



Australian Government
National Capital Authority

Report on Consultation

Draft Development Control Plan 15/03

Block 15 Section 25 Griffith

Canberra Avenue

May 2015

Contents

Contents	2
1 Introduction.....	3
1.1 Purpose and background.....	3
1.2 National Capital Plan requirements	3
1.3 Effect of the Development Control Plan	3
2 Public consultation	4
2.1 Development Control Plan process.....	4
2.2 Stakeholders	5
2.3 Release of the draft Development Control Plan for public comment.....	5
3 Issues raised as part of consultation	6
3.1 Building height terminology	6
Issue.....	6
NCA response	6
3.2 Access	6
Issue.....	6
NCA response	6
3.3 Setback terminology.....	7
Issue.....	7
NCA response	7
4 Internal Review.....	7
4.1 Courtyard walls and fences forward of the building line	7
Issue.....	7
NCA action.....	7
5 Recommended changes	7
6 Conclusion	8
Appendix A – Summary of submissions	9

1 Introduction

1.1 Purpose and background

This report summarises the issues raised during the public consultation process undertaken by the National Capital Authority (NCA) on draft Development Control Plan (DCP) 15/03 for Block 15 Section 25 Griffith.

In November 2014, the NCA received a request from Stewart Architecture on behalf of BLOC developments to establish a DCP for Block 15 Section 25 Griffith. The DCP will guide future development on the site.

1.2 National Capital Plan requirements

The National Capital Plan (the Plan) came into effect on 21 January 1990. In accordance with the Plan (Section 2.3), Special Requirements apply to development on land adjacent to Canberra Avenue. Special Requirements state:

'Development is to conform to a Development Control Plan (agreed by the National Capital Authority) which seeks to secure the integrity of the Main Avenues as approaches to the Parliamentary Zone and ensure that the setting, buildings and purpose of development enhance that function.'

Draft DCP 15/03 has been prepared in accordance with the Plan.

1.3 Effect of the Development Control Plan

DCP 15/03 will guide development of the Block 15 Section 25 Griffith and includes provisions for:

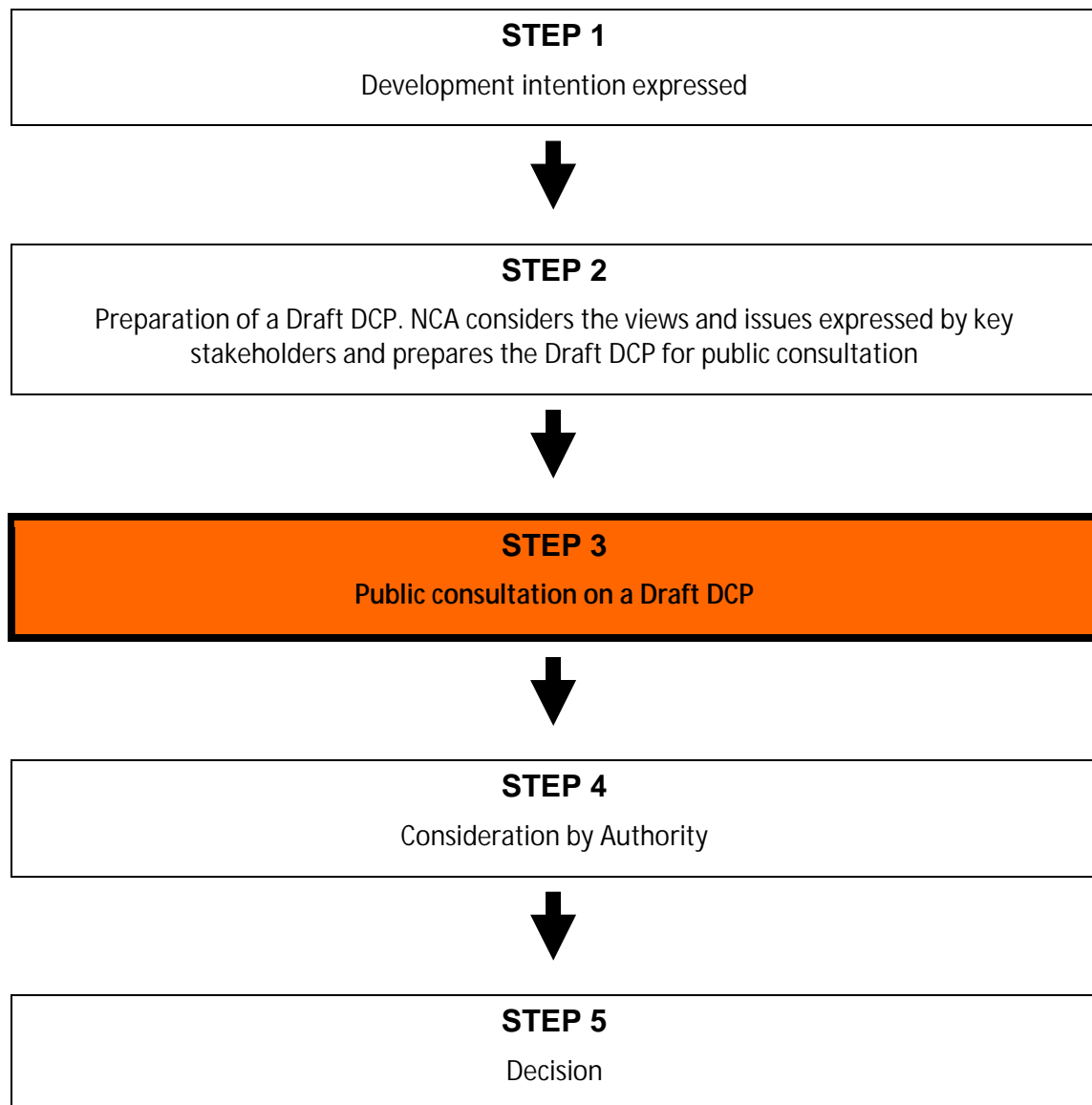
- general planning and urban design objectives for development requirements
- building height and setback, and architectural quality in built form.
- requirements for access to the site and parking.
- providing for an enhanced landscape character along the Barton Highway frontage.

2 Public consultation

2.1 Development Control Plan process

The process for making a DCP is outlined in Figure 1.

Figure 1: Outline of the Development Control Plan process



2.2 Stakeholders

On 12 February 2015, the NCA released draft DCP 15/03 for public consultation. The following stakeholders were identified as having an interest in the future development of the site:

- ACT Government Environment and Sustainable Development Directorate (EPD)
- ACT Government Territory and Municipal Services Directorate (TAMS)
- Inner South Canberra Community Council
- Griffith/Narrabundah Residents Association
- Kingston/Barton Residents Association
- lessees and business owners in the area.

All identified stakeholders were advised by letter and/or electronic mail about the release of the draft DCP for public comment.

2.3 Release of the draft Development Control Plan for public comment

In accordance with the NCA's 'Commitment to Community Engagement (August 2011)' the consultation period ran for six weeks, concluding on 30 March 2015. The consultation process included:

- 12 February 2015 – draft DCP 15/03 published on the NCA's web site and written notices sent to identified key stakeholders.
- 13 February 2015 – A notice was also published in *The Canberra Times*.
- 16 February 2015 - a media release was provided to national media outlets.
- 25 February 2015 – public information session was held at the NCA offices.
- 30 March 2015 – period for written submissions concluded.

3 Issues raised as part of consultation

The NCA received two written submissions, both from ACT Government Directorates, in response to the draft DCP. These were acknowledged by the NCA. No public written submissions were made in response to the draft DCP. A summary of the submissions, together with a detailed response, is at Attachment A.

3.1 Access

Issue

EPD advised that principal vehicle access and basement access should be from Leichardt Street. The apparent lack of design control on access was also raised as an issue at the public information session.

It was noted in these discussions that current minimum standards may not adequately address the significance of Canberra Avenue as a 'Main Avenue' and approach to Parliament House.

NCA response

The draft DCP did not mandate or restrict any access points or locations. Clause 8.1 noted that '*Access point location(s) will be determined or agreed by the relevant approval authorities*'.

The complete removal of access rights from Canberra Avenue would unfairly constrain the block however, it is considered appropriate ensure the urban design outcomes for the Main Avenue are of the highest quality. The restriction of principal vehicle access to the Leichardt Street frontage whilst permitting set-down/drop off and visitor parking on the Canberra Avenue frontage is considered the most effective strategy to achieve the desired character for the Main Avenue.

Two changes to the DCP are recommended. Clause 8.1 is amended to read:

The principal vehicle access and ramps to the basement should be taken from Leichardt Street.

Clause 8.2 is added to read:

A secondary vehicular access point is permitted on the Canberra Avenue frontage provided it does not provide basement access to the main building.

3.2 Building height terminology

Issue

It was requested that the DCP clearly articulate that the Territory Plan requirements for building height (noted in storeys) are not applicable. The DCP notes building height as a reduced level (RL) above sea level.

NCA response

Agreed, one change to the DCP is recommended. A sentence has been added to the Preamble reading:

Should an inconsistency arise in a quantitative measure (i.e measuring building height as storeys or metres from ground level), the method defined in this DCP shall apply in place of the method outlined in the Territory Plan.

3.3 Setback terminology

Issue

It was requested that Clause 5.1 clearly articulate that setbacks were to be measured from block boundaries and not the kerb line.

NCA response

One change to the DCP is recommended. Clause 5.1 is amended to read:

Buildings are to be setback a minimum of ten metres from the Canberra Avenue frontage of the site. Internal setbacks are subject to the Territory Plan.

4 Internal review

4.1 Courtyard walls, fences and other hardstand structures forward of the building line

Issue

During the public consultation period for DCP 15/02, the NCA clarified its policy on courtyard walls forward of the building line. In particular, the minimum setback required from the front property boundary to ensure the landscape structure of the Main Avenue was not compromised.

NCA action

A minimum setback and a maximum height were introduced for courtyard walls forward of the building line. The integration with fencing and landscape is further encouraged.

Clause 10.2 amended to read:

Courtyard walls and fences must not exceed 30 per cent of the length of the Canberra Avenue frontage. A minimum three metre setback from the block boundary is to be maintained for all courtyard walls and fences fronting Canberra Avenue.

Clause 10.5 is added to read:

The maximum height of courtyard walls and fences forward of the building line is 1.35 metres.

5 Recommended changes

In response to submissions received, and as a result of internal review, the following changes are recommended to draft DCP 15/03:

- A sentence has been added to the Preamble reading:

Should an inconsistency arise in a quantitative measure (i.e measuring building height as storeys or metres from ground level), the method defined in this DCP shall apply in place of the method outlined in the Territory Plan.

- Clause 5.1 is amended to read:

Buildings are to be setback a minimum of ten metres from the Canberra Avenue frontage of the site. Internal setbacks are subject to the Territory Plan.

- Clause 8.1 is deleted and replaced to read:

The principal vehicle access and ramps to the basement should be taken from Leichardt Street.

- Clause 8.2 is added to read:

A secondary vehicular access point is permitted on the Canberra Avenue frontage provided it does not provide basement access to the main building.

- Clause 10.2 amended to read:

Courtyard walls and fences must not exceed 30 per cent of the length of the Canberra Avenue frontage. A minimum three metre setback from the block boundary is to be maintained for all courtyard walls and fences fronting Canberra Avenue.

- Clause 10.5 is added to read:

The maximum height of courtyard walls and fences forward of the building line is 1.35 metres.

6 Conclusion

Draft DCP 15/03 was released for public consultation in February 2015 in accordance with the NCA's 'Commitment to Community Engagement (August 2011)'. Two written submissions from the ACT Government were received in regard to draft DCP 15/03.

Six changes to the draft DCP have been made.

Appendix A – Summary of submissions

Note: Details of each submission have only been reproduced in this table where a submitter has granted permission for their name and/or address to be used by the National Capital Authority (NCA) for the purpose of the Report on Consultation for Development Control Plan 15/03.

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
1.	ACT Government - Environment and Sustainable Development Directorate (ESDD)	The ACT Government supports the preparation of draft DCP 15/03. The draft DCP 15/03 was circulated to various ACT Government agencies. Comments relating to the overall clarify[sic] of the document have been enclosed for your consideration.	Noted
		"The principal vehicle access and ramps to the basement should be taken from Leichardt Street"	<p>The draft DCP did not mandate any access points or locations. Clause 8.1 noted that 'Access point location(s) will be determined or agreed by the relevant approval authorities'.</p> <p>The complete removal of access rights from Canberra Avenue would unfairly constrain the block however, it is considered appropriate ensure the urban design outcomes for the Main Avenue are of the highest quality. The restriction of principal vehicle access to the Leichardt Street frontage whilst permitting set-down/drop off on the Canberra Avenue frontage is considered the most effective strategy to achieve the desired character for the Main Avenue.</p> <p>Two changes to the DCP are recommended. Clause 8.1 is amended to read:</p> <p><i>The principal vehicle access and ramps to the basement should be taken from Leichardt Street.</i></p> <p>Clause 8.2 is added to read:</p>

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
			<i>A secondary vehicular access point is permitted on the Canberra Avenue frontage provided it does not provide basement access to the main building.</i>
		"Canberra Avenue is the primary address, address frontage should also be provided to Leichardt Street, including pedestrian access and front-of-house articulation elements"	Pedestrian access and articulation to frontages other than Canberra Avenue are more appropriately handled through Territory Plan requirements. No Change to the DCP is recommended.
		If there is a change in use of the site, prior to development taking place, a preliminary assessment for contamination investigation will need to be undertaken.	Noted. This is a matter for the Development Application stage.
		The DCP only states an overall RL to limit the height of buildings on the site (approximately 6 storeys). The Territory Plan's Commercial Zones Development Code controls height by limiting storeys to four (no mention of RL levels). Due to the relationship between the National Capital Plan (and its DCP's) and the Territory Plan it may be prudent to also include a height limit in storeys in the draft DCP to ensure that it is clear the limit under the Territory Plan is not applied.	Agreed. However, restricting the number of storeys is not a feasible way of controlling built form. Clarification will be made in the Preamble to the DCP which outlines the relationship between provisions of the DCP and the Territory Plan. One change to the DCP is recommended. A sentence has been added to the Preamble reading: <i>Should an inconsistency arise in quantitative measure (i.e measuring building height as storeys or metres from ground level), the method defined in this DCP shall apply in place of the method outlined in the Territory Plan.</i>
2.	ACT Government – Territory and Municipal Services Directorate	" ... we note that specifying the 'buildings setback' and the point from which this requirement is measured is unclear. TAMS recommend that Section 5.1 be revised to reflect that building setbacks are to be	Agreed, one change to the DCP is recommended. Clause 5.1 is amended to read: <i>Buildings are to be setback a minimum of ten metres from the Canberra Avenue frontage of the site.</i>

Submission No.	Details of Submitter	Key Points Raised in Submission	NCA Consideration
		measured from the boundary "	<i>Internal setbacks are subject to the Territory Plan.</i>
		" ... an assumption is also made that the normal consultation processes have been observed and all lessees have been or will be consulted."	Noted. Consultation has been undertaken in accordance with the NCA's 'Commitment to Community Consultation (August 2011)'.