to the existing traffic management arrangements are dependent upon the continuing implementation of peripheral parkways and city bypass routes including Gungahlin Drive, Majura Parkway, Clunies Ross Street, Fairbairn Avenue, Marcus Clarke Street and Cooyong/Ballumbir Streets and the removal of the Parkes Way cloverleaves.

Traffic engineering devices (e.g. slip lanes) should be designed to promote pedestrian amenity, safety and access and bicycle movements.

Parking

Replacement of existing surface car parks and public car parking should be provided for as identified in the ACT Government Parking Strategy. 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 City Hill Precinct.

Car parking for new development is to be accommodated in basements or in above ground structures that do not dominate the public domain.

Public transport

London Circuit should operate as the main public transport circuit for Canberra City.

Redevelopment of the City Hill Precinct should take place in the context of an integrated public transport plan. Mechanisms should be introduced to give priority to public transport.

Laneways

Existing laneways should be retained and new laneways created to provide permeability and create service access. Opportunities should be identified to create laneways with active frontages, particularly in relation to heritage and public buildings and at intersections.

Pedestrian and bicycle links

New development, including public spaces, will facilitate pedestrian connectivity and bicycle movements within the City Hill Precinct and between the City Hill Precinct and Canberra Central.

Location Specific

Vernon Circle

Vernon Circle should serve as a ceremonial road leading to Parliament House and for public events for the city of Canberra. Any major redevelopment of the City Hill precinct should consider alternative options for traffic to allow easy pedestrian access to City Hill via Vernon Circle.

Over time, the existing major cultural and municipal buildings adjacent to City Hill Park (and extensions to them) could be reconfigured to address Vernon Circle.

London Circuit

London Circuit should serve as a gateway, providing a transition between the boulevard character of the avenues and the urban scale of the inner City Hill Precinct. The transition should be achieved through the use of urban design and traffic engineering treatments that serve to physically and psychologically divert traffic from the avenues onto London Circuit, thereby limiting access to the inner City Hill Precinct to predominantly local traffic. London Circuit should operate as the main public transport circuit for Canberra Central.

Buildings must be set back from London Circuit a sufficient distance to establish a tree-lined boulevard character (two rows of trees and wide pavements).

New buildings fronting London Circuit must have active frontages.

Figure 44: City Hill – Indicative road hierarchy

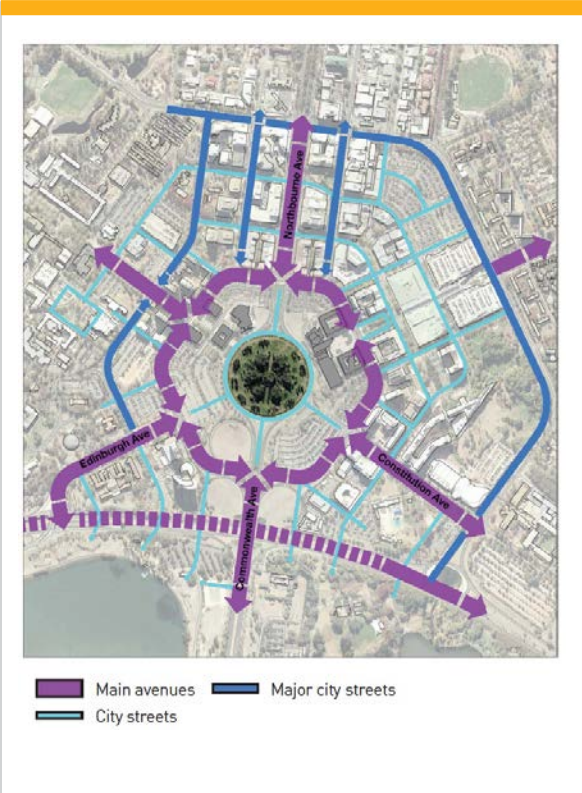


Figure 45: City Hill – Indicative public transport

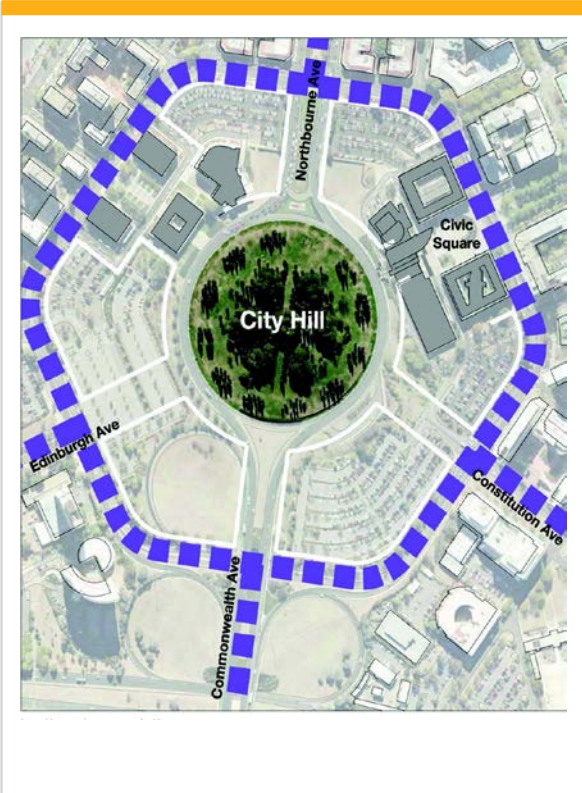


Figure 46: City Hill – Indicative laneways

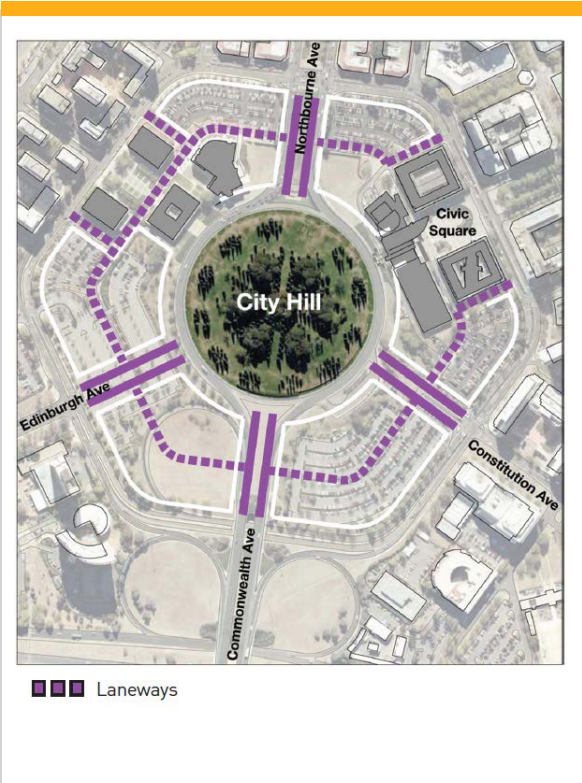
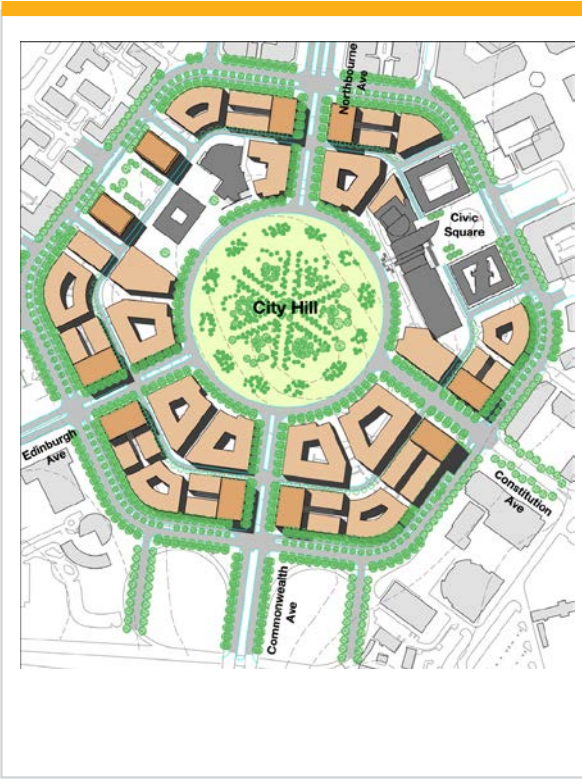


Figure 47: City Hill – Indicative pedestrian links



Indicative Street Cross Section: Commonwealth Ave to City Hill Park

The diagrams illustrate various urban street cross-sections with the following details:

- LONDON CIRCUIT SECTION (TYPICAL - 40m):** Shows a one-way street with a 40m total width. It includes a cycle lane, median, and parking areas. Building levels range from Level 1 to Level 6.
- LONDON CIRCUIT SECTION (TWO WAY OPTION - 40m):** Shows a two-way street with a 40m total width. It includes a cycle lane, median, and parking areas. Building levels range from Level 1 to Level 6.
- LONDON CIRCUIT SECTION (REDUCED ONE WAY - 30m):** Shows a reduced one-way street with a 30m total width. It includes a cycle lane, median, and parking areas. Building levels range from Level 1 to Level 6.
- LONDON CIRCUIT SECTION (REDUCED TWO WAY - 30m):** Shows a reduced two-way street with a 30m total width. It includes a cycle lane, median, and parking areas. Building levels range from Level 1 to Level 6.
- AVENUE EXTENSIONS (TYPICAL - 40m):** Shows a typical avenue extension with a 40m total width. It includes a cycle lane, median, and parking areas. Building levels range from Level 1 to Level 6.
- VERNON CIRCLE (TYPICAL):** Shows a typical Vernon Circle with a 40m total width. It includes a cycle lane, median, and parking areas. Building levels range from Level 1 to Level 6.

Figure 50: City Hill – Indicative Vernon Circle

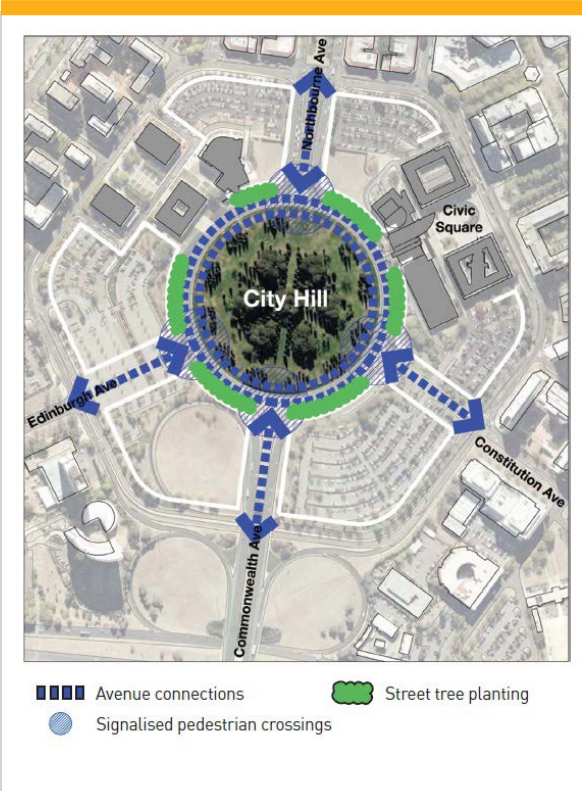


Figure 51: Artist's impression of Vernon Circle

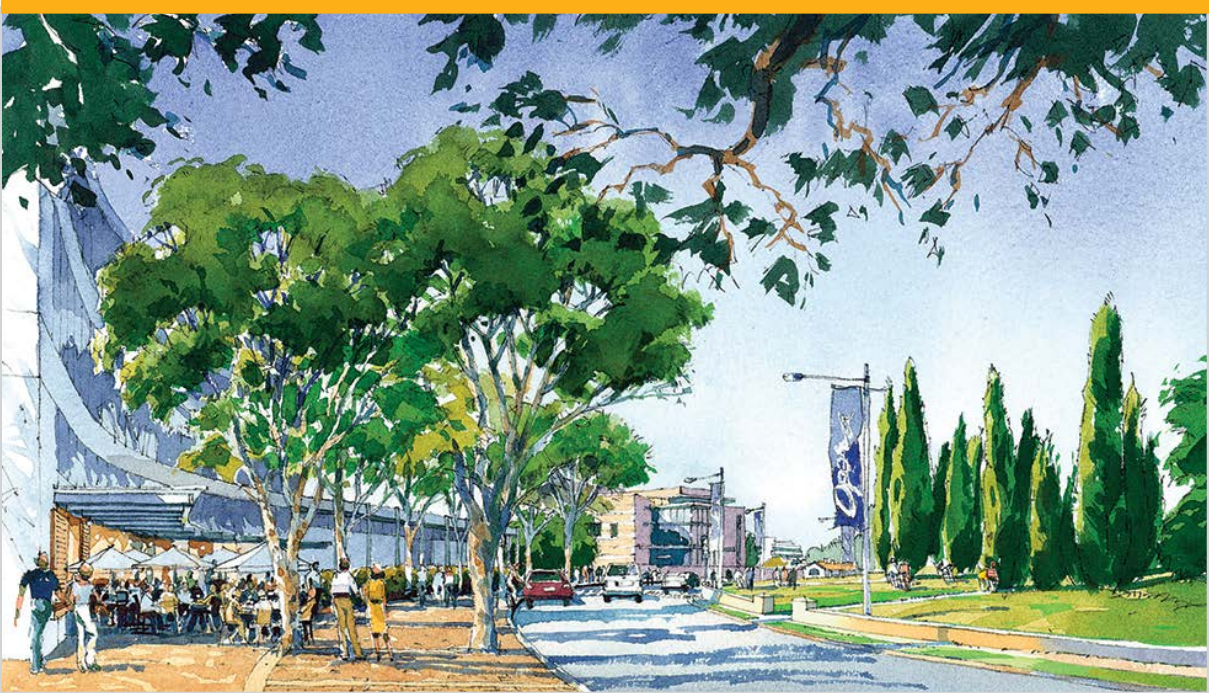
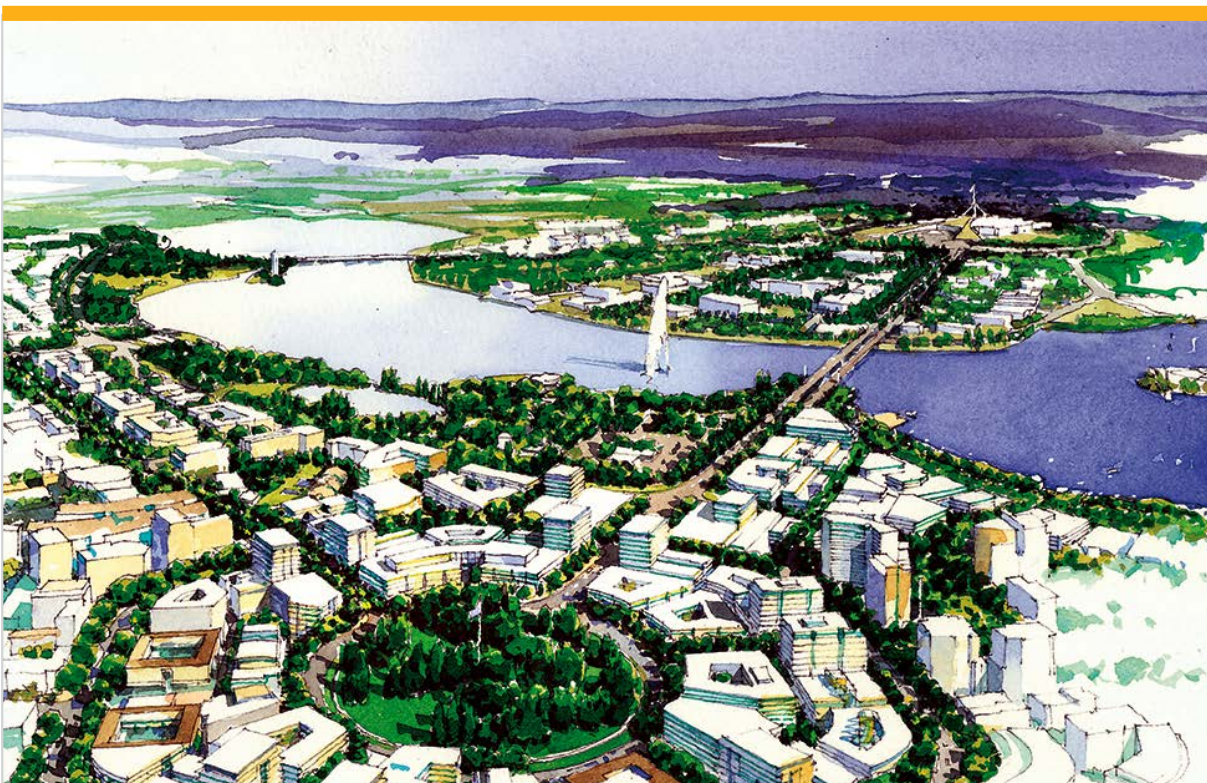


Figure 52: City Hill – Indicative development (an aerial perspective looking northwest towards the National Triangle)



Figure 53: City Hill – An artist's impression of City Hill Park looking towards the National Triangle



4.7 WEST BASIN PRECINCT CODE

4.7.1 Precinct location

The West Basin Precinct is bounded by London Circuit and Commonwealth Avenue to the east, Lake Burley Griffin to the south, the Australian National University to the west and Edinburgh Avenue to the north.

Figure 54 illustrates the location of the West Basin Precinct.

4.7.2 Background

The West Basin precinct forms one of the key elements of the geometry and intent of the *Griffin Plan* at West Basin.

West Basin will be a vibrant cultural and entertainment precinct on a waterfront promenade. The area will create a new city neighbourhood, extending the city to the lake with a cosmopolitan mixture of shops, businesses, cafés, recreation, tourist activities and accommodation.

4.7.3 Objectives for West Basin Precinct

1. Create a legible network of paths and streets by extending the city grid of streets and paths to enhance connectivity and accessibility to the lake.
2. Create a vibrant public waterfront promenade in the Central National Area.
3. Enhance the range of tourism and recreation experiences available on Lake Burley Griffin.
4. Develop a built environment which demonstrates design excellence.
5. Develop West Basin precinct with a mix of uses and create a public domain which demonstrates urban design excellence.
6. Provide continuous public access around West Basin with links to the surrounding national attractions.
7. Contribute to the visitor and recreation experience of the Lake Burley Griffin parklands with an active waterfront promenade that permits a high level of tourist, entertainment, accommodation and leisure uses.
8. Enhance Commonwealth and Edinburgh Avenues as important physical, visual and symbolic links of Canberra.

9. Reinforce Commonwealth Avenue, a significant approach route and vista to Parliament House, as a corridor of activity, leading pedestrians from the city into the Parliamentary Zone.
10. Develop a significant public building, cultural attraction or landscape space on the water axis on the western shore of West Basin.
11. Ensure new development meets leading practice for environmental sustainability including energy efficiency and water sensitive urban design measures.

4.7.4 Land Use for West Basin Precinct

Land use for the Acton Peninsula Precinct should be in accordance with Figure 55.

Permitted land uses for 'Land Use A' are:

- » Bank and Cooperative Society
- » Café, Bar, Restaurant
- » Car Park
- » Club
- » Commercial Accommodation (Hotel, Motel or Serviced Apartment only)
- » Cultural Facility
- » Diplomatic Mission
- » Indoor Recreation Facility
- » Office
- » Park
- » Personal Service Establishment
- » Place of Assembly
- » Public Utility
- » Residential
- » Retail
- » Road
- » Social/Community Facility
- » Tourist facility

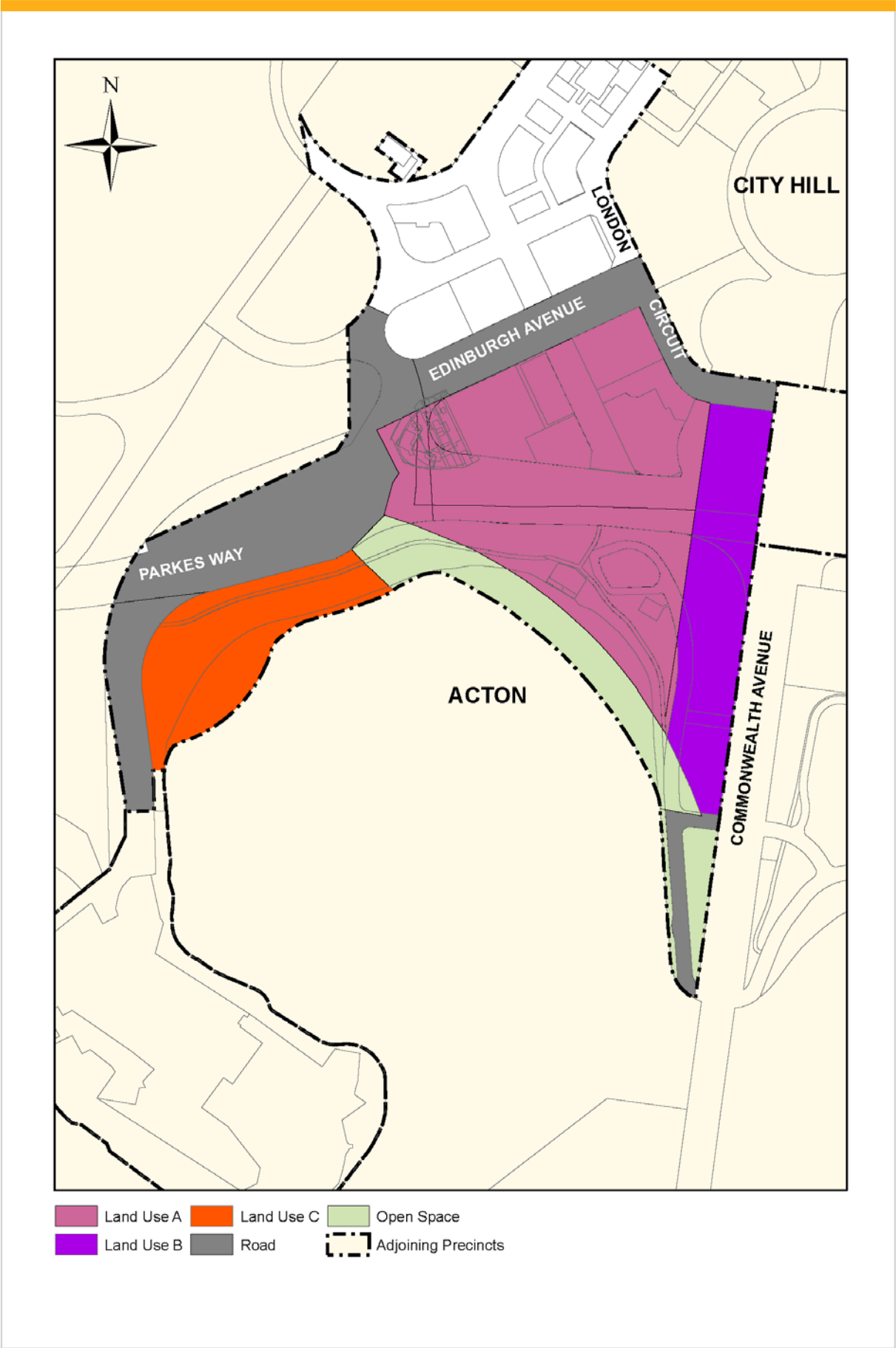
Permitted land uses for 'Land Use B' are:

- » Bank and Cooperative Society
- » Café, Bar, Restaurant
- » Car Park
- » Club
- » Commercial Accommodation (Hotel, Motel or Serviced Apartment only)
- » Cultural Facility
- » Diplomatic Mission

Figure 54: West Basin Precinct location



Figure 55: Land use for the West Basin Precinct



- » Indoor Recreation Facility
- » Office
- » Park
- » Personal Service Establishment
- » Place of Assembly
- » Public utility
- » Residential
- » Road
- » Social/Community Facility
- » Tourist Facility

Ancillary land uses permitted are:

- » Retail

Permitted land uses for 'Land Use C' are:

- » Aquatic Recreation Facility
- » Cultural Facility
- » Diplomatic Mission
- » Place of Assembly
- » National Capital Use
- » Waterfront promenade

Ancillary land uses permitted are:

- » Car park
- » Hotel
- » Park
- » Public utility
- » Recreation
- » Tourist facility (not including a service station)

Permitted land uses for 'Open Space' are:

- » Aquatic Recreation Facility
- » Café, Bar, Restaurant
- » Car Park
- » Cultural Facility
- » Indoor Recreation Facility
- » Park
- » Pathway Corridor
- » Public utility
- » Recreation
- » Road
- » Tourist facility (not including a service station)

4.7.5 Detailed conditions of planning, design and development

General

Urban Structure

Reinforce the *Main Avenues* framing the *National Triangle* as important symbolic connections and formal approaches to Parliament House (Commonwealth Avenue) and City Hill (Commonwealth and Edinburgh Avenues).

Extend the city grid of streets and paths from city to West Basin, maintaining the connectivity and accessibility of the urban block pattern.

Extend the city's urban structure to the lake.

Building Height and Form

Building height will generally be medium rise up to 25 metres.

Taller building elements may be considered on sites north of Parkes Way having regard to:

- » access to sunlight
- » visual and environmental amenity
- » microclimate.

Building height on the waterfront promenade will be limited to 8 metres (maximum two storeys).

The parapet height of buildings fronting the promenade will be a maximum of 16 metres.

Taller building elements to a maximum of 25 metres, and not exceeding 30 per cent of the site area, may be considered.

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

Location	Min. floor height
Ground Floor facing Constitution Avenue and roads where 'Indicative Active Frontages' are located	6.5 metres floor to ceiling (mezzanine level permitted over 30% of ground floor)
Ground Floor (Residential)	3.3 metres floor-to-ceiling
Ground Floor (other uses, including commercial/office use)	3.6 metres floor-to-ceiling
Residential (general)	<p>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.</p> <p>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.</p> <p>For two-storey units with a two-storey void space, 2.4 metre minimum ceiling heights.</p> <p>Attic spaces are permitted, with a 1.5 metre minimum wall height at edge of room with a 30 degree minimum ceiling slope.</p>

Figure 56: West Basin – Indicative urban structure

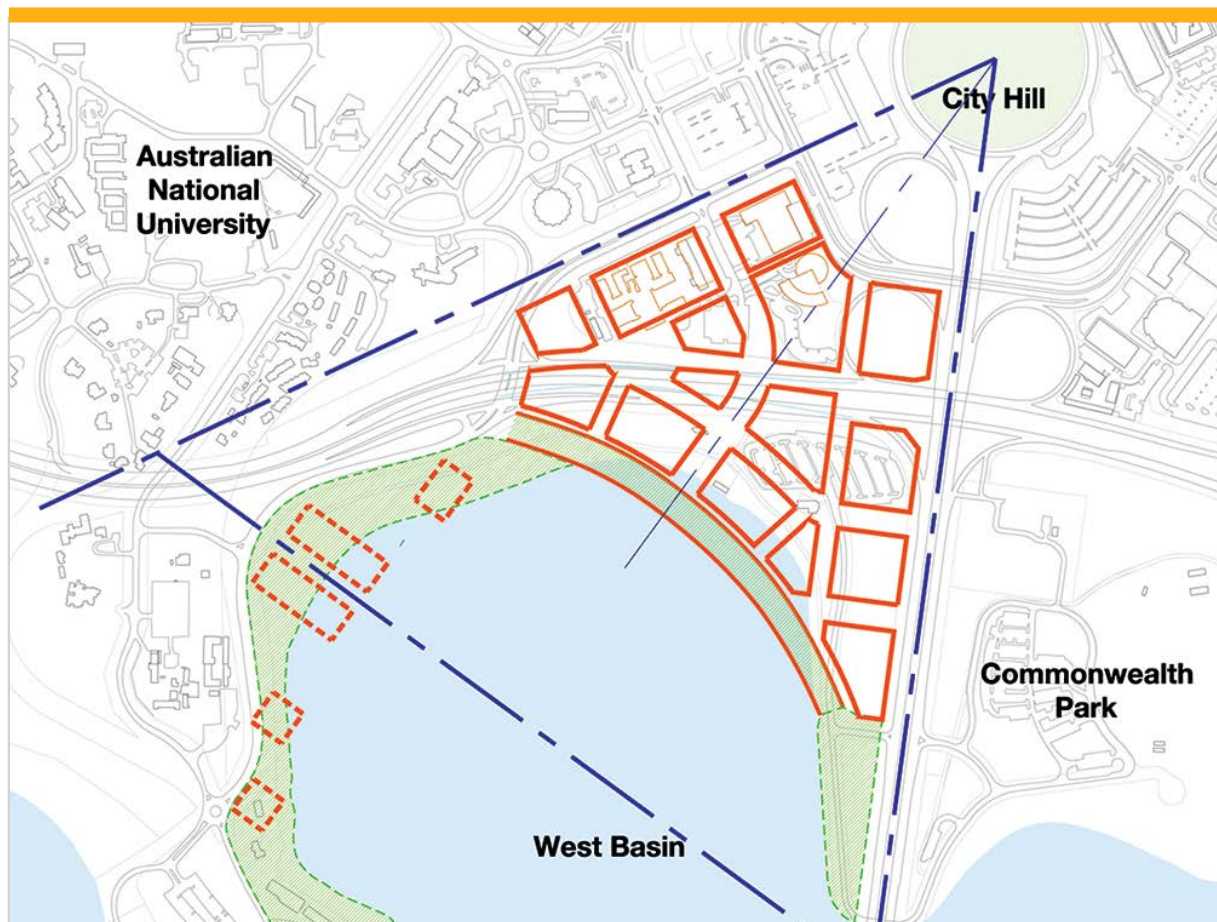


Figure 57: West Basin – Indicative development



Figure 58: West Basin – Indicative extension of the city to the lake



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.

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.

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.

Provide continuous climate protection to areas where retailing and service based developments form the predominant ground level use at the street.

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.

Building design, layout and construction should take account of the impacts of noise on surrounding uses.

New buildings are encouraged to be delivered through design competitions in order to encourage innovation and design excellence.

Public art and art spaces in new development should be encouraged.

Land reclamation and land bridge

Replace the clover leaf intersection of Parkes Way and Commonwealth Avenue with a signalised grade-separated intersection.

Create a land bridge over a section of Parkes Way for streets to extend to the lake.

Reclaim land from the lake to establish a public waterfront promenade, reflecting the geometry of the 1918 Griffin Plan.

Heritage

Provide public access to local heritage places around West Basin.

Create a public waterfront promenade reflecting the geometry and intent of the 1918 Griffin Plan.

Landscape/Streetscape

Landscape planting should reinforce the urban structure of West Basin and its integration with the setting of the Central National Area and the Lake Burley Griffin parklands.

A formal treatment should be applied to the main avenues, major streets and the waterfront promenade, and continuous street trees should define the pattern of city streets extending to the lake.

The visual impact of parking on the public domain should be minimized by integrating parking layouts with street tree plantings and pavement design.

A limited palette of high quality pedestrian pavement materials, street furniture and lighting should be used. Pavement and landscape design should have an elegant, simple and bold design emphasising the geometry and formality of the main avenues.

A range of soft and hard landscape treatments are to be incorporated into the waterfront promenade and foreshore.

Streetscapes must be well lit for pedestrians and made safe 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.

Public art should be included as an integral component of development proposals and the public domain.

Figure 59: West Basin – Indicative lake reclamation and land bridge

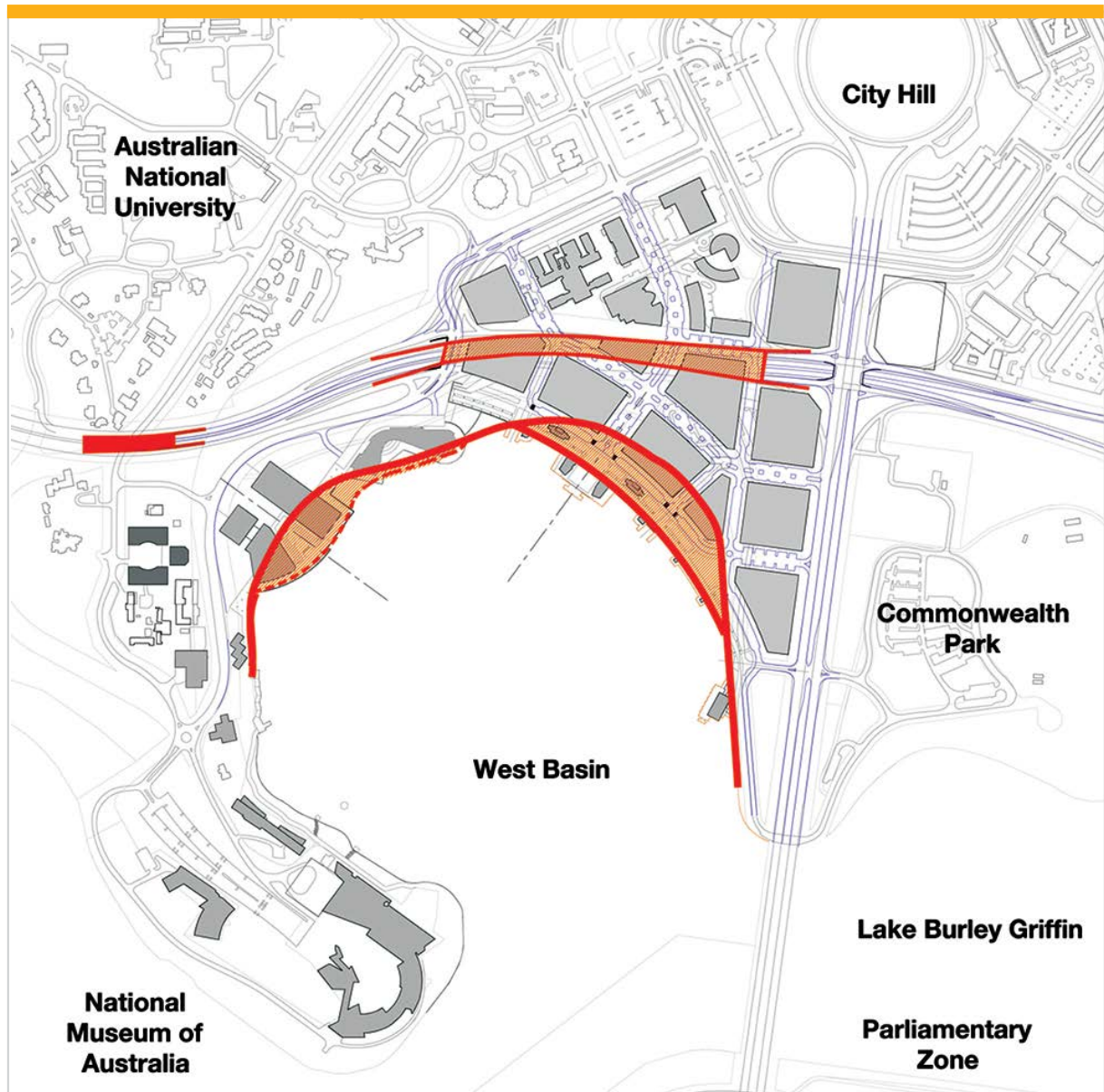


Figure 60: West Basin – Heritage



Figure 61: West Basin – Indicative landscape/streetscape



Figure 62: West Basin – Indicative section waterfront promenade

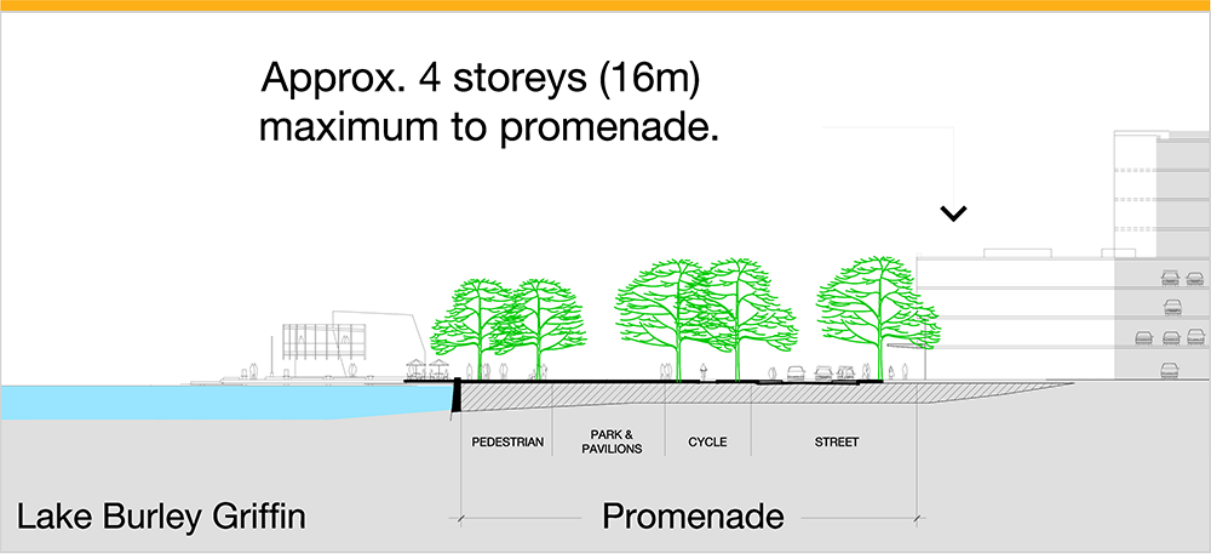
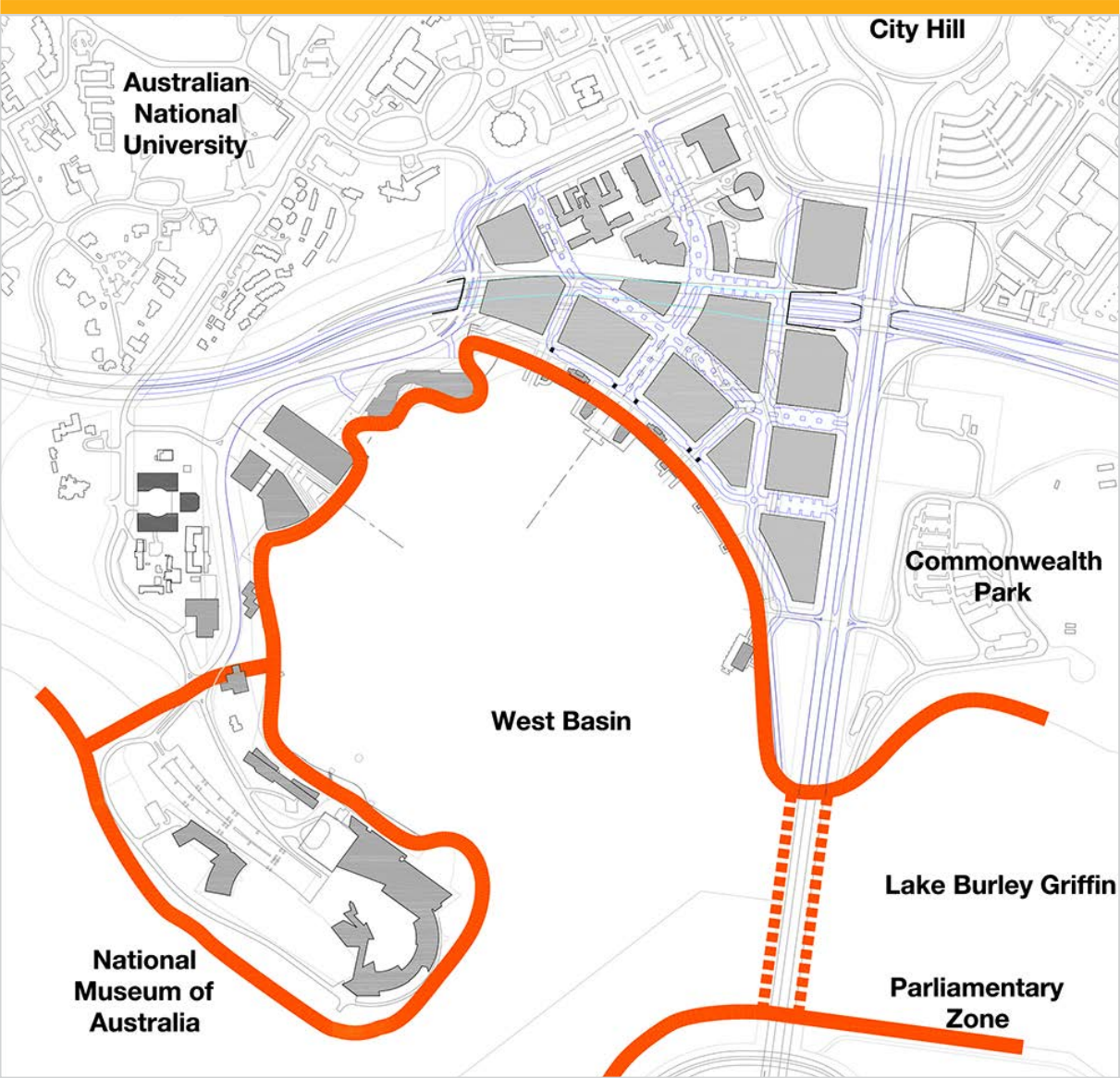


Figure 63: West Basin – Indicative waterfront promenade



Waterfront Promenade

Maintain a continuous public pedestrian network with access to the foreshore with high quality pedestrian amenities including lighting, furniture, signage and landscape materials.

Provide well lit public areas and close-by on-street parking.

Link national attractions with a continuous pedestrian network.

Incorporate recreation and tourist activities along the waterfront promenade.

Provide for a shared pathway network along the waterfront promenade designed for all users.

Provide a minimum width of 55 metres for footpaths.

Cycle ways and Ferry

Provide a network of cycle ways catering to recreation and commuter needs, separated spatially and by visual character where appropriate to prevent pedestrian conflicts.

Provide ferry landings at key nodes around West Basin which incorporate lake based recreation and tourist activities.

Active Frontage

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, major streets and public spaces.

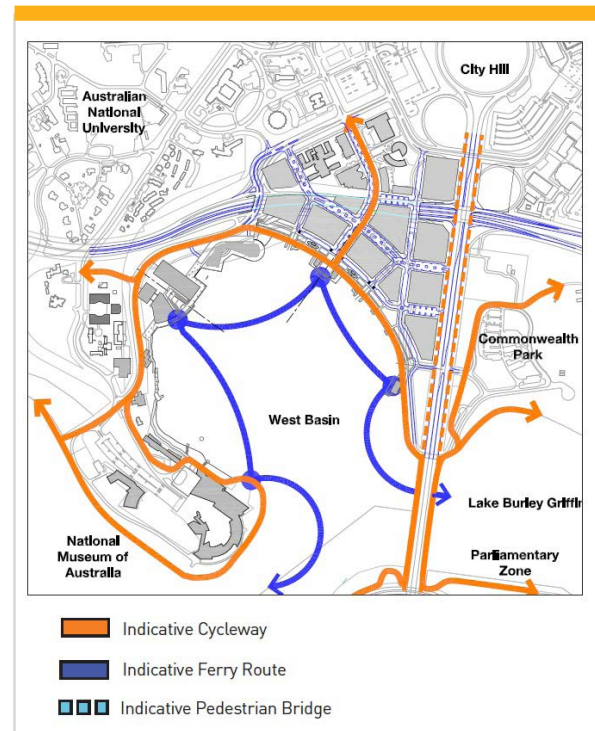
Identified active frontages are to present an attractive pedestrian-oriented frontage providing active uses and are to have a minimum of 80 percent active uses. All other streets are to have a minimum of 50 percent active frontages.

Residential uses should generally be avoided at street level.

Blank walls are strongly discouraged.

Pedestrian entries should be clearly visible from the public domain.

Figure 64: West Basin – Indicative cycle ways and ferry routes



Road Hierarchy

Maximise connections into the site from surrounding main avenues.

Provide a hierarchy of streets being main avenues, major streets and minor streets.

Provide a flexible road network that can accommodate temporary closures of minor streets to vehicles for significant pedestrian events.

Ensure that minor streets are low-speed urban streets which give priority to pedestrians.

Design traffic engineering devices to promote pedestrian amenity, safety and access.

Figure 65: West Basin – Indicative active frontages

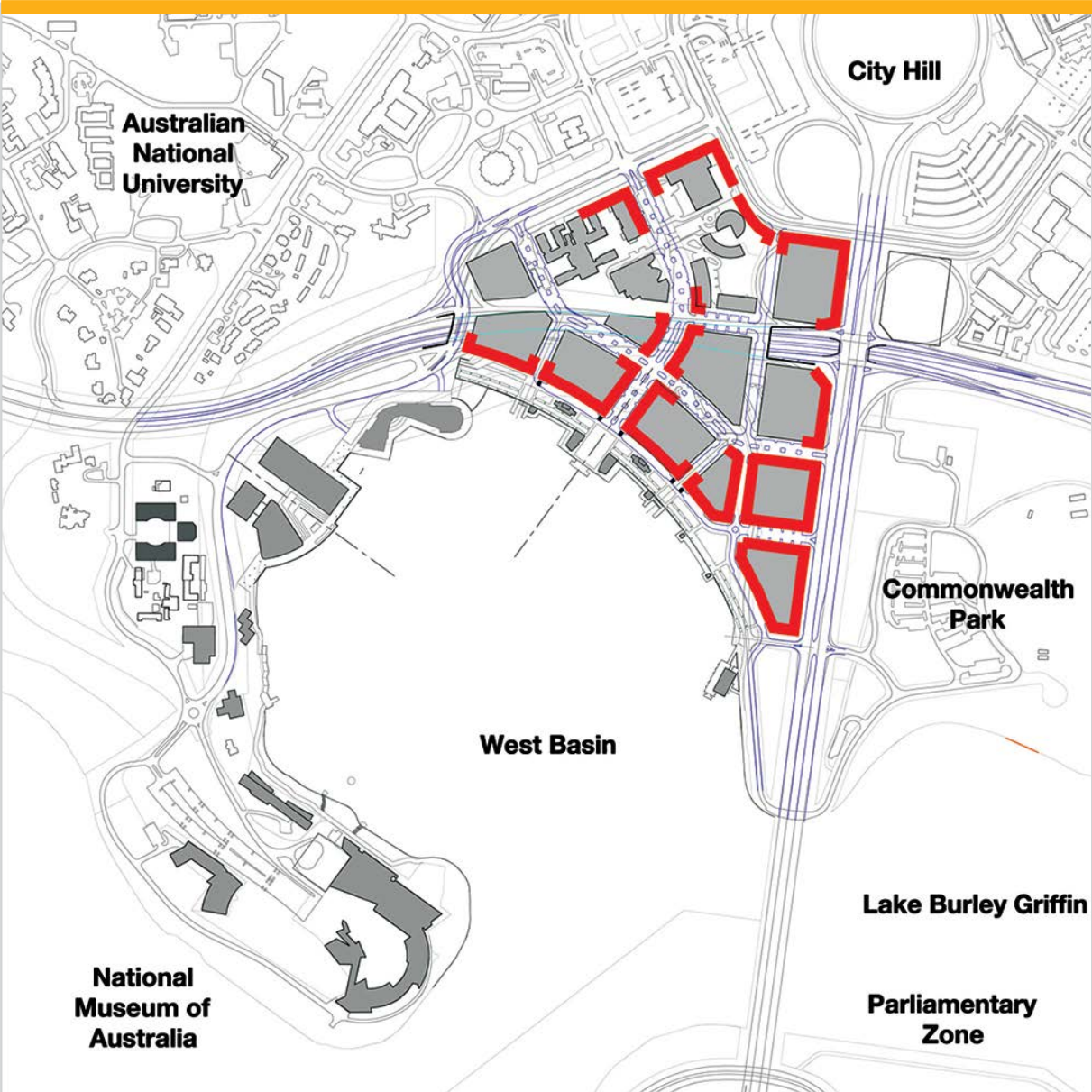


Figure 66: West Basin – Indicative section along Marcus Clarke Street extension

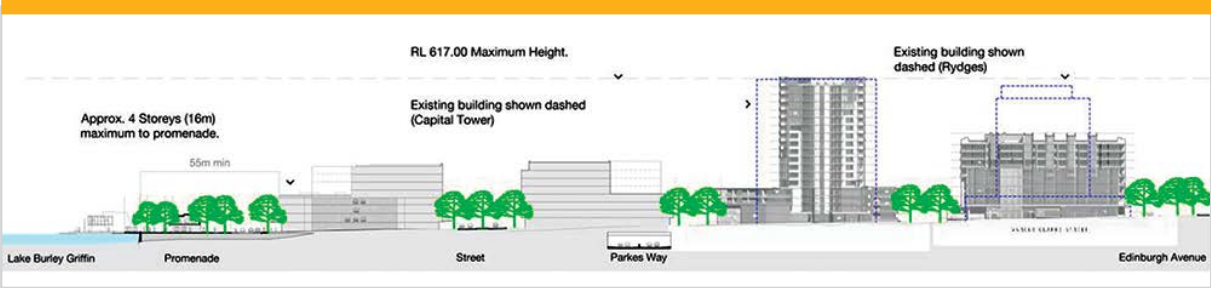


Figure 67: West Basin – Indicative street cross sections

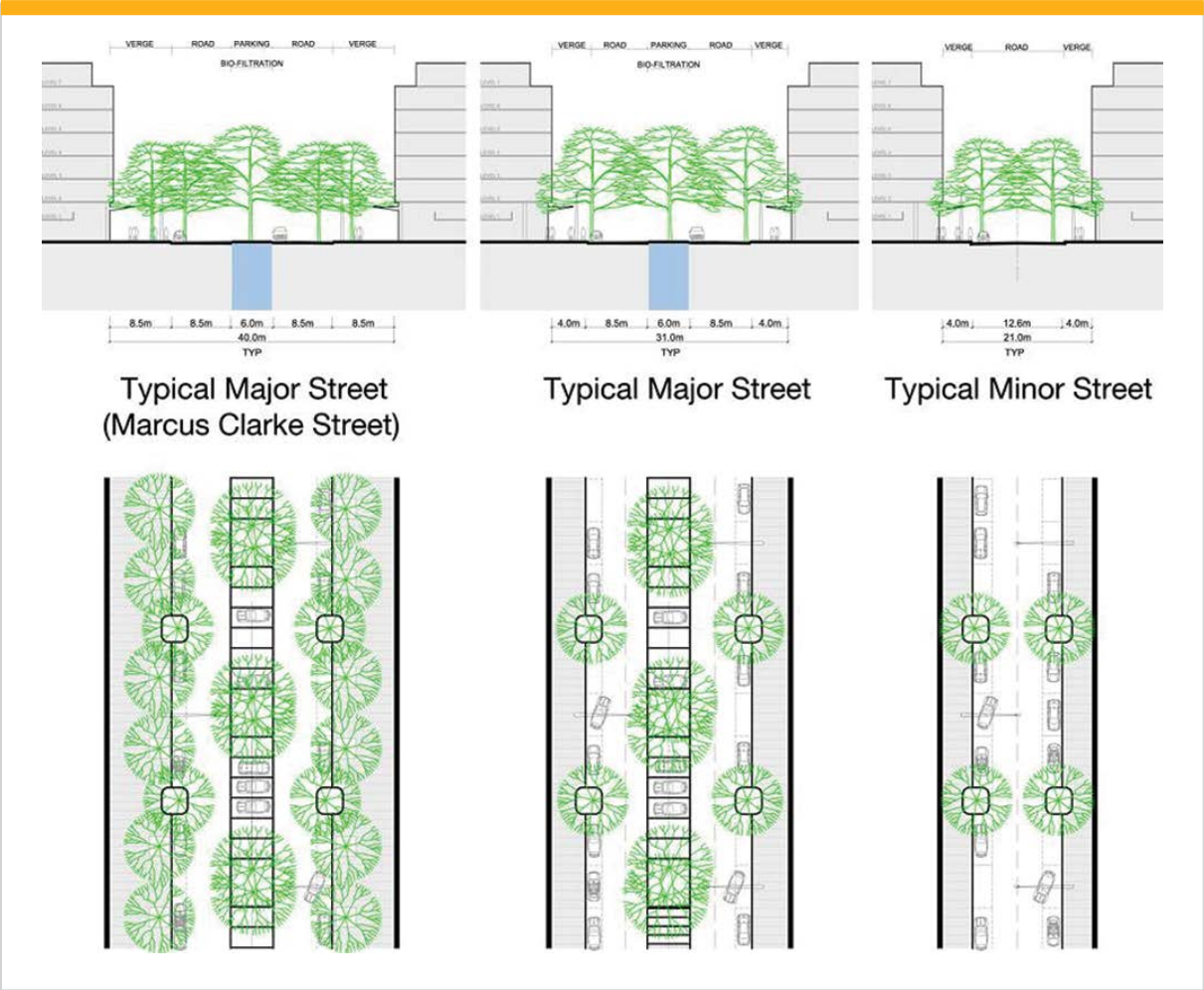


Figure 68: West Basin – Indicative road hierarchy

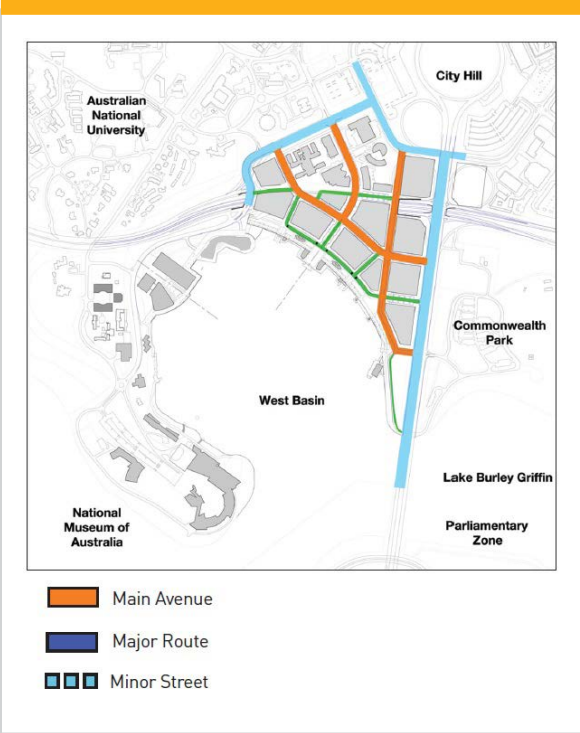


Figure 69: West Basin – An artist’s impression of extending the City to the Lake



4.8 CONSTITUTION AVENUE AND ANZAC PARADE PRECINCT CODE

4.8.1 Precinct location

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.

Figure 70 illustrates the location of the Constitution Avenue and Anzac Parade Precinct.

4.8.2 Background

A key element of Griffins' formally adopted plan for Canberra is the central triangle formed by grand avenues. Constitution Avenue is the base of this geometric element (the National Triangle) and was the Municipal Axis of the Griffins' plan.

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.

Anzac Parade is set along the Land Axis, which forms a key feature of the Griffins' original 1912 plan of the city. The Australian War Memorial stands at the top end of Anzac Parade. The two together are central to the commemoration of Australian military service and sacrifice.

Figure 70: Constitution Avenue and Anzac Parade Precinct location



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.

4.8.3 Objectives for Constitution Avenue and Anzac Parade

1. Establish Constitution Avenue as a diverse and active grand boulevard lined with shops, cafés and a mix of commercial, entertainment and residential uses.
2. Establish Constitution Avenue as a prestigious address for National Capital Uses.
3. Link education and high-tech employment clusters located in the corridor between the Australian National University and the Canberra International Airport.
4. Complete the base of the National Triangle.
5. Support Constitution Avenue with an integrated transport system and mix of land uses contributing to the life of the National Triangle.
6. Establish Constitution Avenue with higher density development, public transport, broad tree-lined footpaths and outdoor dining and street parking.
7. Develop a built environment which demonstrates design excellence.
8. Achieve leading practice environmentally sustainable development.

4.8.4 Land use for Constitution Avenue and Anzac Parade Precinct

Land use for the Constitution Avenue and Anzac Parade Precinct should be in accordance with Figure 71.

Permitted land uses for 'Land Use A' are:

- » Administrative Use
- » Aquatic recreation facility
- » Bank and cooperative society
- » Café, bar, restaurant
- » Car park
- » Club
- » Commercial Accommodation (Serviced Apartment only)
- » Consulting Rooms
- » Cultural facility
- » Diplomatic Mission
- » Education establishment
- » Health Centre
- » Hotel
- » Indoor recreation facility
- » Motel
- » Office
- » Park
- » Personal service establishment
- » Place of assembly
- » Public utility
- » Residential
- » Retail (ground floor of buildings only)
- » Road
- » Social/Community facility
- » Tourist facility

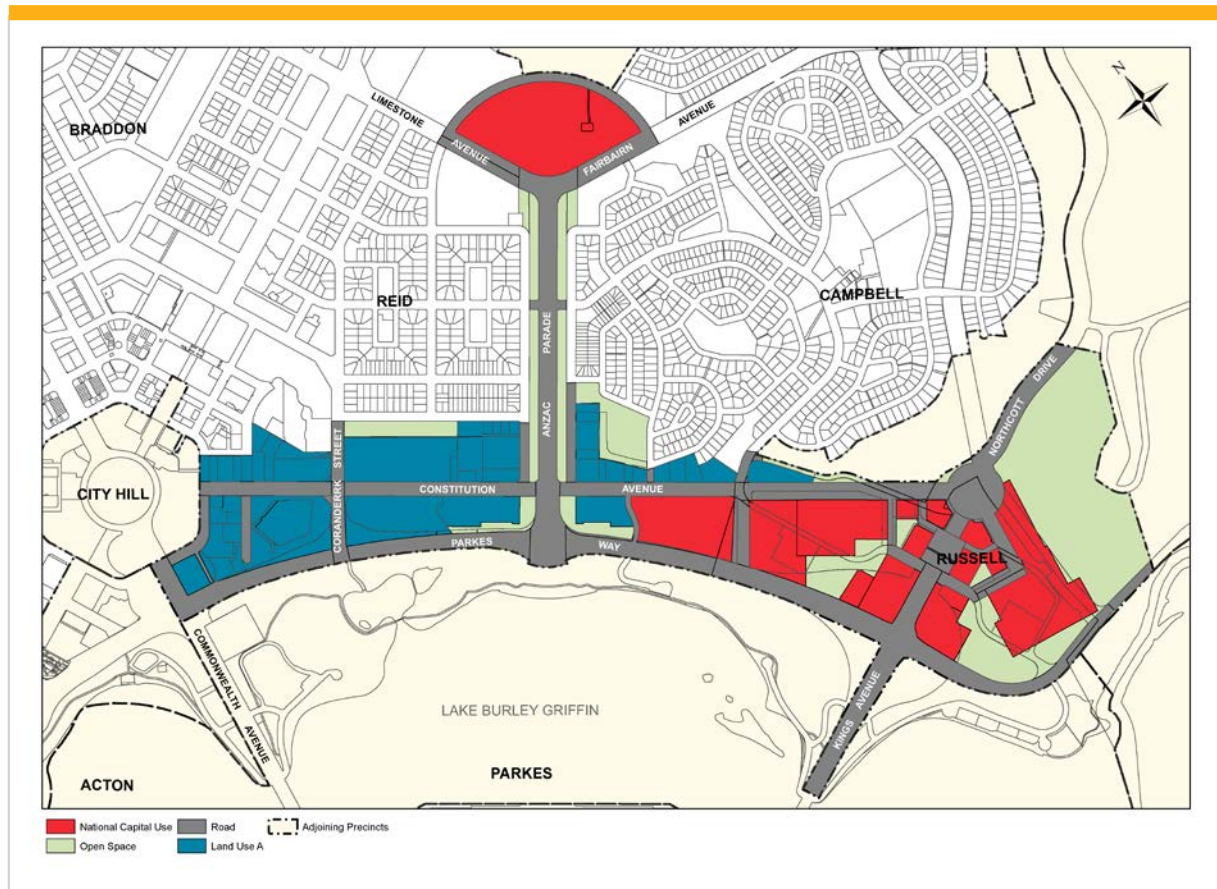
Ancillary land uses for 'Land Use A' are:

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

Permitted land uses for 'Open Space' are:

- » Café, bar, restaurant
- » Car park
- » Child care centre
- » Cultural facility
- » Indoor recreation facility
- » Park
- » Pathway corridor

Figure 71: Land use for the Constitution Avenue and Anzac Parade Precinct



- » Public utility
- » Recreation
- » Road
- » Tourist facility (not including a service station)

For 'National Capital Use' sites, ancillary land uses permitted are:

- » Bank
- » Café, bar, restaurant
- » Car Park
- » Child care centre
- » Club
- » Consulting rooms
- » Cooperative society
- » Diplomatic Mission
- » Health centre
- » Indoor recreation facility
- » Personal services establishment
- » Public utility
- » Retail
- » Social/community facility

4.8.5 Detailed conditions of planning, design and development

General

- a. Built form and landscape design should respond to the primacy of the geometry of Constitution Avenue and the Russell apex of the National Triangle with building form emphasising the alignments of Constitution Avenue, Kings Avenue and Parkes Way.
- b. Reinforce the city's three-dimensional structure based on its topography and the landscape containment of the Inner Hills.
- c. Develop Constitution Avenue (generally east of Anzac Parade) as a prestigious setting for national capital uses, related employment and amenities.
- d. Reduce the barrier created by Parkes Way and its high speed intersections along its length by changing the character of Parkes Way to become a boulevard addressed with prestigious buildings, at grade pedestrian crossings and appropriately scaled road reserves and intersections.

- e. Provide a mix of land uses that contributes to the creation of a 24 hour community with dynamic activity patterns including retail, restaurants, residential and hotels close to public transport, employment areas, cultural attractions and the parklands of Lake Burley Griffin.
- f. Integrate public transport priority in the design of Constitution Avenue including provision for future light rail.
- g. Development should include a high level of access to a diversity of uses and activities, have cohesion and diversity in design character and detail, and be able to respond to changes over time.
- h. Provide a transition in building scale and use to protect the amenity of adjoining residential areas.
- i. Ensure conveniently located parking in a manner that does not dominate the public domain. All basement and service vehicle entries are to be located from secondary street frontages.
- j. Create an open and legible network of paths and streets that extends and connects City Hill and the adjoining suburbs of Reid and Campbell to Constitution Avenue, Kings and Commonwealth Parks and Lake Burley Griffin.
- k. Create a public domain that forms a linked sequence of spaces that are accessible, safe, comfortable, and pedestrian-scaled, that promotes walking and use of public transport and minimises reliance on cars.
- l. Integrate perimeter security, if required, with streetscape elements that enhance the public domain.
- m. Architectural character should develop a contemporary palette of styles and materials, reflecting the varied land uses and providing activity and interest, particularly at street level. Particular attention should be paid to building form and roof profiles in areas of high visibility.
- n. Design proposals should be site responsive, taking maximum advantage of varying characteristics and features of each site, complementing adjoining development – both existing and proposed – and expressing physical and environmental features.
- o. The street network, building form and facilities should be inherently flexible to accommodate changing uses and demands across the site and within buildings over time.
- p. 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.

Urban structure

Reinforce Constitution Avenue as the base of the National Triangle and the Russell apex with appropriate urban form.

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.

Landscape structure

Landscape planting should reinforce the urban structure of Constitution Avenue and its integration with the setting of the Central National Area and the Lake Burley Griffin parklands.

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.

The visual impact of parking on the public domain should be minimised by integrating parking layouts with street tree plantings and pavement design.

Figure 72: Constitution Avenue and Anzac Parade – Indicative urban structure (1)



Figure 73: Constitution Avenue and Anzac Parade – Indicative urban structure (2)



Figure 74: Constitution Avenue and Anzac Parade – Indicative main pedestrian connections



Figure 75: Constitution Avenue and Anzac Parade – Landscape structure

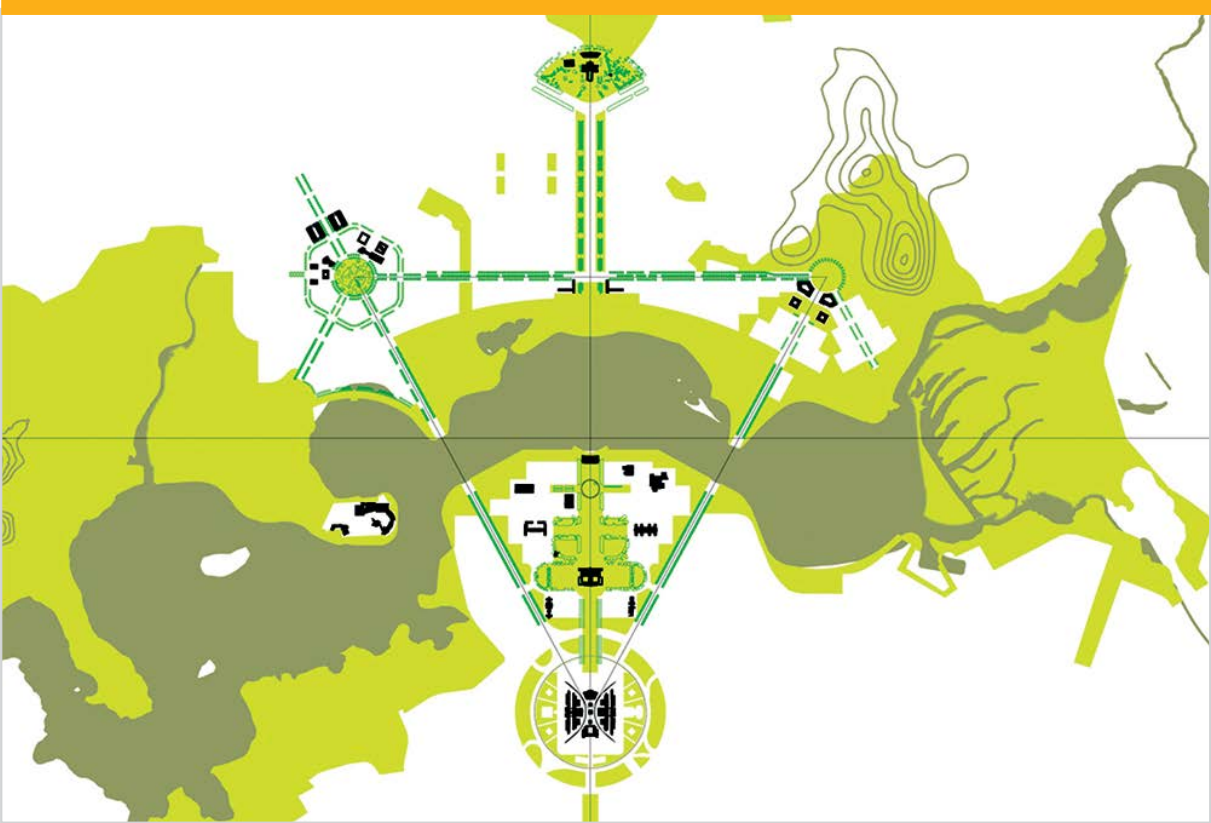


Figure 76: Constitution Avenue and Anzac Parade – Indicative landscape structure



Public transport, access and circulation

Allow for an integrated public transport system with Constitution, Kings and Commonwealth Avenues and London Circuit as the principal public transport route.

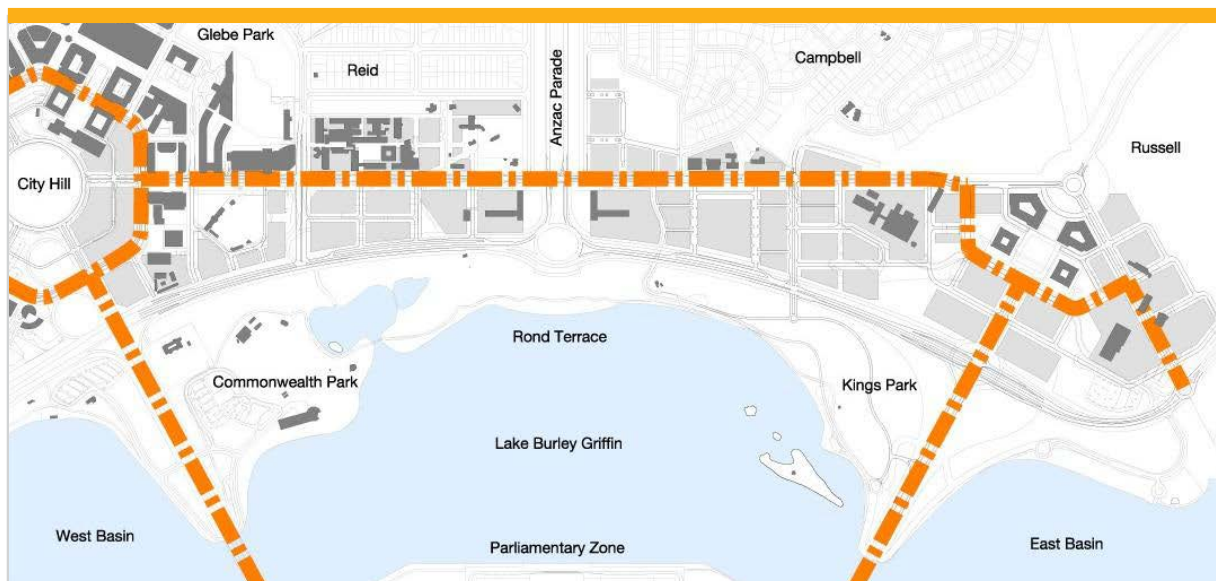
Provide a hierarchy of pedestrian routes ranging from Constitution, Commonwealth and Kings Avenues and London Circuit as urban boulevards, major streets (including Coranderrk Street and Blamey Crescent and Sellheim Avenue), minor streets, laneways and arcades.

Ensure safety and comfort for pedestrians, with intersections designed to minimise slip lanes for fast turning traffic.

Provide on-street parking on all streets where practicable.

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.

Figure 77: Constitution Avenue and Anzac Parade – Indicative public transport, access and circulation



Road hierarchy

The road hierarchy provides a legible and connective framework for moving throughout the area with:

- » Constitution, Commonwealth and Kings Avenues and Parkes Way having the role of principal routes for through traffic and pedestrians connecting other parts of the city to the area
- » major connecting streets including Coranderrk Street, Blamey Crescent and Sellheim Avenue having a role of providing the main connections from the City Centre and adjoining neighbourhoods
- » minor streets having a local access role with priority for pedestrians and cyclists
- » lanes, shareways and arcades having a service, access and pedestrian network role.

Cycle ways

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.

Streetscape design

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.

Development should generally be constructed to the street boundary to define and enclose streets and create continuous street frontage while allowing variations in individual buildings and uses.

Use a limited palette of high quality pedestrian pavement materials, street furniture and lighting. Pavement and landscape design should have an elegant, simple and bold design emphasising the geometry and formality of the main avenues.

Ensure streetscapes are well lit for pedestrians and optimise security and safety for night time use. Footpath areas should be wide enough to cater for pedestrians and specific land use requirements and allow for seating areas, outdoor cafés, planting and urban art.

Wider pavements for outdoor cafés and public amenity are to be located on the sunny southern side of the avenue.

Figure 78: Constitution Avenue and Anzac Parade – Indicative road structure

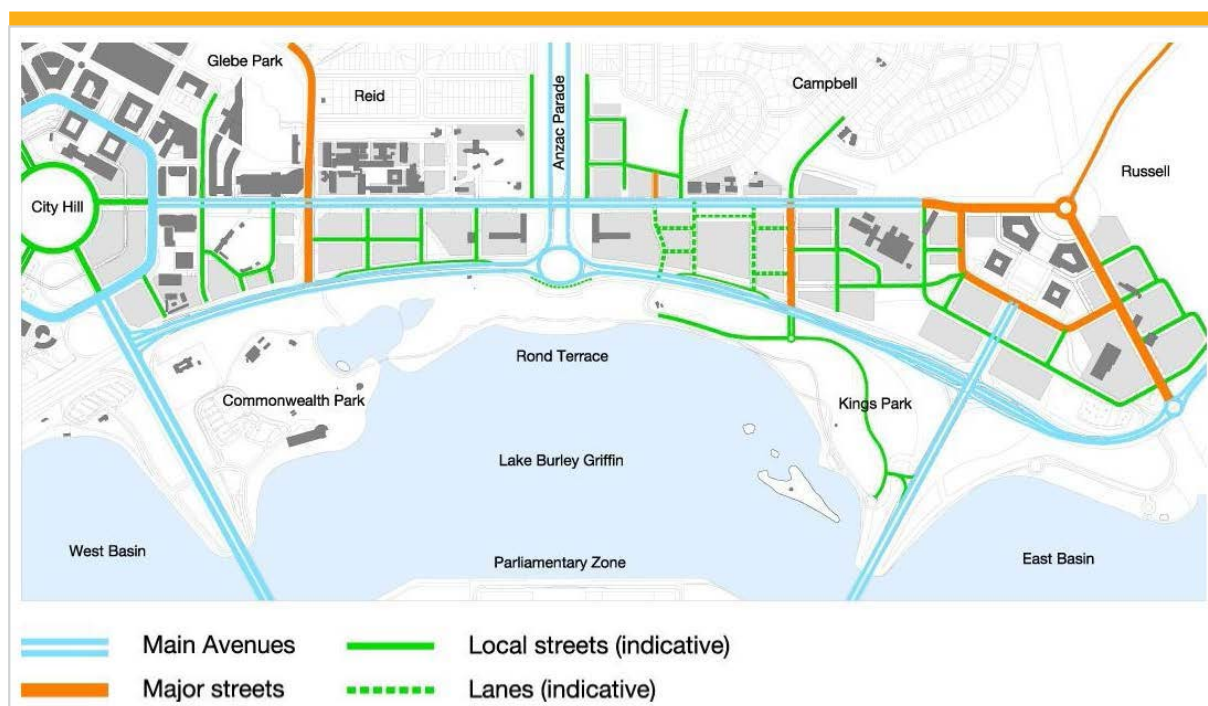


Figure 79: Constitution Avenue and Anzac Parade – Indicative cycle ways



Figure 80: Constitution Avenue and Anzac Parade – Indicative streetscape design

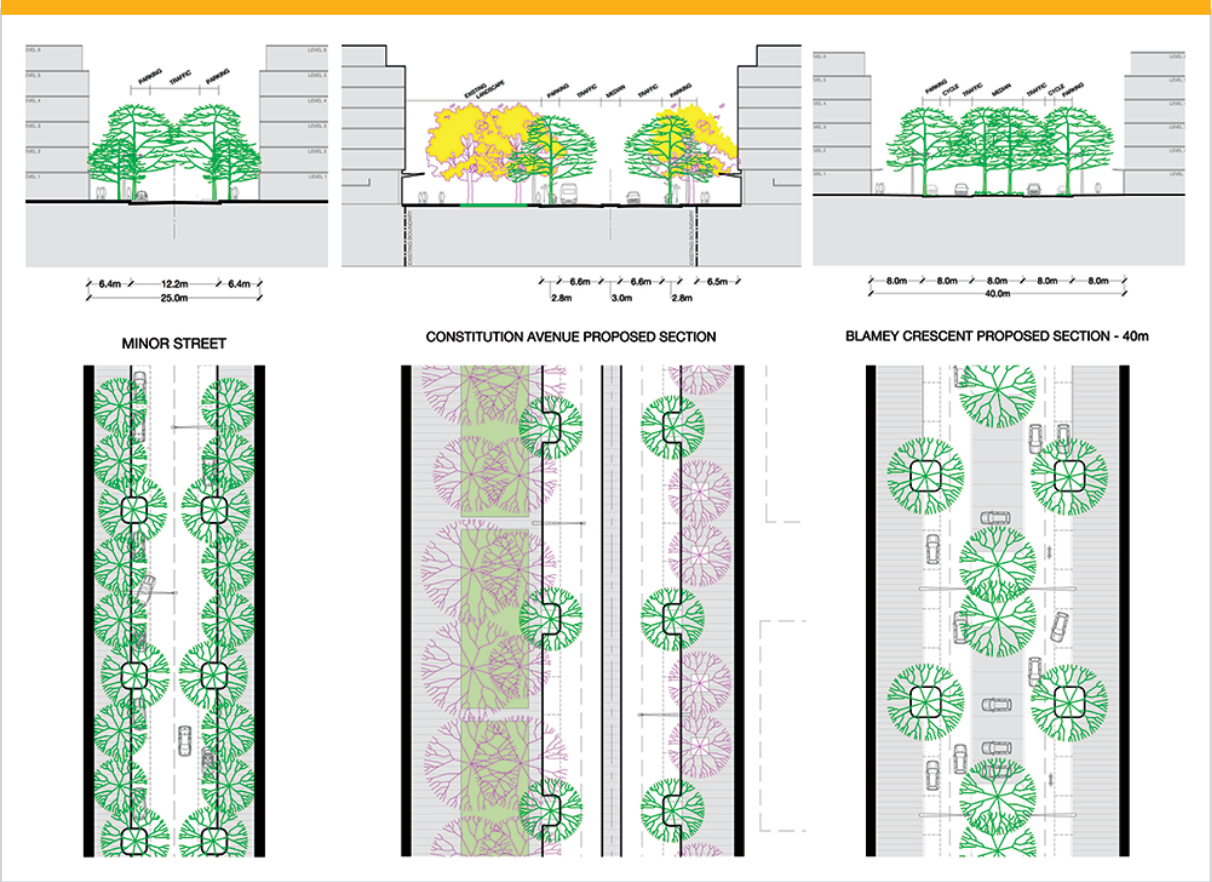
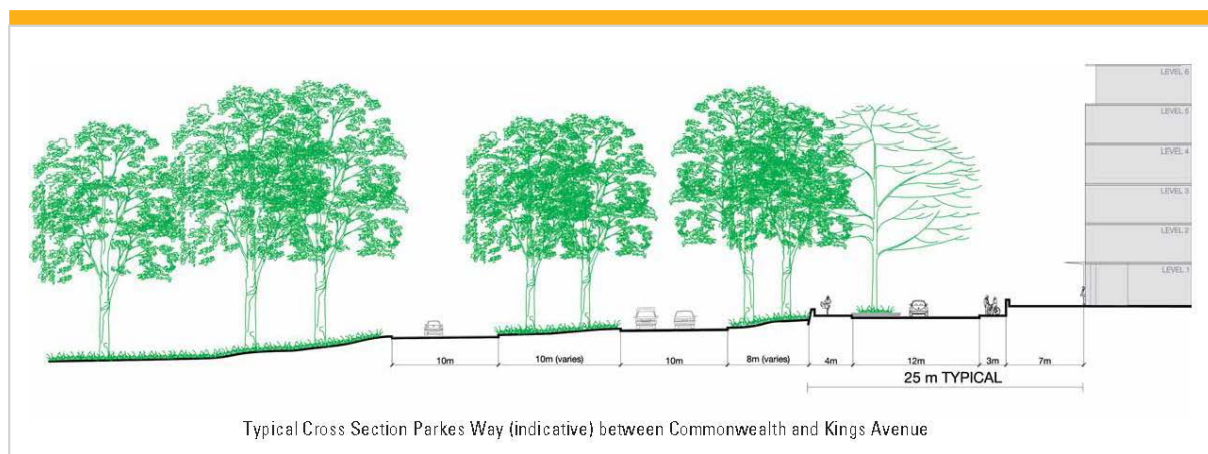


Figure 81: Constitution Avenue and Anzac Parade – Indicative typical cross section Parkes Way between Commonwealth and Kings Avenue



Active frontages

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

Blank façades to public spaces and streets are to be avoided.

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.

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. Residential uses, except for home offices, should be avoided at street level at those locations identified as having an active frontage in Figure 82.

Blank walls are discouraged. Pedestrian entries should be clearly visible from the public domain.

Building height and form

Provide climate protection to areas where retailing and service based developments form the predominant ground level use at the street.

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.

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.

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.

buildings in the area subject to the maximum RL600 height limit on

A landmark building to RL 617 adjacent to Commonwealth Avenue will be subject to consultation.

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.

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.

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.

Figure 82: Constitution Avenue and Anzac Parade – Indicative active frontage

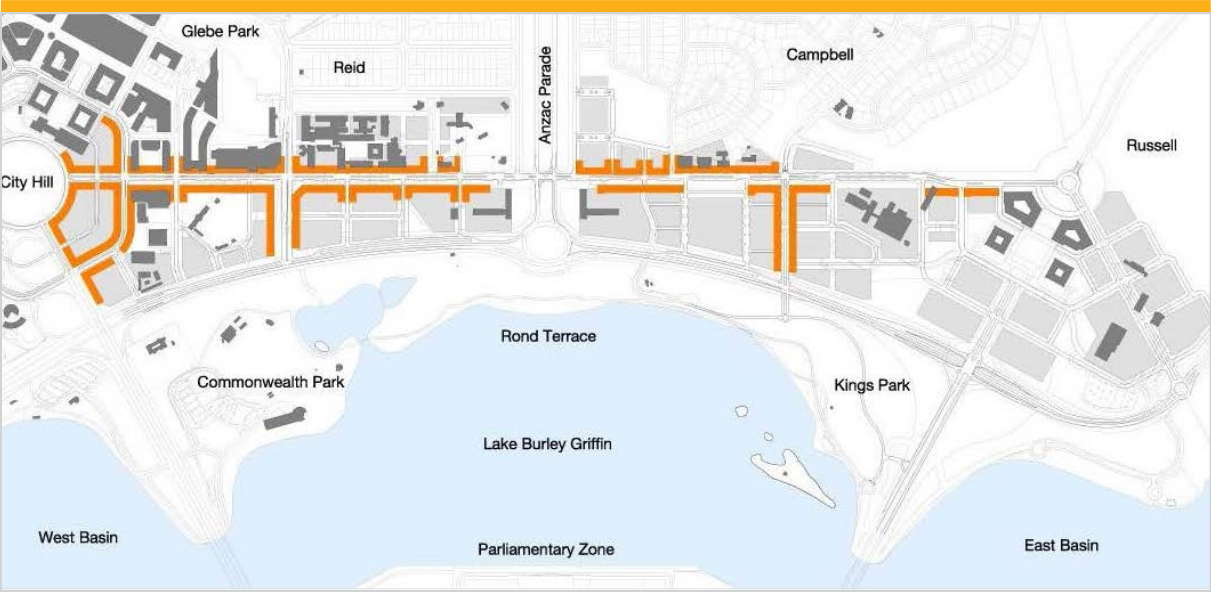
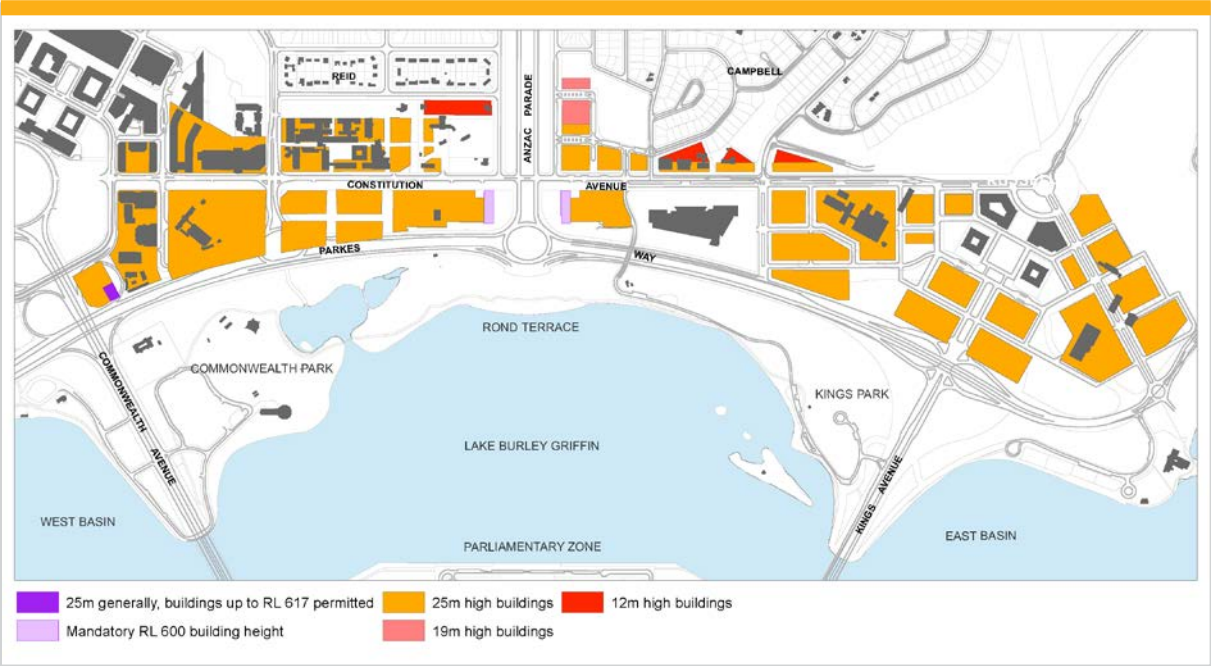


Figure 83: Constitution Avenue and Anzac Parade – Indicative building height and form



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).

Where fronting residential streets in Campbell and Reid, building setbacks should generally complement existing building setbacks.

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.

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.

New buildings are encouraged to be delivered through design competitions in order to encourage innovation and design excellence.

Building design, layout and construction should take account of the impacts of noise on surrounding uses.

Building height is to be measured from and between the finish footpath level at each corner of a development block.

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

Water sensitive urban design

Implement water sensitive urban design strategies, including bio-filtration systems integrated with street and landscape design, to protect lake water quality.

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.

Table: Minimum floor-to-ceiling heights within buildings

Location	Min. floor height
Ground Floor facing Constitution Avenue and roads where 'Indicative Active Frontages' are located	6.5 metres floor to ceiling (mezzanine level permitted over 30% of ground floor)
Ground Floor (Residential)	3.3 metres floor-to-ceiling
Ground Floor (other uses, including commercial/office use)	3.6 metres floor-to-ceiling
Residential (general)	<p>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.</p> <p>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.</p> <p>For two-storey units with a two-storey void space, 2.4 metre minimum ceiling heights.</p> <p>Attic spaces are permitted, with a 1.5 metre minimum wall height at edge of room with a 30 degree minimum ceiling slope.</p>

Figure 84: Constitution Avenue and Anzac Parade - Measurement of building height

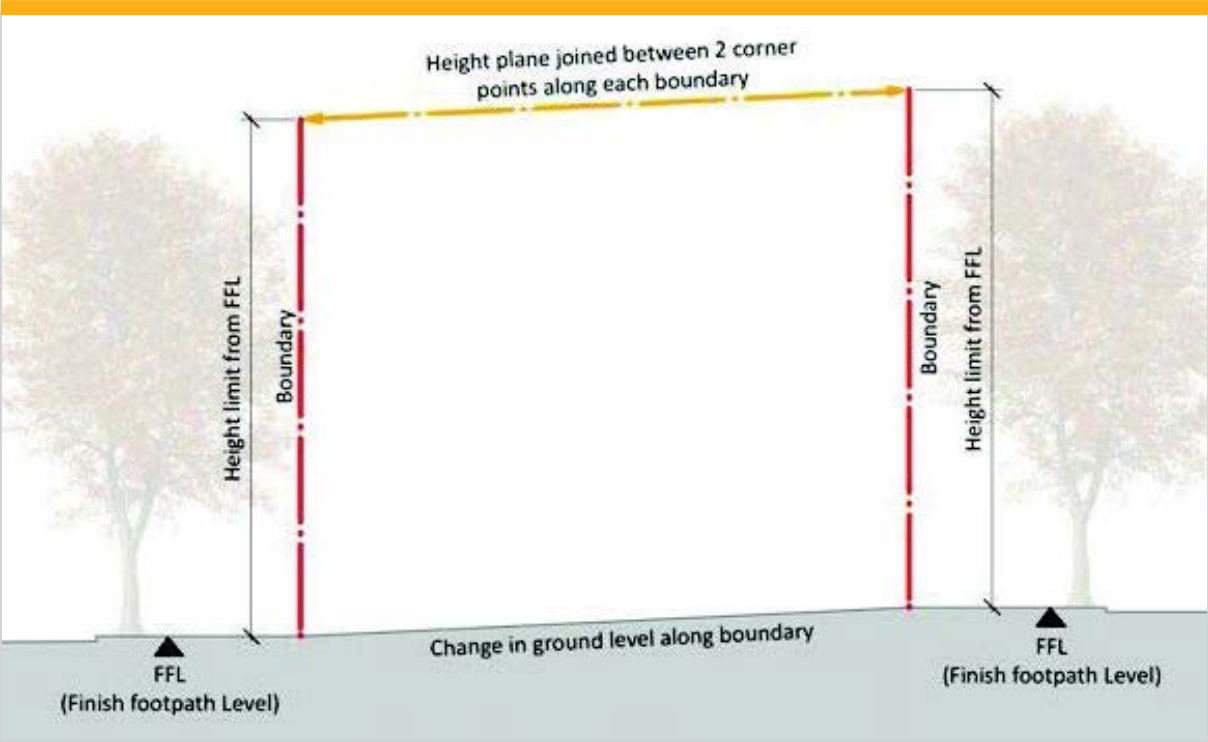


Figure 85: Constitution Avenue and Anzac Parade – Indicative stormwater (proposed)



Parking

Provide on-street car parking and conveniently-located bicycle parking to support retail uses, pedestrian amenity and after-hours activity.

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.

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.

Car parking for new development should accord with the following rates:

Land uses for which car parking rates are not prescribed above will be subject to individual assessment.

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.

Additional parking will be provided for bicycles, motorcycles and vehicles owned and operated under car-sharing schemes.

Integrated urban art and signage

Public art and art spaces in new development should be encouraged.

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.

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.

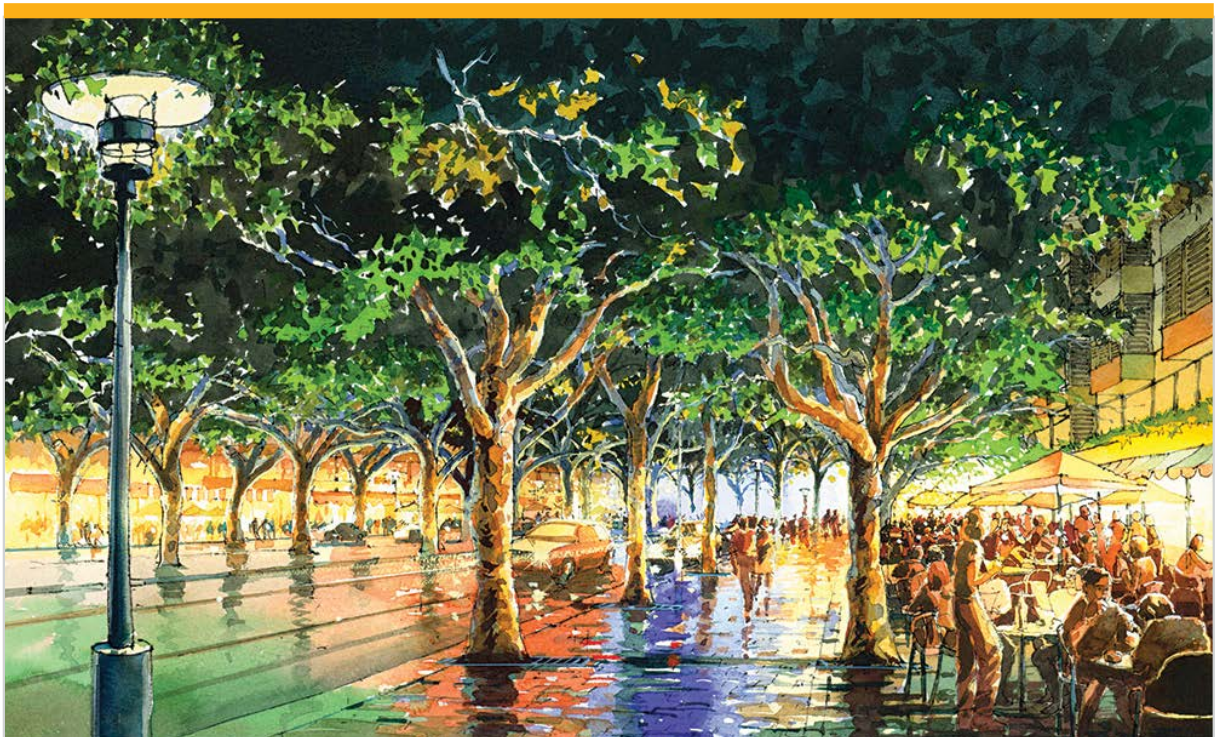
Table: Car parking for new development should accord with the following rates

Land use(s)	Car parking rate	Locational requirements
Residential	One space per dwelling and one visitor space per four dwellings or part thereof.	Long-stay resident parking: on-site Short stay/visitor parking: on-site or off-site immediately adjacent to the site.
Office	One space per 100 square metres of gross floor area.	On-site or off-site immediately adjacent to the site.
Administrative use; Bank; Child Care Centre; Consulting Rooms; Cooperative Society; Health Centre; Personal Services Establishment	Two spaces per 100 square metres of gross floor area.	On-site or off-site immediately adjacent to the site, with the exception of Child Care Centre where parking must be provided on-site.
Bar, Café, Restaurant, Retail	Two and a half spaces per 100 square metres of gross floor area.	On-site or off-site immediately adjacent to the site.
Hotel, Motel	One space per employee, plus one space per guest room or unit for establishments up to 36 units; or 25 spaces plus 0.3 spaces per guest room for establishments of more than 36 units.	On-site.

Figure 86: Constitution Avenue and Anzac Parade – Indicative development



Figure 87: Constitution Avenue and Anzac Parade – An artist's impression of Constitution Avenue



Location specific

Section 5 Campbell

The following conditions apply to the area bounded by the eastern edge of Anzac Parade, Constitution Avenue, and Creswell, Chowne and Page Streets.

All residential and commercial development proposed for Section 5 Campbell is subject to public notification and consultation.

Where an inconsistency arises between these detailed conditions and the general conditions of the Precinct Code, these detailed conditions prevail.

Public space

The overall structure of public space is to respond to the established network of streets, parks and public spaces, and enhance the connectivity, accessibility and legibility of this network. At a finer scale, public spaces are to respond to site topography through designs that resolve access and drainage.

The design of public space is to provide increased amenity for residents within and adjacent to the site, through improvements to passive surveillance and visual permeability.

The general arrangement of streets and sections is shown in Figure 89.

Building form

Building forms are to respond to the scale and pattern of development on Constitution Avenue, the proposed network of public space and achieve a transition that responds to the established residential urban form.

Building designs are to provide controlled solar gain and cross-ventilation, to reduce energy consumption and improve the amenity for building occupants. The maximum permissible building depths for residential buildings as measured across the floorplate are shown in Figure 90. Minor departures are permitted where it can be demonstrated that optimum solar gain and cross ventilation is achieved and where it can be demonstrated to improve the public domain.

Amalgamation of sections will not be permitted where building forms adversely impact pedestrian movement or visual access. Building elements (other than awnings) are not to be built over roads.

Figure 88: Section 5 Campbell – Illustrative development plan



Figure 89: Section 5 Campbell – Public Space

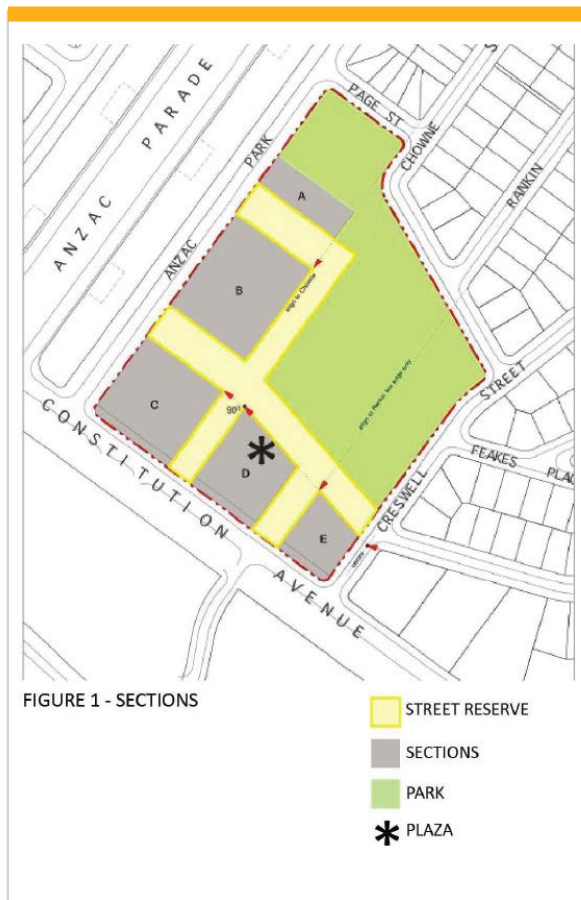
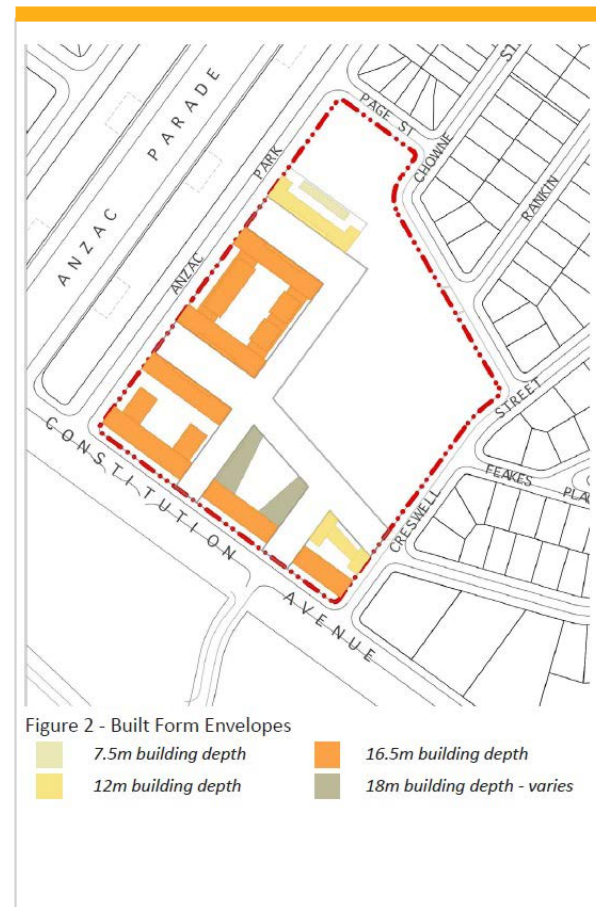


Figure 90: Section 5 Campbell – Built form envelopes



Site access and set-backs

Primary vehicle access to Section 5 Campbell is to be from Constitution Avenue, with the exception of basement car parks. Service entries must not face Constitution Avenue, Anzac Park East and new roads bordering Open Space. All service entries are to be located and designed to minimise their impact on the streetscape. Access to service rooms and areas should be achieved within buildings to minimise adverse impacts on public space.

Pedestrian access to each building is to be provided at adjacent ground level, whilst maintaining privacy for private residences and passive surveillance.

Direct pedestrian access from the public domain is to be provided to each ground floor unit or tenancy where they have a clear relationship to the public domain. The level of ground floor entries should not be less than the finished level of the footpath and not more than 450mm above the footpath level.

The required building setbacks are shown in Figure 91. Balconies and other articulation elements may encroach into the setback zone. Any such encroachments must not exceed 30% of the setback area and are not permissible on the ground floor. Encroachments within the setback area must not include internal habitable space.

Figure 91: Section 5 Campbell – Primary building line setbacks from boundary

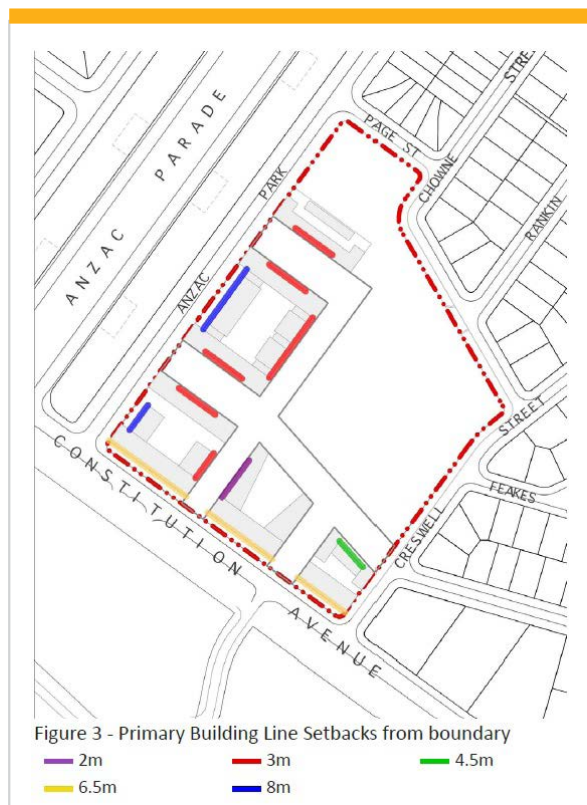


Figure 92: Section 5 Campbell – Building height



Building height

Overall building heights are to comply with those shown in Figure 92. Minor departures from heights shown in Figure 92 will only be considered where it can be demonstrated that the mass and bulk of buildings is not significantly increased, and where it enhances the architectural quality of the building, and fosters energy efficiency, indoor amenity, appropriate urban scale, and adds visual interest to the skyline. Building design is to take advantage of natural light and orientation for occupants and visitors.

Building façades

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

Building articulation, material and colour must be sympathetic to the heritage values of the adjacent National and Commonwealth Heritage listed places. Building entries are to be clearly identified through building form, material and colour.

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

Parking

A minimum of 150 on-street visitor parking spaces should be provided above ground.

Ground level or above ground parking structures are not permitted.

Materials

Materials should be selected for their permanence and durability. Materials should not be highly reflective, to avoid glare and focused transfer of heat. Materials should have potential for recycling.

Landscape

Trees planted within the road reserve should be consistent with the existing landscape character of Campbell and provide continuous canopy to shade roads and footpaths in summer. Trees planted within road reserves must be capable of achieving the heights and canopy spread indicated in Figure 96, Figure 97, Figure 98, Figure 99, Figure 100 and Figure 101 at maturity.

The landscape zone within blocks is consolidated to provide for substantial mature plantings that will afford privacy to neighbours and maintain winter sunlight to properties where available. Landscape plantings within each block must include a selection of large scale trees, capable of reaching a minimum 15 metres in height with a broad canopy and that are consistent with the landscape character of Campbell when mature. Deep soil space to be provided is shown in Figure 93.

Heritage

Development of Section 5 Campbell will respect the cultural heritage values of the National and Commonwealth Heritage listed places in the vicinity of the site.

Anzac Park East

Off-site landscaping is required to assist in reducing the visibility of building form from Anzac Parade, and in providing a green backdrop to memorials.

Existing *Arbutus unedo* in the southern verge of Anzac Park East will be retained to provide a dense evergreen screen. Trees may be removed to allow construction of new streets. Existing *Arbutus unedo* are to be interplanted with *Eucalyptus cinerea* to add a second canopy layer.

Where gaps exist in the rows of *Eucalyptus bicostata* on Anzac Parade, new plantings are required to match the plantings on the western side of Anzac Parade.

The landscape treatment at the corner of Constitution Avenue and Anzac Parade/Anzac Parade East should generally be in accordance with Figure 94.

Works Approval will not be granted for residential and commercial development on Section 5 Campbell until such time as off-site landscape works on Anzac Park East and Anzac Parade have been completed.

Figure 93: Section 5 Campbell – Preferred sites for deep soil landscape locations



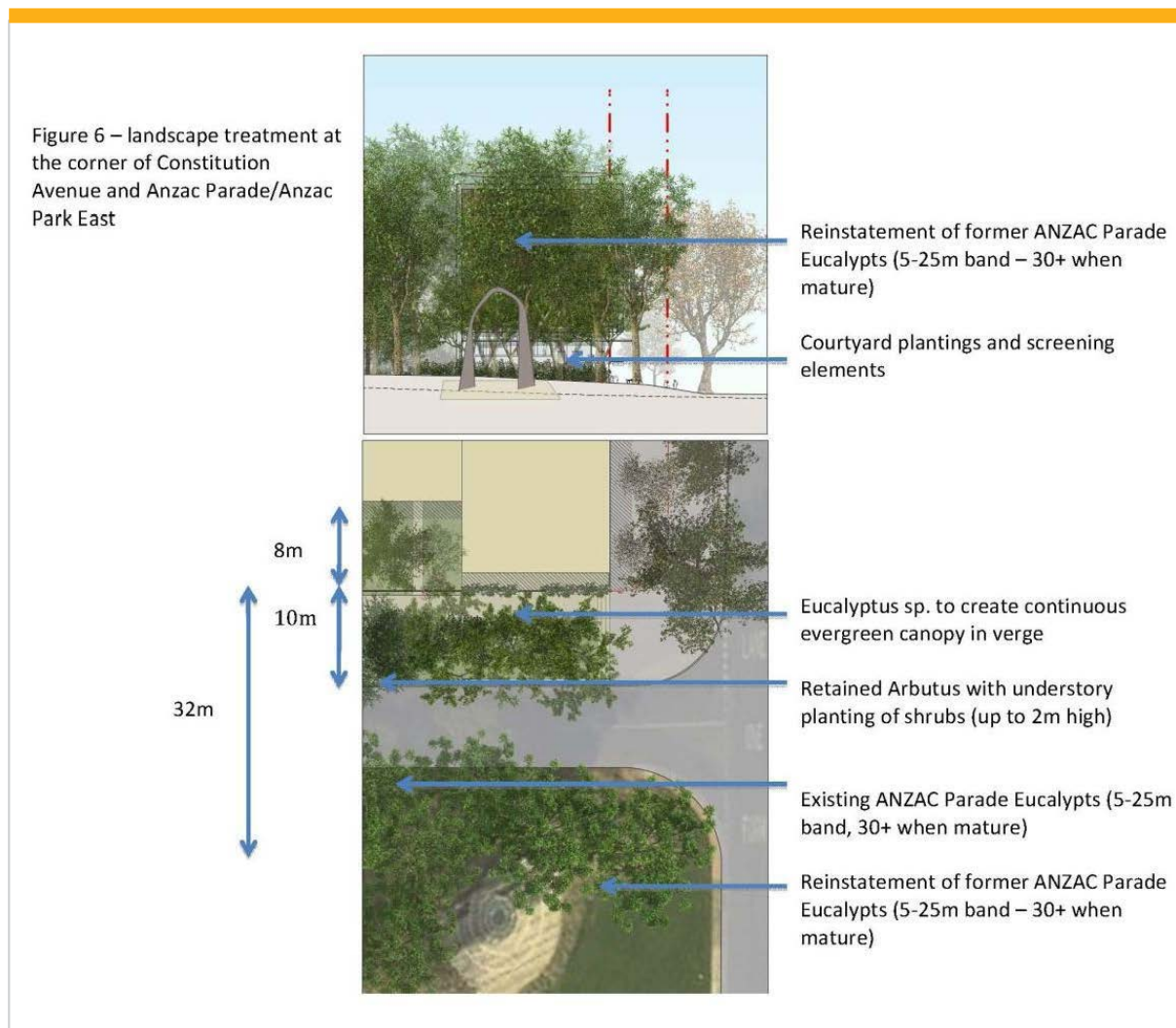
Section 5

Particular attention should be given to the building form/façade at the corner of Anzac Parade East and Constitution Avenue. The design of buildings should be articulated using a variety of massing; solids and voids; and materials and colours to ameliorate any impacts on the adjacent National and Commonwealth Heritage listed places.

Buildings should not intrude on the public appreciation of the eastern handle of the New Zealand Memorial as the gateway to the Memorial Parade or interrupt the symmetrical characteristics of the East and West portal buildings in framing the Parliament House Vista.

The architectural design of the buildings on Site C must be sympathetic to the heritage values of the adjacent National and Commonwealth Heritage listed places.

Figure 94: Section 5 Campbell – Landscape treatment at corner of Constitution Avenue and Anzac Park East



Lighting

The impact of outdoor lighting in proximity to Anzac Parade and the memorials should be minimised.

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 façade lighting installations should use full cutoff light fittings that are carefully integrated into the building's structure. External lighting to building entrances, window displays and signage should be restricted to assist in providing a dramatic backdrop.

Consideration will be given to building lighting where it contributes to identity, legibility, silhouette, architectural expression, and façade articulation.

All street and footpath lighting is to be full cutoff.

Indicative development – Streetscape

The following indicative development streetscape sections are provided to illustrate the proposed relationship between public space, landscape and transport uses (see legend provided at Figure 95 for locations):

- » Wendouree Drive
- » Park Edge Street (Getting extension)
- » Park Edge Street (Chowne Street Alignment)
- » Shared-way (Chowne Street Alignment)
- » Streets adjoining Anzac Park East
- » Anzac Park East

Figure 95: Section 5 Campbell –
Indicative streetscape
development location plan

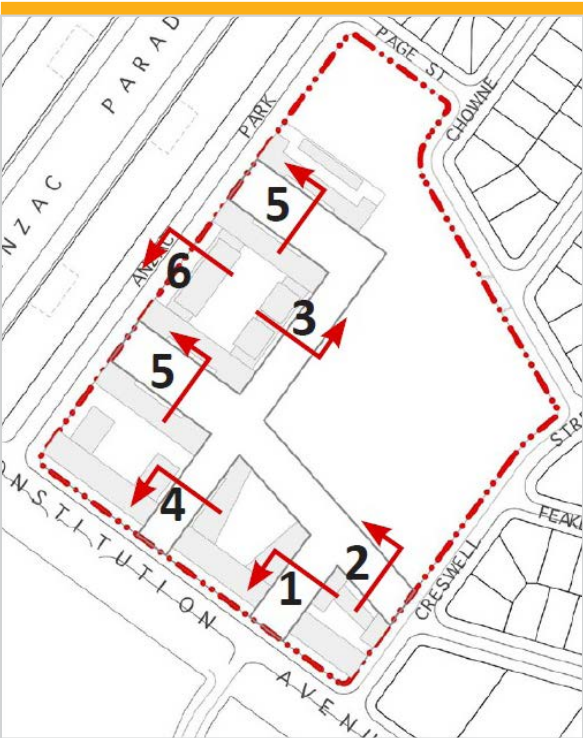


Figure 96: Section 5 Campbell – Wendouree Drive

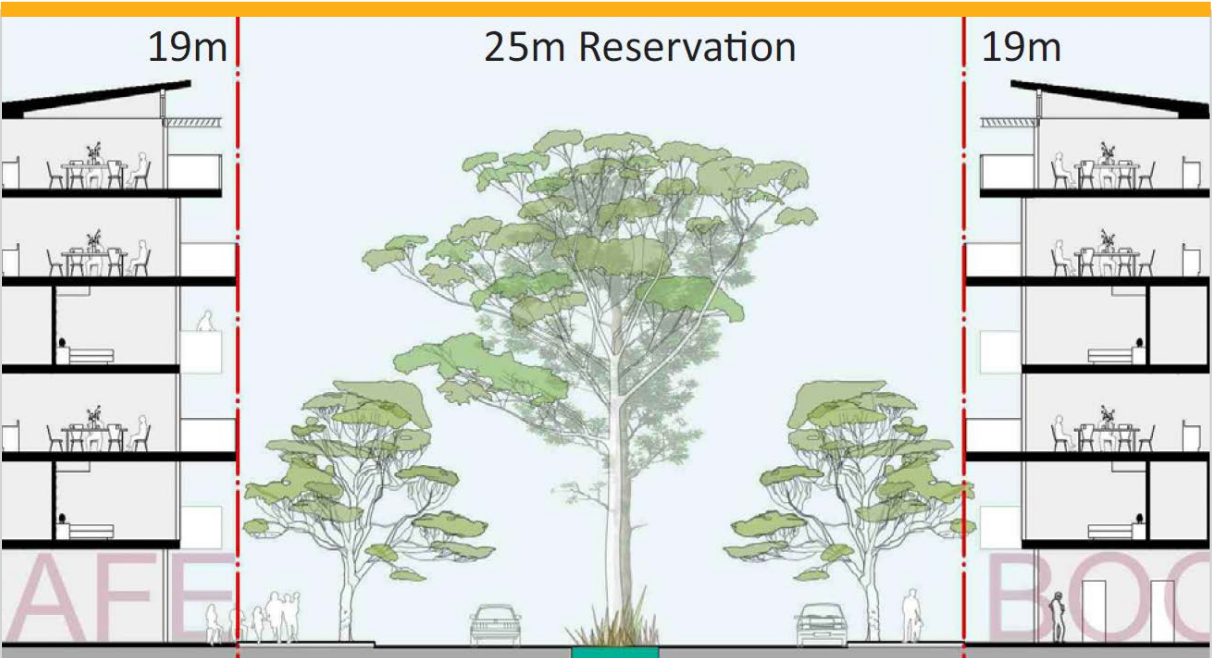


Figure 97: Section 5 Campbell – Park edge street (Getting extension)



Figure 98: Section 5 Campbell – Park edge street (Chowne Street alignment)

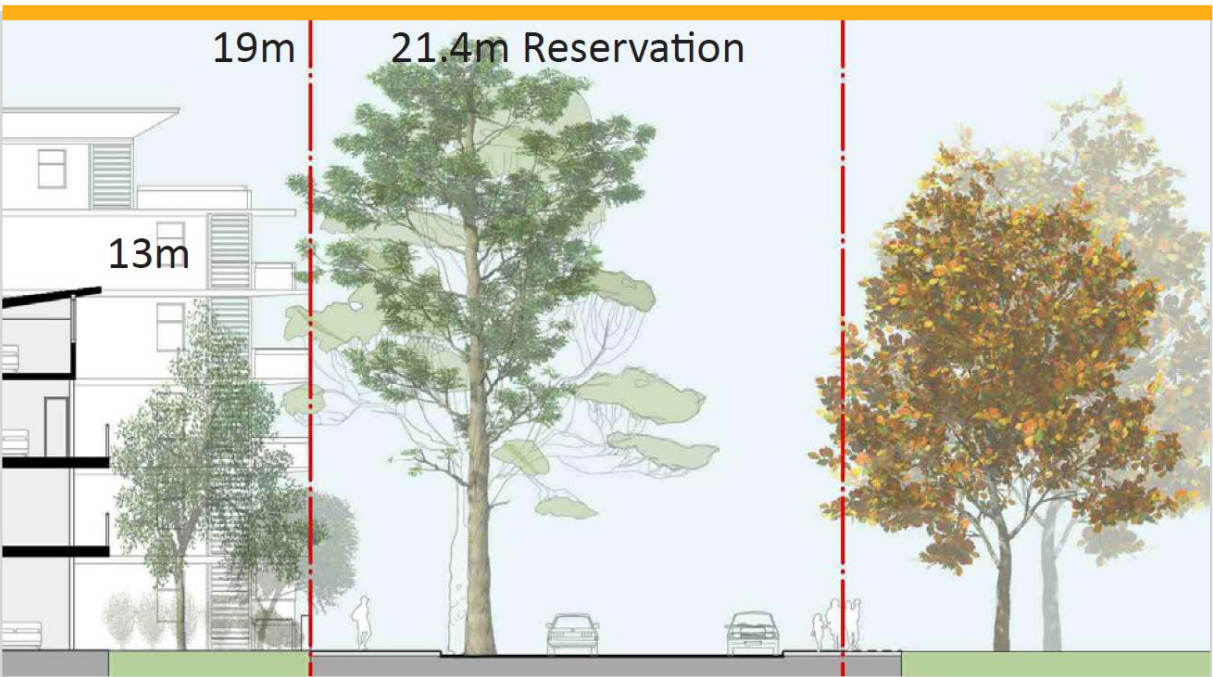


Figure 99: Section 5 Campbell – Shared Way (Chowne Street alignment)



Figure 100: Section 5 Campbell – Memorial streets



Figure 101: Section 5 Campbell –Anzac Park East



Anzac Park East and West

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:

- » building facades, including articulation, materials and colour
- » access and circulation
- » building form
- » landscape structure and open space
- » lighting.

Detailed conditions of planning, design and development for the sites must not be inconsistent with heritage values.

4.9 AUSTRALIAN DEFENCE FORCE ACADEMY, ROYAL MILITARY COLLEGE DUNTROON, AND CAMPBELL PARK PRECINCT CODE

4.9.1 Precinct location

The Australian Defence Force Academy (ADFA), Royal Military College Duntroon (RMC), and Campbell Park Precinct encompasses the two military training facilities of ADFA and RMC, the military residential area of Academy Close, and Department of Defence offices at Campbell Park.

The provisions of the Precinct Code relate primarily to ADFA and RMC. A number of the figures within this Precinct Code do not include Academy Close and Campbell Park as they do not form part of the military training institutions. Site specific provisions are included for these areas.

The ADFA, RMC, and Campbell Park Precinct comprises the two military training facilities of ADFA and RMC, which together occupy a total area of around 231 hectares approximately 3.5 kilometres south-east of the Canberra city centre. Campbell Park offices are located to the north of the two military training facilities, separated by open space forming part of the Inner Hills.

ADFA and RMC are surrounded by Mount Pleasant to the north-east and separated from the suburbs of Campbell and the Russell offices to the west by a bushland ridge which forms a physical barrier. To the north-east is open land used for grazing. Canberra Airport is located to the east and the Molonglo River and Jerrabomberra Wetlands are located to the south of the site.

Figure 102 illustrates the location of the ADFA, RMC, and Campbell Park Precinct.

4.9.2 Background

The foundation of the RMC in Canberra was initiated concurrently with the competition for the design of Canberra in 1911. The Griffin plan identifies the site for a 'Military Post' at the eastern end of the municipal axis and in a later version, identifies the Military College on its present site.

The pastoral property of Duntroon was acquired by the Australian Government in 1912 and cadets from the college played a prominent role in the life of the new city.

RMC provides military training for all potential Army General Service Officers (GSO). RMC also undertakes the military component of training for army cadets at ADFA.

The landscape character of the site varies according to topography and land use. The upper slopes have a native woodland character, linking the site to the Inner Hills. The dominant landscape character of the mid-slopes consists of mixed exotic species, including some eucalypts, with an understorey of hedges and screen shrubs. An open landscape character dominates the flat areas, where large canopy trees define spaces for playing fields and closed training areas.

The current ADFA campus was designed and planned in the early 1980s, as the primary tertiary institution for the Australian Defence Force and was officially opened on 11 December 1986.

4.9.3 Objectives for Australian Defence Force Academy, Royal Military College Duntroon, and Campbell Park Precinct

The vision for RMC and ADFA is that they will continue to provide premier academic and military facilities and meet the academic and military training needs for the Australian Defence Force for the foreseeable future.

Both Institutions represent a vital element of Canberra's role as the National Capital. RMC is the only Army officer training facility in Australia, and, given its historical significance, sense of tradition and heritage character, is an important representation of Army presence in the national capital. ADFA is the centre for tertiary education for the Australian Defence Force (ADF) and educates approximately 30% of all Officer cadets within the tri-services of the ADF.

Objectives in achieving the vision are:

- » To encourage shared use facilities, located centrally to both ADFA and RMC
- » To achieve greater efficiency and increased flexibility in buildings and infrastructure to reflect changing uses
- » To consolidate housing within existing residential areas
- » To maintain and enhance sporting and recreational facilities to meet ADFA and RMC needs
- » To conserve and manage significant natural, cultural and Indigenous heritage values.

Figure 102: Australian Defence Force Academy, Royal Military College Duntroon, and Campbell Park Precinct location



The site is located within the Central National Area and a high quality of planning and development should be achieved within a design context appropriate to its location.

Planning for RMC and ADFA is to be based on an integrated and sustainable approach to future use and development of both sites. Improved integration between the two sites and greater opportunities for shared use of facilities are expected outcomes.

The Master Plan is to facilitate upgrading domestic, academic and recreational facilities to ensure that they meet contemporary military and academic training needs and comply with current access, health and safety standards.

The urban design values of RMC and ADFA are to be recognised, protected and enhanced as an integral component of future development. In particular, the urban composition that incorporates the Headquarters Building, Morshead Drive and the Fairbairn Avenue Entry (the 'Gun Gates') is to be recognised for its significance to the urban character of RMC.

Development is intended to occur in a manner consistent with the principles of water sensitive urban design incorporating integration of stormwater treatment into the landscape, protection of water quality (particularly in relation to the Molonglo River and its tributaries), and reduction of run-off and peak flows.

4.9.4 Constraints

The Constraints Map (Figure 103) provides a context for the Master Plan and describes the primary planning issues to be considered with respect to development of the site. Significant constraints are illustrated on the Constraints Map and are described below.

Environmental constraints

Several areas of vegetation and potential fauna habitats listed under Australian Government environment legislation occur on site. These include:

- » White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland (including *Leucochrysum albicans* var. *tricolor* (Hoary Sunray)
- » Natural temperate Grassland of the Southern Tablelands of NSW and the Australian Capital Territory (including habitat for several threatened fauna species).

Heritage

The RMC Duntroon Conservation Area is listed on the Commonwealth Heritage List. Individual buildings or locations within the RMC Duntroon Conservation Area are also listed individually on the Commonwealth Heritage List. These include Duntroon House and Garden, Changi Chapel and the ANZAC Chapel of St Paul, Parade Ground and Associated Buildings Group, and individual residences and sheds.

Airport generated constraints

The northern portion of ADFA is affected by constraints generated by its proximity to Canberra International Airport, including:

- » Areas of high aircraft generated noise (High Noise Corridor) – residential development and other noise sensitive land uses would be restricted in this area
- » The Airport Obstacle Limitation Surface (AOLS) – height limitations apply to all forms of development within areas affected by this constraint.

4.9.5 Land use for Australian Defence Force Academy, Royal Military College Duntroon, and Campbell Park Precinct

Land use for the Australian Defence Force Academy, Royal Military College Duntroon, and Campbell Park Precinct should be in accordance with Figure 105.

ADFA and Duntroon are further divided into 'zones' that correspond with the primary purposes within the overall function of the facility as a military training and academic institutions (refer Figure 104). Likely land uses which are permissible within each zone are listed in Table 1.

Campbell Park Offices and Academy Close

The range and nature of uses permitted at Campbell Park Offices is:

- » Defence Installation
- » Office (up to a maximum of 55,000 m2 gross floor area).

The range and nature of uses permitted on land at Academy Close is Residential.

Figure 103: Australian Defence Force Academy and Royal Military College Duntroon – Constraints Plan

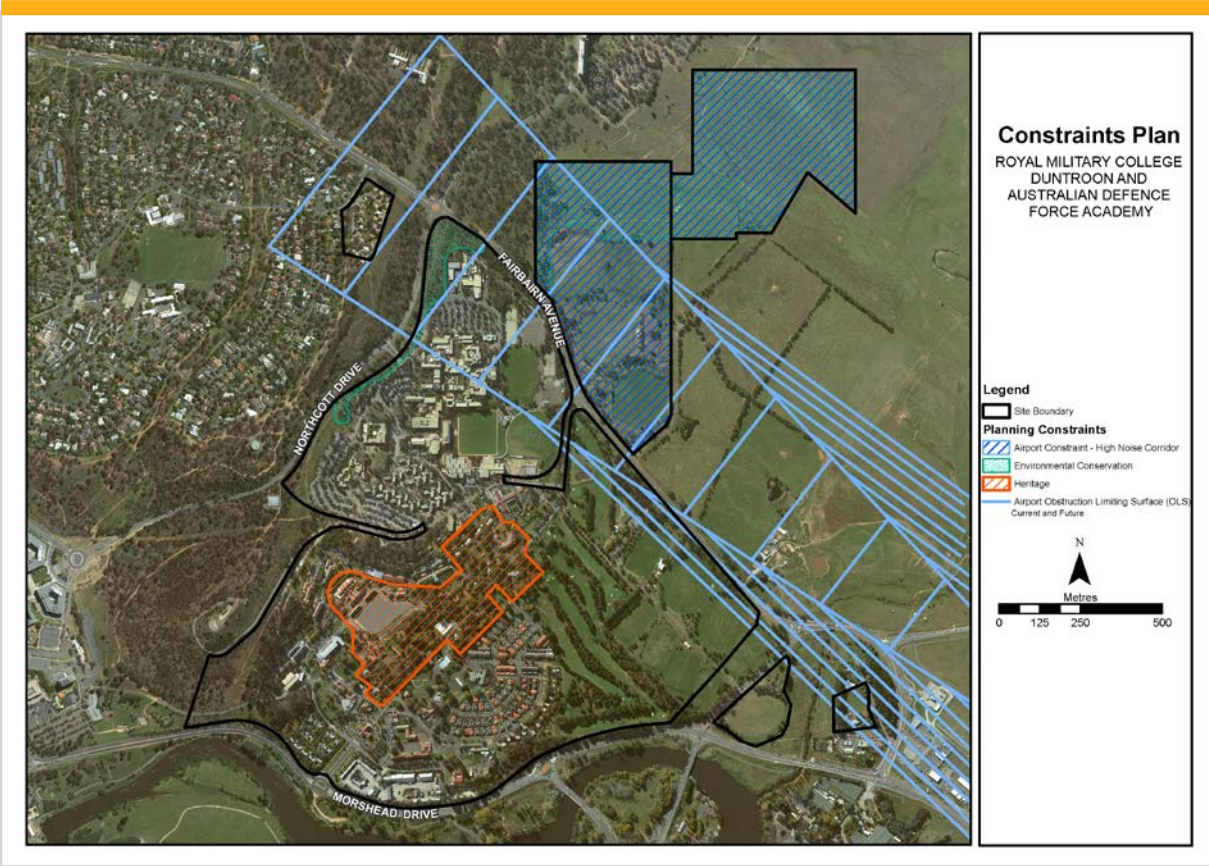


Figure 104: Australian Defence Force Academy and Royal Military College Duntroon – Zone map

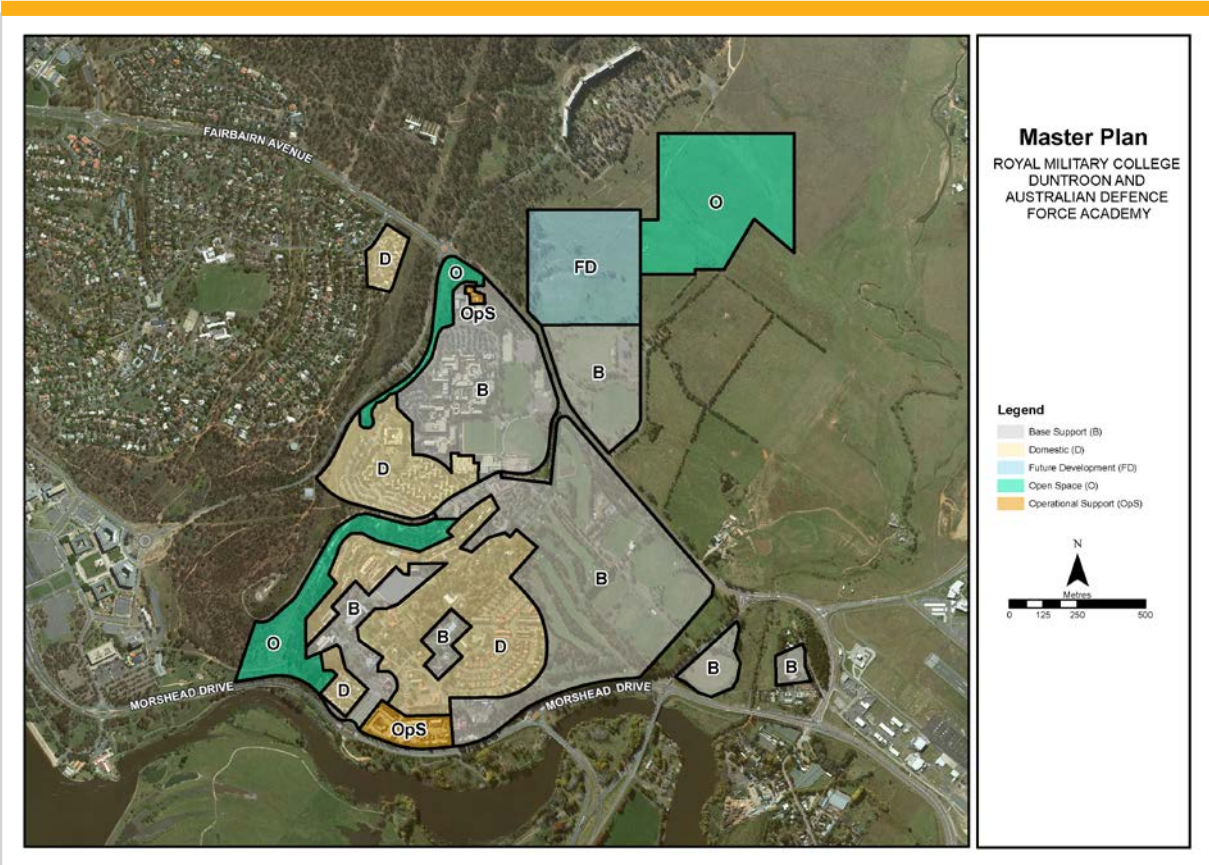


Figure 105: Land use for the Australian Defence Force Academy, Royal Military College Duntroon, and Campbell Park Precinct

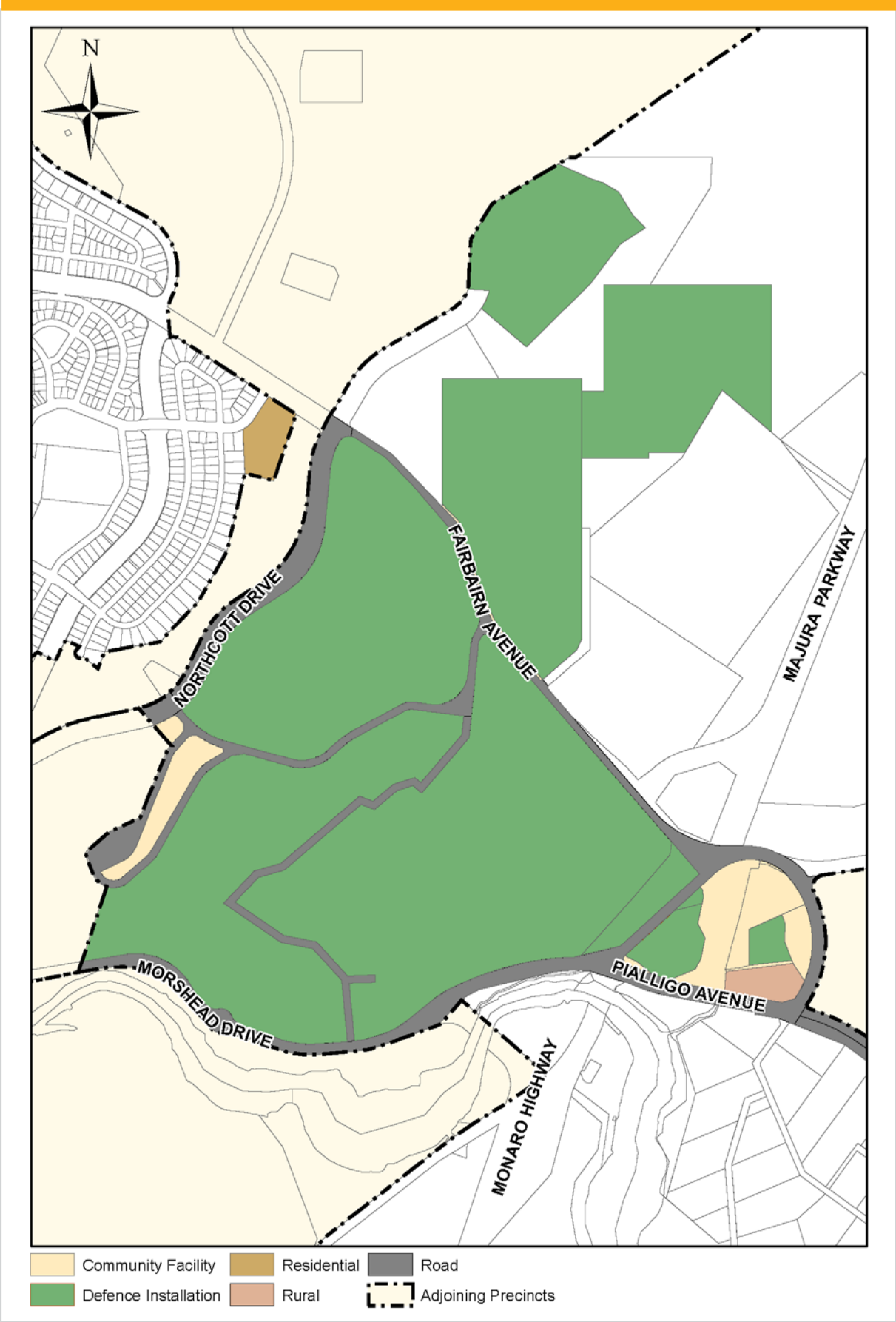


Table: Australian Defence Force Academy and Royal Military College Duntroon - Permissible likely uses within Precincts

Precinct	Primary purpose	Permissible likely uses
Operational Support Precinct	To provide areas for buildings or infrastructure for personnel supporting key capability functions.	This precinct is intended to provide facilities for a Defence Installation and Scientific Research Establishment.
Base Support Precinct	To provide areas for activities associated with the general occupation and function of an establishment or facility, without adversely affecting operational or operational support activities.	This precinct is intended to provide facilities for a Defence Installation. Support activities that would be appropriate for this precinct would include Community Facility, Community Protection Facility, Child Care Centre, Indoor Recreation Facility, Outdoor Recreation Facility and Personal Services Establishment.
Domestic Precinct	To provide areas for activities associated with the domestic functions of an establishment or facility, without adversely affecting operational, operational support or base support activities.	This precinct is intended to provide Residential and Social/Community Facilities.
Open Space Precinct	To provide buffers between incompatible internal and external activities; to enable conservation and/or enhancement of land with significant environmental values; and to avoid land being targeted for future development on land that is unsuitable for such purposes.	This precinct is intended to provide facilities for a Defence Installation (training and recreation equipment), Landscape Buffer and Open Space.
Future Development Precinct	To identify larger parcels of developable land that can facilitate the future expansion of activities within the base or establishment.	This precinct applies to uncommitted land and is to be retained for the future uses of the Defence Installation.

New developments with potential to provide services, recreational or community facilities to both ADFA and RMC should generally be located within the vicinity of General Bridges Drive.

Priority should be given to land uses which strongly relate to the academic and military training functions of the sites.

4.9.6 Detailed conditions of planning, design and development

Urban design, building height and setback

New buildings, site works and landscape treatment should complement and enhance the existing facilities with special emphasis on three areas:

- » The RMC Duntroon Conservation Area;
- » The Main Entry to RMC Duntroon from Morshead Drive ('The Badge Gates'); and
- » The Entry from Fairbairn Avenue ('The Gun Gates').

All new work in the RMC Duntroon Conservation Area is to be consistent with the existing character in scale and by use of materials, treatment of façades and landscape works.

A limit of three storeys applies to all new buildings at RMC and four storeys at ADFA to maintain consistent scale of built form and protect the amenity of neighbouring buildings.

New residential buildings (excluding Live In Accommodation (LIA)) should be a maximum of two storeys in height. New residential buildings should generally be consistent with the height of existing residential development and be designed to protect the amenity of neighbouring buildings.

Where the development site abuts an existing dwelling or LIA, sufficient spatial separation should be provided to ensure the development does not adversely impact on residential amenity.

The siting and location of new development should be compatible with external land uses and set back 20 metres from arterial roads (Morshead Drive and Fairbairn Avenue) to provide a landscape buffer.

Landscape

A landscape structure is to be devised which adds to the legibility of the site by reinforcing the identity of each precinct, establishing pedestrian links and a hierarchy of vehicle circulation.

The open area of land along the ridgeline adjacent to General Bridges Drive will remain as a landscape buffer between RMC and ADFA. No buildings will be constructed within this zone.

Strong vegetative screening is to be maintained along Morshead Drive adjacent to the Operational Support Zone.

Landscape treatment of the perimeter areas is to be compatible with the adjacent land use, the adjacent road and the quality and character of the existing landscape. The perimeter landscape treatment must be a minimum of 20 metres wide, measured from the road verge (except where constrained by existing conditions).

The landscape treatment and the urban design elements (portals, etc) of the Main Entry ('The Badge Gates') to RMC should reflect the formal, prestigious role of the College. The planting of the entry avenue is to be of a formal, deciduous character, similar to the RMC Duntroon Conservation Area.

The Fairbairn Avenue ('The Gun Gates') entry, from Fairbairn Avenue to the RMC Duntroon Conservation Area (Robert Campbell Road) will be planted with Eucalypts to create a link to the rural surrounds and to retain views beneath the canopy to ADFA.

At the junction of the entry avenue and the RMC Duntroon Conservation Area emphasis is to be given to the change in landscape character. Beyond this point the road verge planting is to be continued in deciduous trees and the character of the spaces formalised.

Car parking, access and movement

All car parking demand generated by day to day activities should be accommodated within the confines of RMC and ADFA. Any parking that is displaced by new development is to be replaced elsewhere on the site.

Car parking should be designed and sited to ensure the safe and efficient movement of vehicles, including buses.

Developments should be integrated with the internal pedestrian network and provide safe and convenient access for pedestrians.

Development should ensure access is maintained to key sites along General Bridges Drive including the Duntroon Health Centre and General Bridges' Grave.

Car parking is to be provided in small lots, well screened and landscaped.

Architectural character

The architectural character and quality of all buildings should be of a consistently high standard and should seek consistency in terms of scale, materials, colours, finishes and detail.

Perimeter development should be of a consistent architectural character and quality, befitting the national significance of the site and the Approach Routes to the National Capital.

Within the Operational Support Precinct, large stores and workshop buildings should be designed so as to limit their bulk and visual intrusion by, for example, articulation with recessed elements and varied setbacks.

The articulation, material and colour of building should be sympathetic to the heritage values of any adjacent heritage listed place.

Royal Military College Duntroon main entrance

Portal entry structures ('Badge Gates') should be retained to mark formal entry to the college from Morshead Drive.

New buildings should be located symmetrically of the avenue axis. Building character, materials and massing should be consistent with the character of the Parade Ground buildings.

Strong formal avenue planting should be established with a visual link to the round-about. Screening of residential and logistics complex from avenues is required.

4.9.7 Academy Close – Detailed conditions of planning design and development

4.9.7.1 Planning and urban design objectives

The site is to be redeveloped in single ownership to a quality appropriate to its location adjacent to an Approach Route. Specifically, development should:

- » make provision for Australian Defence Force personnel accommodation
- » respect the natural features, character and scale of the landscape in the locality
- » enhance the landscape character of Fairbairn Avenue as one of Walter Burley Griffin's approach routes and as one of the main approaches to the Australian War Memorial
- » be carefully sited within a landscaped setting and screened from view of Fairbairn Avenue
- » allow for flexibility in design to ensure integration with the surrounding urban context
- » allow for buildings with an appropriate urban scale relationship to Fairbairn Avenue and adjacent suburban Campbell
- » ensure a high level of amenity is provided in site layout and urban design and that noise impacts are mitigated through appropriate building design, materials and construction
- » maintain and reinforce, where possible, the existing landscape character of the site to achieve a high quality redevelopment within a natural setting.

4.9.7.2 Concept plan

Figure 106 illustrates a proposed concept plan for development of the site. Specifically, the concept plan shows the following:

- » a detailed plan of dwelling layout and densities, that provides for appropriate dwelling orientation to achieve maximum solar access for the majority of dwellings
- » building setbacks, building height and scale (up to a maximum of two storeys above natural ground level)
- » indicative development staging (if necessary)
- » a general landscape plan that encourages the retention of existing trees of high quality and integration of these into the new landscape (where possible)
- » a parking plan showing scope for all visitor and resident parking on-site
- » requirements for fencing, including provision for fencing consistent with nature reserve and bushfire risk management
- » provisions for continued public right-of-way along the western side of the site adjacent to Blocks 26, 27, 28 and 29 Section 59 Campbell
- » continued vehicular access/egress to Truscott Street.

4.9.7.3 Site layout, built form, setbacks and solar access

- a. Site density is to be a maximum of 18 dwellings per hectare.
- b. Individual blocks must not be less than 260m².
- c. All dwellings must be setback from the boundary of Block 3 Section 65 Campbell a minimum of four metres. Dwellings must be setback the following minimum distances from individual internal block boundaries:
 - » three metres to the front
 - » two metres to the side
 - » four metres to the rear.
- d. All dwellings must be sited to allow a minimum of three hours of direct sunlight onto the floor or internal wall of the main daytime living area of the dwelling between the hours of 9.00am and 3.00pm on 21 June (winter solstice).
- e. A minimum of 36m² of private open space must be provided per dwelling. This area of private open space is to be located to the rear of the dwelling.
- f. A minimum of 120m² of open space per dwelling must be provided in public open space areas.

4.9.7.4 Building materials and architectural quality

- a. Buildings and other permanent structures should be designed to a high architectural design standard.
- b. All building materials used on site must comprise high quality durable materials consistent with the character of Campbell. Highly reflective external materials are not permitted
- c. Building plant such as airconditioners must be contained within building form, or totally screened from view.
- d. Building materials, construction and finishes are to be responsive to microclimate issues. A high level of environmentally sustainable design is encouraged.

4.9.7.5 Landscape treatment and fencing

- a. A high standard of landscape design and verge treatment is required for the Truscott Street and Fairbairn Avenue frontages.
- b. Mature vegetation should be retained to the maximum extent practicable and integrated into the landscape design. Where existing trees must be removed, this should be compensated for by planting elsewhere on the site. A tree report must accompany proposals for development and justification provided for the removal of medium or high quality trees.
- c. All proposed fencing to external site boundaries must be constructed of high quality materials and integrated with the overall landscape design of the site.
- d. Landscape treatments on site must be sympathetic to the surrounding area. Native species of advanced stock should dominate new plantings.
- e. Additional landscape planting will be provided along the Truscott Street and Fairbairn Avenue verges adjacent to the site to reinforce the landscape character of this entrance to Campbell.
- f. Dwellings must be setback a minimum of 20 metres to the Truscott Street site boundary, and 10 metres from the Fairbairn Avenue site boundary.

4.9.7.6 Access and parking

- a. A single site access point to the site will be from Truscott Street. No access is permitted from Fairbairn Avenue.
- b. Access to individual dwellings must be from an internal, private loop road.
- c. Internal roads are to have a minimum road reservation of six metres and a minimum road pavement width of 3.5 metres. Visitor parking and passing bays are permitted on internal roads.
- d. All parking must be accommodated on site.
- e. Each dwelling must have a minimum of one car parking space. One visitor space per four dwellings or part thereof must be provided.
- f. All private driveways and garages must front internal roads. No access to individual blocks will be permitted from Truscott Street or Fairbairn Avenue.
- g. A traffic and parking assessment must accompany development proposals for the site.
- h. Pedestrian right-of-way must be maintained along the western boundary of the site, to allow direct pedestrian access from Truscott Street through to the Canberra Nature Reserve.

4.9.7.7 Environmental considerations

- a. Any adverse environmental impacts from on-site developments or on adjacent land must be identified and redressed to the extent practicable.
- b. Environmental protection measures must be adopted to minimise possible adverse impacts of any new development or redevelopment on the physical environment, in terms of air quality, noise, waste water run-off, storm water run-off, dust, steam and smoke.

4.9.7.8 Lighting

- a. All outdoor lighting must be designed and sited to minimise light pollution. Outdoor lighting must use full cut-off light fittings.

4.9.7.9 Detailed design

- a. Detailed plans prepared for the development on the site will be subject to public notification and consultation.

Figure 106: Academy Close concept design



4.10 AUSTRALIAN NATIONAL BOTANIC GARDENS PRECINCT CODE

4.10.1 Precinct location

The Australian National Botanic Gardens Precinct lies on the eastern slopes of Black Mountain. The Precinct is bound by the Commonwealth Scientific and Industrial Research Organisation (CSIRO) Black Mountain campus to the north-east, Clunies Ross Street and Parkes Way to the east and south, and the upper slopes of Black Mountain to the north and west.

Figure 107 illustrates the location of the Australian National Botanic Gardens Precinct.

4.10.2 Background

The Australian National Botanic Gardens (the Gardens) enjoy a prominent position within the Central National Area of the National Capital. The location of the Gardens on the slopes of Black Mountain and in close proximity to Lake Burley Griffin gives a rare scenic beauty to the Precinct. The predominant landscape environment and the sensitive siting of buildings under the natural tree cover further enhance the setting.

The Gardens have been consistently planned to serve as a scientific institution with an educational role while also providing visitors with a quiet natural haven complete with walking trails and picnic spots. Looking from the Gardens across Lake Burley Griffin, one can see such Canberra landmarks as Parliament House, and the National Library. Although somewhat camouflaged by the leafy canopy, the Gardens are visible from vantage points all around Lake Burley Griffin and the Central National Area, and including other locations such as the Australian National University, City and the CSIRO.

As a key feature of the original Griffin plan, the Gardens have special national significance. Situated partly within the original location and on adjacent land on the lower slopes of Black Mountain, the Gardens fulfil their role as a landscape backdrop to central Canberra.

A favourable micro-climate allows an unequalled array of native flora to flourish thereby contributing positively to the character of the capital.

The gardens were included in the Griffin plan because they were an important element in a relationship which united the National Triangle, the Central National Area and other Designated Areas.

The commitment of the Gardens to Australian flora has a wider context. Since the inaugural tree planting in 1949, the Gardens have developed as the major national scientific and educational collection of Australian flora. The display of Australian native plants is recognised nationally and internationally as one of the most comprehensive in the world including, as an integrated resource, a national collection of living and herbarium specimens for study, conservation, interpretation and display.

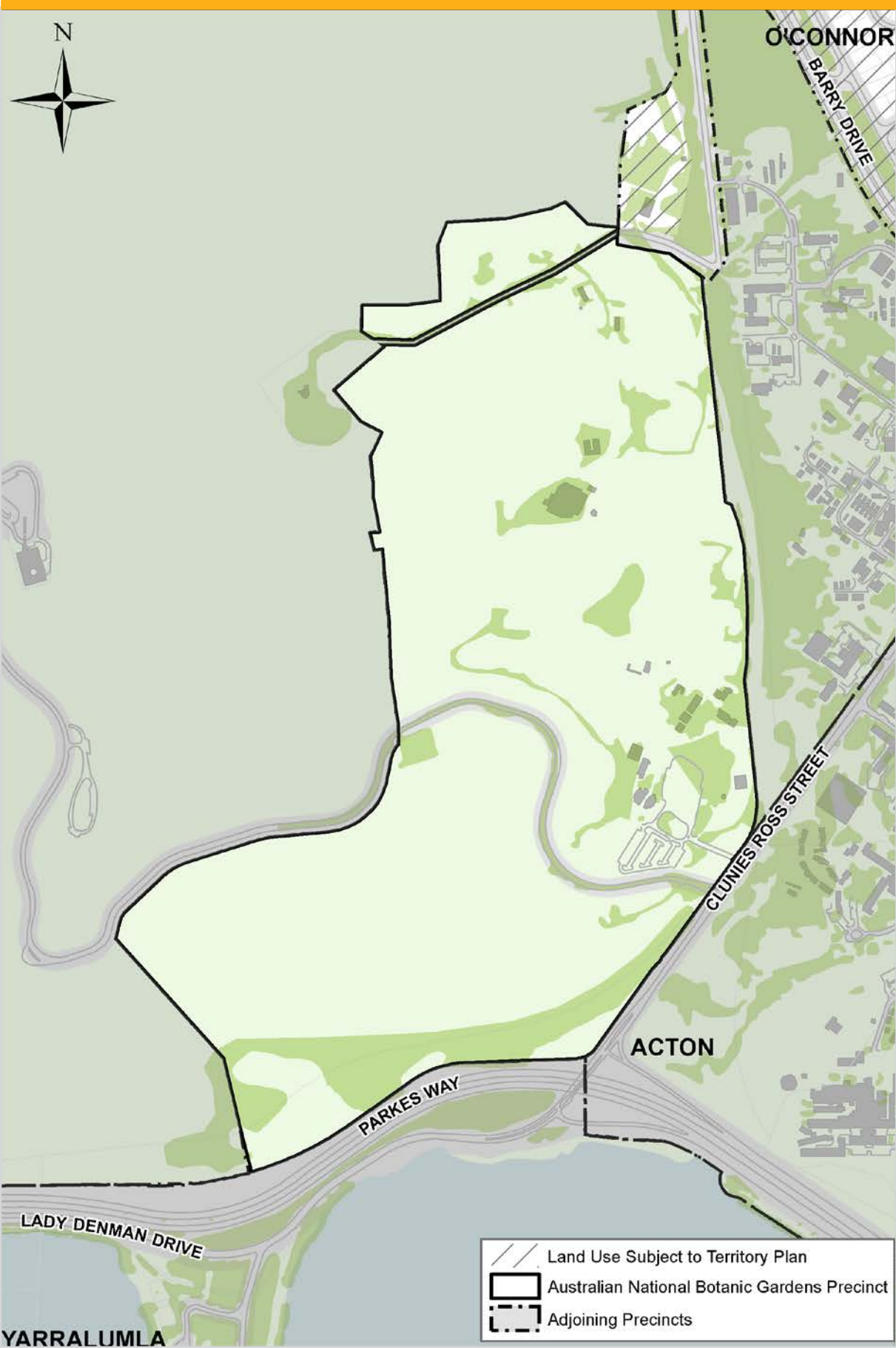
The Gardens support the goal of Ecologically Sustainable Development (ESD) as outlined by the Australian Government. One of the principles of ESD, the maintenance of bio-diversity, is the basis of policies which sustain and expand the environmental resource base. The Gardens recognise the need to extend the range of species in cultivation for Australian flora to be adequately preserved, interpreted and protected for posterity. In doing so, it will further increase the botanical significance of the collection.

The scientific, aesthetic and recreational values of the Gardens have been recognised by inclusion in the Commonwealth Heritage List, thereby ensuring the protection of the philosophy, policies and physical structure of this precious natural resource.

The national significance of the Gardens is recognised as follows:

- » the Gardens are a national institution
- » the use of the site forms an integral component of Griffin's composition for Canberra
- » the Gardens contribute to the visual quality of the National Capital.

Figure 107: Australian National Botanic Gardens Precinct location



4.10.3 Objectives for Australian National Botanic Gardens Precinct

1. Ensure all developments are consistent with ESD principles.
2. Contribute to the special characteristics of the National Capital within the context of a cohesive framework.
3. Development of the Gardens will evolve incrementally and be capable of incorporating worthy changes within the framework in response to economic, administrative, management and environmental circumstances and in accordance with its national significance.
4. Development will allow for the establishment, maintenance and display to the highest possible standard of the national collection of Australian native flora and related species. This is to include research, conservation, education and recreation enhancing the existing standard of landscape, built form and environmental design.
5. Opportunities for the maintenance and enhancement of the linkages to adjacent sites and in particular the Central National Area, through paths and/or visual landscape corridors will be encouraged.

4.10.4 Land use for Australian National Botanic Gardens Precinct

Land use for the Australian National Botanic Gardens Precinct should be in accordance with Figure 108.

4.10.5 Detailed conditions of planning, design and development

Activity location

The location of activities within the Australian National Botanic Gardens has an impact on national significance. The following principles and policies for activity location should reinforce national significance and allow the unique qualities of the site to continue.

Principles

1. The location of visitor orientated displays should encourage maximum utilisation of established infrastructure and relate to a clearly defined pedestrian system.
2. Future development should consolidate similar uses into defined common activity zones located to minimise conflicts between

visitors, staff and servicing activities so as to contain dispersion of uses, minimise functional conflicts, and improve the operational effectiveness while maximising visitor amenity.

3. Service trades functions should be consolidated wherever possible and generally be located within the Secondary Building Zone with rear service access from the service road network.
4. Major building development, redevelopment opportunities and the location of major structures should be carefully determined in relation to their built form, landscape and environmental impacts and should be within either the Primary or Secondary Building Zone.
5. Provide and enhance a 'gateway' to the site that befits its location and national significance.

Policies

1. Consultation with the relevant authority is required for works affecting the heritage values of that part of the Gardens entered on the Commonwealth Heritage List whether for works within that land or within its immediate surroundings.
2. Generally, visitor access to the Gardens should be via the major or primary entrance from Clunies Ross Street while service access should be from Frith Street. Vehicle circulation for service vehicles only is to be facilitated by a primary service vehicle route.
3. Car parking facilities will generally be provided in formal car parks in the Primary Building Zone on the basis of the current provision of 223 spaces for visitors and a further 28 spaces for staff and official use. In addition, there will be four designated coach parking spaces provided.
4. Within the Secondary Building Zone, car parking will be provided on the basis of 40 spaces for staff and 40 spaces for visitors in a landscaped setting well screened from Frith Street. The design of the parking areas will be in accordance with the appropriate Australian Standard.
5. Development of areas identified as 'under investigation for development' will be subject to the preparation of a plan setting out development concepts, impacts and proposal details to the satisfaction of the National Capital Authority. Such a plan may form the basis of an amendment to the Precinct Code.

Figure 108: Land use for the Australian National Botanic Gardens Precinct

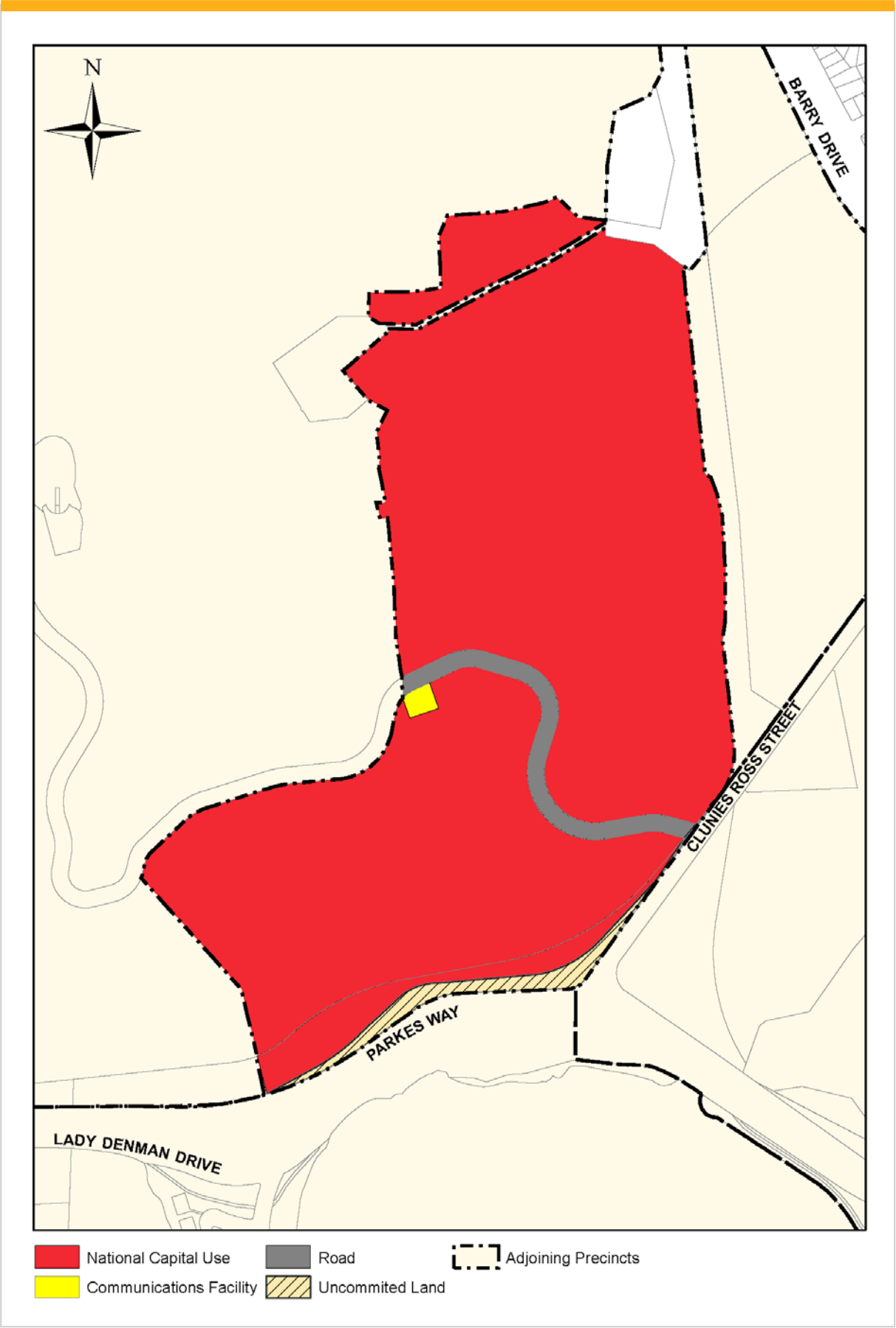
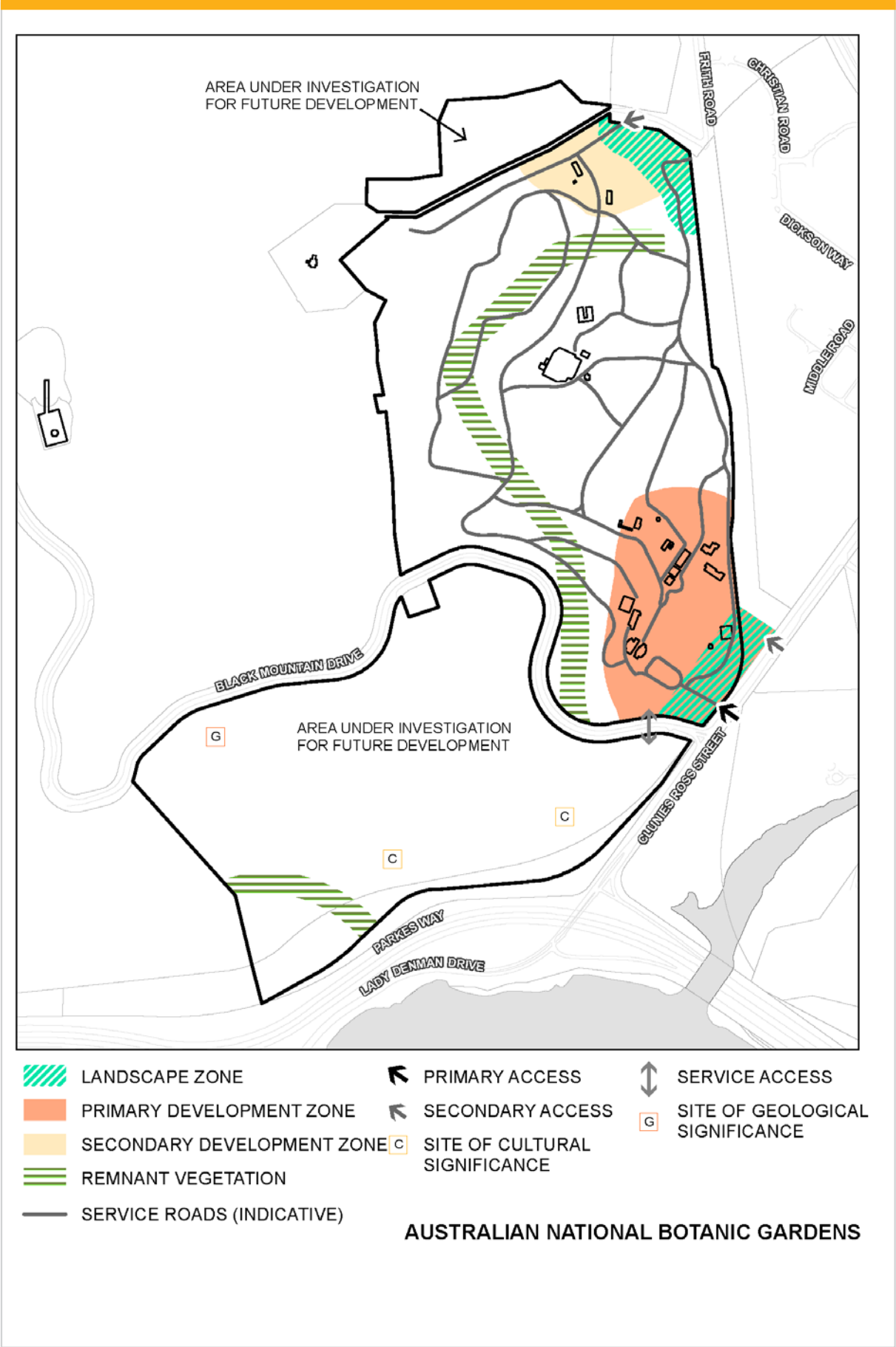


Figure 109: Australian National Botanic Gardens Master Plan



Landscape

The overall landscape structure should assist the integration of the Gardens within the contextual landscape provided by Black Mountain and adjacent land uses, and should exhibit national significance. The landscape structure of the Gardens will be predicated on the following principles and policies.

Principles

1. The Gardens should maintain and enhance the site's unique landscape and environmental character and exhibit support for ESD.
2. Opportunities should be encouraged for the enhancement and reinforcement of the physical, symbolic and visual linkages to adjoining areas of the Inner Hills and the Central National Area.
3. Future development should recognise and reinforce the visual landscape character of the site as an integral part of the Central National Area, by preserving and reinforcing where possible the Eucalyptus canopy which extends down Black Mountain.

Policies

1. Landscape treatment within the required landscape zone where shown on Figure 109 should be planned, implemented and maintained to provide a visual screening of car parks and service roads and accentuate the national significance of the Australian National Botanic Gardens. Screening should generally achieve a minimum planting width of six metres.
2. A clearly defined and signed pedestrian system should be provided that focuses on existing and planned facilities. The system should be developed which takes into account walking distances, gradients, and provides maximum accessibility to as many visitor attractions as possible.
3. The topography of the Gardens offer a range of opportunities for the design of car parks exploiting changes in level. Preference will be given to the planting of appropriate trees, shrubs and cascading ground covers to assist in reducing the visual impact of retaining walls and other hard surfacing.
4. Site furniture should be designed within a coordinated theme reflecting the Australian landscape, and utilising local materials wherever possible.

5. A coordinated thematic signage system integrated with the site furniture should be implemented to provide locational, directional, thematic and interpretative information.
6. Generally the colour scheme to be used throughout the Gardens should reflect natural colours reflecting the landscape of the Australian native flora.
7. The sensitive siting of artworks will be encouraged in locations which offer opportunities for artistic expression and the creative interaction between art and the forms, textures, and colours of the landscape context.

Environment

The Gardens contain elements of cultural significance, remnant vegetation, and sites of geomorphological and geological significance (refer to Figure 109). Part of the Gardens have significant heritage values, and for this reason has been placed on the Commonwealth Heritage List.

Principles

1. The identification, conservation and interpretation of sites or elements of cultural or natural significance will take place, and development will be in accordance with the conservation values of those identified sites and elements.
2. Development of the Gardens is to conform to relevant Commonwealth and ACT environmental legislation.

Policies

1. Sites of cultural significance within the Gardens should be identified and if necessary a cultural resource survey carried out to clarify status before any development occurs. The sites will not be disturbed. The opportunity for sites to be available as an educational resource should be investigated.
2. In general, remnant forest should be retained and managed for conservation, education and wildlife habitat. Isolated trees should be retained wherever possible. Trees which are dead or dying or in the senile phase should be retained if they exhibit habitat value, are not hazardous to the public (or can be rendered safe), and do not unduly detract from the aesthetic appeal of horticultural displays or occupy growing space better utilised by living specimens.

3. Water draining from propagation facilities and standing-out areas should not be channelled directly to the stormwater system. Such water is to be retained within the Gardens site in appropriate structures (for example, retention ponds), and/or intercepted on-site in effluent filters (for example, artificial wetlands). Water retention/interception structures are to be in place before the construction of new development commences, and consideration should be given to their visual integration in the surrounding landscape.
4. Sites of geomorphological significance are to be treated as an educational and scientific resource, and maintained in a way which is consistent with these values (for example, minimal disturbance of exposures; periodic removal of colonising plants). Consideration should be given to interpreting these features through appropriate signage and educational materials.
5. Sites of geological significance are to be maintained as an unobscured exposure to preserve the scientific and educational values. Consideration should be given to interpreting these features through appropriate signage and educational materials.

Building

Whilst buildings within the Gardens are considered to be secondary to plant material, it is important that they have a character and form that acknowledges their function, the site's national significance and their location within the site. Therefore, built form should be sympathetic and planned to assist and complement the landscape structure of the Gardens.

Principles

1. Buildings of similar character and function should be grouped generally within the Primary and Secondary Building Zones to create and define spaces and add to the site's overall landscape structure to create a sequence of built form elements that assist and complement visitor education.
2. Buildings should demonstrate ecologically sustainable development through their planning and construction reflecting the conservation of energy and the environment and demonstrating their positive contribution to enhancing the landscape character within the opportunities and constraints of an Australian environment.

3. Provide for the continued development of the Gardens in accordance with its national significance and agreed plan of priorities set out in the Plan of Management.

Policies

1. The scale and external treatment of buildings, including materials, colours and general standards of finish should ensure that the buildings, walls, fences and other ancillary structures, support and do not detract from the national significance of the site and are within the unity of an overall design theme.
2. A plan is required to be prepared to the satisfaction of the National Capital Authority for any proposed building development within the Primary and Secondary Building Zones. Such a plan will include details of development concepts and, linkages, together with environment, landscape and visual impacts and details of floor area, building footprints, materials, colours and any other matters the National Capital Authority considers necessary.
3. Generally, buildings should be of a scale that does not result in the domination of built form over the natural environment. Materials should demonstrate a sympathetic integration of architecture and environmental design, and colours should generally be passive using colour schemes sympathetic to the Australian natural environment.
4. The maximum height of buildings in the Gardens is restricted to the height of the contextual tree canopy to maintain the visual integrity of the Inner Hills. In order to ensure visual integrity is maintained, a visual assessment of the site as viewed from external public vantage points will be required for any building or dominant structure development. Buildings and other dominant structures should not be placed on or near prominent ridges.
5. The erection of structures above roofs and signage should comply with the Design and Siting and Signs General Codes.

4.11 JERRBOMBERRA WETLANDS PRECINCT CODE

4.11.1 Precinct location

The Jerrabomberra Wetlands Precinct is bound by the Molonglo River to the north, Lake Burley Griffin to the west and Dairy Road to the east. The southern boundary of the Precinct skirts the western section of Jerrabomberra Creek where it drains to Lake Burley Griffin, and proceeds in a westerly direction in the vicinity of the rail line to its point of intersection with Dairy Road.

Figure 110 illustrates the location of the Jerrabomberra Wetlands Precinct.

4.11.2 Background

The Jerrabomberra Wetlands were formed following the filling of Lake Burley Griffin and the expansion of a natural wetland that had developed on the floodplain of the Molonglo River. The wetland and other habitats support a wide range of aquatic wildlife including over 170 species of birds, some of which are protected under international treaties.

The Jerrabomberra Wetlands are situated in the heart of the National Capital and are an integral part of the parkland system that has been developed around Lake Burley Griffin. The lake provides a key landscape element which unites the city and provides the setting for many of the buildings of the Central National Area as well as being a focus for a wide range of activities for Canberra residents and tourists.

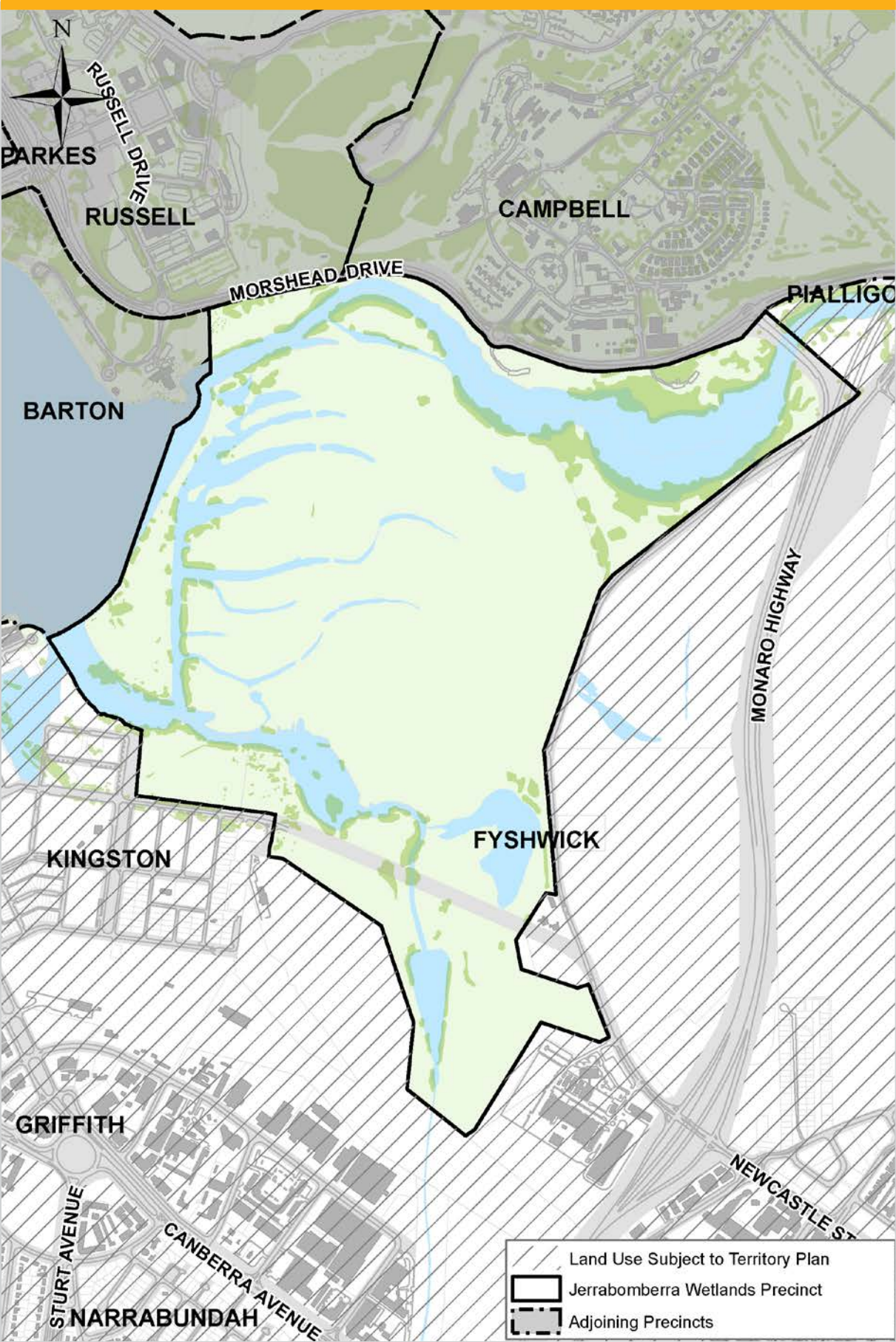
The Jerrabomberra Wetlands are located close to the centre of Canberra, and therefore are close to a large population centre and tourist destination. This provides a unique opportunity to develop the area's potential as a nature education and interpretation centre. This would enable residents, tourists and international visitors to develop their understanding about conservation and wetland ecology as part of their enjoyment of the National Capital.

The challenge of the Jerrabomberra Wetlands is to ensure that a significant ecological resource in the centre of Canberra is protected and maintained while being used sensitively for residents and tourists in ways which enrich their experience of the National Capital and develop greater community awareness and appreciation of the natural environment.

4.11.3 Objectives for Jerrabomberra Wetlands Precinct

1. Define and maintain Jerrabomberra Wetlands as a protected wildlife refuge, in a National Capital and urban context, with facilities designed to realise the area's potential as a significant conservation and education resource for Canberra residents, tourists and international visitors.
2. Protect Jerrabomberra Wetland's ecological resources, geomorphological features and aquatic conditions, and maintain a diversity of wetland and other habitats for wildlife conservation.
3. Provide for the use of Jerrabomberra Wetlands as a significant educational resource which promotes educational activities appropriate to the area such as nature appreciation, fosters public awareness about wetland ecosystems, and facilities interpretation about birds and other aquatic wildlife. The area is also to be available for scientific research related to wetland environments.
4. Maintain and enhance the rural and floodplain landscape character and strengthen the perception and appreciation of the Jerrabomberra Wetlands and its surroundings as an integral part of the landscape of Lake Burley Griffin and the setting for the National Capital.
5. Facilitate recreational use, education and interpretation programmes, and informal and quiet enjoyment of the area's natural qualities while protecting Jerrabomberra Wetlands as a significant conservation resource in an urban setting. A range of facilities should be provided from Visitor Information Centres and bird-hides to information signs and paths.
6. Provide for the continuation of current essential urban service infrastructure (electricity, water supply, sewerage). Any future proposal for new or upgraded services will be required to demonstrate that there are no prudent or feasible alternatives to locating new infrastructure within Jerrabomberra Wetlands Nature Reserve. If this can be demonstrated, works will be required to protect the nature conservation core areas and all reasonable measures to minimise adverse impacts must be taken.

Figure 110: Jerrabomberra Wetlands Precinct location



7. Facilitate planning, development and management of the Jerrabomberra Wetlands as a part of the National Capital Open Space System and in a manner which sustains specific uses consistent with conservation of its wetlands habitats, protects it from the impacts of external land uses, and ensures the wetlands are maintained and used in the broader context of planning for the whole of the Molonglo River and Jerrabomberra Creek floodplain and the Lake Burley Griffin Technical and Management Guidelines.

4.11.4 Land use for Jerrabomberra Wetlands Precinct

Land use for the Jerrabomberra Wetlands Precinct should be in accordance with Figure 111.

4.11.5 Detailed conditions of planning, design and development

Nature Conservation Core Area (A1 and A2)

The existing wetland habitat is significant both for its nature conservation value and its potential for public viewing and interpretation in an urban location. The Nature Conservation Core Area is primarily identified for conservation and protection of wetland habitat and associated wildlife, where carefully controlled public access can be provided for interpretative and educational activities. Within the Core Area zoning can provide for bird refuge areas with general public access excluded, and for other areas where public facilities and access is provided. Overall, emphasis will be placed on habitat diversity rather than significant increases in general waterbird populations in order to minimise the risk of birdstrike to aircraft using Canberra Airport.

A1: Jerrabomberra Backwaters

This area is to be maintained as a wildlife refuge area with a diversity of habitats for aquatic wildlife and particularly birdlife, and protected from uncontrolled access from Lake Burley Griffin and adjacent lands. Controlled access for public interpretation, consistent with the area's refuge status, may be provided from Area A2. Existing access track to be retained for management purposes only.

A2: Jerrabomberra Pool and Kelly's Swamp Environs

This area is to be maintained and developed as a diverse habitat for waterbirds with facilities for public access, viewing and interpretation including information centres, hides and display areas to enable people to view wildlife at reasonably close quarters and understand about wetland ecology. The Jerrabomberra land fill area is to be rehabilitated and landscaped with a particular emphasis on creating habitat for land birds.

Wetland Buffer Zone (B1 and B2)

Dairy Flat provides a distinctive rural landscape with an open, grazed floodplain as the foreground to views of the Central National Area. There is an opportunity to preserve this character within a rural buffer zone which complements and protects the Nature Conservation Core Area. Some of the former farm buildings and land adjacent to Kelly's Swamp are used for educational purposes.

B1: Dairy Flat West

This area is to be maintained as a rural buffer zone to protect the Wetlands and the agricultural landscape character of the Dairy Flat floodplain. The ephemeral wetland area near Molonglo Reach is to be maintained and used for public interpretation.

The option for the development of further aquatic habitats for conservation and/or recreation purposes is to be retained. This would be subject to advice from the relevant Australian Government agency that this would not increase the risk of birdstrikes to aircraft.

B2: Dairy Flat Centre

Use of the buildings and land adjacent to Kelly's swamp is to continue as an educational facility consistent with the area's additional role as part of the buffer zone to the Nature Conservation Core Area.

Recreation area (C1)

The tree-lined margins of the Molonglo River are an important habitat component of the wetland complex. There could be some low intensity recreation and public access compatible with protection of the birdlife and habitats associated with these riverine areas.

Figure 111: Land use for the Jerrabomberra Wetlands Precinct

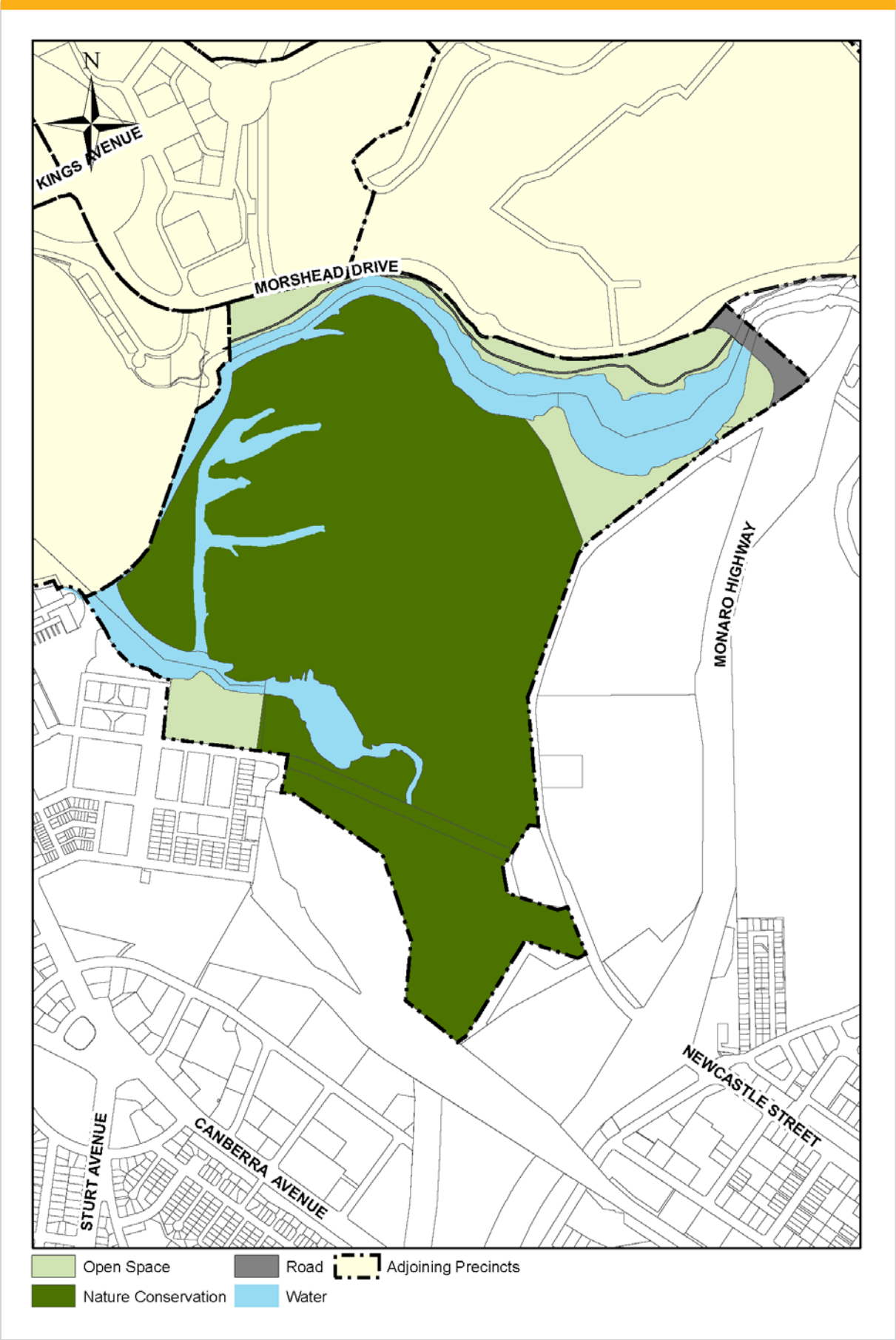
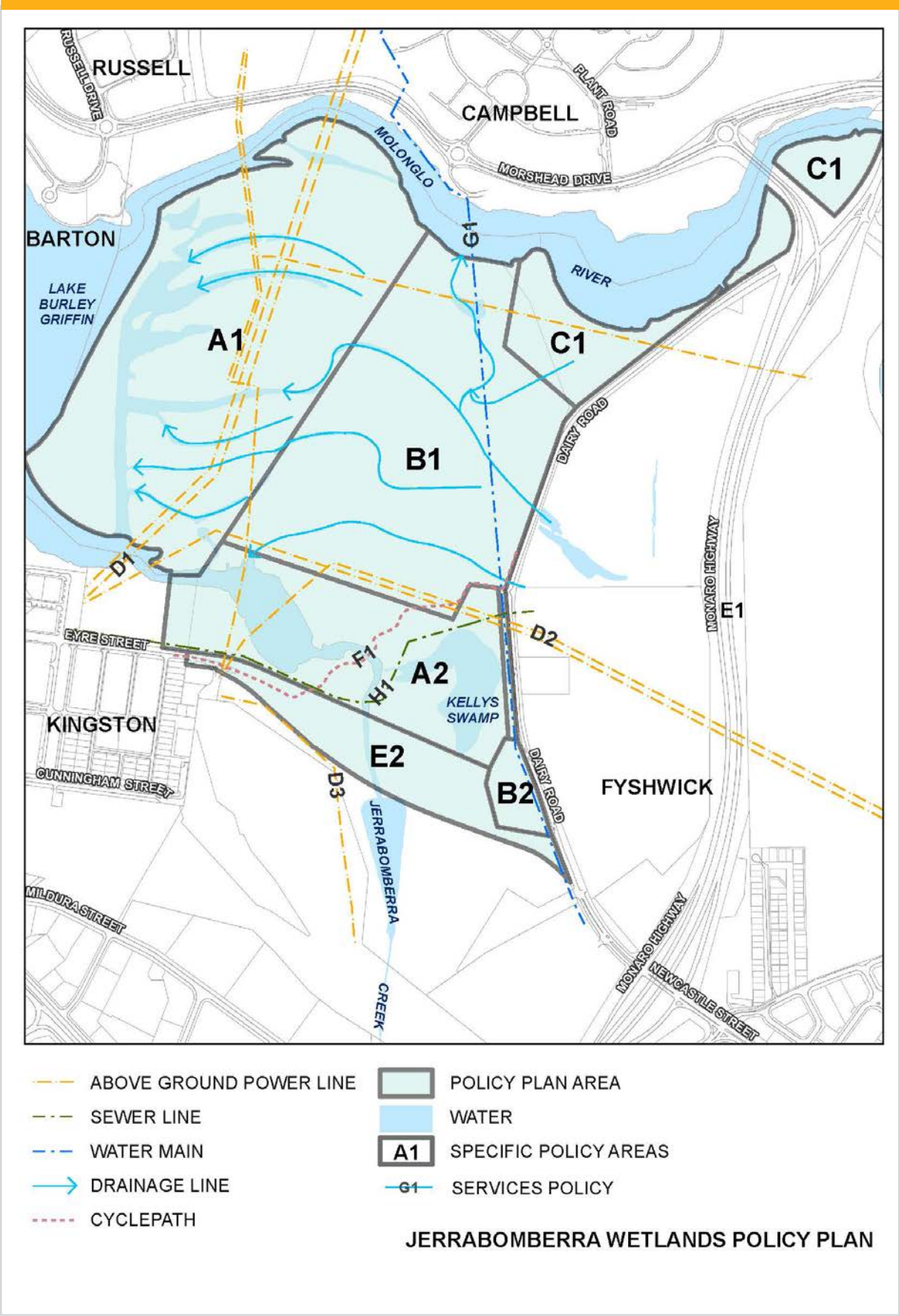


Figure 112: Jerrabomberra Wetlands Precinct – Policy zones



C1: Molonglo Reach Recreation

The southern bank of Molonglo Reach to be developed and used as an informal riverside area with controlled public access. Wildlife habitat, including the marginal, riverine vegetation, is to be protected and maintained for birdlife and other semi-aquatic fauna. The north-eastern portion may be more intensively developed with picnic facilities.

High and Low Voltage Distribution Sub-Transmission Lines (Areas D1, D2, D3 and D4)

A number of high and low voltage lines cross Jerrabomberra Wetlands/Dairy Flat as key elements in the provision of electricity supply to Canberra. They have a visual effect on the landscape and views across Lake Burley Griffin to the Central National Area and can present a hazard to waterbirds. These environmental effects should be minimised when opportunities arise, but this will depend upon the extent and timing of developments in adjacent areas and the degree to which some lines can be removed.

D1: Causeway to City East and Bruce

The two existing 132 kV lines linking the Causeway substation to the City East and Bruce substations are to be retained.

D2: Existing Causeway to Oaks Estate

The existing 66 kV line and adjacent 11 kV line are to be retained temporarily to provide an 11 kV link between Kingston and Fyshwick, after which they are to be removed.

D3: Causeway to Gilmore 132 Kv Sub-Transmission Line Easement

An easement is required for a 132 kV line connecting the Causeway and Gilmore substations.

D4: 11 Kv Distribution Lines

Further work is to be undertaken to minimise the impact of the 11kV distribution lines.

Cycleway (Area E1)

The completion of the recreation cycleway system and Lake Burley Griffin is an important objective. It requires the construction of a cycleway in or adjacent to the area covered by these conditions.

E1: Lake Burley Griffin Cycleway System

A cycleway is to be established in order to complete the system around the Lake and to provide a connection to Fyshwick. The route is to be determined following further analysis, but would not pass through Area A1. It would pass through Area A2 in a manner which would be compatible with protection of the area's nature conservation and interpretation values. It would cross Jerrabomberra Creek east of Jerrabomberra Pool with much of its length being in the eastern portion of Area B1.

Water Supply (Area F1)

The bulk supply main carrying domestic water between Googong Reservoir and North Canberra crosses the wetland buffer area.

F1: Googong Bulk Supply Main

The existing bulk supply water main connecting Googong Reservoir and North Canberra is to be retained.

Sewerage (Area G1)

A sewerage rising main exists between the Fyshwick Sewerage Plant and Kingston. Its operation has not been satisfactory in recent years and its replacement is required.

G1: Fyshwick to Kingston Sewerage Rising Main

Use of the Fyshwick to Kingston sewerage rising main is to continue with upgrading to more efficient operation using a similar route.

4.12 LAKE BURLEY GRIFFIN AND FORESHORES PRECINCT CODE

4.12.1 Precinct location

The Lake Burley Griffin Foreshores Precinct comprises of Lake Burley Griffin and the areas of central parkland and open space surrounding it. These areas include Grevillea Park, Black Mountain Peninsula and Yarramundi Reach on the northern foreshores, and Bowen Park, Weston Park, Lennox Gardens and Yarralumla Beach on the southern foreshores. Other key sites included in the Precinct include the Governor-General's estate, and the National Zoo and Aquarium.

Figure 113 illustrates the location of the Lake Burley Griffin and Foreshores Precinct.

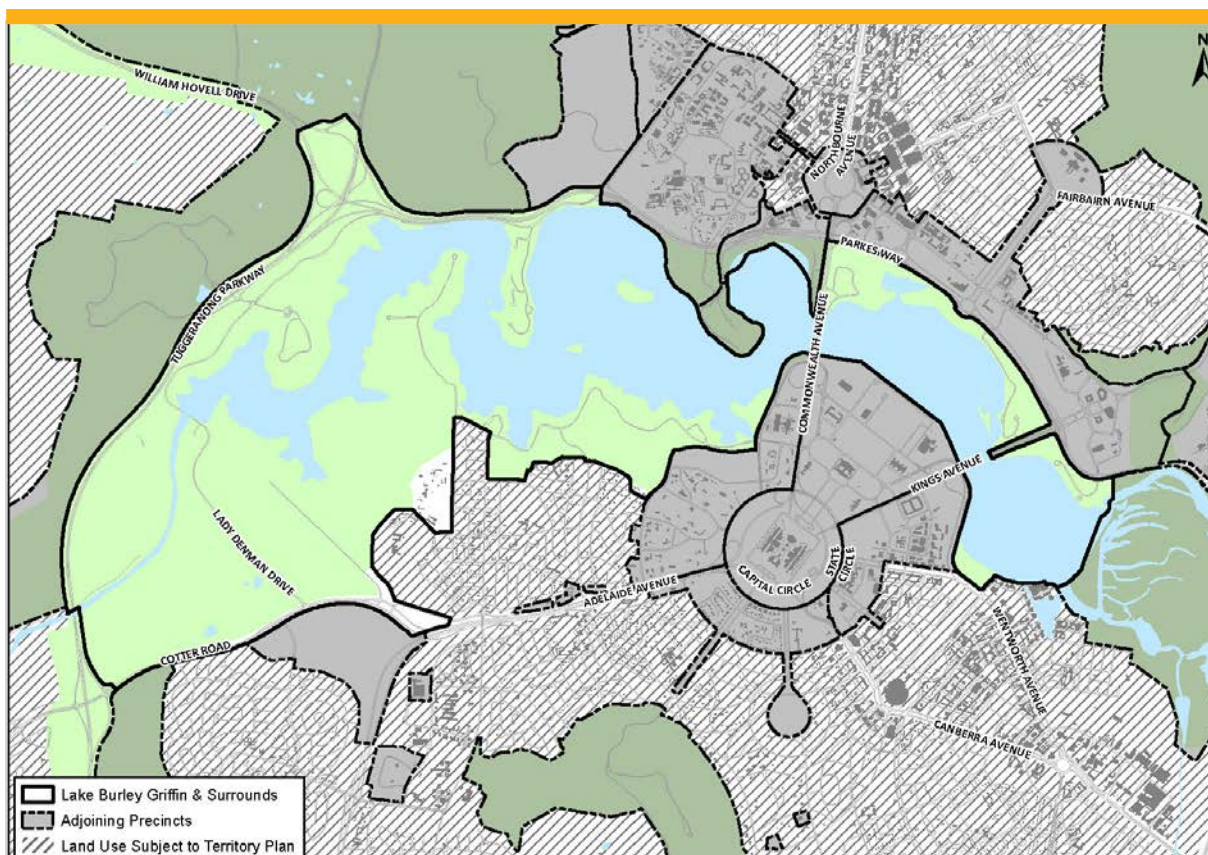
4.12.2 Background

Lake Burley Griffin is an integral part of the design of Canberra and a vital and key element in the plan for the National Capital. The lake is not only one of the centrepieces of Canberra's plan in its own right but also forms the immediate foreground of the Parliamentary Zone.

Lake Burley Griffin has become an important recreational resource for Canberra's residents and visitors, but there is a need to identify ways in which the lake can be used to further unify the city as a whole both functionally and in landscape terms.

The National Capital Authority will support the development of recreational, tourist and National Capital uses of the Lake and its foreshores. A well defined system of lakeside drives, park access roads and public transport access should be maintained so that residents and visitors can get to the lake and its parks without disturbing nearby areas unduly.

Figure 113: Lake Burley Griffin and Foreshores Precinct location



The lakeside pedestrian path/cycle way around the entire lake needs to be completed. The link around the eastern part of the lake is to be built in a manner which does not compromise the conservation values of the Jerrabomberra Wetlands. A ferry service from the ferry terminal to the Parliamentary Zone and other tourist nodes will be supported if it is commercially feasible.

The Lake Burley Griffin and Foreshores Precinct is part of the National Capital Open Space System. The principle and policies set out in section 3.2 will apply as well as the principle and policies below.

4.12.3 Objectives for Lake Burley Griffin and Foreshores

1. To conserve and develop Lake Burley Griffin and Foreshores as the major landscape feature unifying the National Capital's central precincts and the surrounding inner hills and to provide for National Capital uses and a diversity of recreational opportunities.
2. Lake Burley Griffin and Foreshores should remain predominantly as open space parklands while providing for existing and additional National Capital and community uses in a manner consistent with the areas' national symbolism and role as the city's key visual and landscape element.
3. Lake Burley Griffin and Foreshores are intended to provide a range of recreational, educational and symbolic experiences of the National Capital in both formal and informal parkland settings with particular landscape characters or themes. These should be maintained and further developed to create a diversity of landscape and use zones which are integrated into the landscape form of the city and reflect the urban design principles for the National Capital.
4. The water quality and hydraulic operation of the lake should be maintained in a manner designed to protect Lake Burley Griffin and Foreshore's visual and symbolic role.

4.12.4 Land use for Lake Burley Griffin and Foreshores

Land use for the Lake Burley Griffin and Foreshores Precinct should be in accordance with Figure 114 and as detailed below. The range of uses permitted in Lake Burley Griffin and Foreshores will be the following:

- » Aquatic Recreation Facility
- » Club (related to lake use only)
- » Community Facility
- » Landscape Buffer
- » National Capital Use
- » Outdoor Education Establishment
- » Park
- » Pathway Corridor
- » Public Utility
- » Reserve
- » Restaurant
- » Restricted Access Open Space
- » Road
- » Single Dwelling Housing (Block 6 Section 4 Yarralumla only)
- » Scientific Research Establishment
- » Tourist Facility (not including a service station)

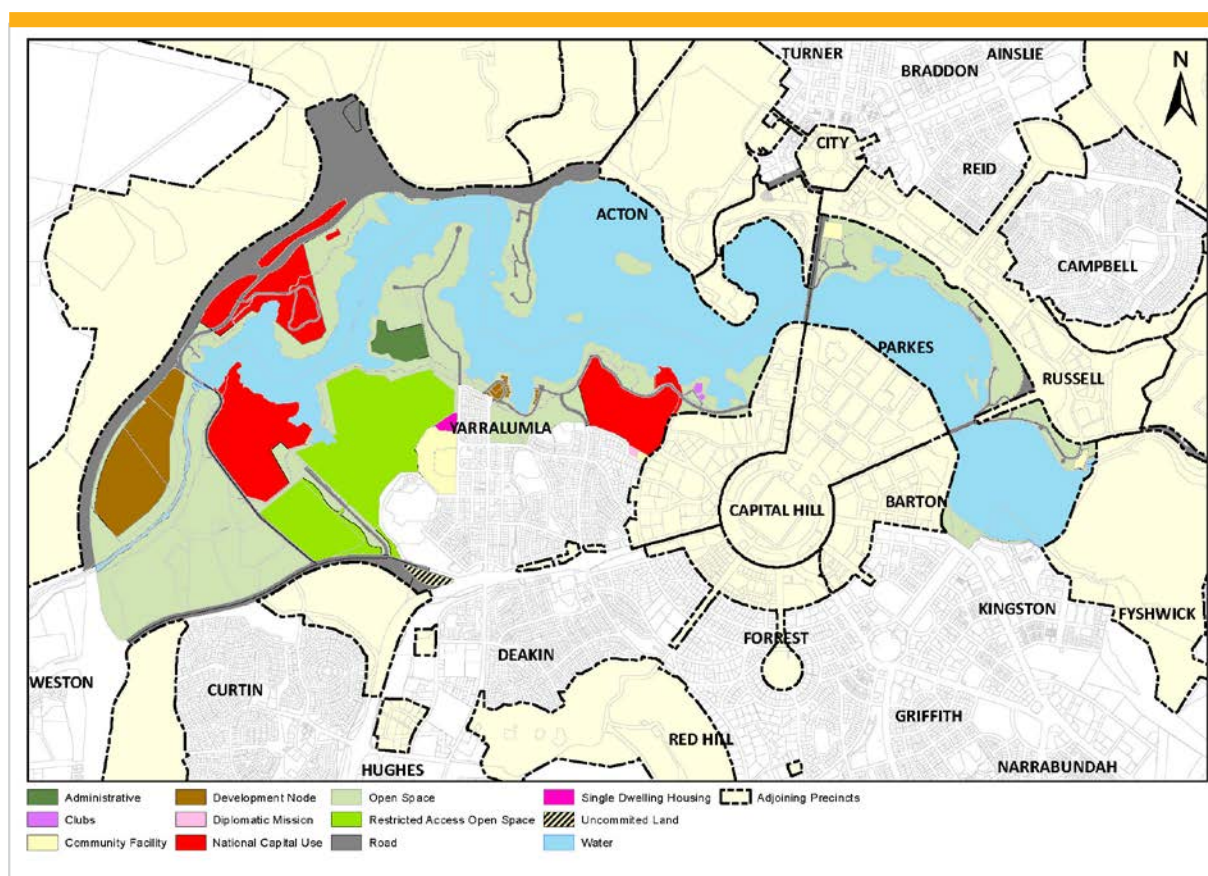
4.12.5 Detailed conditions of planning, design and development

Parkland recreation

The following areas are to be generally available for public recreation and free public access:

- » Commonwealth Park
- » Kings Park
- » Grevillea Park
- » Bowen Park
- » Lennox Gardens
- » Weston Park
- » Black Mountain Peninsula
- » Yarralumla Beach

Figure 114: Land use for the Lake Burley Griffin and Foreshores Precinct



For significant recreational events public access restrictions may be imposed in respect of limited parts of the above areas for limited periods and entry fees may be charged for access to those parts set aside for the event. In deciding specific proposals the National Capital Authority will require continuity of access to the beaches and shores of Lake Burley Griffin and will consider the need for access to other public facilities such as cycle paths, toilets, picnic shelters and children's playgrounds.

Some Commercial concessions such as refreshments and other facilities for visitors will be allowed in these areas but only when they are compatible with the recreation use.

The policies are to provide parkland with particular landscape character or themes for particular areas so as to achieve a diversity of recreation settings, some of which will be less developed than others.

Commonwealth Park will continue to be developed as an intensely used horticultural park for informal recreation and for major group and festive activities. Stage 88 Music Bowl has been developed in Commonwealth Gardens near Nerang Pool and Commonwealth Park will be linked to Kings Park by a pedestrian promenade along the Lake foreshore.

The north western part of Commonwealth Park will be developed for detailed horticultural display, including a conservatory and walled and scented gardens. Another kiosk refreshment room / restaurant may also be built in Commonwealth Park. The development of Kings Park will be reviewed in the context of pressures on Commonwealth Park.

Grevillea Park, Bowen Park and Lennox Gardens are to be major lakeside vantage points and special landscape parks with emphasis on seasonable landscape effects. In Grevillia Park and Lennox Gardens, sites may be provided for small scale developments which relate directly to the recreational use and enjoyment of the Lake.

Weston Park, Yarralumla Beach, Black Mountain Peninsula and Acton Park will continue to be predominantly urban recreation parks with beachside swimming, special playgrounds, and barbecue areas. Beachside recreation areas are to be extended in suitable places. Development is to be limited to small scale items that help recreation and tourism. They may include commercial concessions for kiosks, refreshment rooms, restaurants, other entertainment, and hire facilities as appropriate to the area.

This will not include the development of private licensed clubs or the extension of facilities other than those that already exist at the Canberra Yacht Club.

New clubhouses or boatsheds for rowing or canoe clubs may be located on the western side of Black Mountain Peninsula if they cannot be accommodated in Yarralumla Bay. The buildings will be subject to design controls to ensure that they fit in with the landscape of the Lake.

Regatta Point Exhibition must be retained for use as a tourist exhibition site, with allowance for commercial concessions for kiosks, refreshment rooms and restaurants as appropriate to the area.

The Lake

The policy is to allow all users of the Lake access to all its waters and its foreshore (except as may have been agreed under provisions of the Lakes Ordinance) while minimising the problem of conflicting demands. It may therefore be necessary to:

- » Limit the facilities and number of access points for some activities, and restrict launching areas to specific sections of the Lake where there will be no danger to swimmers
- » Restrict parking so that it does not prevent the enjoyment of any area or downgrade the appearance of the lakeshore.

These steps will be considered in the light of any potential conflict of uses and with due consideration for questions of hydraulics and water quality.

In Yarramundi and Tarcoola reaches and in Westlake, the degree of diverse natural shoreline and good water quality are to be maintained. The shoreline macrophyte areas which are important fish and waterbird habitats in Yarramundi Inlet and Nursery Bay are to be protected.

Yarramundi Reach is to accommodate a rowing course as well as other boating. Westlake and West Basin are to remain the main areas for sailing, sailboarding and beachside swimming. Moorings for Yachts are to be provided in selected locations and consideration may be given to constructing a marina in Lotus Bay. The formal national capital character of the Lake as a key element of the Griffin Plan is to be fully expressed in the Central Basin, while East and West Basins are to respond to the architectural character of the central area.

Existing facilities for the floating gate in Yarramundi Inlet (used to operate Scrivener Dam) are to be retained.

Molonglo River is to provide a quiet backwater for boating, fishing and birdwatching. The tree-lined banks and marginal habitats for waterbirds, fish and aquatic mammals are to be protected. Upstream of Dairy Road Bridge, the Molonglo River may be used for power boats and water skiing.

The masses of submerged aquatic plants between Springbank Island and Acton Peninsula are to be controlled and the Lake may be deepened here if necessary. Macrophyte beds in East Basin may be retained as a means of controlling algae.

Ferry wharfs may be provided in various places. Fishing and viewing platforms may also be provided in selected locations.

Development nodes

Development is to be limited to uses related to recreation and tourism and may include commercial concessions for kiosks, refreshment rooms or restaurants, other tourist purposes, and fire facilities, subject to agreements made under the provisions of the Lakes Ordinance. Tourist accommodation will not be permitted at Acton Park or Yarralumla Bay.

The types of use and development are to conform to the guidelines for lakeshore development set out below and will be subject to stringent conditions to ensure that development harmonises with the surrounding areas. In all cases public access to the lakeshore will be preserved.

Development of Blocks 1 and 2 Molonglo Valley is to be limited to a zoo and associated tourist facilities. The development is to be generally screened from the Tuggeranong Parkway with the site having an appropriate open woodland landscape character.

Buildings and structures will be subject to design controls to ensure that they are of high quality complementary to the Lake Burley Griffin western foreshores landscape and are generally unobtrusive when viewed from the Tuggeranong Parkway.

The National Capital Authority will require a Master Plan to be submitted and approved before the proposal to perform works is submitted to the National Capital Authority.

Conservation

Yarramundi Reach's natural shoreline and key wetland waterbird and aquatic mammal breeding habitat in Warrina, Yarramundi and Acacia Inlets will be conserved and protected.

The following sites of significance around the Lake will be given special consideration to protect them in the most appropriate way, and conservation plans will be prepared for key sites:

- » Jerrabomberra Wetlands
- » Blundells Cottage
- » Acton Geological Site
- » Black Mountain Peninsula
- » Stirling Park
- » Government House
- » Westbourne Woods
- » Canberra Incinerator
- » Acacia, Yarramundi and Warrina Inlet Wetlands
- » Commonwealth Park Geological Site

Location specific

ACT Hospice site

Development of the site for the ACT Hospice, on the northern foreshore of East Basin, is to be integrated with the landscape of the foreshore. The landscape of the site should be of an open parkland character consistent with that of Grevillea Park. The plantings near Morshead Drive should be predominantly native as a backdrop to the deciduous trees along the Lake edge. There should be limited views into the site from Menindee Drive with predominant views from the development being to East Basin and the Molonglo River.

The site, which is exclusively for the use of the ACT Hospice, is to be set back from the Lake edge to allow for public recreation and free public access along the immediate Lake foreshore. The site is to be the subject of detailed Site Planning, Design and Development Conditions, in accordance with the Guidelines for Lakeshore Development and the Guidelines for Siting of Buildings in the Lake Flood Zone as set out below. The Design and Siting General Code is also applicable to development, however, in the event of any contradictions the Detailed Conditions below take precedence.

Detailed site planning, design and development conditions

Visual impact

The foreshore of East Basin is an important landscape vantage-point with emphasis on seasonal landscape effects. Development on the site should therefore be designed to blend with the surrounding environment.

Built form

Buildings are to be of a domestic scale and designed to avoid the appearance of a large building mass, when viewed from the Lake and from adjoining land. Buildings are to be single storey construction.

Roof forms are to be flat or gently sloping with a view to keeping the height of the buildings as low as practicable.

Materials

Materials and colours selected for buildings should be compatible with the adjoining 'Boat House by the Lake' building and be inconspicuous to achieve a high degree of integration with the setting.

Siting

Buildings on the site should be positioned as far as practicable away from the adjacent development so that each development appears in its own landscape setting.

Buildings should be sited to ensure that members of the public are not deterred from moving freely through the foreshore public open space.

Siting and access

Parking areas are to be generally located to the north of the site with a clearly identified safe entry point off Menindee Drive.

Parking for the development is to be provided at a minimum rate of one space per bed plus one space per staff member.

Service areas

Service areas are to be located on the northern/eastern side(s) of the development and should be screened from view.

Environmental impact

Works designed for the site are to have regard for environmental impacts of the development.

Adverse impacts on the Jerrabomberra Wetlands (a protected habitat for migratory birds) are to be avoided;

A Conservation Management Plan, that records any heritage values and provides relevant management recommendations, is to be prepared.

Off-site works

An all weather pedestrian pathway is to be provided and maintained along the southern edge of the site within the public open space reserve. This work is to be carried out at the same time as the first stage of the hospice development.

Landscape

The landscape treatment is to reflect the seasonal planting scheme applying to the Grevillea Park land with deciduous planting on the site towards the Lake edge and native planting towards the Morshead Drive side of the site.

The existing plantings on the site should be retained as far as practicable. In particular the poplar stand and other plantings adjacent to the 'Boat House by the Lake' should be retained as far as practicable, as part of the site landscape.

Site establishment works

A site establishment plan is to be provided as part of the application for works approval. That plan is to show where materials are to be stored and how significant existing trees are to be protected throughout the construction phase. The arrangements should minimise any disruption to the general access by the public along the foreshore area and to the operation of the 'Boat House by the Lake' restaurant.

Refer to the Jerrabomberra Wetlands Precinct Code which applies in Area D.

Refer to the Design and Siting General Code which apply to all blocks.

Guidelines for Lakeshore Development and the Guidelines for Siting of Buildings in the Lake Flood Zone

The normal mode of operation of the flood gates should be to release flow at Scrivener Dam at approximately the same rate as the inflow to the Lake from all sources less losses. This will maintain a nearly constant Lake level in East Basin equal to the normal Lake level of RL555.93.

The Guideline for Lakeshore Development Sites follow.

Commercial concessions

The placement, form and colour of buildings and/or structures on any land leased for these developments are to be subject to detailed site planning standards to ensure that the development is in harmony with the Lake landscape and does no harm to the environment of the Lake. Public access is to be maintained around such buildings and between the buildings and the lakeshore.

Boatsheds, clubhouses and other recreational or community development directly related to the use of the Lake

The placement, form and colour of buildings on any land leased for these developments will be subject to detailed site planning standards to ensure that the development is in harmony with the Lake landscape and does no harm to the environment of the Lake. Public access is to be maintained around such buildings and between the buildings and the lakeshore.

Major lakeside buildings, special national capital attractions and other tourist developments

The placement, form and colour of buildings on any land used for these developments will be subject to detailed site planning standards to ensure that the development is in harmony with the Lake landscape and does no harm to the environment of the Lake.

Lake maintenance and boat servicing

The placement, form and colour of buildings on any land used for these developments will be subject to detailed site planning standards to ensure that they are in harmony with the lakeside setting.

The Guideline for Siting of Buildings in the Lake Flood Zone will be as set out below.

Siting Policies

Buildings in the Lake flood zone will be subject to the following controls:

- a. Residential Areas: All habitable floors are to be above the 100 year flood level.
- b. Commercial Areas: Walkways, service areas, basements are to be above the 100 year flood level.
- c. Institutional Areas: Walkways, service areas, basement car parks are to be above the 100 year flood level.
- d. Archives, reference collections, etc. are to be above the 500 year flood, with the establishment of emergency measures to safeguard collections in the event of a more extreme flood.

Structures should be designed and sited so that they do not make flood levels worse, upstream or downstream. They should be capable of withstanding the forces created by flood water pressure and prevent accumulation of flood debris, in accordance with the requirements of the Building Ordinance.

Floating structures must be securely and suitably anchored or be capable of rapid removal to safe anchorage in the event of a very large flood; otherwise they could be a danger to the flood gates on Scrivener Dam.

4.13 ACTON PENINSULA PRECINCT CODE

4.13.1 Precinct location

Acton Peninsula Precinct is bounded by Lake Burley Griffin to the east, south and west with the boundary to the ANU precinct forming the northern boundary west of Lawson Crescent.

Figure 115 illustrates the location of the Acton Peninsula Precinct.

4.13.2 Background

Acton Peninsula's national significance is derived from its importance in the Griffin Plan and its demonstration of the unique relationship between the city and the landscape in the National Capital. The Peninsula visually connects Black Mountain to the Lake and provides a landscape edge and setting to the West Basin of Lake Burley Griffin.

This is further enhanced by Acton Peninsula's historical and cultural importance in the development of the Australian Capital Territory. The Peninsula was the first site settled by Europeans in the Canberra region and was the administrative centre for the development of the National Capital until after World War II.

Its national significance is reinforced through its proximity to the Parliamentary Zone which enables direct views of the National Library, National Gallery, and the High Court of Australia.

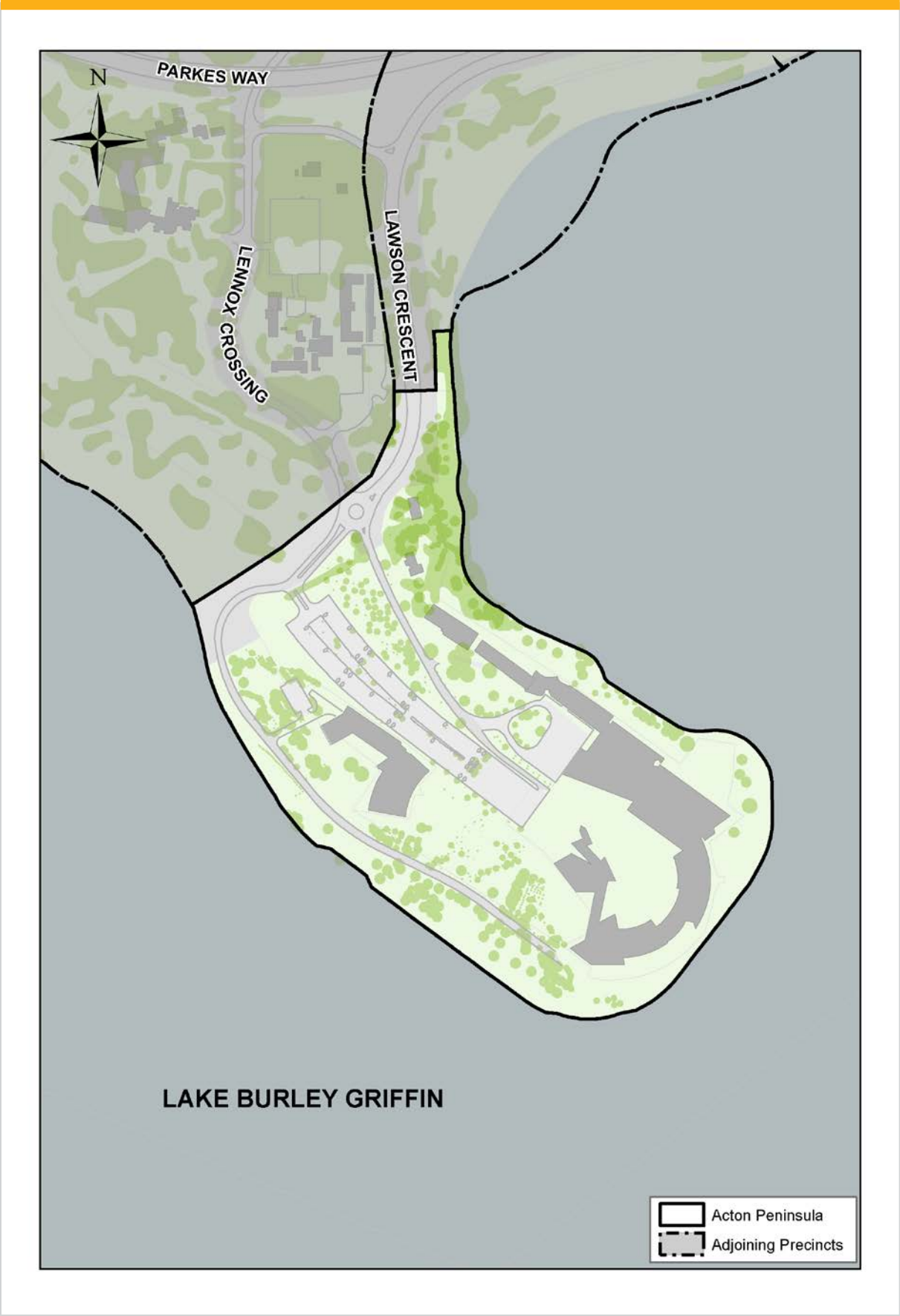
4.13.3 Objectives for Acton Peninsula Precinct

As a place of national significance, Acton Peninsula has an important functional and symbolic role within the National Capital. Activities and uses should contribute to vitality and viability of the city. They should build upon the magnificent setting; preserving and enhancing the existing landform, landscape, heritage and lake frontage. Uses also should demonstrate the Peninsula's relationship to the rest of the Central National Area.

To meet these goals, developments on Acton Peninsula should achieve the following objectives:

1. express the importance of the location and the role of the Peninsula in the National Capital
2. reinforce the visual connection to Parliament House, the Parliamentary Zone, City Centre and to the Brindabella Mountains

Figure 115: Acton Peninsula Precinct location



3. ensure Acton Peninsula remains accessible to all Australians
4. express the activities and operations of the various institutions as well as the importance of each location
5. acknowledge the importance of, and maintain, the existing landscape setting
6. create an urban form which responds to the landscape and topography
7. protect the qualities and features of places of heritage significance
8. encourage the design of sustainable, energy-efficient, environmentally responsive, human scaled, timeless architecture and landscape.

4.13.4 Land use for Acton Peninsula Precinct

Land use for the Acton Peninsula Precinct should be in accordance with Figure 116.

The permitted land use for Acton Peninsula (east of Lawson Crescent) is National Capital Use. Facilities which provide for local ceremonial or other cultural activities which complement and are ancillary to National Capital Uses on the site may be permitted.

The following uses are permitted for the 'Medical Superintendent's Residence', 'H Block', 'Former Isolation Ward' and 'Limestone House':

- » Consulting Rooms
- » Research Facility
- » Educational Establishment
- » Office
- » Restaurant.

4.13.5 Detailed conditions of planning, design and development

General

Acton Peninsula should contribute to the urban fabric by providing a location for National Capital Uses requiring a less formal setting than the National Triangle.

Design and development should ensure that the built form and open space are properly integrated, that Canberra's urban structure is recognised, and that the site's natural features are encapsulated in the development.

The character and quality of the built form and open space on Acton Peninsula should reflect the national importance of the site, demonstrate an environmental sensitivity, and epitomise leading practice in Australian design and construction.

Urban structure (refer Figure 117)

The built form and site development should respond both to the character of the contextual landscape (i.e. the eucalypt woodland of Black Mountain and the exotic vegetation of West Basin) and to the specific landscape qualities and elements of the Peninsula. These include, but are not restricted to, such elements as identified heritage sites and trees, and significant views to City Hill, the Parliamentary Zone and Parliament House.

The overall configuration and disposition of the built form, circulation systems and the open space must respond to the key natural and cultural features of the site, incorporating these elements where appropriate.

The siting and design of the principle circulation systems and the buildings on the Peninsula must respond principally to the axis of King Edward Terrace and secondarily to the City Hill alignment.

Open space

The development of the Peninsula should establish a clear hierarchy of spaces which will support a variety of visitor activities and experiences and which will create a logical sequence in visitor circulation.

Landscape and open space design should provide a visual extension of the Black Mountain vegetation along the western side of the Peninsula.

Landscape and open space design should extend the exotic landscape treatment around West Basin.

Development on the foreshore should encourage a variety of recreational opportunities.

Buildings should be separated by contiguous open space.

Opportunities for interaction between Lake Burley Griffin and development proposals should be maximised.

Development on the Peninsula must contribute positively to the contiguous system of parks and open space around Lake Burly Griffin.

The principle circulation system, the siting of buildings and the development of key public spaces must be designed to incorporate key natural and cultural features on the site as well as to take full advantage of the main vistas to City Hill, the Parliamentary Zone and Parliament House.

Figure 116: Land use for the Acton Peninsula Precinct

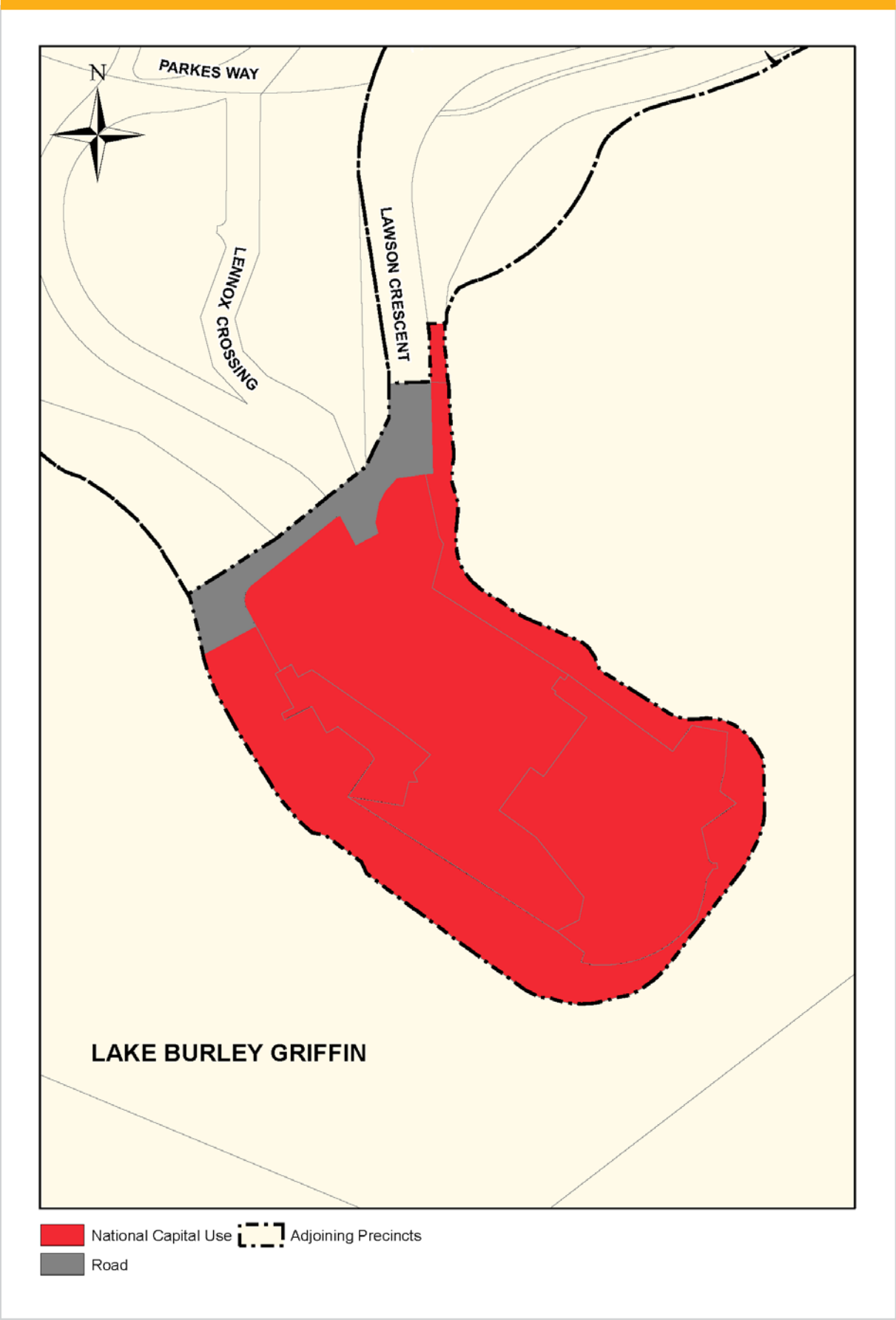
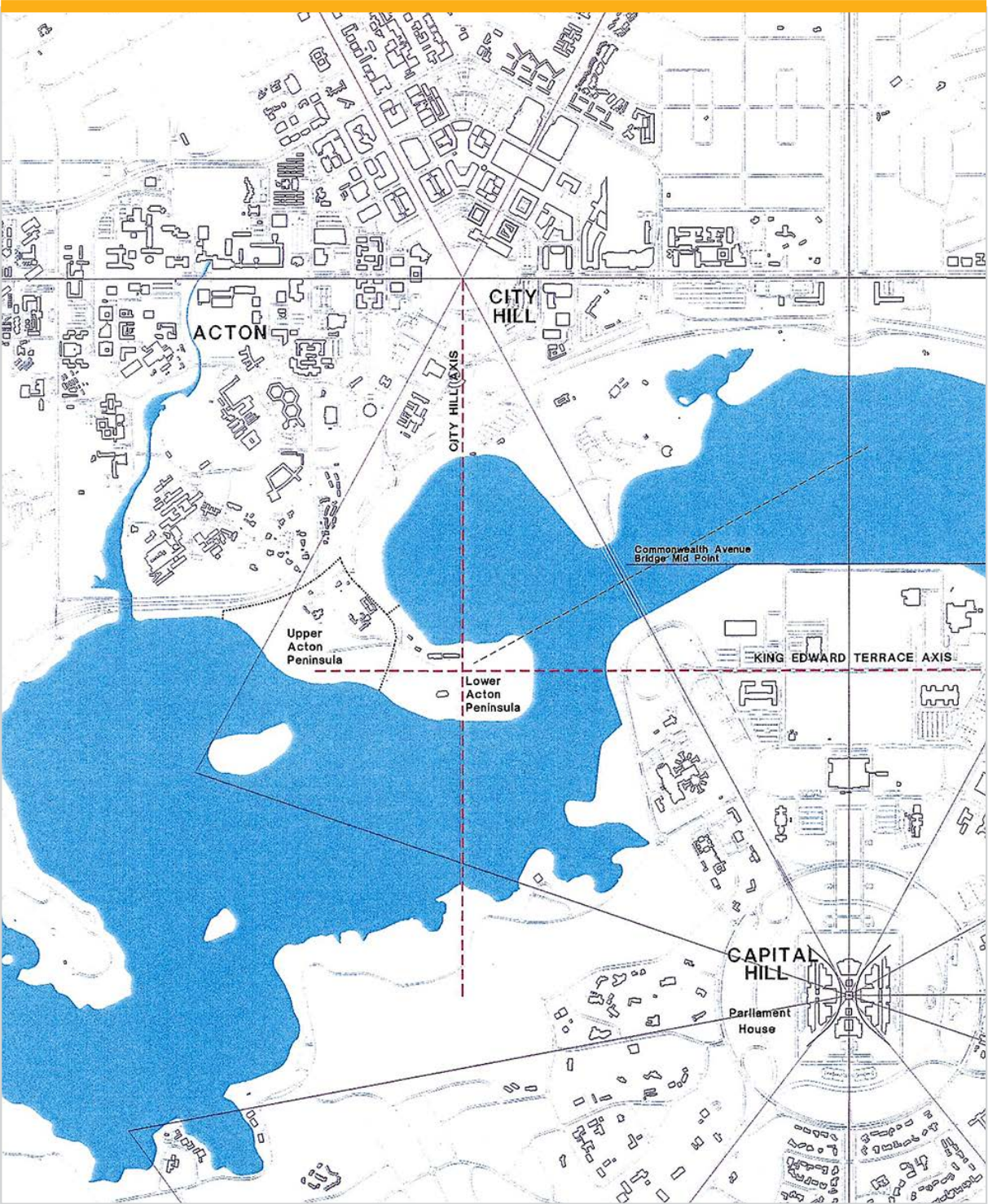


Figure 117: Acton Peninsula – Urban structure



The siting of buildings and the detailed design of the open space must respond to the microclimate of the site to provide wind protection, winter sun and summer shade.

Landscape character (refer Figure 118)

The contribution of the existing landscape setting should be recognised.

Existing plant species are to form a significant component of the landscape design for the Peninsula.

The predominant character of the landscape development must complement the landscape character of Black Mountain and West Basin.

Development must not damage remnant native vegetation.

Predominantly exotic species are to be used on the eastern side of the Peninsula within a defined theme.

Built form (refer Figure 119)

Any new development should be designed to take advantage of the views between the Peninsula and City Hill, Commonwealth Avenue, the Parliamentary Zone, and Parliament House. Opportunities for visitors to enjoy views toward the Brindabella Mountains and the western Lake should also be provided.

The siting of buildings should respond to the alignments of the former Lennox Crossing, King Edward Terrace and City Hill axes, as depicted in Figure 117 and Figure 119.

Design should respond to the site topography, views, landmarks, vegetation, orientation, microclimate, drainage and services.

The architecture and landscape design should contribute positively to the unique identity of the Peninsula.

Buildings should be consolidated into precincts.

The massing and bulk of large structures should be modulated to reduce their apparent scale and impact.

The built form should emphasise the natural terrain.

The scale and proportion of all structures should integrate the built form harmoniously into the site and environs.

Buildings should be energy efficient, utilising leading practice passive design strategies.

Building height

Buildings are not to protrude above the tree canopy and will be limited in height to a maximum of 16 metres above natural ground level.

A landmark structure or building element in excess of 16 metres high may be considered at the end of the lower Peninsula in the locality indicated on Figure 119.

No building or structure exceeding RL 617 in height will be permitted.

Building design

Finished floor levels of each building must comply with requirements of Guideline for Lakeshore Development Sites and Guideline for Siting of Buildings.

Buildings must respond to the climate through use of devices such as sun shades which add depth and modelling to the building faces and maximise energy efficiency.

Roof forms (including mechanical plant, service systems and the like) are to be integrated with the design of the buildings.

Lift overruns and roof mounted plant and other structures are permitted only if contained within an enclosure appropriate to the roof form.

Material and finishes

Building materials, finishes and details should be high quality reflecting the national significance of the site and its uses.

Materials must be low maintenance, durable, with a design life in excess of 50 years.

Highly reflective wall or roof materials are not permitted.

The lower portions of buildings from ground to first floor level must be well articulated and modulated to provide scale and shelter for people circulating around the buildings.

The size and detailing of the material in the lower portions of the buildings must similarly be of an appropriate human scale to provide richness and interest.

Figure 118: Acton Peninsula – Landscape character

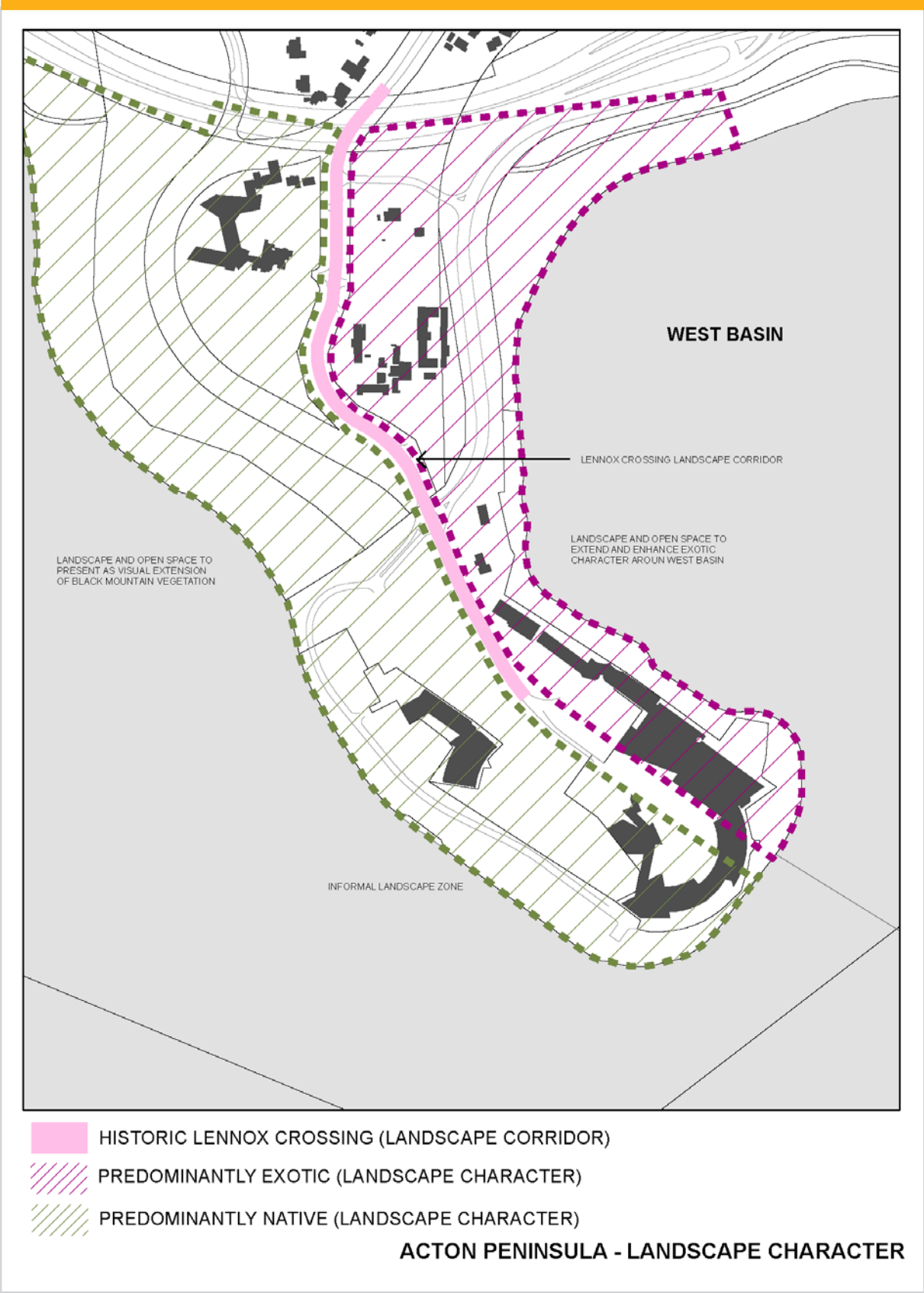
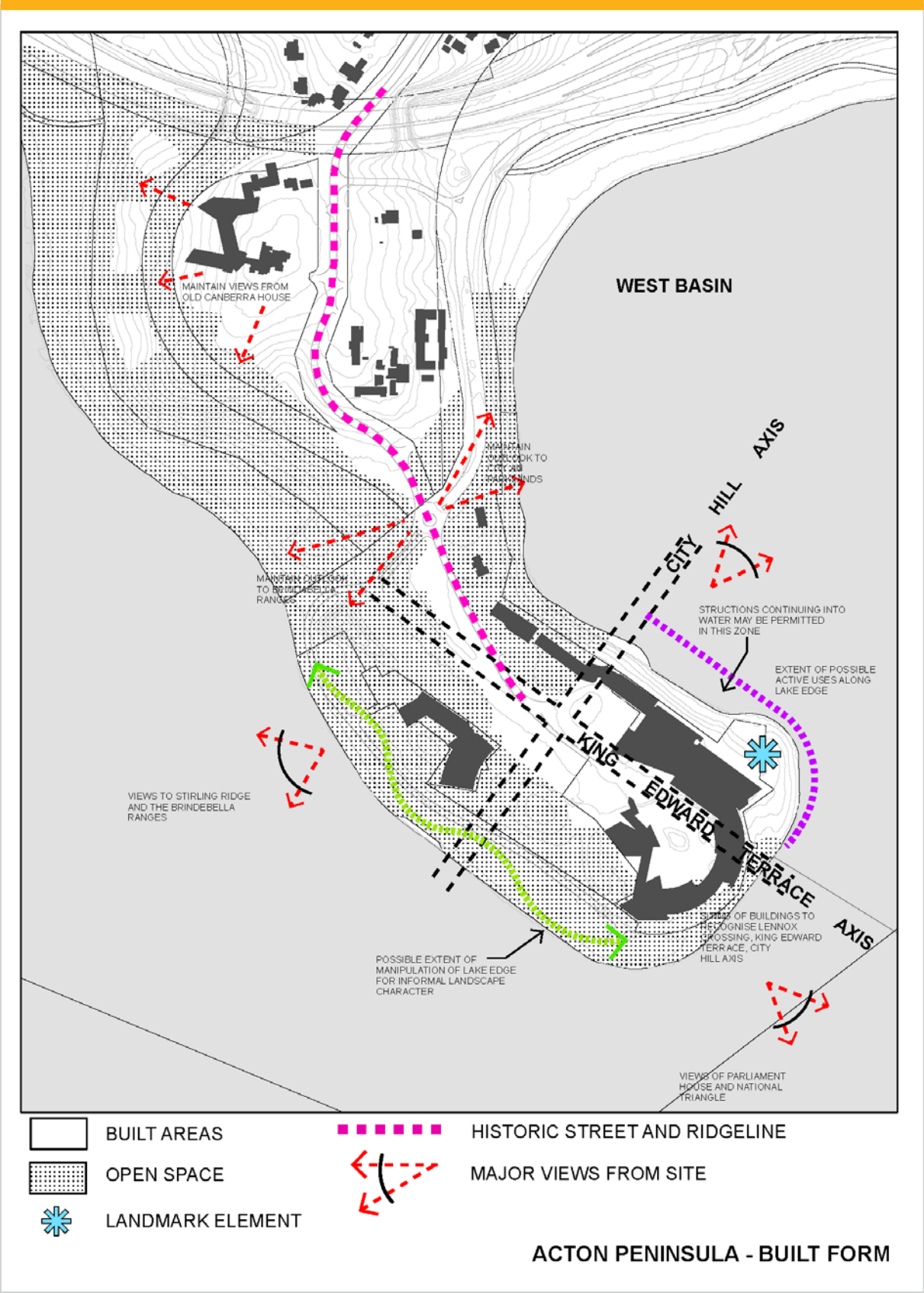


Figure 119: Acton Peninsula – Built form



Heritage (refer Figure 120)

Developments on Acton Peninsula must respond to and incorporate recommendations and management practices prepared as part of a Conservation Management Plan for the protection and/or conservation of elements considered of significant natural and cultural heritage.

The historic Lennox Crossing landscape corridor should be maintained.

The cultural and historic importance of the area should be acknowledged.

Where appropriate, future developments should incorporate key heritage elements on the Peninsula.

Transport and movement (refer Figure 121)

Acton Peninsula should be accessible and relevant to all Australians.

A clear hierarchy of roads and paths which creates a logical, legible and safe visitor circulation and site servicing pattern should be provided.

The local road and path system should provide a legible and safe network for cyclists and pedestrians.

Public access to the entire foreshore should be maintained. Continuous pedestrian access is required around the Lake edge of the Peninsula.

Cycle access between west Lake Burley Griffin and West Basin must be maintained.

Pathways are to meet current accessibility requirements.

Lawson Crescent is to be maintained as the main access road to the site.

Separate service and public access roads are to be provided.

Facilities suitable for future ferry or water taxi services to Acton Peninsula should be provided. Jetty facilities must have direct pedestrian links to the main building entry(s).

Impacts of surface parking should be minimised by use of parking structures, landscaping and basement parking.

Provision for public transport terminals, stations, alignments and parking should be made.

Servicing access should meet emergency and functional needs.

Car parking

Proponents of new developments on the lower Peninsula are required to provide on-site car parking to meet 95 percentile demand as agreed by the National Capital Authority.

The impact of car parking on the Peninsula is to be minimised by use of structured and/or underground parking and through effective use of landscaping.

Detailed site development

There should be a positive relationship between buildings and the landscape with the all main building entries and exits to be from a 'natural' ground level. Elevated entries are to be minimised.

A minimum three per cent gradient away from the base of all buildings is to be established.

Surface drainage must be collected and dissipated on site. Appropriate measures to reduce runoff to the Lake are to be provided.

Overall the developed landscape must be one that has an efficient energy budget and one that can be effectively and easily maintained and managed.

Figure 120: Acton Peninsula – Heritage

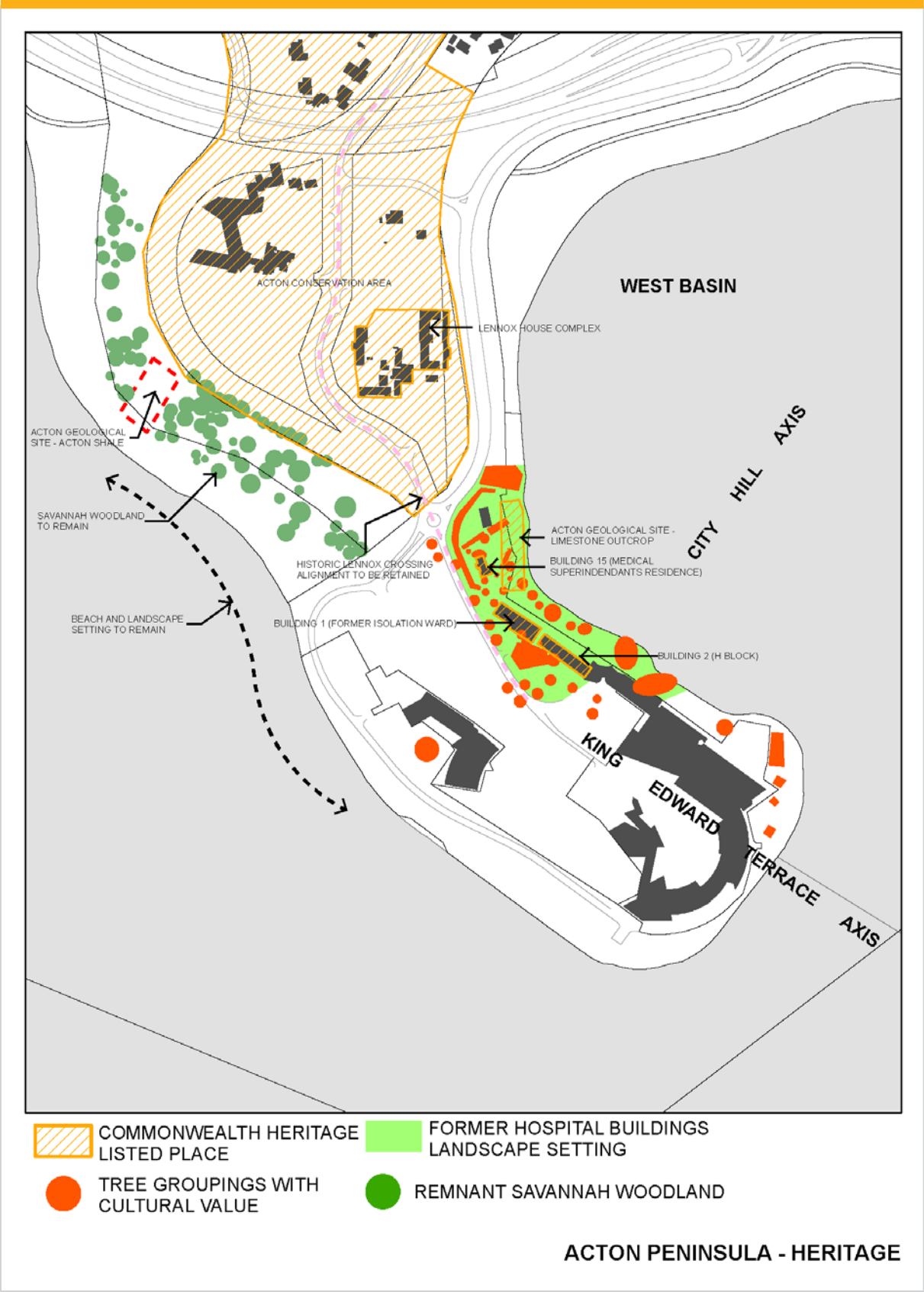
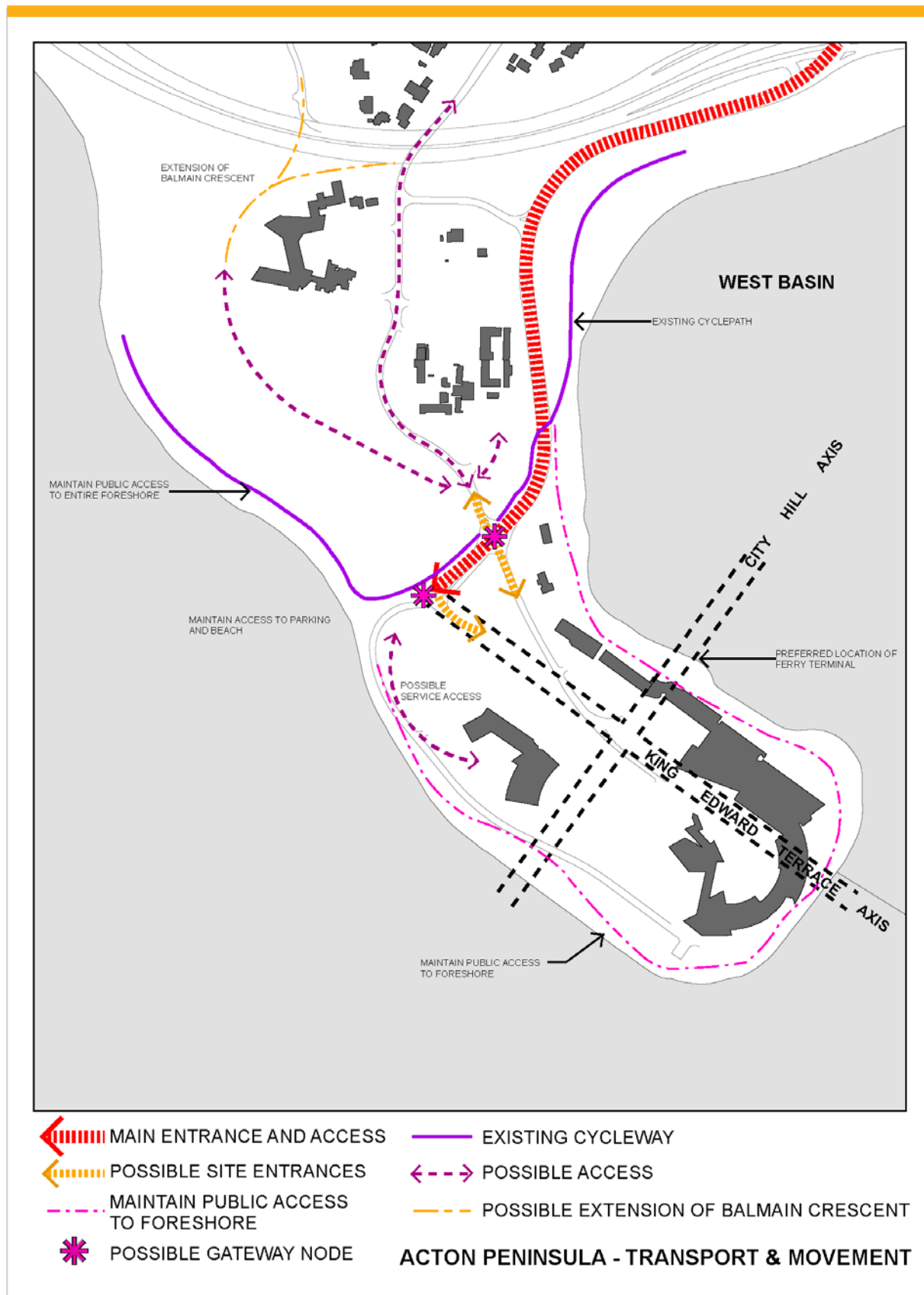


Figure 121: Acton Peninsula – Transport and movement



4.14 DIPLOMATIC PRECINCT (YARRALUMLA, DEAKIN, O'MALLEY AND CURTIN) CODE

4.14.1 Precinct location

The Diplomatic Precinct is comprised of four separate areas:

- » Yarralumla
- » Deakin
- » O'Malley
- » Curtin.

A number of diplomatic sites are also located in Red Hill (Figure 29 and Figure 30) and are subject to this Precinct Code.

4.14.2 Background

Australia's international obligations in regard to diplomatic missions are outlined in the Vienna Convention on Diplomatic Relations. Under this convention, Australia has an obligation to facilitate the acquisition of, or assist in obtaining, accommodation for diplomatic missions and for their protection.

The Diplomatic Precinct is of special significance to the National Capital and a symbol of Australia's international cooperation. The National Capital Authority manages Canberra's diplomatic estate on behalf of the Australian Government.

4.14.3 Objectives for the Diplomatic Precinct (Yarralumla, Deakin, O'Malley and Curtin)

1. Diplomatic missions are established in places which are prestigious, have good access to Parliament House and other designated diplomatic areas, and meet security requirements.
2. Diplomatic missions are planned and designed to establish a distinct character and setting reflecting their national and international significance.
3. Diplomatic missions add visual interest and character to the suburb in which they are located.
4. Buildings and landscaping demonstrate an appreciation of the architectural style and landscape of the surrounding environs while representing the finest architectural thought of the corresponding nation.
5. Security arrangements required for diplomatic missions are unobtrusive and designed to relate to the surrounding context.

4.14.4 Land use for the Diplomatic Precinct (Yarralumla, Deakin, O'Malley and Curtin)

Land use for the Diplomatic Precinct (Yarralumla, Deakin, O'Malley and Curtin) Precinct should be in accordance with Figure 124 and Figure 125.

'Road' is a permitted use within the Curtin diplomatic estate, the location of which is to be determined at the time of estate development planning.

Permitted land uses on sites identified for 'Mixed Use' are:

- » National Capital Use
- » Consulting Rooms (veterinary services restricted to small/domestic animals only)
- » Health Centre
- » Office.

4.14.5 Detailed conditions of planning, design and development

General

The planning and development of each site should be of a high quality, preferably exhibiting a distinctive design character reflecting the architecture of the country.

Building form and envelope

Large bulky building form is to be avoided. The building by its form should follow the slope of the land, rather than contrasting with it.

The height of any building should not exceed three storeys above natural ground level.

Basements are permitted in addition to the number of storeys above natural ground level. Basements must be predominantly below natural ground level. Where the finished floor level of the storey immediately above the basement is greater than one metre above natural ground level, a basement will be considered a storey above natural ground level.

Plant and equipment should be contained within the roof form, in basements, or otherwise incorporated into building design and screened from view. Minor building elements for roof top plant are permitted where they do not increase the building height as it presents to public street frontages or other public places. Solar panels on roofs are permitted.

Figure 122: Yarralumla, Deakin and Curtin Diplomatic Precinct location

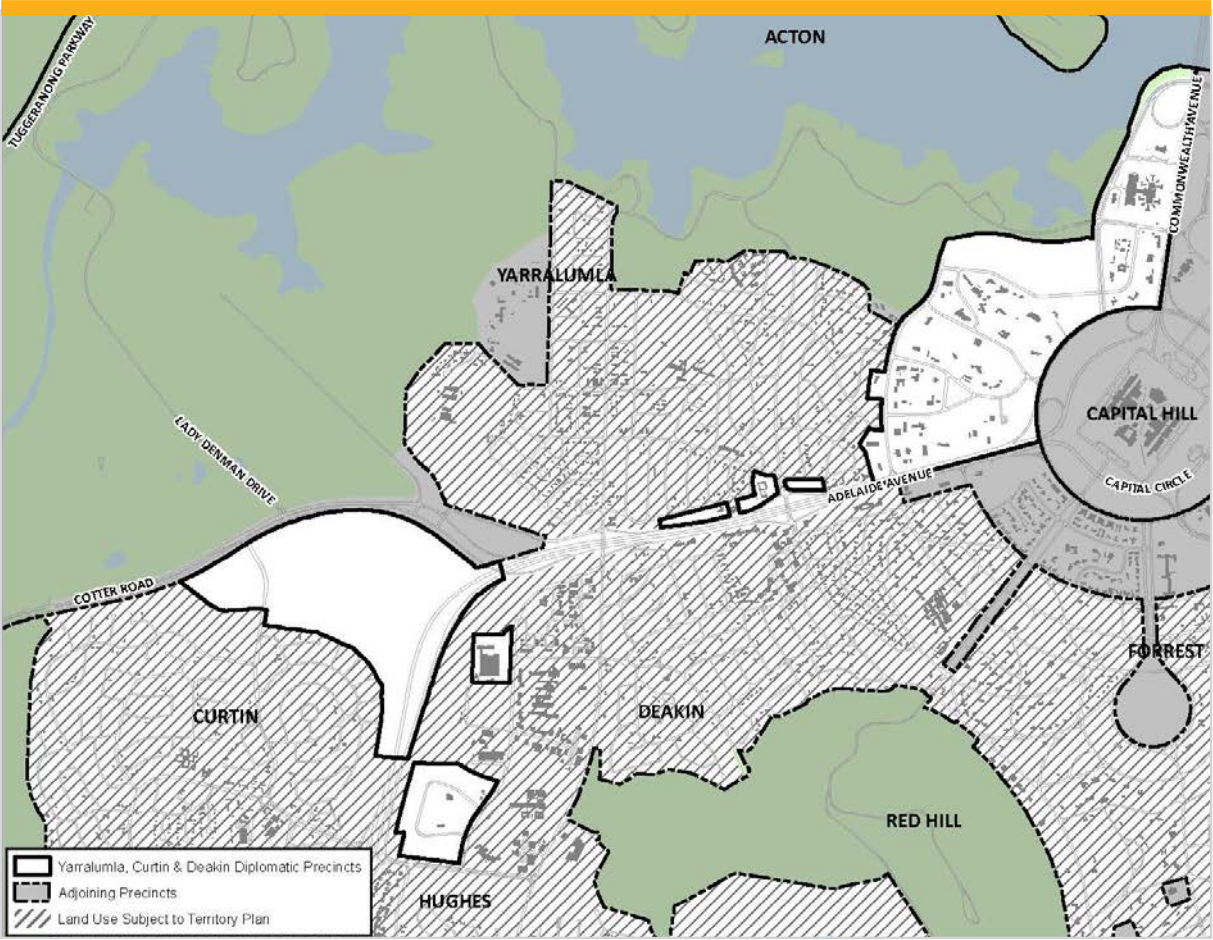


Figure 123: O'Malley Diplomatic Precinct location

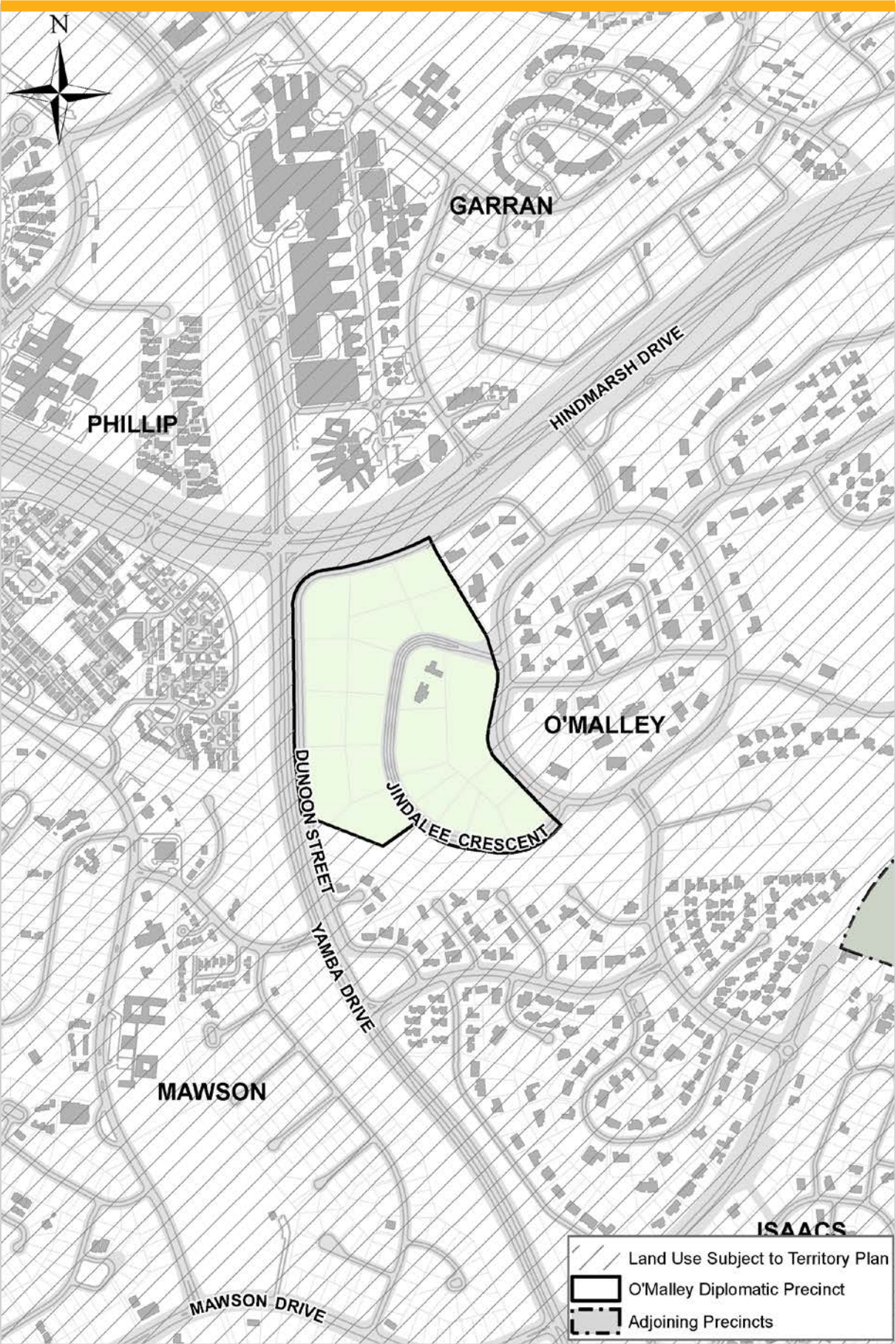


Figure 124: Land use for the Yarralumla, Deakin and Curtin Diplomatic Precinct

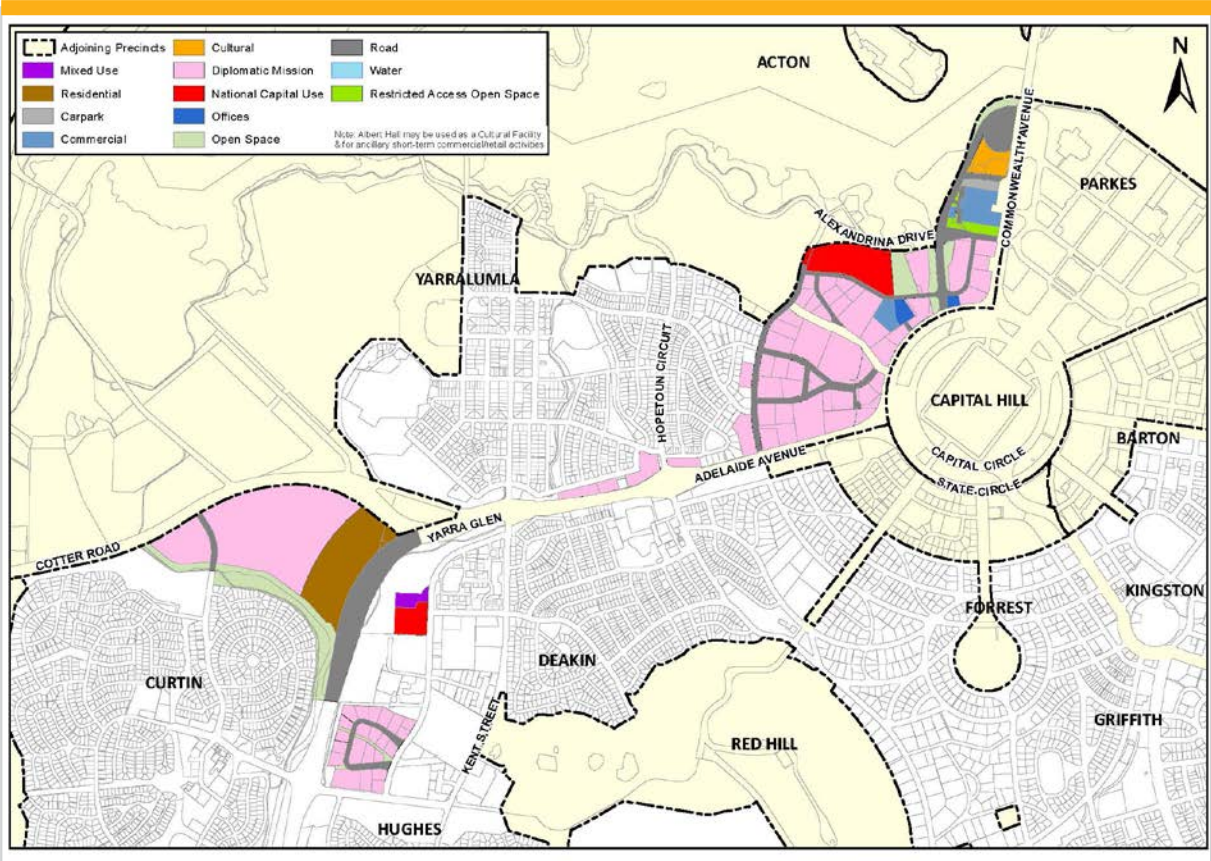
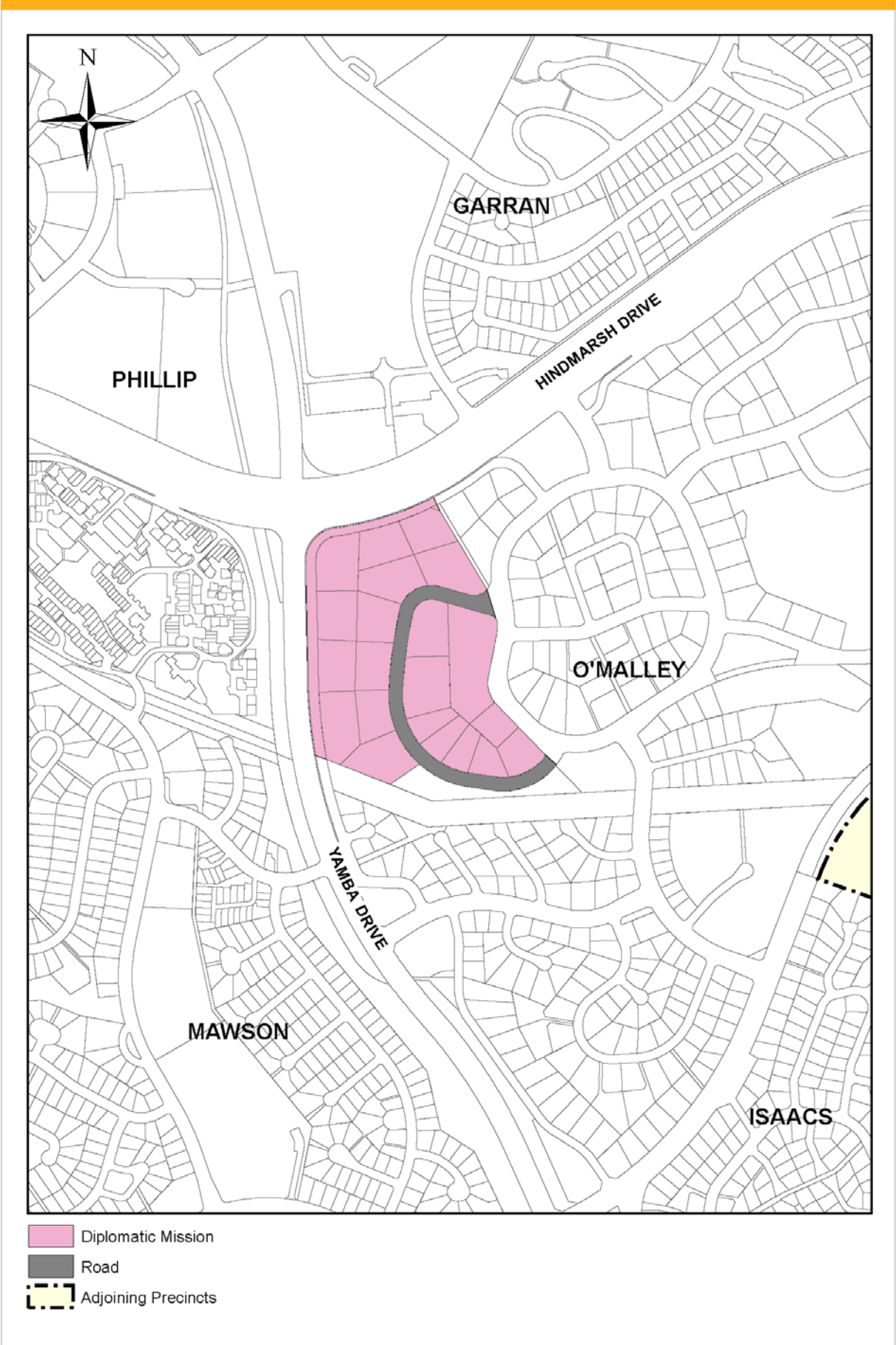


Figure 125: Land use for the O'Malley Diplomatic Precinct



Buildings must be setback a minimum of 10 metres from street frontages. Side and rear setbacks are to be in accordance with Conditions of Lease and Development. With the exception of buildings associated with security measures, such as guard houses, all buildings must be set back in accordance with the above.

The plot ratio should not exceed 0.35.

Externally exposed plumbing and mechanical plant including duct work will not be permitted. All mechanical plant and equipment should be contained within buildings or service yards and should be suitably screened from public view.

The design, material and colour of building roofs are of particular importance and should be sympathetic with that of surrounding development.

Architectural requirements

All buildings and structures on site are to exhibit a high degree of architectural quality in their design and use of materials. All buildings and structures must also enhance the prestigious setting with substantial landscaped gardens.

Traditional architectural styles are encouraged in the Diplomatic Precinct where buildings contribute to the distinct character of such areas and reflect their national and international significance.

Highly reflective materials for roofs and walls, including mirrored glazing, are not permitted.

Landscape design

Landscape design for individual blocks should seek to enhance the visual quality of the area and integrate the building with its landscape setting.

Not less than 40% of total site area should be for soft planting area. Soft planting area means an area of permeable land within a block covered by trees, grass or lawn (not including synthetic turf), garden bed, shrubs (including hedges) and the like. Soft planting area does not include any area covered by buildings (including basement), swimming pools, vehicle parking or manoeuvring areas (whether permeable or not), or any other form of impermeable surface.

Mature trees should be retained to the maximum extent possible and integrated into landscape design. Where tree removal occurs, this must be compensated for by planting elsewhere on site.

A Tree Management Plan is to accompany landscape plans, outlining tree protection measures during construction activity for existing trees proposed for retention.

Landscape design must enhance environmental performance and microclimate. This could be achieved by planting appropriate trees near eastern and western façades for shade, planting a mix of evergreen and deciduous trees to provide shade in summer and allow sunlight access in winter, and incorporating green walls and roofs into building design.

Landscaping must only be carried out in accordance with a Landscape Plan approved by the National Capital Authority.

Boundary treatment

Boundary fencing should relate to the architectural and landscape design of the diplomatic mission. The character of the architecture should be reflected in the design of the fence and gateway. Chain link, mesh or timber palings will not be accepted. Security fencing should be located inside the boundary treatment.

Car parking

All car parking for staff and day-to-day visitors must be accommodated wholly within the site. A parking report must be provided to demonstrate that adequate parking will be provided on site for all staff and day-to-day visitors.

A minimum 50 per cent of required car parking must be accommodated in basements to minimise visual impact and ensure that parking does not dominate site design.

On-grade parking is discouraged and will only be permitted if the following criteria are met:

- » parking is located away from road frontages and other public places
- » cars are screened from view to the maximum extent possible of streets, buildings, communal and private open space areas
- » parking is incorporated into the landscape design of the site, by extending planting and materials into car parking space
- » light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving.

The layout of proposed parking areas must be included in the Landscape Plan.

Garages and car ports will not be permitted forward of the building lines established along the frontage of individual blocks. All covered vehicle parking must be consistent in character with the architectural style of the main building, matching materials and finishes.

Plant and equipment

All mechanical plant and equipment (including air conditioning units) should be contained within buildings or located within service enclosures appropriately screened from street frontages.

Security

Perimeter security elements should be incorporated into streetscape or landscape design where possible. Perimeter security elements should be minimised, unobtrusive, and designed to relate to the surrounding context.

Security measures within site boundaries should complement the architecture and landscape design of the mission.

Signs, lighting and other structures

Flagpoles, wireless masts, signs, security fencing, flood lighting, special security lighting and other like elements may be permitted between the site boundary and building setback. Where proposed, such elements must be complementary to architectural and landscape design, and demonstrate a consistency in design detail such as colour, materials and quality.

Environmentally sustainable design

The NCA encourages environmentally sustainable design through the use of innovative technology, design and ongoing building operation. Development must seek to:

- » reduce energy consumption, reduce total operating greenhouse gas emissions, and reduce peak demand through particular design measures such as appropriate building orientation, space allocation for solar panels, and shading to glazed surfaces
- » improve water efficiency, reduce total operating potable water use, collect and reuse stormwater, use alternative water sources (such as greywater)
- » provide a healthy indoor environment including the provisions of fresh air, cross ventilation and natural daylight, reduce reliance on mechanical heating, ventilation, lighting and cooling
- » minimise noise levels and noise transfer within and between buildings and associated external areas
- » incorporate the use of water sensitive urban design, including stormwater collection and reuse.

As a minimum:

Development should incorporate passive solar design to optimise heat storage in winter and reduce heat transfer in summer. Potential design options include the use of smart glass or other technologies (particularly on north and west elevations), maximising thermal mass in the floors and walls of north facing rooms, overhangs and shading devices such as awnings, blinds and screens.

Operable screening such as louvres, sliding, folding or retractable elements should be designed to provide shade and protection from natural elements. Operable screening elements must be integrated with building design.

Building design must incorporate shading and glare control, particularly to manage sun penetration in warmer months. Design features could include:

- » balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas
- » shading devices such as eaves, awnings, balconies, pergolas, external louvres
- » horizontal shading to north facing window
- » vertical shading to east and particularly west facing windows
- » operable shading to allow adjustment.

Site specific

Buildings and major structures on land identified for Residential use must be set back a minimum of 15 metres from Yarra Glen road reserve boundary.

No access to Residential land is permitted from Yarra Glen.

For Residential land, detailed conditions of planning, design and development must be approved by the National Capital Authority prior to development. Detailed conditions of planning, design and development must address (at a minimum):

- » refined land uses
- » building heights and setbacks to roads and boundaries other than those already identified in the National Capital Plan
- » impact on, and interface with, the diplomatic estate
- » subdivision
- » access, road layout and car parking
- » building form
- » landscape structure and open space
- » streetscape
- » lighting
- » design quality.

Detailed conditions of planning, design and development must be prepared in the context of a strategic planning exercise for the Adelaide Avenue/Yarra Glen corridor, and are subject to public consultation.

4.15 MAIN AVENUES AND APPROACH ROUTES PRECINCT CODE

4.15.1 Precinct Location

The Main Avenues covered by this Precinct Code are identified in Figure 126 and the Approach Routes identified in Figure 127.

The Main Avenues include the land within the boundaries of the reservations of the following roads:

- » Adelaide Avenue
- » Ainslie Avenue
- » Anzac Parade
- » Brisbane Avenue
- » Canberra Avenue (to Hume Circle)
- » Commonwealth Avenue
- » Constitution Avenue
- » Edinburgh Avenue
- » Hobart Avenue
- » Kings Avenue
- » Limestone Avenue (south of Ainslie Avenue)
- » Melbourne Avenue
- » Northbourne Avenue
- » Perth Avenue
- » State Circle
- » Sydney Avenue
- » University Avenue

The Approach Routes include the land within the boundaries of the reservations of the following roads:

- » Barton Highway
- » Canberra Avenue from Hume Circle to the ACT border
- » Fairbairn Avenue
- » Federal Highway
- » Monaro Highway through to Morshead Drive
- » Morshead Drive/Pialligo Avenue to the ACT border

4.15.2 Background

Canberra's main avenues and approach routes have historically been subject to rigorous planning scrutiny, and care has been taken to ensure that suitably high standards of development and landscaping have been observed.

A traveller's first perception of a city's character is gained upon approach and arrival. When arriving in Canberra it is important that the traveller is immediately aware of the special symbolic and functional significance of the National Capital.

Design policies are concerned with achieving awareness of this special significance through the following:

- » marking the boundary of the ACT
- » establishing a clear and identifiable route from the boundary to the symbolic centre of the city, by providing visual cues and strong structural links eg. avenue planting
- » building up expectations by progressively formalising the design character as travellers approach the Central National Area
- » enhancing views to recognisable and popular images of the National Capital so as to further build expectation and define the approach
- » ensuring that the structure, detailing and signage is consistent along each approach route into the National Capital.

To create an identifiable approach, which increases in formality as it gets closer to the Central National Area, and which clearly signifies the symbolic and functional roles of the National Capital:

- » buildings which enhance the approach route function should front these roadways
- » the main avenues are to be enhanced in their formal character and maintained to the highest standards.

Main avenues and approach routes have also previously been identified as 'Areas of Special National Concern' in a 1964 Cabinet decision subsequently incorporated in the gazetted planning policies for Canberra. It is important that development within the road reservations, including signs and landscaping continues to be subject to high standards of design and landscaping and continues to recognise the importance of these routes as introductions to the National Capital.

Figure 126: Main Avenues location



Figure 127: Approach Routes location

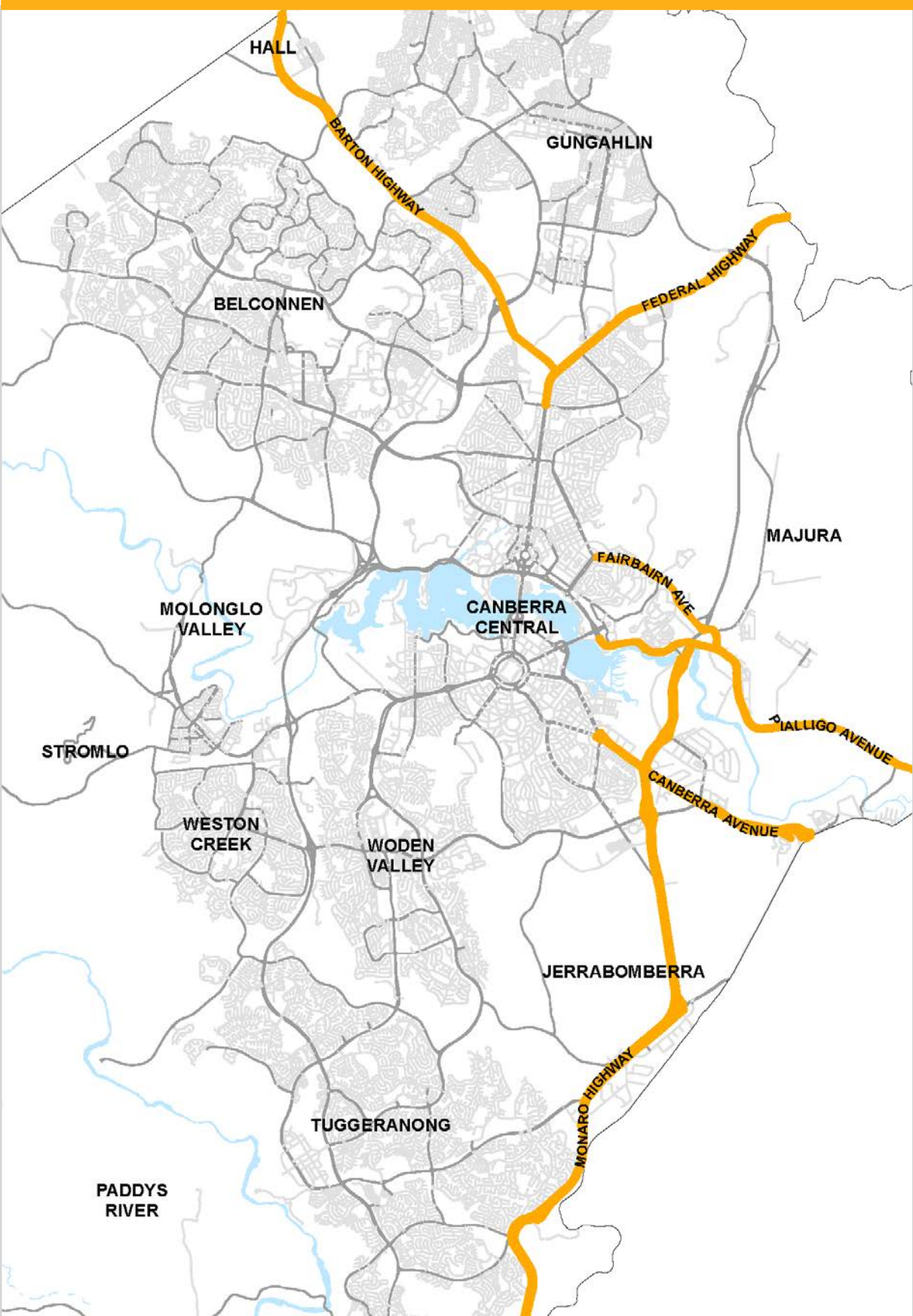
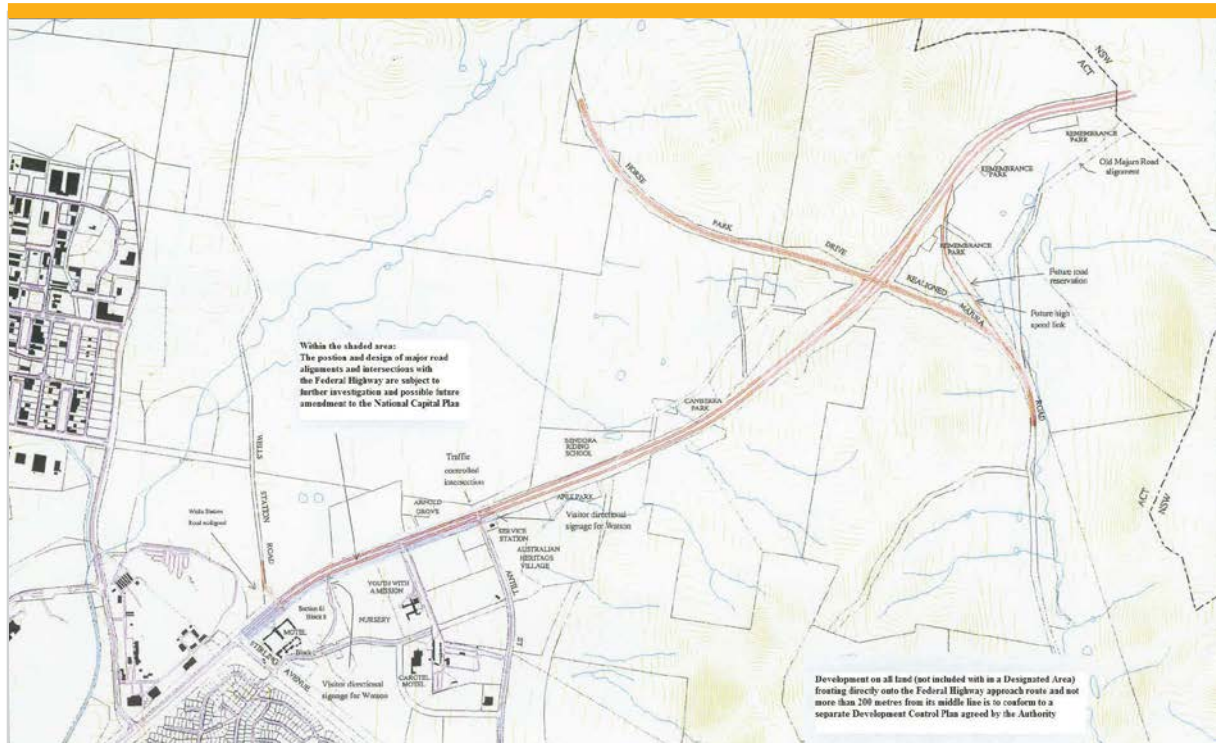


Figure 128: Federal Highway road design characteristics



4.15.3 Objectives for Main Avenues and Approach Routes

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.
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.
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.
4. Improve the urban design and streetscape qualities of the Main Avenues as approaches to the Central National Area.

4.15.4 Detailed conditions of planning, design and development

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.

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.

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.

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.

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.

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.

Streetscapes are to be well lit for pedestrians and optimise security and safety for night time use.

Approach Route – Federal Highway

Location

Development within the Federal Highway Approach Route from its intersection with Stirling Avenue to the ACT border is to comply with the detailed conditions.

Objectives

The objective is to heighten the traveller's first perception of approach and arrival in order to enhance recognition of the special symbolic and functional significance of the National Capital. These detailed conditions are concerned with achieving awareness of this special significance through the following:

- » marking the boundary of the ACT
- » establishing a clear and identifiable route from the border to the Central National Area, the symbolic centre of the city, by providing visual cues and strong structural links

- » building up expectations by progressively formalising the design character as travellers approach the Central National Area
- » enhancing views to recognisable and popular images of the National Capital so as to further build expectation and define the approach
- » ensuring that the structure, detailing and signage is consistent along each approach route into the National Capital.

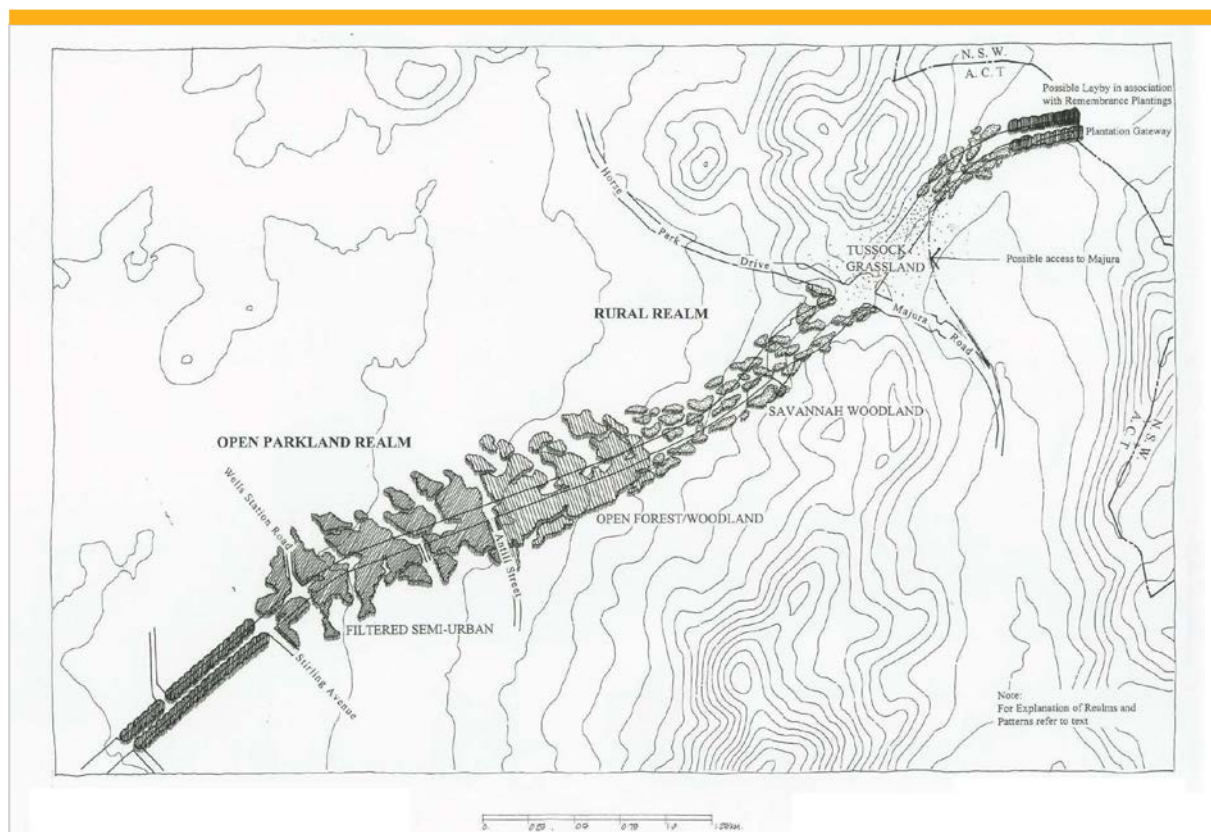
Policies

Border Identification and Marker

Ensure the identification of the ACT by the placement of a marker at a safe and appropriate location, possibly in conjunction with a visitor lay-by. The marker should be similar in form and design to the existing marker but should also include heraldic features which signify the symbolic and functional role of the city and which establishes a relationship to signs and institutions in the Parliamentary Zone. There should be clear lateral views to the border marker; and

Introduce specialty lighting to highlight the ACT marker. If practical, up-lighting of the border marker and adjacent tree canopy should be used.

Figure 129: Federal Highway landscape realms and patterns



Road Design Characteristics

Access Limitations

From Antill Street to the intersection with the realigned Majura Road, access will not be permitted on the southern side of the highway except to Apex Park. From the intersection with the realigned Majura Road to the ACT border, no access will be permitted except to a visitor lay-by.

On the northern side of the Federal Highway, access will be permitted only in the short term to 'Arnold Grove', 'Bendora Riding School', the AGL lease, and 'Canberra Park' while longer term access is expected to be provided from within Gungahlin.

Intersection Design

The continuity of the north/south carriageway driver experience should be reinforced. The Majura Road/Horse Park Drive grade separated intersection should reinforce the visual dominance of the Federal Highway, to maximise views and ensure the least disruption to the landform.

Medians and Verges

Medians and verges are to provide the opportunity for reinforcement of landscape themes and realms. Medians should be of a sufficient width to accommodate the appropriate landscape treatments for each landscape realm and pattern and generally be not less than 20 metres wide.

Carriageways

Roadworks are to minimise the impact on the existing topography. Cuts and fills associated with the design and construction of the highway and associated roadworks are to be kept to a minimum. The highway is to be designed to 'fit' within the landscape and topography.

Where possible, the two carriageways are to be designed independently and separated both vertically and horizontally so as to ensure integration into the topography.

Road surfaces should be of asphaltic concrete with a clean edge, unless other materials are shown to be more appropriate.

Lighting

Where provided, lighting should reinforce the design intent of the Federal Highway as a 'rural' highway road. Further, the colour temperature of the lights should be such that the true colours and features of the landscape are perceived. Light spillage is to be minimised to prevent unnecessary night sky illumination.

Equestrian Trails

Ensure the design of the highway incorporates appropriately located and connected underpasses for equestrian use and facilitates the continuation of existing equestrian trails; and

Enhance where possible, the trail concept with provisions for additional facilities at appropriate locations.

Signs

Ensure informative, well presented, factually correct and relevant visitor information is displayed on signs and boards and plays a key role in informing the visitor.

Ensure information signage conforms to a uniform standard for Approach Routes. All signs which are not essential to be read from the road, such as interest group signs, are to be located in a visitor lay-by.

Information appropriate for inclusion in visitor lay-by signage includes:

- » natural landscape – environment information regarding the distinctive natural landscape and features
- » cultural/historical landscape – information regarding Aboriginal history and influences and early European settlement and impact
- » siting of Canberra – diagrammatic development of Canberra, basic structure of Canberra's layout including important features and elements, monuments and institutions
- » community organisations and relevant local information.

Visitor directional signage, other than in the visitor lay-by, will be permitted where shown on Figure 128 assist identification of destinations between Antill Street and Stirling Avenue, Watson.

No other visitor information signs will be permitted along the highway.

Visitor Lay-By

Ensure access to a visitor lay-by at a convenient location for visitors.

Landscape

General

The policy is:

- » to ensure Canberra's unique setting within the natural landscape is reflected in the sensitive design and landscape treatment for the

highway which reinforces the perception of the National Capital

- » to recognise the significance of views to the surrounding hills and ensure engineering structures respect the landform and landscape patterns.

Major Landscape Realms

The Federal Highway is divided into two broad realms for the purposes of detailing landscape patterns. They are a Rural Realm and an Open Parkland Realm (see Figure 129 'Federal Highway landscape realms and patterns').

- » Rural Realm: identifies the location of Canberra and establishes the setting of the 'bush capital'. The pastoral setting is a cultural and historical reminder and recognises that the colour and scale of the landscape are important in creating an identifiable and memorable image. Views to the Gungahlin ranges and Black Mountain should be maintained and enhanced.
- » Open Parkland Realm: emphasises reflection of the rural landscape, (but with a designed park-like landscape quality), and introduces the visitor to the planned 'garden city' image. Planting and development patterns are to allow filtered horizontal views.

Landscape Patterns

Driver experience should be modulated through a series of distinct landscape patterns which identifies a change in landscape character from an informal planting, open, rolling, rural landscape to a regular planted, closed, dense canopy pattern of the semi-urban landscape. Landscape patterns apply as set out in Figure 129.

To assist the understanding of the landscape patterns and where they apply, the highway has been broken into sections starting at the ACT border.

- » Plantation Gateway (0.0–0.4 km): creates an introduction and announces the imminent arrival of the visitor in Canberra by establishing appropriately designed tree planting that relates to the rural landscape, but is distinct in character. Within the road reserve, the policy is to develop a formal plantation in the verge and median of the highway.
- » Savannah Woodland (0.4–0.8 km): reinforces the existing woodland character by maintaining and enhancing the indigenous eucalypts in small groups and individual specimens in the median and verges, and ensures the character is of an open canopy giving a parkland appearance.

- » Tussock Grassland (0.8–1.4 km): establishes a grassland community and complements the savannah woodland character of adjacent sections of the highway. It does this through broad scale planting of road verges with native grasses and herbaceous plants with low grasses in medians.
- » Savannah Woodland (1.4–2.8 km): reinforces the rural pastoral character by planting and protecting indigenous eucalypts in small groups and individual specimens in the median and verges, generally widely spaced, leaving an open canopy and giving a parkland appearance. Residential views are to be screened and views opened up along open space corridors.
- » Open Forest/Woodland (2.8–4.0 km): reinforces the open forest character of this part of the highway. The policy is to resolve secondary access to rural properties while maintaining continuity of the approach route, and to allow short, filtered horizontal views. Median planting is to be informal and should reinforce existing native planting as well as introducing grouped accent planting.
- » Filtered Semi-Urban (4.0–5.4 km): creates a transition from woodland to the contrasting closed corridor section of Northbourne Avenue and develops a 'secondary' gateway with designed avenue planting to create a strong contrast with the rural landscape as the introduction to urban Canberra. Direct views should focus along the approach route. The built form should be screened through the use of plant material.

Cultural Landscape Features

The policy is to maintain the significance of the Remembrance Parks through enhancement of their location and access in association with a visitor lay-by, by providing interpretative material, and by the possible extension of areas for planting.

Figure 130: Australian Institute of Sport Precinct location



4.16 AUSTRALIAN INSTITUTE OF SPORT PRECINCT CODE

4.16.1 Precinct location

The Australian Sports Commission (ASC) is commonly referred to as the Australian Institute of Sport (AIS). The AIS is located in the suburb of Bruce in the ACT. The campus consists of approximately 75 hectares and is bound to the north and east by Masterman Street, to the west by Braybrooke Street, and to the south by Battye Street and the hills and ridges that abut Gungahlin Drive.

Figure 130 illustrates the location of the Australian Institute of Sport Precinct.

4.16.2 Background

The ASC is the Australian Government's leading sport agency that develops, supports and invests in sport at all levels. The AIS campus creates and maintains the physical environment that supports the ASC's objectives to make Australian sport stronger – to get more people playing sport and to help athletes pursue their dreams.

4.16.3 Objectives for Australian Institute of Sport Precinct

The framework that has been formulated by the AIS as part of a wider master planning process includes the following planning themes:

Sporting intent

The planning and design policies of the AIS Bruce campus provide a place that actively facilitates world leading outcomes for high performance sport and greater participation in sport for the wider community. The campus must be planned, built and maintained in a manner that enhances the AIS's leadership of sport.

Functional elements

The AIS campus enables the delivery of activities consistent with the Australian Sports Commission Act 1989 and provides a range of land uses that support the AIS's sporting intent. This includes the following sport related functions:

- » Daily training environment for high performance sport
- » Research and Innovation
- » Scientific capability and support services
- » Learning
- » Residential accommodation

- » Commercialisation including events
- » Administration
- » Site infrastructure
- » Support services
- » Community activities.

Infrastructure

Management of the campus includes the provision and maintenance of appropriate infrastructure to support the functional requirements of the campus with capacity and flexibility for future growth including the provision of the following:

- » Environmentally sustainable landscaping, reflecting contemporary design and environmental standards
- » Energy efficient utilities
- » Communication systems
- » Safety elements such as security, lighting, and wayfinding
- » Roadways, footpaths and hardstandings.

Built form

Planning allows for an attractive, welcoming campus that complements and enhances the natural landscape and integrates the essential elements for sporting and support facilities in the built environment.

Landscape

The Landscape Masterplan must be prepared that expresses the national sporting endeavour and achievement through a positive use of contemporary Australian design. It should incorporate a palette of native and exotic plantings, maintaining key open spaces and corridors, water capture and reuse, dry grasslands and shrubs. Any building development proposals will incorporate the key hard and soft landscape design elements.

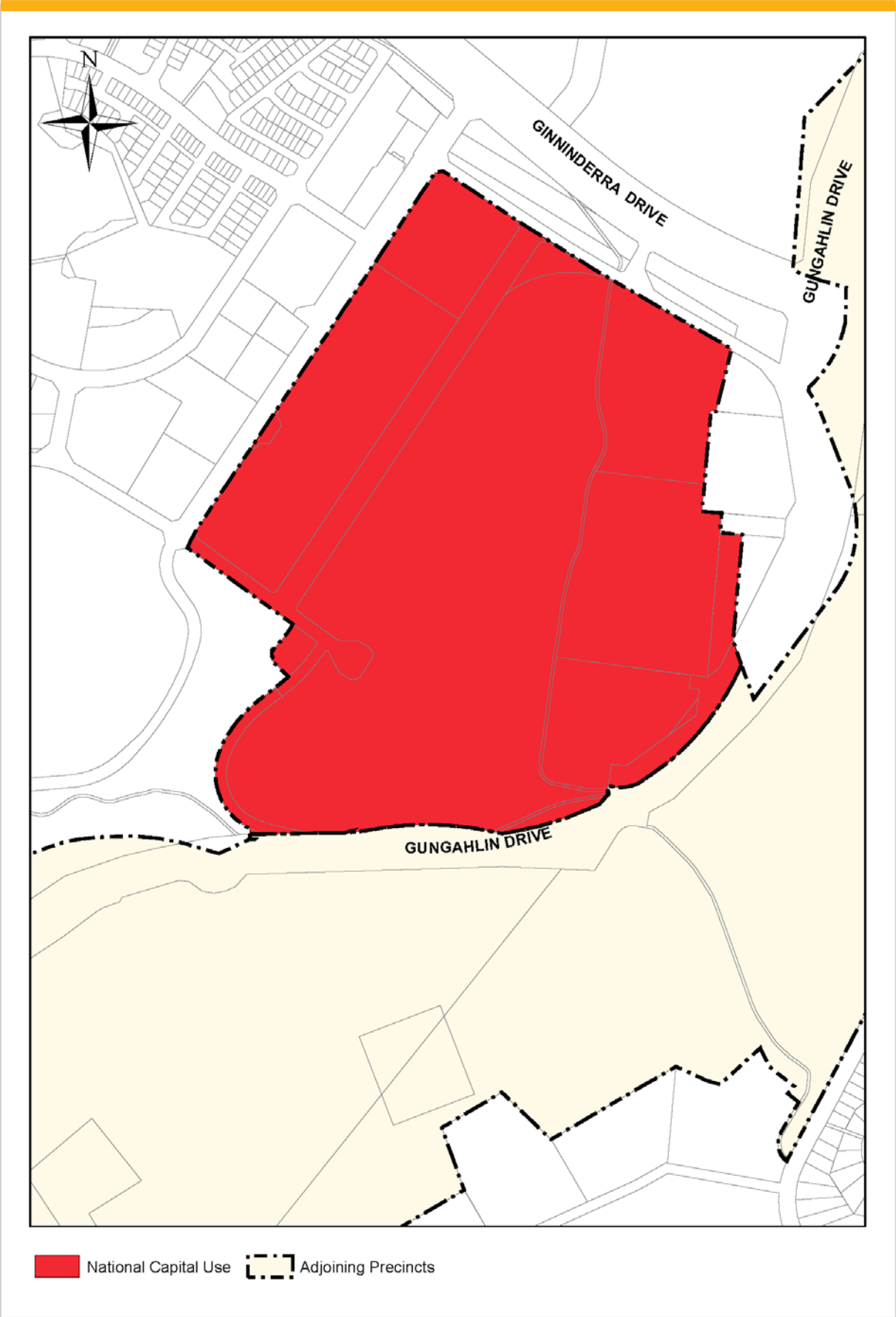
Transport and movement

The campus is integrated into the adjoining road infrastructure to ensure safe egress and car parking for athletes, staff and visitors. The campus Traffic Impact Assessment informs traffic flow and parking in addition to strengthening the use of public transport and cycling and reducing bicycle/vehicle/pedestrian conflicts.

Sustainability

The AIS campus will be developed and managed in a way that ensures high standards of environmental sustainability and social inclusion with campus environmental management based on the international standards for environmental management systems.

Figure 131: Land use for the Australian Institute of Sport Precinct



Heritage

The AIS' capability to identify and manage its buildings and artefacts of cultural and potential heritage value will be enhanced. Any new development will be integrated sympathetically within the campus to enhance the overall environment, commensurate with the endorsed ASC Heritage Strategy.

4.16.4 Land use for Australian Institute of Sport Precinct

Land use for the Australian Institute of Sport Precinct should be in accordance with Figure 131.

Land use on the AIS campus is predominantly National Capital Use which is principally focussed on providing for high performance sporting activity and supporting services, including administration and residential accommodation. In addition, commercial and entertainment facilities, open space, roads, pathways and parking areas are permitted.

4.16.5 Detailed conditions of planning, design and development

General

Broadly, planning and design of the AIS Bruce campus will:

- » Provide a consistent urban design character which expresses national sporting endeavour, achievement and lifestyles through a positive use of contemporary Australian design, which is innovative, cost effective and energy efficient.
- » Ensure a continuity of a campus style development of individual pavilion type buildings based mainly on orthogonal plan form geometry aligned with the north-north-east orientation of the Main Pedestrian Spine. Variations in this site planning and built form geometry may be approved to meet specific functional needs, subject to overall compliance with the detailed conditions of planning, design and development of this Precinct Code.
- » Functional relationship between uses must be considered while siting buildings/facilities on the site and should be in accordance with the 'Specific' detailed conditions of planning, design and development of this Precinct Code. Figure 132 shows the spatial relationship among various uses/facilities in the core area of the AIS and provides guidelines for possible new development or development extensions within the area.

Sporting intent

The development of the AIS Bruce campus will reflect the emerging needs of our national sporting organisations, peak national sporting bodies, state institutes and academies of sport, Federal and State sporting departments and the sport business sector. In achieving this, the AIS facilities will be recognised as world-class Centres of Excellence.

Building Design, Materials and Colour

Buildings should correspond to the architectural language of existing adjacent development for their external expression in terms of choice of materials, detailing, construction logic, structural expression and scale of elements. Some variation in the architectural design may be considered - especially where the design expresses the specific function of the building, but such variation should be within the limits of an overall consistency.

Wherever possible, external building materials should adhere to the existing range of types, finishes and colours, in order to encourage visual coherence between buildings. Sympathetic variations in colours and materials between individual buildings may be considered. However, strongly defined contrasts in colour of architectural features should generally be avoided.

Within these parameters, more prominent design and colour treatment may be considered for special facilities (such as visitor arrival, reception, exhibition, display and signage facilities) where increased visual emphasis is integral to their function.

All external façades must be of high quality durable low maintenance materials. Highly reflective external materials should not be used.

Landscape design

Landscaping of the site should be in accordance with a comprehensive landscape plan prepared for the site which aims to ensure the following:

- » Consistency in the site landscape design should be maintained.
- » Wherever possible significant existing vegetation should be retained and blended with the landscape design. Care should be taken during construction to protect the trees to be retained.
- » Landscaping should provide screens, as appropriate, against the large masses of buildings and paved areas to minimise their visual impact on the adjacent areas, and especially the open spaces.

- » External paving materials, fencing, screening, lighting and related outdoor furniture should ensure visual coherence and consistency over the entire site.

Traffic Circulation and Parking Provision

Provisions for vehicular access/egress and parking accommodation should be made in accordance with the requirements of the National Capital Authority after consideration of relevant ACT Government standards. In this regard, the traffic impacts of new development or development extensions in the area must be taken into consideration.

A Traffic Management Plan should be prepared for the AIS in accordance with the relevant ACT Government standards and must be agreed to by relevant ACT authorities. The plan should address management issues related to possible conflicts in traffic circulation of different kinds of traffic (vehicular, pedestrian and service vehicle) and the provision and management of car parking within and adjacent to the AIS.

Pedestrian links between various facilities should be ensured and expanded, connecting on site facilities, carparking areas and transport access points with the primary destinations, including the Stadia, Visitor Centre and Main Administration Zone.

The existing main pedestrian spine should play an increased role in the pedestrian network of the campus and its expansion over time. Detailing of the pedestrian spine should generally be in accordance with Figure 134.

Environmental Considerations

Adverse environmental impacts from on-site developments, on adjacent land and development, should be identified and redressed to the fullest extent practicable in accordance with the requirements of the National Capital Authority after consideration of relevant ACT Government standards.

Temporary/Short Term Uses

The design, materials and colours of temporary buildings should be sympathetic to the surrounding buildings and the landscape and must ensure some level of consistency with adjacent development in terms of detailing and the colour treatment.

Lighting

Where practicable, all outdoor lighting, including security and car park lighting must be designed and sited to minimise light pollution. Outdoor lighting must use full cut-off light fittings. Any up-lighting of buildings should be carefully designed to keep night time overspill and glare to a minimum.

Specific

The area covered by this Precinct Code has been divided into five distinct precincts. Precincts 3, 4 and 5 have been further divided into two zones each as shown in Figure 133. The precinct and zone specific requirements/controls are given below.

PRECINCT 1: Main Entry and Administration

Purpose and general characteristics

The purpose of this precinct is to accommodate the central administration and formal public arrival and visitor functions of the AIS in a distinctive manner that is appropriate to the National status and functions of the Institute.

This precinct is characterised as the main public address and administrative centre for the Campus and is geographically central to existing AIS built facilities. Its function is reflected in the character of the existing building, landscaping, external works and direct links to adjacent door facilities.

This precinct is related most directly to adjacent indoor sports facilities and the temporary administration annex located on the main pedestrian spine.

Development within the precinct should incorporate vehicular arrival, covered setdown and limited visitor parking and also include appropriate landscaping, urban furniture, artworks and signage. Vehicular access through the area should be restricted and most parking, apart from short stay visitor parking, should be provided outside the precinct.

Building Character

The existing character and scale of buildings within the precinct should generally be maintained. However, localised height increases may be considered to allow added locational emphasis for the entry areas. Existing setbacks from Leverrier Street and the Main Pedestrian Spine are to be maintained.

Buildings within this precinct should be limited to a maximum of three storeys or 12 metres to parapet or eaves level, in order to maintain scale with existing development. The frontages with Leverrier Street and the main pedestrian spine should have a maximum height of two storeys or 8.5 metres to maximise winter sun penetration to the spine.

Landscape Character

To complement the scale of development, a strong structure planting framework should be considered for Leverrier Street; with more detailed planting focusing on building entry, public arrival and assembly-areas. Structure planting, street and avenue planting should be predominantly native species to reflect National landscape content and the existing Eucalyptus planting in portions of Leverrier Street.

Landscape planting within the precinct should mainly be exotic trees and shrub species with irrigated grass areas, including a majority of deciduous trees to maximise winter sun penetration.

Precinct 2: Residential Accommodation

Purpose and General Characteristics

The purpose of this precinct is to accommodate all on site AIS residential needs in an attractive and secure living environment, separate from training and event facilities and general public areas. The needs include housing for resident and visiting athletes and staff, as well as related residential facilities for external training, education, exchange, visitor and event programs.

This precinct is characterised as the main accommodation area for the Campus and the centre of social and community activity for resident athletes and staff. Dining hall, indoor recreation and concessional uses are conveniently located within the existing four storey development, whose wings form semi enclosed residential 'courts'. The precinct is directly related to the indoor and outdoor sports facilities to the east and principally accessed via the main pedestrian spine.

Development within the precinct should incorporate housing support uses, including residential reception and administration, resident concessions, library and educational resource facilities. All accommodation should be provided within an integrated three to four storey medium density development that conserves the residential capacity and amenity of the site.

Building Character

The existing residential character and scale of the precinct should be maintained and developed through a series of new residential courts and associated support facilities. Existing setbacks from Leverrier Street and the Main Pedestrian Spine are to be maintained.

New buildings along the eastern Leverrier Street frontage must be sited to align with the existing residential building on that frontage and should hold critical corners with appropriate building mass. Buildings along the Main Pedestrian Spine must address the spine and be sited to define and reinforce the linear pedestrian space as shown in Figure 132.

The detailed face brickwork character of the existing housing should not to be repeated, except for extensions or modifications to the existing blocks. A more contemporary and cost effective design idiom should be considered, while maintaining consistency with the housing type, scale, materials and colour.

Buildings within this precinct should be limited to a maximum of four storeys in order to maintain the scale of existing housing and retain the residential capacity of the site. Adjoining the main pedestrian spine, a maximum height of three storeys needs to be maintained. An average height of three to four storeys is required across the area.

New buildings along the western frontage of Leverrier Street should be sited to complement the existing residential buildings on the eastern frontage, present appropriate building mass and assist with noise reduction in the vicinity of residential accommodation areas.

Landscape Character

The external landscape character of the zone is determined largely by its extended frontages with the Main Pedestrian Spine and Leverrier Street, both of which should be developed as fully landscaped informal malls.

To complement the scale of the residential courts and sports halls, a strong structure planting framework should be provided for Leverrier Street and the Pedestrian Spine, with more detailed planting focusing on building entry, public arrival and assembly areas.

Landscapes within the residential courts should focus on passive outdoor uses and residential amenity, with a predominance of deciduous tree planting to maximise winter sun penetration.

Native tree and shrub planting, with dryland grass should be considered for Leverrier Street, to maintain its existing landscape character, while the Pedestrian Spine and Residential arrival zone are to be principally exotic tree and shrub species with irrigated grass areas.

Precinct 3: Main Indoor Facilities

3A. Indoor Arena Zone - South

Purpose and General Characteristics

The purpose of this zone is to provide for major indoor sporting and entertainment venues involving large public attendances and requiring associated public facilities. These venues include the main indoor stadium and various sports halls.

This zone is almost fully developed and generally characterised by large wide span structures in an open landscape setting. This area is the main focus of public involvement in AIS indoor facilities. The zone relates most directly to the adjacent indoor and outdoor facilities of zones 3B and 4A, and the main parking areas west of Leverrier Street. Internal pedestrian access is principally via the central pedestrian spine.

Building Character

New development within this zone should generally seek to retain the character to existing facilities and be part of an integrated building and landscape group. Alterations and additions to existing structures should closely adhere to the design intent of the original, including form, materials and colours. It should allow the existing main structures 'pavilion' character to be maintained in all views, particularly from Leverrier Street. Within this general context, any new facility must have a distinctive design and siting approach either as a complementary secondary element for existing prominent structures or as a separate pavilion, where such visual prominence is justified by function or scale.

The buildings within this zone share an orthogonal relationship to each other and Leverrier Street and constitute a well balanced group within a carefully designed landscape setting. This relationship between the buildings and landscaping should generally be maintained for all new development within the zone.

Apart from the Indoor Stadium, the buildings are mainly two to three storeys in height but differ markedly in scale due to extensive earth mounding, part basements and elevated roof structures. Generally, new development should not exceed the height of adjacent facilities within the zone.

Landscape Character

The landscape character of the zone is predominantly open grassed areas, mounding and paving, which allow open views between facilities and serve as a foil to the large scale sculptural quality of the major Sports Halls.

This landscape character and visibility is important for visitor and tourist activities and should be retained in new development, subject to screening and micro-climate needs of building entry, parking, service areas and pedestrian links.

3B. Indoor Facilities Zone - East

Purpose and General Characteristics

The purpose of this zone is to provide comprehensive indoor training, practice and competition facilities for the AIS, together with associated Sports Science, Medicine, Seminar and support facilities. The main AIS Services Centre is also located in this zone.

This zone is extensively developed with few significant vacant sites remaining. The zone is characterised by a mix of large sports halls and support buildings, with relatively contained outdoor landscape areas. The zone is an integral part of the main pedestrian spine and its buildings should consistently maintain a high design standard.

This zone extends full length of the pedestrian spine. It houses a wide range of sports and has active links with most on site facilities. It is strongly related to the outdoor training facilities zone 4B, which provides close support for related indoor activities. Vehicular and service access is provided from the north and west, however, all general access is via the pedestrian spine. This access arrangement should be maintained for new development within the zone.

Building Character

Buildings within the zone are mainly of two to three storey height, but differ markedly in scale due to attached structures and architectural modelling. New development should not exceed the height of adjacent facilities, except where localised height adjustment is necessary to accommodate special design requirements.

New development should be similar in character to existing facilities and be part of an integrated building and landscape group. Alterations or additions to existing structures must closely adhere to the design intent of the original, including form, materials and colours.

New buildings should have a distinctive siting and design approach that defines and reinforces the new pedestrian plaza connecting the existing and the northern extension of the Main Pedestrian Spine. Existing building height and open space relationships are important for outdoor amenity in this area and will require detailed consideration in any new building works.

Landscape Character

The landscape character of the zone stems from its contained pedestrian environment, continuous interface with the pedestrian spine and a diverse mix of semi mature exotic tree and shrub planting. This existing character of landscaping should be maintained and enhanced for new developments in the zone.

Local stormwater drainage, service access and road work changes for future extension of the zone (to the north) should ensure integration with the Pedestrian Spine and cycleway landscape. An integrated landscape planting strategy should be considered for this zone and the (extended) pedestrian spine as a whole.

Precinct 4: Main Outdoor Facilities

4A. Outdoor Stadium and Athletics Zone

Purpose and General Characteristics

The purpose of this zone is to:

- » provide a major outdoor stadium to accommodate large sporting and spectator events
- » provide the main outdoor training and competition venue for AIS track and fields sports
- » accommodate related public assembly, crowd control, transport and parking facilities
- » allow for expanded spectator capacity to house exceptional demands from unique events
- » allow for progressive upgrading of athlete, spectator and media facilities.

The zone is characterised by the large earth formed amphitheatre and main grandstand of the stadium, with its associated lighting towers, ticketing booths, electronic score board and crowd assembly areas. Extensive landscape mounding and planting surrounding the stadium provide a suitable landscape transition with adjacent areas. The athletics area to the south is characterised by relatively modest scale support facilities. The area is most closely related to adjacent spectator access and parking areas, including general parking off Battye and Leverrier Streets and unsealed overflow parking areas to the east.

Careful management is required to ensure design coordination of miscellaneous structures, outbuildings and storage, and also a unified and cohesive landscape framework for the zone.

Building Character

The main buildings and grandstand of the stadium have a dominant structural character and are well integrated with secondary facilities despite a significant difference in scale. The complex relates well to the adjacent Indoor Stadium which employs similar materials, earth mounding and cable supported structure.

The main buildings are visually removed from the adjacent stadia facilities and quite different in character and style. This character should be reflected in any upgrading or new facilities development works. The number of secondary structures/facilities should be limited and grouped wherever possible to minimise their impact on the architecture and landscape of the main facilities. Such support facilities should be integrated with the main stadium or its extensions and the surrounding landscape through appropriate architectural and landscape solutions.

Apart from the main stadium structures, most buildings are and should be limited to single storey. Special consideration should be given to special use structures, such as viewing, judging and media coverage towers, lighting towers, scoreboards and the like, which exceed this limit or may be obtrusively sited in prominent locations.

Landscape Character

The landscape character of this zone is strongly influenced by the scale of the stadium facility and extensive native planting in the main approach from the west. Perimeter planting should be considered to provide a more coherent landscape structure consistent with surrounding bushland.

4B. Outdoor Training Facilities Zone - East

Purpose and General Characteristics

The purpose of this zone is to allow for intensive outdoor training in close support with the adjoining indoor sports halls (to the west) and to accommodate operational and support facilities required for intensive usage programs.

The area is most closely related to the indoor facilities zone 3B and is characterised by hard surfaced team and field sport enclosures, incorporating diverse training, spectator, shelter, storage and maintenance facilities. Minor facilities may be considered in this zone, provided the outdoor amenity of adjoining uses is not impaired. Careful management is required to ensure design coordination of miscellaneous structures, outbuildings and storage, and to implement a unified and cohesive landscape framework.

Building Character

The area is generally limited to small single storey support facilities. The number of structures should be limited and grouped, wherever possible, to minimise their impact in the landscape. Buildings or other structures should be integrated with the landscape by the use of levels, banks, landscape screens and tree planting.

All buildings or structures should be limited to one storey or a maximum height of 3.5 metres above finished ground level. Special consideration needs to be given to special use structures, such as viewing and judging towers, sight board and safety net enclosures, which exceed this limit. Where possible, the siting of obtrusive structures should avoid visually prominent locations and obstruction of adjacent facilities.

Landscape Character

The landscape character of this zone is strongly influenced by hard landscape elements and limited opportunity for larger scale planting and screening between facilities. Perimeter planting should be extended to provide a more coherent landscape structure, improved screening and microclimate conditions.

Precinct 5: Eastern Support and Parking Areas

5A. Playing and Practice Fields Zone

Purpose and General Characteristics

The purpose of this zone is to provide for the majority of more space extensive outdoor practice and training activities. The zone allows for expansion of more intensive outdoor training facilities related to Activity Zones 3B, 4A and 4B. It may also allow for overflow temporary parking associated with major events in AIS.

Building Character

The area should be maintained as an open landscape area with limited single storey low key support facilities carefully designed and sited within the landscape setting. Support structures will need to be grouped wherever possible to minimise visual impact on the landscape. All buildings/structures should be integrated into the landscape by the use of levels, banks, landscape screens and tree planting.

Landscape Character

The landscape character of this zone should be established through tree planting generally in extended groups to meet wind break and visual backdrop requirements of the practice areas.

5B. Parking Zone - East

Purpose and General Characteristics

The purpose of this zone is to provide for peak car and bus parking in relation to major spectator events.

The area is characterised by unsealed grassed surface used for intensive but generally intermittent event parking.

Building Character

Generally no buildings or support structures are to be considered in this zone and the area to be used solely for parking. Minor support structures, if considered, should be carefully designed and sited avoiding visually prominent locations and ensuring that they have minimum visual impact on the landscape setting.

Landscape Character

The landscape character of this zone should be maintained with additional landscaping to be considered for providing screening, visual containment and wind protection, and to better relate to the adjacent O'Connor Ridge Nature Park. Tree planting generally needs to be in extended groups to meet windbreak and enclosure requirements. More open groupings are also required to relieve the expanse of the parking areas and to provide a landscape transition consistent with the surrounding native vegetation.

Figure 132: Australian Institute of Sport – Spatial definition and guidelines

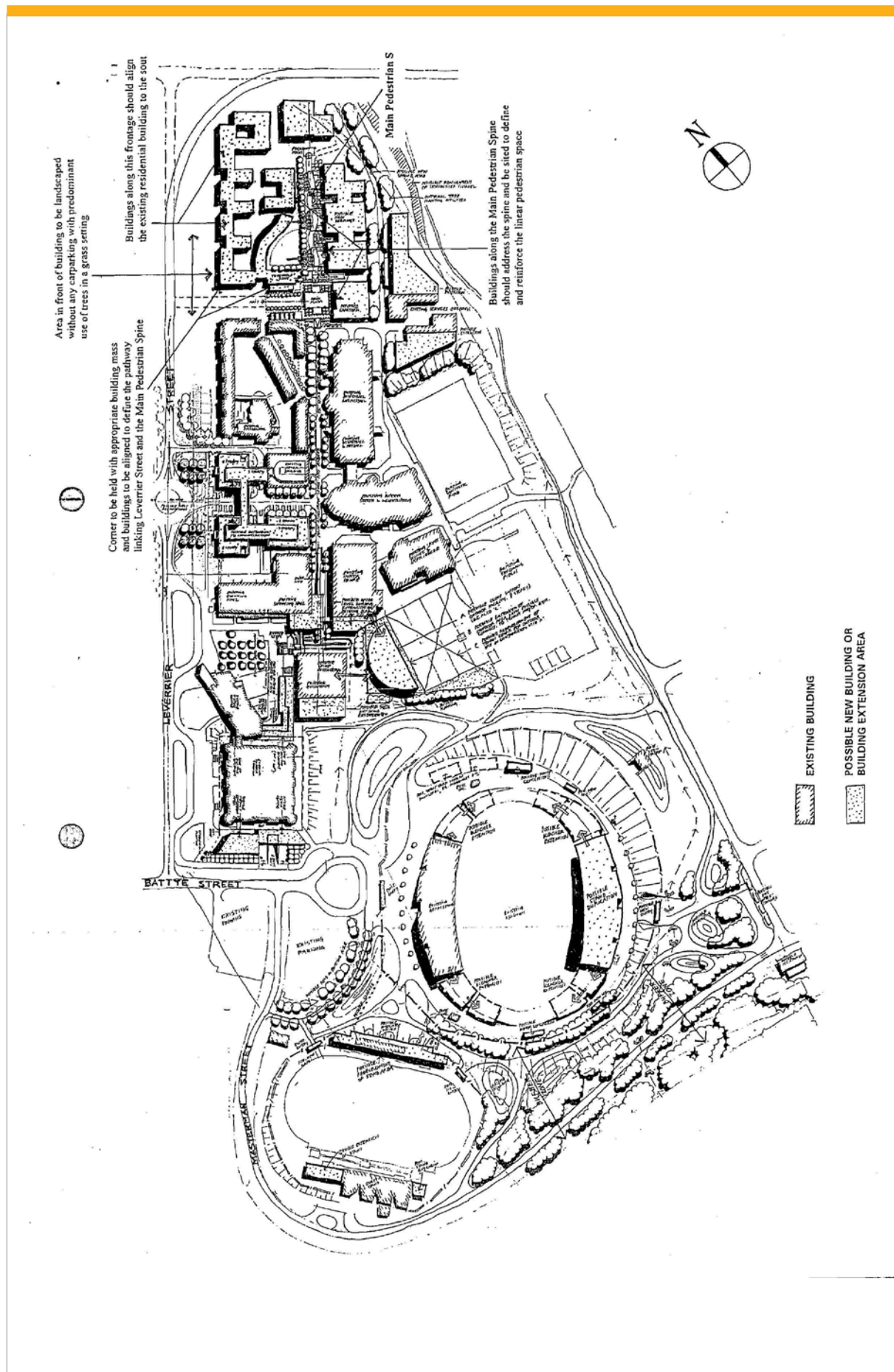


Figure 133: Australian Institute of Sport Precinct Plan

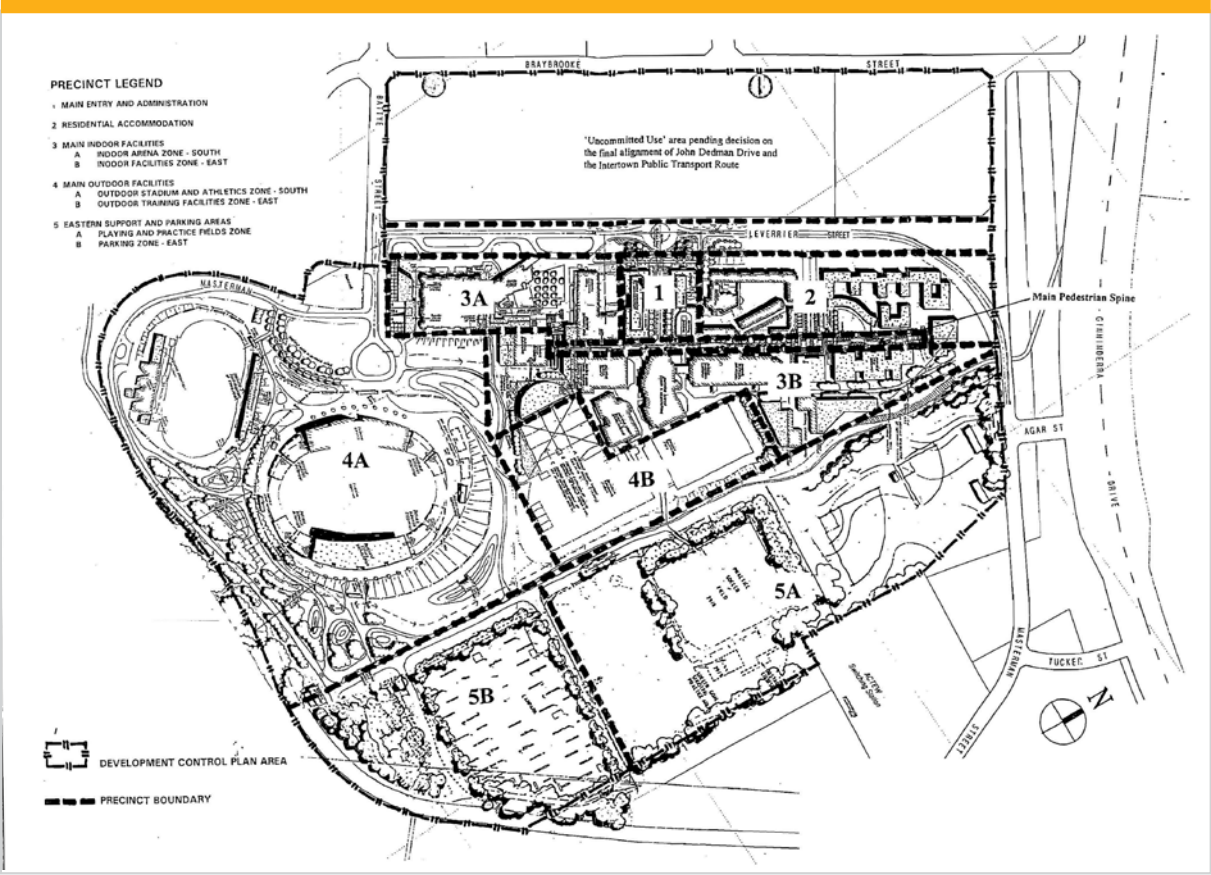
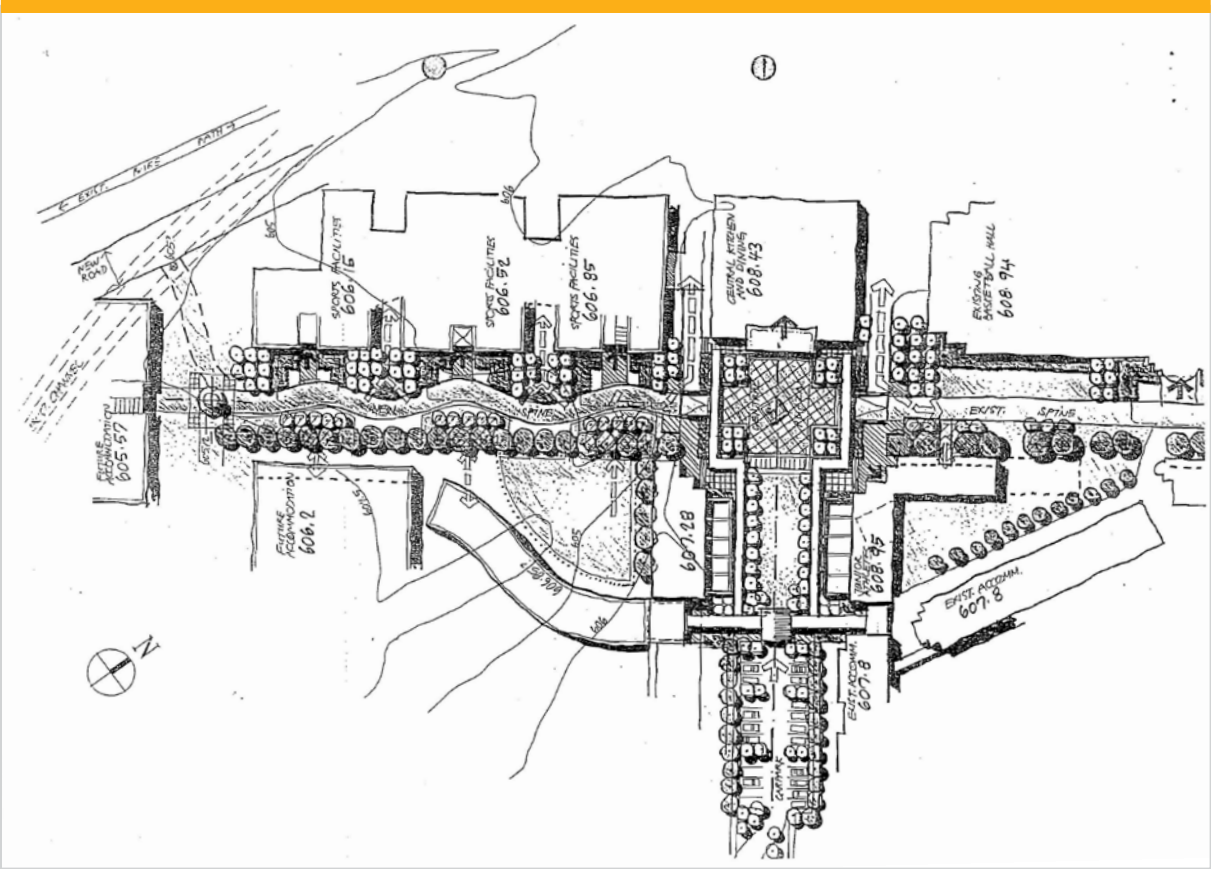


Figure 134: Australian Institute of Sport – Pedestrian Spine



4.17 AUSTRALIAN NATIONAL UNIVERSITY PRECINCT CODE

4.17.1 Precinct location

The campus of the Australian National University at Acton is located on a large area of land in Central Canberra, within the National Central Area. The campus is located on the western edge of the city centre and is bound to the south by Lake Burley Griffin and Parkes Way, to the west by Clunies Ross Street and Black Mountain, and to the north by Barry Drive and the residential area of Turner.

Figure 135 illustrates the location of the Australian National University Precinct.

4.17.2 Objectives for the Australian National University Precinct

The ANU's vision is to be Australia's finest university.

The Acton campus creates and maintains the physical environment that supports the University's overall vision and to provide for 'a great University set in a delightful campus'. The objectives that have been formulated by the University as part of a wider master planning process are identified under the following planning themes:

Academic intent

Ensure the campus is planned, built and maintained in a manner that enhances the University's academic endeavours. The primary role of the campus is to provide a place that actively facilitates world leading research and education.

Functional elements

Ensure a range of compatible land uses that address the University's needs for academic research, teaching, student accommodation and services, open space, parking, road access and cultural activity. The land use pattern is one of mixed-uses supporting the principal centred on an academic theme, but permitting a range of ancillary or associated activities on campus that serve this core land use.

Campus structure

The Acton campus has developed a number of distinct local areas with their own character and values. These are linked by several unifying landscaped corridors, walkways and waterway such as University Avenue, Acton Ridge Walk and Sullivans Creek. The objective is to reinforce these unifying elements as well as enhance the

different characteristics of individual areas on campus through landscaping and building style. A related objective is to integrate the campus with the city centre.

Built form

Retain the 'building in a landscape' character of the campus, but recognise the need for some taller buildings in selected locations to facilitate growth in university floor space without loss of important green spaces and heritage places.

Heritage

Conserve, enhance and interpret the heritage values of the campus in the context of a modern, dynamic research and teaching campus.

Landscape

Retain the 'building in a landscape' character of the campus, through protection of the landscape setting and the three major 'landscape axes': University Avenue, Sullivans Creek and the Acton Ridge.

Transport and movement

Encourage walking, cycling and public transport as preferred ways of arriving and moving through the campus. Further develop the network of dedicated pathways, and relocate surface car parking from central areas to peripheral multi-level car parks.

Infrastructure

Ensure the campus is adequately serviced with a range of well maintained, appropriate infrastructure.

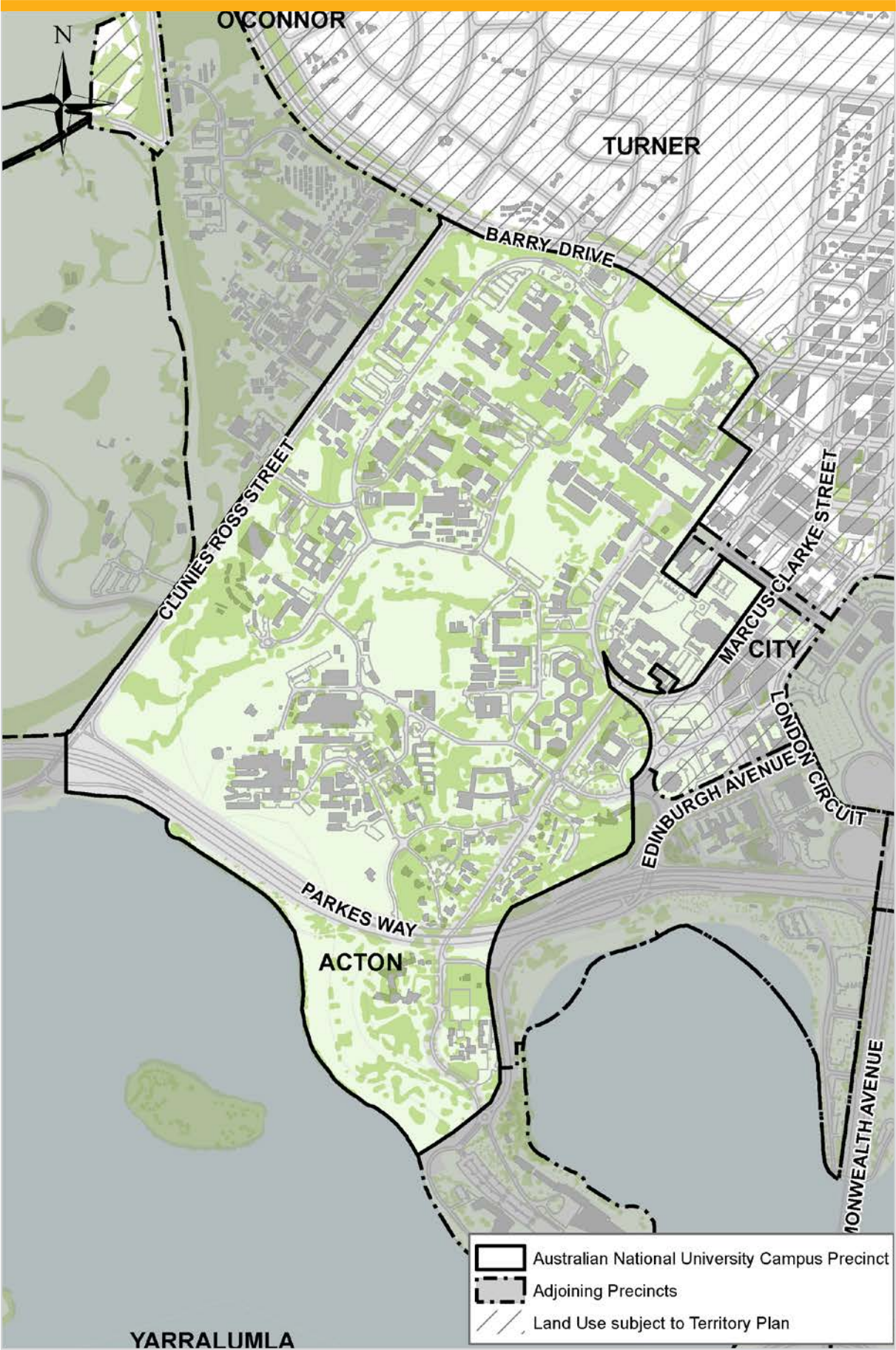
A living campus

1. Create a safe and attractive campus with on-site student residential accommodation being a significant component of the educational experience.
2. Ensure a diverse range of accommodation along with a range of other social, retail, commercial, sporting, entertainment and cultural facilities providing for different life stages in order to maintain a diverse and vibrant community.
3. Ensure there is an attractive and convenient wayfinding system for visitors to campus.

Sustainability

Ensure the campus is developed and managed in a way that ensures high standards of environmental sustainability, and that the campus is also seen as part of wider environmental sustainability initiatives in adjacent areas.

Figure 135: Australian National University Precinct location



4.17.3 Land use for the Australian National University Precinct

Land use on the Acton campus will be dominated by academic activity, supported by a range of ancillary uses including university related administration, open space, residential accommodation for students and researchers, commercial accommodation for University visitors, cultural and entertainment facilities, personal, retail and commercial services to meet daily needs of the campus population, as well as roads, pathways and parking areas.

Figure 136 illustrates the permitted land use for the Australian National University Precinct.

A 'Community Protections Facility' is permitted on Block 1 Section 86 Acton.

4.17.4 Detailed conditions of planning, design and development

The following principles are provided to assist with decisions about future development on the campus. They provide a 'high level' guide to future development and will inform more detailed local area master plans and other campus wide policies (for example, parking and signage) that will be prepared by the University.

Academic intent

- a. Development should incorporate design solutions that address emerging trends in education and delivery of academic services, including improved physical linkages between research, learning and other centres.
- b. All buildings should have clearly identifiable frontages.
- c. Co-location of related functions will be a primary consideration for siting of new development.

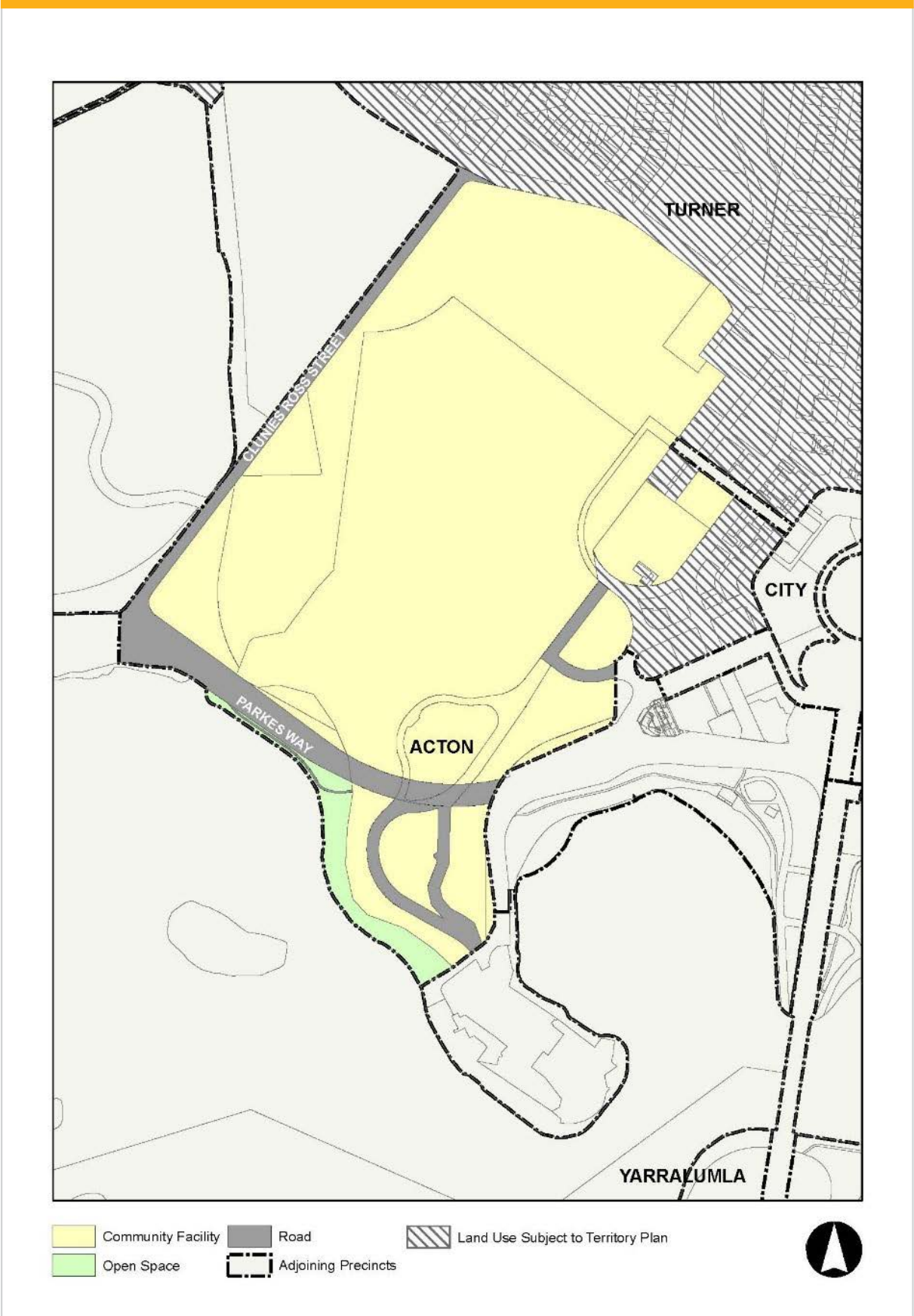
Functional elements

- a. New buildings must improve functional connections, operational efficiency and access for students, staff and the community within precincts and connect to surrounding networks.
- b. New buildings and major building refurbishments whose primary use is requires active frontages must be designed to provide a welcoming and lively community experience.
- c. Development proposals must demonstrate that the design and siting will enliven the campus and its sense of identity, and improve spatial qualities and environmental values.

Campus structure

- a. Siting of new development should create strong linkages, both physical and visual, with the City Centre, CSIRO, Australian National Botanic Gardens, Black Mountain, Lake Burley Griffin and Acton Peninsula.
- b. New development should enhance and activate the campus structure as set out in Figure 137 through the establishment and/or reinforcement of gateways and entrances, movement networks (roads, pathways and shared zones), edges, knowledge clusters and hubs, and key public and ceremonial spaces.
- c. Core activities of the university, such as teaching and learning spaces, libraries and major venues are to be located to concentrate activity along main pedestrian paths to provide safe access by day and night.
- d. Building design must address perimeter streets with active frontages and provide strong connections and linkages to surrounding areas and networks.
- e. Significant development is not permitted within the restricted development zones identified in Figure 138.
- f. The exact boundary of the hatched development area in Figure 138 along University Avenue between Sullivan's Creek and Childers Avenue will be determined through a separate masterplan process. A student gathering space is to be retained in the precinct.
- g. Some structures, such as signage, paths, lighting, a grandstand in conjunction with a sporting oval, may be permitted in the nominated restricted development zones provided it is considered to be ancillary to and compatible with the main purpose of the area.
- h. Any development within the restricted development zones must not significantly adversely impact on the landscape, environmental and heritage values of the campus.

Figure 136: Australian National University Precinct location



Built form and height

- a. Building form should be configured with a high resolution of the overall design and the design details, and use enduring and enriching building materials.
- b. Building design must respect and contribute positively to the landscape setting of the campus.
- c. Building edges are to address and define external open spaces to enclose courtyards and overlook movement corridors.
- d. Buildings should be orientated to allow maximum solar access.
- e. All new development should incorporate design elements to achieve a high standard of sustainability, biodiversity, green recreation, and open space.
- f. Building heights are to be in accordance with Figure 139. Where a height range is provided, suggests indicative permitted height limits (for example, a height limit of 4-6 storeys requires development to be where possible a minimum of four storeys and a maximum of six storeys). Some discretion is permitted where funding for new works from bequest or other sources are not sufficient to achieve the desired height range.
- g. Built form along key walkways such as University Avenue must ensure that adequate sunlight is available for pedestrian and cyclist movement and should limit overshadowing, especially during mid-winter mid-day period.
- h. Buildings along Clunies Ross Street must not be designed to create a continuous wall of development, but must be separated and orientated to permit views into and from the campus, and variable in height to create visual interest and gateway markers.
- i. Where taller buildings are located to provided gateway elements or visual markers, there should be no loss of pedestrian amenity in public spaces.
- j. Buildings adjacent to heritage places must reflect, respect and interpret the character of the heritage place.
- k. Buildings along Liversidge Street are to be configured to protect the landscape character of the campus as seen from important vantage points at ground level, such as Commonwealth Avenue Bridge.

Heritage

- a. The design of new buildings will respond to the heritage context, in terms of landscape setting, bulk, form, scale, colour, texture and materials. Architectural imitation will be avoided and new work will be readily identifiable as such, but contextually respectful.
- b. Where a proposal has the potential to affect a heritage place or the Acton Conservation Area as identified on Figure 140, a Heritage Impact Assessment should be undertaken to identify possible impacts upon heritage values of a place and recommend mitigation measures.
- c. New development must be integrated sensitively within the campus and enhance important natural and developed features.

Landscape

- a. The overall natural and open landscape setting of the campus is to remain the major defining element. Development proposals must demonstrate that the building design achieves this aim.
- b. Landscape design for the spaces surrounding buildings should be compatible with the character of the immediate precinct. Landscape design should frame legible pedestrian linkages and attractive spaces between buildings.
- c. Landscaping for new development near Sullivans Creek will reinforce its significance as a green spine through the campus and enhance the biodiversity and visual character of the creek line.
- d. Key open spaces and landscaped corridors are to be retained without significant development to protect their role as important open space 'lungs' and habitat areas on campus. The landscape character around the periphery of the campus, which provides a distinctive sense of place that announces the University, is to be retained and reinstated as part of any planning and construction for new development.
- e. Proposed landscaping must reflect the intended landscape structure for the university as shown in Figure 138.

Figure 137: Australian National University - campus structure

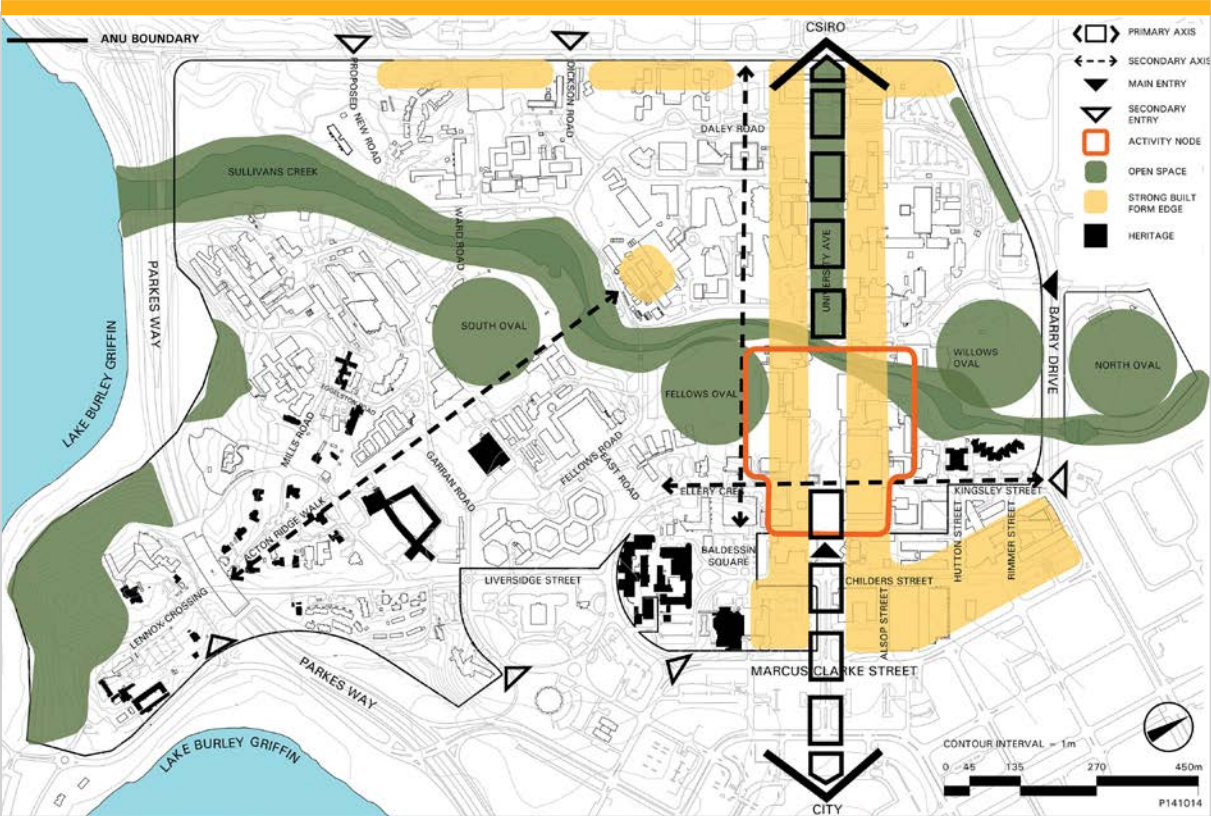


Figure 138: Australian National University - Restricted Development Zones

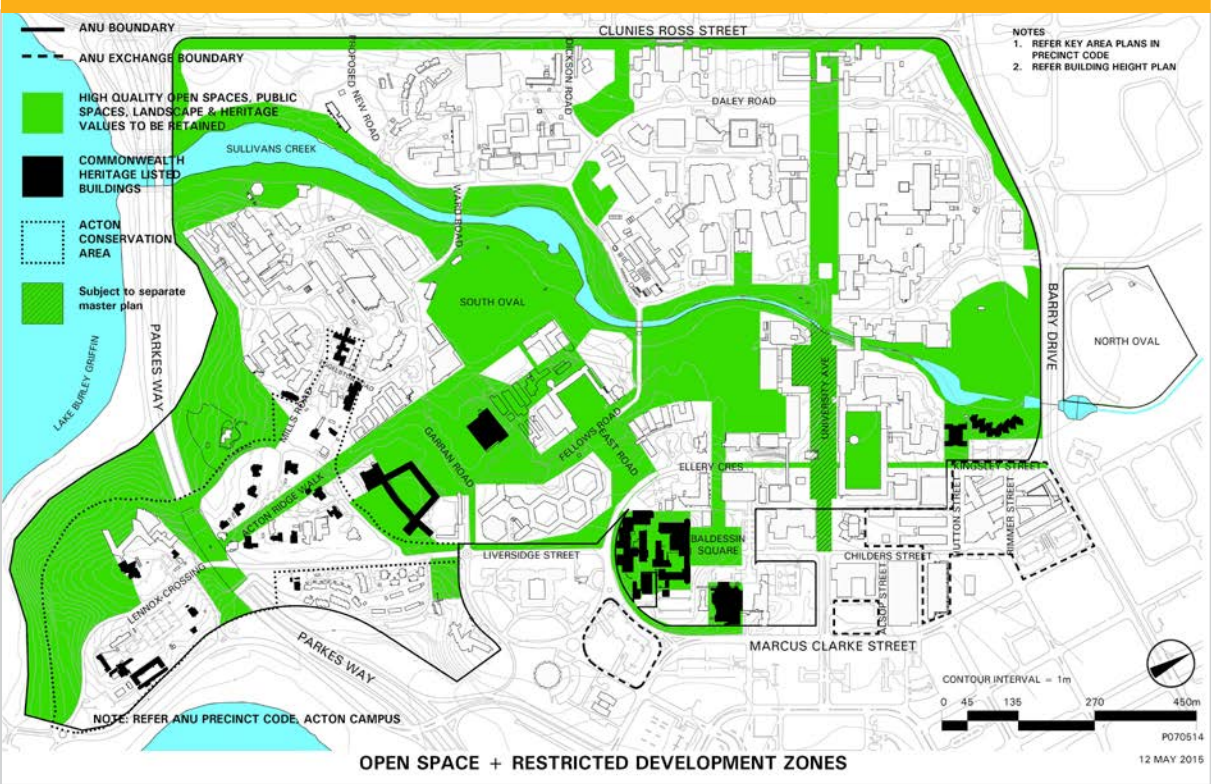


Figure 139: Australian National University - Indicative building heights

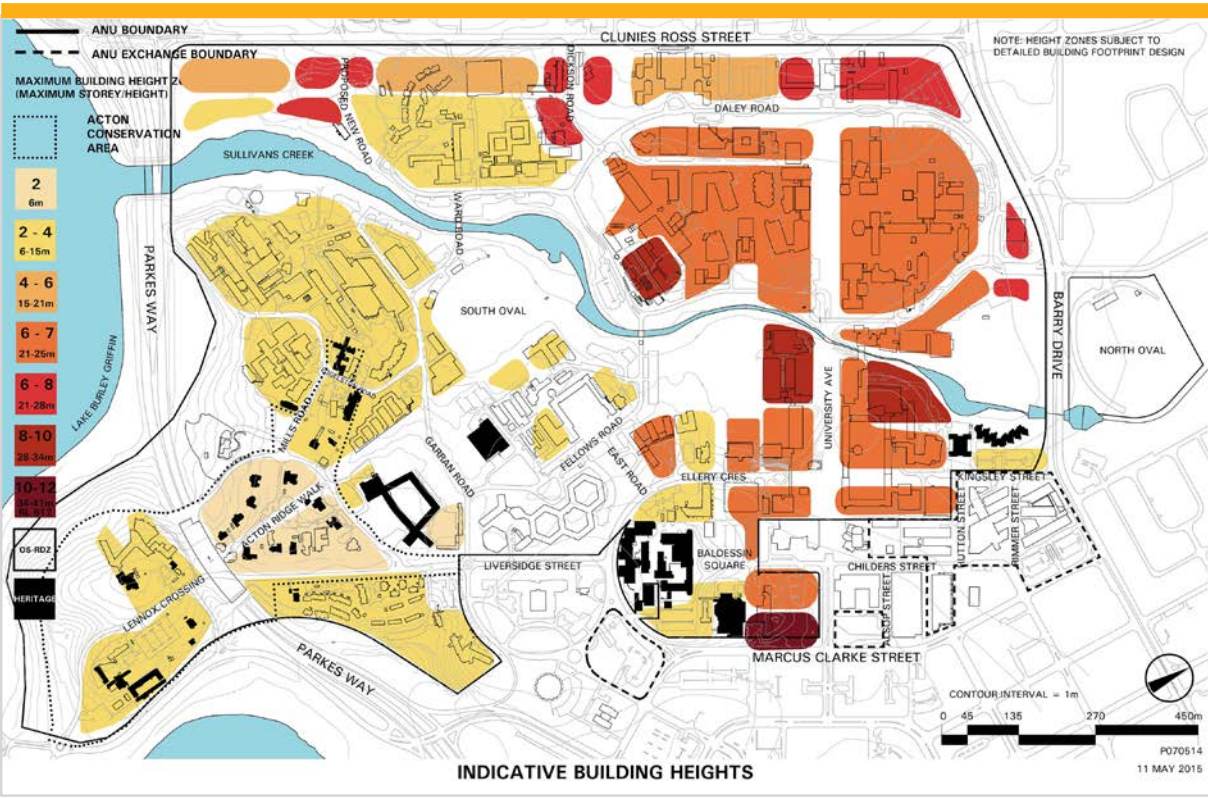
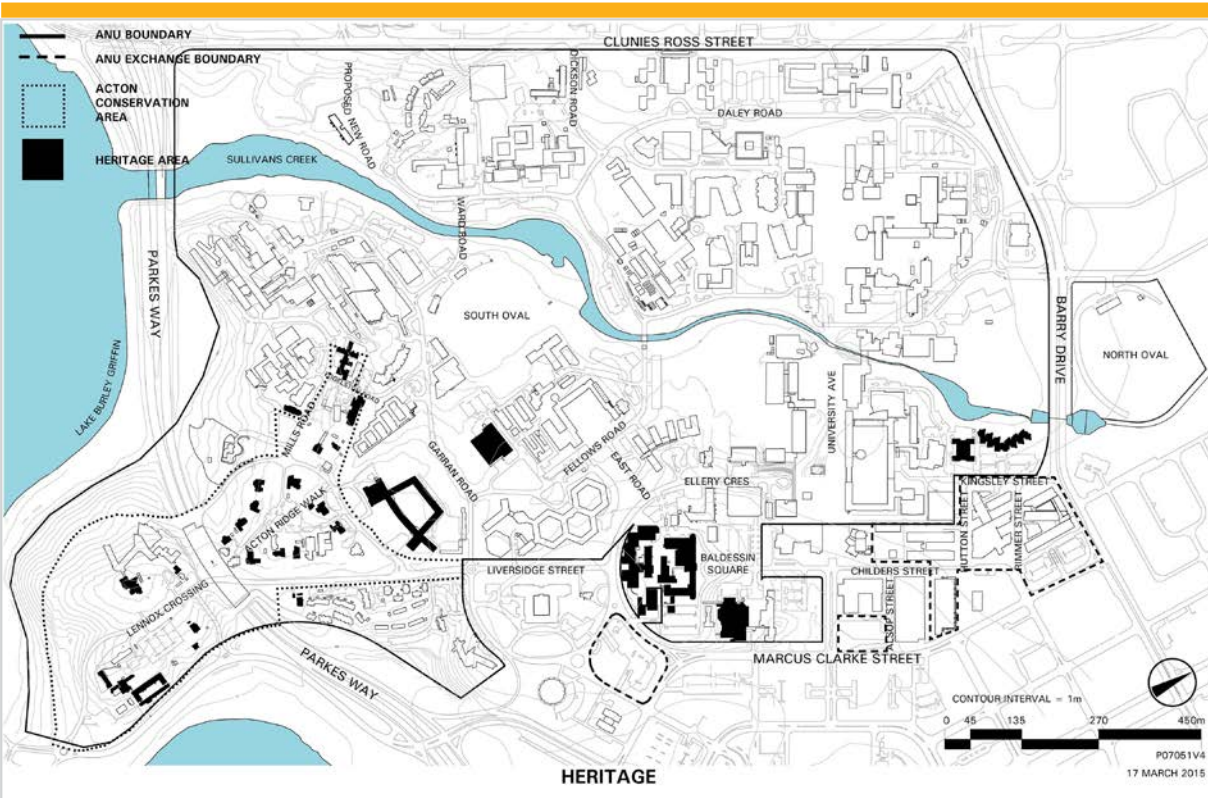


Figure 140: Australian National University - Heritage items



Transport and movement

- a. New development must accommodate circulation systems to ensure that campus users can move safely about the campus, with priority given to pedestrians, cyclists and public transport access.
- b. All new development will address parking generated by the development as well as any parking spaces removed by the development.
- c. Extra provision of cycle lockup facilities will be required to support development that removes existing parking spaces.
- d. Design measures are to be adopted which separate different traffic modes providing safe and consistent surface standards where the pavement width clearly identifies the function and hierarchy of the path/road.
- e. New roads and road upgrades are to integrate with adjacent landscape areas by including design measures such as swales rather than hard-edge kerbs and gutters.
- f. Principal, Major and Minor Entries to the campus are to be well defined, and internal connections are to be legible and accessible.

Infrastructure

- a. New and upgraded physical infrastructure including utility and communication services must be provided on campus to meet improved service standards and changing user requirements.
- b. Street lighting must be designed and sited to improve pedestrian, bicycle and vehicle safety on campus, and avoid increased light pollution.
- c. General campus lighting must provide aesthetic interest and accentuate key structural elements of the campus (for example, University Avenue). New buildings are to make provision to support solar and wind generation systems, and incorporate efficient energy and water systems. Roof-top solar and wind generation systems are permitted.

A living campus

- a. New residential development is permitted on campus to increase levels of activation.
- b. Where possible and appropriate, the new student accommodation will be accompanied by a range of personal, commercial and safe outdoor spaces at ground level of these buildings.
- c. New development must incorporate Crime Prevention Through Environmental Design principles to encourage a campus that is safe, secure and welcoming for all users and visitors day and night.
- d. New development must incorporate design measures which recognise the value of existing cultural facilities and social spaces.
- e. New development involving health, social welfare, child care and student services facilities is to be sited in the core areas of the campus in close proximity to transport services and parking, and where possible, be co-located with other administrative or services functions.
- f. All new development must incorporate 'equity of access' as a fundamental planning and design objective. This will include pathways designed to Australian Standards for disability access, and building entries facing major walkways.
- g. Artwork associated with new buildings or individual placements is to be encouraged in the public realm.

Sustainability

- a. New buildings and other works on the University campus must incorporate measures to reduce energy use and greenhouse gas emissions, reduce total water use, and encourage use of sustainable transport. Measures may include solar and wind energy generation systems, grey and black water systems, cycling and pedestrian facilities and amenities.
- b. To assist in maintaining the landscape character of the campus, vegetation losses must be balanced with new assets such as protection zones and plantings.

4.18 CSIRO (BLACK MOUNTAIN) PRECINCT CODE

4.18.1 Precinct location

The CSIRO (Black Mountain) Precinct is located at the foot of Black Mountain and is bound by Barry Drive to the north and north east, Clunies Ross Street to the east and south east, and Black Mountain to the west and south west.

Figure 141 illustrates the location of the CSIRO (Black Mountain) Precinct.

4.18.2 Land use for the CSIRO (Black Mountain) Precinct

4.18.3 Detailed conditions of planning, design and development

This precinct is subject to the provisions of the Design and Siting General Code.

Figure 141: CSIRO (Black Mountain) Precinct location

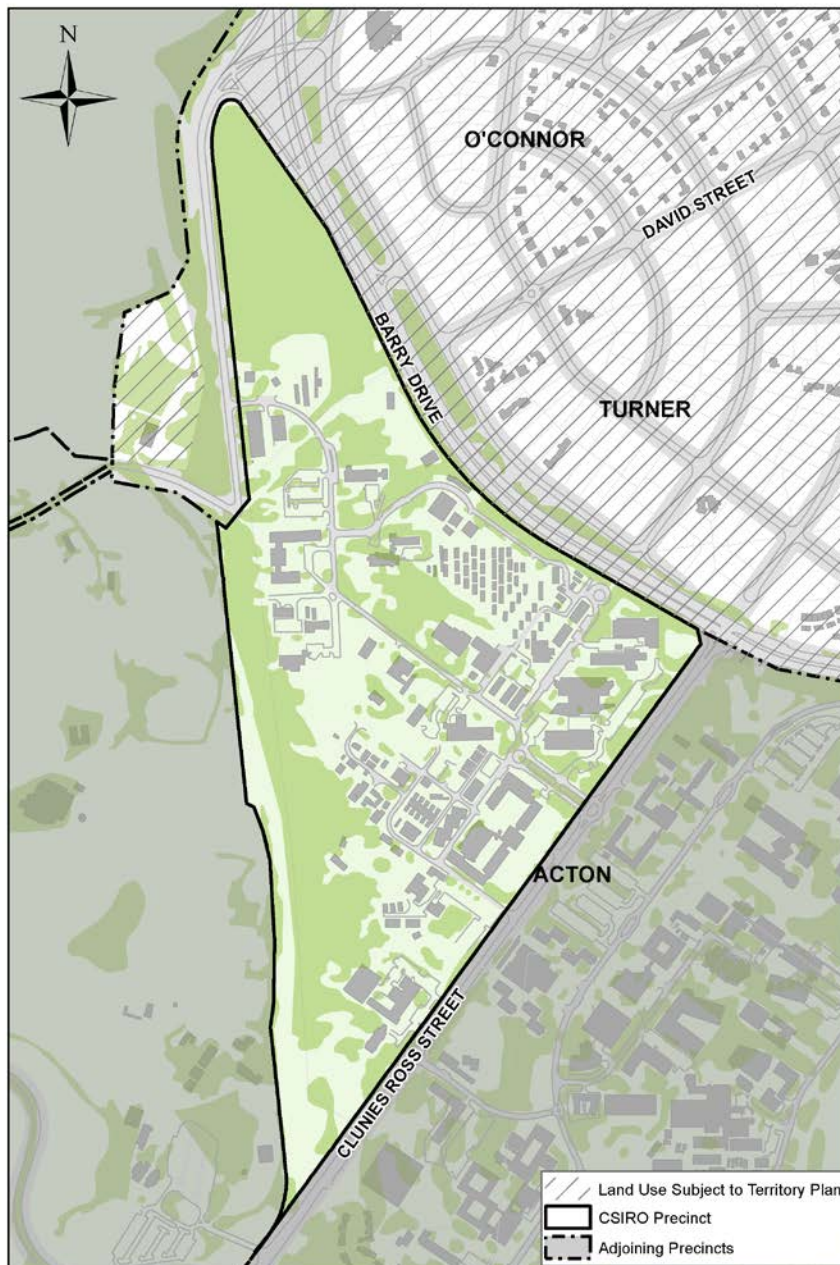
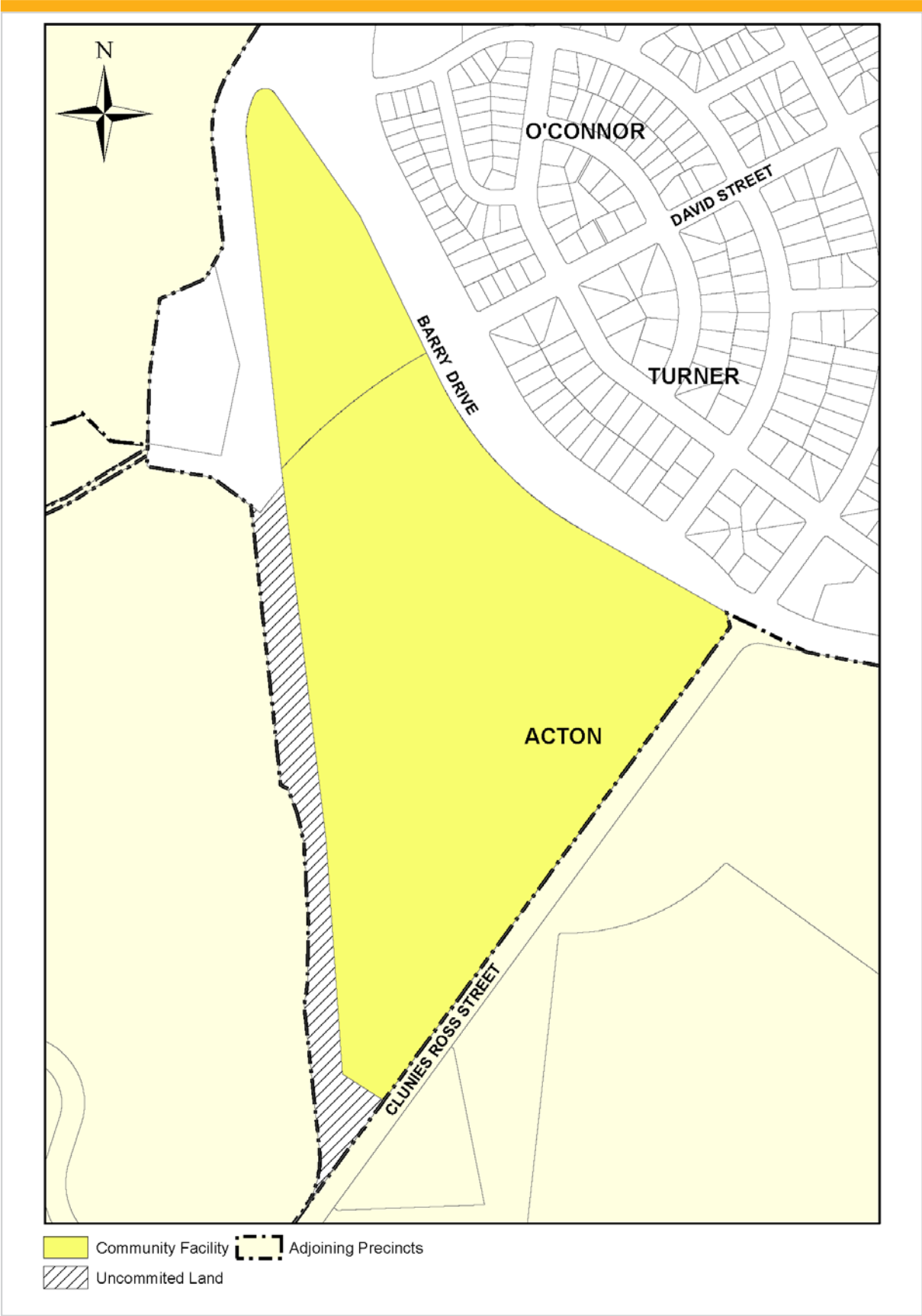


Figure 142: Land use for the CSIRO (Black Mountain) Precinct



GENERAL CODES

4.19 DESIGN AND SITING GENERAL CODE

4.19.1 Application

This code applies to works within the following precincts and areas:

- » The Parliamentary Zone
- » Deakin/Forrest
- » Barton
- » Australian National Botanic Gardens
- » CSIRO Black Mountain
- » Australian National University
- » Australian Defence Force Academy and Royal Military College Duntroon
- » Inner Hills
- » Yarralumla, Deakin, Red Hill, O'Malley and Curtin Diplomatic Precincts.

4.19.2 Background

The broad aim that will be applied by the National Capital Authority in the exercise of its obligations under the Act may be derived from the paragraphs which follow.

The National Capital Authority subscribes to the belief that an individual should, in the ordering of his own affairs, suffer the minimum restrictions and inconveniences imposed by administrative controls. On the other hand, Canberra is a unique city. As a National Capital it has special purpose and character and this imposes responsibilities on persons planning the city and obligations on those carrying out development in it. This is particularly the case within Designated Areas.

In exercising control over development within Designated Areas, the National Capital Authority is guided by a desire to have quality, character and permanence consistent with the concept of a National Capital in all construction. It seeks to develop an atmosphere of civil dignity and domestic amenity. Its aim is to ensure that development in all forms will not take away from but rather add to the value of the total investment in Canberra. That is to say, development must complement and enrich its surroundings.

4.19.3 Detailed conditions of planning, design and development

Conditions for detached houses

Introduction

In relation to a detached house, the objectives of the policies are to provide for the residential amenity of the occupants of the house and the maintenance of amenity of adjoining houses and to ensure that an acceptable environmental quality is obtained in the neighbourhood.

The National Capital Authority expects the builders and owners of houses in Designated Areas to take advantage of opportunities provided by the conditions for achieving a harmonious and satisfying environment for living.

General conditions

Performance and quantitative standards

The quantitative standards contained in these conditions are objective guides to the performance standards adopted by the National Capital Authority.

Compliance with the quantitative standards will therefore not necessarily result in works approval unless the performance standards have, in the opinion of the National Capital Authority, also been achieved.

On the other hand, works approval may be given under special circumstances when the performance standards can be achieved without complete compliance with the quantitative standards.

Group schemes

One objective of offering leases in a group is to encourage a high standard of compatibility and amenity in the design and siting of buildings erected on the leases. Buildings should be related by careful siting and choice of materials, colour and roof lines. Amenity will be served by siting buildings to enable privacy and quietness and to limit the adverse effects of climate and maximise its advantages.

When buildings to be erected on leases, however offered, are planned as a group, the general conditions may be varied to the extent required to give effect to a proposal acceptable to the National Capital Authority.

For the purpose of these conditions, two adjoining leases may be considered as a group on the application of the lessees.

Conditions established prior to the offer or grant of lease

Any special design and siting requirements contained in the conditions of lease, or in the conditions of building approval, or in any plan or document that is exhibited or otherwise made available for public inspection prior to the offer or grant of a lease, will constitute the National Capital Authority's conditions in respect of the development of a lease and will over-ride any other condition stated herein with which it may conflict. If considered by the National Capital Authority to be relevant such requirements will apply to any subsequent alteration, extension or rebuilding. The general conditions will also apply with the exception of those that are modified by any special design and siting requirements notified prior to the offer or grant of a lease.

Rebuilding

The National Capital Authority will consider a proposal for rebuilding or any major alteration of an existing building which materially alters the bulk or appearance of the building, only if it is accompanied by a plan indicating a scheme of comprehensive development of the block in accordance with the policies for the area in which the block is located.

Garages and carports

If it is not intended to erect a garage or carport at the time of lodging a plan for a new detached house, the plan should show by means of a dotted line the place where a garage or carport could be erected.

Buildings in relation to front boundaries

Preamble

Since Canberra's inception the garden city concept has been an integral part of the residential environment. This has been achieved by an emphasis on the landscaping of streets and front gardens and upon the avoidance of structures in front of dwellings discordant with the suburban streetscape. These principles underlie the performance and quantitative standards which follow.

Performance standards

The planning objectives in requiring buildings to be set back given distances from front property boundaries are:

- a. to enable a building to be sited so that its occupants can, as far as possible, be assured of an outlook that will not be obstructed by neighbouring buildings that might otherwise be erected closer to the front property boundary
- b. to provide an area adjacent to the street or open space for landscape treatment so that the garden character which is a major environmental feature of suburban Canberra can be preserved and maintained
- c. in certain circumstances, to protect the sight lines of drivers of motor vehicles.

Quantitative standards

One storey buildings

The building line of a one storey building may be more than but not less than 6 metres from the front property boundary.

Buildings of more than one storey

The building line of buildings of more than one storey may be more than but not less than 7.5 metres from the front property boundary.

Corner blocks

Each corner block will have two building lines. The building line in respect to the major frontage must be in accordance with *one storey buildings* and *Buildings of more than one storey* above. The building line in respect to the minor frontage must be not less than 4.5 metres in the case of a one storey building and not less than 6 metres in the case of a two storey building.

Structures in front of buildings

- a. Except where provided for below, no structure, including fences, car shelters or clothes hoists, but excluding lighting posts, letter boxes and retaining walls of a reasonable height will be permitted between a minimum building line and a front property boundary.
- b. Where a pedestrian walkway abuts a block along the side boundary, a fence or wall not exceeding 1.2 metres in height may be permitted.
- c. Walls and/or fences not exceeding 1.2 metres in height may be erected along frontage boundaries abutting pedestrian walkways.

- d. Walls and/or fences not exceeding 1.2 metres in height may be permitted between the building line and a frontage boundary abutting a designated open space, where in the National Capital Authority's opinion the proposed fence or wall will create no adverse affect on the landscape character of the open space.
- e. Walls, including gates, may be erected to enclose or partly enclose a courtyard in front of the minimum building line provided that:
 - » The courtyard so formed must not at any point traverse more than one half of the width of the block measured at the same point and must be a minimum distance of 3.0 metres from the front property boundary.
 - » The walls and gates must not exceed a height of 1.8 metres above natural ground level
 - » Materials must be the same as or similar to those of the main building
 - » The walls and gates must be at least partially screened and softened in appearance by landscape planting to the satisfaction of the National Capital Authority
 - » For corner blocks a courtyard may be provided in respect of each property frontage.
- f. Gates may be permitted abutting front property boundaries, provided they are incorporated in existing hedges. Gates in hedges must not exceed 1.8 metres in height or such lesser height as the National Capital Authority may determine in a particular case having consideration for the nature of the hedge. For the purpose of this condition a hedge must be well established and vigorous at the time of lodgement of an application for a gate.

Building in relation to side boundaries

Performance standard

Requirements for side distances are intended to achieve the following objectives:

- a. to allow adequate light and ventilation and to preserve the privacy of neighbours
- b. in some cases to provide a space wide enough for vehicles to pass by the house on one side at least
- c. to provide access for fire control and to inhibit the easy escape of fire
- d. to create a spatial separation between detached buildings for reasons of civic design.

Quantitative standards

One storey buildings

The minimum distance between the side walls of a one storey building and the side boundary of a block will be a combined distance of 4.5 metres with a minimum distance on any one side of 1.8 metres.

Buildings of more than one storey

The minimum distance between the side wall of a building of more than one storey and the side boundary will be $H/2$ for an effective frontage of up to 23 metres, plus an additional 0.5 metres for every 3 metres of effective frontage over 23 metres, provided that the distance between the side wall and the boundary is at least 3 metres.

H = Height of building

'Height of building' means the difference between the mean natural ground level of that length of the side boundary which is adjacent to the building and the highest point or points of the parapet, eaves or fascia in the case of flat roofs or roofs pitched at less than 45 degrees. Where the roof is pitched at more than 45 degrees the highest point will be measured to a line midway between the top of the eaves or fascia and the ridge.

Buildings in relation to rear boundaries

Performance standard

Requirements for rear distances are intended to allow adequate light and ventilation to preserve the privacy of neighbours and to ensure the provision of a service yard.

Quantitative standards

The minimum distance between the rear wall of a single storey building and the rear property boundary must be 4 metres and the corresponding distance for a 2 storey building must be 7.5 metres.

Plot Ratio

Performance standard

The application of a plot ratio is intended to place an upper limit on the amount of floor space in a building development on a site.

Quantitative standard

The plot ratio must not be greater than 0.35 for a block larger than 550 square metres or 0.4 for a block smaller than 450 square metres provided that a building or buildings with floor space of up to 192 square metres may be erected on a block larger than 450 square metres.

Garages, carports and outbuildings

Performance standard

Exceptions to the above policies with respect to setbacks and building lines of garages, carports and outbuildings are permitted in certain circumstances to achieve greater opportunities for use of the lessee's block, without adversely affecting the neighbouring blocks.

Quantitative standards

Building to side or rear boundaries behind rear wall of main buildings

A garage, carport or outbuilding may be erected behind the rear wall of the main building on or adjacent to the side or rear boundary if the walls on or adjacent to that boundary have no perforations and are of an approved material. The wall should not exceed a mean of 2.5 metres in height measured from the natural ground level and must not exceed 24 square metres in area.

Building to side boundary alongside main building

- a. A carport may be erected beside a building on or adjacent to a side boundary and may be enclosed on the side by a wall constructed of brick, masonry or other similar material approved by the National Capital Authority provided that the wall does not exceed a mean of 2.5 metres in height measured from the natural ground level, nor 18 square metres in area.
- b. A garage may be erected on or adjacent to a side boundary provided that there is not less than 1.8 metres between the garage and the main building erected on the block and provided that the wall on or adjacent to the boundary has no perforations and is constructed of brick or masonry or other similar material approved by the National Capital Authority and does not exceed a mean of 2.5 metres in height measured from the natural ground level nor 18 square metres in area.

Garages in front of the building line

In special circumstances, for example, where a block has a gradient of more than 1 in 10, the National Capital Authority may approve the erection of a garage in front of the building line.

Walls and fences

Walls and fences may be erected on or adjacent to the side or rear boundaries (but behind the front building line) to a height of 1.8 metres above natural ground level. Proposals for walls or fences in excess of that height will be subject to special consideration.

Height

Quantitative standards

Detached houses must not be more than two storeys in height. Although certain sites enable the inclusion of basement and/or attic storeys, designs should not be adapted to take advantage of any allowance for basement and attic in circumstances where the design is unsuitable both in relation to the site and the neighbouring buildings.

External appearance of buildings

Performance standard

The external treatment of buildings including materials, colours and general standard of finish, must ensure that the buildings, walls, etc. are appropriate to and not discordant with the general development and amenity of the locality.

Quantitative standards

Roofs

Permanently highly reflective metal roofs will not be approved. Tiled roofs having a strong pattern or marked colour contrast will not be approved.

Structures above roofs

- a. Except as provided for below, structures above roofs are not permitted.
- b. Structures necessary under the ACT building regulations, and solar energy devices, may be permitted. Proposals may be subject to conditions in respect of type, position, size, height or appearance.
- c. External television antennae affixed at the rear of the main building in the least conspicuous position when viewed from public areas, may be permitted to extend no more than 1.5 m above the highest point of the roof.
- d. External television antennae not meeting the requirements of (c) above may be permitted where the need for the proposal for reasonable reception of Canberra channels is established by a report from an appropriately qualified technician.
- e. A radio transmitter mast or aerial should be on a freestanding structure at the rear of the main building in the least conspicuous position when viewed from public areas.

Conditions for buildings other than detached houses

General conditions

Conditions established prior to the offer or grant of lease

Any special design and siting requirements contained in the conditions of lease, or in the conditions of building approval, or in any plan or document that is exhibited or otherwise made available for public inspection prior to the offer or grant of a lease, will constitute the National Capital Authority's conditions in respect of the development of a lease and will over-ride any other condition stated herein with which it may conflict. If considered by the National Capital Authority to be relevant such requirements will apply to any subsequent alteration, extension or rebuilding. The general conditions will also apply with the exception of those that are modified by any special design and siting requirements notified prior to the offer or grant of a lease.

Re-building

The National Capital Authority will consider a proposal for re-building or any major alterations of an existing building which materially alters the bulk or appearance of the building, only if it is accompanied by a plan indicating a scheme of comprehensive development of the block in accordance with announced policies for the area in which the block is located.

Relationship between neighbouring buildings

The height, bulk, form, siting and character of building proposals in relation to neighbouring buildings, roads and landscape must not be conducive to congestion of parking and road facilities in the locality, and must ensure a harmonious relationship with adjoining buildings. To implement this general policy, it is necessary for the following design and siting controls to be exercised. In special circumstances, it may be necessary for the National Capital Authority to determine additional conditions to those set out hereunder.

Coverage

Unless otherwise specifically provided for, the area occupied by buildings including any out-buildings on a block should not exceed one-half of the total area of the block.

Height

Generally, the height of any building should not exceed two storeys.

Plot ratio

The Plot Ratio must not be greater than 0.40 for residential buildings other than detached houses, and 1.00 for commercial and industrial buildings, unless otherwise specifically provided for.

Building line and setbacks

The design and siting conditions for detached houses with respect to set backs from the front, side and rear boundaries will apply to residential buildings other than detached houses.

The building lines and set backs for commercial and industrial buildings will be such distances as may be approved in particular circumstances.

External appearance of buildings

The external treatment of buildings, including materials, colours and general standards of finish must ensure that the buildings, walls, fences and other ancillary structures are appropriate to and not discordant with the general development and amenity of the locality.

To implement this general condition it is necessary for the following design and siting conditions to be exercised. In special circumstances, it may be necessary for the National Capital Authority to determine additional design and siting conditions to those set out hereunder.

Roofs Permanently highly reflective metal roofs will not be approved.

Generally, tiled roofs having a strong pattern or marked colour contrast will not be approved.

Structures above roofs

The design and siting conditions for detached houses with respect to structures above roofs will apply to buildings other than detached houses.

Façades

All façades of commercial and industrial buildings and returns should be of durable and low maintenance material and be subject to approval in respect of proportions, fenestrations, materials and colours having regard to the building itself and its relationship to adjoining buildings.

Screening walls

Generally, where service areas are visible from the road or a public reserve a screening wall or fence will be required. Where a commercial or industrial building is not constructed along the full frontage of the block, a screen wall with gates may be required between the building and the front and/or side boundaries of the block.

Structures in front of buildings

Generally no structures are to be erected between the building line and the front property boundary.

Landscaping and other matters

In order to satisfy the objectives contained in the general conditions it may be necessary for the National Capital Authority to require the submission of acceptable landscape proposals as a condition of approval.

Siting of buildings

The siting of buildings on blocks must ensure adequate space for access, internal circulations, parking, off-street loading, light, air and landscaping. To implement this general condition it is necessary for the following design and siting conditions to be exercised. In special circumstances, it may be necessary for the National Capital Authority to determine additional design and siting conditions to those set out hereunder.

Access

Vehicular entrances and exits for all blocks must be of sufficient width having regard to their probable use and be located in a position which, in the opinion of the National Capital Authority, is not hazardous to traffic safety and not likely to create traffic congestion.

Internal circulation

Where appropriate, adequate provision must be made for internal vehicular circulation on sites leased for residential buildings other than detached houses and for commercial and industrial buildings.

Parking

Off-street parking spaces, open or enclosed, must be provided for all new buildings and enlargements or conversions of existing buildings in accordance with the following provisions where relevant or other agreed standards:

Type of Building	Minimum parking space requirement
Residential Building	Two spaces per dwelling unit if such unit is designed for family accommodation and one space per dwelling unit plus adequate space for visitor parking if such unit is designed for single accommodation.
Motels, Hotels Guest Houses,	One space per bedroom and/or rooming unit.
Commercial and Industrial Building	One space per 100 square metres GFA.
Institutional	To be determined for each building proposal depending on use, building floorspace, employees, visitors and location.

Off-street loading

In order to satisfy the objectives contained within the general conditions, it may be necessary for the National Capital Authority to require that facilities for loading and unloading of goods be provided wholly within the boundaries of the block.

4.20 SIGNS GENERAL CODE

4.20.1 Application

This code applies to proposals for signage within Designated Areas.

For the purposes of this code, signs are defined as:

- » any writing (including letter, word or numeral); pictorial representation (including illustration or decoration); emblem (including device, symbol or trademark); flag (including banner or pennant); or any other figure of similar character; which:
 - a. is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure
 - b. is used to announce, direct attention to, or advertise
 - c. is visible from outside a building. A sign must include writing, representation or other figure of similar character within a building only when illuminated and located in a window.
- » but for the purposes of these conditions does not include:
 - a. traffic or similar regulatory devices, legal notices, or warnings at railway crossings
 - b. temporary signs announcing a campaign, drive or event of political, civic, philanthropic, educational or religious organisations
 - c. memorial signs or tablets
 - d. signs denoting architect, engineer or contractor when placed on construction sites and not exceeding 0.5m² in area or combined signs denoting architect, engineer and contractor not exceeding 2.5m² in area
 - e. signs required to be maintained by law or governmental order or regulation, with a total surface area not exceeding 1.0m² on any block
 - f. temporary signs displayed for the purpose only of advertising premises for sale or lease, providing such signs have a total surface area not exceeding 0.5 m²
 - g. small signs displayed for the direction or convenience of the public, including signs which identify rest rooms, freight entrances, or the like, with a total surface area not exceeding 0.5m² on any block

- h. temporary signs displayed for the purpose only of advertising a group development provided such signs have a total surface area not exceeding 2.5 m².

4.20.2 Background

Carefully designed and positioned signs, in addition to fulfilling their roles of informing, directing and advertising, may positively enhance and enliven Canberra's major commercial and tourist areas and aid in giving imageability and form to the city. Conversely, insensitive or poorly designed and constructed signs may detract from the architectural appearance of buildings and adversely affect the pleasantness and general amenity of an area to a marked degree.

Emphasis should be placed on constructive dialogue between the National Capital Authority and applicants to achieve standards of design and construction commensurate with the amenity and sensitivity of the locality of a particular application. Residential development is regarded as being vulnerable to the impact of signage and prescribed standards are considered appropriate to ensure that there is no diminution of residential amenity.

4.20.3 Detailed conditions of planning, design and development

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.
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:
 - 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.

3. The National Capital Authority will refuse to approve any sign which it considers offensive.
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.
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.
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.
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.

Signs in residential areas

1. Signs on blocks used for:
 - » residential purposes, including approved home businesses
 - » purposes approved following lease variation procedures
 - » institutional or recreation purposes within residential areas
2. may be approved if such signs:
 - i. are not animated or flashing
 - ii. are not illuminated by exposed lamps or neon tubes as distinct from backlighting or floodlighting
 - iii. are restricted in content to the name and nature of the permitted occupation or institution
 - iv. do not exceed aggregate surface areas of 0.2m² per residential unit and 0.8m² per site. Signs depicting block layouts are exempted from this standard and will be considered separately

- v. in respect of residential blocks, are affixed to the building façade at ground storey level only and are not located on fascias, awnings or free standing on the site.

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.
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:
 - 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.

Freestanding signs

1. Freestanding signs may be approved on business leases provided that:
 - ii. unnecessary repetition or multiplicity is avoided
 - iii. sign content is restricted to the name, insignia and type of business activity combined with the advertising of the principal product or services being offered on the site
 - iv. the height of freestanding signs must not exceed four metres within residential neighbourhoods and six metres in other locations

- v. the surface area of freestanding signs must not exceed 3m² within residential neighbourhoods and 6m² in other locations except that the maximum surface area of a sign identifying a shopping centre must be determined having regard to the particular circumstances and merits of a proposal.
2. Freestanding signs may be approved on sites used for recreational, institutional, educational or other similar purposes provided that:
- iii. sign content is restricted to the name, insignia and type of activity
 - iv. within residential neighbourhoods there must not be more than one freestanding sign per site
 - v. unnecessary repetition or multiplicity is avoided
 - vi. subject to Freestanding signs (1(iv)) above, the surface area of a freestanding sign must not exceed 3m² and the height must not exceed 4 metres.
3. Freestanding signs must not be animated or flashing or be illuminated by exposed lamps or neon tubes as distinct from backlighting or floodlighting.

Signs on unleased land

Real estate road sign

Real estate signs which direct the public to sites currently for sale or lease may be placed on the verge of roadways subject to the removal of the signs at the end of each day. Such signs should generally:

- » be of an A-frame structure
- » be located further than 20 metres from a road intersection
- » not be located on Main Avenues adjacent to the Parliamentary Zone, on Anzac Parade or on the approaches to the Prime Minister's Lodge or the Governor-General's residence
- » have a surface dimension not greater than 900 mm width and 1200 mm height and a maximum height above ground level of 1500 mm
- » be firmly secured to the ground while on display
- » not be animated
- » display direction to the property for sale or lease and the agent's name with the agent's name/logo occupying an area of not greater than 50 per cent of the sign

- » not have a highly reflective surface.

Hawkers' signs

Hawkers' signs in Designated Areas may only be displayed where they:

- » are not within the National Triangle or on Main Avenues or Approach Routes (except in relation to events or otherwise approved by the National Capital Authority or on or near construction sites)
- » are not less than one kilometre from other hawkers
- » include one sign of moderate scale at the site of standing and not more than one additional sign on each side of the road approaching the site
- » are approved by a relevant agency of the ACT Government as being safe from a traffic point of view
- » have a surface dimension not greater than 900 mm width and 1200 mm height and a maximum height above ground level of 1500 mm
- » do not have highly reflective surfaces
- » are removable and only displayed on site during hours of operation.

Community roadside signs

Community roadside signs, which advertise local events not subject to an entry or site fee, may be placed on the verge of roadways or other unleased lands, subject to their removal at the end of the advertised event. Each community organisation may only display a maximum of six movable signs for one week prior to the advertised event. Such signs should generally:

- » be of an A-frame structure
- » be located further than 20 metres from a road intersection
- » not be located on Main Avenues adjacent to the Parliamentary Zone, Anzac Parade and the approaches to the Prime Minister's lodge and the Governor-General's residence
- » have a surface dimension not greater than 900 mm width and 1200 mm height and a maximum height above ground level of 1500 mm
- » be firmly secured to the ground while on display
- » not be animated
- » only contain the name of the organisation and information related to the forthcoming event

- » not impede maintenance activities such as mowing of grass
- » not be offensive
- » not have a highly reflective surface or be iridescent in colour.

Flags and banners

Subject to traffic safety assessment by the relevant ACT Government agency flags and banners may be displayed within road reserves. Such signs should generally comply with the following:

- » approval may be granted by the National Capital Authority for the display of event banners and flags where these are of a standard which is consistent with the values of the National Capital and are not in the form of a commercial advertising sign
- » banners may be suspended across Northbourne Avenue and London Circuit from vertical supports
- » banners on light poles are not permitted in Anzac Parade
- » the use of light poles for the flying of banners is to meet the requirements of the ACT Government's policy in respect of the use of its assets
- » when erected on Territory Land flags and banners may only be installed by direct arrangement with an agency or contractor of the ACT Government
- » the erection of flags in any location is not to be in conflict with the flag protocols administered by the Australian Government
- » flags and banners identifying the ACT Visitor Information Centre are permitted in the road verge adjacent to the centre, but not in the median
- » banners on light poles should not compromise existing landscapes
- » the use of commercial wording or sponsorship acknowledgment is limited to no more than 20 per cent of the banner
- » all costs associated with the design, manufacture, installation and removal of banners or flags are to be met by the applicant
- » materials used in flags and banners must be able to withstand the effects of rain, sun and wind without colours running or fading or fabrics tearing due to wind loads
- » materials used in flags and banners are not to be highly reflective

- » flags and banners may be displayed for up to two weeks before an event, during an event and for no more than 48 hours after the event.

Major events signs

Changing events signs

Signs promoting or describing an event at an institution may be erected and displayed on approved structures, or in an approved manner, without further approval subject to the following criteria being met:

- » the signs are erected and displayed for specific periods during the display, program or event
- » the content of the sign is not offensive and relates to its context
- » commercial wording or sponsorship acknowledgment occupies no greater than 20 per cent of the sign.

Groups of signs for events

Groups of signs, promoting a major event conducted for more than two days, may be displayed where such signs are of a similar type to an approved sign without the need for separate approval of each sign where:

- » they seek to promote an event or program of special significance and broad community interest
- » they are not displayed in Anzac Parade or adjacent to the Prime Minister's Lodge or the Governor-General's residence
- » they are not displayed in the median of road reserves
- » the contents of the signs are not offensive and harmonise with the landscape
- » they are not garish or iridescent
- » they are not highly reflective
- » commercial wording or sponsorship acknowledgment occupies no greater than 20 per cent of the sign
- » promotional signs are displayed for no longer than two weeks prior to the event
- » directional signs are only displayed during the days of the event
- » they are removed within 48 hours of the conclusion of the event.

Services and commercial directional signs

Services signs

Signs that provide direction to service outlets such as emergency services, food, accommodation, service stations, pharmacies, religious centres, and the like should meet the following conditions:

- » signs for services located away from Main Avenues and Approach Routes, should be generally in the form of internationally recognised symbols and not include business names
- » service signs on sites fronting Main Avenues and Approach Routes should only be located on the site on which the service is provided
- » service venues are to be shown in a list of places and on a services location map agreed to by the National Capital Authority.

Commercial directional signs

Signs to provide direction to business centres may only include the name of the relevant Town Centre, Group Centre or Local Centre.

Signs to business activities outside of commercial centres may be erected in the form of finger boards and should comply with the following:

- » there are to be no more than five commercial directional signs as finger boards attached to poles at any one location
- » the signs are to be erected by, and remain the property of, the ACT Government
- » the display of the signs is to be managed so as to be kept in an orderly fashion and in good repair
- » the signs should conform to Section 3 of the Australian Standard 1742.5 – 1997: Street name and community facility name signs.

Site identification signs

Signs erected in public places to identify the name of the places such as parks, squares, walks, historic sites, open spaces and the like should comply with the following:

- » signs in the National Capital Open Space System should be consistent in design in terms of style, size and materials used and should be part of a hierarchy of signs which reinforces the significance of the Open Space System. The hierarchy of such signs should be for primary signs at the site entry and secondary signs comprising:

- directional signs
- destination indicators
- place name signs
- interpretive signs
- » sponsorship signs or sponsorship names on signs are not permitted on Main Avenues or Approach Routes, in the National Capital Open Space System, in the Parliamentary Zone (except where such signs comply with a comprehensive Project or Precinct Signage Plan approved by the National Capital Authority), near the Prime Minister's Lodge or the Governor General's residence
- » markers or signs identifying places may include dedication information or historic information about the place on or near where the sign is located
- » site identification signs are to be erected by, and remain the property of, the Australian Government (on National Land) or the ACT Government on (Territory Land).

Tourist destination signs

Signs, which direct the public to major tourist sites and places, should generally comply with the following:

- » tourist drives may be identified by a system of numbers and colours on standard signs placed along the drives with detailed information of attractions along the route available for visitors in published form at visitor information centres
- » tourist drive numbers should be incorporated in new tourist destination signs or may be fixed as a separate sign beneath destination signs or traffic signs
- » groups of attractions, located at a single destination, may be identified by displaying the group destination name on a series of signs which lead up to that destination
- » tourist destination signs, other than tourist route signs, are to be at the last major turn-off to the venue
- » individual attractions may be identified as features of this centre on a single sign on arrival at the centre
- » sponsorship will not be permitted on tourist destination signs other than those which have naming rights for the destination
- » the signs should conform to the Australian Standard 1742.6 – 1990: Service and tourist signs for motorists

- » the main entry points to the Parliamentary Zone may be signalled by distinctive signs such as banners or place signs located in the verges of the Main Avenues
- » the signs are to be erected by, and remain the property of, the ACT Government
- » excessive repetition of tourist destination signs should be avoided
- » signs are to be painted metal and all single-sided signs are to be painted on the visible reverse side
- » a system of standard symbols, lettering and colour schemes should be followed in directing the travelling public to tourist venues.

Advertising signs on street furniture

Advertising signs may be displayed on bus shelters subject to the following:

- » only one advertising sign will be permitted on each bus shelter
- » the sign is to be of a dimension not exceeding 1.5 metres by 1 metre
- » the sign may be side illuminated
- » the sign structure is to be an integral part of the design of the shelter on which it is displayed
- » such signs are not permitted in Anzac Parade or on bus shelters in Commonwealth, Kings and Constitution Avenues or the area bounded by these Avenues.

Tourist and radio identification signs

Tourist and visitor information radio identification signs will be considered where they comply with the following:

- » a single radio station notice may be displayed on a single pole
- » for multiple station identification in one location the design is to be in the form of a combined notice board which may display up to five radio station frequencies
- » the signs may be located in the Visitor Information Centre at Regatta Point and within car parks of major institutions which function as tourist attractions
- » tourist radio identification signs displaying only the frequency of a station may be permitted in the information lay-bys on Approach Routes but not elsewhere on the Main Avenues and Approach Routes

- » the signs are to be painted metal structures with white lettering on a blue background showing only the frequency and the broadcaster identification letters or numbers.

Billboards

Billboards are not permitted on unleased land in Designated Areas.

Tourist information signs

Tourist information signs on Approach Routes, other than tourist directional signs, are to comply with the following:

The hierarchy of signs on Approach Routes is to include:

- » a border marker sign which is a single purpose sign to mark the border between the ACT and NSW. Such markers may be on either side of the road at the border
- » a City of Canberra identification sign, of a scale less than that of the border sign, may be placed in the road verge away from and following the border sign
- » tourist information lay-bys may contain a number of pedestrian scale sign boards displaying:
 - a guide map of the Territory
 - welcoming messages in different languages
 - changeable signs advertising major events in Canberra
 - signs directing visitors to the Visitor Information Centre at Regatta Point
- » Visitor Information Centre signs which identify the distances to the Centre and use the internationally recognised information symbol.

4.21 TELECOMMUNICATIONS GENERAL CODE

4.21.1 Background

These policies apply to the installation and erection of telecommunications facilities, being facilities subject to the *Telecommunications Act 1997*. The policies for telecommunications facilities consist of General Policies and Specific Policies.

General Policies are broadly based and define the key objectives and general policies for the design and siting of telecommunications infrastructure throughout the ACT. Carriers, service providers and individuals will need to take account of the General Policies when installing facilities within the ACT.

Specific Policies define the conditions and standards for the siting of telecommunications infrastructure within Designated Areas.

4.21.2 Facilities subject to these policies

The following are subject to the Telecommunications General Code requirements:

- » ground based towers, antenna masts and headframes
- » underground and aerial cabling
- » rooftop antennas, headframes and associated structures
- » microwave or satellite antennas or dishes (this includes both ground and rooftop mounted installations)
- » any equipment structures (buildings and fenced enclosures) associated with the above.

4.21.3 Objectives

The objectives of the Telecommunications General Code are to:

- i. ensure that the operation of a functional telecommunications service meets community expectations and does not adversely affect the character of Canberra as the National Capital, including the landscape setting of the city and the national significance of land specified in this Plan as Designated Areas.
- ii. minimise environmental and visual impacts arising from the construction, operation, maintenance, decommissioning and removal, and site rehabilitation of telecommunications infrastructure.

4.21.4 Detailed conditions of planning, design and development

General

Erection of Telecommunications Structures

- i. Site Selection – Sites where a tower, mast or antenna will be visually incongruous should be avoided wherever possible. Where a choice of site exists, low rise, small scale residential areas should be avoided and commercial, industrial or transport related land with existing utility structures such as lighting columns or other vertical structures should be selected. Where practicable, sites having environmental, nature conservation or heritage significance, and sites of community concern such as schools, childcare centres or where a facility may interfere with existing emergency or safety equipment, should be avoided.
- ii. Choice of antenna location and mast sharing – The mounting of antennas on a building or an existing mast is the preferred way of accommodating a new facility. Where there are several antenna mounting and locational options, care is to be taken to choose the most appropriate option that has the least visual impact on the community and surrounds.
- iii. Electromagnetic Energy (EME) Standard – all telecommunication facilities must comply with current industry standards in respect to EME emissions and their impact on surrounding land uses.
- iv. Ameliorative Actions – Wherever possible, sites should be either screened from the most prominent views or have a backdrop of trees, buildings or high ground. Ideally sites should have both a well-screened foreground and background keeping to a minimum the height of mast and antenna exposed to view. Where parts of an antenna or mast are exposed, they are to be finished in a colour that is not highly reflective and that minimises their intrusiveness.
- v. Decommissioning and Restoration – When a facility is no longer required, or is to be superseded by a replacement facility, the facility is to be removed from a site within a period of three months and the site is to be left in a condition satisfactory to the National Capital Authority. A site remediation plan may be required to ensure that the site is restored appropriately.

Rollout of Cable

- i. Method of rollout dependent on site sensitivity – For any proposal to rollout telecommunications cable, the method of rollout should be considered in relation to the sensitivity of the site. Underground cabling is the preferred method given the importance of Designated Areas.
- ii. Co-location to minimise impacts – For any proposal to rollout telecommunications cables in areas where an existing public utility is in place, the method of rollout should be considered in relation to the existing utility infrastructure. In new subdivisions, or areas where underground infrastructure already exists, the rollout of telecommunications cable should be co-located with existing cable or undertaken in a similar manner.
- iii. Avoiding duplication – As far as practicable and where the technology permits, cable rollout should be carried out in a coordinated fashion to avoid duplication. A proliferation of overhead telecommunications cables should be avoided in situations where a single cable is capable of delivering the proposed telecommunications service. In cases where more than one cable is proposed, carriers should demonstrate that the use of a single cable is not practical for technical, environmental or economic reasons.

Specific

Large scale facilities

- i. Large-scale facilities, such as towers and masts will only be approved where no other alternative exists and where the proposal does not create any significant disruption to the visual environment.
- ii. No additional towers and masts will be approved on Red Hill, Mount Mugga, Black Mountain, Isaacs Ridge, Mount Pleasant or Mount Ainslie which:
 - » break the natural skyline
 - » significantly impact on the side slopes.

(This does not preclude the use of existing masts and towers subject to a detailed assessment of the impact of any additional antennas.)

Ground level facilities

Ground level facilities such as equipment shelters and electrical equipment boxes are to be located in the least conspicuous position and are to be screened from public view. Such facilities will generally not be permitted in front of buildings.

Satellite and Microwave Dishes

Roof top mounted dishes will be considered only where it can be demonstrated that a ground level location is not available or is technically unsuitable. In considering roof mounted facilities, any impact on the following must be avoided:

- » active pedestrian streets and urban spaces
- » key public spaces
- » building frontages
- » heritage buildings.

Roof mounted facilities

Roof mounted facilities should, as far as practical, be incorporated within, or integrated with, structures on the roof in a purpose designed roofscape. Where no other structure exists above the roof line, and it is practical to do so, the proposed facility should be set back from the parapet line of the building or integrated into the building design to minimise the visual impact.

Cable Rollout

Approval for overhead cable rollout will only be given where overhead services already exist and where the National Capital Authority is of the opinion that the proposed cable will not impact adversely on the locality.

Procedure

The National Capital Authority may withhold approval in any particular case where it is of the opinion that the proposed facility would impact adversely on the appearance of the building and locality to an unacceptable degree.

The current Australian industry standard for Electromagnetic Energy (EME) will be used as the basis for determining acceptable EME emissions. All proposals must meet the current Australian industry standard for EME.

Applicants should seek any required clearances for access and development prior to an application being submitted to the National Capital Authority. It should be noted that the Conservator of Flora and Fauna is responsible for approving licences over land identified in the Territory Plan as Public Land.

Community consultation

Public notification may be required by the National Capital Authority where it is of the opinion that facilities will create a high visual impact. Facilities defined as Low-impact facilities in the *Telecommunications Act 1997* are not subject to notification.

Where public notification of a proposal is required by the National Capital Authority, the applicant will advertise the proposal in the principal newspaper circulating in the locality. The advertisement (the content of which must be agreed to by the National Capital Authority) will invite interested parties to submit written comments to the National Capital Authority. The period within which submissions may be lodged will be specified and will be not less than 14 days from the date of the advertisement. Any comments received by the National Capital Authority will be provided to carriers for their response and will be used in the final assessment of the proposal.

Information Requirements for Applications to the National Capital Authority

The detail and level of information required should reflect the specific nature of each proposal, its context and its likely impact. Accordingly, the emphasis and detail will be much less for Low-impact Facilities. Applicants are encouraged to consult with the National Capital Authority before a proposal is submitted to better determine the extent of detail required for each proposal. The following information will be required for applications to the National Capital Authority:

- » A description of the proposal and location of the proposed activity, including the purpose and need for the facility, design drawings (plan and elevation) of the facility including antenna(s), towers and ground installation, and the description of material and finishes
- » A description of any visual impacts from the proposal, including design and siting factors, the extent and nature of visual impact, and the scale of the impact
- » Details of any electromagnetic emission levels
- » A description of any environmental impacts arising from the construction and maintenance of the facility, including any impacts concerning flora and fauna, noise, health, electronic interference on community infrastructure such as emergency and safety equipment, erosion and run-off control, construction of access and power supply, and heritage and archaeological aspects
- » Evidence that a range of sites has been investigated and that the site and type of installation is the least visually obtrusive within technical operational requirements. Separate evidence from an independent source, may be required where the National Capital Authority is concerned about the visual or environmental impact of a proposal
- » A description of any mitigation measures (safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential impacts
- » An indication that the land lessee has been advised of the proposed activity.

SPECIAL REQUIREMENTS FOR NATIONAL LAND OUTSIDE DESIGNATED AREAS

4.22 Special Requirements for National Land

4.22.1 Background

It is in the interest of the National Capital that all National Land achieve a quality of development which reflects Canberra's significance as the National Capital, and that proposals be assessed in relation to the provisions of the Plan.

4.22.2 Special Requirements

Development, including subdivision and leasing proposals, of all National Land not included in a Designated Area of this Plan, is to conform to Development Control Plans agreed by the National Capital Authority. The exception to this requirement is National Land flanking Northbourne Avenue and outside a Designated Area, which must conform with the requirements at section 4.28 of the Plan.

Development Control Plans are to meet the following requirements:

- i. Adverse environmental impacts from on-site developments, on adjacent land and development, must be identified and redressed to the extent practicable.
- ii. Adequate provision should be made where appropriate for visitors to sites.
- iii. Functional relationships between uses within and external to the site must be provided for.
- iv. Consistency in the external design and site layout of buildings and landscaping will be sought.
- v. Satisfactory arrangements must be made for parking accommodation and vehicular access and egress. Traffic impacts of development will be taken into account.

Development proposals for National land, including subdivision, and proposals to lease National Land, will be subject of consideration by the National Capital Authority who will assess proposals to ensure they are not inconsistent with the provisions of the Plan and any relevant Development Control Plan.

PART FOUR(b)

– SPECIAL REQUIREMENTS FOR TERRITORY LAND

Explanatory Statement

Part Four(b) sets out Special Requirements for Territory Land, for areas where the requirements are desirable in the interests of the National Capital.

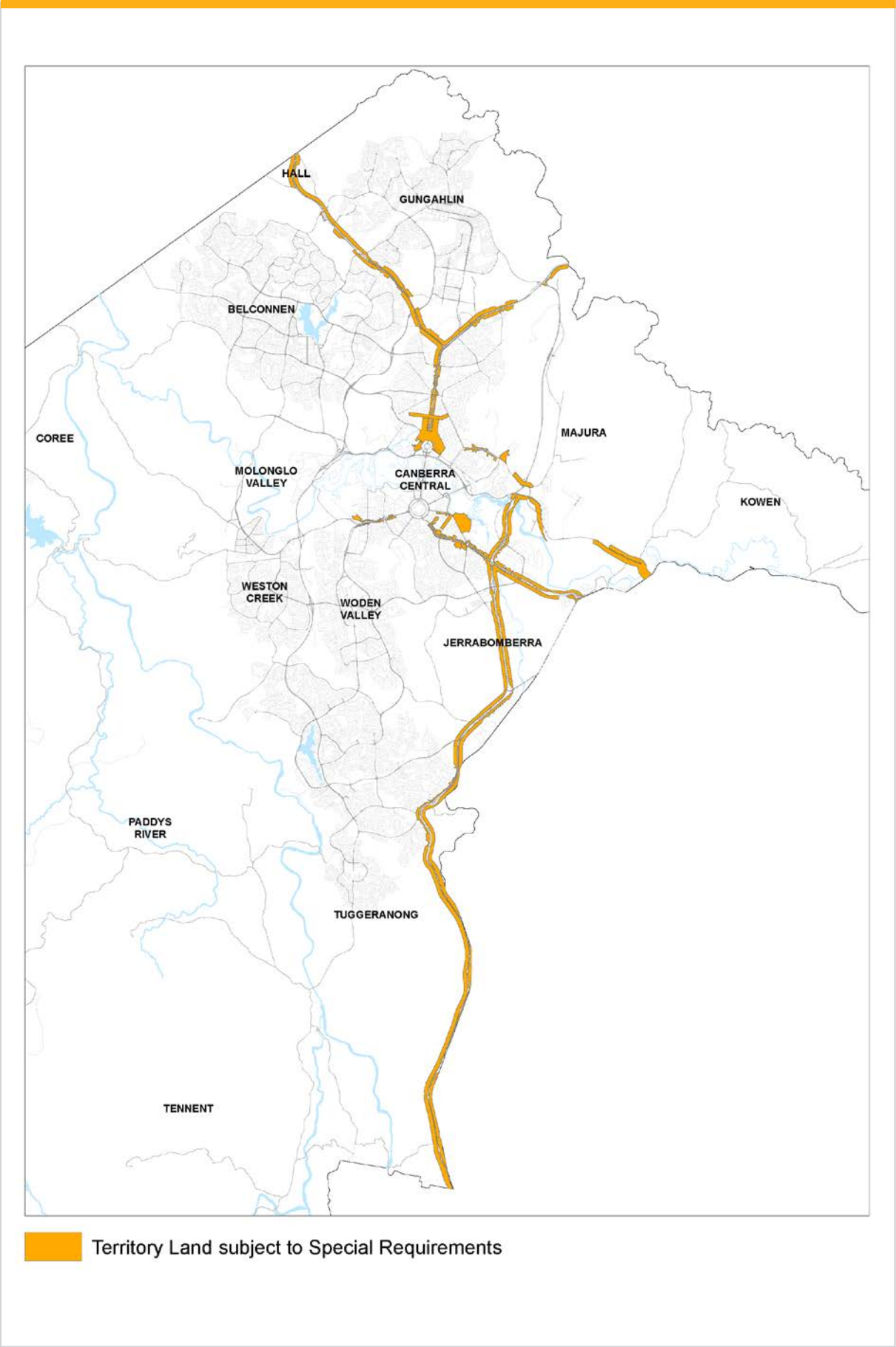
In areas where Special Requirements apply, any development proposal is administered by the Territory planning authority in compliance with the Special Requirements specified in this part of the Plan.

In some cases, a Development Control Plan is required to be prepared. Development Control Plans may be prepared by either the National Capital Authority or the Territory planning authority, or undertaken jointly by agreement. Such plans are subsequently administered by the Territory.

Development Control Plans may be maps, drawings, photographs, specifications and written statements. They should include sufficient detail for the guidance and management of development in the area, and may include design, siting, scale, purpose, timing and phasing, construction, landscaping and other relevant matters.

Figure 143 illustrates Territory Land subject to Special Requirements.

Figure 143: Territory Land subject to Special Requirements



4.23 Main Avenues

Special Requirements for Main Avenues

It is in the interests of the National Capital that development flanking main avenues in the city is of a type and quality that will enhance the role and status of the city. For the purposes of Special Requirements, the Main Avenues are:

- » Northbourne Avenue, between Antill/Mouat Streets and Barry Drive/Cooyong Street
- » Adelaide Avenue, outside the Central National Area
- » Canberra Avenue, between Hume Circle and the Central National Area
- » Brisbane Avenue outside the Central National Area.

These Special Requirements apply to development on land (not included within Designated Areas) adjacent to the Main Avenues identified above.

Special Requirements

Development, except in relation to Northbourne Avenue, is to conform to Development Control Plans (agreed by the National Capital Authority) which seek to secure the integrity of the Main Avenues as Approaches to the Parliamentary Zone and ensure that the setting, buildings and purposes of development enhance that function.

Development Control Plans and development must:

- » make provision for national uses, offices for national associations, tourist accommodation and residential development
- » seek high standards of building design and finish. External materials should be predominantly light in tone and require little maintenance. Continuous glass façades should be avoided. Criteria for controlling the use of reflective glass should be incorporated.

Development Control Plans must:

- » incorporate the following where Main Avenues are the final approaches to the Parliamentary Zone:
 - building height controls, to ensure that buildings are at least three storeys in height unless specifically shown otherwise in an agreed Development Control Plan. Plant and equipment must be enclosed and integrated with the form and design of the building.
 - building setbacks to be 10 metres unless specifically shown otherwise in an agreed Development Control Plan. The area in front of the building line is to be landscaped, and exclusive of parking. Minor encroachment of basement parking into this area may be considered where this would not detract from the quality of the landscape treatment and where the parking is located beneath a driveway or other paved area. Minor encroachment by balconies, awnings and porticos may be considered if the materials and design are such that the visual integrity of the building line is retained.
- » for Main Avenues with predominantly commercial frontages, provide that buildings adjacent to Main Avenues may be up to four storeys, plus plantrooms, in height.
- » for Main Avenues having predominantly landscaped frontages, generally provide for buildings to not exceed the height of the established tree canopy (typically three to four storeys).
- » consider parking, vehicle access, and the traffic impacts of development. Access from and to the Avenues may be permitted where practicable and where traffic safety will not be affected adversely.

For Northbourne Avenue, development must conform to the Special Requirements set out in Section 4.28 City and Gateway Corridor, of the National Capital Plan. The provisions of section 4.28 apply to both Territory Land and National Land sites.

Notes:

Where maximum heights are already exceeded by existing buildings, extensions or rebuilding up to the height of the existing building is permitted.

4.24 Approach Routes

It is in the interest of the National Capital that development flanking Approach Routes to the city is of a type and quality complementary to the role and status of the city. Special Requirements apply to the following Approach Routes:

- » the Barton and Federal Highways from the ACT borders to their junction with Northbourne Avenue, and extending to include Northbourne Avenue north of Antill/Mouat Streets
- » the Monaro Highway from the ACT border through to Morshead Drive
- » Canberra Avenue from the ACT border to Hume Circle
- » Pialligo Avenue from the ACT border to Morshead Drive
- » Fairbairn Avenue.

These Special Requirements apply to development on all land (not included within Designated Areas) which fronts directly onto the Approach Routes AND is not more than 200 metres from their middle lines.

Special Requirements for Approach Routes

Development, except in relation to the Federal Highway, is to conform to Development Control Plans agreed by the National Capital Authority, which seek to enhance the surrounding predominantly rural character and landscape outside the urban areas. As the Approach Routes enter the built up areas, the emphasis will shift to a more formal character.

4.25 City Centre

Figure 144 shows the area of the City Centre subject to Special Requirements.

National interest in City Centre

City Centre, as part of Canberra's central area (which includes the Parliamentary Zone and therefore has a dual national capital and local role), and as the dominant metropolitan centre, has a special role in the context of the Plan. The functional and symbolic relationship between City Centre and the Parliamentary Zone is critical. Because of this both the Territory and Commonwealth Governments have a legitimate interest in its future planning and development. The Territory interest relates mainly to City Centre's role as the prime commercial and retail centre and as a location for Territory administration, major private sector business, regional and metropolitan head offices, recreational and entertainment, tourist accommodation and important cultural community activities.

The Commonwealth's interest in City Centre is different and is related to:

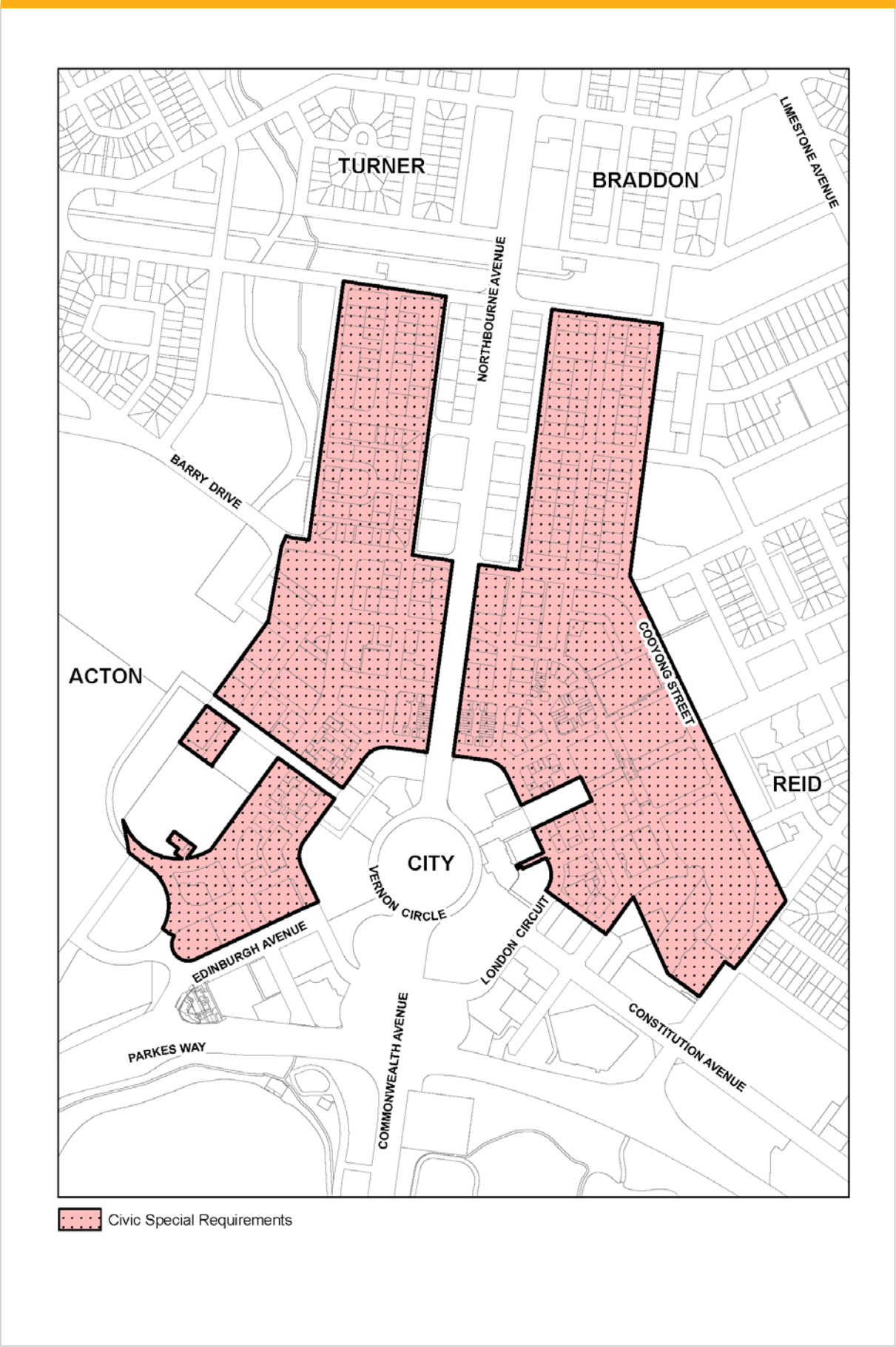
- » maintaining the geometry and intent of the plan for City Centre which is integral to the integrity of the Griffin Plan as a work of national and international significance and the role of the Griffin Plan as the principal organising framework for City Centre and the Central National Area.
- » its location at the apex of the National Triangle, the centrepiece of Griffin's Plan. The point of the apex is City Hill which will ultimately become the symbolic and geographical centre of City Centre as it develops to the south and west.
- » its position as a visible and identifiable element within the 'amphitheatre' ie the central basin, which contains Canberra Central. It is a major component of the vista north from Parliament House and other parts of the Parliamentary Zone. Consequently, it can not be considered separate or isolated in a visual sense from these key national capital elements. Existing policies on height and colour have also ensured that City Centre is seen as a cohesive and homogeneous mass when viewed from various vantage points within and on the edge of this amphitheatre
- » its location straddling the most important entrance route to Canberra (i.e. Northbourne Avenue) in general and the Parliamentary Zone in particular.
- » the nature of the topography surrounding Canberra Central (rolling hills and sweeping horizontals) the predominance of the landscaping, and the comparatively low profiles or silhouettes of the majority of the features of the Central Basin, which demands that development in City Centre does not overwhelm or detract from key national capital features (the Parliament House in particular) in terms of height, bulk, colours and materials.
- » the Main Avenues converging on City Centre provide important strategic corridors linking major centres of Commonwealth and municipal activity in the Central National Area – for example Government, University, Defence and City Centre administration. These Main Avenues are suitable for the development of higher densities of retail, employment and residential activity to support key public transport corridors and provide the principal visual and symbolic connections between the city and the landscape.

National Capital interests in City Centre can be summarised as:

- » 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.
- » specific interest in areas within London Circuit because of their critical importance at the apex of the National Triangle.
- » specific interest in the avenues which form axes terminating on City Hill. They have symbolic importance on Griffin's Plan in visually connecting the city to its natural setting, and their treatment and their landscaping should be of a high standard.
- » particular interest in ensuring that City Centre's future development conforms with the metropolitan strategies for a decentralised distribution of employment as set out in employment location policies of the Plan.

City Centre has a multi-faceted role as the most important metropolitan centre, as the apex of the National Triangle, a location astride an important entrance route to Canberra and the Parliamentary Zone, and a significant element in the physical structure of central Canberra.

Figure 144: City Centre area subject to Special Requirements



It is in the interests of the National Capital that the development of City Centre balances these roles.

Principles for City Centre

City Centre's continued development should recognise its metropolitan significance and role, achieve a satisfactory relationship between City Centre and other development and features of the Central area, and meet the following principles:

- a. Future development and redevelopment in City Centre should aim both to reinforce City Centre's role as the prime metropolitan centre, and contribute to a diverse, lively and attractive character.
- b. The design of buildings and the amenity and environmental quality of the main public spaces should result in an accessible, attractive, high quality and distinctive centre consistent with City Centre's role as the major metropolitan centre and its location at one point of the National Triangle, Griffin's major organising element of the Central National Area.
- ii. The design and development of City Centre should continue to reflect the geometry and fine grain pattern of streets and blocks of the Griffin Plan.
- iii. The design and development of streets should provide a continuous planting of large scale street trees and high quality landscape character that fosters a compact, connective and pedestrian-friendly environment for central city living.
- iv. The massing, height, colours and materials used for buildings in City Centre should result in a harmonious and high quality urban design outcome with a recognisable city edge.
- v. Buildings in City Centre must be of permanent construction.
- vi. The height of buildings in City Centre may be less than but not more than nine storeys provided that:
 - plant rooms and other service elements may be allowed above this height subject to being set back from the building edges and screened from street level view.
 - one or more taller building(s) per section up to a maximum height of RL617 will be considered only in accordance with an approved comprehensive design for the whole section. Comprehensive section designs should seek to use building height to emphasise and reinforce the geometry of the Griffin Plan and the symbolic Main Avenues radiating out from City Hill.
 - where an existing building exceeds the height limitations set out above it will be permissible to consider rebuilding to the same height as the existing building or lower.

Policies for City Centre

The following Policies apply within those areas of City Centre identified in Figure 144.

Transport and movement

Long term impacts of development must be taken into account. Measures for discouraging through traffic from using the City Centre road network in peak periods must be considered. Future demand for car parking should be met by the construction of structured car parks in locations that service needs throughout City Centre while aiming to minimise congestion, and/or by on-site provision of parking spaces. Vehicle access and traffic management throughout the area should seek to maintain the ease and comfort of moving around the city, catering to a diversity of pedestrian, cycle, vehicular and public transport modes.

Urban Design

- i. The symbolic importance of the Main Avenues radiating from City Hill (Northbourne, Ainslie, Constitution, Edinburgh and University Avenues) and their role as the main public transport corridors should be complemented through the landscape and architectural treatment on abutting blocks.

4.26 Kingston Foreshore

Figure 145 shows the area of Kingston Foreshore subject to Special Requirements.

The Commonwealth's interest in Kingston Foreshore is to ensure the Lake Burley Griffin Foreshore in East Basin continues to be developed as a major landscape feature helping to unify the National Capital's central precincts.

The Kingston Foreshore area forms a prominent urban environment when viewed from within and across East Basin, and from key tourist vantage points such as from Mount Ainslie and Mount Pleasant. Ensuring a notable visual quality, as part of the lake foreshores vista, will be important to maintaining the unity of the central precincts of the National Capital.

The Kingston Foreshore area, which is subject to the following Special Requirements, is that land at Kingston bounded by Bowen Park, Wentworth Avenue (and including the Avenue), Cunningham Street, The Causeway through to Jerrabomberra Creek, Jerrabomberra Creek and a line approximately seven metres behind the wall of Lake Burley Griffin (refer Figure 145).

Development in the Kingston Foreshore area (the 'area') is to retain a working boat harbour and lake maintenance facility and conform to the following Aesthetic Principles.

Foreshore Precinct Landscape

The landscape of the precinct adjacent to the Lake Burley Griffin foreshore Designated Area should be of an open space parkland character consistent with that in Bowen Park. The landscape should permit views into the development through informal tree planting and should include landscape treatment of a high quality allowing for pedestrian and cycleway movement through the area.

The edge of Jerrabomberra Creek should be landscaped as open space allowing for pedestrian movement and have a character not inconsistent with the role of the Creek as the edge to the Jerrabomberra Wetlands.

Built form and materials

Massing of building development addressing the lake edge

The massing of building development directly addressing the lake edge is to be articulated and modulated to present a varied appearance and avoid an apparent unbroken wall of development when viewed from the lake.

Colour

The colour scheme of development is to be generally light in tone. Some highlighting with darker colours may be acceptable where these do not present the dominant colour scheme when viewed from or across the Lake.

Roofs

A variety of roof forms, materials and colours should be introduced into the area.

Building Height

The overall height of buildings in the area is to be generally consistent with that of the tree canopy of mature trees in the area. This can be achieved through buildings being a maximum of four storeys except for some taller buildings or focal elements where these do not significantly impact on the landscape of the area or detract from the massing of the Kingston Powerhouse building.

Materials and Finishes

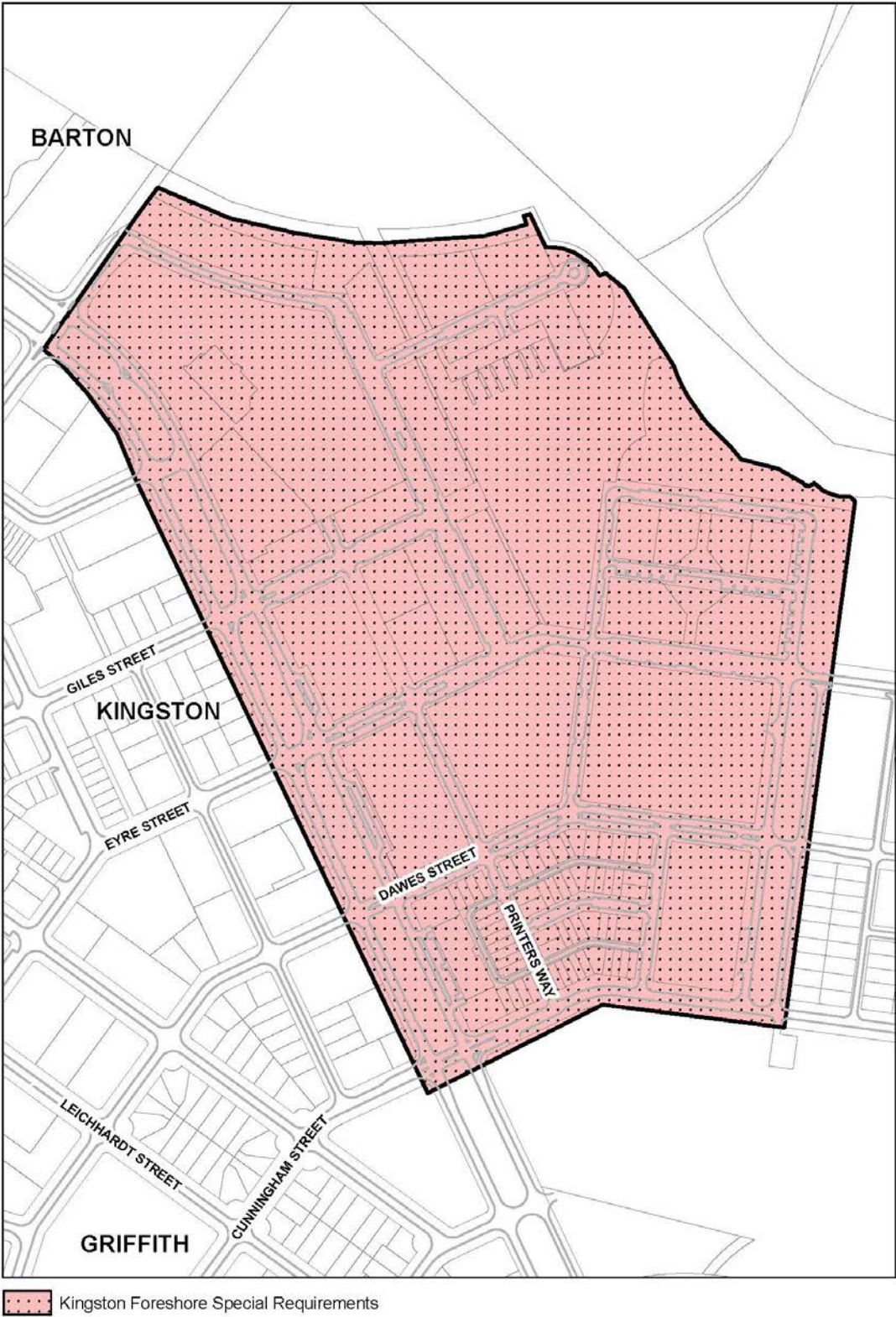
Materials on buildings and structures near the Lake edge are to be of a durable and low maintenance nature with a high quality in the materials used. Buildings fronting the Lake edge should generally avoid the use of highly reflective materials.

Lighting

Outdoor lighting in the area should generally use full cut-off light fittings and up-lighting of buildings and structures should be carefully designed to keep night time overspill lighting to a minimum.

The overall lighting impact should not compete in prominence with the lighting of the National Triangle. The area should be lit predominantly with high pressure sodium light sources for streets and mercury vapour for pedestrian routes. Lake frontage external lighting should use metal halide sources.

Figure 145: Kingston Foreshore area subject to Special Requirements



Wentworth Avenue

The landscape of Wentworth Avenue is to create a strong balanced planting regime of trees along the Avenue in terms of the species used and spacing. Planting used on both sides should generally be consistent in terms of type and spacing.

The landscape of the median area is to be progressively upgraded to a character consistent with that of Telopea Park being large canopy trees in a grass setting. Car parking in the median may be permitted in the short term pending the phasing out of such parking consistent with the implementation of a parking strategy for the Kingston area which does not involve parking in the median of the Avenue.

The design of street furniture (including lighting) used in the Avenue should generally be consistent with the design of such facilities used on other major Avenues leading to the centre of the National Capital. Signage in the Avenue should be limited to traffic control signs and to direct the public to commercial centres in Kingston and the foreshore area.

Developments along the Avenue should address the Avenue but should generally have vehicular access from a road other than directly from the Avenue. Development having direct vehicular access to the Avenue should include a predominantly landscaped frontage treatment exclusive of parking but may include canopies covering set down areas. The landscape of the frontage should respond to the pattern of movement systems created from the Kingston Centre to the foreshore area.

4.27 Haig and Telopea Parks

Figure 146 shows Haig Park.

Figure 147 shows Telopea Park.

It is in the interests of the National Capital to ensure that important open space places are conserved.

Development of land within open space places must conform with Development Control Plans agreed by the Authority. The Plans are to meet the following:

- a. to conserve landscape and environmental qualities, having regard to the historic and aesthetic importance of the area the following requirements will apply:
 - i. historical context will be considered and established planting patterns respected.
 - ii. functional linkages to other open space elements should be enhanced.
 - iii. Utility of the areas for recreation should be optimised to the extent possible within aesthetic constraints. Provision should be made for appreciation and use of the areas by visitors to the city.

Figure 146: Haig Park area subject to Special Requirements

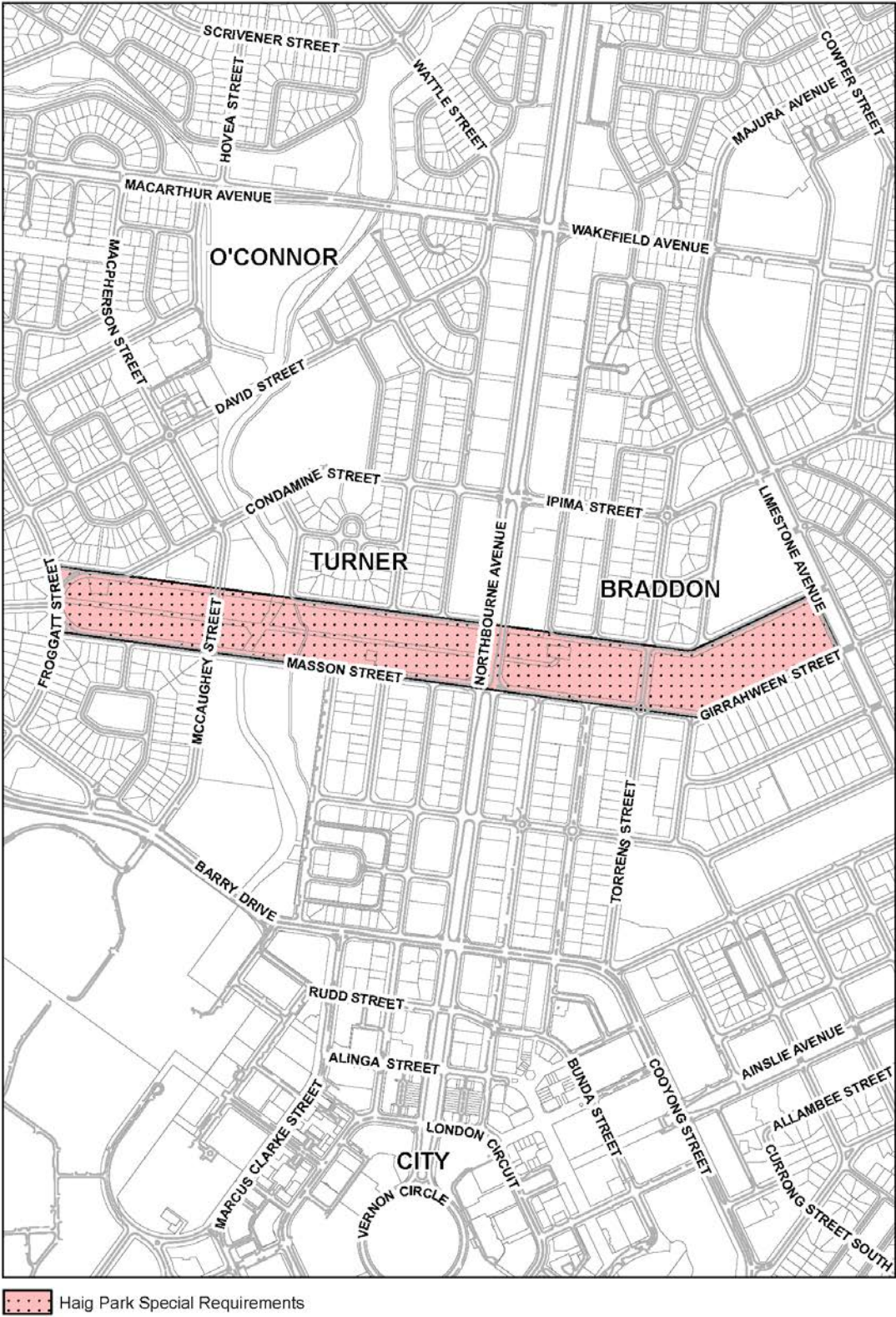
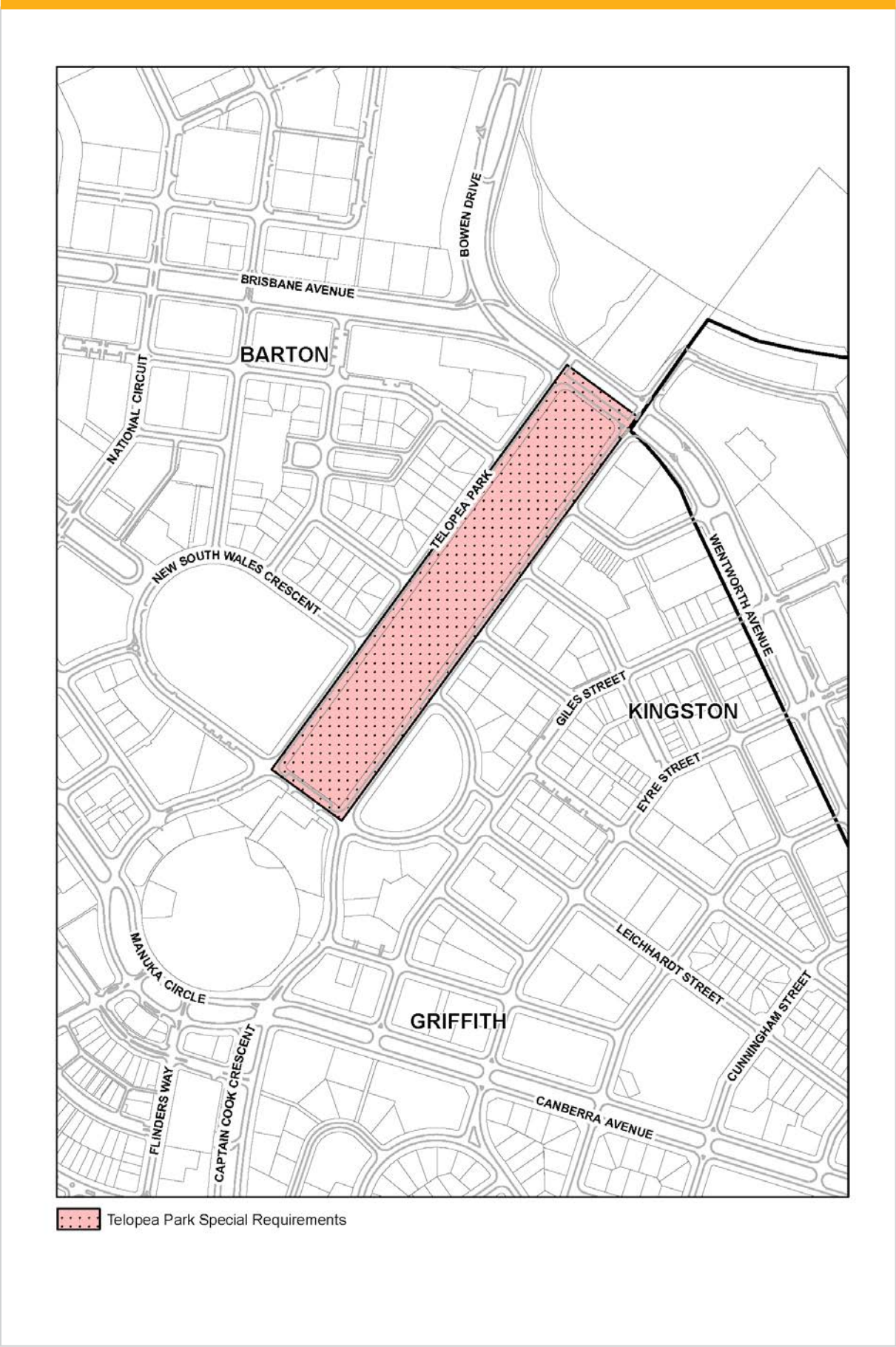


Figure 147: Telopea Park area subject to Special Requirements



4.28 City and Gateway Corridor

Location

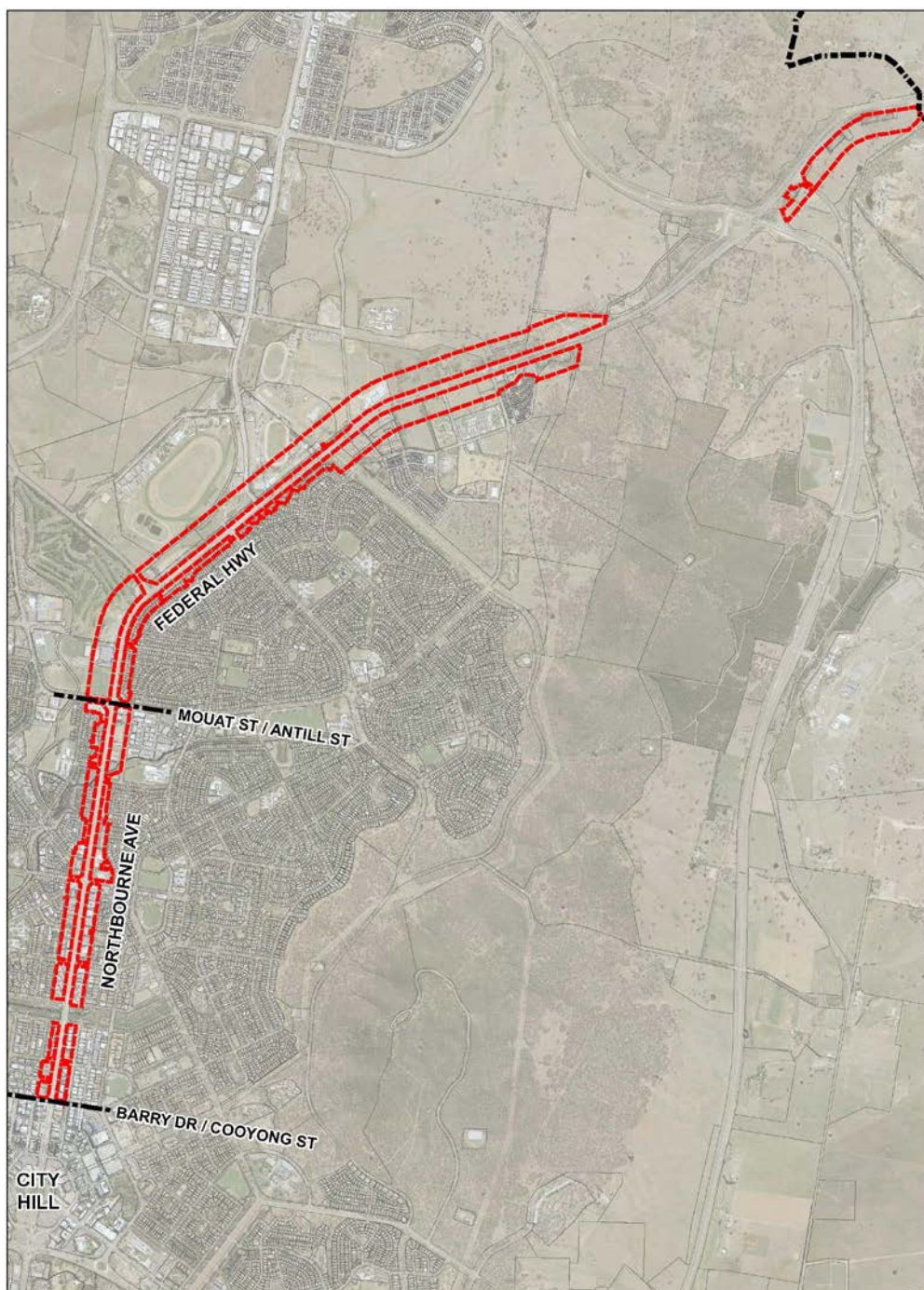
These Special Requirements apply to development on all land (not included within Designated Areas):

- » adjacent to the Main Avenue of Northbourne Avenue between Antill/Mouat Streets and Cooyong Street/Barry Drive

- » which fronts directly onto the Federal Highway from the ACT border to its junction with Northbourne Avenue and extending to include Northbourne Avenue north of Antill/Mouat Streets, AND is not more than 200 metres from its middle line.

Northbourne Avenue and the Federal Highway are defined in Figure 148.

Figure 148: Extent of Northbourne Avenue and the Federal Highway for the purposes of section 4.28



Background

A traveller's first perception of a city's character is gained upon approach and arrival. When arriving in Canberra it is important that the traveller is aware of the special symbolic and functional significance of the National Capital. The Federal Highway is a principal northern approach route to the National Capital, transitioning into Northbourne Avenue.

Design and development of the corridor should heighten the traveller's first perception of the National Capital, and enhance recognition of the special symbolic and functional significance of the National Capital. Expectations should be built up by progressively formalising the design character as the corridor approaches the city centre.

As the final approach to the city centre and Central National Area, the design of Northbourne Avenue and development flanking the avenue, should be of a standard that places it alongside other significant urban boulevards both nationally and internationally. Northbourne Avenue should be distinguished by a formality that is uniquely Australian.

Objectives for City and Gateway Corridor

1. Create an identifiable approach, which increases in formality as it gets closer to the city centre and Central National Area, and which clearly signifies the symbolic and functional roles of the National Capital.
2. Encourage a design-led approach to development with a focus on high quality interfaces between built form and urban landscapes.
3. Ensure that buildings and landscape exhibit design excellence in recognition of the corridor's role as a key northern approach route to the city.
4. Create a landscape setting, including deep root plantings, to provide amenity, assist with climate control, and create comfort for pedestrians.
5. Encourage sustainability as a base requirement for all new buildings.

Land use

Land use for all sites, including both National Land and Territory Land, must be in accordance with the relevant zone identified under the Territory Plan.

Transitional arrangements for development applications

Development applications submitted to the Territory planning authority prior to 4 April 2019 are not subject to the provisions of section 4.28 of the National Capital Plan. Development applications lodged prior to this date are subject to the provisions of the National Capital Plan and the Territory Plan as in force at the time of the application being made.

Detailed conditions of planning, design and development

Building envelope

Building heights

Northbourne Avenue

Buildings adjacent to Northbourne Avenue are to be a maximum of 25 metres in height above datum ground level measured from the front boundary adjoining Northbourne Avenue. Where a building includes a residential apartment that incorporates a two story or mezzanine unit, (above ground level), building height may be increased to 27.5 metres.

Buildings at the intersection of Northbourne Avenue with Antill/Mouat Streets are to be a maximum of 32 metres above ground level.

Where building height limits are 25 metres, 27.5 metres or 32 metres, minor building elements for roof top plant, are permitted where they do not increase the building height as it presents to public street frontages. No habitable room or occupiable room (being rooms where people may be present in the normal use of a building) is permitted above maximum prescribed height limits.

Where maximum permitted building heights are already exceeded by existing buildings, extensions or rebuilding up to the height of the existing building is permitted, provided all other planning and design requirements are met.

Development at the intersection of Northbourne Avenue with Macarthur/Wakefield Avenues must accord with Figure 149. Buildings up to RL617 are permitted at the locations identified in this figure. No building elements are permitted above RL617.

Mid-block links on sites at the intersection of Northbourne Avenue with Macarthur/Wakefield Avenues are to be provided through each site connecting rear streets to Northbourne Avenue.

The exact locations of mid-blocks links may be determined by proponents. The mid-block links must be a minimum of 10 metres in width, and remain publicly accessible at all times.

Federal Highway

Maximum permitted building heights adjacent to the Federal Highway are:

- » between Antill/Mouat Streets and Panton Street/Barton Highway – 18 metres (refer Figure 150).
- » between Panton Street/Barton Highway and Flemington Road/Phillip Avenue – 12 metres (refer Figure 150).
- » between Flemington Road/Phillip Avenue and the ACT/NSW border – 8.5 metres.

Any minor building elements, including roof top plant, should not increase the building height as it presents to public street frontages. No habitable room is permitted above maximum prescribed height limits.

Where maximum permitted building heights are already exceeded by existing buildings, extensions or rebuilding up to the height of the existing building is permitted, provided all other planning and design requirements are met.

Maximum building height for development shall:

- » be measured from the level of the block boundary closest and directly adjacent the Federal Highway
- » be measured from a line perpendicular from the road reservation. The height of the road reservation boundary may be normalised, taking the measure five metres either side of the culvert, where it passes over culverts and other localised earthworks.

The extent of developable land to the west of the Federal Highway may be adjusted where public access via a shared path and naturalisation of Sullivans Creek is included as part of a development proposal.

Figure 149: Development requirements, including permitted building heights, at the intersection of Northbourne Avenue with Macarthur/Wakefield Avenues

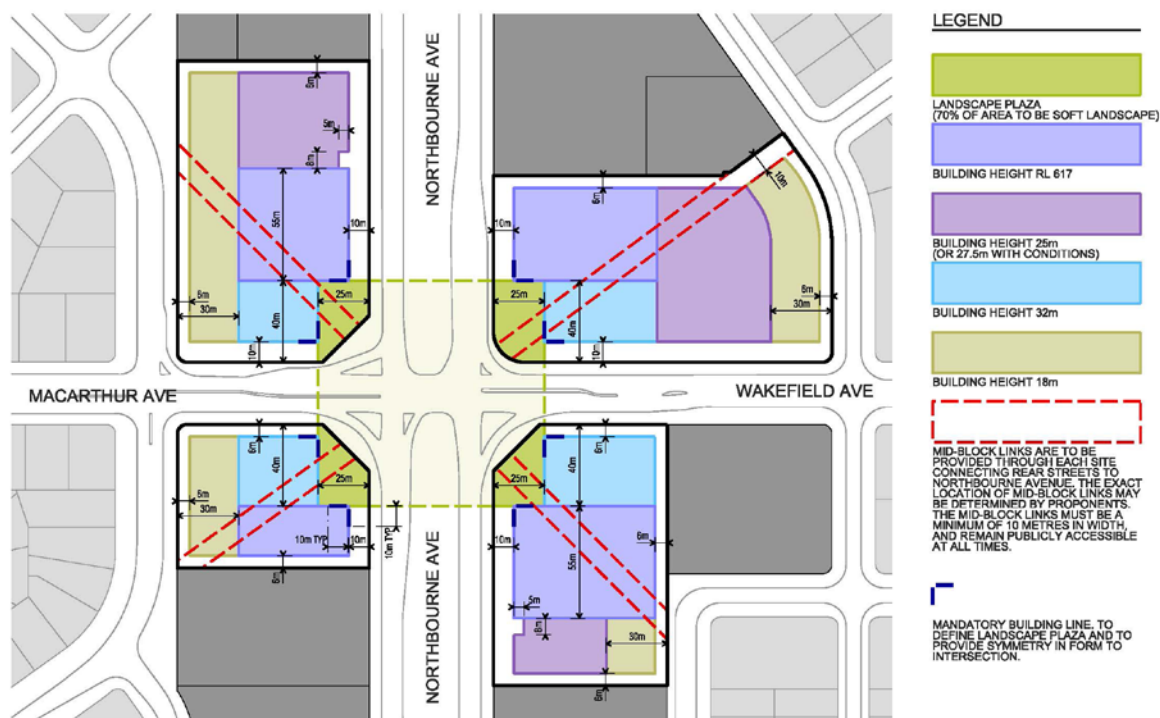


Figure 150: Permitted building heights from Antill/Mouat Streets to Phillip Avenue and Flemington Road



Building setbacks

Northbourne Avenue

Buildings must be set back a minimum of 10 metres from the property boundary adjacent to Northbourne Avenue.

Basements and balconies must not extend into the setback area adjacent to Northbourne Avenue. Minor encroachment such as awnings or architectural details may be considered if the materials and design are such that the visual integrity of the building line is retained.

Service areas and facilities such as loading zones, water/gas metres, water tanks, waste enclosures, and basement ramps are not permitted forward of the building line on the Northbourne Avenue frontage.

A composition of soft landscaping must be provided between the building line and block boundaries to Northbourne Avenue and major cross streets. Hard surfacing, other than for pathways and driveways, should be avoided.

Parking spaces and porte cochere vehicle drop off areas are not permitted.

Rear and side setbacks must be in accordance with the relevant provisions of the Territory Plan.

Federal Highway

Minimum required building setbacks to the Federal Highway are to be in accordance with Figures 151 and 152, and as follows:

- » Where a building is 8.5 metres or less in height, setbacks are to be in accordance with the Territory Plan.
- » Between Antill/Mouat Streets and the Barton Highway/Panton Street – on the eastern side of the road, 6 metres from the property boundary closest to the Federal Highway; on the western side of the road, 24 metres from the property boundary closest to the Federal Highway.
- » Between the Barton Highway/Panton Street and Flemington Road/Phillip Avenue – 70 metres from the centreline of the Federal Highway.

- » On the northern side of the Federal Highway between Flemington Road and the ACT/NSW border – 30 metres from the Federal Highway road reservation.
- » On the southern side of the Federal Highway between Phillip Avenue and Stirling Avenue – 6 metres from the Federal Highway road reservation.
- » On the southern side of the Federal Highway between Stirling Avenue and the eastern boundary of Block 18 Section 75 Watson – 15 metres from the Federal Highway road reservation.
- » On the southern side of the Federal Highway between the eastern boundary of Block 18 Section 75 Watson and the ACT/NSW border – 30 metres from the Federal Highway road reservation.

Service areas and facilities such as loading zones, water/gas metres, water tanks, waste enclosures, and basement ramps are not permitted forward of the building line on the Federal Highway frontage where associated with multi-unit housing proposals.

A composition of soft landscaping must be provided between the building line and block boundaries to Northbourne Avenue and major cross streets. Hard surfacing, other than for pathways and driveways, should be avoided. Parking spaces and porte cochere vehicle drop off areas are not permitted where associated with multi-unit housing proposals.

All other setbacks must be in accordance with the relevant provisions of the Territory Plan.

Figure 151: Required building setbacks for Federal Highway (south)

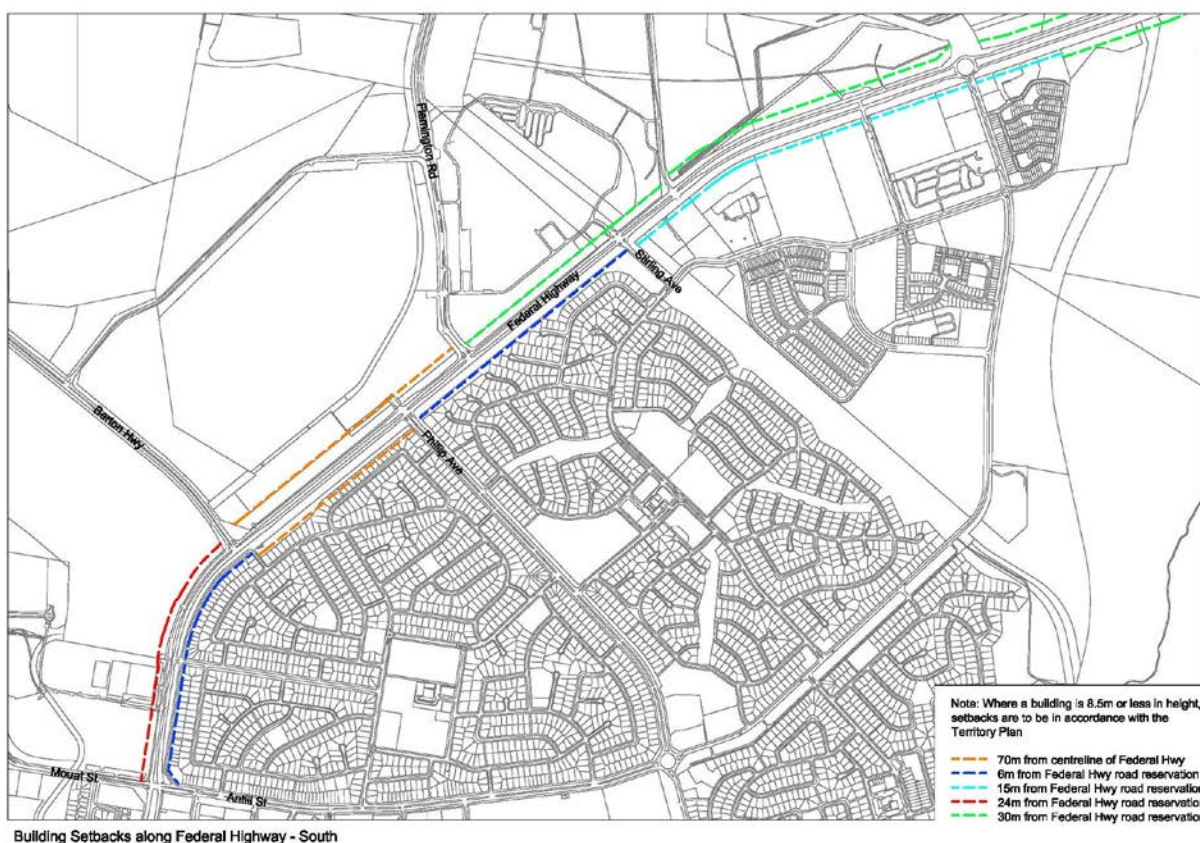
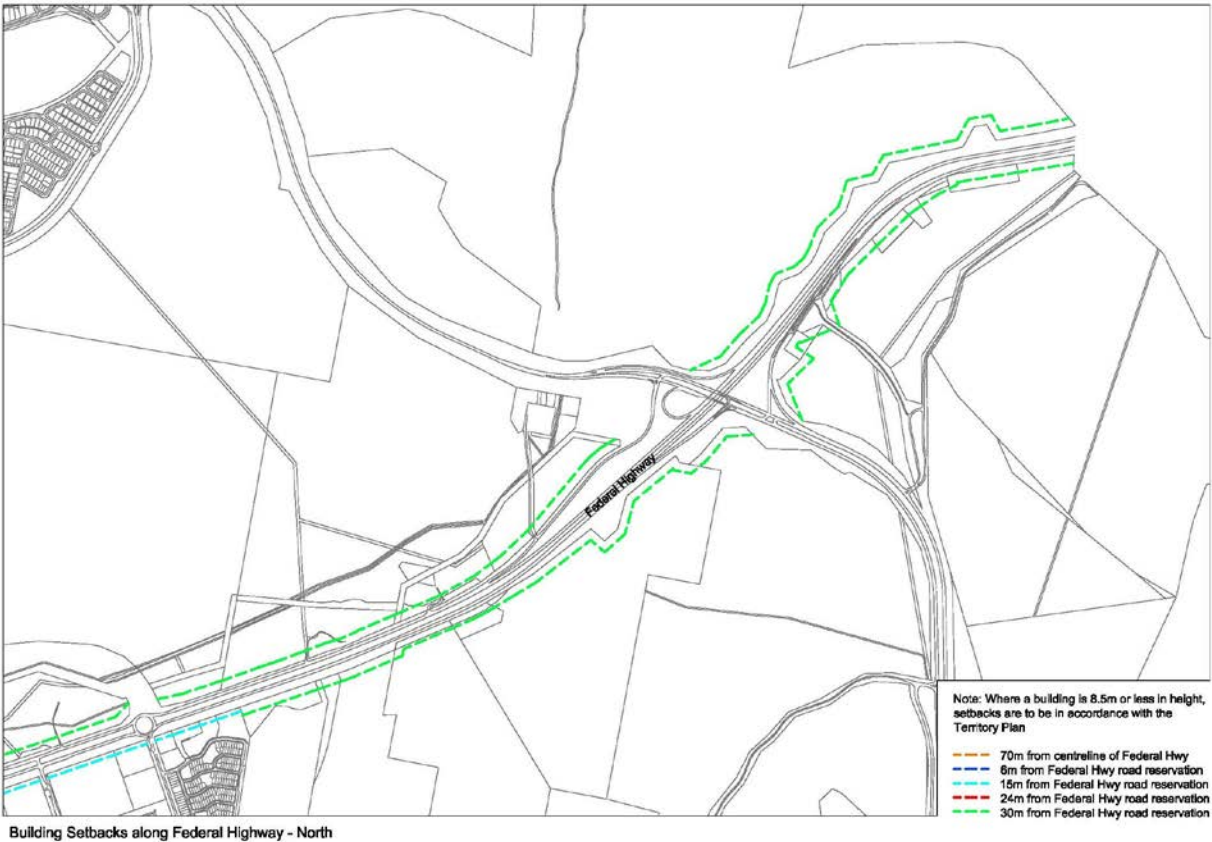


Figure 152: Required building setback for Federal Highway (north)



Building separation

Minimum separation distances for buildings on blocks with a frontage to Northbourne Avenue or Federal Highway greater than 35m wide are:

Minimum separation distances for buildings are:			
Building height	Between windows in habitable rooms/ unscreened balconies	Between windows in habitable and non-habitable rooms	Between non-habitable rooms
Up to 4 storeys	12m	9m	6m
5 to 8 storeys	18m	12m	9m
9 storeys and above	24m	18m	12m

Where blocks have a front boundary to Northbourne Avenue or the Federal Highway and are less than 35 metres wide, building separation distances may be reduced provided all of the following are achieved:

- » reasonable levels of visual and acoustic privacy
- » suitable areas for soft landscaping and deep root planting.

Where a building is located on a block abutting a lower density zone, building setbacks to the relevant boundary of sites zoned for lower density should be increased by three metres.

Greater building separation may be required by the Territory planning authority where increased building separation may achieve better amenity outcomes.

Building separation is measured from the outer face of external walls or outer edge of balconies as relevant. When applying building separation distances to buildings on adjoining sites, apply half the minimum separation distance measured to the boundary where possible.

Note:

Minimum building separation distances apply to buildings within development sites, between residential and non-residential uses, and to buildings on adjacent sites with a shared boundary.

Length of buildings

Long buildings that limit permeability, block views, and disrupt a pedestrian-scaled neighbourhood system should be avoided.

Buildings are limited to a maximum length of 55 metres. For the purpose of this clause, 'building' refers to an element or elements of a building above datum ground level. The application of the maximum length does not apply to basements.

Longer buildings may be permitted at lower building levels where strong design justifications is provided, such as provision of continuous, active street frontages. Where this is the case, pedestrian mid-block links between 5 and 10 metres wide must be provided at least once every 55 metres through the built form. Longer buildings may also be permitted at the intersection of Northbourne Avenue with Macarthur/Wakefield Avenues, where the buildings run perpendicular to the Northbourne Avenue.

Building design and architecture

Building façades

Façade design is to include the use of articulation and modulation to clearly express the organisational or structural grid of the buildings, and to break up the mass of longer buildings.

A balance of light and shadow on the façade is to be created throughout the day through the use of balconies, deeper window reveals, integrated shading, rebates, and expression of structural elements.

Façade materials must be of high quality. A use of robust, low maintenance materials in the higher parts of a building, and natural, tactile and visually interesting materials at the lower levels should be used. Corrugated metal building materials as wall cladding is not permitted for those parts of a building visible from Northbourne Avenue or the Federal Highway.

Building entries must be clearly defined and identifiable from the street.

Private open space

Private open space must be incorporated into the design of all residential dwellings. The following provisions apply to proposals for multi-unit housing

or where multi-unit housing is a component of the development.

Minimum balcony areas for dwellings wholly on an upper floor level are:

- » Studio apartments – 4m² (no minimum dimension)
- » 1 bedroom apartments – 8m² with a minimum dimension of 2 metres
- » 2 bedroom apartments – 10m² with a minimum dimension of 2 metres
- » 3+ bedroom apartments – 12m² with a minimum dimension of 2 metres.

For dwellings wholly or partially at ground level or on a podium or similar structure, a private open space must be provided of the following minimum size:

- » Studio apartments – 18m² with a minimum dimension of 4 metres
- » 1 bedroom apartments – 24m² with a minimum dimension of 4 metres
- » 2 bedroom apartments – 24m² with a minimum dimension of 4 metres
- » 3+ bedroom apartments – 36m² with a minimum dimension of 6 metres

Storage units, or plant and equipment (including air conditioning plant) are not permitted on balconies. Clothes drying facilities may be provided where they are screened from view of streets and other public spaces.

Balconies must be designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Balconies must be designed in accordance with the following:

- » Balustrades to balconies up to 12 metres above datum ground level must be solid.
- » Full width and full height glass balustrades are not permitted below 20 metres above datum ground level.
- » Between 12-20 metres above datum ground level, balustrades must be solid for a minimum of 50 per cent of the balustrade height, commencing at the level of the balcony. Glass elements may be used above the solid component of the balustrade.

To maintain visual and acoustic privacy, partitions between adjoining balconies must be constructed of solid materials designed to have low noise penetration properties. Glazing or other light weight materials are not permitted as a partition between balconies. Operable screens, shutters, hoods and pergolas are encouraged to control sunlight and wind.

Private open spaces must not extend more than four metres into the building setback area, and must not occupy more than 40 per cent of a building frontage.

Roof design

The design of the roof should be integrated into the architecture of the building, use high quality materials, and provide a positive addition to the streetscape. Continuous, horizontal parapets extending the full length of the building are not permitted.

Service elements and roof top plant must be integrated into roof design and not be visible from public areas, including streets.

The design of roofs and parapets should be articulated and express the layout and structure of the building.

Roof design should incorporate sustainability features to maximise solar access to internal building spaces during winter and provide shade during summer.

Communal open space areas and rooftop gardens may be considered. Fully enclosed structures on roof tops are not permitted. Structures such as pergolas must not occupy more than 10 per cent of the total roof area and must be set back a minimum of three metres from the façade below.

For sites between Panton Street/Barton Highway and ACT/NSW border, flat roofs or facades with wide fascias giving the impression of a flat roof are not permitted.

Ceiling heights

Ceiling heights should promote natural ventilation and daylight access to internal building spaces, and contribute to the flexibility of building use over the life of the building.

Northbourne Avenue

Minimum floor to ceiling heights within buildings on sites adjacent to Northbourne Avenue shall be as follows:

Ground floor directly facing Northbourne Avenue (uses other than residential) – 6.0 metres (mezzanine permitted over 30% of ground floor)

Ground floor (residential) – 3.3 metres

Ground floor (other uses, including commercial/office use) – 3.6 metres

Residential (general) –

- » 2.7 metres floor-to-ceiling minimum for all habitable rooms (with the exception of kitchens, which are permitted to have a minimum 2.4 metre floor-to-ceiling height), and 2.4 metres for all non-habitable rooms.
- » 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 volume living space, 2.4 metre minimum ceiling heights.
- » Attic spaces are permitted, with a 1.8 metre minimum wall height at edge of room with a 30 degree minimum ceiling slope.

Federal Highway

Minimum floor to ceiling heights within buildings on sites fronting the Federal Highway shall be as follows:

Ground floor (all uses except residential) – 3.6 metres

Residential (general) –

- » 2.7 metres floor-to-ceiling minimum for all habitable rooms (with the exception of kitchens, which are permitted to have a minimum 2.4 metre floor-to-ceiling height), and 2.4 metres for all non-habitable rooms.
- » 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 living space, 2.4 metre minimum ceiling heights.

Attic spaces are permitted, with a 1.8 metre minimum wall height at edge of room with a 30 degree minimum ceiling slope.

Residential apartment design

The layout of rooms within an apartment must be functional, well organised and provide a high standard of amenity. Dwellings are required to have the following minimum internal areas:

Dwelling type	Minimum internal area
Studio	40m ²
1 bedroom	50m ²
2 bedroom	70m ²
3 bedroom	100m ²

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. Additional bedrooms increase the minimum internal area by 12m² each.

Common circulation spaces

The maximum number of dwellings off a circulation core on a single level must be no more than nine. A high level of amenity for common lobbies and corridors should be demonstrated through the provision of access to ample daylight and natural ventilation, common areas for seating and gathering, and generous corridors with greater than minimum ceiling heights.

Corridors longer than 12 metres from the lift core should be articulated, for example by a series of foyer areas with windows and spaces for seating, and wider areas at apartment entry doors and varied ceiling heights.

Primary living room or bedroom windows must not open directly onto common circulation spaces.

Environmental performance

Energy efficiency

Development should incorporate passive solar design to optimise heat storage in winter and reduce heat transfer in summer. Potential design options include the use of smart glass or other technologies (particularly on north and west elevations), maximising thermal mass in the floors and walls of north facing rooms, overhangs and shading devices such as awnings, blinds and screens.

Operable screening such as louvres, sliding, folding or retractable elements should be designed to provide shade and protection from natural elements. Operable screening elements must be integrated with building design.

Building design must incorporate shading and glare control, particularly to manage sun penetration in warmer months. Design features could include:

- » balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas
- » shading devices such as eaves, awnings, balconies, pergolas, external louvres
- » horizontal shading to north facing window
- » vertical shading to east and particularly west facing windows
- » operable shading to allow adjustment

Residential use

Developments with residential components must provide a variety of apartment designs such as dual aspect apartments, shallow apartment layouts, two storey and mezzanine level apartments. Building design must achieve the following:

- » Living rooms and private open spaces of at least 70% of apartments in a building must receive a minimum of 3 hours direct sunlight between 9am and 3pm on the winter solstice (21 June).
- » A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm on the winter solstice (21 June).

All habitable rooms must have an operable window in an external wall with a total minimum glass area of not less than 15% of the floor area of the room. Courtyards, skylights and high level windows (with sills above 1700mm) may only be used as a secondary light source in habitable rooms.

'Snorkel' arrangements are not permitted as a mechanism to provide natural light or ventilation.

All habitable rooms should be naturally ventilated. Building design should demonstrate consideration of the building's orientation to maximise capture and use of prevailing breezes, depths of habitable rooms, openable windows and the use of awnings and louvres to funnel breezes. Light wells must not be the primary air source for habitable rooms.

The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. At least 60% of apartments should be naturally cross ventilated in the first nine storeys of a building.

Street frontage

Finished ground floor levels set below the adjacent finished public footpath pavement levels on Northbourne Avenue and the Federal Highway are not permitted. The fall from the building entrance to the kerb must generally be less than 2%. Where datum ground level of a site is below the adjacent footpath level, ground floor levels must not be set below datum ground level.

Where residential use is proposed at ground floor level, a vertical separation up to 450mm above the adjoining finished ground level within the site or adjacent verge is permitted to assist in providing privacy.

Where commercial uses are located on ground floors of buildings, buildings must be designed to ensure a direct connection for building users to the adjacent verge and setback area to ensure street continuity.

Service areas must be integrated within the building design to avoid impacting the public domain. Basement car parks and ramps to basement car parks must not be visible from the street.

Landscape

Landscape character

Landscape design for development along the Federal Highway and Northbourne Avenue corridor is a fundamental character feature of the gateway into the city centre. It should unite development with the existing landscape character of Canberra, soften the impact of larger building form and provide visual relief to the urban condition, consistent with Canberra's status as the bush capital.

New plantings must not diminish the heritage significance of places and objects on the ACT Heritage Register, or affect public appreciation of the qualities of these places. Development must provide substantial tree and understorey planting, supported by functional, safe and attractive areas of open space. Development must continue to deliver Canberra as a city in a landscape.

The spaces between buildings must be landscaped to a high quality and promote green links between the private and public domain.

Landscape spaces must be designed to clearly differentiate between areas intended for public and private use, maximising the functionality of both. Landscaped areas must be designed for maximise user comfort and safety.

Planting within front setback areas should consist primarily of trees, as opposed to shrubs or other low vegetation. A minimum of 30 per cent of plantings within setback areas should be capable of achieving at least 15 metres in height.

All developments must renew the adjacent road verge in accordance with the principles outlined in this section.

Mature trees should be retained to the maximum extent practicable and integrated into landscape design. Where existing trees must be removed, they must be compensated for by planting elsewhere on site.

Landscape design must enhance environmental performance and microclimate. This could be achieved by planting appropriate trees near eastern and western façades for shade, planting a mix of evergreen and deciduous trees to provide shade in summer and allow sunlight access in winter, and incorporating green walls and roofs into building design.

All Landscaping within development sites must complement the landscape design themes evident in the corridor:

ACT/NSW Border to Stirling Avenue

Development must meet the requirements for the identified landscape realms and themes for the Federal Highway at section 4.15.4 of the National Capital Plan.

South of Stirling Avenue

The scale of landscape must respond primarily to the height of adjacent buildings, ensuring the landscape is the dominant element. Built form should be screened through the use of plant material.

Between Stirling Avenue and Antill/Mouat Street, an 'informal park boulevard' should be established. This 'informal park boulevard' should primarily comprise tree species endemic to the Canberra region and capable of reaching 20 metres in height. Species such as *Eucalyptus melliodora*, *Eucalyptus microcarpa* and *Eucalyptus polyanthemos* are considered suitable. Spacing between trees should be no greater than 15 metre centres.

South of Antill/Mouat Streets

A 'formal landscape avenue' containing consistent street tree planting within the verge and extending into the front setback area.

Landscape design must reflect the formality of Northbourne Avenue, and include rows of trees, regulatory in planting, and formal hedging.

Landscape design and planting should respond to Canberra's blend of endemic and introduced species, reinforcing the 'bush capital'. Plant species should be chosen for their effectiveness and adaptability to Canberra's climate to reduce heat islands and to maximise shade.

Sullivans Creek

Development adjacent to Sullivans Creek must assist in enhancing Sullivans Creek as a multi-functional creek corridor that enhances environmental values, improves ecological connectivity and wildlife, and integrates Aboriginal heritage and culture into its design. Proposals must demonstrate how the following objectives are met:

- » increased active travel opportunities and links to other destinations within the open space network
- » public access through the site via active travel routes
- » improvement in safety and surveillance
- » acknowledgement of the cultural rights of Aboriginal and Torres Strait Islander people.

The naturalisation of Sullivans Creek must be explored by proponents as a way of improving stormwater management of the waterway, and enhancing ecological values.

Deep soil zones

A planting zone, no less than five metres wide, should be provided within the front setback areas and be retained for deep soil planting.

Front setback areas should be retained for deep soil planting.

A minimum deep soil zone dimension of five metres should be applied where located on site.

Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Landscape and building design must demonstrate:

- » the consolidation of basement and sub-basement car parks beneath building footprints
- » adequate clearance around trees to ensure long term health
- » co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil.

Access and parking

Northbourne Avenue

Vehicle access, including verge crossings and driveways, to sites shall be located and designed to ensure pedestrian and cycle priority. The design of vehicle access arrangements to sites

fronting Northbourne Avenue should ensure that pedestrian and cyclist desire lines and paths are maximised, the width of the vehicle access way is minimised and its materials integrate with landscaping within the verge and setback.

Where possible, sites should share vehicle access via a shared space with adjoining properties that extends from Northbourne Avenue to the rear street frontage. The space should be designed to prioritise pedestrian and cyclist movement, contain high quality public realm treatments, including tree planting, footpaths and lighting that add visual interest.

Where a site cannot accommodate shared access arrangements, a maximum of one crossover per block is permitted. The crossover and driveway should be located along or close to the side boundaries rather than towards the centre of the block.

To minimise potential conflicts, pedestrian and cyclist, and vehicle access to sites should be clearly separated and distinguishable. This may include changes in surface materials, level changes, or the use of landscaping for separation.

Car parking should be provided in basements. Podium and multi-level car parking structures fronting Northbourne Avenue are not permitted. On-grade parking is discouraged and will only be permitted if the following criteria are met:

- » parking is located to the rear of the site away from Northbourne Avenue and major cross streets
- » cars are screened from view to the maximum extent possible of streets, buildings, communal and private open space areas
- » parking is incorporated into the landscape design of the site, by extending planting and materials into car parking space
- » light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving.

Car park entries should be located away from Northbourne Avenue.

A traffic and parking assessment should accompany development proposals for any site for consideration by the relevant authority.

Federal Highway

The visual impact of large car parking areas must be minimised through adequate screening and landscape treatment that appropriately considers view lines and safety. Podium and multi-level car parking structures fronting the Federal Highway are not permitted.

Careful consideration should be given to the access, internal circulation and parking of service and heavy goods vehicles within the area.

A traffic and parking assessment should accompany development proposals for any site, for consideration by the relevant authority.

Lighting

All outdoor lighting, including security and car park lighting, must be designed and sited to minimise light pollution. All outdoor lighting (including lighting fixed to structures) must use full cut-off light fittings. Any uplighting of buildings should be carefully designed to keep night time overspill and glare to a minimum.

Specialty lighting should be used to highlight any ACT border marker.

Signage

Northbourne Avenue

Careful consideration should be given to the integration of signs with building design and landscaping to ensure they do not detract from the Northbourne Avenue frontage. Any signage not affixed to a building must be within a landscape setting.

Signage across a site should be designed in accordance with a cohesive and coordinated theme, and respond to the scale, proportion and detailing of the development.

To minimise visual clutter, individual commercial tenancies should have no more than one sign fronting Northbourne Avenue. For residential development, a single wall sign is permitted, of no more than 10% in size of the façade on which it is located. Larger developments may include legible and discrete way finding signage.

Permitted road signs are those that could reasonably be expected along a main thoroughfare, such as directional signage and street signs, and that are required by relevant traffic authorities. No commercial advertising is permitted on road signs.

Changeable message signs, animated or flashing signs, and third party advertising signs are not permitted on building facades or roofs visible from, or within setback areas to, Northbourne Avenue.

Federal Highway

Careful consideration should be given to the integration of signs with building design and landscaping to ensure they do not detract from the Federal Highway frontage. Any signage not affixed to a building must be within a landscape setting.

Signage across a site should be designed in accordance with a cohesive and coordinated theme, and respond to the scale, proportion and detailing of the development.

All signs on buildings must be below the eaves or parapet capping of a building. A maximum of one wall sign visible from the Federal Highway road frontage will be permitted per building. The maximum permitted size of a wall sign is four square metres, or 10% of all space, whichever is the lesser.

Permitted road signs are those that could reasonably be expected along a main thoroughfare, such as directional signage and street signs, and that are required by relevant traffic authorities. No commercial advertising is permitted on road signs.

A single free standing pylon/column sign is permitted for the EPIC service station site (Block 4 Section 72 Lyneham and Block 429 Gunaglin). No other free standing signage is permitted.

Temporary freestanding signage will be permitted where associated with events at EPIC. Such signage must be consistent with Territory signage policies or the Signs General Code of the National Capital Plan, depending on location.

Fencing

Fencing along site frontages to Northbourne Avenue, or within the setback area to Northbourne Avenue, is not permitted.

Private open space for ground floor dwellings fronting Northbourne Avenue may be enclosed by courtyard walls. Courtyard walls to private open space fronting Northbourne Avenue must be:

- » not higher than 1.8 metres above datum ground level, with solid components not higher than 1 metre
- » constructed of high quality materials (pre-coloured metal, unfinished timber panels, chain-link, barbed or razor wire is not permitted)

» integrated with landscaping.

For sites fronting the Federal Highway, fences are to be designed in a manner that is integral with the landscape design using high quality materials. The use of pre-coloured metal, chain-link, barbed or razor wire is not permitted where visible from the Approach Route.

All fencing to site boundaries must not be bulky or obtrusive.

Design Review Panel

Design concepts for any development or redevelopment proposals must be considered by the National Capital Design Review Panel (NCDRP) prior to a development application being lodged with the National Capital Authority where the proposal is on National Land, or the Territory planning authority where the proposal is on Territory Land. Proposals involving only extensions to existing buildings and/or refurbishment proposals involving substantial external works will be considered by the NCA and Territory planning authority on a case-by-case as to whether they are subject to the design review process. The exception to these requirements are development proposals relating to single dwelling housing and secondary residences, which are not subject to the design review process.

Each item raised in the advice provided by the NCDRP must be addressed by a proponent and subsequently be considered during the assessment of any proposal by either the National Capital Authority or Territory planning authority.

Definitions

For the purposes of section 4.28, the definitions of the Territory Plan apply.

Appendix A

– Land use definitions

Administrative Use

The use of any land, building or other structure for the purpose of a Court, House of Assembly, Territory Administration Centre, City Hall, Information Centre or other civic administration activities.

Administrative and Utility Services

Any of the following uses:

- a. Administrative Use
- b. Community Protection Facility
- c. Defence Installation
- d. Public Utility

as herein defined.

Advanced Technology Park

An industrial park containing uses primarily involved in the research, development, manufacture, processing, assembly and marketing of advanced technology and scientific products including allied goods and services and supporting processes.

Agriculture

The use of land for the cultivation of any plants, fruit, vegetable or flower (including berries or vines) or keeping, breeding and raising of livestock or any other living thing for commercial production but excludes any cultivation or animal husbandry carried out mainly for the enjoyment of, or consumption by, the owner(s) or occupier(s) of the land or any other purpose defined.

Animal Care Facility

A building or place used for the purpose of caring, boarding, breeding or raising predominantly domestic or household animals and may include an animal boarding establishment, kennel or veterinary hospital as defined.

Aquatic Recreation Facility

A building or place used for a sporting, exercise, pastime or leisure activity, whether operated

for gain or not which includes uses based on or adjacent to a water feature, such as a boat shed, boat landing facility, wharf, swimming facility and the like.

Bank

Any premises used or intended for use for the purpose of carrying on the business of taking custody of money and includes a private trading or saving bank, but does not include a Cooperative Society as herein defined.

Bar

Any premises or part of a premises primarily used or intended for use for the sale of alcoholic beverages and spirits to members of the public for consumption on the premises, subject to the issue of an on-licence pursuant to the relevant legislation.

Botanic Garden

A reserve established and managed as a botanic garden in accordance with the provisions of the *National Parks and Wildlife Conservation Act 1975*.

Café

Any premises used or intended for use for the preparation and sale to the public of food and non-alcoholic beverages for consumption on the premises or elsewhere and includes take-away food, fast food and snack bars and the like.

Car Park

A structure or an area other than part of a road which is allocated for the parking of motor vehicles.

Caravan Park/Camping Ground

Land used for the placement of caravans or tents for the purpose of temporary accommodation and includes cabins for overnight and holiday accommodation, amenity buildings, recreational and entertainment facilities, manager's office and residence, and shops which cater for the occupants of the caravan park/camping ground.

Casino

A building or place used by the public for the purposes of entertainment and gambling in accordance with the provision of any laws proclaimed in relation thereto.

Child Care Centre

A building or place, without provision for residential care, used for the purpose of supervising or caring for children of any age throughout a specified period of time in any one day which:

- a. caters for two or more children not related to the owner or operator of the child care centre
- b. may or may not include an educational function but not where this is a principle purpose
- c. may or may not operate for the purpose of gain.

Church Associated Building

A building used for the activities by religious organisations other than for religious worship or for offices and may include the residential use by a minister of religion.

Church Use

The use of land for religious activities of religious organisations, groups and members of the public including places of worship and church-associated buildings.

Club

A meeting place for persons associated, or for a body incorporated, for a social, sporting, athletic, literary, political or other like purpose, and includes premises in respect of which a club licence is held in accordance with the provisions of the relevant liquor licensing regulations.

Commercial Accommodation

A building or place used for use for the purpose of providing temporary accommodation and includes a hotel, motel, guest house, caravan park/camping ground, serviced apartment, serviced house and the like.

Commercial Roadside Sign

A sign, other than real estate temporary

directional signs, erected within road reservations to advertise goods and services or nearby commercial events, such as auctions or sales, and includes placards, sandwich boards, posters and the like.

Communications Facility

A facility for the purpose of transmitting air-borne signals using radio masts, towers, satellite disks and the like, includes telecommunication facilities and television/radio broadcasting facilities.

Community Facility

Any of the following uses as herein defined:

- a. Educational Establishment
- b. Scientific Research Establishment
- c. Cultural Facility
- d. Hospital, Health Centre
- e. Institutional Use
- f. Church Use
- g. Social/Community Facility.

Community Protection Facility

Any premises used or intended for use for the purpose of providing emergency services and protection for the community including such uses as a fire station, ambulance station, police station or civil defence depot, but does not include a corrections facility as defined.

Consulting Rooms

A building or place used for the provision of health care services (including dental, optical and veterinary services) to members of the public.

Cooperative Society

A building society or a credit union formed pursuant to the provisions of the relevant ACT legislation.

Corrections Facility

A building or place used for the safe confinement or safe custody of persons so confined as the result of legal process and includes attendance centres established for persons sentenced to serve periods of community service.

Cultural Facility

A building or place used or intended for use for the purpose of cultural activities and may include a library, museum, theatre, concert hall, art gallery other than a gallery operated for the principal purpose of selling or trading in art works.

Defence Installation

A building or place operated by the Department of Defence or the armed forces of Australia and includes Department of Defence offices, offices associated with national security and defence communication facilities, but does not include facilities associated with military aviation.

Diplomatic Mission

Any building, parts of buildings and the land ancillary thereto leased specifically for use for the purpose of an embassy, a high commission, a legation, or a consulate. This includes chanceries or diplomatic mission, and combined chanceries and residences.

Dwelling

A room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile and includes outbuildings, if any, that are normal to the enjoyment and exclusive use of the dwelling.

Educational Establishment

A building or place used for the purpose of tuition or training, whether or not for the purposes of gain, and includes:

- » a school
- » a tertiary institution, being a university, a college or advanced education teachers college, technical college or other specialist college providing formal education beyond secondary education
- » or any other training or education centre including road safety education centres, adult education centres for continuing education, or sheltered workshops; and may include associated residential accommodation.

Extractive Industry

A building or place used in the course of an industry or undertaking for the mining or extraction of sand, gravel, turf, soil, rock, stone or similar substances and including, when carried out on land from which any such substance is

extracted on land adjacent thereto, the treatment of any such substance and the manufacture of products from any such substance; the term does not include Agriculture as herein defined.

Forestry

Land used for arboriculture, silviculture, forest protection, cutting, dressing and preparation other than in a sawmill or planing mill of wood and other forest products and the establishment of roading required, for the removal of wood and forest products and for forest production.

General Farming

A form of agriculture utilising traditional methods of farming practice including open grazing of animals on pasture or plant cultivation in open fields or gardens.

Hazardous Industry

An industry which by reason of the process involved, or the method of manufacture or the materials used or produced represents a significant source of hazard to human health or life or property, for any reason, and includes any building or place in which hazardous goods or materials are stored and handled.

Health Centre

A building or place used for the medical care (including diagnosis, preventative care and counselling) of out-patients only and may include medical or dental clinics, family planning clinics, first aid station or other professional or paramedical health care services.

Home Business

The use of residential land for carrying on a profession, trade, occupation or calling on the land.

Hospital

A building or place used for the medical care (including diagnosis, preventative care and counselling) of in-patients whether or not out-patients are also provided with care or treatment, and may include associated residential accommodation.

Hotel

A building or place in possession of a general licence in accordance with the provisions of the relevant liquor licencing laws, which provides accommodation for visitors and others.

Indoor Recreation Facility

A recreation facility devoted to facilities and equipment for indoor recreation purposes, including squash courts, indoor sports stadium, fitness centre, gymnasium and the like.

Industry

The use of land for the principal purpose of manufacturing, assembling, altering, repairing, renovating, ornamenting, finishing, cleaning, washing, winning of minerals, dismantling, processing, or adapting of any goods or any articles.

Institutional Use

The use of land as a benevolent home, convalescent home, hospital, nursing home, aged persons home, home for persons who are physically or mentally handicapped, or a remand, penal or reformatory establishment.

Intensive Farming

Any form of agriculture which predominantly and usually takes place within the confines of a building or buildings, such as are commonly known as feedlots, piggeries, or poultry farming establishments, trout farms or greenhouses.

Landscape Buffer

The treatment of land for the specific purpose of:

- a. enhancing or protecting the amenity of neighbouring land
- b. meeting engineering or environmental standards by
- c. screen planting or shelter belt planting
- d. acoustic treatment including mounds etc.
- e. amenity landscaping
- f. other landscaping required to supplement adjoining areas.

Light Industry

Any industry in which the processes carried on, the transportation involved or the machinery or materials used do not interfere with the amenity of the locality by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.

Mobile Home Park

The use of land to accommodate mobile homes or caravans, whether temporary or permanent, and includes amenity buildings used for the personal comfort or convenience of or enjoyment of leisure by persons using a mobile home or caravan for residential accommodation in the Mobile Home Park, and may include a Caravan Park/Camping Ground.

Motel

A building or buildings used primarily for the temporary accommodation of persons travelling by motor vehicle where common facilities including meals are provided for persons accommodated in the motel or the public generally, and whether or not these facilities are licensed.

National Association Office

Any premises used by the headquarters of an establishment, organisation or association instituted on a national basis for the promotion of some political, professional, commercial, religious, charitable, educational, social welfare or philanthropic object.

National Capital Use

The use of any land, building or structure for the purpose of a work of special status and national interest. This includes the National Library, the National Gallery, the High Court, the National Archives, the National Museum of Australia, the Australian War Memorial, the Prime Minister's Residence, the Governor-General's Residence, the Australian National University, the Australian National Botanic Gardens, Commonwealth Offices needing prestigious locations, national memorials, National Association Offices as herein defined, a hospitality house or a Commonwealth Government conference centre and the like.

National Use

Any of the following uses as herein defined:

- a. Diplomatic Mission
- b. Parliamentary Use
- c. National Capital Use.

Nature Conservation Area

An area declared or intended to be declared under relevant ACT legislation to be a Reserve area and may include a Wilderness Area as herein defined.

Offensive Industry

An industry which, by reason of the process involved or the method of manufacture or the nature of the materials or goods used, produced or stored, is required to be isolated from other buildings, when all measures to reduce or minimise impact have been employed.

Office

Any premises used for the purpose of administration (including commercial and public administration), and clerical, technical, professional or like business activities.

Open Space

Land intended for use primarily for public recreation, conservation or amenity purposes and which may include facilities for the enjoyment or convenience of the public.

Outdoor Education Establishment

Land used or intended for use as an education centre for children or adults where the primary focus is on the natural and/or cultural resources of the area. It may include a residence where this is necessary for the protection or management of the primary facility.

Outdoor Recreation Facility

The outdoor use of land for recreation, exercise or leisure including sportsgrounds, riding schools, stadiums, showgrounds, racecourses, equestrian centres, motor racing, and similar activities. The term includes the activities of sporting clubs such as rifle clubs, and group or organised camping activities of schools, churches, scouts, guides, YMCA, Outward Bound and the like.

Overnight Camping

Land which is open to the public for holiday and recreational use of tents for overnight accommodation; the term includes any land together with any amenity building erected thereon which is used or intended for use in conjunction with such land.

Park

Land open to the public which:

- a. has been or is intended to be ornamentally laid out or prepared
- b. is maintained so as to preserve or enhance its natural beauty including its flora and fauna and geological or physiographic features
- c. has been or is intended to be prepared or maintained as a grassed area either with or without trees or shrubs

and which is intended for use for open-air recreation; the term includes any facilities provided on such land for the enjoyment or convenience of the public, being:

- i. kiosks or amphitheatres for band-stands or light refreshment booths
- ii. picnicking areas, public lookouts, routes for nature study or other trails, footways, cycle ways, equestrian trails
- iii. information and display areas for the promotion of such land
- iv. shelters and other conveniences
- v. playgrounds
- vi. associated car parks
- vii. cycle way

but does not include any activity associated with a Recreation Facility or playing field other than the occasional taking part in a game, sport or form of athletics on an informal basis.

Parliamentary Use

Any use directly associated with the function of Parliament, including the Parliament House.

Public Transport Facility

The use of land for the assembly, transport or dispersal of passengers travelling by any form of public transport, whether or not such public transport is provided by a public or private agency, and include facilities for the manoeuvring and temporary layover of public transport vehicles and driver amenities.

Pathway Corridor

Any public land used for the primary purpose of providing for the movement of pedestrians and cyclists.

Personal Service Establishment

Any premises used or intended for use for the purposes of barbering, skin care, non-professional health and/or body care, photography, and like activities, but does not include any premises used or intended for use for a purpose elsewhere herein specifically defined.

Place of Assembly

A building or place used for the following entertainment purposes.

- a. a trade fair or exhibition
- b. an auditorium or convention centre
- c. reception rooms, including any premises not being part of a hotel, managed by a proprietor, and available for the use of parties on formal or ceremonious occasions, but not for unhosted use on general occasions for entertainment purposes.

Place of worship

A building or place used or intended for use for the primary purposes of religious worship and associated activities by a congregation, religious group or members of the public whether or not the premises are also used for religious instruction, tuition or training and may include use for other community activities.

Public Utility

The use of land for the following utility undertakings:

- a. headwork and network undertakings for the provision of sewerage and drainage services or the reticulation of water, electricity, or gas except for gas manufacture and storage
- b. communication facilities, including postal facilities, telecommunication facilities, television/radio broadcasting facilities, and air navigation communication facilities
- c. municipal uses, including street cleaning depots, public toilets, parks and gardens depots, works depots and associated uses.

Quarry

Land used or intended for use for the purpose of extractive industry as herein defined.

Recreation

Land used or intended for use for the public appreciation and use of the natural and cultural environment, scenic and special features where the provision of facilities is minimal.

The term includes any facilities provided on such land for the enjoyment or convenience of the public, being:

- i. kiosks or light refreshments booths
- ii. picnicking areas, public lookouts, routes for nature study or other trails, footways, cycle ways, equestrians trails
- iii. information and display areas for the promotion of such land
- iv. shelters and other conveniences.

Reserve

Land declared as a Reserve under Section 51 of the ACT Nature Conservation Act 1980, the ACT Public Parks Act 1928, or other relevant ACT legislation for special purpose reserves.

Residential

The use of land for the primary purpose of providing shelter for human habitation together with such outbuildings as are incidental to and ordinarily associated with the residential use of the land.

Restaurant

A building or place used for the primary purpose of providing food for consumption on the premises whether or not the premises are licensed to sell liquor and whether or not entertainment is provided. The use includes tea rooms, cafés, bistros and the like.

Restricted Access Open Space

Land used for recreation, exercise or leisure activity, whether operated for gain or not and where public access to the facility may be restricted to certain times.

Retail

The selling of goods and providing personal services in any quantity and by any means other than by wholesale and includes retail shops, restaurants, drink establishments, drive-in facilities, bulky retailing, bulk landscape supplies, vehicle sales, service stations, retail plant nurseries and produce markets.

Retail Plant Nursery

A building or place used for the propagation and sale to members of the public of plants, shrubs, trees and garden supplies but does not include the bulk sale of sand, soil, screenings and other such garden materials.

Road

Any way or street, whether in existence or under reserve, open to the public which is provided and maintained for the passage of vehicles, persons and animals and which may include footpaths, community paths, bus lay-bys, turning areas or traffic controls.

Scientific Research Establishment

A building or place used for the purposes of scientific research including the development of electronic technology, biotechnology or other scientific disciplines for application to commerce, industry, or government and which may include scientific laboratories, meteorological uses, observatories and facilities operated by the Commonwealth Scientific and Industrial Research Organisation or private organisations.

Serviced Apartments

Establishments with five or more units which mostly comprise self-contained units at the same location, and which are available on a unit/apartment basis to the general public for a minimum of one night. The units should have full cooking facilities (i.e. hot plates and oven/microwave), refrigerator and bath/shower and toilet facilities; all bed linen and towels should be provided, and daily servicing (i.e. cleaning and bed making) must be available through the on-site management, although this service may not necessarily be used.

Single Dwelling Housing

Any area of residential land used for the purpose of a single dwelling only.

Social/Community Facility

A building or place used by a public authority or a body of persons associated for the purpose of providing for the social welfare of the community which may include:

- a. meeting rooms, neighbourhood centres, recreation, child minding (including care and ancillary education), cultural activities, social functions and the like
- e. a community club being a building or place used by persons sharing like interests, but not including a licensed club

whether or not that building or place is used for another purpose including associated administration.

Special Development

Land set aside to be used for commercial and community/recreation/tourist activities directly related to the use of the river.

Tourist Centre

A location identified for Tourist Facilities.

Tourist Facility

The use of land for the purpose of providing entertainment, recreation, cultural or similar facilities for use mainly by the general touring or holidaying public. This may include a restaurant, café, bar, service station, tourist accommodation (including motel) and the retail sale of crafts, souvenirs, antiques and the like.

Transport Facility

The use of land or a building for or associated with the movement of goods and people by road, rail and air.

Waterfront Promenade

An accessible public space bordering the lake, intended primarily for walking and cycling.

Wilderness Area

A spacious area of land containing features of the natural environment of particular significance which is substantially undisturbed by European settlement and which may be an area declared or intended to be declared under relevant ACT legislation to be a wilderness.

Appendix B

– General definitions

NB. Place Names and Proper Nouns where used in the Plan have the meaning ordinarily given them or as defined by or under relevant legislation, gazettals or regulations.

ACT Government

The body politic established under the *Australian Capital Territory (Self Government) ACT 1988* and includes the Executive of that body, and agencies established by it, whether by enactment or otherwise.

Amenity

Those qualities or conditions associated with a site, or locality, that are conducive to its better enjoyment for any permitted use.

Arterial Roads

Roads which provide principally for intra and inter-town traffic collection and distribution are arterial roads. The main elements are shown on the General Policy Plan. The arterial road network in the Territory comprises two elements – the arterial roads within Canberra's urban areas, which are major traffic collectors and distributors, and the network of peripheral parkways which serves to carry traffic between towns along routes lying largely at the periphery of the built-up areas.

Attic

Any floor area built wholly or partly in the roof of a building but an attic will not be regarded as a storey if it is wholly contained within a roof pitched at the level of the ceiling of the storey next below the attic.

Backlighting

In relation to a *sign*; the internal illumination of a *sign* box and the internal illumination of individual letters or characters comprising a *sign*, provided that the *sign* box, letter or character is constructed of translucent and not transparent materials.

Billboard

A sign erected for the purpose of advertising products or services which are not being offered on a site on which the sign is erected.

Canberra Central

Comprises the Inner North and Inner South areas of Canberra, includes Canberra City at its centre.

City

The division of City defined by registered survey for land administration and the legal description of land parcels. Broadly, commencing at the intersection of Kingsley Street and Barry Drive, land bound by Barry Drive, Cooyong Street, Coranderrk Street, Parkes Way, Edinburgh Avenue, Hales Street, the eastern portion of McCoy Circuit, Ellery Crescent, Childers Street (including the land on the north-east side of Childers Street to Hutton Street), Hutton Street and Kingsley Street.

Commonwealth Authority

- a body, whether corporate or not, established by or under a law of the Commonwealth other than the Self-Government Act
- any other body, whether corporate or not, established by the Commonwealth
- an office established by, or appointment made under, a law of the Commonwealth other than the Self-Government Act
- an appointment made by the Commonwealth.

Conservation Plan

A statement setting out all the processes of looking after a place so as to retain its cultural or natural significance, including maintenance, presentation, restoration, reconstruction and adaptation or a combination of more than one of these.

Datum ground level

Means the surface ground level as determined in a field survey authorised by a registered surveyor:

- at the time of Operational Acceptance for subdivision; or
 - if a. is not available, provided no new earthworks have occurred; or
 - at the date of grant of the lease of the block;
- whichever is the earliest.

Where a., b. or c. is not available, datum ground level is the best estimate of the surface ground level determined in a field survey considering the levels of the immediate surrounding area and authorised by a registered surveyor.

Deep soil zone

Means an area of soil within a development that is unimpeded by buildings or structures above and below ground, and which has sufficient dimensions to allow for the growth of healthy trees. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways, podium and roof areas.

Defined Activity Centre

Those sites identified as primary activity centres for the location of major employment generating land uses. Includes town centres and industrial areas, but does not include group or local centres.

Designated Area

An area of land identified as having the special characteristics of the National Capital under Section 10(1) of the *Australian Capital Territory (Planning and Land Management) Act 1988*. For the purposes of the Plan Designated Areas are referred to as Designated Areas.

Development Control Plan

A plan prepared for the guidance and control of development including design, siting, scale, purpose, timing and phasing, construction, landscaping and other relevant matters. The plan may include maps, drawings, photographs, specifications and written statements.

Gross Floor Area

With respect to detached houses, is the sum of the gross areas of the floor or floors of a building or buildings, measured from the external faces of exterior walls or from the centre lines of walls separating two buildings. Without attempting to be exhaustive, gross floor area includes garages and any area capable of being adapted for use as anything other than the storage of goods, and floor space in interior balconies or mezzanines and external balconies which are used as corridors.

In the event of no garage or carport being shown on the plan, there will be included in the calculation of the floor space, 15 square metres floor space for the first 150 square meters of

gross floor space shown on the plan and 1 square metre of floor space for every 10 square metres of floor space for every 10 square metres over 150 square metres. In the case of a commercial, multi-unit residential, industrial or business building floor space does not include any areas used for elevator shafts or stairwells, fixed mechanical plant or car parking.

External balconies in multi-unit residential buildings are excluded from gross floor area calculations where two or fewer sides are enclosed. Where three sides are enclosed, the balcony will be included in gross floor area calculations.

Habitable (including habitable room)

Means a room within a dwelling capable of being lawfully used for the normal domestic activities of living, sleeping, cooking or eating, and –

- a. includes a bedroom, study, living room, family room, kitchen, dining room, home theatre, rumpus room; but
- b. does not include a bathroom, laundry, utility room, hallway, garage or other spaces of a specialised nature occupied either frequently or for extended periods.

Height of Building

The difference between the mean natural ground level of that length of the side boundary which is adjacent to the building and the highest point or points of the parapet, eaves or fascia in the case of flat roofs or roofs pitched at less than 45 degrees. Where the roof is pitched at more than 45 degrees the highest point will be measured to a line midway between the top of the eaves or fascia and the ridge.

Height of Sign

The difference between ground level and the highest point of the sign.

Heritage Place

Includes places listed under either Commonwealth or Territory legislation, or those under the National Capital Authority's heritage register maintained under the *Environment Protection and Biodiversity Conservation Act 1999*.

Land Acquisition Act

The Act for the time being in force relating to the acquisition of land by the Commonwealth and associated matters.

Lanyon Bowl Area

Lanyon Bowl Area is approximately 5000 hectares, located in the Murrumbidgee Valley 20 kilometres south of Canberra, comprising the visual catchment of the Lanyon Homestead complex and defined as the land bound by a line commencing at the Castle Hill trig; then south-west and south-east along the watershed boundary of Sawyers Gully to the Tennant trig; then generally north-east in a straight line to toward the Murrumbidgee River at Tharwa; then eastwards directly to an peak of 729m ASL; then along the ridgeline to a peak of altitude 858m ASL immediately north of the Gigerline trig; then north-east along the crest of the range to the Rob Roy trig; then north along the ridgeline to the Big Monks trig; then via straight lines to Tharwa Drive then Lanyon Hill trig and then a straight line to the commencement point.

Management

In relation to land, includes care, control and maintenance.

National Triangle

The land bounded by Constitution Avenue, Kings Avenue and Commonwealth Avenue.

Parking Space

An unobstructed hardstanding or manoeuvring area of 28m² open or enclosed. However, an area of less than 28m², but in no event less than 19m² may be considered as one space, when the layout and design of the parking are adequate to permit convenient access and manoeuvring. In no event, except for detached houses, must the dimensions of any parking space be less than 5.5m long and 2.6m wide.

Pedestrian Walkway

A strip of land, whether paved or unpaved, which is designated by the National Capital Authority as being set aside for the purpose of foot traffic between two or more places.

Plot Ratio

The gross floor area in a building, divided by the area of the site.

Rear Property Boundary

The boundary line of a block located furthestmost from the front property boundary. In the case of blocks which have not more than two property boundaries, there will be deemed to be one front boundary and one side boundary.

Site

Block of land, excepting blocks which include an access driveway or right of way, in which case the area contained within the access driveway or right of way will not be included in the area of the block for the purpose of the calculation of the site area.

Storey

That portion of any building including any portion used for the parking of vehicles or any portion capable of being adapted for use as anything other than storage or the installation of fixed mechanical plant or equipment which is situated between any floor level and the floor level above, or, if there is no floor above, and the ceiling above.

Surface Area

In relation to a sign; the entire area within a single continuous perimeter enclosing the extreme limit of writing, representation, emblem, or any figure or similar character, together with any material or colour form an integral part of the display or used to differentiate such sign from the background against which it is placed. In any event, the supports or uprights on which such sign is supported will not be included in determining the surface area of a sign.

The surface area of a double-faced sign must include only one of the sides when:

- i. the sides are back to back
- ii. the sides are divergent but display identical writing or other representation in substantially different directions.

Any additional side of a multi-faced sign will be included in the assessment of surface area.

Management Plan

A plan, including statements or programs, setting out the objectives, actions, works, standards and procedures for the care, control, maintenance and protection of land, and for the activities for which the land is used.

National Capital Plan

The Plan prepared by the National Capital Authority under Part III of the *Australian Capital Territory (Planning and Land Management) Act 1988* and includes a stage or part of that Plan. May also be referred to as the Plan.

National Land

Has the meaning given by Section 27 of the *Australian Capital Territory (Planning and Land Management) Act 1988*.

Parliamentary Precincts

The area of land specified by the *Parliamentary Precincts Act 1988*.

Parliamentary Zone

The area of land specified by the *Parliament Act 1974*.

Plan

Unless the context otherwise requires, the National Capital Plan.

Policy Plan

A plan prepared for the purposes of setting out land uses for an area, whether existing or intended, or to deal with a class or classes of land use within an area.

Special Requirements Area

An area of land specified in the Plan under Section 10(2) (d) of the *Australian Capital Territory (Planning and Land Management) Act 1988*.

Territory Land

Any land that is not National Land as described by Section 28 of the *Australian Capital Territory (Planning and Land Management) Act 1988*.

Territory Plan

The plan referred to in Section 25 of the *Australian Capital Territory (Planning and Land Management) Act 1988*.

Territory Planning Authority

The authority referred to in *Section 25 of the Australian Capital Territory (Planning and Land Management) Act 1988*.

Works

Includes:

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

but excludes anything done inside buildings or structures.



Australian Government
National Capital Authority

GPO Box 373, Canberra, ACT 2601
P: +61 2 6271 2888
E: nca@nca.gov.au