

PLANNING REPORT

Revision 2 | 12 May 2025

Block 40 Section 100 City (60 London Circuit)

Works Approval for construction of three levels of basement and multi-storey mixed use (ground floor café / restaurant with commercial office above) building and associated works




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Acknowledgement of Country

We acknowledge the Ngunnawal people, the Traditional Custodians of the land upon which this proposed development is located, and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

Documentation

This Planning Report has been prepared to address the planning report requirements detailed in the Major Works Approval Application Checklist published by the National Capital Authority.

This Planning Report is prepared in good faith to accurately describe the proposed development, its context and environmental effects and can be relied on by the NCA in its assessment of the Works Approval application.



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Date: 12/05/2025

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EXECUTIVE SUMMARY

This Planning Report accompanies the submission of a Works Approval application (**WA**) for the construction of a multistorey mixed-use (café, restaurant and commercial office) building set over three levels of basement carparking, end of trip facilities, storage and associated areas at Block 40 Section 100, City which is commonly known as 60 London Circuit, City (**the site**). The site has an area of 11,380m² (1.138 hectares) with extensive and prominent frontages to London Circuit, Northbourne Avenue and Knowles Place. The site is surrounded by a variety of land uses, building forms, heights and designs that are reflective of the incremental development and ongoing redevelopment of Canberra's city centre.

The proposed building has been architecturally designed by Johnson Pilton Walker (**JPW**), the award-winning architects for various mixed-use development precincts and buildings such as 6&8 Parramatta Square and the National Portrait Gallery. The high quality public realm and landscape design was completed Red Box Design Group landscape architects who are experienced in the delivery of quality public realm in Canberra's city centre such as Constitution Place which comprises of 1 Constitution Avenue and 220 London Circuit. The architectural, landscape and urban design vision for the proposed development *"is to create vibrant new destination that capitalises on the site's landmark location at the heart of Canberra's city centre. The realisation of this comprehensive precinct masterplan will enrich the urban fabric and vitality of civic life within this great city. 60 London Circuit will combine diverse uses, generous public spaces and distinctive contemporary architecture, setting a new benchmark for quality in the nation's capital"* (page 3, Architectural and Urban Design Report by JPW).

The proposed multi-storey mixed use building will hold the prominent and significant city corner of London Circuit and Northbourne Avenue presenting a strong urban marker with building height of RL 617 reinforcing the Northbourne Avenue Axis and serves as gateway building for the City Hill Precinct and demarcation for City Hill Park which is an axis of the National Triangle. The eastern and western extent of the proposed building are aligned with the historically important Melbourne building situated immediately opposite to the north across London Circuit. While the central public pedestrian through site link and pedestrian plaza is aligned with West Row providing a critical pedestrian links to the ACT Magistrates courts precinct. The extensive and pedestrian interface along London Circuit is of the highest quality reflecting the public realm works approved and currently under construction as part of Stage 2A of the Canberra Light Rail extension.

The selection of materials and finishes for the proposed building has been inspired by the sites natural and urban context, while incorporating sustainable design and building materials. The expression of these and other elements such as façade and interiors complement colours of the regions natural landscape, whilst also responding to the material expression of the adjacent heritage buildings and the urban context, including the Melbourne Building, Reserve Bank building and public domain finishes within the City Hill Precinct.

The site is identified for mixed use developments and land uses in Part 4.6 City Hill Precinct Code of the National Capital Plan (**NCP**) and the proposed development is consistent with the land uses envisaged for this part of City Hill. The proposed development reinforces the objectives of the City Hill Precinct Code maintaining and promoting the city centre as the main commercial employment centre of Canberra and the region with the City Hill Precinct as the preeminent heart of the city. The proposed development will deliver a vibrant, interesting, and lively land uses / activities with high levels of pedestrian streetscape activity. The proposed development also celebrates the prominent and significant location of the site at the apex of the National Triangle with the development commanding the highest standards of urban design, sustainability, exemplary architecture, public art, landscaping, social inclusion and accessibility.

JPW, Redbox Design Group and Capital Property Group (**CPG**) representatives presented the proposed development to the National Capital Design Review Panel (**NCDRP**) on two occasions held over 2023 and 2024. NCDRP commentary has been considered and addressed either in the form of design refinements or via further information forming part of the WA submission package.

Prior to submission of this WA application CPG representatives and its consultants engaged extensively with the NCA in pre-lodgement meetings on the architectural vision, design of the building and interface with Stage 2A Light Rail. In addition, CPG representatives and the consultant team have engaged extensively with relevant ACT Government agencies including (but not limited to) Infrastructure Canberra (formerly ACT Major Projects) and Canberra METRO to fully integrate the proposed building and public realm design with stage 2A Light Rail. Furthermore, extensive meetings and engagements have been held with Transport Canberra and City Services (**TCCS**) and Roads ACT regarding traffic and pedestrian connectivity matters such as the important extension of Knowles Place to Northbourne Avenue. Extensive design meetings and discussions have been held with representatives of the ACT Magistrates Court, ACT Department of Public Prosecutions, ACT Police and ACT Correctional Services to fully understand the broader precinct users' requirements, interfacing and maintaining unincumbered operations for these critical surrounding facilities. CPG and the consultants have also engaged extensively with representatives of Evo Energy, ICON Water, Telstra, TPG, ICON fibre and Jemmena regarding augmentation and integration with existing in ground utilities and services for the site and surrounding Canberra city precinct.

CPG representatives have also met and engaged with surrounding lessees and tenants such as Melbourne building executive committee, individual shop operators/owners and lessees within the Melbourne Building as well as the lessee of the Reserve Bank of Australia building. The engagements with surrounding lessees have focused on the proposed building design, construction management plan and program. Ongoing meetings have been established with a variety of interested parties, stakeholders and ACT Government agencies meetings will progress for the duration of the construction phases of the project.

The planning report has considered the subject site characteristics, nature of surrounding land uses and demonstrates that the proposed development will not have any adverse environmental or amenity impacts on neighbouring properties, the locality or streetscape. It further provides an assessment of the proposal against the relevant matters for consideration including the *Australian Capital Territory Planning and Land Management Act 1988 (PALM Act)*, *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*, NCP, NCA policies and Territory guidelines.

This planning report assessment concludes that the proposed development is permissible within the site's mixed use land use, the site is suitable for the development and warrants approval under Section 12 Works in Designated Areas to be subject to Plan and approval by the Authority of the PALM Act.



Figure 1: Three dimensional view proposed building and central pedestrian plaza / through site link.
(Source: JPW Architectural Drawing Set.)

1 INTRODUCTION

This planning report accompanies a WA application for the construction of a multistorey commercial (office) building, with three levels of basement and associated works at Block 40 Section 100, City, commonly known as 60 London Circuit, City (**the site**).

The planning report has considered the subject site characteristics, nature of surrounding land uses and demonstrates that the proposed development will not have any adverse environmental or amenity impacts on neighbouring properties, the locality or streetscape. In contrast, the proposed mix-use development will enliven and activate the site, streetscape and broader Canberra city precincts. The planning report also provides an assessment of the proposed development against the relevant matters for consideration including the *Australian Capital Territory Planning and Land Management Act 1988 (PALM Act)*, *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*, NCP, National Capital Authority (**NCA**) policies and other Territory guidelines.

The preparation of this planning report and WA application is pursuant to the requirements of the NCA as described under the major works approval submission requirements. This report concludes that the proposed development is permissible within the sites mixed-use land use, the site is suitable for the proposed development, therefore warrants approval under Section 12 *Works in Designated Areas to be subject to Plan and approval by the Authority* of the PALM Act.

1.2 Purpose and structure of report

The purpose and structure of this planning report are detailed as follows:

- Section 2 – Site analysis identifies the site in terms of context, setting and locality, and also describes the characteristics of the site;
- Section 3 – Details the proposed works and describes the background of the project/proposal;
- Section 4 – Regulation Matters are addressed in this section;
- Section 5 – National Capital Plan outlines the relevant provisions of the NCP and assesses the proposed works;
- Section 6 – Other Matters assesses the proposed works having regard to NCA guidelines/policies and other relevant Territory matters; and
- Section 7 – Conclusion concludes the report.

1.3 The Works Approval submission

The WA comprises the following documentation, reports and drawings:

- *Letter of Authorisation* completed by Capital Property Group;
- *Locality Plan* prepared by JPW Architects;
- *Architectural and Urban Design Report* prepared by JPW Architects;
- *Architectural Drawing Set* prepared by JPW Architects;
- *Landscape Architectural Drawing Set* prepared by Redbox Landscape Architects;
- *Civil Engineering Drawing Set* prepared by Vital Design Solutions;
- *Wind Study* prepared by Windtech Consultants;

- *Transport Assessment Report* prepared by Egis;
- *Planning Report* prepared by Capital Property Group (this report); and
- *Consultation Report - Pre-application Stakeholder Consultation and Engagement Report* prepared by Capital Property Group.

For a comprehensive list of drawings and documentation, refer to *Appendix A: Schedule of WA Drawings and Documentation*.

2 SITE DESCRIPTION, CONTEXT AND LOCALITY

This section of the report describes the physical location and characteristics of the subject site, the nature of adjoining developments/land uses and character of the locality.

1.4 Site location

The site is commonly known as 60 London Circuit and formally identified as Block 40 Section 100 City or Block 24 Section 63 City. The site is irregular in shape and has an area of 11,380m² (1.138 hectares). The site is currently occupied by primarily paid public car parking, Knowles Place public access road and a vacant grassed area south of the Knowles Place with a frontage to Vernon Circle.

The site has an extensive and prominent north frontage to London Circuit, east frontage to Northbourne Avenue, south frontages to Vernon Circle and the ACT Magistrates Court building situated on the opposite side of Knowles Place and a west frontage to Knowles Place. Refer to figure 1 for a locality aerial photograph of the site and its location in Canberra's city centre.



Figure 2: Aerial photograph of Block 40 Section 100 City.
(Source: Capital Property Group aerial photograph site location)

1.5 Site description and land use

Block 40 Section 100 City (60 London Circuit) is situated in Designated Areas which are under the planning jurisdiction of the NCA and NCP. The site has an irregular shape with an extensive north frontage London Circuit, east frontage to Northbourne Avenue and Vernon Circle, south and west frontages Knowles Place. The site has an area of 11,380m² (1.138 hectares) and falls from the south frontage to Vernon Circle towards the site's north frontage with London Circuit. This site contains an existing paid surface public car park, Knowles Place and a vacant landscaped area fronting Northbourne Avenue and Vernon Circle. The site does not contain any ground buildings or structures. It is noted that several surface car parking spaces are closed/fenced off noting early works associated the proposed development and site fencing associated with works for Canberra Light Rail Stage 2A.

Situated below ground are inground services for water, electricity, gas and fibre communications. The site is illustrated below in figure 2 and in the photographs below.

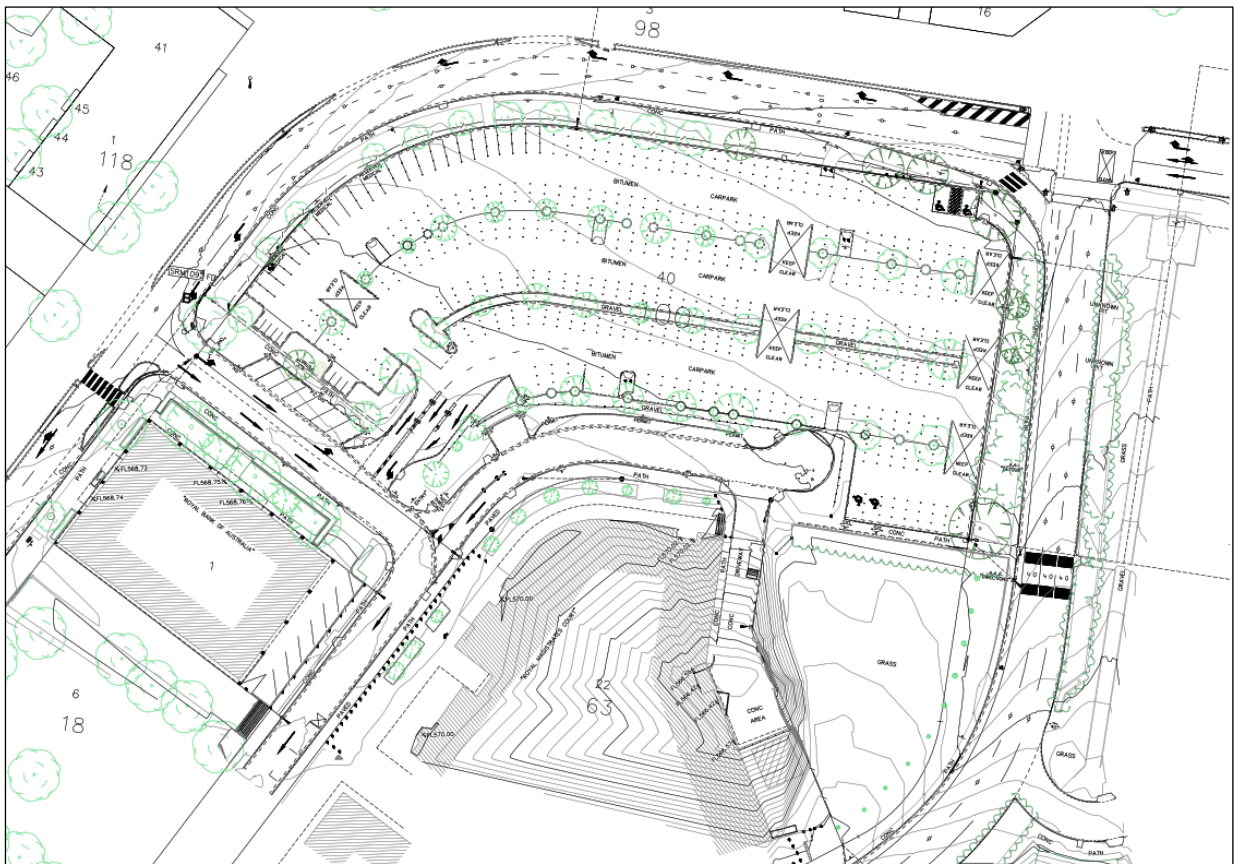


Figure 3: Existing site plan and surrounding Blocks. (Source: Site Plan by Egis)

Other key existing site characteristics are summarised below.

- Access and car parking - The site is accessed via London Circuit and Knowles Place. However, given Light Rail Stage 2A is currently under construction access to the site and car parking areas is very limited with London Circuit closed and vehicle accessing the site from West Row only. Car exiting the site are required to travel southwest on Knowles Place then discharge onto Vernon Circle with the entirety of the of London Circuit closed.

- Utilities - The site has access to water. A high voltage electricity main is to be relocated as part of the approved early works. A gas main is also adjacent to the site, while ICON fibre has been relocated out of the site as part of early works.
- Open Space and existing Trees – The site does not contain prescribed open spaces, nor does it contain existing high quality trees. Canberra Light Rail Stage 2A has removed all street trees along London Circuit and several along Northbourne Avenue. The remaining trees are scattered amongst existing surface car parking spaces and are not considered high quality trees as detailed in the tree assessment report.
- Flora and Fauna – The site does not contain any significant nor listed flora and fauna a review of the EPBC Act portal has been completed and is detailed further in this report.
- Land Status - The site is located within Designated Areas subject to the detailed provisions of the National Capital Plan and a requirement for obtaining Works Approval from the NCA under the ACT PALM Act. Refer to further details on this matter in 4 of the Planning Report.

The existing services site plan illustrates the existing condition and layout of the site.



Photograph 1: The site as viewed from the intersection of London Circuit and Northbourne Avenue looking west.



Photograph 2: The site as viewed from Vernon Circle looking north.



Photograph 3: The site as viewed from Northbourne Avenue looking west.



Photograph 4: The site as viewed north side of London Circuit looking west.



Photograph 5: The site as viewed from Knowles Place and London Circuit intersection looking southwest.



Photograph 6: The site Knowles Place looking west towards Northbourne Avenue.



Photograph 7: The site as viewed from London Circuit and Knowles Place intersection looking southeast.



Photograph 8: Knowles Place looking towards ACT Magistrates Court building and Vernon Circle..

1.6 Site context and locality

The site is situated in the central west part of Canberra's City Centre. The site is surrounded by a variety of land uses and building forms. The site context, locality and surrounding land uses are illustrated in the figure below prepared by JPW and submitted with the WA application.

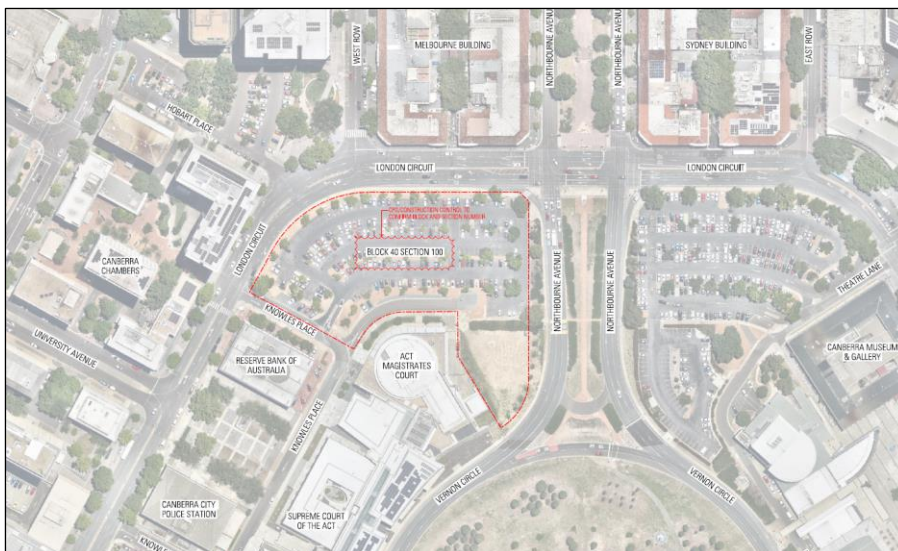


Figure 4: Locality Plan. (Source: JPW Architects)

North

The site has an extensive north and northwest frontage to London Circuit which is the future location for Stage 2A of the Canberra Light Rail. Accordingly, the proposed works and future development will have an immediate interface with Stage 2A Light Rail and all works to the site need to be integrated with light rail. The Stage 2A Light Rail project has been managed by ACT Agency Infrastructure Canberra and approvals for the light rail have been obtained from both the NCA and EPSDD for all works. A review of the publically notified Works Approval documentation includes all information related to the proposed development of London Circuit this includes but is not limited to tree removal, public verge works and improvements, inground service relocations and removals, and future street tree plantings (refer to figure below). Canberra Metro the contractor for Infrastructure Canberra is currently completing works associated with Stage 2A Light Rail the status of works is illustrated in the photographs below.

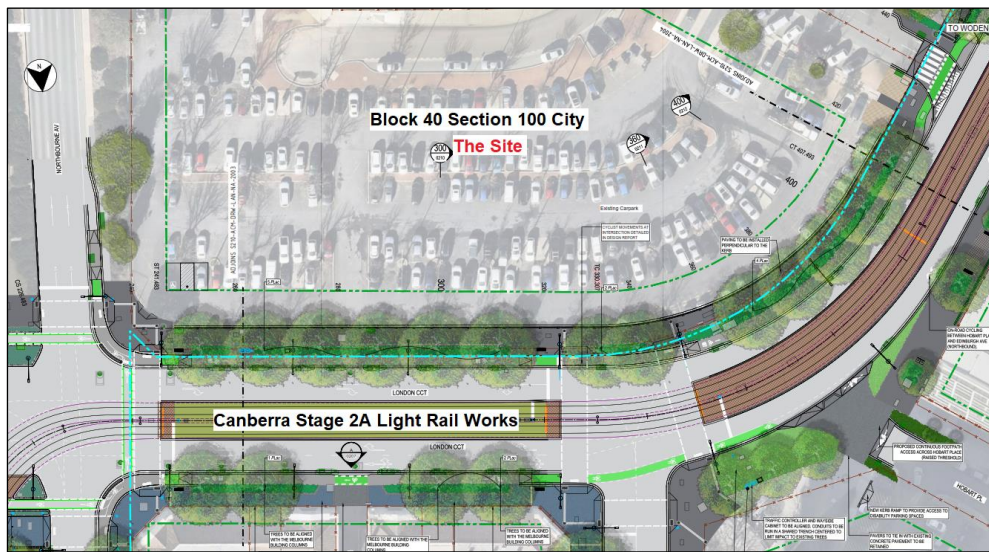


Figure 5: Canberra Light Rail Stage 2A approved design to Northbourne Avenue and London Circuit fronting the site. (Source: AECOM)



Photograph 9: Canberra Light Rail work site fenced areas on London Circuit in front of the site as viewed looking south-west.



Photograph 10: Canberra Light Rail work site fenced areas on Northbourne Avenue in front of the site as viewed looking east.



Photograph 11: Canberra Light Rail work site fenced areas on London Circuit in front of the site further west as viewed looking north-west.



Photograph 12: The site as viewed internally looking north towards London Circuit with early works fencing and Light Rail work fences.

Situated further north across London Circuit is the two storey Melbourne building which is on the ACT Heritage List. The Melbourne building contains a variety of uses including retail, commercial office and accommodation, cafes, restaurants and bar. Also situated north of the site is West Row and the Hobart Place public pocket park. Situated further north of the site are a variety of multi-storey mixed use buildings consisting of ground floor retail, cafes, restaurants with upper level car parking, commercial and/or residential apartments.



Photograph 13: Melbourne Building as viewed from corner of London Circuit and Northbourne Avenue looking north west.



Photograph 14: Melbourne Building as viewed from West Row looking east.

East

Situated east of the site across Northbourne Avenue is paid public surface car park. Located further east is the Canberra Theatre precinct, Canberra Museum and Gallery, Civic Library, Civic Square and the ACT Legislative Assembly.



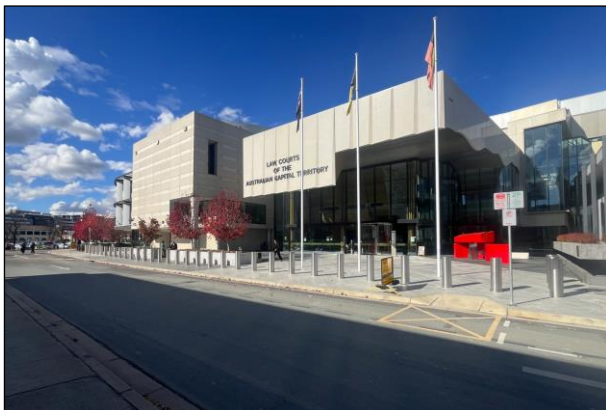
Photograph 15: Existing paid surface car park located east of the site across Northbourne Avenue.



Photograph 16: Stage 2A Light Rail areas of works and site compound on London Circuit

South

Situated south of the site across Vernon Circle is the public open space area known as City Hill which is an apex of the National Triangle and provides extensive vistas along Commonwealth Avenue to Parliament House. Situated south of the site across Knowles Place is the multi-storey ACT Magistrates Court building.



Photograph 17: Law Courts of ACT situated south across Knowles Place.



Photograph 18: Law Courts of ACT building situated further southwest of the site across Knowles Place.



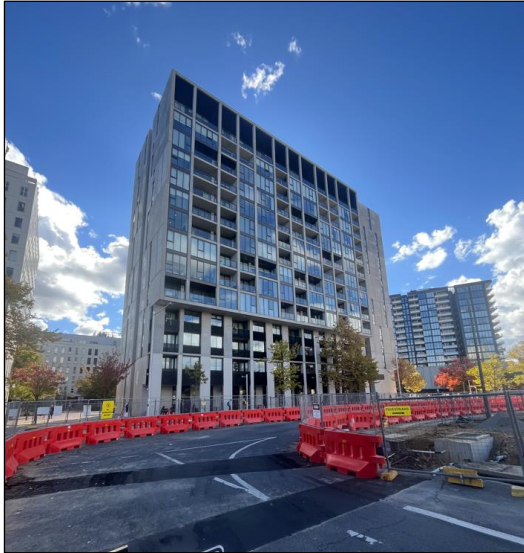
Photograph 19: Reserve Bank of Australia building situated southwest across Knowles Place.



Photograph 20: Law Courts of ACT building as viewed from City Hill Park.

West

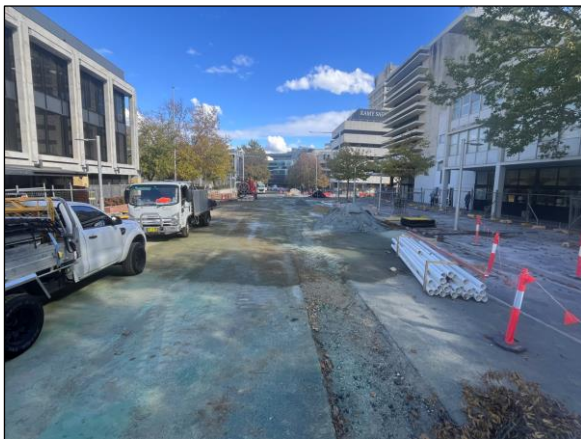
Situated northwest of the site across London Circuit is Hobart Place which includes a paid surface public car park. In addition, located at 39 London Circuit opposite the site is a multistorey mixed use (ground floor retail/café and residential) building. While situated west of the site across Knowles Place is 20-22 London Circuit which contains the Commonwealth heritage listed Reserve Bank of Australia building.



Photograph 21: Capital multistorey mixed use building situated northwest of the site.



Photograph 22: Multistorey mixed use building situated further north of the site across West Row and north of the pocket park.



Photograph 23: London Circuit situated southwest of the site which is currently a Stage 2A light rail construction site and compound area.



Photograph 24: Public open space plaza situated further west of the site next to the RBA building and in front of the Courts ACT buildings.

1.7 Surrounding road network and access to public transport

The roads adjoining and in the vicinity of the site are described below:

- *London Circuit* (north frontage/boundary) is an east-west road used for city traffic, public parking (to the southwest) and contains several important intersection with city roads.
- *Northbourne Avenue and Vernon Circle* (east and part south frontage) main avenue / roadway providing considerable vehicular access in a northerly direction into, through and beyond Canberra's city centre.

- *Knowles Place* (south and partial southwest frontage/s) is an east-west street with significant public realm areas and kerb side public car parking.

Located within 50-200 metres of the site are numerous bus stops which run bus routes across the city and broader parts of Canberra. The site will also be proximate to future Canberra Light Rail stage 2A city stops refer to figures below.

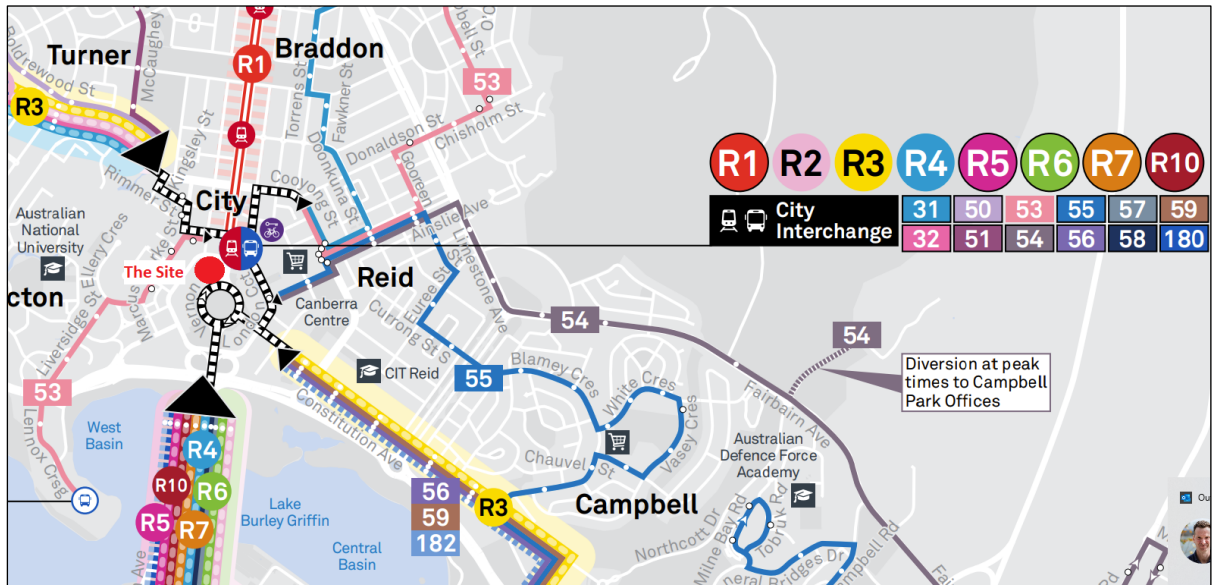


Figure 6: Canberra City Bus routes and the site location. (Source: <https://www.transport.act.gov.au/>)

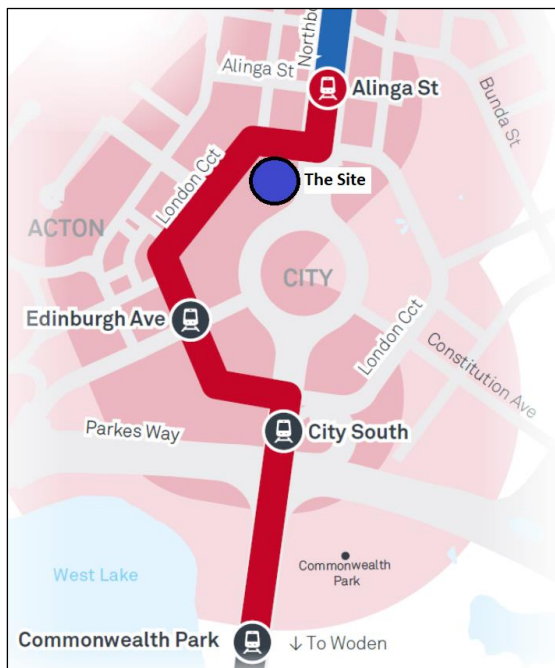


Figure 7: Canberra Light Rail Stage 2A and the site location. (Source: *Canberra Light Rail Stage 2A map*)

3 THE PROPOSAL

1.8 Background

This subsection of the report provides an overview of the CPG and its subconsultant engagements with Commonwealth (NCA), list of WA applications and ACT authorities/agencies related to the design and delivery of the proposed development. It also provides an overview of engagements with surrounding property owners (lessees) and tenants/occupants. For full detail on Pre-Submission WA Consultation and Engagement refer to the separate report accompanying this WA submission.

National Capital Authority

Pre-lodgement Meetings

CPG representatives have held several meetings with NCA representatives. These meetings have covered the proposed architectural design and siting of the development, strategy construction and timing for WA submissions, offsite utilities and services works, as well as CPG's ongoing engagement with the ACT Government agencies and other stakeholders.

Works Approvals Applications

To date CPG has obtained two Works Approvals related to the development of the site. These are:

- Works Approval application number WA001377 approved on 21 January 2025 for relocation of the High Voltage electricity main.
- Works Approval application number WA001381 approved on 22 January 2025 for Early Works Piling and Capping Beam Installation.
- Works Approval application number WA001382 approved on 24 January 2025 for Installation of Temporary Freestanding sign.
- Works Approval application number WA001515 approved on 25 March 2025 for early works temporary traffic management plans.

National Capital Design Review Panel

JPW, Redbox Design Group and CPG representatives presented the proposed development to the NCDRP on two occasions held over 2023 and 2024. NCDRP commentary has been considered and addressed either in the form of design refinements or via further information forming part of the WA submission package. Responses to the latest NCDRP comments are provided by JPW under a separate document submitted with this WA application.

ACT Government Agency / Utility Provider Engagements

The following key ACT Government agencies have been engaged with prior to submission of this WA application:

- *Infrastructure Canberra (iCBR - formerly ACT Major Projects)* – CPG and CC representatives meet regularly with Senior Executives of iCB regarding the proposed development and interface with Stage 2A Light Rail. CPG representatives will continue to meet with Senior Executives, design and technical team representatives to ensure all inputs forming part of the Works Approval applications to the NCA are coordinated during and post construction works.

- *Canberra Metro* - CPG and CC representatives meet regularly with Senior Executives of CBR Metro regarding the proposed development and interface with Stage 2A Light Rail. CPG representatives will continue to meet with Senior Executives, design and technical team representatives to ensure all inputs forming part of the Works Approval applications.
- *City Renewal Authority* – CPG representatives have met with CRA representatives regarding the proposed development and continue to brief representatives on the proposal. These meetings will continue for the duration of the planning, design and construction phases of the development.
- *Transport Canberra and City Services and Roads ACT* - Capital Property Group representatives held a meeting with Technical and Senior staff of TCCS and Roads ACT. These meeting discuss various matters including traffic generation rates, parking, Knowles Place design and the Knowles Place / Northbourne Avenue intersection design and detail.. Capital Property Group representatives will continue to hold meetings with Technical and Senior TCCS staff with a view of securing support for the proposed development. Ongoing meeting with Roads ACT are held as required regarding matters like coordinating TTMPs and the like. These meetings will continue for the duration of the planning, design and construction phases of the development.
- *ACT Magistrate Court* - Capital Property Group and Construction Control representatives have held meetings with ACT Magistrate Court representatives regarding ongoing operational court matters and interface during construction. Discussions continue regarding these matters on a monthly basis or are arranged more regularly if required by Court representatives.
- *ACT Correctional Services* – Capital Property Group and Construction Control representatives have held meetings with Correctional Services staff regarding ongoing access and operational requirements to the Courts basement and building. These matters continue to be adheard to and addressed as part of the project and overall developmet.
- *ACT Police* – Capital Property Group and Construction Control representatives have met with ACT Police and discussed matters related to access to the City Police Station, where possible CPG/CC has accommodated these comments and matters noting that a number of the ACT Police interface matters are related to the Canberra Light Rail Stage 2A road closures and changes.
- *ACT Department of Public Prosectutions* - Capital Property Group and Construction Control representatives have held meetings with ACT DPP representatives regarding ongoing DPP operational matters and interface during construction works. Discussions continue regarding these matters on a monthly basis or are arranged more regularly if required by Court representatives.
- *Evo-energy* - Capital Property Group representatives and the project engineers have held meeting with Evoenergy regarding the site, proposed development and interface with the electricity network. Capital Property Group representaives will continue to hold meetings with Evoenergy to ensure all utility provider inputs form part of the detailed design for the development and Works Approval application to the NCA.
- *ICON Water* - Capital Property Group representatives and the project engineers have held meeting with ICON Water regarding the site, proposed development and interface with the water and sewer network. Capital Property Group representatives will continue to hold meetings with ICON to ensure all utility provider inputs form part of the detailed design for the development and Works Approval application to the NCA.

As outlined above CPG and its representatives have undertaken an extensive program of community and stakeholder consultations/engagements prior to the submission of the Works Approval application for the future construction of a mixed use development at the site. Where necessary CPG and its representatives will continue to engage with community and stakeholders for the duration of construction works and ongoing operation of the building if required.

Surrounding Lessee and Tenant/Occupant Engagements

The following key ACT Government agencies have been engaged with prior to submission of this WA application:

- *Reserve Bank of Australia Lessee situated at Block 1 Section 18 City* – CPG held an in person meeting/presentation to a group of representatives for the lessees of the RBA building.
- *Melbourne Building Executive Committee (Block 1 Section 35 City)* – CPG held an in person meeting/presentation to a representative of the Melbourne Building Executive committee and subsequently a *letter of support* was provided to CPG for the proposed development. This letter is an attachment to the Pre-WA Community and Stakeholder Consultation / Engagement Report.
- *Lessees who own several tenancies in the Melbourne Building* – CPG representatives met a lessee of several tenancies in the Melbourne Building.

1.9 General description of proposal

Construction of a three level basement and multistorey mixed use (ground level café / restaurant with commercial office) building and associated works at Block 40 Section 100 City (60 London Circuit).

A more detailed description of the proposed works is provided in the following subsection.

1.10 Detailed description of the proposal

This subsection of the Planning Report describes key parts and drivers of the proposed development. This section should be read in conjunction with the design report, architectural and landscape drawings, civil engineering drawings and supporting specialist reports.

Country – Place & Context

JPW has completed a preliminary Designing with Country analysis, the philosophy is briefly summarised as follows for further details refer to the Design Report:

- The sites elevated position offers sight lines across the valleys and to the adjacent waterway of the Molonglo River framed by prominent landforms of Black Mountain and Mount Ainslie.
- The unique geology intersects several distinct subterranean conditions including volcanic rock, sandstone and limestone.
- Native vegetation, prior to European Settlement, is likely to have been grassy open woodland, including plant species such as Silver Wattle (Nummerak), She Oak (Dulwa) and Yellowbox (Bargan).
- JPWs work with CPG has afforded opportunities for preliminary consultation with local knowledge holders which helped further opportunities to connect and design with Country. This learning will continue through ongoing consultation and engagement for the duration of the project.

Precinct Masterplan – Design Principles

The site context has informed the following Precinct Masterplan design principles (refer to Design Report for further details).

1. *Site as an urban connector* – Establish permeability through the site by extending Knowles Place to Northbourne Avenue and north-south connection from London Circuitry and West Row via a landscaped pedestrian plaza.
2. *Maximise solar access* – Building alignments, setbacks and separation areas have been incorporated to maximise solar access into and around the site. Specifically, the central pedestrian plaza and London Circuit active frontage will received extensive northern sunlight which will penetrate onto footpaths, external seating areas and internal spaces.
3. *Extent green public spaces into and through the site* – *Extend* green spaces into and through the site by aligning the pedestrian plaza with the West Row pocket park and incorporating tree planting around the building edges and adjacent to the facades.
4. *Diverse Uses to activate the ground plane* – Variety of diverse and appropriate ground floor land uses are proposed to activate street frontages. These land uses will enliven the site and building across the work week, evenings and weekends.
5. *Considered plan for traffic and access* – Incorporate a consolidated traffic and vehicular access design. This includes providing a single basement access and egress point reducing potential for pedestrian and vehicle interactions, consolidates site servicing such as deliveries, waste and other requirements. This also maximises the extent of ground floor active frontages to all important street frontages.
6. *Sustainability and resilience* – Establish high benchmarks for sustainability and resilience in the design of all elements within the precinct, with respect to both during construction and the ongoing operation of each building.

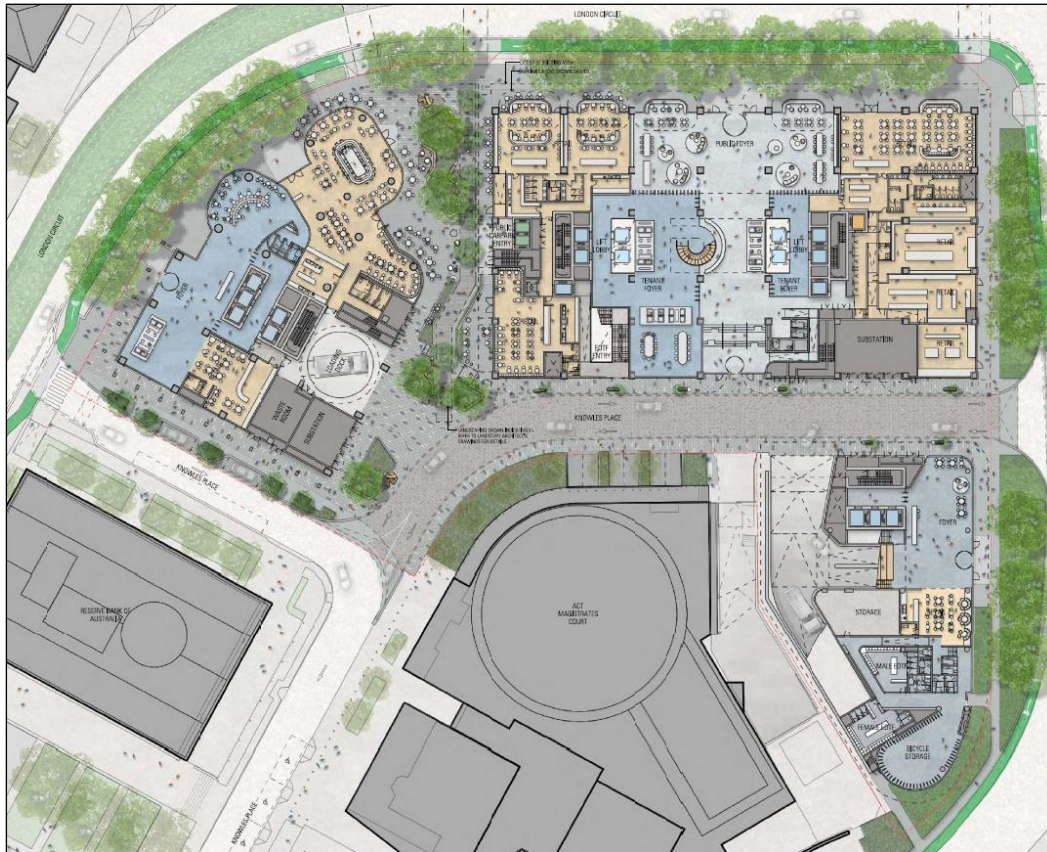


Figure 8: Precinct Master Plan – detailing ground floor active frontages, through site connections and vehicular access points. (Source: JPW Design Report)

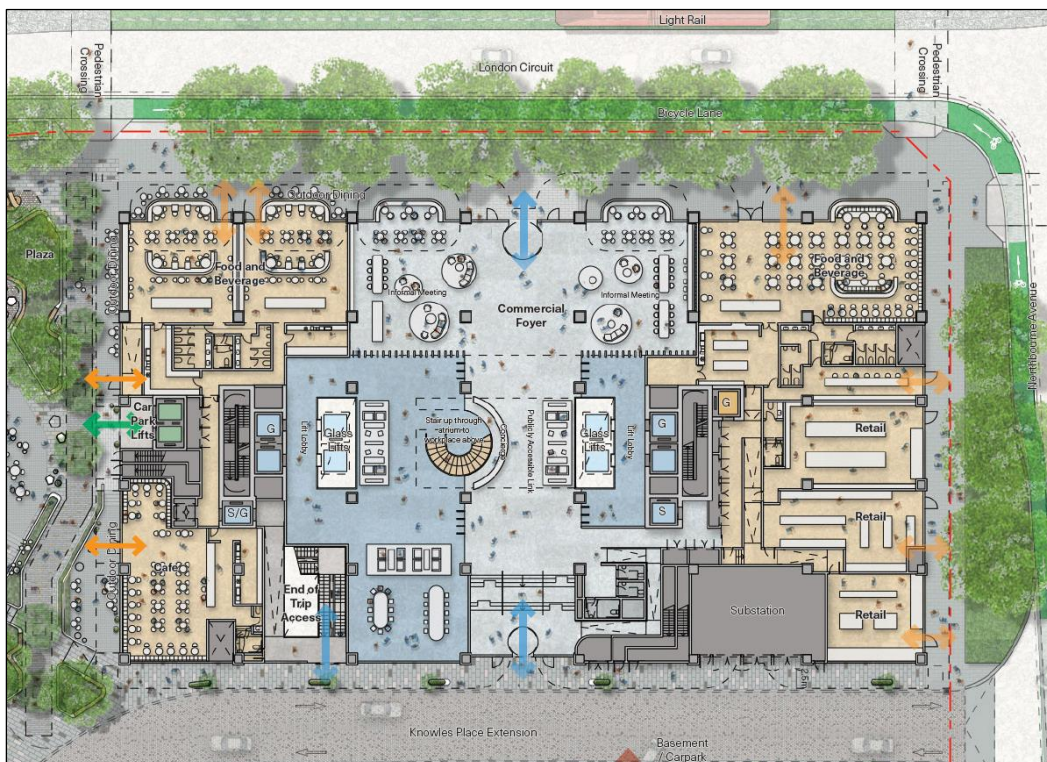


Figure 9: Proposed multistorey ground floor design including through site internal and external pedestrian links, Knowles Place extension and Northbourne Avenue / London Circuit interfaces. (Source: JPW Design Report)

Precinct Masterplan - Sustainability Strategy

The proposed masterplan and multistorey building will incorporate the following environmental sustainability measures and principles:

1. 5 Star Green Star
2. NABERS Energy - 5.5 Star rating with potential for 6 Stars
3. NABERS Water – Minimum of 4 Stars with potential for 5 Stars
4. Fully electric building plus net zero carbon in operation.
5. Extensive end of trip facilities and integrated bicycle parking .
6. Integrated vertical & horizontal façade for efficient solar shading.
7. Solar photovoltaic panels on rooftops.
8. Electric vehicle car chargers in basement.
9. Rainwater harvesting for non-potable water use.
10. Large vision panels for access to natural light to commercial floor plates.




 Leading sustainability credentials across all relevant ratings systems	 Accessible through site link to support precinct integration	 Comprehensive recycling systems
 Rooftop photovoltaics	 Interconnecting stairs from GL encourage staff interaction and health	 Food and beverage retail activates streetscape and encourages precinct integration
 All electric buildings	 COVID-Safe environment with initiatives to manage IEQ	 Pocket park to enhance biodiversity and microclimate
 Recycled materials used where possible	 Rainwater capture and re-use	 Vehicle charging in tenant and public car park
 Water efficient sanitary fixtures and fittings	 Facade shading balances views, performance, amenity and comfort	 Generous End of Trip facilities directly linked to Canberra's active transport network
 Locally sourced and manufactured materials where possible	 Excellent public transport links	 Car share opportunities within basement

Figure 10: Precinct Masterplan – Sustainability measures. (Source: JPW Design Report)

Landscaping

The WA application is accompanied by a detailed set of landscape drawings prepared by Redbox Design Group. The proposed landscape design for the public realm areas will extend the high-quality materials to all street frontages and through the site. This includes blue stone paving and other materials and finishes of the highest quality. In addition, street trees, shrubs and groundcover are proposed across the development both at street frontages, through the pedestrian plaza and other areas. Refer to the comprehensive landscape drawings for full details a key plan for the landscape works illustrated in the figure on the following page.



Figure 11: Landscape Key Plan. (Source: Redbox Design Group)

Building Materials and Finishes

A refined high-quality palette of building materials and finishes are proposed for the multistorey building. This will include eco-friendly architecture for a mass timber verandah to enhance the overall visual charm and adopts sustainable building practices. The Design Report prepared by JPW provides an in depth design description for the proposed building materials and finishes (refer to section 4 of the Report). This information also sections through the building facades and elevations which detail the quality of materials and finishes in each of the building's elevations and interfaces with the public realm. A summary of the key materials and finishes is provided below and illustrated in figures on the following page.

- | | |
|---|--|
| 1. Limestone | 7. Honed Precast Concrete (Podium Façade) |
| 2. Sandstone | 8. Off-Form Concrete (Expressed Internal Structure) |
| 3. Natural Landscape | 9. Limestone (External Columns) |
| 4. Melbourne Building | 10. Warm Coloured Stone (Foyer) |
| 5. Local Hardwood Timber (Foyer and Atrium) | 11. Dark grey stone (external) |
| 6. Bronzed Metal (Podium Façade) | 12. Distinct tower façade treatments, colour responding to context |



Figure 12: Proposed multistorey building key internal and external materials and finishes pallet. (Source: JPW Design Report)



Figure 13: Proposed multistorey building external materials and finishes façade type. (Source: JPW Design Report)

Building Height and Shadows

The proposed building has a maximum height of RL 617 and generally 25 metres measured from the adjacent kerb level for the precinct development. The plant room on the rooftop above the 25 metres is setback and screened from public view. The proposed rooftop plant level has been extensively designed to incorporate seamlessly and cohesively into the overall architectural design of the proposed building.

Shadow diagrams have been prepared and are submitted with the WA application. The shadow diagrams demonstrate that the proposed building height and bulk does not adversely impact solar access to neighbouring buildings or uses. Furthermore, no adverse shadows are cast of areas of the surrounding public domain nor City Hill Park. Refer to architectural drawings for winter and summer shadow diagrams.

Building Setbacks

The proposed building setbacks have been carefully designed having regard to both neighbouring buildings and new developments within the City Hill Precinct. To London Circuit the ground floor and level 1 are setback 6.69 to 8.79 metres from the boundary, while the level above is built to the boundary framing London Circuit and providing weather protection. To Northbourne Avenue the ground floor and level 1 are setback 2.45 metres from the boundary, while the levels above is built to the boundary framing the Avenue and providing weather protection. To the proposed Knowles Place extension, the ground floor and level 1 are setback 12.51 metres from the future proposed southern building fronting Northbourne Avenue and Vernon Circle and setback 13.11 metres from the ACT Magistrates Court building. The proposed building also incorporates appropriate building separation distances between future west building (separate WA application) via the through site link pedestrian plaza.

Building Signage

Two indicative areas of building signage are proposed in the architectural elevations. Both zones are proposed on the RL 617 marker building one sign fronting Northbourne Avenue and the other London Circuit.

End of Trip Facilities, Car Parking and Traffic

The proposed building contains extensive end of trip facilities containing extensive bicycle parking and changeroom facilities. The building also contains 3 basement levels with a total of 528 car parking spaces including electric vehicle charging bays and accessible spaces. The proposed basement design is efficient, safe and accessible with consolidated access point from Knowles Place. A detailed Transport Assessment has been prepared by Egis Consulting and is provided with the WA application which outlines that the proposed quantum of car parking is acceptable in the Canberra city location and that the proposal will not result in adverse traffic impacts on the surrounding road network.

Waste Storage and Collection

A waste storage enclosure has been designed discreetly into the basement level of the proposed development. A private contractor will collect waste from the building as required. Waste collections will be facilitated via Knowles Place, consistent with existing waste collection arrangements at other CPG waste collection arrangements in the city such as Constitution Place. Waste collection plans and details are provided with the WA application package.

Universal Accessibility

The proposed development has been designed to facilitate universal design across the building.

Wind Impact Assessment

The proposed building has been tested to consider and address potential for wind impacts. A Wind Assessment report outlines that the proposed building is acceptable having regard to potential wind impacts. Refer to WA application package for full details.

Crime Prevention Through Environmental Design

The proposed development has considered and addresses the requirements of the ACT Crime Prevention and Urban Design Resource Manual. The proposed development will generate pedestrian activity as do the existing adjacent developments within the ground floor and surrounding public realm areas. Upper levels of the building will provide for casual surveillance and external lighting is integrated into the development.

4 REGULATORY MATTERS

6.2 Environmental Protection and Biodiversity Conservation Act 1999

The proposed works do not trigger a referral under the provision of the EPBC Act. A desktop review of the Block 40 Section 100 City utilising the Department of Climate Change, Energy, the Environment and Water (**DCCEEW**) online tool, and conducting a historical aerial imagery review, indicates that the site is not mapped for heritage significance. The site is proximate to the Commonwealth Heritage Listed Item – Reserve Bank building, however, the proposed basement construction and north building will not impact on the setting or interface with the heritage item noting all works are below street level. In addition, the site has been highly disturbed and currently used for a surface public car park. The development of the site and current use which means the site does not contain Matters of National Environmental Significance (**MNES**) listed flora of fauna. Accordingly, the proposed development does not trigger further assessment under the provisions of the EPBC Act.

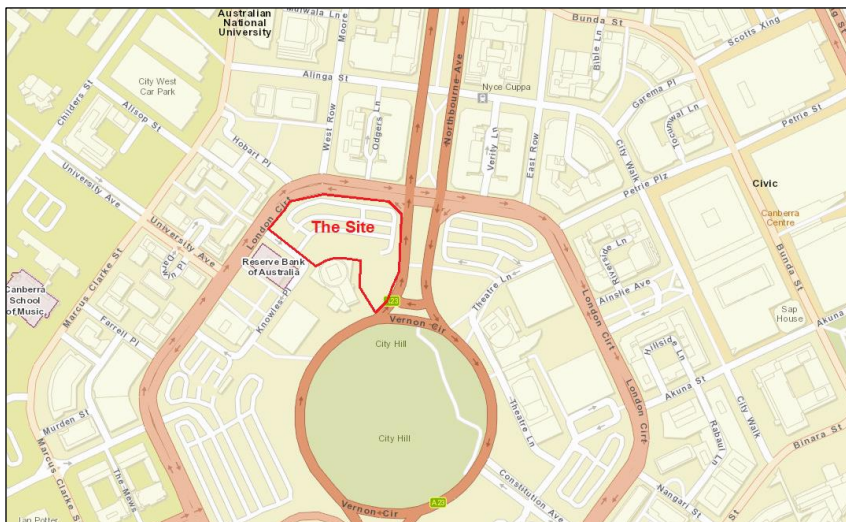


Figure 14: The Site indicated in red and the MNES. (Source: DCCEEW online mapping tool)

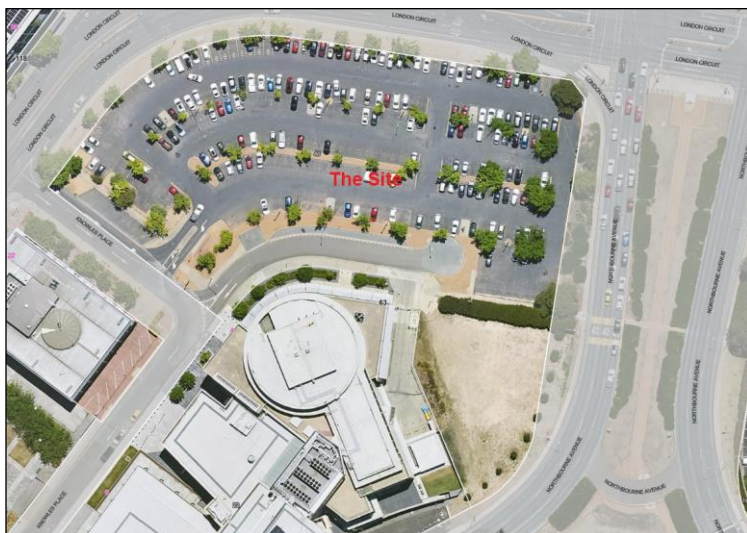


Figure 15: Aerial image of Block 40 Section 100 City. (Source: NearMap)

6.3 ACT Planning and Land Management Act 1988

The PALM Act contains the establishment, function, and powers of the National Capital Authority (the Authority). Importantly, Part III – The National Capital Plan of the PALM Act not only gives effect to the provisions of the NCP but also under Section 12 *Works in Designated Areas to be subject to Plan and approval of by the Authority* details the requirements for lessees within Designated Areas to obtain approval from the Authority.

12 Works in Designated Areas to be subject to Plan and approval by the Authority

(1) No works shall be performed in a Designated Area unless:

- (a) the proposal to perform the works has been submitted to the Authority together with such plans and specifications as are required by the Authority;*
- (b) the Authority has approved the works in writing; and*
- (c) the works are in accordance with the Plan.*

(2) Subsection (1) does not affect section 5 of the Parliament Act 1974.

Furthermore, section 4 *Definitions for whole Act* provides the definition of works which applies to the proposal and is stated below.

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.*

The proposed construction of a multistorey commercial building and associated works constitutes **works** as defined under the PALM Act. Accordingly, WA consent is required from the Delegate of the NCA.

6.4 Copyright Act 1968

On 21 December 2000, amendments to the Copyright Act 1968 came into effect. These amendments introduced an obligation on proponents for work to consider moral rights. However, as Block 40 Section 100 City is a brownfield site comprising almost extensively of surface public car parking areas, therefore, no moral rights exist over the site.

6.5 Holding Lease Deed and Draft Crown Lease

This subsection of the report outlines the relevant Holding Lease Deed requirements and draft Crown Lease for the purposes of assessing the proposal against the PALM Act and NCP.

Holding Lease Deed Agreement

The site is subject to a Holding Lease and Deed of Agreement between the Developer and Planning and Land Authority which formed part of the property sale. A review of the Holding Crown Lease and Deed confirms that the site is suitable for proposed development including but not limited to the proposed land uses - commercial office space, café, bar, restaurant, and car parking. The Deed of Agreement contains Special Project Conditions related to this works approval these are A2.1.12 Land to be surrendered for Light Rail and A2.1.13 Future Light Rail adoption and integration. The proposed construction of the basement and multistorey building satisfies the requirement of the Deed of Agreement.

Draft Crown Lease

The table below outlines the key provisions of the Crown Lease which are applicable to the assessment of the WA application.

Table 1: Block 40 Section 100 City Draft Crown Lease Key Provisions

Lessee
Capital Property Corporation Pty Ltd
Land
Block 40 Section 100 Division of City
Purpose
(d) To use the land for one or more of the following purposes: <ul style="list-style-type: none">• Car park;• Café, bar, restaurant;• Office;

The proposed development is consistent with the relevant provisions of the draft Crown Lease.

5 NATIONAL CAPITAL PLAN

As indicated in section 2 of this Planning Report, the site is situated within a Designated Area. Within Designated Areas the NCA has responsibility for determining detailed planning policy, and for issuing Works Approval. When determining planning policy and administering Works Approval functions the NCA must have regard to the ACT PALM Act and all relevant provisions of the NCP.

The NCP sets out the general planning principles and policies of land use for all of Canberra and provides detailed planning controls for areas of national significance such as Designated Areas and National Land. The following parts of the NCP are applicable to the site and the proposed development:

- Part One – The National Significance of Canberra and Territory
- **Part Two – Statement of Planning Principles**
- Part Three – Land Use Plans and General Land Use Controls – The site is situated in *URBAN AREAS*
- Part Four – Designated Areas and Special Requirements
- Part Four (A) – Principles and Policies for Designated Areas and Special Requirements for National Land Outside Designated Area, specifically
 - **4.1 The Central National Area**
 - **4.6 City Hill Precinct Code**
 - **4.19 Signs General Code**
- Appendix A – Land Use Definitions
- Appendix B – General Definitions

The key Parts (those bolded above) of the NCP are detailed and assessed with regard to the proposal in the following subsection of this report.

6.6 Part Two – Statement of Planning Principles

This subsection details the Part Two – Statement of Planning Principles and provides commentary with regard to the proposal in the table on the following page.

Table 2: Part Two – Statement of Planning Principles and the proposal.

PART TWO – STATEMENT OF PLANNING PRINCIPLES	THE PROPOSAL
2.1 General Matters	
<p>Objective</p> <p>Retain the distinct urban form for which Canberra is well known, of a city within bush surrounds.</p> <p>Principles</p>	<p>The proposed development has been carefully designed to provide a cohesive response to the site, Canberra city, surrounding building forms and uses, and the adjacent landscaped setting of City Hill Park. The proposal will ensure Canberra's city centre retains its distinct urban character of a city within bush surrounds.</p>

PART TWO – STATEMENT OF PLANNING PRINCIPLES	THE PROPOSAL
<p>The hills ridges and other major open space which form the separation between towns will be kept largely free of urban development. The planning and development of urban areas will encourage measures through which urban intensification may occur and will be sympathetic to the landscape setting of the National Capital.</p>	
2.2 Productivity	
<p>2.2.1 Objective one – Infrastructure and employment</p> <p>Ensure that infrastructure supports the development of Canberra’s National Capital functions.</p> <p>2.2.2 Principles for Objective one – Infrastructure and employment</p> <p>Infrastructure must support the effective functioning of Canberra with proper consideration of the environmental and visual impact and be integrated with land use decisions.</p> <p>Infrastructure must be planned and provided in an integrated and timely manner to facilitate the development of Canberra and the Territory and ensure safety and security of supply and operation.</p>	<p>The proposed development has been carefully designed to incorporate infrastructure to support the development and ongoing development of Canberra’s City Centre. The proposed development will active and enliven a part of the city which requires further investment and development to ensure the city centre retains its pre-eminence as the Central Business District of Canberra.</p>
<p>2.2.3 Objective two – Infrastructure and employment</p> <p>Ensure that the location of employment supports the local economy and Canberra’s National Capital role.</p> <p>2.2.4 Principles for Objective two – Infrastructure and employment</p> <p>The location of employment in Canberra and the Territory should enhance rather than detract from the city’s role as the National Capital.</p> <p>Major employment generating land uses will be located within Defined Activity Centres. Major employment location proposals must be determined with regard to their transportation and environmental impacts.</p>	<p>The proposed development has been carefully designed to incorporate infrastructure to support the development and ongoing development of Canberra’s City Centre.</p>
2.3 Sustainability	
<p>2.3.1 Objective one – Environmental sustainability and open space</p> <p>Ensure the development of a city that both respects environmental values and reflects national concerns with the sustainability of Australia’s urban areas.</p>	<p>This proposal seeks to use a suitable site for a permissible use which will provide employment both during construction and post completion of works. The proposal addresses the objectives and principles as outlined below:</p> <ul style="list-style-type: none"> The site is situated in Central Canberra in Canberra’s City Centre an appropriate location of employment generating development ideally for commercial office development and associated supportive uses such as hospitality and retail.
<p>2.3.2 Principles for Objective one – Environmental sustainability and open space</p>	

PART TWO – STATEMENT OF PLANNING PRINCIPLES	THE PROPOSAL
<p>Urban expansion should be contained so as to minimise impacts on valuable natural and rural areas.</p> <p>A substantial portion of new development must be located within existing urban areas such as town centres and along public transport routes or other strategic sites that allow for efficient use of infrastructure.</p>	<ul style="list-style-type: none">• The site is identified for urban infill where residents of the nearby suburbs and broader parts of the ACT can access the building as a place of employment.• The appropriate future use of the site as a commercial development contains urban expansion and minimises the impacts on valuable natural resources.• The proposal will maintain and protect the open space network, visual backdrop and landscape setting of the National Capital.
<p>2.2.3 Objective two – environmental sustainability and open space</p> <p>Protect the nationally significant open-space network, visual backdrop and landscape setting of the National Capital.</p>	
<p>2.2.4 Principles for Objective two – Environmental sustainability and open space</p> <p>The hills, ridges and other major open space will be kept largely free of urban development and will act as a natural backdrop to the National Capital.</p>	
<p>2.4 Liveability</p>	
<p>2.4.3 Objective one – urban design and heritage</p> <p>Enhance the character of Canberra and the Territory as the National Capital by identifying, protecting, conserving and presenting natural, Indigenous and historic heritage places</p>	<p>The proposed development will enhance the character of Canberra by providing a cohesive response to the site and locality. The proposal will not impact on environmentally significant places, Indigenous and historic places.</p>
<p>2.4.2 Principles for Objective one – Urban design and heritage</p> <p>The National Capital Authority will consider heritage places in Designated Areas as Commonwealth Areas for the purposes of protecting the environment in the manner currently afforded under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) and any subsequent legislation.</p> <p>Within Designated Areas, the National Capital Authority may require Heritage (or Conservation) Management Plans to accompany development applications for heritage places which should be prepared to meet requirements equivalent to those in the EPBC Act. The National Capital Authority may require Heritage Impact Statements to accompany development applications for a heritage place.</p> <p>Development should be consistent with the requirements of any relevant Heritage (or Conservation) Management Plan for that particular place.</p>	<p>The subject site is not identified as containing environmental, heritage or indigenous values under the provisions of the EPBC Act. Environmental Assessments have been completed and advise the site is highly disturbed and modified over many years. Accordingly, no further action is required having regard to the provisions of the EPBC Act.</p>

PART TWO – STATEMENT OF PLANNING PRINCIPLES	THE PROPOSAL
2.5 Accessibility	
<p>2.5.1 Objective – Transport and movement</p> <p>Support a connected and equitable multi-modal transport system.</p> <p>2.5.2 Principles for transport and movement</p> <p>Accessible movement systems for a diversity of pedestrian, cycle, public transport and private transport modes will be provided, with good connections between different modes of transport.</p> <p>An accessible movement system will be achieved by:</p> <ul style="list-style-type: none"> maintaining the national and arterial road systems. supporting efficient and sustainable pedestrian, bicycle and public transport systems that reduce car dependency. maintaining movement around the city for a diversity of pedestrian, cycle, public transport and private transport modes. providing streets that foster a connected and pedestrian-friendly environment. reducing the barriers created by major roads to make it easier for people to access the public spaces of the city, particularly in the Central National Area. 	<p>This proposal seeks to use a suitable site for a permissible use which will provide employment both during construction and post completion of works. The proposal addresses the objectives and principles as outlined below:</p> <ul style="list-style-type: none"> The site is situated in Central Canberra in Canberra’s City Centre an appropriate location of employment generating development. The proposed development incorporates end of trip facilities and appropriate pedestrian, cycle and public transport connections. The proposal maintains the existing road networks, incorporates basement level car parking and generates reasonable levels of traffic.

6.7 Part Four (A) – 4.1 Central National Area, 4.6 City Hill Precinct Code and 4.20 Signage General Code

This subsection details the Part Four (A) 4.1 Central National Area, 4.6 City Hill Precinct Code, and 4.19 Signage General Code and provides commentary regarding the proposal in the tables on the following pages.

Table 3: Part 4.1 Central National Area and the proposal.

PART 4.1 CENTRAL NATIONAL AREA	THE PROPOSAL
<p>1. Protect the Griffins’ vision by:</p> <ol style="list-style-type: none"> fostering recognition of the 1918 Griffin Plan as a work of national and international cultural significance, and conserve those elements that contribute to this significance in a sustainable manner whilst allowing for the evolution of the city in contemporary terms recognising that Canberra is a young city and ensure that future development continues to give expression to the visual geometry, built 	<p>The proposed development protects the Griffins’ vision as outlined below:</p> <ul style="list-style-type: none"> The proposal facilitates the sustainable development of the site and Canberra’s City Centre which will maintains and promote the City Centre as the main commercial centre in the Nation’s Capital. The proposed development has been designed to give expression to the visual geometry of City Hill, Vernon Circle, Northbourne Avenue, London Circuit and Knowles Place all envisaged under the 1918 Griffin Plan. The proposed future development will incorporate high quality amenity for future users and the public.

PART 4.1 CENTRAL NATIONAL AREA	THE PROPOSAL
<p>form, landscape and cultural vitality of the 1918 Griffin Plan</p> <p>c. recognising that some elements (for example, the Australian War Memorial and Parliament House) are successful reinterpretations of the 1918 Griffin Plan which are consistent with and strengthen the framework and spirit of the Plan.</p>	<ul style="list-style-type: none"> The proposed future development will exhibit the highest standards of urban design, sustainability, landscape architecture and architecture which is befitting of the sites importance and reflects the Nation's Capital.

PART 4.1 CENTRAL NATIONAL AREA	THE PROPOSAL
<p>2. Building on the Griffins' vision by:</p> <ol style="list-style-type: none"> maintaining the 1918 Griffin Plan as the primary organising framework of the city's urban form, landscape and symbolism fostering Canberra's unique sense of place that has evolved from the Griffins' planning principles maintaining the Garden City and City Beautiful values which underpin Canberra's quality of life continuing to give expression to the principles of the 1918 Griffin Plan – its visual geometry, built form, landscape spaces and cultural vitality – in order to maintain its integrity as a work of cultural significance which is internationally recognised continuing to reinforce and, where possible, express the integrity of the Griffins' visual structure by strengthening the geometry and form of Main Avenues, vistas and public spaces refocusing the symbolic framework of the 1918 Griffin Plan by consolidating development of national symbols and spaces for commemoration and celebration on the land and water axes, and within the National Triangle maintaining the geometry and where practicable the fine-grain pattern of the streets and blocks of the 1918 Griffin Plan strengthening the landscape framework from the natural setting of the hills, water courses and parks to the character of its streets as generously-scaled corridors for formal plantings of broad-canopy trees maintaining the metropolitan structure principles of Canberra's planning legacy of environmentally balanced urban extensions: design with nature; undeveloped hills and valleys; landscape containment and greenbelts; low traffic congestion; long-term public transport reservations; provision for walking and cycling; and protection of the Central National Area maintaining a mix of tree species which enriches the landscape by providing beauty, shade, shelter and wildlife habitats and enhances the built environment. 	<p>The proposed development builds on Griffins' vision by:</p> <ul style="list-style-type: none"> The proposal development maintains and upholds the vision for the 1918 Griffin Plan by developing a brownfield infill site in accordance with the vision for urban form, landscaping, and public realm interfaces. Promote the City Centre as the main commercial centre in the Nation's Capital. The proposed development has been designed to give expression to the visual geometry of City Hill, Vernon Circle, London Circuit and Northbourne Avenue all envisaged under the 1918 Griffin Plan. The proposed building expresses integrity in Griffins visual structure by strengthening the geometry and form of the main avenues and vistas into and around the site. The proposed RL 617 marker element holds and defines and important urban axis and marker. The proposed building exhibits the highest standards of urban design, sustainability and architecture which is befitting of the sites importance and reflects the Nation's Capital. The proposed development within the City Hill Precinct complements the existing and future structure of the city.

PART 4.1 CENTRAL NATIONAL AREA	THE PROPOSAL
<p>3. Revitalise the vision with growth in the Central National Area by:</p> <ol style="list-style-type: none"> reinstating the Griffins' intended unity between the Central National Area, its setting and the everyday life of the city delivering the richness and vitality of the Griffins' vision by ensuring that City and surrounding neighbourhood precincts are strongly connected with the Central National Area, especially with Lake Burley Griffin and its surrounding parks accommodating growth in Canberra Central to contribute to a compact, sustainable city that fosters a healthy community, and offers: increased housing, employment and recreation choices; ease of movement; integrated transport and land-use; and respect for the natural environment developing the central areas of Canberra, such as City and Constitution Avenue, to the urban scale and diversity intended to consolidate the central areas of Canberra. managing change – particularly in terms of traffic and development – to preserve the historic landscapes, Garden City and City Beautiful values, and the dignity of the Central National Area using public investment in infrastructure to guide private investment, to enhance the vitality, accessibility and national significance of the public domain of the 1918 Griffin Plan, and to generate economic growth fostering a greater level of activity, choice, connectivity and accessibility in the central areas of Canberra. 	<p>The proposed development revitalises the vision and growth of the Central Urban Area by:</p> <ul style="list-style-type: none"> The proposal development maintains the 1918 Griffin Plan by developing a brownfield infill site in accordance with the vision for urban form, landscaping and public realm interfaces. Promote the City Centre as the main commercial centre in the Nation's Capital. The proposed development has been designed to give expression to the visual geometry of City Hill, Vernon Circle, Northbourne Avenue and London Circuit all envisaged under the 1918 Griffin Plan. The proposed building expresses integrity in Griffins visual structure by strengthening the geometry and form of the main avenues and vistas into and around the site. The proposed development provides important pedestrian connections across the site with the ACT Magistrates Court building, Stage 2A Light Rail and other areas. The proposed future development will exhibit the highest standards of urban design, sustainability and architecture which is befitting of the sites importance and reflects the Nation's Capital. <p>The proposed development within the City Hill Precinct complements the existing and future structure of the city.</p>
<p>4. Link the city to the Central National Area by:</p> <ol style="list-style-type: none"> reducing the physical barriers between the Central National Area, City Centre and surrounding neighbourhood precincts fostering exchange between local and national activities harnessing the cultural and economic links between the City Centre and surrounding neighbourhood precincts facilitating the development of physical connections and urban form to enable greater interaction and exchange between the Australian National University, the Central National Area and City Centre. 	<p>The proposed development links the city to the Central National Area by:</p> <ul style="list-style-type: none"> The proposal development maintains the 1918 Griffin Plan by developing a brownfield infill site in accordance with the vision for urban form, landscaping and public realm interfaces. Incorporating public pedestrian links, plazas and frontages which link surrounding buildings and areas. Promote the City Centre as the main commercial centre in the Nation's Capital. The proposed development has been designed to give expression to the visual geometry of City Hill, Vernon Circle and Constitution Avenue all envisaged under the 1918 Griffin Plan.

PART 4.1 CENTRAL NATIONAL AREA	THE PROPOSAL
5. Extend the City to the Lake.	While not directly applicable to extending the city to the Lake. The proposed development further extends the Canberra city centre southwest towards Lake Burley Griffin and the Central National Area.
6. Reinforce the Main Avenues by: <ul style="list-style-type: none"> a. realising the identified Main Avenues of Constitution, Northbourne, Commonwealth, Kings, University, Sydney, Brisbane, and part of Canberra Avenue as multi-use boulevards providing corridors of higher-density mixed-use development, public transport, broad tree-lined footpaths with potential for outdoor dining and street parking b. preventing the Central National Area from being overwhelmed by through traffic c. providing flexible, efficient and sustainable public transport and pedestrian and bicycle systems that reduce car dependency d. developing a sufficient density and mix of land uses to support public transport e. improving the urban design and streetscape qualities of the Main Avenues as approaches to the Central National Area f. maintaining the ease and comfort of movement around the city to cater for a diversity of pedestrian, cycle, vehicular and public transport modes g. providing streets with a quality architecture and landscape character that fosters a compact, connective and pedestrian-friendly environment for central city living h. reducing the barriers of major roads to make it easier for people to access the public spaces of the city, particularly in the Central National Area. 	The proposed development will reinforce and maintain avenues by: <ul style="list-style-type: none"> • Realising the civic intention of Northbourne Avenue, London Circuit and Vernon Circle to be multi-use boulevards, providing corridors of higher-density developments in proximity to public transport and within Canberra's City Centre. Public realm areas are tree lined footpaths with pedestrian connections across the city. • The proposed development provides active travel options for accessing the site and appropriate car parking for the site location and access to existing and future public transport options. • The proposed development incorporates end of trip facilities and extensive bike parking areas which support public transport and active travel to the site. • The proposed building incorporates high quality architectural and landscape design which will improve the urban design and streetscape qualities of main avenues and approach routes to the Central National Area. • The proposed future development will exhibit the highest standards of urban design, sustainability and architecture which is befitting of the sites importance and reflects the Nation's Capital. • The proposed development within the City Hill Precinct complements the existing and future structure of the city.
7. Link national attractions.	While not directly applicable to linking national attractions. The proposed development further extends the Canberra city centre southwest towards the central national area and subsequently extends the city to Lake Burley Griffin and national attractions.
4.1.2 Detailed Conditions of planning, design and development	

PART 4.1 CENTRAL NATIONAL AREA	THE PROPOSAL
<p>1. In the Parliamentary Zone (the area bounded by the southern edge of the Lake, Kings Avenue, State Circle and Commonwealth Avenue):</p> <p>a. Land uses will comprise:</p> <ul style="list-style-type: none"> Parliamentary Uses and National Capital Uses, including national legislative, judicial and executive functions, and Commonwealth cultural institutions such other uses, including a limited range of commercial uses and tourism facilities that complement and enhance the function and character of the area. <p>b. Development must be guided by the principles, policies and Indicative Development Plan for the Parliamentary Zone set out in the Parliamentary Zone Precinct Code.</p>	<p>While the site and proposed development are not located in the Parliamentary Zone. The proposed development of the site for a mixed use retail, café, restaurant and commercial office building is consistent with the range of land uses and developments envisaged in Canberra's city centre.</p>
<p>2. Other parts of the Designated Areas will be used in accordance with relevant Precinct Codes.</p>	<p>The proposed development is consistent with the relevant Precinct Codes on the NCP. These matters are discussed in the tables below.</p>
<p>3. Land uses will relate primarily to national functions. This should not, however, preclude the establishment of appropriate ACT Government functions, suitably located.</p>	<p>The proposed land uses are permissible on the site and will not preclude the establishment of appropriate ACT Government functions nor suitable locations.</p>
<p>4. Consideration of commercial uses in those parts of the Designated Area that lie in the City will have regard to the planning effects on City as well as on the Central National Area.</p>	<p>The proposed multistorey commercial building is in the City and appropriate in the context of the Central National Area.</p>
<p>5. Special consideration will be given to community, cultural, residential, tourism, entertainment and leisure uses which complement and enhance the function and character of the Designated Area.</p>	<p>The proposed development does not impact on the future development of the City centre and Central National Area for the land uses specified.</p>
<p>6. Traffic capacity and traffic arrangements on major routes in the Designated Area will be planned to ensure safe and dignified access for all ceremonial occasions, and for residents, staff, tourists and visitors.</p>	<p>The proposed development provides active travel options for accessing the site and car parking to appropriate for Canberra's City Centre.</p> <p>The proposed development incorporates end of trip facilities and extensive bike parking areas which support public transport and active travel to the site.</p>
<p>7. The transport system within Designated Area will be planning and managed for volumes of traffic and parking consistent with the significance and use of the area. Transport infrastructure should foster the use of transport systems which minimise adverse effects from vehicular traffic.</p>	<p>The proposed development provides active travel options for accessing the site and a modest amount of car parking to reduce car dependence and minimise traffic in Canberra's City Centre.</p> <p>The proposed development incorporates end of trip facilities and extensive bike parking areas which support public transport and active travel to the site.</p>

PART 4.1 CENTRAL NATIONAL AREA	THE PROPOSAL
8. The urban design of the area is to achieve an integrated design of the highest quality by managing building height and bulk, and by encouraging building forms and layouts on consistent building alignments which enhance the structure of the Griffins' plans.	The proposed building incorporates high quality architectural and landscape design which will improve the urban design and streetscape qualities of main avenues and approach routes to the Central National Area.
9. New development should seek to respect the design and character of adjacent buildings in terms of scale, colour, materials, massing and frontage alignment.	The proposed building has been designed to provide a consistent but distinct individual design which respects the design and character of adjacent buildings and other civic buildings in Canberra city centre. This is in terms of scale, colour, materials, massing and frontage alignment.
10. Individual development proposals will be assessed on their merits in respect to sunlight penetration, amenity, pedestrian and vehicle access. No buildings taller than RL617 will be permitted in the Designated Area, but the general building height will be 3-4 storeys except where the National Capital Authority determines otherwise.	The proposed development has been designed to maintain solar access, amenity, pedestrian and vehicular access. The proposed building height is consistent with the heights of surrounding buildings and the City Hill Precinct Code requirements.
11. Buildings in the area must show an appropriate quality of architectural design consistent with their location in this area of special national importance.	The proposed building incorporates high quality architectural and landscape design which will improve the urban design and streetscape qualities of main avenues and approach routes to the Central National Area.
12. Direct access to and from major roads will be permitted where practicable and not inconsistent with traffic safety requirements. The design and maintenance of all roadways and parking areas, including their associated landscaping, signs and lighting, will be of a consistently high quality.	The proposed development provides vehicular access from Knowles Place which is consistent with neighbouring developments and the desire to keep Vernon Circle and Constitution Avenue pedestrian activity frontages and areas.
13. Commonwealth, Kings and Constitution Avenues, the avenues connecting the nodal points of the National Triangle, are of critical significance in delineating the geometric form of the Griffins' plans. They are not only the primary movement routes, but they are powerful generators of structure and urban form. Their formal expression is paramount and is to be achieved by strong avenue planting, consistent road design, special lighting and detailing. Building heights and setbacks will be planned to ensure consistency and continuity. Setbacks for buildings adjacent to Kings and Commonwealth Avenues should generally be 15 metres. Setbacks for buildings adjacent to eastern side of Kings and western side of Commonwealth Avenues north of Lake Burley Griffin should be 10 metres.	<p>The proposed development reinforces the avenues connecting the nodal points of the National Triangle by:</p> <ul style="list-style-type: none"> • The proposed building is setback an appropriate distance from Northbourne Avenue, London Circuit and Knowles Place and the proposed building form will reinforce avenues and delineate the geometric form of Griffins' plan. • Both avenue frontages incorporate landscape plantings and external lighting into the development. • The proposed building incorporates high quality architectural and landscape design which will improve the urban design and streetscape qualities of main avenues and approach routes to the Central National Area. • The proposed future development will exhibit the highest standards of urban design, sustainability and architecture which is befitting of the sites importance and reflects the Nation's Capital. • The proposed development within the City Hill Precinct complements the existing and future structure of the city.

PART 4.1 CENTRAL NATIONAL AREA	THE PROPOSAL
<p>14. Landscaping is to enhance the visual setting of the Designated Area and integrate the buildings with their landscape setting. This will be carried out in accordance with a landscape masterplan to be prepared by the National Capital Authority which particularly emphasises the following landscape themes:</p> <ol style="list-style-type: none"> the formal and consistent landscaping of Main Avenues and mall spaces the combination of formal and informal landscaping which occurs around the Lake's edge and is the setting for Parliament House and its adjacent area. 	<p>The proposed development incorporates landscaping which will enhance the visual setting of Designated Areas by providing formal and consistent landscaping along London Circuit, Northbourne Avenue and Knowles Place. In addition, the proposed public realm around the site and precinct incorporate quality landscape materials and finishes which continue the high quality public realm of City Hill and Canberra's City Centre.</p>
<p>15. Residential blocks must not be subdivided for separate occupation.</p> <p>16. Any proposal to subdivide land within the Central National Area will require the approval of the National Capital Authority.</p>	<p>The proposal does not seek approval to subdivide the site.</p>

Table 4: Part 4.6 City Hill Precinct Code and the proposal.

PART 4.6 CITY HILL PRECINCT CODE	THE PROPOSAL
<p>4.6.3 Objectives for City Hill Precinct</p> <ol style="list-style-type: none"> Maintain and promote the City Centre as the main commercial centre of Canberra and the region – with the City Hill Precinct as the preeminent heart of the City. The design of buildings and the amenity and environmental quality of the main public spaces should result in an accessible, attractive, high quality and distinctive centre, consistent with the City's role as the major metropolitan centre and its location at one point of the National Triangle, the major organising element of the Central National Area. That the City Hill Precinct provides a vibrant, interesting and lively centre with high levels of human activity. Development must command the highest standards of urban design, sustainability, exemplar architecture and social inclusion, reflecting the character of the National Capital. The City Hill Precinct must complement and actively relate to, and integrate with, the existing and future structure of the rest of the city. Encourage a mix of land uses, including residential uses, which contribute to a diverse and active character. Major buildings of municipal or cultural significance should be located adjacent to City Hill Park, with their main address to Vernon Circle. 	<p>The proposal addresses the objectives for the City Hill Precinct as outlined below:</p> <ul style="list-style-type: none"> The proposed multistorey mixed use building incorporate café, restaurant, retail and commercial office uses which further promote and reinforce the City Hill Precinct at the commercial heart of Canberra city and the Nation's Capital. The proposed building will draw the commercial activity towards City Hill, activating London Circuit, Northbourne Avenue and Knowles Place drawing further activity into the southwest part of the city. The proposed development will incorporate high quality amenity for future users and the public. The proposed building and public realm work exhibit the highest standards of urban design, sustainability, architecture and landscape architecture which is befitting of the sites importance and reflects the Nation's Capital. The proposed development within the City Hill Precinct complements the existing and future structure of the city and important streetscape of London Circuit, Northbourne Avenue, Knowles Place and Vernon Circle. The proposed building focuses pedestrian activity to Northbourne Avenue, London Circuit, Vernon Circle and activates Knowles Place linking the site with the ACT Magistrates Court, future Canberra Theatre expansion and further to the ACT Legislative Assembly and Civic Square. The proposed building has been designed to address all important street frontages.

PART 4.6 CITY HILL PRECINCT CODE	THE PROPOSAL
<p>4.6.4 Land Use for City Hill Precinct</p> <p>Land uses for the City Hill precinct should be in accordance with Figure 39.</p> <p>Land use area A permitted uses include:</p> <ul style="list-style-type: none"> • Café, Bar, Restaurant • Car Park • Office • Retail • Road for Knowles Place 	<p>The proposed building incorporates permitted land uses including office, café, restaurant, retail and car parking associated with those uses.</p>
<p>4.6.5 Detailed Conditions of planning, design and development</p>	
<p>General</p> <p>New or altered building must ensure that:</p> <ul style="list-style-type: none"> • Sunlight access to open space within the City Hill Precinct and major pedestrian area is maintained. • The vista to City Hill Park is framed and enhanced by new development. • Predominantly active frontages are provided at ground floor level for building elements fronting London Circuit and Main Avenues that radiate from City Hill. <p>Subdivision patterns should be designed to minimise amalgamation of land and achieve a mix of development scales including fine urban grain.</p> <p>New buildings are encouraged to be delivered through design competitions in order to encourage innovation and design excellence.</p> <p>The symbolic importance of the City Hill Precinct should be reinforced in the design treatment of the streetscape and public places.</p> <p>Public art and art spaces in new development should be encouraged.</p> <p>Landscape and streetscape treatments are to be of a high quality emphasising the geometry and formality of the Main Avenues.</p> <p>New development should exemplify sustainability principles and demonstrate excellence in urban design, landscape and architecture.</p>	<p>The proposed building addresses the general requirements by:</p> <ul style="list-style-type: none"> • Maintaining sunlight to open spaces within the City Hill Precinct including City Hill Park, London Circuit, Northbourne Avenue, Vernon Circle pedestrian areas and verges. • The proposed development maintains vistas to City Hill Park by incorporating appropriate setbacks, building form and heights. • The proposed building incorporates active frontages to London Circuit, Northbourne Avenue, Knowles Place and the pedestrian through site link / plaza. • The building will deliver a mix land uses and the proposed ground floor retail, café, restaurant and office lobby areas create an interesting and engaging urban fine grain. • The symbolic importance of the City Hill Precinct is reinforced in the architectural design and material/finishes proposed for the building. At ground level the high quality public realm areas are extended to all street frontages and the pedestrian through site link / plaza. • The geometry of the building design reinforces the frontages of London Circuit, Northbourne Avenue, Knowles Place further to City Hill Park all are consistent with Griffins' Plan. • The proposed building exemplifies sustainability principles through use of sustainable building materials and finishes. Refer to proposal section of the report for full details. • The proposed building and public realm work exhibit the highest standards of urban design, sustainability, architecture and landscape architecture which is befitting of the sites importance and reflects the Nation's Capital.

PART 4.6 CITY HILL PRECINCT CODE	THE PROPOSAL
<p>City Hill Park as a central open space</p> <p>City Hill Park should be retained and enhanced as an enclosed central park serving a functional role within an urban built form.</p> <p>The topography of City Hill Park may need to be modified to create an urban park, accommodate pedestrian desire lines and integrate with Vernon Circle.</p> <p>City Hill Park is the primary public space for the Precinct. Any building located on City Hill Park must be ancillary to this purpose and designed, sited and of a scale that complements the landscape character.</p> <p>New Public spaces created within the Precinct must complement and not diminish the permanence of City Hill Park.</p>	<p>The proposed development retains and will activate City Hill as a central open space. The proposed building form responds to the geometry of the avenues, surrounding developments and furthers the desire for City Hill Park to be enclosed central park serving a functional role within the urban built form.</p> <p>The proposed building design, siting and landscaped public realm areas will compliment and enliven the landscape character of the City Hill Park.</p> <p>The ground level public realm areas both within the site and on the adjacent verges exhibits landscape design excellence both through design and materials. These improvements fronting City Hill Park will complement the park and seek to enliven its use with a permanent office worker population.</p>
<p>Open Space - Building Height</p> <p>Building heights of up to 25 metres (generally six to eight storeys) above adjacent kerb levels of London Circuit, Vernon Circle and Northbourne, Edinburgh, Constitution and Commonwealth Avenues are permissible in all areas of City Hill Precinct.</p> <p>Landmark buildings up to RL617 (generally 14 to 18 storeys) will be restricted to the locations identified in Figure 42, generally being the corners of the main avenues intersecting with London Circuit.</p> <p>Buildings more than 25 metres in height are to be the subject of wind testing, including down draught conditions and turbulence, to ensure development does not have adverse impacts on building entrances and the public domain.</p> <p>Buildings fronting Vernon Circle should have a minimum height of 16 metres (equivalent to four storeys) to create a sense of enclosure around City Hill Park.</p> <p>Minor building elements that extend building height above 25 metres will be considered where this enhances the architectural quality of the building and fosters energy efficiency, indoor amenity and appropriate urban scale.</p>	<p>The proposed building has a heights of both RL 617 and generally 25 metres with minor elements extending above. The roof top plant level is setback from the outer edge of building, architecturally designed and screened to be incorporated into the overall building form and viewed as secondary structure. As outlined in the proposal section of this Planning Report the proposed building incorporates a range of high quality architectural elements which will deliver energy efficiency, sustainability, indoor amenity and provide an appropriate urban scale.</p>

PART 4.6 CITY HILL PRECINCT CODE	THE PROPOSAL										
<p>Minimum floor to ceiling heights within buildings are as follows:</p> <table border="1"> <thead> <tr> <th>Location</th><th>Min. floor height</th></tr> </thead> <tbody> <tr> <td>Ground Floor facing Constitution Avenue and roads where 'Indicative Active Frontages' are located</td><td>6.5 metres floor to ceiling (mezzanine level permitted over 30% of ground floor)</td></tr> <tr> <td>Ground Floor (Residential)</td><td>3.3 metres floor-to-ceiling</td></tr> <tr> <td>Ground Floor (other uses, including commercial/office use)</td><td>3.6 metres floor-to-ceiling</td></tr> <tr> <td>Residential (general)</td><td>2.7 metres floor-to-ceiling minimum for all habitable rooms, 2.4 metres is the preferred minimum for all non-habitable rooms however 2.25 metres is permitted. For two-storey units, 2.4 metres minimum for second storey if 50 percent or more of the apartment has 2.7 metre minimum ceiling heights.</td></tr> </tbody> </table>	Location	Min. floor height	Ground Floor facing Constitution Avenue and roads where 'Indicative Active Frontages' are located	6.5 metres floor to ceiling (mezzanine level permitted over 30% of ground floor)	Ground Floor (Residential)	3.3 metres floor-to-ceiling	Ground Floor (other uses, including commercial/office use)	3.6 metres floor-to-ceiling	Residential (general)	2.7 metres floor-to-ceiling minimum for all habitable rooms, 2.4 metres is the preferred minimum for all non-habitable rooms however 2.25 metres is permitted. For two-storey units, 2.4 metres minimum for second storey if 50 percent or more of the apartment has 2.7 metre minimum ceiling heights.	<p>The proposed building floor to ceiling heights are detailed below:</p> <ul style="list-style-type: none"> London Circuit floor to ceiling heights ranging from 6.5 to 7.9 metres for the commercial entry/lobby, cafes and restaurants. Northbourne Avenue floor to ceiling heights ranging from 6.5 to 7.9 metres for the commercial entry/lobby, cafes and restaurants. <p>In addition, to the floor to ceiling heights the proposed buildings interfaces with the pedestrian through site link/plaza and Knowles Place are wrapped with double height pedestrian overhangs which define and frame the pedestrian areas.</p>
Location	Min. floor height										
Ground Floor facing Constitution Avenue and roads where 'Indicative Active Frontages' are located	6.5 metres floor to ceiling (mezzanine level permitted over 30% of ground floor)										
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<p>Active frontages</p> <p>Street level frontages should, where possible, be active. Primary retail activities should be off London Circuit with secondary food and beverage activities occurring along north-south laneways so as to optimise sunlight access during peak periods.</p> <p>Buildings on the avenues must have predominantly active frontages at ground floor.</p>	<p>The proposed development incorporates active frontages at all street frontages. This includes London Circuit, Northbourne Avenue and Knowles Place. The proposed development incorporates primary retail, food and beverage and commercial office entry off London Circuit, while additional active frontages are proposed to Northbourne Avenue, Knowles Place and the through site pedestrian link/plaza. The proposed building incorporates extensive active frontages which equates to over 90% of the building frontages.</p>										
<p>Avenue connections and vistas</p> <p>New road connections to Vernon Circle from Constitution and Edinburgh Avenues should facilitate access for local traffic and pedestrians.</p> <p>View corridors must be retained from radiating avenues to City Hill Park. No buildings should bridge these avenues.</p> <p>A limited palette of high-quality pedestrian pavement materials, street furniture and lighting will be used. Pavement and landscape design should have an elegant, simple and bold design emphasising the geometry and formality of the main avenues.</p>	<p>The symbolic importance of the City Hill Precinct is reinforced in the architectural design and material/finishes proposed for the building. At ground level the landscape architectural treatment consists of high quality public realm areas of London Circuit, Northbourne Avenue and Knowles Place which are extended to Vernon Circle.</p> <p>The geometry of the building design reinforces the frontages of London Circuit, Northbourne Avenue, Knowles Place and further to Vernon Circle which retains and focuses view corridors in and along the Avenues which is consistent with Griffins' Plan.</p> <p>The proposed building exemplifies sustainability principles through use of sustainable building materials and finishes. Refer to proposal section of the report for full details.</p>										

PART 4.6 CITY HILL PRECINCT CODE	THE PROPOSAL
<p>Heritage</p> <p>The heritage values of the Sydney and Melbourne Buildings are to be considered and addressed by new buildings adjacent to these sites.</p>	<p>The heritage values of the Sydney and Melbourne Buildings has been considered and addressed in the new building. The Design Report sections 2, 3 and 5 address heritage consideration matters.</p>
<p>Traffic</p> <p>Major modifications to the existing traffic management arrangements are dependent upon the continuing implementation of peripheral parkways and city bypass routes including Gungahlin Drive, Majura Parkway, Clunies Ross Street, Fairbairn Avenue, Marcus Clarke Street and Cooyong/Ballumbir Streets and the removal of the Parkes Way cloverleaves.</p> <p>Traffic engineering devices (e.g. slip lanes) should be designed to promote pedestrian amenity, safety and access and bicycle movements</p>	<p>The WA application is accompanied by a Transport Assessment which outlines the quantum of carparking, bicycle parking and end of trip facilities. The report also provides a detailed traffic analysis which confirms the proposed quantum of car parking provided in the development and traffic generated is acceptable in the location and for the broader parts of the city.</p>
<p>Parking</p> <p>Replacement of existing surface car parks and public car parking should be provided for as identified in the ACT Government Parking Strategy. Development of existing surface car parks will need to demonstrate that an adequate public car parking provision (on street or in appropriately designed structures) will meet the needs of City Hill Precinct.</p> <p>Car parking for new development is to be accommodated in basements or in above ground structures that do not dominate the public domain.</p>	<p>The WA application is accompanied by a Transport Assessment which outlines the quantum of carparking, bicycle parking and end of trip facilities. All car parking and end of trip facilities are provided below grade on basement levels.</p> <p>The Transport Assessment also provides a detailed traffic analysis which confirms the proposed quantum of car parking provided in the development and traffic generated is acceptable in the location and for the broader parts of the city.</p>
<p>Public Transport</p> <p>London Circuit should operate as the main public transport circuit for Canberra City.</p> <p>Redevelopment of the City Hill Precinct should take place in the context of an integrated public transport plan. Mechanisms should be introduced to give priority to public transport.</p>	<p>The Transport Assessment details the sites proximity to and interface with public transport options such a buses, future light rail and active travel options are acceptable. The Transport Assessment confirm that the proposed development supports the broad public uptake of public transport in the city centre.</p>
<p>Laneways</p> <p>Existing laneways should be retained and new laneways created to provide permeability and create service access. Opportunities should be identified to create laneways with active frontages, particularly in relation to heritage and public buildings and at intersections.</p>	<p>The proposed development retains the role of Knowles Place as both a vehicular access and shared pedestrian laneway. The proposed building design and lobby fronting Knowles Place provides for a high quality laneway which connects pedestrians to important adjoining developments and surrounding civic buildings and squares.</p>
<p>Pedestrian and bicycle links</p> <p>New development, including public spaces, will facilitate pedestrian connectivity and bicycle movements within the City Hill Precinct and between the City Hill Precinct and Canberra Central.</p>	<p>The Transport Assessment details pedestrian and bicycle links in and around the site and the quantum of bike parking incorporated into the development.</p>

PART 4.6 CITY HILL PRECINCT CODE	THE PROPOSAL
Location Specific	
<p>Vernon Circle</p> <p>Vernon Circle should serve as a ceremonial road leading to Parliament House and for public events for the city of Canberra. Any major redevelopment of the City Hill precinct should consider alternative options for traffic to allow easy pedestrian access to City Hill via Vernon Circle.</p> <p>Over time, the existing major cultural and municipal buildings adjacent to City Hill Park (and extensions to them) could be reconfigured to address Vernon Circle.</p>	<p>The proposed building while not immediately adjacent to Vernon Circle (fronting Northbourne Avenue), the proposed building design and siting addresses Vernon Circle and reinforces it as a ceremonial road leading to Parliament House and for public events for the city of Canberra.</p>
<p>London Circuit</p> <p>London Circuit should serve as a gateway, providing a transition between the boulevard character of the avenues and the urban scale of the inner City Hill Precinct. The transition should be achieved through the use of urban design and traffic engineering treatments that serve to physically and psychologically divert traffic from the avenues onto London Circuit, thereby limiting access to the inner City Hill Precinct to predominantly local traffic. London Circuit should operate as the main public transport circuit for Canberra Central.</p> <p>Buildings must be set back from London Circuit a sufficient distance to establish a tree-lined boulevard character (two rows of trees and wide pavements).</p> <p>New buildings fronting London Circuit must have active frontages.</p>	<p>The proposed building reinforces the City Hill Precinct Code requirement for London Circuit to serve as a gateway. At ground level the Canberra Light Rail Stage 2A landscape interface is reinforced through generous building setbacks which incorporates areas for pedestrians, cyclists and outdoor dining areas which are north facing. The public realm incorporates high quality materials and finishes. The proposed land uses at ground floor level will generate streetscape activity and interest inviting the public into cafes, restaurants, commercial lobby areas and other areas. While the double height frontage volumes of over 8 metres will generate a sense of scale and vibrant activity. The cantilevered levels 2 and above provide ground level weather protection for pedestrians and other users.</p>

Table 5: Part 4.20 Signs General Code and the proposal.

PART 4.20 SIGNS GENERAL CODE	THE PROPOSAL
<p>4.20.3 General conditions</p> <ol style="list-style-type: none"> 1. The type, position, size, appearance, illumination, animation, content or other characteristics of any proposed sign must ensure a quality and character of appearance both by day and night which, in the opinion of the National Capital Authority, befits the National Capital. 2. The National Capital Authority will refuse to approve any sign where it is of the opinion that the type, position, size, appearance, illumination, animation, content or other characteristics of the sign may adversely affect: <ol style="list-style-type: none"> i. the amenity of the locality or neighbourhood with particular regard to nearby residential development ii. the architectural character or appearance of a building iii. traffic safety iv. a 'place' within the meaning of and subject to the provisions of the relevant Commonwealth heritage legislation. . 3. Any application for the use, construction or erection on or above the roof or top of any building of any device, advertisement, sky sign, sign, signal or structure of the nature of a sign or signal, excepting flags and flag poles, will not be approved where the proposal would alter any silhouette of the building by extension beyond or above the walls, parapet or roof of the building, lift tower or plant room. 	<p>The proposed building signage addresses the general conditions as outlined below:</p> <ol style="list-style-type: none"> 1. The proposed signage location is appropriate for the building and locality, providing one sign per frontage to London Circuit and Northbourne Avenue. The signage quality will be a quality reflective of the building and the National Capital. 2. The proposed signage is not proximate or adjacent to surrounding residential developments, will not impact traffic and affect the architectural character of a building. 3. The proposed signage is not situated above the roof top of the building.
<p>Signs on commercial and industrial buildings and on institutional and other buildings not located within residential areas</p> <ol style="list-style-type: none"> 1. Signs above first storey level, signs facing residential development nearby or on the opposite side of the street within residential neighbourhoods which may be visible from residential buildings nearby, must not be animated or flashing or be illuminated by exposed lamps or neon tubes as distinct from backlighting or floodlighting. 2. Signs above 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. 	<p>The proposed signage is not proximate, nearby or opposite residential developments. The signage will be high quality and reflective of overall architectural quality of the building. No flashing signs will be installed.</p>

6 OTHER MATTERS

6.1 NCA Guidelines and Policies

A review of the NCA Guidelines and Policies indicates that the *Outdoor Lighting Policy* is relevant to the proposed development. The external lighting associated with the development will be designed in accordance with both the NCA *Outdoor Lighting Policy* and relevant Australian Standards.

6.2 City Renewal Authority Guidelines

A review of the CRA Guidelines indicates that the *Design Guideline* and *Sustainability Strategy* are relevant to the proposed development. The proposed development has been designed having regard to and responding to the CRA *Design Guidelines* and *Sustainability Strategy*. These matters were considered and addressed as part of the site sale requirements and have been reinforced in the overall building design.

6.3 Territory Guidelines

A review of the Territory Guidelines indicates that the *City Centre Urban Design Guide* and *City Plan* are relevant to the proposed development. At ground level the proposed public realm works and improvements to London Circuit, Northbourne Avenue, Knowles Place and Vernon Circle have been designed in accordance with the requirements of the City Centre Urban Design Guide which includes active frontages, materials, finishes for public realm areas. The proposed building setbacks, active frontages and weather protection requirements have also all been incorporated into the overall design of the proposed development. The proposed development addresses the general matters raised in the urban design guide and city plan.



Figure 16: Proposed building London Circuit Streetscape interface. (Source: JPW)

7 CONCLUSION

In conclusion, this Planning Report supports the WA application for constructing three levels of basement and multistorey mixed use building and associated works at Block 40 Section 100, City, known as 60 London Circuit. Architecturally designed by JPW, with landscape architecture by Red Box Design Group, the proposed building and overall precinct design complements the site, surrounding area while incorporating sustainable building practices and quality materials and finishes.

The site is designated for mixed-use developments in the NCP and aligns with the City Hill Precinct Code, reinforcing Canberra's city centre as a vibrant commercial hub. The proposed development will enhance the public realm, contributing to a lively and engaging city environment.

Capital Property Group has engaged extensively with the NCA and relevant ACT Government agencies, including Infrastructure Canberra and Canberra Metro, to ensure integration with nearby developments and infrastructure projects. Additionally, CPG has maintained regular communication with surrounding lessees and tenants to address design and construction management concerns.

The Planning Report concludes that the proposed development complies with and in many instances exceeds the minimum requirements of NCP and other guidelines. It concludes that the proposal is permissible within the site mixed-use designation and suitable for the development, warranting approval under Section 12 Works in Designated Areas of the PALM Act.