Planning Report

Block 12 Section 3
Parkes
Works Approval
Application – UNSW
Canberra Stage 1

Prepared for:

University of New South Wales – UNSW

December 2024

CANBERRA
TOWN
PLANNING

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Report Details	**Name**	**Date**	**Initial**
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Contents

1 Introduction

1.1 Purpose and Structure of Report

This report has been prepared in support of a Major Works Approval **(WA)** application for the Stage 1 works for the UNSW Canberra City Campus on Block 12 Section 3 Parkes.

The report has been structured to meet the requirements of the National Capital Authority (NCA) as detailed in the WA Application and the requirements as detailed in the National Capital Plan. This works approval report, accompanying plans and reports (as identified in **Table 1**) provide for a comprehensive submission.

1.2 Required Documentation

The table below identifies the documentation prepared for submission with this application. These documents have been provided to accompany the Works Approval application for the proposed works.

Table 1: List of required documents for the works approval submission

Requirement	Reference / name of document	
Application Form	Included in submission	
Written description of works	Provided in this document	
Authorisation from Lessee	20241023 - Letter of Authorisation- signed	
Locality Plan	A-B1/B2-DA-0000 _Rev B – Cover sheet	
Detailed Site Plan	A-B1/B2-DA-0100_ Rev B – Site Plan **Services** UCCC-ARP-DR-DA-E002 – Electrical and communication Services – Site Servicing – Ground Plan UCCC-ARP-DR-DA-HF00 – Hydraulic and Fire Services – Site Plan UCCC-ARP-DR-DA-C000 – Combined Services Cover Sheet and Legend	
Architectural Drawings	A-B1/B2-DA-0000 _Rev B – Cover sheet A-B1/B2-DA-0100_ Rev B – Site plan A-B1/B2-DA-0101_ Rev B – Permanent Licence Area A-B1/B2-DA-0102_ Rev B – Construction Licence Area A-B1/B2-DA-1100_Rev C - GA Plan – Basement A-B1/B2-DA-1101_ Rev B – GA plan – Ground A-B1/B2-DA-1102_Rev B – GA Plan – Mezz A-B1/B2-DA-1103_Rev B – GA Plan – Level 1 A-B1/B2-DA-1104_Rev B – GA Plan – Level 2 A-B1/B2-DA-1105_Rev B – GA Plan – Level 3 A-B1/B2-DA-1106_ Rev B – GA Plan – Level 4 A-B1/B2-DA-1107_ Rev B – GA Plan – Roof plant A-B1/B2-DA-1108_ Rev B – GA Plan – Roof	A-B1/B2-DA-2002_Rev B – External Elevation – South A-B1/B2-DA-2003_Rev B – External Elevation – West A-B1/B2-DA-2004_Rev B – External elevation – Laneway A-B1/B2-DA-2005_Rev B – External Elevation -North BW A-B1/B2-DA-2006_Rev B – External Elevation – East BW A-B1/B2-DA-2007_Rev B – External Elevation – South BW A-B1/B2-DA-2008_Rev B – External Elevation – West BW A-B1/B2-DA-2009_Rev B – External Elevation – Laneway BW A-B1/B2-DA-2015_Rev B – Perspective A-B1/B2-DA-3000_ Rev B – Long Section - Building 1 & 2 A-B1/B2-DA-3001_Rev B – Long Section - Building 1 A-B1/B2-DA-3002_Rev B – Cross Section – Building 1 A-B1/B2-DA-3003_Rev B – Cross Section – Building 2

Requirement	Reference / name of document	
	A-B1/B2-DA-2000_Rev B – External Elevation – North A-B1/B2-DA-2001_Rev B – External Elevation – East	A-B1/B2-DA-8000_Rev B – Material schedule
Landscape Plans	L_B1/B2-DA-0000_Rev C – Cover Page L_B1/B2-DA-0001_Rev C – Landscape Legend L_B1/B2-DA-0002_Rev C – Tree and Planting Schedule L_B1/B2-DA-0100_Rev C – Landscape key plan L_B1/B2-DA-0101_Rev C – Site plan L_B1/B2-DA-1000_Rev C - Landscape GA Plan - Sheet 1 of 6 L_B1/B2-DA-1001_Rev C - Landscape GA Plan - Sheet 2 of 6 L_B1/B2-DA-1002_Rev C - Landscape GA Plan - Sheet 3 of 6 L_B1/B2-DA-1003_Rev C - Landscape GA Plan - Sheet 4 of 6 L_B1/B2-DA-1004_Rev C - Landscape GA Plan - Sheet 5 of 6 L_B1/B2-DA-1005_Rev C - Landscape GA Plan - Sheet 6 of 6	L_B1/B2-DA-1006_Rev C – Landscape GA Plan – Terrace 1 & 4 L_B1/B2-DA-1101_RevC – Tree Planting Plan – Ground L_B1/B2-DA-2000_Rev C – Landscape sections – Sheet 1 of 5 L_B1/B2-DA-2001_Rev C – Landscape Sections – Sheet 2 of 5 L_B1/B2-DA-2002_Rev C – Landscape Sections – Sheet 3 of 5 L_B1/B2-DA-2003_Rev C – Landscape Sections – Sheet 4 of 5 L_B1/B2-DA-2004_Rev C – Landscape Sections – Sheet 5 of 5 L_B1/B2-DA-3000_Rev C – Landscape Management and Protection Plan – Sheet 1 of 2 L_B1/B2-DA-3001-Rev C – Landscape Management and Protection Plan – Sheet 2 of 2
Schedule of Proposed Works	Detailed in this report	
Civil Plans	**Early Works** 231606-TTW-00-DR-CI-00001 F General Cover Sheet 231606-TTW-00-DR-CI-00002 E General Drawing Index 231606-TTW-00-DR-CI-00003 E General Notes and Legend Sheet 1	231606 TTW 10 DR CI 01041_Rev A – Geometry Typical Sections 231606 TTW 10 DR CI 01042_Rev A – Geometry Typical Sections Sheet 2 231606 TTW 10 DR CI 01043_Rev A – Geometry Typical Sections Sheet 3

Requirement	Reference / name of document	
	231606-TTW-00-DR-CI-00004 E General Notes and Legend Sheet 2	231606 TTW 10 DR CI 01044_Rev A – Geometry Typical Sections Sheet 4
	231606-TTW-00-DR-CI-00011 F General Arrangement Plan	231606 TTW 10 DR CI 02001_Rev B – Earthworks notes and legend
	231606-TTW-00-DR-CI-02012 E Earthworks Cut and Fill Volumes Plan with Basement	231606 TTW 10 DR CI 02011_Rev B – Earthworks cut and fill volumes plan
	231606-TTW-00-DR-CI-02013 B Earthworks Cut and Fill Volumes Plan Stockpile	231606 TTW 10 DR CI 030001_Rev E – Pavement Notes and legend
	231606-TTW-00-DR-CI-02014 B Earthworks Cut and Fill Volumes Plan Stage 1	231606 TTW 10 DR CI 03011_Rev E – Pavement Plan Sheet 1
	231606-TTW-00-DR-CI-02021 F Earthworks Typical Sections	231606 TTW 10 DR CI 03012_RevEB – Pavement Plan Sheet 2
	231606-TTW-00-DR-CI-02031 B Earthworks Typical Road Section	231606 TTW 10 DR CI 03041_Rev B – Pavement Details Sheet 1
	231606-TTW-00-DR-CI-03001 E Pavement Notes and Legend	231606 TTW 10 DR CI 03042_Rev E – Pavement Details Sheet 2
	231606-TTW-00-DR-CI-03011 E Pavement Plan	231606 TTW 10 DR CI 04001_Rev E - Stormwater Notes and Legend Sheet 1
	231606-TTW-00-DR-CI-04001 E Stormwater Notes and Legend Sheet 1	231606 TTW 10 DR CI 04002_Rev E – Stormwater Notes and legend Sheet 2
	231606-TTW-00-DR-CI-04002 E Stormwater Notes and Legend Sheet 2	231606 TTW 10 DR CI 04011_Rev B – Stormwater and Subsoil Drainage Plan Sheet 1
	231606-TTW-00-DR-CI-04011 E Stormwater and Subsoil Drainage Plan	231606 TTW 10 DR CI 04012_Rev B – Stormwater and Subsoil Drainage Plan Sheet 2
	231606-TTW-00-DR-CI-05001 E Utilities Coordination Notes and Legend Sheet 1	231606 TTW 10 DR CI 05001_Rev F – Utilities – Coordination Notes and Legend Sheet 1
	231606-TTW-00-DR-CI-05002 E Utilities Coordination Notes and Legend Sheet 2	231606 TTW 10 DR CI 05002_Rev E – Utilities – Coordination Notes and Legend Sheet 2
	231606-TTW-00-DR-CI-05011 G Utilities Coordination Plan	231606 TTW 10 DR CI 05011_Rev J – Utilities – Coordination plan
	231606-TTW-00-DR-CI-08001 E Temporary Traffic Management - Cover Sheet and Notes (Sheet 1)	231606 TTW 10 DR CI 07011_Rev D – Traffic Control Devices – Plan Removal Public
	231606-TTW-00-DR-CI-08002 E Temporary Traffic Management - Cover Sheet and Notes (Sheet 2)	

Requirement	Reference / name of document	
	231606-TTW-00-DR-CI-08011 F Temporary Traffic Management - Plan	231606 TTW 10 DR CI 07012_Rev D – Traffic Control Devices – Plan Proposed Public
	231606-TTW-00-DR-CI-09201 E Environmental Erosion Control Notes and Legend Sheet 1	231606 TTW 10 DR CI 07022_Rev A – Traffic Control Devices – Plan Proposed Private
	231606-TTW-00-DR-CI-09202 E Environmental Erosion Control Notes and Legend Sheet 2	1231606 TTW 10 DR CI 08001_Rev E – Temporary Traffic Management Notes and Legend Sheet
	231606-TTW-00-DR-CI-09211 E Environmental Erosion Control Plan	231606 TTW 10 DR CI 08002_Rev E – Temporary Traffic Management Notes and Legend Sheet
	Main Works	231606 TTW 10 DR CI 08011_Rev G – Temporary Traffic Management Plan
	231606 TTW 10 DR CI 00001_Rev F – General Cover Sheet	231606 TTW 10 DR CI 09201_Rev E – Environmental
	231606 TTW 10 DR CI 00002_Rev E – General Drawing Index	Erosion control notes and legend sheet 1
	231606 TTW 10 DR CI 00003_Rev E – General Notes and Legend Sheet 1	231606 TTW 10 DR CI 09202_Rev E – Environmental Erosion Control Notes and Legend Sheet
	231606 TTW 10 DR CI 00004_Rev E – General Notes and Legend Sheet 2	231606 TTW 10 DR CI 09211_Rev E – Environmental Erosion Control Plan
	231606 TTW 10 DR CI 0001_Rev G – General Arrangement plan Sheet 1	231606 TTW 10 DR CI 11001_ Rev E – Vehicle Turning Paths Notes and Legend
	231606 TTW 10 DR CI 00012-Rev D – General Arrangement plan Sheet 2	231606 TTW 10 DR CI 11011_Rev F – Vehicle Turning Paths Plan Sheet 1
	231606 TTW 10 DR CI 01001_Rev E – Geometry notes and legend	231606 TTW 10 DR CI 1101_Rev F – Vehicle Turning Paths Plan Sheet 2
	231606 TTW 10 DR CI 01011_Rev E – Geometry Alignment Control and Grading Plan	231606 TTW 10 DR CI 11013_Rev F – Vehicle Turning Paths Plan Sheet 3
	231606 TTW 10 DR CI 01031_Rev E – Geometry Ramp Longitudinal Section	231606 TTW 10 DR CI 12001_Rev E – Waste Management Notes and Legend
	231606 TTW 10 DR CI 01032_Rev E – Geometry Road Longitudinal Section Sheet 1	231606 TTW 10 DR CI 12011_Rev E – Waste Management Plan
	231606 TTW 10 DR CI 01033_Rev E – Geometry Road Longitudinal Section Sheet 2	Parkes S3 B12 In Principle IWDesAcc

Requirement	Reference / name of document	
Building services	UCCC-ARP-DR-DA-C000[5] Combined Services Cover Sheet and Legend	UCCC-ARP-DR-DA-E004[2] Electrical Services Specialist Lighting Ground Plan
	UCCC-ARP-DR-DA-E002[6] Electrical & Communication Services Site Servicing Ground Plan	UCCC-ARP-DR-DA-E005[2] Electrical Services Site Plan - Service Road External Lighting
	UCCC-ARP-DR-DA-E003[7] Electrical Services Specialist Lighting Ground Plan	UCCC-ARP-DR-DA-HF001[5] Hydraulic and Fire Services Site Plan
Planning Report	This Document	
Quantity Surveyor's Certificate of Costs	241210_UNSW Stage 1_CONCEPT DESIGN - DA Summary	
Remediation Documentation	231606-TTW-00-DR-CI-02012_E EARTHWORKS CUT AND FILL VOLUMES PLAN WITH BASEMENT	231606-TTW-00-DR-CI-02021_F EARTHWORKS TYPICAL SECTIONS
	231606-TTW-00-DR-CI-02013_B EARTHWORKS CUT AND FILL VOLUMES PLAN WITH BASEMENT	231606-TTW-00-DR-CI-02031_B EARTHWORKS TYPICAL ROAD SECTION
	231606-TTW-00-DR-CI-02014_B EARTHWORKS CUT AND FILL VOLUMES PLAN STAGE 1	
Drawing schedule	Included in this table	
3D Design Model	Included in this submission	
Traffic Assessment Report	231606-TTW-00-RP-TR-[H] Traffic impact and Parking Assessment Report + Appendices A, C and C	
	231606-TTW-00-RP-TR-00020 Parkes Way Slip Lane Review	
Consultation Report	UNSW Canberra City Stage 1 Consultation Report	
	UNSW Canberra City Stage 1 Supplementary Consultation report	
Survey	15556_DP A	
	2020-137_DETAIL SURVEY_230726 A	
	2023-137_UNDERGROUND SERVICES_230904 B	

Requirement	Reference / name of document
Site Establishment and Construction and Demolition Management Plans	**Landscape Management and Protection Plans (LMPP)** L_B1/B2-DA-3000 - Landscape Management and Protection Plan – Sheet 1 of 2 L_B1/B2-DA-3001 - Landscape Management and Protection Plan – Sheet 2 of 2 **Tree management and Protection Plan (TMPP)** Tree Management and Protection Plan - university of NSW – Canberra City Campus Stage 1 Works – Parkes, BLK12, SEC3 Parkes **Remediation Action Plan** P23133_RAP Addendum_20240415 **Construction Environmental Management Plan** P23133_CEMP_20240111
Other Documents	**Access and Mobility Report** 10927DA UNSW Canberra City Campus Stage 1 – R4 **Arboricultural Assessment** 240521_UNSW_Prelim_C Arboricultural Assessment 240521_UNSW_TCCS_(5714990.1) Arboricultural Assessment TCCS Street Trees 240521_UNSW_TMP_B(5714991.1) Tree Management and Protection Plan **Building compliance report** CBS BCA Compliance Report - r4.0 **Design Report** UNSW Canberra City Campus_Works Approval Report_240521_LR C **Flood Assessment Report** 231606 - TTW-00-RP-CV-[D]- UNSW Flood Modelling Investigation **Lighting Report** UNSW Lighting DA Report r4 UNSW Parkes Lane DA report updated 241212 **Master Plan Response** PARK003012 Stage 1 Works Response to Master Plan 241217 **Noise Management Plan** 20240521 UNS3551.0001.Rep **Signage and Wayfinding Strategy** 240529_BEST_UNSW Canberra Campus Wayfinding_Strategy_H

Requirement	Reference / name of document	
	ESD Report 237175 UNSW CCC Sec-J Report [01] 237175 UNSW CCC Stage 1 ESD Report [01] **Fire Safety report** UNSW Canberra City Campus (Stage 1) - DA fire safety engineering support	**Visual Impact Study** UNSW Canberra Campus - Visual Impact Photomontage and Methodology Report_NOV 24 **Waste management plan** 231606-Waste-and-recycling-management-plan-form-UNSW Stg. 1 Rev B **Wind Report** UNSW Canberra City_Arup wind_REP_20240517

1.3 Overview of Proposal

This WA application seeks approval for Stage 1 works for the UNSW Canberra City Campus including:

- University academic and innovation buildings
- Basement car park
- signage
- landscaping
- off-site civil works
- access and waste arrangements
- internal driveway and perimeter ring road
- removal of trees

The remainder of the site is to be retained as a public surface car park until future stages of development occur.

1.4 Site Description

The subject sites are both irregular shaped with a total area of circa 32,632m^2. Constitution Avenue runs adjacent to and bisects the two sites. The sites are zoned a designated land under custodianship of the National Capital Authority.

Block 12 Section 3 Parkes is currently occupied by a public parking lot (200 Constitution Ave Parking) and Block 12 Section 33 Reid is occupied by commercial/retail developments and the educational establishment of Canberra Institute of Technology (CIT Reid). The subject block contains buildings, structures, trees, landscaping, paths, verge works, driveways and a right of way easement and a service easement.

1.5 Site Context

The subject site is situated southeast of the city centre along Constitution Avenue and Parkes Way in the suburb of Reid and Parkes,

The site occupies a prominent location being at within the Parliamentary Triangle in the Central National Area of the ACT.

To the North (and north-west)

- Educational establishment - Canberra Institute of Technology (CIT) Reid
- Commercial developments (national convention centre, commercial accommodation)

To the West (and north-West):

- Canberra Olympic Pool
- National Convention Centre Canberra

To the South:

- Parkes Way
- Commonwealth Park
- Lake Burley Griffin

To the east (and south-east):

- Residential development – The Griffin
- ANZAC Park West development
- ANZAC Parade

This site is within close proximity to commemorative monuments with much of the surrounding area comprising Designated land. The site is also located along a major roadway that connects the National Triangle.

Surrounding land uses are as shown in **Figure 1 below.**

Figure 1 – Locality and Site location plan *(Source: ACTMAPi, September 2024)*

1.6 Overview of National Capital Plan Approval Requirements

The general works approval process is shown below. The project team has advanced with Stages 1 and 2 of this process.

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

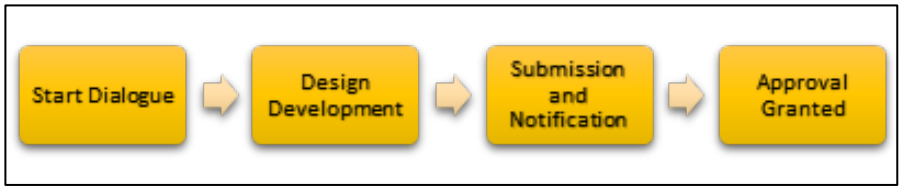

Figure 2 - General Works Approval Application Process stages

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

1.6.1 Start Dialogue

- Early discussions with the National Capital Authority are undertaken to help identify appropriate design solutions and requirements of NCP to inform design.
- Discussions progressed and centre on the National Capital Plan Requirements and compliancy.

1.6.2 Design Development

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

1.6.3 Works Approval Submission and Notification (this step)

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

1.6.4 Proposal Assessment and Approval Granted

- NCA considers formal application and final documentation as submitted.
- Once satisfied that all relevant matters are resolved, and proposal meets the planning controls applicable, the NCA may issue works approval.

1.7 Consultation

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

A Master Plan was approved for the site in 2022 as required under the Precinct Deed applicable to the development.

The proponent has further consulted with the Territory and neighbouring stakeholders in relation to the proposal and associated works. Community engagement was also undertaken regarding the proposal in November-December 2023.

Consultation has also included ongoing discussions with relevant utility providers and ACT and Commonwealth government entities.

The proposal was presented to the National Capital Design Review Panel (NCDRP) as part of the Master Plan preparation and the proposal that is the subject of this Stage 1 Works Approval application has also been presented to the NCDRP for review twice prior to submission of this application.

Conditional endorsement has been received by the City Renewal Authority on 10 September 2024 to submit this Works Approval application subject to Chief Ministers' requirements which have been addressed in the Works Approval package and comments provided in this planning report on specific matters as relevant. Final endorsement was received on 17 October 2024 which is a precondition for this Works Approval submission.

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

Please refer to the consultation report prepared by Struber for the UNSW Canberra City Stage 1 for further details on the consultation undertaken.

In addition to consultation outlined in the Consultation Report, the project team engaged with TCCS, NCA and the City Renewal Authority in November 2024 regarding the proposed road access to the south of the site. This Works Approval application submission includes the result of this engagement.

1.8 Statement Addressing NCDRP recommendations

The subject proposal has addressed the recommendations of the NCDRP as follows, with reference to applicable design documents where specific matters have been addressed.

Table 2: Statement addressing NCDRP recommendations

NCDRP recommendation	Response
The Panel recommends the proponent to: *1.1 Develop further analysis regarding the proposed removal of the colonnade from the Constitution Avenue frontage and provide justification for the change and potential loss of this amenity across the Campus. Ensure that the proposal sets a precedent of design excellence for the development of successive stages.*	Refer to pg 5 of the Design Report which demonstrates the response to Panel concerns regarding proposed colonnade removal.
The Panel recommends the proponent to: *3.1 Continue to consider the incorporation of natural ventilation or mixed mode spaces to reduce operational energy and provide user comfort across the campus.*	Due to the operational requirements of the building and sustainability performance targets, natural ventilation has been considered by the proponent as not appropriate for this development.
The Panel recommends the proponent to: *5.1 Reduce the overall building height in accordance with the requirements of the planning framework (i.e., National Capital Plan) and in conjunction with the reconsideration of the extent and proportions of roof top plant. Consider further articulation to the upper levels (e.g., stepping back the structure) along the southern frontage of Building 2 to reduce the current negative impact (i.e., excessive overshadowing and bulk and scale) of the proposed massing onto the Parkes Green open space area.*	Refer to the Solar Studies included at pp 92-23 of the Design Report demonstrating the cumulative impact of proposed rooftop plant on the overshadowing of Parkes Green. The proposed rooftop plant outcome addresses the NCDRP's recommendation, indicating that the removal of rooftop plant has minor impact on overshadowing of Parkes Green.
5.2 In conjunction with Item 5.1, explore alternative plant room configurations that minimises the current negative visual and solar impacts. The Panel recommends the proponent investigates the opportunity to locate lower plant elements to the southern side of Building 2 allowing 'terracing/sloping' of mechanical elements to provide substantiation for the proportion of plant to floor	Refer to pg 5 of the Design Report which demonstrates the relocation of plant equipment to address Panel concerns.

NCDRP recommendation	Response
area. The Panel also recommends continued engagement with the relevant authorities (e.g., NCA) so that a suitable solution may be established.	
6.1 Develop a robust strategy for the integration of functional outdoor spill out areas that respond to the civic responsibilities required for the Constitution Avenue frontage, in conjunction with consideration of the operational requirements for the proposed Stage 1 buildings.	Refer to the Ground Plane Activation diagram at pg 27 and Civic Interface diagrams included at pp 51-54 of the Design Report demonstrating the activation of the ground level frontage to Constitution Avenue, including awnings that provide the amenity and shelter intended by colonnades.
The Panel recommends the proponent to: *7.1 Continue to develop the entry sequence to Buildings 1 and 2 so that the entrances to the Stage 1 development 'celebrates' the entrance to the UNSW Campus, is intuitive and supports ease of wayfinding.*	Refer to the Civic Interface diagram included at pg 51 of the Design Report demonstrating the entry sequence for Buildings 1 and 2 to celebrate the entrance to the campus and facilitate ease of wayfinding.
The Panel recommends the proponent to: *8.1 Consider the use of atria, courtyards and other innovative architectural elements to ensure floor depth optimises daylight into all levels of the buildings (e.g. continuous atria from ground to roof).*	Changes to the configuration of teaching and research spaces have been incorporated into the design to optimise daylight access as indicated on the Flexible Floorplate diagram included at pg 29 of the Design Report.
10.1 Continue to develop the architectural expression of Buildings 1 and 2 to create a more playful, interactive, layered, environment driven solution that incorporates a variety of fixed and operable shading alternatives, proportions (e.g. single and double storey), window openings, and materials. Consider both vertical and horizontal diversity of expression to provide more dynamism that relate and promote the intended university character.	Refer to the Responsive Façade and Façade Development diagrams at pp 33-35 of the Design Report, demonstrating the performance and design outcome for the proposed façade design.
10.2 Provide the options and analysis in the subsequent planning submission (e.g. example solar and façade exploration) to demonstrate how the design proposition arrived at the current solution and the associated benefits.	The Design Report details throughout how the design proposition has evolved based on site analysis and stakeholder engagement, including the solar access performance and façade exploration in the Responsive Façade and Façade Development diagrams at pp 33-35 and details on pp 38-39. The project team have engaged with the NCA regarding the development of the proposed façade design. Physical samples of proposed materials are to be provided to the NCA as part of this Works Approval submission.
10.3 Further develop the architectural language of Building 1 and Building 2 to embed the climatic response to façade orientation, outlook and interface. The Panel recommends the exploration of all façades to identify opportunities that respond to the protective skin principle, including the development of playful and interactive environment solution.	Refer to the Responsive Façade and Façade Development diagrams at pp 33-35 and details on pp 38-39 of the Design Report, demonstrating the development of the façade design for Buildings 1 and 2.

NCDRP recommendation	Response
10.4 Incorporate greater diversity, richness and contrast into the material and colour palette.	Refer to the Material Palette diagram at pg 36 of the Design Report, demonstrating the materials palette for the development which incorporates a greater diversity of materials and greater richness and contrast into the proposal.

2 Background

2.1 Project Background

The proposed works comprise Stage 1 of the development on Block 12 Section 3 Parkes (the site), which includes the design and siting of the UNSW Canberra City Campus.

Prior engagements with the National Capital Authority (NCA) were undertaken as per the deed agreement to identify limitations and requirements to consider the extent of proposed works being part of the early phases of the UNSW Canberra City Campus within the Central National area and lands under custodianship by the National Capital Authority

The proposal includes various architectural, landscape, civil plans as and other consultant plans and reports that accompanies the submission to the NCA before proceeding with the development and implementation of the proposed works.

2.2 Project Staging - Implementation

Stage 1 is the first of four development stages as envisaged under the Master Plan to implement the project. The campus will be a complete campus at each stage including academic and residential buildings, car parking, open spaces and landscapes. The proposed Stage 1 timeframe is 2025-2027 and includes the following elements and outcomes to be established:

- Presence on Constitution Avenue
- landmark building on the corner of Constitution Avenue and Parkes Way
- Constitution Avenue Gateway on to Parkes Campus established
- Parkes Green developed with option for extending to Parkes Road south
- Parkes Road south to be delivered
- On-grade parking on east of Parkes site

Figure 3 - Map of stage 1 implementation (source: MGS Architecture, 2022)

The Master Plan indicates a GFA for Buildings 1 and 2 of 19,300m^2 and the Precinct Deed specifies that 75% of the GFA is to be for educational purposes with the remaining 25% available for ancillary uses. The proposal meets the Deed requirements in relation to the proportion of uses. The proposed Building 1 and 2 total GFA is 19,426m^2.

Development is to include academic and innovation buildings, however actual GFA will depend on detailed design resolution and individual project briefs.

The proposed activities included in Stage 1 are academic, educational, research, industry collaboration, student services and retail uses.

Overall, Stage 1 intends to develop teachable spaces suitable for full-time students and academic and industry research staff. The completion of the final stage intends to accommodate a population of approximately 5,000 students.

2.3 Site Remediation

The Precinct Deed specifies that site contamination is to be remediated prior to commencement of works on site.

As part of this application, it is proposed to undertake remediation of part of the site including the area subject to Stage 1 building works, the area of the proposed ring road and soil stockpiles. Remediation works are outlined in documentation provided in this submission.

2.4 Property Information

Table 2 below provides the relevant property information for both the subject blocks.

Table 3 - Summary of Property Information – Block 12 Section 3 Parkes

Property Information	Details
Site Identifier	Block 12 Section 3 Parkes
Site Address	N/A
Lessee	Unleased – under custodianship of Transport Canberra City Services (TCCS)
Site Area	32,632m^2
Easements	Right of Way Easement to the north-east corner of the block
Concessional lease	Not applicable. Grant of the Crown lease for the block is to occur once Deed requirements are satisfied.
Current Use	At-grade public parking
Land use Policy	*'Designated'* under the National Capital Plan
General Policy Plan	Urban Area
Relevant Precinct/Development and General Codes and Overlays	Central National Area – Constitution Avenue and ANZAC Parade Precinct Code

2.5 Precinct Deed

The subject site is to be developed in accordance with a Precinct Deed with the Territory which includes the following planning requirements:

- Establishment of a Master Plan for the Campus
- Approval of the proposal by the Territory
- First stage of development to be submitted to the Territory no later than 12 months after the approval of the Master Plan
- Staged development of the Campus under a Holding lease to be granted by the Territory
- Requirements for 75% of the GFA on the Campus to be used for primary use of education and research establishment.

The proposal has been prepared in accordance with these Deed requirements. The Stage 1 project area forms part of the Precinct Deed

2.6 Master Plan

The UNSW Canberra City Master Plan was prepared by MGS Architects and Snøhetta in October 2022 and approved by the ACT government in April 2023.

2.6.1 Background

Condition 3.7 of the Precinct Deed requires the establishment of a Master Plan to provide a foundation for development outcomes for the Campus and realise UNSW's campus vision for:

> *a world-class, lively urban campus consisting of an ensemble of buildings, each diverse in program, ambition and character but connected to a shared campus vision which complements the broader neighbourhood.*

The Master Plan has been used to inform the Works Approval application for Stage 1 works.

2.6.2 Master Plan overview

The UNSW Canberra City Campus Master Plan responds to the directions, controls and policies from a range of documents including statutory planning controls applicable to the site.

The Master Plan provides a comprehensive foundation to guide the staged development and realisation of the vision of the Campus over the next 15 years.

The Master Plan is designed around flexibility in implementation as the overall campus development will be delivered in stages. Specifically, the Master Plan seeks to ensure that the architectural and landscape design can evolve and respond to the needs and requirements of the Campus over time.

The Master Plan is structured to provide a framework that includes an overall campus vision, vision ambitions, design principles, design strategies and Precinct areas to outline plans and intentions from the macro to the micro site scale.

The Works Approval for Stage 1 responds to the design strategies and initiatives for the Civic Interface and City Edge campus precincts outlined in the Master Plan. Please see separate report **PARK0030012 Stage 1 Works Response to Masterplan** providing a response to the Master Plan.

3 The Proposal

3.1 UNSW Canberra City Campus

This application comprises the proposed Stage 1 works for the UNSW Canberra City Campus to be located to the western portion of Block 12 Section 3 Parkes.

3.2 Project Staging and Delivery

The works that form this application comprise Stage 1 of an envisioned four stage development process to occur over a 15 year period.

As noted, Block 12 is currently unleased land under the custodianship of Transport Canberra City Services. It is intended that the site will be subject to a Holding Lease to be granted by the ACT government over the whole of Block 12 permitted staged development of the block.

Following the issue of Works Approval for Stage 1, a Crown lease would be granted over the Stage 1 portion of the site, with the balance of land to remain within the Holding lease for development as part of future stages of the campus.

Noting development stages include works to Block 12 Section 33 Reid north of Constitution Avenue, for Block 12 these future stages include:

- **Stage 2**: the development of communal pedestrian areas on Block 12 and a third building fronting Constitution Avenue.
- **Stage 4**: development of the remainder of Block 12 fronting Parkes Way, including student accommodation development.

3.3 Design and Siting

The design and siting works within this application include:

- Early works to facilitate the proposed development as detailed in the Early Works plans provided;
- Building 1, a six-storey education and research building of 9,540m^2 gross floor area that includes:
    - Large teaching, research, showcase and event spaces on Ground
    - Loading dock on Ground
    - General teaching spaces located between Ground and Level 1
    - Specialist teaching on Level 02
    - Research hub located on Level 3
    - Academic workspace/ Industry partner workspace on upper levels close to
    - Building 2 bridge link at Levels 1 and 2
    - Level 1 terrace and event space connected to terrace on Level 04;
- Building 2, a six-storey education and research building of 9,886m^2 that includes:
    - Large teaching, maker space and retail on Ground
    - Smaller teaching spaces on the mezzanine
    - Collaboration spaces and research Partner workplace on upper levels;
- Construction of a unified basement parking level beneath both buildings with a total of 98 parking spaces, services and end of trip facilities, with enclosed access driveway to the south of Building 1;
- Internal vehicle accessways, including a perimeter ring road (Parkes Road south);
- Site landscaping including deep root planting areas with a range of plantings, grassed congregation areas, outdoor seating;
- Tree removals comprising 100 trees; and
- Associated site servicing infrastructure to facilitate development.

Information is also provided for NCA consideration for the suggested option of removal of additional trees within the existing car park areas proposed to be retained until later stages of campus development, should it be preferrable that a higher provision of public car parking be supplied as part of Stage 1 works. An updated Tree Management Plan showing these proposed tree removals can be supplied if this option is contemplated. Refer to the Traffic Impact Assessment and Arboricultural Report for details.

3.4 Site remediation

Prior to commencing design and siting works on Block 12, site remediation works are to be conducted in accordance with Construction Environmental Management Plans approved by the Environment Protection Authority. Refer to the Remediation Action Plan and other supporting documents included in this submission.

3.5 Landscaping

This application also includes permanent and interim landscape works to parts of Block 12 fronting Parkes Way that are to be developed in future stages of the campus. These landscaping areas will ensure a high level of amenity is provided for the site and visually to surrounding areas until future development is delivered.

Works include some items that will be located on unleased NCA land along Constitution Avenue, and these areas will be subject to future licensing for ongoing management by the University.

3.6 Civil Works

The remainder of Block 12 that does not form part of the Stage 1 development will remain as a surface carpark that provides a total of 405 car parking spaces to ensure that the parking requirements of the existing campus are retained whilst the campus is redeveloped.

Civil works will include the construction of a ring road to the south of the block adjoining Parkes Way that will provide access to Building 1 and facilitate vehicle access for future stages of development on the site, including a roundabout in the vicinity of existing slip lane access from Parkes Way to better facilitate vehicle movement around the site

The proposal includes permanent and temporary works associated with construction of the development including to Block 3 Section 3 Parkes, as noted on the permanent and temporary licence area plans included in this submission.

These works are located on unleased National land under the custodianship of the National Capital Authority.

4 Planning Context

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

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

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

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

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

The Act also provides that the Plan may specify:

- areas of land that have the special characteristics of the National Capital as Designated Areas. The Plan may set out detailed conditions of planning, design and development in Designated Areas, including priorities for carrying out these activities.

A definition of works is provided in this Act.

works includes:

(a) ***the construction, alteration, extension or demolition of buildings or structures.***

(b) ***landscaping.***

(c) ***tree felling****; or*

(d) ***excavations.***

but excludes anything done inside buildings or structures.

***Note**: our underline and bolding.*

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

The proposed activities would be defined as "works" under the Act and therefore requires a works approval.

4.2 National Capital Plan

4.2.1 Constitution Avenue and ANZAC Parade Precinct Code

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

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

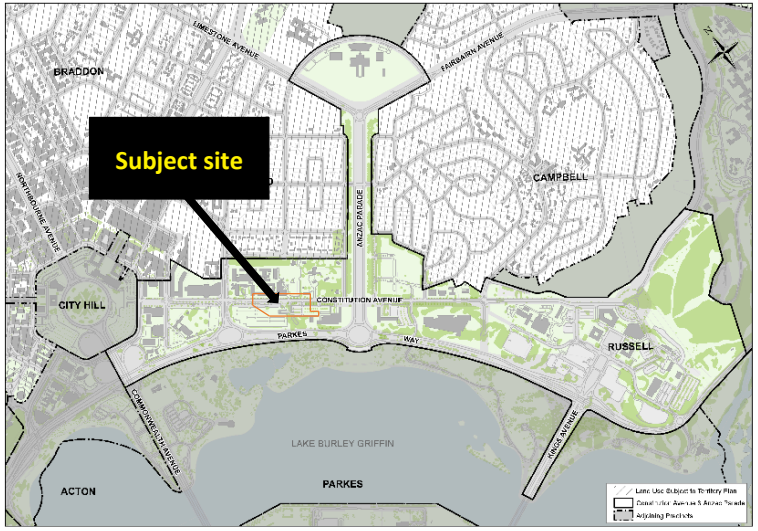

Figure 4 – Constitution Avenue and ANZAC Parade Precinct (Source: NCP, NCA, 2016)

Regarding Constitution Avenue, the Precinct Code states:

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

The Stage 1 proposal will enhance Constitution Avenue as an important boulevard within the Central National Area and achieves the precinct objectives by developing the urban environment through its public realm, built form and landscaping. This will help redevelop blocks within the precinct as well as increase the vitality of the central national area as the proposal will be part of the staging of the overall works for UNSW Canberra City campus, that will create a plethora of favourable outcomes that meet the objectives of the Constitution Avenue and ANZAC Parade precinct code and the more broadly the National Capital Plan.

Objectives

The objectives for this precinct are reproduced along with how the proposed development addresses these are shown in **Table 3** below.

Table 4: Constitution Avenue and Anzac Parade Precinct Code objectives

Objective	Response
Establish Constitution Avenue as a diverse and active grand boulevard lined with shops, cafés, and a mix of commercial, entertainment and residential uses.	The proposed works will contribute to this objective by establishing a diverse and active boulevard along Constitution Avenue with the proposed campus integrating mixed-uses including commercial, entertainment, retail and residential. The proposed development will consist of its primary use as an educational institution, secondary uses including supporting facilities and in future stages, associated uses of accommodation and other uses that support campus activities.
Establish Constitution Avenue as a prestigious address for National Capital Uses.	The proposed works includes the construction a world-renowned educational institution along Constitution Avenue to further establish and enhance the location as a prestigious address for National Capital uses.
Link education and high-tech employment clusters located in the corridor between the Australian National University and the Canberra International Airport.	The proposed works will act as the first stage in establishing an innovative teaching and research environment in Canberra. The proposal will link education and high-tech employment with the facilitation of new jobs and generation of activity centred on education. With existing and future public transport linkages, the proposal creates opportunities for a corridor between another well-established educational institution with the Australian National University as well as Canberra International Airport to facilitate the global impact of the Nation's Capital.
Complete the base of the National Triangle.	The proposal reinforces the geometry of the base of the National Triangle by framing the edge of the Constitution Avenue and Coranderrk Street corner.
Support Constitution Avenue with an integrated transport system and mix of land uses contributing to the life of the National Triangle.	The proposed works of the first stage will help facilitate and support Constitution Avenue in its integration with pedestrian, cycling, bus and vehicle routes. The proposed works will also accommodate for a variety of land uses as previously mentioned to contribute to the life and activity of the National Triangle.
Establish Constitution Avenue with higher density development, public transport, broad tree-lined footpaths and outdoor dining and street parking.	The proposed works will create a high-quality urban environment that is of higher density, integrates with existing public transport routes and is well connected with the surrounding network and urban amenities. The proposal also affords for tree-lined footpaths along its inter-street networks and Constitution Avenue to emphasise its integration with natural landscaping. Green spaces and open spaces located throughout the site will also allow for active outdoor uses.
Develop a built environment which demonstrates design excellence.	The proposed works establish a high-quality built environment that demonstrates design excellence in its approach to designing with Country, commitment to sustainability and designing for collaboration. Through this integrated approach, the development establishes a connection to its place, provides an environment that fosters student and industry collaboration and implements regenerative design principles to achieve sustainability objectives. What emerges from this integrated approach is a built form outcome that defines the first stage of a world-class campus.

Objective	Response
Achieve leading practice environmentally sustainable development.	The design of buildings and facilities for Stage 1 of the UNSW Canberra City campus incorporates sustainable principles including water sensitive urban design, carbon positivity, natural landscape integration, energy efficiency, flexibility in use and using environmentally sustainable resources and materials to minimise embodied energy and operational costs during the life of the building. This details of sustainable development are elaborated on in the UNSW Campus Masterplan.

5 Detailed Conditions of Planning, Design and Development

The detailed conditions outline parameters to ensure a high-quality master planning, design and development outcome for the redevelopment of Block 12 Section 3 Parkes. These conditions are to be complimentary to the National Capital Plan; but where there are inconsistencies, the conditions take precedence. These are to be addressed as part of the Works Approval for Stage 1 Works for the UNSW Canberra City Campus.

The detailed conditions are site and project specific and provide controls in relation to national significance, land-use, landscape, public realm, sustainability, movement and access, urban structure, carparking, building heights, built form to reinforce the plan for the Constitution Avenue and ANZAC Parade precinct.

The proposal for the Stage 1 works over Block 12 Section 3 Parkes is subject to the Detailed Conditions of Planning, Design and Development. Reproduced below are the objectives, conditions and responses as applicable to the proposed development. Where objectives or conditions do not apply to the proposal these are identified as being not applicable.

5.1 National Significance

Condition	Response
To establish a campus design that celebrates the national significance of Constitution Avenue, the base of the National Triangle, by ensuring its design interacts with and activates the corridor.	The campus design as developed in the Master Plan reinforces the base of the National Triangle. Stage 1 provides development that activates the corridor through an active ground floor plane that includes mixed uses and outdoor areas with seating that provides opportunities for interaction and enlivenment of Constitution Avenue.
To encourage development along Parkes Way that supports this corridor as the transition between the built-up condition of the National Triangle and the adjacent open space of Canberra Central Parklands, and as an important urban boulevard within Canberra's broader metropolitan system.	The Stage 1 proposal commences development that will extend along the Parkes Way frontage of the site to complete the transition between built-up areas and the open space of Commonwealth Park to the south. Development of the block intends to retain a green space to the southern edge of the block to facilitate the transition between built form and parklands.

Condition	Response
To enhance the quality of views, vistas, and access to important cultural landscapes within the National Triangle	Refer to the Visual Impact Assessment prepared for this submission which demonstrates the impact of the development on key vistas surrounding the site. The proposal enhances the Constitution Avenue Vista and does not impact visual access to important National Triangle landscapes.
Proposals must:	**Response**
reinforce Constitution Avenue as the base of the National Triangle and the Russell apex with appropriate urban form	The urban form of the campus has been determined under the Master Plan to accord with the geometry of the National Triangle and the proposed buildings are consistent with the scale, location and form of campus structure.
achieve a high-quality public realm for the Constitution Avenue Road reserve adjacent to the site	The public realm for the Constitution Avenue road reserve has been substantially delivered by the National Capital Authority. Any changes proposed by the development have been designed to integrate and complement existing areas to maintain a high-quality design outcome in the road reserve.
contribute to offsite works, including but not limited to the construction for the Constitution Avenue verges adjacent to the site, in accordance with the Constitution Avenue Public Realm Handbook	The development contributes to offsite works through proposing a secondary row of tree plantings along the Constitution Avenue frontage interspersed with seating opportunities to activate the public realm. These elements accord with the Constitution Avenue Public Realm Handbook.
contribute positively to character of the Constitution Avenue and Anzac Parade Precinct as well as the wider Canberra landscape through consideration of built form	The consideration of built form in the subject development contributes positively to the character of Constitution Avenue and the wide Canberra landscape through the architectural expression of Buildings 1 and 2, which accords with the Master Plan design objectives and is commensurate with the architectural quality commanded of the Constitution Avenue Precinct in terms of massing, orientation, proportion, articulation and materiality as demonstrated in the design report and plans included in this submission.
enhance physical and cultural significance of Constitution Avenue through well detailed and attractive building frontages	The Stage 1 development provides well-detailed and attractive building frontages to Constitution Avenue. A strongly detailed façade is expressed as a series of deep fins and vertical modules with glazed and solid infills, constructed on profiled terracotta cladding and extrusions.

Condition	Response
	The building frontage contributes to the physical and cultural significance of the Avenue through a considered materiality and formal expression of a structural grid that reinforces the regular geometry of the corridor and complements existing and potential future development in this location.
provide a zero-metre setback to the Constitution Avenue frontage where the frontage is active, and the building contributes to the high-quality public realm to be constructed in this area	Both buildings achieve a zero metre setback to the Constitution Avenue frontage, and contribute to the high-quality public realm through an active ground plane, building detailing that provides a high level of amenity to the public realm and landscaping that complements the built form.
feature direct visual and physical pedestrian permeability and access at the Constitution Avenue Street level and ensure a vibrant mix of land uses	The ground plane of Buildings 1 and 2 facilitates visual and physical pedestrian permeability through its transparency and openness, with formal entrances providing direct access into building spaces that can be used for a range of flexible purposes including events and informal learning.
demonstrate that the Constitution Avenue address frontage is free of service functions and blank walls. Retail/commercial addresses are encouraged	Service functions are located to the rear of buildings to the extent practicable: firefighting equipment to the north-east corner of Building 2's façade is a requirement and is discreetly integrated into the facade. Both buildings provide retail/commercial addresses to Constitution Avenue.
provide pedestrian entries to buildings that are clearly visible from the public domain and articulated in the building form	Pedestrian entries are clearly visible from the public domain along Constitution Avenue and off the north-south pedestrian laneway between Buildings 1 and 2. These entrances are articulated in the built form through provision of awnings which signal as entry areas for pedestrians.
achieve harmony between architecture and landscape to give continuing effect to the City Beautiful and Garden City characters of the city	The architecture and landscaping design for the project have been developed in concert and with consideration to the City Beautiful principles, providing generously landscaped pedestrian laneways and a built form that reinforces the formal geometry of circulation routes around the campus and strengthens key vistas.
take into account, through the built form and articulation, the views into the site from the Canberra Central Parklands and the Parliamentary Zone.	Refer to the Visual Impact Assessment provided in this submission that considers the appearance of the buildings within the context of the Canberra Central Parklands and Parliamentary Zone.

5.2 Land Use

Condition	Response
To allow for a range of compatible land uses that create a vibrant campus and provide opportunities for participation in sport, cultural and social activities by students, staff, and the community	The Stage 1 development provides for a range of land uses as permitted under the Precinct Deed. The program for the buildings includes: • Ground level teaching, event and retail spaces • Teaching and collaboration spaces • Research hub • Event spaces The blocking and stacking of the buildings to co-locate uses across Buildings 1 and 2 as well as interconnections internally through stairs and link bridges facilitates opportunities for interaction between uses to create a vibrant campus.
To contribute to the Constitution Avenue and Anzac Parade Precinct as a vibrant, interesting, and lively grand boulevard with high levels of human activity.	Buildings 1 and 2 address Constitution Avenue and provide key entries and active uses at the ground plane to encourage high levels of human activity.
To provide suitable areas for open spaces.	Suitable areas for green spaces are provided between Buildings 1 and 2 and to Parkes Green located to the centre of the site, as well as recreation opportunities to the south of the ring road adjoining Parkes Way. High quality interim landscape treatments are proposed for the remainder of the site until these areas are developed as part of future stages of the campus.
To recognise the value of sun access, shade, and shelter in designing for retail and create an amenable pedestrian environment	Building 1 and 2 provide for retail opportunities at ground floor, which are located to the northern elevations of the buildings fronting Constitution Avenue afforded with good solar access as demonstrated on the solar studies provided. An amenable pedestrian environment encircles the buildings and along the Constitution Avenue frontage, where shelter is provided through continuous awnings to both building frontages.
Proposals must:	**Response**
Proposed uses must be consistent with the permitted land uses for 'Land Use A' for the Constitution Avenue and Anzac Parade Precinct.	The proposed land uses are consistent with the Precinct Deed and uses permitted in Land Use A which include the primary uses of educational establishment and research establishment, and secondary uses of retail.

5.3 Landscape

Condition	Response
To incorporate plant species that contribute to the shade, amenity, and comfort of public realm users.	The landscaping design incorporates a range of plant species, including predominantly native plantings in accordance with the Designing with Country approach, to provide shade and amenity to public realm users.
To sensitively integrate development with the existing natural and formal landscape elements, including existing trees, key vistas and views, natural landforms and habitats.	The proposal has been informed through Designing with Country to incorporate natural elements that respond to the existing landscape. The design considers and addresses pre and post Colonial heritage through the siting of buildings, consideration of internal layouts, material and colour selections and in the design of landscaping forms.
To retain and protect existing high and medium quality trees on site and incorporate the trees into open space areas.	The development seeks the removal of a number of existing trees to facilitate the Master Plan outcome envisaged for the site, including three high arboricultural value trees. The existing tree plantings comprise predominantly low to moderate arboricultural value trees. A total of 99 trees are to be retained and protected on site as part of the proposal. The Master Plan makes provision for various deep root zones across the site which the proposed development retains to support establishment of tree plantings.
To use landscape materials which respond to local context and regional ecosystems, are sustainable and consider whole of life costings as well as complement existing city character	Landscape plantings have been selected to respond to the site context and including plantings indigenous to the area as determined through the Designing with Country process. The landscaping strategy includes plantings that can be maintained over their lifecycle and that complement the city character being consistent with plantings for sites along the Constitution Avenue corridor.
To reinforce hierarchy of streets and movement networks through the selection of species which are appropriate to scale and use of these areas.	The selected plant species are consistent with the scale and type of plantings for development within the Constitution Avenue corridor and plantings are located to reinforce streets and movement networks, providing formal and more informal planting structures according to the use and location of landscape areas across the site.
To provide continuity and character along each public space and the length of each street.	The proposed landscaping along public spaces and streets reinforces the character of Constitution Avenue and provides continuity with existing plantings and planting of adjoining sites.

Condition	Response
To strengthen the existing landscape structure within National Triangle and its associated benefits of amenity, environmental and ecological values.	The proposed works provide amenity, environmental and ecological values as outlined in the landscaping plans provided which strengthen the existing landscape structure of the National Triangle through reinforcing the urban geometry and contributing to the canopy coverage and landscape texture of central Canberra.
Proposals must:	**Response**
include a plan which identifies areas of deep-rooted planting which is integrated with the open spaces and public realm design of each site	Refer to landscape plans which identify the area and extent of deep-root planting across the site.
retain historic and high value trees wherever possible	The retention of trees is primarily to the eastern portion of the site as part of the existing car park. No registered trees are identified on the site.
retain the established tree plantings on the former rail reserve to provide a vegetative buffer to the existing residential area of Reid	Not applicable to the Stage 1 works.
use landscape planting to reinforce the urban structure of Constitution Avenue and its integration with the setting of the Central National Area and the Lake Burley Griffin parklands	Plantings to the Parkes Way frontage will be resolved as part of future development stages, however the interim landscape solution demonstrates an outcome that provides a pleasant vista to Parkes Green from Parkes Way to provide a landscape backdrop from this frontage.
apply formal treatments 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	Continuous street trees exist to Constitution Avenue and the proposal seeks to introduce a second row of trees along this frontage to strengthen the landscape structure and provide amenity.
minimise the visual impact of parking on the public domain by integrating parking layouts with street tree plantings and pavement design	The Stage 1 works retain the existing car park area to the east of the site which includes mature tree plantings. Proposed parking areas for Stage 1 are to be located within basement levels which do not create visual impact.
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	The primacy of Constitution Avenue is retained in the design through the introduction of additional tree plantings along the frontage of Stage 1. Streetscape elements proposed are in accordance with the Constitution Avenue Public Realm Handbook.

Condition	Response
use continuous street trees to define the pattern of major and minor streets	A row of tree plantings is proposed to the primary pedestrian north-south link to the east of Building 2.
include hard and soft landscape materials that are complementary to existing streets and contribute towards the creation of a vibrant precinct	The landscaping design incorporates hard and soft landscaping that complements existing streets, formalises pedestrian movement routes and provides for seating opportunities to assist in creating a vibrant precinct.
space trees consistently along individual streets	Proposed tree spacings are in keeping with the formal character of Constitution Avenue.
support diversity through the planting of new species that integrates into Canberra's broader urban forest	Different plant species are proposed within Parkes Green that integrate into the urban forest of Canberra including endemic eucalypt, acacia and melaleuca species.
concentrate indigenous trees on the Parkes Way frontage and deciduous trees in streets and internal open spaces to allow summer shade and winter sun	Deciduous trees are proposed for internal spaces to provide opportunities for solar access and shade throughout the year according to the species indicated on the landscaping planting plans provided.
incorporate species which endure harsh environmental conditions, have a deep rooting system that will not lift kerbs and paving; do not produce fruits that become a trip/maintenance/health hazard; and do not frequently drop limbs	Resilient planting species are proposed that are adapted to Canberra's conditions and to specific site conditions under which they are to be planted. Planting locations and structures have been considered with respect to maintenance and safety concerns.
provide for trees with adequate tree pits and be planted in correct soil conditions.	Proposed tree plantings are to be located in deep soil areas as indicated on the landscaping plans.

5.4 Public realm

Condition	Response
To provide ambience and sense of place that has a distinctive and memorable identity.	The Stage 1 development has been designed in accordance with Master Plan principles to provide ambience through the extensive activation of the building ground planes and range of landscaped outdoor areas that encourage activity and interaction to create a sense of place.

Condition	Response
To provide spaces and places within the sites that allow for relaxation, study, recreation, deep rooted planting area and integration with built form.	The various teaching, collaboration and event spaces provided across the buildings and the integration of these spaces including outdoor landscaped areas allow for relaxation, study, recreation and deep root planting areas.
To provide a hierarchy of open space to suit the layout and function of the education facility and student residences including: • main concourse spine that assists campus orientation and links the main pedestrian movement patterns. • movement path open spaces that link series of open spaces as outdoor rooms; and • provide shade trees to internal roads and pavements to minimise heat sink.	Open spaces within Stage 1 provide: • a main concourse spine that assists campus orientation to the east of Building 1; • movement path open spaces that link series of open spaces as outdoor rooms; and • shade trees along open space corridors.
To use environmentally sustainability materials wherever possible.	In order to achieve the sustainability outcomes envisaged for the Campus, the Stage 1 development incorporates sustainable and low-embodied carbon materials that consider a whole of life approach in accordance with UNSW's Sustainability Plan and framework.
To create public recognition of the distinct identity and unique sense of place through material choice	The material choices for the development are informed by the site context to create characterful buildings that are both memorable and unique, drawing upon the pre and post Colonial history of the area, and of Canberra and its legacy of modernist buildings.
To achieve the objectives and outcomes as described in the NCA's Outdoor Lighting Policy	Refer to response at Section 8 of this report addressing the proposal's performance against the NCA Outdoor Lighting Policy.
To provide active frontages which contribute to the activity of the precinct and articulation of the built form.	Active frontages are provided to the development's external and internal frontages to generate activity in the public realm.
To produce street conditions that encourage use of public space, prioritise pedestrian movement and contribute to sense of comfort and amenity for people.	The development prioritises pedestrian movement across the site by relocating vehicle movements to the perimeter of the site and to basement levels. The pedestrian network facilitates access and use of public spaces surrounding the buildings.
To provide well-defined entries to the site to ensure a sense of arrival as well as promote legibility and way finding	Well-defined entries to the site are provided in generous pedestrian corridors that invite activity and create legible wayfinding across the site.
Proposals must:	**Response**
Active Frontages	

Condition	Response
develop individual buildings which contribute to the definition of blocks and streets	Building 1 contributes to the definition of the block to Coranderrk Street and to the corner of Constitution Avenue, whilst Building 2 provides continuity to the length of Constitution Avenue and sets up the geometry for future development on the site and Reid site opposite to the north.
avoid blank façades to public spaces and streets	The buildings avoid blank facades to public spaces and streets. Both buildings provide active facades to each of their four elevations to streets and public spaces.
provide clearly visible pedestrian entries into buildings	Clearly visible pedestrian entries are provided to buildings that are articulated through entrance awnings and through detailing in the building facades.
demonstrate that buildings and their interaction with public realm utilise and champion principles of Universal Design ensuring spaces are seamlessly usable for those with mobility issues	The buildings and surrounding public realm have been resolved to provide functional site levels that afford accessibility to those with mobility issues. Buildings are design to achieve accessibility standards appropriate for the building uses as demonstrated in the Accessibility Report included in this submission.
reward the presence of pedestrians with well-considered building materials and detailing	The building design contributes the human scale experience of Stage 1 works through fine grain detailing in the use of vertical blades and modules with glazed and solid infills, providing a tactile materiality.
provide active frontages in key locations to support better public domain outcomes and pedestrian and cyclist movement	Active frontages are provided to Constitution Avenue and Coranderrk Street to frame the City Edge of the site.
provide primary active frontages along main pedestrian thoroughfares through the site, on main avenues, streets, and public spaces and along Constitution Avenue. New building located along these primary active frontages will: • be oriented towards the street • be required to have largely transparent frontages, at least 75% • have active uses such as shops, restaurants, cafes, and community facilities fronting the primary active frontages • not have residential use on the ground floor, except home offices	Buildings 1 and 2 include frontages to Constitution Avenue. Both buildings: • are oriented to the street • include frontages with transparency of at least 75% • incorporate active ground floor uses • do not include residential uses • incorporate awnings for shelter • create a sense of human scale and enclosure through the façade design and streetscape presentation

Condition	Response
• be required to provide awnings designed to shelter pedestrians and create a sense of human scale and enclosure	
provide secondary active frontages along those streets and public spaces which are not identified as primary active frontages above. New buildings located long these secondary active frontages, will: • be oriented towards the street • be permitted to included residential uses on the ground floor, provided there are individual entries at street level to allow for physical interaction and passive surveillance • be adaptable at the ground floor for residential or commercial uses. For example, buildings will have a floor-to-ceiling height that is suitable for either use. This flexible design provides scope to enable future retrofits to occur without requiring major structural adjustments	Buildings 1 and 2 include secondary frontages to internal public spaces that: • are oriented to the street • do not include residential uses and are not intended for conversion for residential use
Internal Open Spaces	
maintain the integrity of open spaces, both as destinations and through-routes, through appropriate design and management	Proposed open spaces within the Stage 1 development are to be designed for ease of ongoing maintenance to ensure their high quality design outcome will endure into the future. Interim landscape areas to the south of the site intended for development in the future stages of Campus will be designed to be functional and maintained for the duration of the interim period.
restrict car parking located in internal open space and public realm areas to short-term use only	Car parking for the development is to be located within basement levels only. Land that is intended for development in future stages is to be retained as surface car parking until such time as future development occurs.
reinforce connections to surrounding land uses and other/adjacent open spaces and incorporate both active and passive recreation spaces and integrate with movement and circulation networks	The Stage 1 development introduces pedestrian connections that will connect to future development stages in line with the Master Plan structure. The development will integrate with existing pedestrian networks along Constitution Avenue.
explore opportunities for inclusion of rooftop or podium gardens.	Rooftop gardens are not proposed for the development, however a terrace at Level 1 and 4 of Building 1 will provide for outdoor events space that will incorporate landscape plantings.

Condition	Response
Materials and Furniture	
use a limited palette of high-quality pedestrian pavement materials, street furniture and lighting, and ensure that pavement and landscape design consists of an elegant, simple, and bold design emphasising the geometry and formality of the main avenues	The public realm material palette is consistent with the Constitution Avenue Public Realm Handbook and creates an elegant, simple and bold design outcome appropriate to a Main Avenue location.
include a Materials Strategy that identifies and reinforces the hierarchy of streets and other public places across each site	The Materials Strategy for the public realm is consistently applied across the site to define public spaces and support wayfinding.
include materials in public areas directly adjacent to Constitution Avenue that are consistent with the Constitution Avenue Public Realm Handbook	The public realm material palette adjacent to Constitution Avenue is consistent with the Constitution Avenue Public Realm Handbook.
include paving with structural strength, a non-slip surface, is easily cleaned, provides a consistent standard, and accentuate places and precincts	Pavement surfaces finished to provide a high quality design outcome whilst meeting safety and maintenance standards.
integrate publicly and privately owned outdoor spaces through choice of materials and detailing	The Stage 1 development will integrate with existing assets on land that is to remain within the public realm.
use materials and street furniture throughout each site that integrates with the palette used in Constitution Avenue.	Proposed street furniture is to be of a consistent quality and design appearance with the Constitution Avenue palette.
Public art	
Include public art as an integral component of building and streetscape design to establish identity and distinction	It is intended for opportunities of public art such as sculpture to be integrated in the landscaped and garden areas. Public art is to include interpretations of Country and First Nations culture.
consider the creation of sites specifically for the display and curation of art within the public realm	The landscaping design for the public realm allows for opportunities for public art installations.
provide a high level of integration between advertising and signage, which contributes to the character of the place.	The signage and wayfinding strategy for the development has been considered with respect to the Signs General Code to provide a design outcome that integrates with the character of development and is appropriate for the place.
Lighting	
ensure streetscapes are well lit for pedestrians and optimise security and safety for night time use	Refer to Lighting Plan which demonstrates that streetscapes are well let to achieved security and safety for night time uses.

Condition	Response
be consistent with the requirements of the NCA's Outdoor Lighting Policy	Refer to response at Section 8 of this report addressing the proposal's performance against the NCA Outdoor Lighting Policy.
include a Lighting Strategy that addresses issues of street and pedestrian lighting, and which is consistent with the NCA's Outdoor Lighting Policy and lighting framework for the CNA. The strategy is to respond to the larger scale lighting framework as set out in the NCA's Outdoor Lighting Policy, and in particular address: • the requirement for illumination of key elements of built form in the CNA in a symbolic hierarchy. This will ensure any lighting is subservient to the Australian War Memorial but contribute to the Land Axis and current lighting of Anzac Parade • establish a lighting hierarchy for the built form and public realm, including the adequate lighting of active frontages consistent with relevant heritage values and vision of an extended hour's precinct • ensure lighting contributes towards the vibrancy and liveliness of the city and is an integral part of the unique character of the National Triangle.	A Lighting Strategy for the development has been created to address lighting and illumination to the buildings and adjoining public realm. In addition to responding to the NCA Outdoor Lighting Policy, the proposal: • provides illumination of key elements of built form in the Central National Area within the proposed development to reinforce the urban geometry of the city as apparent at night • establishes a lighting hierarchy for the built form and public realm, including the adequate lighting of active frontages to support nighttime use • ensures lighting contributes towards the vibrancy and liveliness of the city and is an integral part of the unique character of the National Triangle through careful consideration of the type, placement, character and performance of luminaires as outlined in the Lighting Report.
ensure the Lighting Strategy addresses lighting and illumination at an individual site scale by: • effectively illuminating the public realm using high-quality, well-designed fittings appropriate to location • focusing on pathways, edges, focal points, and landmarks • utilising models and colours which are complementary to architecture, planting, signage, and suite of materials used in the public realm. A coordinated approach is required with regard to a suite of street furniture in terms of profile, materials, colours and finishes and should be reflective of the broader palette within the National Triangle • emphasising lighting routes, event spaces and landmarks rather than flood lighting	Lighting and illumination of the site achieves: • effective illumination of the public realm using high-quality, well-designed fittings appropriate to location as outlined in the Lighting Report • lighting focused on pathways, edges and focal points as shown in the Lighting Report • utilising models and colours which are complementary to architecture, planting, signage, and suite of materials used in the public realm as depicted in the Lighting Report • emphasises lighting routes as shown in the Lighting Report • no Heritage Management Plans apply to the Stage 1 development area • building façade lighting installations that use full cut-off light fittings that are carefully integrated into the building's structure • use of full cut-off fixtures within the public realm.

Condition	Response
• considering any Heritage Management Plans for National and Commonwealth Heritage listed places 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 • ensuring that new building façade lighting installations use full cut-off light fittings that are carefully integrated into the building's structure. External lighting to building entrances, window displays, and signage should be restricted to assist in providing a dramatic backdrop. Consideration will be given to building lighting where it contributes to identity, legibility, silhouette, architectural expression, and façade articulation. • ensuring that all street, building, and footpath lighting uses full cut-off fixtures	

5.5 Sustainability

Condition	Response
To apply best practice building and environmentally sustainable design, detailing, and servicing strategies to minimise environmental impact in construction and operation	Best practice environmentally sustainable design has been employed in the design of the Stage 1 development to target a 20% reduction in upfront carbon emissions through material choices, as well as ongoing operation considerations for the building lifecycle.
To exemplify sustainability principles	The UNSW Canberra City campus embodies sustainability principles through its social impact, adaptability and built form sustainability considerations as outlined in the documents provided in this submission. The Stage 1 works exemplify these principles in design, construction and future-proofing considerations that will allow the University to adapt to changes over time to meet the needs of its users.

Condition	Response
To explore opportunities to sustainably manage surface water by incorporating Water Sensitive Urban Design (WSUD) principles To implement industry best practice WSUD interventions to improve water quality outcomes for the catchment	Water Sensitive Urban Design principles have been incorporated into the development and surface water is to be managed to achieve a high level of stormwater management performance to improve water quality outcomes for the catchment and Lake Burley Griffin. Refer to Stormwater Management Plan and Flood Assessment included in this submission demonstrating how these objectives have been achieved.
Proposals must	**Response**
Climate and energy	
be composed of building forms, materials and finishes responsive to microclimate issues including solar access and wind. Use of sunscreen devices as articulation elements should be employed to achieve climate responsive façades	The development detailing has been designed with consideration to wind effects in the public realm, and providing solar access opportunities to outdoor areas, in particular Parkes Green. The solar access performance of Parkes Green is indicated in the Works Approval Design Report. The building facades incorporate vertical blade sunshading elements appropriate to the site context and Canberra's climate.
provide climate protection to areas where retailing and service-based developments form the predominant ground level use at the street	Climate protection is provided to outdoor areas and ground level retail areas through the use of landscaping design and building features such as awnings and façade detailing.
demonstrate how sustainability principles and energy efficiency are exemplified	Sustainability principles and energy efficiency are exemplified in the sustainability outcomes included in this submission which align with UNSW's Sustainability Framework.
encourage energy efficient development and land use	The Stage 1 buildings have been designed and configured to provide energy efficient building operation throughout the year through façade design and detailing.
provide awnings, canopies and/or colonnades to ameliorate wind downdrafts and effects of summer sun onto footpaths, streets, connecting laneways and open spaces	The design of the buildings has been developed with consideration to wind assessments to improve the experience of public realm areas for pedestrians. The orientation of the buildings provides protection from the western sun during warmer months to internal laneway spaces.
incorporate design and architecture that facilitates rainwater harvesting and installation of solar energy collectors	Solar energy collection is to be facilitated from rooftop solar arrays, and rainwater harvesting will be undertaken to irrigate landscape areas.

Condition	Response
Water Sensitive Urban Design	
include an innovative WSUD strategy for each development site that addresses the following: • 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 • details of proposed WSUD systems (using infiltration, detention, and infrastructure) and indicative locations. detailed modelling on the proposed functions of strategies and infrastructure proposed, including the net benefit of proposed interventions on the wider stormwater system including Lake Burley Griffin.	The WSUD strategy for the development: • implements 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 • details of proposed WSUD systems (using infiltration, detention, and infrastructure) and indicative locations. Refer to Stormwater Management Plan and Flood Risk Assessment provided with this submission demonstrating stormwater management performance for the site.

5.6 Urban Structure

Condition	Response
To 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 Canberra Central Parklands.	The urban structure of the site has been determined through the Master Plan to integrate seamlessly with the campus' Reid site to the north and to integrate with the City's street and path network. The Stage 1 works are to include a north-south laneway that will integrate with a corresponding future north-south laneway on the Reid site to facilitate permeability of the site and link the City and Reid with Lake Burley Griffin once future stages are completed.
To define a strong street hierarchy within the development to ensure good legibility for both pedestrian and vehicular traffic.	The formal and linear layout of internal laneways provides clear sightlines and legibility to support wayfinding. The southern ring road provides a separation between vehicular and pedestrian traffic to minimise conflicts and promote safety for these user groups across the site.

Condition	Response
To minimise negative micro-climatic effects such as overshadowing and wind tunnels through street design.	The Stage 1 works have been designed with consideration to wind tunnel effects, and a wind assessment has been prepared to accompany this Works Approval submission. Solar studies provided in the Design Report indicate that overshadowing of the site occurs during the winter and provide solar access opportunities at other times throughout the year.
Proposals must:	**Response**
provide permeability through the site and a high level of integration with the street and path network	Permeability at the ground plane is preserved across the development through interconnected internal laneways that retain a strong linear form with generous proportions that have been located to retain direct connectivity with the Reid campus site to the north and preserve permeability opportunities for future stages of development.
integrate and enhance existing urban fabric	The design and siting of Buildings 1 and 2 integrates with and enhances the existing urban fabric by framing the Constitution Avenue corridor; and the built form proportions respond to the surrounding context and street pattern.
prioritise pedestrian and cyclist movement in the movement network	Pedestrian and cyclist movement are prioritised through the retention and enhancement of existing pedestrian and cycle infrastructure to Constitution Avenue and reinforced through internal laneways.
enhance Constitution Avenue and Anzac Parade's role and function as symbolically important Main Avenues.	The development enhances Constitution Avenue as a symbolically important Main Avenue by providing a high quality design outcome that is appropriate in its form and presentation for this location. Furthermore, the addition of a world-class institution to the location is commensurate with the standard of development intended for this significant location.

5.7 Movement and Access

Condition	Response
To create a place where access is convenient and the site is well connected for people walking, cycling, catching public transport, and driving.	The subject site is well connected to existing pedestrian and cyclist networks and adjacent to existing bus routes along Constitution Avenue. The site supports this connectivity by providing accessibility for site users arriving other than by car and accommodating cyclists through end of trip facilities. The remainder of the site will be retained as a surface car park to continue to service the parking needs of the Canberra Institute of Technology whilst the UNSW Campus is under development.
To create movement networks internal to the site that integrate pedestrian, cyclist, and vehicular traffic to provide a safe, comfortable, and attractive environment.	The Stage 1 works integrate vehicular movements by separating user groups, including the location of service vehicle access to the south of Building 1 away from high pedestrian areas. The design preferences pedestrian and cyclist movement at ground level and separates vehicle movements to the basement level.
To reinforce the internal street hierarchy though building articulation, the creation of multiple entry points, potential permeability of the façade and interrelationship with the public domain of Constitution Avenue and internal open spaces.	Buildings 1 and 2 reinforce the internal street hierarchy through creation of multiple entry points (as located off the Constitution Avenue frontage), a highly permeable ground plane and creating a strong direct relationship between the buildings and internal open spaces and public domain.
To provide for accessibility and convenience for all mode types without impacting on the pedestrian focused character of the internal streets and ensuring that visual and environmental impacts are minimised.	The Stage 1 development has been designed to achieve accessibility and convenience for all mode types in an integrated design manner, as demonstrated in the Access and Mobility report included in this submission.
To provide high quality wayfinding at macro and micro scales.	The Stage 1 development incorporates wayfinding signage that will set the character of the broader UNSW Canberra City Campus wayfinding strategy. The proposed signage is to be clear, located at key points of the site and harmonious with directional signage across the Campus as part of a campus wide wayfinding strategy including signage templates and standards.
Proposals must:	Response
Internal Streets	

Condition	Response
provide internal streets with local street character	The character of the building interfaces fronting Parkes Green internally to the site is deliberately playful to express the intended character and use of this precinct. The facades fronting internally to the site provide for variations in the fenestration design and articulation and a high level of permeability at the ground plane to encourage blending of activity between internal building spaces and the adjoining landscape areas.
provide sufficient space along internal streets for street trees to be planted in front of the building line to provide shade to pedestrian areas in summer	Sufficient space along internal streets is provided for street tree plantings.
utilise high quality paving and create a safe and inviting public spaces	High quality paving materials are proposed to create safe and inviting public spaces, as indicated on the landscaping materials palette included in this submission.
provide multiple entries (including communal building entries and individual ground floor entries) to activate the street edge	Multiple building entries are provided to Buildings 1 and 2 at ground level to activate the street edge, particularly to Constitution Avenue.
include ground floors and underground car parks designed in such a way that minimise level changes along pathways and entries.	The ground plane levels of the site have been resolved to minimise level changes whilst ensuring accessibility is achieved across the site.
Pedestrians and cyclists	
create safe, high quality and comfortable environment for pedestrians and cyclists	The Stage 1 works create a safe, high quality and comfortable environment in the provision of generously sized pedestrian and cyclist corridors that are accessible, provided with wayfinding signage and incorporate landscaping for shade and amenity.
demonstrate how bicycle movement is accommodated within the site layout and design, including how cyclists' approach and move through the site safely, use the site as a destination and connect to the broader cycling network	On road cycling is provided on Constitution Avenue, with appropriate opportunities to exit cycle lanes and enter the Constitution Avenue verges. From here, cyclists can enter the site to access visitor bicycle parking rails within public areas, or access staff/student bicycle parking facilities located within the buildings.
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	Pedestrians and cyclists are prioritised at the ground plane of the site, with direct access to parking facilities for visitors adjoining buildings, and secure bicycle parking for staff/students separated from main building entries.

Condition	Response
provide secure bicycle parking for residents and visitors to the site. For residential development, undercover bicycle parking is to be provided that is easily accessible from both the public domain and common areas	Secure bicycle parking is provided for staff within basement areas, with visitor bicycle parking available in the landscape areas adjoining the buildings. No residential development is proposed.
incorporate traffic calming measures into the movement network design so as to reduce vehicle speeds and ensure safe integration of pedestrian, cyclist, and vehicular movements	Traffic calming measures are adopted in the form of landscape elements that separate pedestrian and vehicle turning areas for Building 1 to provide safety and avoid conflicts between these users.
provide for public pedestrian movement through the site in the design of buildings. This may be through the use of arcades, internal laneways or the like	Public pedestrian movement through the site is facilitated through internal laneways.
include pedestrian links through the sites to facilitate direct connections to open spaces, including Canberra Central Parklands, Constitution Avenue, Anzac Parade, and public transport stops	Pedestrian links through the site facilitate direct connection to Constitution Avenue and public transport stops.
maintain access to the western portion of Block 7 Section 3 Parkes from Block 6 Section 3 Parkes to allow access to Commonwealth Park via underpass from the northern side of Parkes Way	Not relevant to this stage of development. Connections to Block 6 and 7 are to be created as part of future development stages. The proposed link road to the east of the site retains future opportunity for the development of this access way.
Public transport	
protect the public transport corridor along Constitution Avenue	The proposal retains the existing bus network infrastructure within the Constitution Avenue corridor.
provide clear and direct pedestrian and cyclists connections through the site to public transport stops.	The Stage 1 proposal provides clear and direct pedestrian and cyclist connections through to Constitution Avenue bus stops.
Signage and wayfinding	
apply the Signs General Code of the National Capital Plan to the site and: • create opportunities for focal points considered where this does not impact adversely on the overall character of the place	Refer to response against the Signs General Code included in this submission demonstrating compliance of proposed signage against these requirements.
incorporate a co-ordinated signage suite that:	The proposed signage suite has been developed in accordance with UNSW standards incorporating elements of the UNSW Canberra design aesthetic that:

Condition	Response
• 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 contribute to the sense of place of the precinct • includes signage directing people to Commonwealth and Kings Park that is incorporated into signage for each site	• utilises wayfinding markers integrated into both the built form and landscape • includes parking and other regulatory signage integrated with the public realm design • includes wayfinding signage that will direct people to sites within the broader site area
• not include animated signage	No animated signage is proposed.
• ensure illuminated signage is not visible from Anzac Parade, the Australian War Memorial or Parliament House.	Illuminated signage is not visible from ANZAC Parade, the War Memorial or Parliament House as demonstrated in the Visual Impact Assessment provided.
Vehicles	
include a detailed traffic impact assessment that meets the requirements of the relevant ACT Government agency, to identify the most appropriate locations for access and egress to the sites, if road network and infrastructure upgrades are required and to determine the impact of the proposed development on the road network surrounding the site	Refer to Traffic Impact Assessment included in this submission demonstrating the traffic impacts of the proposed development and how these impacts can be managed in relation to impact on the surrounding traffic network.
ensure that intersections are designed to minimise slip lanes for fast turning traffic to create a safe and comfortable environment for pedestrians	No new slip lanes are proposed in this development. The existing Parkes Way slip lane is to be retained as a secondary vehicle access to assist with the site's traffic performance.
provide vehicular access and egress points and pedestrian connectivity to Canberra Central Parklands generally as provided for within Figure 4	Vehicle access and egress and pedestrian connectivity is in accordance with Figure 4 of the DCPDD.
maintain the vehicle access and egress from Amaroo Street to the location of the existing childcare located on Block 12 Section 33 Reid. This access is not to be used to provide a through route to the internal road network of the Reid site	Not applicable to the subject site.
provide a right-hand turning movement into the Reid site from Coranderrk Street adjacent to the existing rail reserve (as illustrated in Figure 4)	Not applicable to the subject site.

Condition	Response
locate any 'left in - left out' movements required by the development to locations illustrated in Figure 4	A left-in/left-out movement to Parkes Way is proposed to be retained and integrated with the ring road that is in accordance with Figure 4.
reserve (Block 12 Section 33 Reid) to operate as part of the internal road system	Not applicable to the subject site.
ensure service access and vehicular access to car parking is from internal streets	Service and vehicular access to car parking is provided from the internal ring road.
restrict the turning movements of large vehicle to locations marked on Figure 4.	The turning movement of service vehicles is restricted to the south of Building 1 in accordance with the requirements of Figure 4.

5.8 Parking

Proposals must	Response
provide car parking in accordance with Table 1 below ***Table 1: car parking provisions***	Car parking for the development is provided in accordance with Table 1 for the different uses proposed. Refer to the Traffic and Parking Assessment provided in this submission.

Land use(s)	Car parking rate	Locational requirements
Residential	Not relevant to this proposal	
Office	One space per 100 square metres of gross floor area	On-site or off-site immediately adjacent to the site.
Administrative use, bank, childcare 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 a 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	Not relevant to this proposal	

Proposals must	Response
provide additional short stay on-street car parking and conveniently located bicycle parking to support retail uses, pedestrian amenity and after-hours activity	Bicycle parking is provided to support all uses within the development, including conveniently within public realm areas of the site within proximity to building entrances.
not include large off-street permanent surface car parks	The existing surface car park on the eastern portion of the site is to be retained until future stages of development of the Campus. No additional new surface parking is proposed.
accommodate parking primarily in basements and/or above ground parking structures	All new proposed parking associated with the development is to be accommodated within basement levels.
ensure that car parking provided in structures is designed to be adapted for alternative uses in the future. Should parking demand diminish over time, a reduction in the number of car parking spaces provided on site may be reduced subject to agreement by the NCA.	No above ground parking structures are proposed.
demonstrate that development on existing surface car parks will provide an adequate number of public car parking spaces (on-street or in appropriately designed structures) to meet the needs of Constitution Avenue	The remaining surface car parking provision of 405 spaces to the eastern portion of the site will retain an adequate number of parking spaces to meet the needs of Constitution Avenue. Refer to the Design Report included in this submission demonstrating the location and amount of parking provision for the site.
provide a long-term parking strategy for construction staging which minimizes disruption to parking. The parking strategy must be adopted in the first stage of development	A long-term parking strategy for the Campus is provided with this submission demonstrating how public parking and construction parking will be managed over the stages of development to ensure adequate provision for user groups and the minimisation of disruption to Constitution Avenue.
demonstrate that any consolidated parking considers the walking distances to destinations, particularly for parking associated with residential development	Parking is located immediately adjoining the Stage 1 development or within basement levels directly beneath Buildings 1 and 2, within easy walking distance of the development. No residential development is proposed for Stage 1.
design and site car parking to allow the safe and efficient movement of vehicles	Car parking within basement levels is designed to allow safe and efficient vehicle movement in accordance with relevant standards as demonstrated on civil plans included in this submission.

Proposals must	Response
provide 750 publicly available parking spaces, in addition to that generated by the development. These spaces must remain available for hourly rental, with a maximum rental period of 24 hours	The Stage 1 development ensures that a total of 503 publicly available parking spaces will be provided on site, comprising a mix of existing retained spaces to the remainder of Block 12 and spaces to be provided in the basement of Stage 1 development.
locate all basement and service vehicle entries from secondary street frontages	Basement and service vehicle entries are located from secondary street frontages.
not have any above ground parking structures visible from Anzac Parade, Coranderrk Street, Parkes Way, or Constitution Avenue	No above ground parking structures are proposed.
ensure that the design of any above ground parking structures: • conceal car parking spaces behind building façade • gives consideration to wrapping the structure with other uses such as retail or commercial • provides an articulated façade through architectural expression, materials, public art, or a combination of those	No above ground parking structures are proposed.
ensure that the design of car parking structure does not include roof top parking and demonstrate the consideration of alternative uses for rooftop space such as function spaces, roof gardens or recreation space.	No above ground parking structures are proposed.
Demonstrate the following design solutions where on-grade visitor car parking is provided: • landscape design of the site extends planting and materials into the car park space • stormwater run-off is managed through bio-swales, rain gardens or on-site detention tanks where appropriate • trees, consistent with relevant landscape objectives and development conditions of these detailed conditions of planning, design, and development, are planted between every 4-5 car parking spaces to reduce surface temperatures from large areas of paving.	No changes are proposed to the retained areas of existing on-grade visitor parking to the eastern portion of the site, which include existing tree plantings.

5.9 Building Height

Condition	Response
To define a distinctive and engaging built character consistent with the national importance of the locality and contribute to the activity and vitality of Constitution Avenue.	Buildings 1 and 2 provide a distinctive and engaging built character to the street edge, creating an active ground plane to Constitution Avenue that contributes to the activity and vitality of the corridor. The building character has been carefully designed to ensure it is appropriate to the national importance bestowed on the Precinct through its form and materiality.
To ensure buildings are of high-quality design and contribute positively to the Constitution Avenue streetscape.	The proposed Stage 1 development is of a high-quality design and positively contributes to the Constitution Avenue streetscape through the articulation, materiality and building presentation of Buildings 1 and 2. The façade articulation reflects the building's structural grid and affords a formal geometry to this frontage that is reflective in character of surrounding development within this precinct. Materiality responds to the architectural character of existing and emerging development within the precinct to create an enduring architectural contribution to the streetscape. The presentation of the buildings to Constitution Avenue provides an interface that accords with the National Capital Plan streetscape sections with respect to setbacks, building height and ground plane interfaces. Both buildings set up an interface for future development of the Campus on the Reid site to the north.
To ensure buildings sit appropriately within the broader Canberra landscape.	The Stage 1 buildings sit appropriately within the Canberra landscape, being in accordance with the built form massing proposed in the Master Plan, and of an appropriate scale to integrate with development in this Precinct. The Visual Impact Assessment demonstrates how the buildings achieve integration with the Canberra landscape.
To create quality spaces internal and external to the buildings which attain a high standard of amenity by designing for and best utilising solar and daylight access within buildings, streets, connecting laneways and open spaces	The proposed buildings create quality internal and external spaces that are well connected and afforded a high level of amenity. Buildings are permeable to achieve good daylight access whilst achieving environmental performance appropriate to the Canberra climate.

Condition	Response
	Connectivity between laneways and open spaces is afforded through the landscaping design that centres around the Parkes Green, an inviting courtyard space that is afforded with solar amenity at the times of the day and year expected to attract highest use of the space.
To provide a transition of building scale to protect the amenity of adjoining residential areas.	The scale of Buildings 1 and 2 is as proposed in the Master Plan and does not immediately adjoin residential development. Transition to adjoining residential areas will be a consideration of the future development stages that interface with residential development.
Proposals Must	**Response**
ensure that building heights assist in retaining the landscape backdrop of the inner hills of central Canberra	Building heights retain the landscape backdrop of the inner hills of central Canberra as demonstrated in the Visual Impact Assessment included in this submission, which indicates the proposed development from key vantage points around the site.
ensure that any minor building elements do not increase the building height as it presents to the street frontages and that these elements are setback from the building frontages	Minor building elements above the 25m building height that are located on the rooftop are set back from the façade to minimise their visual impact.
ensure that no habitable space encroaches above 25 metres	No habitable space within Buildings 1 or 2 encroaches above the 25m building height as demonstrated on plans provided.
contribute positively to character of the Constitution Avenue and Anzac Parade Precinct as well as the wider Canberra landscape through consideration of massing and height	The proposed Stage 1 development contributes positively to the character of Constitution Avenue and the wide landscape through its consideration of massing and height. Massing is consistent with the Master Plan for the site, and the overall height of buildings is less than other development approved within the Constitution Avenue and ANZAC Parade Precinct. Refer to Visual Impact Assessment provided demonstrating this outcome.
optimise solar access for dwellings, and maximise opportunity for daylight access to streets, connecting laneways and open space	No dwellings are proposed in the Stage 1 development. The proposed development does not compromise solar access for adjoining residential development on Block 15 Section 3 Parkes as demonstrated in the Design Report solar studies.

Condition	Response
incorporate buildings designed to minimise unwanted wind effects by reducing wind acceleration around and between buildings and reducing downdrafts and turbulence at ground and podium level	A wind assessment has been undertaken for the Stage 1 development and its findings have informed the design of Buildings 1 and 2 to minimise unwanted wind effects through the development.

5.10 Built form, Massing and Variation

Condition	Response
To develop buildings and public spaces which reflect the character of the National Capital.	The Stage 1 works including buildings and public spaces reflect the character of the National Capital through their consideration of built form massing, siting, materiality and form. The massing and siting of buildings is in accordance with the Master Plan and responds to the formal geometry of the site within the National Triangle, as well as setting up the structure of the Campus for future development. The materiality of the development reflects the importance of the Central National Area and responds to the architectural heritage of this precinct through a contemporary material expression that evokes a sense of permanence, connection with place and design excellence.
To develop buildings which improve public realm quality	The proposed Stage 1 buildings improve public realm quality by activating the ground plane to Constitution Avenue and through the integration of pedestrian walkways through the site that enhance the experience of the existing public realm in this part of Parkes.
To develop buildings which provide passive surveillance to the streets below while preserving the privacy of building occupants.	Passive surveillance of streets is facilitated from both buildings at all levels, and by their design afford privacy to building occupants through the configuration of fins and separation of private areas by circulation areas or semi-public spaces being located to building perimeters.
To maximise solar access to indoor rooms and optimise sunlit and shaded areas in the public realm.	Solar access to indoor rooms is maximised through the façade design and internal building program. Research and teaching spaces are arranged to the perimeter of buildings to enable opportunities for solar access.

Condition	Response
	The siting of the buildings in accordance with the Master Plan creates opportunities for sunlight and shade in the public realm at different times of the day and year as demonstrated in the Design Report.
To create upper-level façades which express internal uses and are visually rich, varied and interesting.	Upper level facades are visually rich, varied and interesting; providing a contrasting design outcome for the Constitution Avenue and internal site frontages. Building 1 has been designed in the round and provides a dynamic façade from all perspectives approaching the site, as indicated in perspective plans and the Visual Impact Assessment. Facades to Constitution Avenue reflect a more formal composition, whilst more playful elements are introduced to internal elevations fronting the Parkes Green. Frontages reflect internal uses including deep window profiles along the internal frontages that allow for seating and overlooking of the Parkes Green courtyard.
To develop buildings and public realm which demonstrate the highest standards of urban design, sustainability and architecture through individuality, high level and distinctive articulation, textures, and material variation.	The Stage 1 buildings and public realm demonstrate high design and sustainability standards in accordance with the UNSW Sustainability Framework through: • Individuality, with the building character being unique within Canberra and reflective of the vision for UNSW Canberra City campus. • high level and distinctive articulation across building frontages that responds to the different characters of the elevations. • a harmonious material palette that provides visual interest, responds to the site context and achieves a high level of sustainability performance for the climate and building program over the lifecycle of the development.
Proposals must:	**Response**
General	
demonstrate excellence in urban design, landscape and architecture	The Stage 1 works demonstrate architectural, urban design and landscape excellence through best practice design and sustainability principles adopted in design, commitment to Designing with Country and extensive consultation with stakeholders which have informed the design outcome presented.

Condition	Response
recognise the broader urban context and important contribution the sites have on the geometry of the city	The design and siting of buildings on the site is in accordance with the Master Plan, which was developed to recognise the broader urban context and important contribution of the site on the geometry of the City.
meet the minimum floor to ceiling heights specified in the which apply to the Constitution Avenue and Anzac Parade Precinct Code of the National Capital Plan.	The minimum floor to ceiling heights are achieved for the development in accordance with the Constitution Avenue and ANZAC Parade Precinct Code. This includes a minimum 6.5m height to the ground level fronting Constitution Avenue.
Pedestrians	
facilitate pedestrian connectivity and bicycle movements where appropriate	Pedestrian connectivity and bicycle movement is facilitated throughout the site in the configuration of buildings and connectivity between public pedestrian spaces surrounding buildings.
contribute to pedestrian comfort and amenity at street level	Pedestrian comfort at street level is provided through the use of awnings, building detailing that is designed to ameliorate wind effects and the use of landscaping including tree plantings to provide shade across the site.
demonstrate a richly detailed fine grained pedestrian experience.	The buildings provide a fine-grained human scale pedestrian experience through detailing at the ground level, achieved through use of a tactile material palette employed through a modular façade construction methodology. Use of awnings assists to create a sense of enclosure at the ground level along key frontages.
Built form and site layout	
have a high level of thoughtful articulation for all building facades	Buildings have been designed in the round such that all facades are well articulated, and all frontages present to a high standards of architectural design.
apply the principles of Crime Prevention Through Environmental Design	The design of development has been considered with respect to Crime Prevention Through Environmental Design principles: • The Lighting Design has been developed to support crime prevention, achieving the relevant lighting standards for pedestrian safety and facilitating clear sight lines around the site;

Condition	Response
	• The siting and separation of buildings and creation of legible pedestrian areas provides broad spaces that afford unobstructed movement and minimise opportunities for hiding and entrapment; • Active frontages and passive surveillance opportunities afforded from Buildings 1 and 2 contribute to perceptions of safety within public spaces; • Building detailing and proportionality prevents unauthorised access, vandalism and scaling to deter building damage and crime.
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 user • providing equitable privacy, security, and safety for all users • minimizing hazards and the adverse consequences of accidental or unintended actions	The proposal has been designed to accommodate the needs of those with different abilities by: • integrating access requirements into buildings and public spaces for different user groups through by example co-location of lifts and stairs and amenities; • providing equitable access opportunities for user groups within and around buildings; and • consulting with different users to develop the building brief to achieve functionality for user groups and minimise unintended design outcomes.
ensure that building design demonstrates a recognition of the site context, the character of adjoining streets and open spaces	The building design recognises the site context in respect of the Griffin Plan as well as its indigenous history as demonstrated in the Design Report. The character of adjoining streets and open spaces has been contemplated in the landscaping design for the development, which accords with the Constitution Avenue Public Realm Handbook and integrates with existing public realm treatments.
provide living spaces within residences with an outlook towards adjoining streets, connecting laneways and open spaces	No residences are proposed in the Stage 1 development.
pay particular attention to building form and roof profiles in areas of high visibility	The roof profile of the subject development has been designed to minimise visual impact of plant areas that may be visible from surrounding areas through their integration with the built form materiality and finishing that complements the building architecture.

Condition	Response
create a sense of enclosure to streets and external public and communal spaces through the arrangement of buildings and their relationship to each other	The Stage 1 works create a sense of enclosure through the siting of Buildings 1 and 2. The buildings work closely together and are physically connected at upper levels.
ensure that buildings provide protection from sun, rain and wind at building edges	The building frontages incorporate awnings to Constitution Avenue and the Coranderrk Street frontage to provide protection from sun, wind and rain.
create streets and public spaces that are welcoming with high levels of amenity	Stage 1 creates inviting street and public spaces with high levels of amenity afforded by the landscaping design that encourages use of outdoor areas and a highly permeable ground plane that generates activity within public spaces.
demonstrate that site design provides sufficient space between building to provide outlook, daylight and sunlight access and privacy for residents	Sufficient space between buildings is provided to afford opportunities for outlook, daylight and sunlight access as demonstrated in the Design Report. The minimum building interface is at least 12m.
demonstrate a high level of amenity for users of buildings	Building users are afforded a high level of solar amenity, functionality, integration of accessibility requirements, connectivity between and within buildings and legible circulation routes to permit building functions to operate seamlessly and adapt to changing needs over time.
protect and enhance vistas to major landscape features	The siting and configuration of buildings on the site retain important vistas as proposed through the Campus that afford view lines to key landscape features of Mount Ainslie, Parliament House and Lake Burley Griffin, and this context has been acknowledged through Designing with Country as outlined in the Design Report. Refer to both the Design Report and Visual Impact Assessment provided that illustrate how this outcome has been achieved in the proposal.
enhance and reinforce the physical, symbolic, and visual linkages to adjoining areas of the Inner Hills and the Central National Area	Refer to the Design Report that highlights the importance axial connections retained in the siting of proposed buildings, that enhance and reinforces the physical, symbolic and visual linkages to adjoining areas of the Inner Hills.

Condition	Response
demonstrate compositional clarity of sites at a distance	The proposed buildings contribute to compositional clarity of the site as they reinforce the formal geometry of the National Triangle and Master Plan for the Campus, defining the built edge along Constitution Avenue in a manner that strengthens the connection between the City and ANZAC Parade.
respect the heritage values of surrounding heritage listed sites through site layout and building massing	The site does not immediately adjoin heritage listed sites however the site is in the vicinity of heritage listed St John the Baptist Anglican Church, West Portal Cafeteria to the east and Commonwealth Heritage listed Lake Burley Griffin and Portal Buildings/ANZAC Parade and Parliament House Vista. The proposed development is respectful of its context amongst these significant heritage assets and does not diminish their value in the landscape as demonstrated in the Visual Impact Assessment provided.
be sensitive to their visual impact on the surrounding and broader landscape character of Canberra	The proposed development is sensitive to its surroundings through its materiality, form and scale as demonstrated in the Visual Impact Assessment provided.
provide visually engaging building façades through articulated projection of walls, balconies, and roofs such that buildings exhibit a unique identity	The proposed building facades are articulated through the projection of window framing elements to the internal site facing facades, and through the use of deep fins and vertical modules to the Constitution Avenue and Coranderrk Street frontages reflecting the different characters of these different interfaces.
consider the use of rooftop gardens and other useable rooftop spaces as part of the overall approach to the provision of open and green spaces.	Whilst rooftop gardens are not proposed, usable rooftop events spaces on Levels 1 and 4 of Building 1 are proposed to provide opportunities for a diversity of activities and enjoy views from this location.
Materials, massing, and variation	
carefully consider composition, detailing and material selection of architectural elements	The material selection for the development has been carefully considered. The elevations of the building are expressed as a series of deep fins and vertical modules with glazed and solid infills that respond to the orientation and uses within the building. The facade elements are proposed as profiled terracotta cladding and extrusions carefully integrated into a curtain wall skin.

Condition	Response
have a palette of styles and high-quality materials which provide interest, particularly at street level	The palette and style of materials proposed are to provide visual interest and be read at a human scale, including at street level, through the use of high quality building detailing and fixtures.
demonstrate that their height, colour, materials, and architectural and environmental quality contribute to the city centre's continued development in a harmonious and high-quality manner	The integration of height, colour, materials, architecture and environmental quality result in a harmonious design outcome for the site that sets up the Campus for future development and positively contribute to the development of the City Centre. This is achieved through a well-resolved design that provides a building program that caters for diverse user groups that can also adapt over time; materiality that is responsive to the character of the City as well as its climactic conditions and a built form massing that sets a standard for the delivery of future stages of development on the Campus.
not include large expanses of glass at upper levels of the buildings and take into account the visual integrity of buildings when viewed from Anzac Parade, Parliament House and the Parliamentary Zone	The proposed buildings do not include large expanses of glass at upper levels by virtue of the proposed curtain wall system that incorporates masonry elements and fins that provide visual interest and minimises unarticulated expanses of glazing.
incorporate façade treatments that create a feeling of security in the street through passive surveillance while preserving privacy for building occupants.	Façade treatments for the buildings facilitate overlooking of public spaces both at ground and upper floor levels to contribute passive surveillance of public spaces. This is achieved by location of research and teaching spaces with direct overlooking opportunities providing casual surveillance to open space areas.

6 Constitution Avenue and Anzac Parade Precinct Code

The relevant Precinct Code outlined in the National Capital Plan defines several conditions of planning, design, and development applicable to the precinct. Note that the Precinct Code does not specify site specific controls, the site-specific provisions are covered by the Detailed Conditions of Planning, Design and Development as addressed in the previous chapter.

These conditions, and their design response is detailed in the table below.

Table 5 - Precinct code for detailed Conditions of Planning, Design and Development (NCP)

#	Planning, design, and development conditions	Response
General		
1	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.	**Considered satisfied** The proposed works responds to this condition by creating a built form and landscape that unifies the urban structure of the National Triangle, being located at intersecting urban geometries to emphasise geometry and the alignments of major avenues and roads especially along Constitution Avenue.
2	Reinforce the city's three-dimensional structure based on its topography and the landscape containment of the Inner Hills.	**Considered satisfied** The proposed works design and siting has been informed by the topography and landscape containment of the inner hills to reinforce the city's three-dimensional structure.
3	Develop Constitution Avenue (generally east of Anzac Parade) as a prestigious setting for national capital uses, related employment, and amenities.	**Considered satisfied** The proposed works will develop Constitution Avenue as a prestigious setting for National capital uses, employment and amenities by establishing a world class teaching, education, research and innovation environment that will facilitate relate employment and includes a high standard of amenities to ensure convenience and quality of life.

#	Planning, design, and development conditions	Response
4	Reduce the barrier created by Parkes Way and its high-speed intersections along its length by changing the character of Parkes Way to become a boulevard addressed with prestigious buildings, at grade pedestrian crossings and appropriately scaled road reserves and intersections.	**Considered satisfied** The proposed Stage 1 works will inform the character along Parkes Way with Building 1 providing a partial interface with this roadway, and a left in/left out access to the proposed ring road running parallel to Parkes Way. Future development stages will provide a direct building address to this frontage with opportunities for crossings.
5	Provide a mix of land uses that contributes to the creation of a 24-hour community with dynamic activity patterns including retail, restaurants, residential and hotels close to public transport, employment areas, cultural attractions, and the parklands of Lake Burley Griffin.	**Considered satisfied** The proposed works provides a mix of land uses to include education, research and retail for night time activation to foster a 24-hr community and after hours uses. These uses are located in close proximity to public transport routes along Constitution Avenue, employment centres being near the city centre and the Russell Offices precinct, cultural attractions of the Central National Area and Lake Burley Griffin south of Parkes Way.
6	Integrate public transport priority in the design of Constitution Avenue including provision for future light rail.	**Considered satisfied** The proposed works gives priority to public transport along Constitution Avenue as to include provisions for a future light rail extension by the ACT government.
7	Development should include a high level of access to a diversity of uses and activities, have cohesion and diversity in design character and detail, and be able to respond to changes over time.	**Considered satisfied** The Stage 1 development has been designed to provide flexibility in use to respond to the University's changes over time, offering adaptable internal spaces and accommodating a diversity of uses and activities. The built form outcome reflects cohesion in design character whilst providing a destination that can adapt to different purposes, users, requirements and activities throughout the year.

#	Planning, design, and development conditions	Response
8	Provide a transition in building scale and use to protect the amenity of adjoining residential areas.	**Considered satisfied** The Stage 1 works do not directly adjoin existing residential development to the east, and future development stages will include student accommodation uses. The Stage 1 works have been designed to preserve amenity to existing residential development and accommodate the amenity requirements of future student accommodation development intended to the south of the site.
9	Ensure conveniently located parking in a manner that does not dominate the public domain. All basement and service vehicle entries are to be located from secondary street frontages.	**Considered satisfied** Stage 1 works will retain part of the existing surface grade parking to the east of Block 12 Section 3 (Parkes site). Basement and service vehicle entries are located from secondary street frontages.
10	Create an open and legible network of paths and streets that extends and connects City Hill and the adjoining suburbs of Reid and Campbell to Constitution Avenue, Kings and Commonwealth Parks and Lake Burley Griffin.	**Considered satisfied** The proposed works provides for an open and legible network of paths and streets that is contiguous and extends to the wider network to enhance linkages from the site to key surrounding locations such as the adjoining suburbs such of Reid and Campbell, Commonwealth Park and Lake Burley Griffin.
11	Create a public domain that forms a linked sequence of spaces that are accessible, safe, comfortable, and pedestrian-scaled, that promotes walking and use of public transport and minimises reliance on cars.	**Considered satisfied** The proposed works will establish a public domain that forms a linked sequence of spaces that are accessible, safe, comfortable and focuses on human centricity and multi-model and active transportation to minimise the use of cars in the public domain spaces that bounds the site.
12	Integrate perimeter security, if required, with streetscape elements that enhance the public domain.	**Considered satisfied** The proposed works will create spaces with a strong sense of place and security through encouraging activation along pedestrian walkways and areas in the public realm.

#	Planning, design, and development conditions	Response
13	Architectural character should develop a contemporary palette of styles and materials, reflecting the varied land uses and providing activity and interest, particularly at street level. Particular attention should be paid to building form and roof profiles in areas of high visibility.	**Considered satisfied** The architectural character develops a contemporary and cohesive palette of colours and materials to ensure the campus has an overarching character and identity as defined in the Material Schedule provided. The overall palette reflects the indigenous landscape, use of local stone and neutral renders for contrast and accent. The palette also reflects the land uses and provides activity and interest at the street level as each precinct has its own palette to showcase its own character and identity. The application of the contemporary palette considers the building form and roof profiles in areas of high visibility such as open and public spaces.
14	Design proposals should be site responsive, taking maximum advantage of varying characteristics and features of each site, complementing adjoining development – both existing and proposed – and expressing physical and environmental features.	**Considered satisfied** The design proposal is site responsive and utilises the site's varying physical characteristics to enhance stormwater performance, landscape character and traffic performance in this location.
15	The street network, building form and facilities should be inherently flexible to accommodate changing uses and demands across the site and within buildings over time.	**Considered satisfied** The proposed works' internal street network, building form and facilities are inherently flexible as the project staging intends for each stage to a complete campus that will be upgraded over the course of time. This responds to the changing uses and demands across the site and within buildings.
16	Development should command high standards of urban design, sustainability, architecture, and social inclusion reflecting the character of the national capital and providing a model for city development in Australia in the 21st century.	**Considered satisfied** The proposed works achieves excellent urban design and architecture that responds to its context, champions sustainable outcomes and promotes social inclusion. The design qualities reflect the character of the national capital and provide an exemplar of development in the 21st century.
Urban Structure (incl. Figures 70-72 of NCP)		

#	Planning, design, and development conditions	Response
17	Reinforce Constitution Avenue as the base of the National Triangle and the Russell apex with appropriate urban form.	**Considered satisfied** The proposed works is located at intersecting urban geometries to unify the triangle, and its urban structure reinforces Constitution Avenue as the base of the National Triangle and the Russell apex.
18	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.	**Considered satisfied** The proposed works creates a unifying gesture sympathetic to Griffin's plan for Canberra whereby the site is located within the geometric structure of the Triangle. The street grid provides high levels of integration with the wider street and path network of City, and other surrounding suburbs link these places to Lake Burley Griffin, Kings and Commonwealth Parks.
Landscape Structure (incl. Figures 73-74 of NCP)		
19	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.	**Considered satisfied** Landscaping is consistent with the Constitution Avenue Public Handbook to ensure it reinforces its urban structure and integration with the setting of the Central National Area and the parklands of Lake Burley Griffin.
20	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.	**Considered satisfied** Treatments are formal and is applied to the main avenues and Parkes Way, existing street trees on Constitution Avenue will be retained and augmented with additional trees to define street character and hierarchy.
21	The visual impact of parking on the public domain should be minimised by integrating parking layouts with street tree plantings and pavement design.	Part of the existing surface car park is to be retained on the site and these areas include existing mature tree plantings. Stage 1 works will incorporate measures to integrate retained surface parking areas with the public realm design for Stage 1.
Public Transport, Access and Circulation (incl. Figure 75 of NCP)		

#	Planning, design, and development conditions	Response
22	Allow for an integrated public transport system with Constitution, Kings and Commonwealth Avenues and London Circuit as the principal public transport route.	**Considered satisfied** The campus will be connected to Canberra City via existing bus routes and a proposed future light rail to allow for an integrated public transport system where Constitution Avenue is the principal transportation corridor.
23	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.	**Considered satisfied** The proposed works provides for a clear user hierarchy of pedestrian routes and streetscape character along boulevards such as Constitution Avenue, major streets such as Coranderrk, minor streets, laneways and arcades within the campus precincts relevant to the stage 1 works.
24	Ensure safety and comfort for pedestrians, with intersections designed to minimise slip lanes for fast turning traffic.	**Considered satisfied** The proposed works have been designed to provide safety and comfortable spaces for pedestrians and no slip lanes are proposed.
25	Provide on-street parking on all streets where practicable.	**Considered satisfied** Where practicable on-street parking is provided particularly on Constitution Avenue.
26	Access to the western portion of Block 7 Section 3 Parkes from Block 6 Section 3 Parkes must be maintained to allow access to Commonwealth Park via underpass from the northern side of Parkes Way.	**Not applicable to the subject block.**
Road Hierarchy (incl. Figure 76 of NCP)		
27	The road hierarchy provides a legible and connective framework for moving throughout the area with:	**Considered satisfied** Road hierarchy provides a legible and connective framework for moving throughout the area.
28	• 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	**Considered satisfied** Constitution Avenue will have the role of being the principal route and channel for through traffic and pedestrians connecting to other parts of the city.

#	Planning, design, and development conditions	Response
29	• 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	**Considered satisfied** Coranderrk Street will have the role of providing the main connections from the city centre and adjoining neighbourhoods such as the residential areas of Reid and will act as a gateway to the university precinct.
30	• Minor streets having a local access role with priority for pedestrians and cyclists	**Considered satisfied** Minor streets integrated within the campus precincts will have a local access role providing priority for pedestrian and cyclist connections between main circulation routes.
31	• Lanes, share ways and arcades having a service, access, and pedestrian network role.	**Considered satisfied** Lanes, paths and other linking spaces for service, access and pedestrian networks create a permeable campus that supports and complements the street and road hierarchy.
Cycleways (incl. Figure 77 of NCP)		
32	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.	**Considered satisfied** The proposed works will connect its pedestrian / cycle routes with the wider network to ensure recreation and commuter needs are met. This will be primarily facilitated by Constitution Avenue and will be spatially and visually separate to prevent pedestrian conflict.
Streetscape Design (incl. Figures 78-79 of NCP)		
33	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.	**Considered satisfied** A complementary hierarchy of streetscape elements relating to the road hierarchy prioritises the main avenue in particular Constitution Avenue to emphasise the continuity through the length. This length along the avenue is appropriately scaled to include trees, consistent materials, street furniture and lighting as detailed in the Constitution Avenue Public Realm Handbook.
34	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.	**Considered satisfied** The proposed works are generally constructed to the street boundary to create a sense of enclosure and a continuous street frontage, this allows variation to individual buildings and uses.

#	Planning, design, and development conditions	Response
35	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.	**Considered satisfied** Limited high-quality pedestrian pavement material, street furniture and lighting are used, please refer to **Section 7** for more details. Pavement and landscape details have an elegant, simple and bold design to emphasise the geometry and formality of Constitution Avenue.
36	Ensure streetscapes are well lit for pedestrians and optimise security and safety for nighttime 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.	**Considered satisfied** Streetscapes and walking corridors will be well-lit for pedestrians and optimises security and safety for after hours and night-time use. Footpath areas will be two-lane with minimum widths of 4 metres to accommodate pedestrians, land uses requirements and allows for street furniture, retail uses, landscape plantings etc.
37	Wider pavements for outdoor cafés and public amenity are to be located on the sunny southern side of the avenue.	**Considered satisfied** A broad pavement to the southern side of Constitution Avenue is provided for public amenity which is to include seating areas for amenity and to support informal teaching and collaboration.
Active Frontages (incl. Figure 80 of the NCP)		
38	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.	**Considered satisfied** Building facades, openings and entries contribute to the definition of block and streets, specifically on the ground plane where the highest levels of public activity, retail shops and building entrances are on main Avenues such as that of Constitution Avenue street interfaces and public spaces contribute to the definition of block and streets.
39	Blank façades to public spaces and streets are to be avoided.	Blank facades to public spaces and the street are avoided.
40	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.	**Considered satisfied** The whole frontage of Constitution Avenue will and other streets frontages such as on Coranderrk Street will prioritise active ground level frontages to create attractive, safe and lively streetscapes and spaces that also affords passive surveillance through active edges, high visibility and observation.

#	Planning, design, and development conditions	Response
41	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.	**Considered satisfied** Ground level frontages are pedestrian-oriented and provides active uses for a minimum of 30% of the street frontage. Key active frontages also have a minimum of 75% active frontage for the length of facade.
42	Residential uses, except for home offices, should be avoided at street level at those locations identified as having an active frontage in Figure 82.	**Considered satisfied** The proposed works do not include residential uses at the locations identified as having an active frontage in figure 82 of the NCP.
43	Blank walls are discouraged. Pedestrian entries should be clearly visible from the public domain.	**Considered satisfied** Blank walls are not proposed, pedestrian entries are primarily on the ground plane and clearly visible from the public domain to ensure passive surveillance for safety and security.
Building Height and Form (incl. Figure 81-82 of NCP)		
44	Provide climate protection to areas where retailing and service-based developments form the predominant ground level use at the street.	**Considered satisfied** Climate protection areas in the form of awnings will be located in areas where retail capable and service-based developments predominantly form the ground level use at the street to contribute to building occupant amenity.
45	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.	**Considered satisfied** The buildings are generally not greater than 25m except for rooftop plant which is excluded from the overall height control. A wind assessment has been completed for the development and considered in design to manage wind impacts on building entrances and the public domain.
46	Building 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.	**Considered satisfied** The proposed buildings are generally 25m in height from the adjacent kerb.

#	Planning, design, and development conditions	Response
47	Buildings to a maximum height of RL600 are permitted in the locations identified in Figure 81. Buildings to RL600 are contingent on meeting applicable heritage requirements. To ensure that a balanced building massing and portal effect is maintained at the southern end of Anzac Parade, buildings on the second site to be developed must be equal in height to those of the first site to be redeveloped. This is applicable only to buildings in the area subject to the maximum RL600 height limit.	Not applicable to the subject site.
48	Buildings in the area subject to the maximum RL600 height limit. A landmark building to RL 617 adjacent to Commonwealth Avenue will be subject to consultation.	The proposed buildings are less than the RL600 height limit.
49	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.	**Considered satisfied** Minor building elements extend above 25m that include building parapets. These encroachments relate only to minor changes in site levels that change the building height envelope across the length of the site. These elements enhance the architectural quality of the building and appropriate urban scale by providing a conclusion to the built form that reinforces the geometry of development along Constitution Avenue.
50	Building height should transition down in scale to a maximum of 3 storeys (generally 12 metres above natural ground level) to be sympathetic to scale of adjoining suburbs of Reid and Campbell.	Not applicable to the subject site.
51	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.	**Considered satisfied** Buildings are constructed to the street boundary except where directed by the Master Plan to provide for variations in Building 1's geometry as the signature building for the campus.

#	Planning, design, and development conditions	Response
52	Where buildings are required to be set back to achieve security stand-off distances, continuity of the building line should be reflected in the design of passive security measures (for example, building plinth walls on the street boundary).	Not applicable to this development, a zero setback is provided to Constitution Avenue.
53	Where fronting residential streets in Campbell and Reid, building setbacks should generally complement existing building setbacks.	**Not applicable.** Development does not front a residential street.
54	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.	**Considered satisfied** Buildings are responsive to microclimate issues including consideration of wind effects informed through a wind assessment, and solar access as modelled in the Design Report. Building facades incorporate sunscreen devices appropriate for site conditions that contribute to the articulation of the buildings.
55	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.	**Considered satisfied** Buildings are modulated to clearly express the grid of the building. Tactility of building finishes and the human scale experience of the building have underpinned the development of design.
56	New buildings are encouraged to be delivered through design competitions in order to encourage innovation and design excellence.	The project architects were selected through a tender process for their demonstrated innovation and design excellence.
57	Building design, layout and construction should take account of the impacts of noise on surrounding uses.	**Considered satisfied** A noise management plan has been prepared for the development to consider impacts of noise on surrounding uses and included in this submission.
58	Building height is to be measured from and between the finish footpath level at each corner of a development block.	Noted.
59	Minimum floor-to-ceiling heights within buildings are to be as follows.	**Considered satisfied** Minimum floor to ceiling heights accord with the requirements of the Code.
Water Sensitive Urban Design (WSUD) (incl. Figure 83 of NCP)		

#	Planning, design, and development conditions	Response
60	Implement water sensitive urban design strategies, including bio-filtration systems integrated with street and landscape design, to protect lake water quality.	**Considered satisfied** Water sensitive urban design strategies will be implemented to include bio-retention zones, run-off filtration etc to ensure effective wastewater management. This has been integrated with the street and landscape design to protect the lake water quality.
61	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.	**Considered satisfied** Water Sensitive Urban Design strategies and infrastructure intends to detain and filter stormwater before delivering it into the trunk drainage system. This will be located following the roads of a north-south orientation (in line with the indicative stormwater paths and retention measures of figure 85 of the NCP) to effectively manage stormwater run-off.
Car Parking		
62	Provide on-street car parking and conveniently located bicycle parking to support retail uses, pedestrian amenity, and after-hours activity.	**Considered satisfied** On-street car parking and conveniently located bicycle parking along key interfaces will be provided to support proposed uses, streetscape amenity and after-hours activity.
63	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.	**Considered satisfied** Noting that the existing surface car park is to be developed as part of later development stages, new large off-street permanent surface carparks on-grade will be avoided, carparking will be primarily below-grade in basement levels.
64	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.	**Considered satisfied** Stage 1 works seeks to redevelop and re-use sections of the existing at-grade surface car parking (200 Constitution Avenue Parking area) to continue to provide parking spaces for public use. A total of 702* public parking spaces will be provided at main works construction to address the requirements of the NCA detailed conditions. *Refer to section 4.3.2 of Traffic Impact Assessment, and section 3.3 of this report detailing an alternative option for increased parking provision on site.

#	Planning, design, and development conditions	Response
65	Car parking for new development should accord with the following rates:	**Considered satisfied** Addressed below
66	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.	**Considered satisfied** Access and parking capacity of the proposed works is demonstrated via its provisions for vehicle access to the site. Although active travel and increased use of public transport is expected the parking capacity is informed by the requirements of the NCA at the time of development and anticipated levels of future public transport usage.
67	Additional parking will be provided for bicycles, motorcycles and vehicles owned and operated under car-sharing schemes.	**Considered satisfied** Additional parking spaces are provided for bicycles, motorcycles and ride share vehicles.
Integrated urban art and signage (incl. Figures 84-85 of NCP)		
68	Public art and art spaces in new development should be encouraged.	**Considered satisfied** The proposed works for stage 1 will provide public art opportunities as noted in the Design Report.
69	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.	**Considered satisfied** Integration between signage and public art is anticipated within the public realm landscaping design. The landscaping design affords opportunities for adaptation of use and to incorporate public art elements over time.
70	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.	**No animated signs are proposed.**

7 Constitution Avenue Public Realm Handbook

The Constitution Avenue Public Realm Handbook (2012) intends to provide direction on design integration and quality to improve the street experience in order to respond to changes overtime. The handbook acts as a framework that includes design objectives, street elements and application for projects to express creativity and individuality whilst maintaining adequate levels of quality and continuity in the public realm of Constitution Avenue. The Handbook has been used to inform the Master Plan Design of the Stage 1 works within the Constitution Avenue road reserve and its public realm.

The design objectives, street elements and applications are reproduced along with how they are responded are in **Tables 5,6,7** below.

Table 6: Design objectives and responses

#	Design Objective	Response
1	**Transform the link into a destination**	
	Constitution Avenue should be developed as a destination with extended hours of use and a strong sense of place. New developments should enhance the quality of public space through designs that generate activity and promote social interaction and economic vitality.	The proposed design of the public realm fronting Constitution Avenue is to integrate with existing active travel and tree planting upgrades installed in this location. Public realm works and buildings facilitate the activation of this frontage to create opportunities for social interaction, and support economic vitality through interfacing with ground floor uses of Buildings 1 and 2 that generate activity.
2	**Create a Street For People**	
	Making people feel welcome on the street is critical in transforming the corridor into an urban boulevard. Street changes and developments must produce street conditions that encourage use of public space. Designs should therefore prioritise pedestrian movement and contribute to a sense of comfort and amenity for people, such as weather protection and street furniture.	The interface of the Stage 1 development with Constitution Avenue provides an urban boulevard that retains pedestrian priority but facilitates an active interface that provides opportunities for activity, including seating areas and landscaped public spaces. A broad pedestrian path is provided that is keeping with the intended character and high intensity of pedestrian activity expected in this location. Refer to landscape plans provided detailing the design elements proposed within this public space.
3	**Foster Distinctiveness**	

#	Design Objective	Response
	Constitution Avenue is a city street of distinctive character and evolving heritage value, that needs to be maintained and enhanced as one of Australia's nationally significant addresses. It is of utmost importance that the established landscape character is enhanced and maintained through any future change.	The proposal retains the established character of Constitution Avenue in its location as previously upgraded to include active travel infrastructure and landscape plantings, and enhances its landscape character by providing an additional row of tree plantings to contribute to the climate resilience of the streetscape and respond to future change.
4	**Create diversity**	
	Changes in land use and character must create diversity and variety in a balanced way which ensures a consistently high quality and that extends into the street, enhancing the experience of the street.	Stage 1 of the UNSW Canberra campus will deliver both educational uses and a range of ancillary uses as permitted under the Precinct Deed to support diversity and activity throughout the campus. The design of the Stage 1 development will contribute to creating diversity and high quality design outcomes in the Constitution Avenue public realm by allowing ground level building uses to integrate with the public realm to enhance the experience of the street.
5	**Environmental integration**	
	Proposals must respond to the ecology of the area and demonstrate resilience to changing climatic factors in the design and detailing of the street.	Works within the Constitution Avenue public realm include landscape plantings that have been selected on the basis of their contribution to the local climatic conditions and urban heat island mitigation, resilience to a changing climate and relevance to local First Nations history, seeking to restore biological and human connection to Country.
6	**Unify the Street**	
	Relationships between spaces, defined land uses, and the clarity and function of movement along the corridor is essential in creating a sense of coherence and legibility for public and private spaces. Design solutions should seamlessly rationalise spaces, building edge conditions, multiple movement modes, urban and landscape elements.	The proposed works within the Constitution Avenue public realm reinforce movement and contribute to the clarity of function along this frontage through the considered placement of structured landscape elements that delineate public movement areas and semi-private spaces between the building edge and road reserve.

Table 7 - Street elements and responses

Street Element	Response
Street Character	
The evolving patterns of activity, land use and landscape form on Constitution Avenue, will be experienced as five areas of distinct character within the street as a whole. In considering development options, those involved will be expected to respond to the street character within their design proposals.	The Stage 1 development is located in the Boulevard Character area of the Constitution Avenue corridor. The interface of the development with the public realm contributes to this character through the provision of active frontages and landscaping elements that support activity in the public realm.

Street Element	Response
Movement	
Constitution Avenue is 2.5km in length, and possesses a varying rhythm of intersections, pedestrian crossings and service roads. The current and anticipated patterns of movement need to be catered for in any proposed change, to optimise access and minimise disruption, both along and across the corridor. The opportunity for people to cross the street should be prioritised and encouraged at regular intervals through appropriate detailed design.	In accord with the Master Plan objectives, the Stage 1 development incorporates a north-south pedestrian connection to link to future stages of campus development and encourage pedestrian access and movement throughout the campus. Vehicular access and traffic management has been considered to support pedestrian and cyclist activity in this location and to promote permeability through the campus.
Intersections	
Over time, Constitution Avenue will be punctuated by an increased pattern of intersections, driveways and crossings. Where feasible, traffic management arrangements should be consolidated at strategic locations to strengthen the rhythm and permeability of the street. Entries, exits and crossings should be developed as integrated urban elements within the evolving street fabric.	Refer to the Traffic Impact Assessment included in this submission outlining the proposed strategy for the development and works to support traffic management outcomes in the Stage 1 development.
Public Transport	
Constitution Avenue will continue to play a key role in the operation of Canberra's public transport network. Opportunities for public transport priority must be retained in any changes.	The Stage 1 development retains existing public transport facilities in proximity to the site and their priority.
Public Realm Elements	
The public realm is defined by the paths and spaces between the buildings on the street. These elements provide the basis for the street's emerging structure and character, which will vary notably between the north and south side of the street.	The Stage 1 development supports and enhances the emerging character on the southern side of Constitution Avenue providing an active frontage with landscaping that encourages activity in the public realm.
Activation of public domain	
The activity levels and hours of use along sections of the street is anticipated to vary considerably due to land use, tenancy and building design. A mix of land uses is encouraged to activate the street throughout the day, which should be supported by the design of built form and streetscape elements.	Stage 1 of the UNSW Canberra campus development will incorporate a mix of land uses, active ground level frontages and street furniture that generate and support activity in the public realm during the day and evenings.

Street Element	Response
Long Term Development	
As part of the vision illustrated in the National Capital Plan, the design of Constitution Avenue will need to be upgraded to meet the long-term demands of a growing population. A future design has been developed that will accommodate two vehicle lanes in each direction (providing opportunity for public transport priority measures), with parallel kerbside parking on both sides of the street. A central median featuring tree plantings will allow right-turning movements where feasible and refuge for pedestrians. A dedicated bi-directional cycle lane and pedestrian path will run on the south side of the street, and a shared path on the northern side.	The Stage 1 development supports the long-term development of the Constitution Avenue corridor.

Table 8: Application and responses

Applications	Response
Typical Details	
Mid-Block crossing	
As part of the transformation of Constitution Avenue into a people-orientated street, provision must be made for people walking and riding bicycles to cross the street at regular points. Where possible, these crossings should give priority to people over through traffic using appropriate traffic management measures, such as raised pavement crossings.	The Stage 1 development incorporates a north-south connection with the future stages of the UNSW Canberra campus north of Constitution Avenue.
Active edge	
Development on Constitution Avenue should feature direct visual and physical pedestrian permeability and access at the street level and ensure a vibrant mix of land uses.	The Stage 1 development provides direct visual and physical pedestrian permeability and street level access to development. A vibrant mix of land uses is proposed for Buildings 1 and 2 that will activate the streetscape in this location.
Driveways	
a) building articulation should permit vehicle queuing space to give priority to path users b) driveway paving levels and treatments should be integrated with raised cycleway c) driveways must be clear of on-street parking bays d) driveways must be centred between trees to avoid tree removal.	The proposed Constitution Avenue driveway integrates with existing pedestrian and cycleway infrastructure levels. The driveway is clear of existing on-street parking bays and does not require the removal of street trees.

Applications	Response
Intersections	
Major intersections Paving levels and treatments should be integrated between building frontages, paths and crossings to create an integrated space that gives priority to people walking, riding bicycles and using prams or wheelchairs. Raised intersections, changes in paving material and median breaks should be incorporated to define thresholds and reinforce transitions. Slip lanes will not be supported.	The proposal integrates with existing paving levels and treatments towards the Coranderrk Street/Constitution Avenue corner frontage to preserve pedestrian and active travel priority.
Minor intersections The turning radius of minor intersection and driveway corners should be minimised to reduce turning vehicle speeds and improve pedestrian safety. Street furniture, such as seating and cycle racks, should be incorporated in any intersection design to improve pedestrian amenity.	The new driveway to Constitution Avenue has been designed in accordance with relevant standards for its intended use and to minimise the impact on the streetscape and pedestrian safety.
Dedicated cycleways	
A dedicated two-way cycleway will be located on the south side of the street between two rows of trees. Driveway and minor road crossings should be raised to give priority to the cycleway and pedestrian path, incorporating appropriate traffic management measures to optimise safety for all users.	A dedicated cycleway has previously been provided to the Constitution Avenue frontage adjoining the subject site. This proposal retains the existing cycleway and the proposed driveway to Constitution Avenue retains priority to active travel users.
Materials	
Appropriate for their context and intended purpose	Materials selected for the Constitution Avenue public realm relate appropriately to the site context and to establishing the interface of the UNSW Canberra campus with the public realm. Materials are fit for purpose and suitable for intended high levels of activity and use.
Contribute to a unique sense of place for Constitution Avenue	The material choices for public realm landscaping elements highlight and distinguish the UNSW Canberra Campus and contribute to a unique sense of place by enhancing the amenity, experience and visual appeal of Constitution Avenue.
High quality, featuring a high standard of detailing and finish	The selected public realm materials are of a high standard, detailing and finish as outlined in the Design Report and commensurate with the standard expected within Constitution Avenue.
Safe, accessible and inclusive spaces that permit freedom of movement	The proposal contributes to creating safe, accessible and inclusive spaces to permit freedom of movement as demonstrated in the Accessibility Report, Lighting Report and landscaping plans included in the submission.

Applications	Response
Durable and minimise energy or water use throughout their life	Proposed landscaping includes planting of appropriate species that are climate tolerant and minimise water and energy use and durable hard landscaping elements that are designed to provide longevity and retain their visual appeal throughout their life.
Contribute to legibility in the public realm	The integration of the proposed works within the public realm with the existing Constitution Avenue streetscape contributes to legibility, retaining pedestrian and cycleway access as well as creating additional external spaces and movement corridors to support active uses along the Constitution Avenue frontage.

8 NCA Outdoor Lighting Policy

This NCA Policy has been prepared to guide a range of considerations concerning the installation and renewal of outdoor lighting in nationally significant areas in the Australian Capital Territory such as that of Constitution Avenue being in the National Triangle. The detailed conditions of Planning, Design and Development requires that elements of the public realm and lighting included in the proposal to be consistent with the Outdoor Lighting Policy.

The policy objectives, strategies and requirements are reproduced and responded to in Table 8 below.

Table 9: Policy objectives and responses

Policy Objective	Response
Policy objective 1	
Lighting must reinforce the planned urban geometry of the National Capital, its heritage and its relationship with the landscape.	The proposed lighting strategy for the development reinforces the urban geometry of the national capital , its heritage and relationship with the landscape through the considered placement of luminaires that reflect a high quality design treatment commensurate with the Central National Area and achieve lighting performance that is appropriate to the site context and consistent with the requirements of the NCA Lighting Policy.
Strategies	
a) Express the key geometric elements of the Griffins' formally adopted plan for the city through lighting design and distribution.	The proposed development will contribute to the definition of the built form and geometry of the Central National Area in its lighting design.
b) Create a clear hierarchy of built environment illumination in Central Canberra.	The lighting to the façade is restrained and considered, highlighting the architecture and giving a sense of place. The building façade is not however over illuminated as to diminish the presence of surrounding landmarks in the Central National Area.
c) Maintain subtle illumination of the topography of the city.	The proposal will subtly illuminate the city topography through reinforcing the edges of the site to reveal development areas between Parkes Way and Constitution Avenue.
d) Conserve significant heritage lighting fabric and design elements.	The Stage 1 proposal does not impact on existing heritage lighting elements and does not propose to alter existing street lighting to Constitution Avenue.
Policy objective 2	

Policy Objective	Response
Lighting must contribute to the creation of a high-quality public realm.	The public realm lighting uses a mixture of high and integrated low-level lighting to provide safe illumination for pedestrians but to highlight the architecture and landscape contributing to a high-quality feel.
Strategies	
a) Ensure the scale and character of lighting is appropriate to the location.	The lighting design carries through from Constitution Avenue and steps down in the brightness hierarchy to be appropriate to the location.
b) Ensure the form, material and finish of lighting hardware is appropriate to the location and co-ordinated with other street and park furniture so as to form an integrated, cohesive palette of materials and fittings.	The form, finish and material of hardware will be coordinated to ensure a cohesive palette.
c) Ensure the colour and form of the physical environment is accurately rendered.	High quality light fittings with good colour rendering will be specified.
Policy objective 3	
Lighting must provide a safe night time environment for residents of, and visitors to the National Capital.	The proposed site lighting strategy facilitates a safe night time environment for the site through its design, including to the adjoining surface car park that is to be developed in future.
Strategies	
a) Maintain a well-connected movement network of public paths, roads and spaces	Lighting design is cohesive across the public paths, roads and spaces.
b) Ensure Australian Standards for illumination are met	Australian standards have been met for all proposed external illumination.
c) Effectively manage glare.	Full cut off luminaires and integrated luminaires will be used to minimise glare.
d) Create integrated lighting designs that enable the human eye to adapt to changes in light levels.	The brightness hierarchy will ensure the human eye has time to adapt when moving through the space.
Policy objective 4	
Minimise the obtrusive effects of artificial lighting on the natural environment.	Full cut off luminaire, luminaire placement, colour temperature and lighting control has been considered to minimise lighting impacts on the natural environment adjoining the site.
Strategies	
a) Manage light pollution through the selection and placement of lighting hardware.	Full cut off luminaire, colour temperature and lighting control has been considered to manage potential light pollution.
b) Minimise energy use.	Low energy luminaires have been specified to minimise energy use.

Policy Objective		Response
c)	Ensure the installation and maintenance of lighting infrastructure does not have a detrimental effect on landscape	Coordination with the facilities team has been undertaken to ensure the lighting does not have a detrimental effect on the landscape.
d)	Minimise the impact of lighting operation on wildlife health	Full cut off luminaire, luminaire placement, colour temperature and lighting control has been considered so as to not have a detrimental effect on wildlife.
Policy objective 5		
Provide opportunities for celebration and commemoration through lighting.		The proposed development does not incorporate commemorative aspects.
Strategies		
a)	Ensure that temporary lighting contributes to an awareness of the National Capital through appropriate celebratory or commemorative subjects.	The proposed development does not incorporate commemorative subjects.
b)	Integrate lighting with commemorative works	The proposed development does not incorporate commemorative works.

Table 10: Key Issues Design strategies and requirements

Design Strategies and requirements		Response
PART 1: URBAN CONTEXT		
Strategy 1A – Express the key geometric elements of the Griffins formally adopted plan for the city through lighting design and distribution		
i.	Emphasise the three node points of the Griffins' National Triangle by creating and maintaining strong visual 'anchors' at Parliament House, City Hill and Russell.	The subject site is not within these National Triangle node locations.
ii.	Create a unique identity for the roads that form the Griffin ns' National Triangle, being Commonwealth, Kings and Constitution Avenues, through careful selection and installation of an integrated suite of street furniture and lighting. Achieve a high degree of uniformity in lighting performance on these three main avenues.	Façade lighting has been integrated on the Constitution Avenue side, keeping in line with creating a recognisable identity for the building.
ii.	Illuminate the Griffins' Land Axis by retaining the existing Anzac Parade street lighting and illumination of Federation Mall.	The subject site is not within this location.
v.	Reinforce the Griffins' Water Axis by illuminating the promenade along the southern foreshore, Commonwealth Place and the International Flag Display.	The subject site is not within this location.

Design Strategies and requirements		Response
v.	Use full cutoff light fittings in all landscape areas, roads, paths and car parks within the Central National Area (except where noted in this policy).	Full cut off luminaires have been specified on all landscape areas and paths.
vi.	Use full cutoff street and pedestrian lighting on all main avenues that contributes to their development as high-quality landscape boulevards.	The proposal does not propose to alter existing street lighting to Constitution Avenue being a Main Avenue. Additional pedestrian lighting is to be provided within the verge of Constitution Avenue that is full cutoff in line with this strategy.
ii.	Align lighting hardware to strengthen the framing of the National Triangle, main avenues and formally landscaped open spaces.	The luminaire typologies are in line with those used within the national triangle as stipulated in the National Capital Plan.
Strategy 1B – Create a clear hierarchy of built environment illumination in Central Canberra		
i.	Illuminate the exterior of key built elements to reflect their relationship to Griffin's National Triangle and their symbolic function, according to the following comparative luminance values in candela per square metre (cd/m2).	The luminance of the proposed lighting does not exceed 200 cd/ m2.
ii.	Create a dramatic backdrop by restricting the use of external lighting for other buildings within City Hill Precinct, Parkes, Reid, Campbell and Russell to entrances, window displays and signage. Consideration will be given to additional building lighting where it contributes to identity, legibility, silhouette, architectural expression, façade articulation and Canberra's unique skyline at night.	The façade lighting is restrained and contributes to identity, architectural expression, façade articulation and Canberra's unique skyline at night as indicated in the Lighting Design Report. The external lighting design for Building 1 as indicated in the Lighting Report demonstrates a lighting outcome that contributes to the building's identity and expression to emphasise the geometry of the built form.
iii.	Use full cutoff light fittings for new building façade lighting installations, that are carefully integrated into the building's structure.	Full cut off fittings are proposed for the façade lighting.
iv.	Minimise any sources of light spill or glare throughout Commonwealth Park, Kings Park, Rond Terrace, Black Mountain Peninsula, Yarralumla Bay, Weston Park, Grevillea Park, Yarramundi Reach, Acton Peninsula and Kingston Foreshore.	All sources of glare and light spill have been minimised, see obtrusive lighting report.
v.	Minimise any sources of light spill or glare beyond the intended area to be lit.	All sources of glare and light spill have been minimised, see obtrusive lighting report.
Strategy 1C – Maintain illumination of the city's topography		

Design Strategies and requirements		Response
i.	Consider identification cation of Red Hill and Mount Pleasant through the installation of a single light source, such as a navigational lighting beacon.	Not relevant to this project.
ii.	Use full cutoff lighting of pedestrian pathways and landscape areas in proximity to the edge of Lake Burley Griffin around West, Central and East Basin, that effectively manages the unwanted effects of light spill on the lake ecosystem (unless otherwise noted in this policy).	Not relevant to this project.
iii.	Use full cutoff lighting in all areas of the Inner Hills to control the effects of light spill.	Full cutoff lighting fixtures are proposed.
Strategy 1D – Conserve significant lighting fabric and design requirements		
i.	Consider all relevant Heritage Management Plans in developing lighting designs.	No Heritage Management Plan exists for Block 12 Section 3 Parkes.
ii.	Retain the essential character and lighting performance characteristics of any existing lighting installation with identified heritage value, in any proposed maintenance or replacement activity.	No heritage valued lighting installations have been identified within the subject development project area.
iii.	Preserve the appearance, location and layout of lighting installations with heritage value.	No heritage valued lighting installations have been identified within the subject development project area.
iv.	Do not replicate or extend poor performing heritage lighting hardware into new areas or in new installations.	No heritage valued lighting installations have been identified within the subject development project area.
v.	Preserve the appearance, location and layout of lighting installations with heritage value.	No heritage valued lighting installations have been identified within the subject development project area.
PART 2: PLACE-MAKING		
Strategy 2A – Ensure the scale and character of lighting is appropriate to the location		
i.	Use lighting standards and categories of a lighting type and quality that is appropriate to the application and location	The lighting design complies with AS 1158 and AS 4282 as indicated in the Lighting Report.
ii.	Light public art installations with individual designs according to the intentions of the artist, where it is not contrary to the objectives or strategy of this policy.	Light public art installations are not proposed in this application, however there is the potential for such installations to be located on site in future as part of a separate Works Approval application.
iii.	Manage the inter-relationship of lighting intensity and character between all structures, landscape elements and buildings.	The lighting will be dimmed, aimed and fine tuned on site in the presence of the architect and lighting designer to ensure the relationship between lighting intensity and character is maintained.

Design Strategies and requirements		Response
iv.	Ensure that the colour and finish of light poles and fittings in landscape areas integrates with and visually complements their surroundings. Lighting installations in proximity to the edge of Lake Burley Griffin must mitigate the visual impact of poles or fittings on the landscape during the day.	The colour and finish of light poles and fittings in landscape areas will integrate with and visually complements their surroundings.
v.	Add visual interest to public spaces through engaging, interactive lighting designs where appropriate.	The lighting design complements the built form and public spaces to provide an engaging and interactive lighting environment to support nighttime use of public spaces.
vi.	Locate light sources and poles to highlight the repetition and rhythm of their form, spacing and pattern, giving consideration to the definition of space and their role as sculptural elements in the urban landscape	We have considered the light pole and light sources role as sculptural elements within the urban landscape.
Strategy 2B – Ensure the form, material and finish of lighting hardware is appropriate to the location and co-ordinated with other street and park furniture so as to form an integrated, cohesive palette of materials and fittings		
i.	Use high quality light fittings and hardware with a high standard of detail and finish	Light fittings are of high quality as detailed in the luminaire schedule in the Lighting Report.
ii.	Locate lighting hardware outside key desire or movement lines, to optimise accessibility and safety.	Lighting hardware will be coordinated to ensure it is outside key desire or movement lines, refer to Lighting Layout provided.
iii.	Locate lighting hardware around trees, signs, and street furniture to achieve a spacing, pattern and alignment that complements these and other urban elements.	Lighting hardware is to be located around trees and street furniture, refer to Lighting Layout provided.
iv.	Consider opportunities for integration of lighting into street furniture, built form or road/bridge structures.	Lighting has been integrated into street furniture and the built form where possible as shown on the Lighting Layout and Façade Lighting Layout.
v.	Co-ordinate the colour and finish of light poles and fittings and with other lighting hardware and street furniture.	The colour and finish of light poles and fittings will be coordinated to street furniture and to complement the objectives and character for public realm spaces under the Constitution Avenue Public Realm Handbook.
vi.	Develop lighting plans in advance of any wide-scale installation or replacement of poles or fittings within the Parliament House Vista and Lake Burley Griffin and adjacent parklands. Address the context and the character of the landscape setting and its elements including street furniture in the lighting plans.	The proposed development is not located within the Parliament House Vista or adjacent to Lake Burley Griffin.
Strategy 2C – Ensure the colour and for of the physical environment is accurately rendered		

Design Strategies and requirements		Response
i.	Use lamps that offer a colour temperature close to the appearance of daylight (approximately 4500-6500 degrees Kelvin).	In response to the biodiversity and the use of the area we have specified colour temperatures ranging from 2700k to 3000k. wavelengths found in the cooler end of the lighting spectrum, (4500k – 6500k) travel further and contribute to sky glow and can affect biodiversity negatively. Using warmer colour temperatures invites people into the space at night.
ii.	Select lamps that offer good colour rendering ability, of 80 or greater on the Colour Rendering Index.	Luminaires selected for the development will have a CRI of 80 or higher.
iii.	Select lamps and fittings that provide the most accurate colour rendition of landscape possible throughout the parklands surrounding Lake Burley Griffin, along the main avenues, and in the Parliamentary Zone.	The selection of luminaires has been made on the basis of their performance in accurately colour rendering the landscape, as demonstrated in the Lighting Report with imagery provided.
PART 3: SAFETY		
Strategy 3A – Maintain a well-connected movement network of public paths, roads, spaces		
i.	Install and maintain lighting throughout the network of pedestrian and cycling paths and formally recognised public spaces in the Central National Area.	Proposed building lighting provides supplementary lighting to public paths fronting Constitution Avenue, Lighting within this area comprises existing fittings as previously installed as part of Constitution Avenue upgrades.
ii.	Install and maintain lighting on all public roads and car parks in accordance with the volumes and patterns of activity and their role within Canberra's transport network.	No additional lighting is proposed to existing car park areas located to the east of Block 12 Section 3 Parkes.
iii.	Select light poles and locations that minimise the risk of injury for people travelling on paths or roads.	Light poles adjoining paths are located outside of key movement corridors to minimise the risk for injury.
Strategy 3B – Ensure Australian standards for illumination		
i.	Demonstrate compliance of lighting design proposals with the Australian Standard AS/NZS 1158 - Lighting for Roads and Public Spaces and the suitability of the proposed lighting category for the intended application.	Refer to lighting calculations as part of the lighting report confirming compliance with AS 1158.
ii.	Demonstrate compliance of lighting design with other relevant Australian Standards relating to the installation and operation of outdoor lighting. Where an inconsistency arises between this policy and any Australian Standard, this policy prevails.	Proposed lighting strategy also addresses and complies with AS4282 as noted in the obtrusive lighting report.
Strategy 3C – Effectively manage glare		

Design Strategies and requirements		Response
i.	Select lamps of the lowest required intensity.	Lighting calculations have been provided to ensure lamps of the lowest required intensity have been selected.
ii.	Select light fittings and optical systems that shield light from being directed sideways or upwards.	Full cut off lighting with optical systems to shield light have been selected.
iii.	Locate light sources beyond the typical field of view for people in any given area, through the location and scale of light poles and fittings.	Luminaires are located to the extent practicable beyond the field of view, including concealment through integration into landscape and built form elements and the use of pole mounted fittings.
iv.	Minimise any sources of light spill or glare beyond the intended area to be lit.	Refer to lighting calculations as part of the lighting report demonstrating light spill performance.
Strategy 3D – Create integrated lighting designs that enable the human eye to adapt to changes in light levels		
i.	Achieve a high degree of uniformity in illumination levels along pathways and roads.	Refer to lighting calculations as part of the lighting report to see the uniformity in illumination across pathways and roads.
ii.	Install transitionary lighting treatments between areas of contrasting illumination that accommodate the human eye's capacity to adapt to changes in light levels.	The hierarchy of brightness has been considered to ensure transitionary lighting has been considered in the proposal.
PART 4: ENVIRONMENT AND SUSTAINABILITY		
Strategy 4A – Manage light pollution through the selection and placement of lighting hardware		
i.	Use full cutoff light fittings, lens diffusers, or light sources that provide indirect or reflected light (unless otherwise noted in this policy).	Light pollution will be managed through the use of full cut off light fittings.
ii.	Select optical systems and shielding designs for artificial light sources that effectively manage glare and light distribution behind and above the light source.	Shielding designs will be used if necessary to minimise glare.
iii.	install and operate lighting only where it responds to a demonstrated need or requirement. Consider the removal of lighting where it does not fi t this criteria.	Refer to lighting drawings as part of the lighting report to see luminaire placement within the development.
iv.	Co-ordinate the removal or replacement of existing light fittings in proximity to any proposed lighting works to reduce variances in lighting hardware and effect.	No removal of existing light fittings is proposed.
v.	Minimise the distribution of artificial light beyond the intended area to be lit.	Refer to lighting calculations as part of the lighting report to see light spill.
Strategy 4B – Minimise energy use		

Design Strategies and requirements		Response
i.	Select lighting hardware high-quality offer a long service life, feature an enduring aesthetic appeal, be of a high-quality construction and offer reliable, low maintenance performance.	Lighting hardware selected is of a high quality with industry standard warranties.
ii.	Consider energy use and value for money in any lighting upgrade or new installation.	Energy use and value for money has been considered in the lighting design.
iii.	install efficient lighting control systems that can adjust illumination to suit activity levels, saving energy whilst maintaining safety when required.	A control system has been specified to ensure this objective is achieved.
iv.	Use co-ordinated lighting management systems to reduce energy and maintenance and improve uniformity and safety.	A control system has been specified to ensure this objective is achieved.
Strategy 4C – Ensure the installation and maintenance of lighting infrastructure does not have a detrimental effect on landscape		
i.	Design light poles and outreach arms around the long-term form of trees to maintain light performance and minimise tree maintenance.	Tree and light pole locations will be coordinated to support maintenance.
ii.	Locate light poles and power cables around established tree and root locations	Power cables and light pole locations will be coordinated with tree plantings to support maintenance.
Strategy 4D – Minimise the impact of lighting operation on wildlife health		
i.	Use full cutoff light fittings within landscape areas to reduce impact on wildlife.	Light pollution will be managed via full cut off light fittings.
ii.	Reduce the intensity or turn off lighting at times it is not needed in landscape areas, to reduce impact on wildlife.	A control system has been specified to ensure impacts on wildlife are managed.
iii.	Reduce the intensity and duration of external building lighting operation during migration periods of the Bogong moth in October and between February and April. Shut off lights that are not needed during the second half of the night at times of peak moth migration.	A control system has been specified to ensure impacts on migratory wildlife are managed in keeping with Designing with Country objectives for the project.
iv.	Ensure that the design and operation of lighting does not cause wildlife or avifauna disorientation, injury or death.	The lighting design and operation is designed not to cause wildlife or avifauna disorientation, injury or death.

Design Strategies and requirements		Response
PART 5: CELEBRATION AND COMMEMORATION		
Strategy 5A – Ensure that lighting contributes to an awareness of the national capital through appropriate celebratory or commemorative subjects		
i.	Mark the gateways into the National Capital, the Central National Area and the Parliamentary Zone using innovative road and bridge lighting solutions at key intersections to celebrate these entrances.	The proposed development is not located at a gateway into the National Capital.
ii.	Define the nodes of the National Triangle during key national or civic celebrations using vertical 'light jets' at City Hill and Russell.	The proposed development is not located at a National Triangle node.
iii.	Light areas of natural and formal landscape in Commonwealth Park, Kings Park, evergreen trees on the edge of Lake Burley Griffin and other areas where modest and judicious lighting can reveal and explain the topography of the 'amphitheatre' within which Canberra sits.	The proposed development is not located in Commonwealth or Kings Parks or adjoining Lake Burley Griffin.
Strategy 5B – Integrate lighting with commemorative works		
i.	Light commemorative works with individual designs suited to the form of the structure, its location and its commemorative purpose.	The proposed development does not incorporate commemorative works.
ii.	Minimise the visible impact of lighting hardware in proximity to commemorative works.	The proposed development is not within proximity of commemorative works.
iii.	Ensure that no road, path or area lighting interferes with the lighting of commemorative works, structures or flag poles.	The proposed development is not within proximity of commemorative works.
iv.	Light flagpoles to heighten their impact when viewed at night, using up-lighting designs that minimise upward light wastage and glare. Consider pole-top mounted full cutoff lighting designs where it will not affect known heritage values.	The proposed development does not incorporate flagpoles.

9 Signs General Code

As the proposed works includes signage within a designated, it is required to comply with the measures contained in the Signs General Code of the National Capital Plan. The proposed signage is to be associated with the uses of development as detailed on signage and wayfinding strategy plans included in this submission. These provisions are reproduced and responded to in **Table 10** below. Proposed signage types include:

- Architectural building signage (two Sky signs) at campus gateways to upper building levels of Building 1 fronting Parkes Way and Coranderrk Street, and to Building 2 fronting Constitution Avenue
- Entry signage located on buildings at ground level
- Wayfinding signage within the public realm, including freestanding wayfinding totem and crest

Table 11: Assessment of proposal against Signs General Code

Conditions	Response
General conditions	
1. The type, position, size, appearance, illumination, animation, content or other characteristics of any proposed sign must ensure a quality and character of appearance both by day and night which, in the opinion of the National Capital Authority, befits the National Capital.	The proposed building signage is intended to be of a character that befits the National Capital by virtue of its design being complementary to the building, and the Sky signage being the insignia and name of the University and buildings to identify the University campus. The size and illumination of the signage is considered appropriate for the site context having regard to visual impacts as considered in preparing this submission, as demonstrated in the External Signage and Wayfinding Strategy package provided. The style and messaging of signs are based on UNSW's Wayfinding and Signage Standards document to identify the campus as a UNSW site and to provide a consistent approach that will be adopted across the UNSW Canberra Campus.
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	Noted. The proposed signage has been designed with consideration to potential adverse impacts for the following: i. the proposed signage does not visually impact on adjoining residential development east of the subject site (noting that future development will be proposed between Buildings 1 and 2 and adjoining residential development);

Conditions		Response	
	iii. traffic safety iv. a 'place' within the meaning of and subject to the provisions of the relevant Commonwealth heritage legislation.		ii. the proposed signage is sized, located and designed in its materiality to complement and integrate with the architectural character of buildings; iii. the proposed signage does not represent a traffic safety hazard, including building signage to Parkes Way, due to its design, location and setback from the road reserve. Refer to the visual impact assessment included in this submission; and iv. the development is not located immediately adjoining a Commonwealth heritage 'place'. It is noted that Lake Burley Griffin is a Commonwealth listed heritage place. The proposed signage is not visible from the Lake as demonstrated in the visual impact assessment included in this submission.
3.	The National Capital Authority will refuse to approve any sign which it considers offensive		Noted. The signage types proposed are of appropriate content comprising the University and building names or wayfinding content only.
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.		Noted. The location of signage within the public realm has been determined to ensure safety, access and crime prevention principles are maintained with the signage installation.
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.		Noted.
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.		No signage extending above or beyond the roof line of the buildings is proposed.
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.		No animated signs or signs with exposed illumination elements are proposed.

Conditions	Response
Signs on Commercial and industrial Buildings and on institutional and other buildings not located within residential areas	
1. Signs above first storey level, signs facing residential development nearby or on the opposite side of the street within residential neighbourhoods which may be visible from residential buildings nearby, must not be animated or flashing or be illuminated by exposed lamps or neon tubes as distinct from backlighting or floodlighting.	No animated signs or signs with exposed illumination elements are proposed.
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.	The proposed building signage at building entrances is to be located at ground level. i. Refer to above response addressing the General Conditions of the Code. ii. Proposed signage is located more than 2.5m above pavement level.
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.	Proposed building identification signage at the gateways of the campus is intended to be located above first storey level for Buildings 1 and 2. The content of the signage comprises only the name and insignia of the University in accordance with this requirement. The signage is to be integrated into the building façade and not project from the building. Three signs are proposed in total, and these are proposed to different faces of Building 1 and Building 2.

10 Other Matters

10.1 Traffic, Access, and Parking

The proposed works for Stage 1 works will impact on the provision of parking on the subject site which currently operates as a public car park.

Details of the proposed traffic, access and parking strategy for the development including during Stage 1 and interim development stages are outlined in the Traffic Impact Assessment and Parkes Way Slip Lane Review included in this submission.

10.2 Heritage

The ACT Heritage Register identifies the City Railway remnants (effective 6 June 2017) to the frontage of Block 12 Section 33 Reid, being the northern site of the campus.

The extent of Stage 1 works on Block 12 Section 3 Parkes are not located in areas impacting the City Railway remnants. Development of this block will primarily be in the following stages of campus development (Stages 2-4) that include the completion of the Reid Heritage Parkside Precinct.

10.3 Moral Rights

The extent of the Stage 1 works does not impact any existing buildings or structures therefore no moral rights holders are required to be consulted as part of this submission.

10.4 Environment

The current use of the land is as an unsealed public car park with mature tree plantings. Part of the site is to remain as a car park including tree plantings as per its existing use until future stages of development.

Contamination has been identified on the site and it is intended that any contamination will be remediated prior to commencement of construction in relation to Stage 1 works. These matters have been addressed as part of a separate Works Approval application and relevant environmental endorsements have been received by the Environment Protection Authority for the proposed uses of the site.

It is noted that the site contains a number of mature trees and some trees are proposed for removal. The block is not subject to the *Urban Forest Act 2023* as it is not identified as being within a built-up urban area for the purposes of the Act. Approval for removal of trees as part of this proposal is to be determined by the National Capital Authority with reference to supporting Tree Protection and Management Plans provided in this submission.

10.5 Infrastructure

Site vehicle access is to be formalised and upgraded from Constitution Avenue to the eastern edge of the site and a southern ring road adjacent to Parkes Way is to provide vehicle access including to loading docks proposed at the southern end of Building 1. This site access is to retain a right of way for access to adjoining Block 15 Section 3 Parkes.

Servicing infrastructure is to comprise the installation of an electrical substation integrated into Building 1 at the ground level, located internally to the site.

10.6 Environmental Protection and Biodiversity Conservation Act 1999

With reference to the *Environment Protection and Biodiversity Conservation Act 1999* (C'wth) (EPBC Act), the proposed works do not trigger any matters of national environmental significance (MNES) under the Act that would require referral to the Department of Climate Change, Energy, the Environment and Water.

No assessment against the EPBC Act has been made for this proposal given that no MNES have been identified as being impacted by the proposal.

11 Conclusion

This Works Approval application has detailed the statutory planning controls for Block 12 Section 3 Parkes and other planning provisions and to the extent applicable has provided a response that meets or exceeds National Capital Plan requirements as documented in this report.

This report has identified that the proposed works for Stage 1 of the UNSW Canberra City Campus are not inconsistent with the provisions of the *National Capital Plan* and Detailed Conditions of Planning, Design and Development applicable to the site.

It is submitted that the proposed works satisfies the requirements of the National Capital Plan and accordingly the works approval application warrants consideration of approval by the National Capital Authority.