



NATIONAL CAPITAL AUTHORITY

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

NATIONAL CAPITAL PLAN

**AMENDMENT 36
(ACT HOSPICE)**

November 1999

AMENDMENT 36 OF THE NATIONAL CAPITAL PLAN

The National Capital Plan is amended by –

1. Amending the right hand page of Figure 17 - The Central National Area (Lake Burley Griffin and Foreshores) - in Part One of the National Capital Plan by -
 - (i) altering the land use category of part of the northern shore of the East Basin of Lake Burley Griffin outlined in the schedule herein from, “Open Space (Park)” to “Community Facility” with the notation “ACT Hospice”; and
 - (ii) adding the words “ - see Note E on following page” after the land use category “Community Facility” in the index;The amended right hand page of Figure 17 is at Attachment A.
2. Amending the notes following and forming part of Figure 17 by adding immediately after note D, a new Note E as follows:

“E Community Facility

ACT Hospice Site

Development of the site for the ACT Hospice, on the northern foreshore of East Basin, is to be integrated with the landscape of the foreshore. The landscape of the site should be of an open parkland character consistent with that of Grevillea Park. The plantings near Morshead Drive should be predominantly native as a backdrop to the deciduous trees along the Lake edge. There should be limited views into the site from Menindee Drive with predominant views from the development being to East Basin and the Molonglo River. The site, which is exclusively for the use of the ACT Hospice, is to be set back from the Lake edge to allow for public recreation and free public access along the immediate Lake foreshore. The site is to be the subject of detailed Site Planning, Design and Development Conditions, in accordance with the *Guidelines for Lakeshore Development* and the *Guidelines for Siting of Buildings in the Lake Flood Zone* in Appendix J of the Plan set out below. Appendix H, Design and Siting Conditions, is also applicable to development, however, in the event of any contradictions, the Detailed Conditions below take precedence.

Detailed Site Planning, Design and Development Conditions

Visual Impact

The foreshore of East Basin is an important landscape vantage-point with emphasis on seasonal landscape effects. Development on the site should therefore be designed to blend with the surrounding environment.

Built Form

Buildings are to be of a domestic scale and designed to avoid the appearance of a large building mass, when viewed from the Lake and from adjoining land. Buildings are to be single storey construction.

Roof forms are to be flat or gently sloping with a view to keeping the height of the buildings as low as practicable.

Materials

Materials and colours selected for buildings should be compatible with the adjoining “Boat House by the Lake” building and be inconspicuous to achieve a high degree of integration with the setting.

Siting

Buildings on the site should be positioned as far as practicable away from the adjacent development so that each development appears in its own landscape setting.

Buildings should be sited to ensure that members of the public are not deterred from moving freely through the foreshore public open space.

Parking and Access

Parking areas are to be generally located to the north of the site with a clearly identified safe entry point off Menindee Drive.

Parking for the development is to be provided at a minimum rate of 1 space per bed plus 1 space per staff member.

Service Areas

Service areas are to be located on the northern/eastern side(s) of the development and should be screened from view.

Environmental Impact

Works designed for the site are to have regard for environmental impacts of the development.

- Adverse impacts on the Jerrabomberra Wetlands (a protected habitat for migratory birds) are to be avoided;
- A conservation management plan, that records any heritage values and provides relevant management recommendations, is to be prepared.

Off-site works

An all weather pedestrian pathway is to be provided and maintained along the southern edge of the site within the public open space reserve. This work is to be carried out at the same time as the first stage of the hospice development.

Landscape

The landscape treatment is to reflect the seasonal planting scheme applying to the Grevillea Park land with deciduous planting on the site towards the Lake edge and native planting towards the Morshead Drive side of the site.

The existing plantings on the site should be retained as far as practicable. In particular the poplar stand and other plantings adjacent to the “Boat House by the Lake” should be retained as far as practicable, as part of the site landscape.

Site Establishment Works

A site establishment plan is to be provided as part of the application for works approval. That plan is to show where materials are to be stored and how significant existing trees are to be protected throughout the construction phase. The arrangements should minimise any disruption to the general access by the public along the foreshore area and to the operation of the “Boat House by the Lake” restaurant.”