



**Australian Government**  
**National Capital Authority**

## **REPORT ON PRE-CONSULTATION**

# **National Capital Plan Draft Amendment 57 Blocks 12 & 13 Section 9 Barton**

May 2008

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# **1. Introduction**

## **1.1 Purpose and Background**

The purpose of this Report is to summarise the main issues raised during pre-consultation, undertaken by Parsons Brinckerhoff Pty Ltd on behalf of the National Capital Authority (NCA) on Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton to the National Capital Plan (the Plan).

The (then) Department of Finance and Administration has requested the NCA prepare a Draft Amendment to the Plan to accommodate land use changes on Blocks 13 Section 9 Barton. As Block 12 Section 9 Barton immediately adjoins Block 13, it was incorporated in order to consider the detailed planning, design and development outcomes of the 'precinct' as a whole.

## **1.2 Purpose of Draft Amendment 57**

The purpose of Draft Amendment 57 (DA57) is to set out a framework of land uses and planning and urban design principles and policies to guide future mixed development (including office, retail and residential) on Blocks 12 and 13 Section 9 Barton.

Following pre-consultation NCA will determine whether to proceed with DA57 with or without alteration.

As part of developing the Draft Amendment pre-consultation has been undertaken by Parsons Brinckerhoff Pty Ltd on behalf of the NCA for DA57, including contact with key stakeholders such as adjoining lease holders, tenants and the ACT Planning and Land Authority.

## **2. Consultation Report**

### **2.1 Pre - Consultation**

The NCA is committed to carrying out public consultation in accordance with the *National Capital Authority Consultation Protocol 2007*. The purpose of the protocol is to formalise, clarify and provide guidance for the community and stakeholders and to ensure consistency in the application of consultation within the legislative requirements, as required by the *Australian Capital Territory (Planning and Land Management) Act 1988* and the Plan.

The consultation process has been designed to include pre-consultation with key stakeholders as a preliminary step in the development of the Draft Amendment.

The purpose of the consultation was to:

ascertain the key issues and concerns of key stakeholders.

consider the views and issues expressed by key stakeholders to inform the preparation of the Draft Amendment for public consultation.

A total of 43 people representing 17 lease holders and/or their representatives have been consulted regarding the proposed land use policy changes to Blocks 12 and 13 Section 9 Barton.

The key stakeholders, in alphabetical order, were consulted from November 2007 to February 2008.

Details of the individuals and representatives consulted is included in *Attachment 1*.

ACT Rugby Union Club

AMA

Arts House

Australian Centre for Christianity & Culture

Boeing House

Canberra Masonic Centre

Christian Science Centre

Edmund Barton Building

Kurrajong Hotel

Landmark Apartments

Lionel Murphy building

NFF House

Ottoman Restaurant

Patersons

Robert Garran Offices

St Marks Theological Centre

Tourism House

ACT Planning and Land Authority

The consultant received a total of 7 written submissions on DA57 during this pre-consultation.

Copies of all written responses from the pre-consultation are provided in *Attachment 2*.

## **2.2 Key Issues**

Key issues raised during pre-consultation on DA57 are summarised below.

### **Expanded Definition of Land Use Policies to Mixed Use Zone**

Generally there was support for a wider definition of the land use policies for Section 9 to include commercial, retail, residential and community uses to increase and improve amenity in the area.

Overall there was general acceptance that increased residential development contributes to activation of neighbourhoods and that a mixed use zone would improve retail amenity.

There were several concerns with the expansion of the proposed land use policy to include commercial retail uses of which one regarded increased competition as detrimental to their business. There was concern about increased noise and parking impacts from retail activity on adjacent properties to the east of the proposed development.

It was observed in several discussions that the character of Barton is a high quality office precinct and as such residential doesn't necessarily belong in such a precinct.

There were two objections to residential development: one being based on the area being predominantly commercial office space and that the land was too valuable to be sold for residential; the second objection was based on an expectation that residential development would not attract a diverse demographic group.

### **Building height increase to RL 617**

People accepted that the site could be built to RL 591 (approximately five storeys) under the existing policies of the National Capital Plan however the majority of participants are concerned about the proposed height increase to RL 617 for parts of the site (approximately twelve storeys).

Comments highlighted what is seen as a dramatic change of character in the Barton precinct, the bulk and scale of the development, its impact on views to Parliament

House, overshadowing of adjoining properties including loss of sunlight (especially in mid-winter), reflection and overlooking of neighbouring properties including Tourism House, Lionel Murphy House, AMA and Landmark.

A number of participants believe if development occurred based on the Draft Amendment as proposed it would also have a significant impact on some neighbouring property values and property managers will face difficulties attracting commercial lessees looking for high quality office space close to Parliament House.

Several participants suggested that while RL 617 was an appropriate scale and character for Civic, Barton has a different character and it was inappropriate to use Civic as a guide or measure for seeking to achieve increased building heights.

There were specific concerns raised regarding the impact from the proposed scale and height of the development on limiting views to Parliament House as well as impacts on heritage buildings in the area. There was also concern as to whether this would lead to further consideration for redevelopments with an RL 617 throughout Barton.

During the pre-consultation there were also some positive responses to the proposed height increase and building design.

#### **Pedestrian movement, retail plaza and open space**

Participants welcomed wide footpaths as part of the proposed redevelopment of Blocks 12 and 13 Section 9 Barton. There was concern to ensure pedestrian safety with good sightlines, particularly on Macquarie and Blackall Streets.

All but one participant generally supported increased retail amenity. Several participants suggested there needed to be café opportunities on both north-east and south-west corners to maximise climate variation between summer and winter. Landmark Executive Committee had reservations about activity such as bars with potential for increased noise and safety concerns.

A number of participants believed that there was insufficient green space already and that the development, particularly the residential aspect will increase demand for open space in the area. (It should be noted that the DOFA Master Plan for the site retained a larger area of open space than currently proposed). There was concern that the existing green space designated on the northern edge of the site beside the Ottoman will be eroded to provide the on-street car parking thus reducing the available public green space.

Landmark apartments, St Marks and ACCC all expressed concern about the absence of an open space master plan including a system of safe pedestrian and cycle routes to provide access to the lake and the wider regional open space network for existing and future commercial office and residential development. It was suggested that there has been an increase in crime in the area which is believed to be associated with the introduction of residential development

Both St Marks and the Australian Centre for Christianity and Culture (ACCC) are particularly concerned about the impact on their sites in particular the heritage grasslands. The area is designed as a place of repose, contemplation and meditation and it is feared that with increased office workers and residents using this area for access to open space these organisations will face management and maintenance issues.

### **Traffic, parking and public transport**

Generally participants supported the proposed new streets however there was an objection from Tourism House with concern that the street between Tourism House and AMA House will be designed as a service road. Leaseholders and lessees also raised concern about the concentration of traffic on the street to access the parking structure leading to traffic congestion and noise impacts.

There was concern with only one entrance to the future parking structure.

There were mixed views regarding existing roads capacity. While some participants believed the existing roads would be able to accommodate increased traffic, others were concerned about an increase in traffic generation and the impact on the surrounding roads including egress onto major roads such as Kings Avenue.

The owners of the Ottoman Restaurant were concerned about the proposed service road with regard to loss of dedicated car parking for patrons and staff as well as impacts on service vehicle access and parking. It was noted that intersection of Broughton and Blackall Streets is a well known area for vehicle accidents.

While most welcomed the development of formal car parking arrangements as part of the development, there was scepticism expressed during the consultation that the proposed car parking structure will not account for displaced parking as well as parking generated by the development. It was also noted that the parking proposal did not take away from the need for additional public parking and concern was expressed that the Draft Amendment was not addressing this critical issue.

It should be noted that a full parking and traffic assessment was completed as part of the Master Plan report for DOFA.

There was some interest in parking policy for Barton, whether the proposal called for pay parking and that the introduction of pay parking will impact on businesses and their Fringe Benefit Tax (FBT) arrangements.

Several participants also noted the need for improvements to public transport given the anticipated increase of both workers and residents for the area.

It was highlighted that there was a need to ensure there would be appropriate service parking to any retail sites. The Landmark apartments noted the specific issue of lack of parking/access for removalist vehicles and that with height restrictions on underground parking structures, future residential development in Barton needs to address secure, safe, legal parking.

### **Amendment justification, policy and planning framework**

There were frequent requests for information regarding the justification for the development both with regard to available data about identified need/demand and whether there was a determination about the amount of Gross Floor Area (GFA) and Floor Space Ratio (FSR) expected from the site.

Those interested in the GFA/FSR ratios anticipated that this should be defined in the Draft Amendment.

It should be noted that a full market assessment was completed as part of the Master Plan report for DOFA.

There was considerable interest in how the proposed increase in height to RL 617 for part of the site met existing policy and planning requirements including the National Capital Plan and the Griffin Legacy.

The Heritage Division (DEWHA) has recommended that there should be an analysis of Building Heights permissible within the area and an explanation of the rationale for increased building height. This would include an analysis of the impact on relationships/vantage points within the Central National Area (CNA) including Parliament House, the heritage and architectural values of Edmund Barton Building and the streetscape along Broughton Street.

There are expectations that the NCA will have undertaken studies and demand analysis and rationale for increased residential and retail development.

### **Development considerations**

The following are the main development and design considerations from the pre-consultation. These ideally would be included as provisions in the Draft Amendment if it proceeds and considered as part of any development application if the site is to be developed. Key development considerations identified include:

It will be essential to ensure that a high level of design and architectural integrity is achieved between commercial and residential development.

Dust and noise impacts on neighbours will need to be managed during construction and development of the site.

It is recommended that the parking structure has to be built as the first stage at of the development to address displaced parking.

Soil type and construction costs associated with underground car parking may prohibit capacity for some or any underground parking as part of the development.

Some Australian Government departments due to levels of required security would not be able to lease in a mixed use commercial/residential development.

Consideration of the capacity of utility infrastructure to support the scale of development.

Concern has been raised as to whether the site is sold as one development site or several sites.

Some neighbours will seek changes to lease purpose clauses and/or financial support to manage impacts of development on their leases.

Ensure there are active frontages and that offices can't create blank facades at ground level.

Need for re-thinking regarding residential needs for access to green space.

The need for removalist and other large service vehicle parking to be designed into new development.



### **3. Conclusion**

The outcome of the pre-consultation clearly indicates that the NCA can expect significant objection to the proposed Draft Amendment, if the Draft Amendment proceeds as is.

These objections will relate mainly to building height (RL 617) and the influence that will have on change in local character, detrimental perceived impacts on views and amenity within the local area. The NCA can expect that it will need to justify its policy position and the rationale to support the proposed Draft Amendment as well as the departure from the master plan for the site, if that information is to be released during exhibition.

There will be a need to persuade lessees and leaseholders that there will be sufficient parking as a result of redevelopment of the site and that local roads have capacity to cope with increased traffic movements.

Noise, dust, traffic and parking impacts during development on residential neighbours as well as commercial premises are shared by most stakeholders.

In conclusion the following summary is provided for consideration of NCA:

DA57 be revised to address the planning and design framework for the site by reconsidering building height, architectural treatments, bulk and scale.

The NCA consider how it will undertake further consultation on the Draft Amendment to adjoining leaseholders and lessees addressing significant policy matters such as justification for changes in land use, site development controls, parking, traffic, open space and pedestrian networks.

## **4. Attachments**

Attachment 1 Record of consultation

Attachment 2 Copies of written responses to pre-consultation

Attachment 1

Record of Consultation

Attachment 2

Copies of written responses to pre-consultation

## **NATIONAL CAPITAL AUTHORITY**

### **RECORD OF MEETING**

**Date:** Friday 23 November 2007 2pm

**Location:** AMA House 42 Macquarie Street Barton

**Attendees:** Robert Hunt, Jim Wall and Howard Pickrell (AMA)  
Natalie Broughton (NCA)  
Adam Azzopardi (NCA)  
Susan Conroy (Cultural Planning Consultant – subconsultant for PB)

**Apologies:** Nil

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation

**Discussed:** Susan ran through the draft Amendment outlining the changes and using the urban design guideline drawings. Adam ran through the 3D model.

- Generally supportive of the amendment. Supportive of mixed use and retail plaza. Considered it would be an improvement from the existing at with an issue of some overshadowing of them in the winter.
- Concerned about potential impact if pay parking introduced with regard to FBT commitments re staff parking.
- Concerned that there would be adequate parking for displaced plus new demand.

#### **Letter from AMA received 27/11/07**

##### **Comments:**

- Does not support increased height and wants it to be retained at RL 591 – winter overshadowing cited.
- Noted concerns about pay parking and FBT

## **NATIONAL CAPITAL AUTHORITY**

### **RECORD OF MEETING**

**Date:** Monday 14<sup>th</sup> January 2008, 10am

**Location:** NCA Offices

**Attendees:** Ron Richards (Australian National Audit Office)  
Rebecca Sorensen (NCA)  
Chris Blanchfield (NCA)

**Apologies:** Susan Conroy

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation.

**Discussed:** Rebecca ran through the draft Amendment outlining the changes and using the urban design guideline drawings. Chris ran through the 3D model.

- Australian National Audit Office (ANAO) indicated general support for development of precinct.
- Indicated ANAO not directly affected as they are located outside the immediate vicinity of the development area.

## **NATIONAL CAPITAL AUTHORITY**

### **RECORD OF MEETING**

**Date:** Wednesday, 21 November 2007 2:30pm

**Location:** Hamib Corp  
AMP House  
Hobart Place, City

**Attendees:** Mr Tony Hedley (Hamib Corp). Arts House  
Jennifer Jagusic (NCA)  
Adam Azzopardi (NCA)  
Susan Conroy (Cultural Planning Consultant – sub-consultant for PB)

**Apologies:** Nil

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation

**Discussed:** Susan ran through the draft Amendment outlining the changes and using the urban design guideline drawings. Adam ran through the 3D model.

Mr Hedley raised the following as issues:

- There are existing car parking pressures located within the area
- Proposed parking should be at 2 spaces per 100m2 GFA
- The proposed DA should not allow residential in the area (Landmark is already there and shouldn't have allowed to be), as Barton should remain an office precinct.
- The site is close to the Parliamentary Triangle and therefore the land use should be dedicated to commercial.
- The site is too valuable for residential development
- All residential construction should occur in Kingston where the infrastructure is set up for residential
- There is a need for the height restriction to be raised
- An estimate of 600 car parks (minimum) will be required on site

### **Email from Mr Hedley 22/1/07**

#### **Comments:**

- Confirmed he is owner of 2 relevant properties in the area being Arts House and Computer Associates at 10 National Circuit.
- Confirmed need for 2:1 car parking for 100 sqm office space GFA in recognition of impact of loss of car parking as surface car parks get redeveloped.
- That DA approval be on condition of undertaking by developer that car parking structure must be built concurrently with any other development.
- Doesn't support residential and prefers area retain commercial office character with some small scale retail to support office workers.
- Believes road system can support increased traffic to be generated by the development.
- Supports general raising to 6 – 8 stories in Barton/Parkes area with some sites to RL 619

## **NATIONAL CAPITAL AUTHORITY**

### **RECORD OF MEETING**

**Date:** Friday 23 November 2007 10am

**Location:** Robert Garran Offices

**Attendees:** Nan Lecomte, Brian Day, Megan Corbett (Attorney Generals)  
Natalie Broughton (NCA)  
Adam Azzopardi (NCA)  
Susan Conroy (Cultural Planning Consultant – subconsultant for PB)

**Apologies:** Nil

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation

**Discussed:** Susan ran through the draft Amendment outlining the changes and using the urban design guideline drawings. Adam ran through the 3D model.

- Generally supportive of the whole amendment. Supportive of mixed use and retail plaza. Considered it would be a marked improvement from the existing.
- Raised the issues of: parking displacement during construction; whether an office tenant would want to be in a development with residential; issue of precedence over the height (ISPT might be interested in greater height on their sites). These were just issues they thought of and not concerns.
- Noted that mixed use residential/commercial would be a heightened security risk and that some Commonwealth Govt departments would not be able to be future tenants where there is mixed development.
- Questioned whether there was sufficient amenity for residents

## **NATIONAL CAPITAL AUTHORITY**

### **RECORD OF MEETING**

**Date:** Monday 7<sup>th</sup> January 2008, 11am  
**Location:** NCA Offices

### **MEETING**

**Attendees:** Robert Ceramidas Business and Finance Manager AGS  
Cheryl Brickell (AGS)  
Rebecca Sorensen (NCA)  
Chris Blanchfield (NCA)  
Daris Olsauskas (Principal Planner PB)

**Apologies:** Susan Conroy

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation. AA ran through 3D model.

**Discussed:** Daris and Rebecca ran through the draft Amendment outlining the changes and using the urban design guideline drawings. Chris ran through the 3D model.

- AGS concerned about height of buildings exceeded agreed RL for Barton
- AGS concerned about parking arrangements and loss of parking
- AGS suggested a number of additional uses on site including health/gym and supermarket
- AGS supported better access to foreshore for recreational access
- AGS raised a number of other property related matters to raise with NCA separately
- AGS to provide information regarding car parking of staff and use of existing parking arrangements



## RECORD OF MEETING

**Date:** Monday 19 November 2007 2:30pm  
**Location:** Griffin Hotel  
Kingston

**Attendees:** Mr Anthony Willimsen - Boeing House  
Natalie Broughton (NCA)  
Adam Azzopardi (NCA)  
Susan Conroy (Cultural Planning Consultant – sub-consultant for PB)

**Apologies:** Nil

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation

**Discussed:** Susan ran through the draft Amendment outlining the changes and using the urban design guideline drawings. Adam ran through the 3D model.

Mr Willimsen noted the following

- supported wider definition of zoning to increase and diversify uses. Believes it can contribute to activating Barton which is generally pretty dead at night and will help make places like Kurrajong Hotel be more sustainable
- noted that there are examples of increased residential in commercial areas leading to negative outcomes but as noted above, expects this to be positive
- disputes concept of competition being bad for café/restaurant sectors – otherwise could apply same argument to commercial office space
- concerned about bulking up of developments as a trend – things it is creating poor outcomes – Civic cited as example.
- strongly encouraging of small retail active street frontages – especially important for Blackall St near Landmark housing to capture new residential population
- believes road structure is good in Barton – the quality of landscape/streetscape will be important to attract people from residence into the area
- some concern about car parking availability in Barton and development costs for underground parking. Major issues in Canberra with soil/rock type.
- Needs to be some public parking as well
- problems with public transport in area – there is no bus inter-change and only 1 bus service in to Civic - all conspires to force people into cars
- needs to be some public parking in the area
- an issue once cars start parking on both sides of street is poor vision and increased safety issues
- noted not able to lease car parks on a site in Brisbane Ave so in some ways, this indicates there is sufficient parking
- supports active frontages on ground floor – its critical not to let commercial spaces take up space on ground floor – important to get the correct effect
- suggested that the Domazet development at Kingston and its success indicates that this type of development is insufficiently catered for at present
- Will put some notes in writing

## NATIONAL CAPITAL AUTHORITY

### RECORD OF MEETING

**Date:** Monday 16<sup>th</sup> January 2008, 10am

**Location:** Dept Environment & Water Resources Offices

**Attendees:** Ilse Wurst (Environment)  
Margaret Hammond (Environment)  
Rebecca Sorensen (NCA)  
Daris Olsauskas (Principal Planner PB)  
Chris Blanchfield (NCA)  
Lee McCourt (PB)

**Apologies:** Susan Conroy

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation.

**Discussed:** Daris ran through the draft Amendment outlining the changes and using the urban design guideline drawings. Chris ran through the 3D model.

- Environment concerned about height of buildings exceeding the current built environment for Barton
- Environment concerned with views, overshadowing and appearance at street level
- Environment highlighted that setbacks are part of the established characteristics of Barton and should be maintained
- Environment concerned with setting precedent for future development and the potential flow on effect
- Environment raised question regarding the displacement of parking from the Edward Barton Building
- NCA to locate the Management Plan for the Edward Barton Building

Email issued 25/01/08

**Comments:**

- Parliament House vistas have historic, social, aesthetic, social values significance. Concerned that proposal will impact on broader integrity of PHV.
- Impact of development on heritage and building/setting aesthetic considerations including proximity to Edmund Barton Building (EBB), Patent Office, Hotel Kurrajong and Brought St streetscape – the need to consider if there are any proposals for changes to EBB and the need to refer to EBB conservation management plan
- Need for analysis of existing building heights and rationale for increase in building height

## **NATIONAL CAPITAL AUTHORITY**

### **RECORD OF MEETING**

**Date:** Wednesday, 21 November 2007 9am

**Location:** Kurrajong Hotel

**Attendees:** Gordon McDonald Australian International Hotel School  
Natalie Broughton (NCA)  
Adam Azzopardi (NCA)  
Susan Conroy (Cultural Planning Consultant – subconsultant for PB)

**Apologies:** Nil

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation

**Discussed:** Susan ran through the draft Amendment outlining the changes and using the urban design guideline drawings. Adam ran through the 3D model.

- GM was supportive of: increased people in the area; mixed use, retail, residential. They have approximately 90 students residing on site so they would benefit from additional facilities in the area.
- GM raised car parking as a possible issue with the need to ensure adequate supply and possibly traffic at stop signs may cause some congestion ie at Brisbane Avenue.
- Had some concern also re bulk and over-shadowing
- Questioned demand for office space
- Questioned demand for residential in a dominantly commercial precinct
- Concerned about dust and traffic and parking during construction

## **National Capital Authority**

### **RECORD OF MEETING**

**Date:** Monday 3rd December 2007

**Location:** Haralambous Dowse Offices,  
17 Torrens Street, Braddon

**Attendees:** Harry Haralambous  
Anton Weld (NCA)  
Rebecca Sorensen (NCA)  
Susan Conroy (Cultural Planning Consultant; sub-consultant for PB)

**Apologies:** Nil

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation

**Discussed:** Susan ran through the draft Amendment outlining the changes and using the urban design guideline drawings. Adam ran through the 3D model.

- HH questioned the positioning of 'retail plaza' eg. Blackall Street vs. Macquarie Streets; Blackall Street would provide a better interface with existing residential in Barton (ie. Landmark apartments). Retail on both corners would help activation and retail amenity in the area.
- HH indicated support for increased height.
- General discussion on parking. HH indicated the need to revisit parking for the whole of Barton precinct. Dubious any proposed development would have the capacity to cater for displaced parking and parking generated by development.
- HH indicated support for increased density for the 'inner city' suburb, including support for increasing range of uses.

## **NATIONAL CAPITAL AUTHORITY**

### **RECORD OF MEETING**

**Date:** Wednesday 23 January 2008, 2pm

**Location:** NCA Offices

**Attendees:** Jenny Poulos (Christian Science Centre)  
Rebecca Sorensen (NCA)  
Chris Blanchfield (NCA)  
Daris Olsauskas (Principal Planner PB)

**Apologies:** Susan Conroy

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation.

**Discussed:** Daris ran through the draft Amendment outlining the changes and using the urban design guideline drawings. Chris ran through the 3D model.

- Supportive of development of Section 9 and changes to the mix of development within Barton
- Interested in the activity nodes along Macquarie Street
- Supportive of retaining open vistas between buildings and street landscaping treatments
- Raised concern about the planned redevelopment of the Masonic Lodge

## NATIONAL CAPITAL AUTHORITY

### RECORD OF MEETING

**Date:** Thursday 22 November 2007 5pm

**Location:** Landmark Apartments 43 Blackall Street Barton

**Attendees:** Landmark Executive Committee  
Natalie Broughton (NCA)  
Anton Veld (NCA)  
Susan Conroy (Cultural Planning Consultant – sub-consultant for PB)

**Apologies:** Nil

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation

**Discussed:** Susan ran through the draft Amendment outlining the changes and using the urban design guideline drawings. Adam ran through the 3D model.

- Three taller building elements to RL617 was a concern - Issue of overshadowing/height in general.
- Loss of privacy for tenants with views onto Blackall St
- Proposed new RL will block views of Parliament House
- Reflectivity off new buildings
- Mixed use – noise at night from restaurant/ bars.
- Security – more people walking through their grounds to reach the lake and using their grounds as open space.
- Need dedicated space for removalist vehicles for new development – both residential plus commercial. Landmark has removalist vehicles almost daily and no designated area for parking.
- Needs to be wider thinking about residential for access to green space/Lake
- There will be some benefits from more retail but also concerned about activities such as bars/noise which could impact on residents at night
- Says cars drive fast along street and it needs traffic calming
- Concerned about displaced car parking impacts and dust/noise during construction

The EC will email over summary of issues to Susan.

Letter dated 14/12/07 (not received by Susan Conroy. Reissued to NCA Feb 08)

- Agree with low impact medium /high density accommodation
- Need for designated pedestrian/cycle easements, service vehicles including removalists
- Insufficient open space
- Concerns about car parking provision
- Non support for broad range of mixed use categories e.g café smells impacting on residential in mixed use development at the National.
- Parking for construction to be accommodated on site
- Concern about building height and scale
- Need for harmonious, complimentary development.

Letter to NCA 13/12/08

- Noted range of community issues on other non-related NCA proposals
- Reiterated concern about increased building height and scale of development and impact on Parliamentary Triangle
- Lack of evidence to support DA 57 including traffic, parking and transport; retail assessment; pedestrian path system to lake and nationally significant buildings; concerns about enhanced open space

## NATIONAL CAPITAL AUTHORITY

### RECORD OF MEETING

**Date:** Wednesday 5<sup>th</sup> December 2007, 2pm

**Location:** Jones Lang LaSelle, 72 London Circuit, 9<sup>th</sup> Floor

**Attendees:** Michael Porter (Jones Lang LaSelle)  
Rebecca Sorensen (NCA)  
Chris Blanchfield (NCA)  
Susan Conroy (Cultural Planning Consultant; sub-consultant for PB)

**Apologies:** Nil

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation

**Discussed:** Susan ran through the draft Amendment outlining the changes and using the urban design guideline drawings.  
CB ran through 3D model

- MP noted the lack of 'destination' and desirable places to go in Barton; supported the notion of increased retail and commercial activity; generally supportive of location of retail plaza although would like to see something similar on both Blackall and Macquarie Streets;
- Commented that the proposed heights will detract from view lines and disadvantages current buildings;
- Noted that there is opportunity elsewhere in Canberra for tall buildings (ie those up to RL 617) at London Circuit, Vernon Circle, etc; indicated that a deficit in parking will arise regardless of development and parking provided; commented on overshadowing and current provision of National Capital Plan
- MP noted that development of the site has been inevitable; indicated concerns for height and 'looking down' on existing Barton area; would like to see an increase in green space; commented on service vehicle access.
- Supported expanded definition of commercial
- Doesn't support scale and height of development, and believes it will have negative impacts on property values for neighbour developments.
- it is a radical departure from character of Barton and will impact on agents being able to attract lessees
- need good pedestrian sightlines for safety along Macquarie and Blackall Streets
- block views to Parliament House
- there isn't sufficient green space
- expects there is still demand for public parking – doesn't believe the new parking provision will be adequate.



## NATIONAL CAPITAL AUTHORITY

### RECORD OF MEETING

**Date:** Tuesday, 20 November 2007 12:30pm

**Location:** NCA Griffin Room

**Attendees:** Ms Gulbahar Kaya Ottoman Restaurant owner  
Natalie Broughton (NCA)  
Adam Azzopardi (NCA)  
Susan Conroy (Cultural Planning Consultant – subconsultant for PB)

**Apologies:** Nil

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation

**Discussed:** Susan ran through the draft Amendment outlining the changes and using the urban design guideline drawings. Adam ran through the 3D model.

- the Ottoman licence from Finance for car parking is where the road is proposed;
- construction issues affecting customers.
- loss of staff and client specific parking;
- believes there will be a loss of service access
- doesn't want to see increased traffic movement to the rear of the restaurant – safety for service access and parking
- concerned that short term parking on Blackall St will be detrimental to the business
- cost of development including application for change to lease purpose and betterment costs associated with this
- believes it is overdevelopment of site – not happy with the RL change;
- doesn't support being sold as 1 development lot
- concerned about competition of cafes on the cafeteria
- believes their business will be worst affected
- doesn't believe that diverse demographic population would come such as young professional workers – says only retired people

## NATIONAL CAPITAL AUTHORITY

### RECORD OF MEETING

**Date:** Thursday 6<sup>th</sup> December 2007, 2pm

**Location:** Australian Centre for Christianity and Culture

**Attendees:** Rev Professor James Haire (ACCC)  
Rebecca Sorensen (NCA)  
Adam Azzopardi (NCA)  
Susan Conroy (Cultural Planning Consultant; sub-consultant for PB)

**Apologies:** Nil

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation

**Discussed:** Susan ran through the draft Amendment outlining the changes and using the urban design guideline drawings. AA ran through the 3D model.

- JH likened the development to a 'mini-Manuka'; it was clarified that the development site does not have the capacity of Manuka to provide services and retail but will serve the immediate Barton area on a small scale; intended to increase the social, retail scene, streetscape amenity, and also reinforces the mature streetscape plantings.
- JH identified that the ACCC site is intended to be a site of peace and tranquility (in particular the grasslands to the rear); unique views from the grasslands; plan activates commercial activity;
- commented on proposed height of RL 617 and the relationship to Parliament House; raised concern over traffic generation and pedestrian movement through ACCC site; need for proper management of grasslands to ensure retention of intended peace and tranquility;
- commented on creation of a 'concrete jungle' and altering atmosphere of Barton by introduction of height and scale;
- noted discussions with NCA on development of ACCC site and the possibility to create a 'hard' edge to preserve the tranquility at rear of site.
- JH skeptical of parking calculations and dubious about the ability of development to accommodate displaced parking and parking generated by development;
- can see advantages of introducing additional access streets;
- indicated ok with active frontages and placement of 'retail plaza' and acknowledged there could be more;
- noted inevitability of development of site (including residential uses) and commented on the need for high quality, 'up-market' development
- JH stressed the need for good pedestrian traffic management to grassland area.
- AA noted that this could be achieved through 'intelligent' landscaping.
- Concerned about increased noise and its impact on ACCC as an area for repose and mediation
- Concerned about lack of green space amenity for increased residential and the increased pressure this will place on ACCC and the green space it manages

- Would want the developer/development to contribute to landscaping for ACCC/ST Marks to control/manage people access into their area, in particular the heritage grasslands

## **NATIONAL CAPITAL AUTHORITY**

### **RECORD OF MEETING**

**Date:** Wednesday 5<sup>th</sup> December 2007, 9:30am

**Location:** ACT Rugby Union Club, Barton

**Attendees:** Philip Christodoulou (Patersons)  
Rebecca Sorensen (NCA)  
Adam Azzopardi (NCA)  
Susan Conroy (Cultural Planning Consultant; sub-consultant for PB)

**Apologies:** Nil

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation. AA ran through 3D model.

**Discussed:** Susan ran through the draft Amendment outlining the changes and using the urban design guideline drawings. Adam ran through the 3D model.

- PC indicated support for proposed range of uses and indicated support for increased height in Barton.
- Identified the need for parking to be accommodated on site for displaced parking as well as that generated by the development.

## **NATIONAL CAPITAL AUTHORITY**

### **RECORD OF MEETING**

**Date:** Monday 16<sup>th</sup> January 2008, 4pm

**Location:** NCA Offices

**Attendees:** Philip Ganter (Club board member), Jason Bisa (Club board member)  
Ned Scanton (Club secretary), Jeremy Wilcox (Club manager)  
Rebecca Sorensen (NCA)  
Chris Blanchfield (NCA)  
Daris Olsauskas (Principal Planner PB)

**Apologies:** Susan Conroy

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation. Chris Blanchfield ran through 3D model.

**Discussed:** Daris ran through the draft Amendment outlining the changes and using the urban design guideline drawings. Chris ran through the 3D model.

- Rugby Club supportive of development of site and residential component
- Rugby Club would object if land uses included club facilities
- Main concerns are focused on maintaining pedestrian access along Blackall Street which is used as predominant access to the club
- Concerned about potential impact on club during construction activities
- Enquired about likely timeframe for draft amendment and development construction

## NATIONAL CAPITAL AUTHORITY

### RECORD OF MEETING

**Date:** Tuesday 4<sup>th</sup> December 2007, 2pm

**Location:** St Marks Theological Centre, 15 Blackall Street, Barton

**Attendees:** Bob Arthur (St Marks), Tom Frame (St Marks), St Marks architect  
Rebecca Sorensen (NCA)  
Anton Weld (NCA)  
Susan Conroy (Cultural Planning Consultant; sub-consultant for PB)

**Apologies:** Nil

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation

**Discussed:** Susan ran through the draft Amendment outlining the changes and using the urban design guideline drawings. AW ran through the 3D model.

- TF indicated awareness that something was happening with Section 9.
- BA questioned 'mixed use' on site.
- TF identified concerns relating to traffic and parking; height and imposition of scale on rest of Barton; pedestrian interaction, particularly with St Marks site and grasslands to rear of site.
- TF and BA noted that there are issues with parking and commented that St Marks has ongoing confrontational problems with people parking in St Marks car park.
- AW ran through 3D model.
- the head lease is in name of Anglican Property Trust
- concerns about increased traffic in Blackall St – there are lots of small accidents happening now on intersection with Broughton St – need to be persuaded about road capacity and parking provision
- concerned that their grounds staff already have ugly confrontations with people who park on the site to go off to meetings elsewhere – more loss of parking will exacerbate the problems for St Marks
- what is the policy/planning context – how does this fit with Griffin Legacy, what is the justification for the scale of development and change of character
- what is the expected amount of each type of development (residential, commercial, retail) – this should be articulated
- lack of amenity puts pressure on grasslands – heritage listed which they manage – concern that increase residential will add to the pressure on the grasslands – people from Kingston and Landmark using the area now
- concerned about visual impact – its out of character with Barton
- need to think about how edge treatment of Landmark would need to be provided along street to St Marks
- loss of views to Parliament House
- a benefit is St Marks could become parish for new community

Letter from St Mark's 10/12/07

Comments:

- Issues noted included:
- Effect of development on traffic flows
- Effects of high density development on existing business and residents
- Impact of development on Blackall St and ambiance of St Mark's
- Need for St Mark's to regulate access to its site and adjoining grasslands

## NATIONAL CAPITAL AUTHORITY

### RECORD OF MEETING

**Date:** Monday 3<sup>rd</sup> December 2007, 11:30 am

**Location:** Stockland Offices, 72 Northbourne Avenue, Canberra

**Attendees:** Peter Mitchell (Asset Manager Commercial Division NSW - Stockland),  
Peter Morley (National Manager, Comm. and Ind. Development - Stockland)  
Andrew Hodgson (Portfolio Investment Manager, Commercial - Stockland)  
Rebecca Sorensen (NCA)  
Anton Weld (NCA)  
Susan Conroy (Cultural Planning Consultant; sub-consultant for PB)

**Apologies:** Nil

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation

**Discussed:** Susan ran through the draft Amendment outlining the changes and using the urban design guideline drawings. AW ran through the 3D model.

- Clarification that the Department of Finance and Administration (DoFA) requested the Draft Amendment be prepared by NCA.
- General discussion on parking and requirements under DA. Displaced parking and parking generated by development to be accommodated on site.
- Discussion on paid parking issues in Barton/Parliamentary Zone - Stockland interested in Federal Government position on paid parking in these areas.
- Discussion on traffic movements - Wentworth Avenue in conjunction with works at Russell (Defence headquarters); traffic generation by redevelopment of Australian Centre for Christianity and Culture and other sites in Barton.
- Stockland indicated general support for new access roads; noted that access and support to Edmond Barton building is already limited and Broughton Street cannot support any access points to proposed development.
- What is the policy/planning – is the impact of this development taking into consideration other parking/traffic developments mooted in Parliamentary triangle?
- Concerned development won't impact on service and front entrance to Edmund Barton building
- Design of the residential will be critical – will need high level design and architectural integrity – could there be a design competition to promote good urban design
- This will be an imposing structure
- Has utility infrastructure been considered – old telephone, storm water and sewerage infrastructure - quite a number of buildings already run electrical sub-stations
- Generally supportive of development on the site – the area lack retail amenity
- Need to think about determining GFA/FSR for the development – want different amounts of residential, commercial and retail which will all impact on parking



## NATIONAL CAPITAL AUTHORITY

### RECORD OF MEETING

**Date:** Monday 10<sup>th</sup> December 2007, 2.30 pm

**Location:** National Capital Authority, Scrivener Room

**Attendees:** Rob Blencowe (Jones Land LaSalle - Tourism House)  
Robert Sharf (Australian Ethical Investments & Superannuation - Tourism House)  
Moira Lawler (Energy Networks Association - Tourism House)  
Wendy Neil (Tourism House)  
Nick Aifantis (Tourism House)  
Rebecca Sorensen (NCA)  
Anton Weld (NCA)  
Susan Conroy (Cultural Planning Consultant; sub-consultant for PB)

**Apologies:** Nil

**Subject:** Draft Amendment 57 – Blocks 12 & 13 Section 9 Barton – initial stakeholder consultation

**Discussed:** Susan ran through the draft Amendment outlining the changes and using the urban design guideline drawings. AW ran through the 3D model.

- Clarification that Department of Finance and Administration (DoFA) owned the land and are looking to divest. DoFA have requested the NCA prepare the Draft Amendment.
- Clarification that only certain parts of development (ie in the approximate location of the three corners on the plan) can rise to RL 617.
- Clarification that the development will need to accommodate both displaced parking and parking generated by the development.
- WN indicated parking issues already evident at Tourism House.
- Parking for 'retail plaza' would be provided through short-term parking on street and parking within development. Also central to Barton office area and within walking distance.
- WN indicated concern over proposed side road adjacent to Tourism House in terms of increased traffic generation, problems with servicing and the possibility of a single entrance only to the parking structure.
- RB noted that the road would at least provide separation between Tourism House and new development.
- Concerns expressed regarding overshadowing of Tourism House by new development, and potential impacts on heating/cooling costs. Tourism House potentially overshadowed for majority of day during winter.
- WN noted need for increased open space in development; more residential requires more open space.
- MS noted the benefits of additional retail/small commercial use (eg. coffee shop, restaurant, personal services).
- General comparison of proposed development with residential buildings in Kingston.

- General discussion on range of uses - WN indicated there is no need for 'activation' of the Barton area with retail; what exists in terms of choice is sufficient; WN okay with more office space and not keen on residential uses.
- General consensus that scale and height of development should be reduced.
- ML noted the increase in crime in area since the development of Landmark apartments.
- Rob S noted that the scale and height of development is economically motivated only.
- NA and RB both generally Ok with roads and increased development, retail
- General sense that proposal is over-development and will impact on values of neighbours
- Insufficient amenity and green space proposed – perhaps increase green space between buildings too

Letter issued 17/12/07

Comments:

- Concern about building height increase and impact on Barton skyline
- Overshadowing of Tourism House especially in winter – not supportive of new height proposed
- Perceive new road between Tourism House and proposed development as side road designed to service access standards and potential impact on traffic management
- Increase noise and air pollution – want to see car parking access distributed around the site rather than centralised into 1 area
- Pedestrian links to lake
- Concern that development does not fit existing character and will impact on views within Parliamentary Triangle to Parliament hOuse



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PO Box 6090 Kingston ACT 2604

AMA Ref:07/41

26 November 2007

Ms Susan Conroy  
Cultural Planning Consultant  
Unit 7  
Level 1  
Wetlands House (Building 7)  
211 Dairy Road  
FYSHWICK ACT 2609

Dear Ms Conroy

I refer to our meeting on Friday the 23<sup>rd</sup> of November with representatives from the National Capital Authority regarding the proposed amendment to the National Capital Plan for development of the car park adjacent to AMA House.

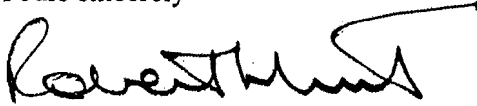
We appreciate the opportunity for early consultation on this development and in general we are very supportive of what is proposed. We do, however, have a few concerns, which we would like further information on as the process develops.

These are as follows:

1. With the two buildings closest to AMA House, the proposal allows each to be a total of 13 stories high. As shown on your computer model, the effect on the AMA House will be significant in terms of shadowing during the winter time. The AMA would not be supportive of the height of these new buildings going above the current generally accepted height for this area (4-5 stories).
2. We note that the proposed development will displace the existing 600 odd car parks. Whilst the AMA would not necessarily be opposed to the car park area being lost, we would be seriously concerned if in its place a pay parking facility was built. This would cause significant financial impost on the AMA and its tenants in regard to FBT being applied to parking currently provided under our building to employees.

Again, thank you for taking the time to consult and we look forward to further information being provided and in particular some consideration of the initial concerns that we have raised above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Robert Hunt', with a long horizontal stroke extending to the right.

**Robert Hunt**  
General Manager  
Corporate Services Branch

rh:mc

**From:** Hammond, Margaret [mailto:Margaret.Hammond@environment.gov.au]  
**Sent:** Friday, 25 January 2008 4:49 PM  
**To:** Olsauskas, Daris  
**Cc:** Hooy, Theo; ros.ransome@natcap.gov.au  
**Subject:** FW: Preliminary comments about proposed Draft Amendment 57 - B12 & 13 S9 Barton[SEC=UNCLASSIFIED]

Hello Daris

Thank you for the recent presentation about a proposed draft Amendment to the National Capital Plan (NCP) involving a change to the land use policy applying to Blocks 12 & 13 Section 9 Barton. We appreciate being involved at this early stage in the proposed policy change which provides for an increase in building height and a wider range of land uses on these blocks. It is understood the proposed development would likely comprise a commercial development (RL591 max) opposite the Edmund Barton Building (EBB) and beyond a mixed use development to include 3 residential towers (RL 617 maximum and around 10-12 storeys). The parking provision will cater for parking spaces displaced and generated as a result of the proposal.

Under the Environment Protection and Biodiversity Conservation (EPBC) Act 1999 an action will require approval from the Minister for the Environment, Heritage and the Arts if it has a significant impact under certain circumstances. For further guidance please refer to publications available on this Department's website titled 'EPBC Policy Statement 1.1, Significant Impact Guidelines for matters of national environmental significance' and 'EPBC Policy Statement 1.2, Significant Impact Guidelines actions on, or impacting upon, Commonwealth land, and actions by Commonwealth agencies'.

I believe you indicated the site is Commonwealth land managed by the Department of Finance and Deregulation (DFD) (formerly the Department of Finance and Administration). Our preliminary comments relate to the impact of the Commonwealth action (the proposed development) on the environment, specifically how the proposal may impact on heritage values. DFA has prepared a Heritage Strategy dated 2006 in accordance with its obligations under s341ZA of the EPBC Act 1999. The Strategy indicates a program for completion of heritage identification and assessment for sites it manages. If not done so already, DFD (or the responsible Commonwealth Agency) will need to undertake a heritage assessment of the project site to determine whether there are any heritage values that satisfy any of the Commonwealth Criteria and then report back to us on their findings. We will need to consider the outcome of findings which may influence our comments on the proposal.

The proposed development site lies close to Kings Avenue, which bounds the Parliamentary Triangle and land subject to the Parliament House Vista listing

(PHV). The PHV is listed on the CHL (and RNE) and is significant for its historic, aesthetic, technical, social values and its association with significant people. The listing refers among other things to the Vista's significance for *"its visual drama with its ability to engage viewers in the visual perspective of the sweeping vista to the terminal features"*. It also references matters of symmetry/balance/unity; the importance of interplay of scale and it also places emphasis on the heritage importance of places within the area. It also includes places that are listed for their National Heritage values such as Old Parliament House and the High Court and National Gallery Precinct.

The project area lies opposite the Edmund Barton Building a place listed on the CHL (and RNE) and is significant for its rarity, characteristic values, aesthetic characteristics, technical achievement and association with significant people. The listing states *"the low scale of the building was a design feature to ensure the building would not detract from the future Parliament House"*. The Patent Office lies adjacent to the EBB, among other things its CHL values refer to how *"the buildings aesthetic qualities, along with other heritage and architecturally significant buildings, contribute to the monumental architectural character of the streetscape of Kings Avenue, one of the boundaries of the Parliamentary Triangle"*. The Hotel Kurrajong is nearby and is registered on the RNE. It is significant among other things for its Garden Pavilion style and setting.

It is understood a maximum height limit of AHD 591 had been established for the Barton area. That the AHD 591 *"corresponds with the level of the parapet walls at all four corners of Parliament Drive and establishes an appropriate limit in terms of creating and maintaining built form relationships to Parliament House when seen from vantage points in and around the Central National Area (CNA)"* (Source: Appendix U of the National Capital Plan). One consequence of the draft amendment would be to double the maximum permissible height from RL591 (around 6 storey?) to RL 617 and around 10-12 storey for this site only.

Given the above rationale, we firstly recommend a need to draw information together on the existing building height policy applying to the wider central national area (including the Parliament House Vista and areas flanking the PHV) and the rationale behind the policy. Then to analyse the reasons for the existing height limit and consider whether a proposed departure from the height restriction for the site in question is justified. For example to include an analysis of the impact on relationships/vantage points to Parliament House in and around the CNA, on the vista streetscape of Kings Avenue, on heritage places within it etc. Furthermore, given the height increase would set a precedent, there would also be a need to consider how future pressures for ad hoc building height increases would be managed elsewhere ie the wider policy perspective.

The Heritage Division would recommend that the above information is required as a first step. Our top of the mind preliminary response would be to raise initial concern about the impact of the proposal on the broader integrity of the PHV by

virtue of the height of the proposed towers (this is a consideration under the EPBC Act). By doubling the maximum permissible height for this site, it would alter the height relationships to heritage buildings within and in the vicinity of the PHV and increase redevelopment pressures in the area. The PHV values are represented by important elements such as terminal landmarks and it is possible this ad hoc proposal could draw the focus away from Parliament House and other major buildings of heritage significance within it by altering the unity/symmetry/balance of the existing built form both locally and within the wider visual context. It may also interrupt views of Parliament House when viewed from its broader context. In summary, the proposed increase in building height could adversely affect heritage values.

In addition to the height issue above, in relation to the EBB it is recommended:

- to refer and respect the heritage values applying to the EBB
- to check whether there are any proposals for alterations to EBB (refer also to draft conservation management plan);
- that the building line of the proposed building does not exceed the building line of the EBB;
- that the height of the proposed building adjacent to the EBB does not exceed the building height of the EBB and its form is not overly dominant; and
- that the building respects the streetscape along Broughton Street ie it is set back appropriately etc.

We would welcome the opportunity to provide further informal comment.

Regards

Margaret

Margaret Burnham  
General Heritage Advisor, Heritage  
Strategy Division  
Department of the Environment, Water, Heritage, and the Arts  
Ph: 122, 4274 2246  
Fax: 124, 4274 2245  
GPO Box 101, Canberra ACT 2601



JONES LANG  
LASALLE

*In association with*



17 December 2007

Ms Susan Conroy  
Cultural Planning Consultant  
Unit 7  
Level 1  
Wetlands House (Building 7)  
211 Dairy Road  
FYSHWICK ACT 2609

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Canberra City ACT 2601  
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tel 02 6257 3699 fax 02 6248 6038  
property@jllrid.com.au

Dear Ms Conroy,

Re: Draft Amendment 57, Section 9, BARTON.

Thank you for the presentation on Monday the 10 December 2007 by yourself and representatives from the National Capital Authority to the owners of Tourism House, 40 Blackall Street, BARTON ACT.

As managers of the Body Corporate for Tourism House, we hereby respond on their behalf with a number of concerns and comments relating to the Draft Amendment 57, Section 9, BARTON.

- They are concerned that three towers up to RL 617000 would have serious negative impact on the skyline of Barton as was clearly demonstrated in the NCA 3D model.
- The proposed two x 13 storey residential towers close to Tourism House, as shown on your computer model, would have a significant detrimental affect in terms of shadowing during the winter time. The Tourism House owners would not be supportive of the height of these new buildings going above the general accepted height for this area.
- The proposed service side-road between the new development and the AMA/Tourism buildings could potentially be a dark alley with a substantial amount of traffic running down it - this won't be an inviting space and we have images of it looking like a service alley with loading docks, driveway entrances and garbage hoppers.
- With up to 2,000 cars using the side street alongside Tourism House the extra noise and pollution is unfair. Any car park should have other entrances so that the load can be shared and even out traffic congestion.
- The current proposed development provides minimal consideration to sufficient green space in the surrounding area.
- A pedestrian link to the lake's edge would offer the working and resident population a valuable public amenity and an opportunity to use the lake shore during lunchtimes. This should be included in any proposed development.
- A recent new owner in Tourism House purchased their unit believing a low-rise scale of development would occur on the surrounding sites. They believe a development on the scale proposed by DoFA is not in keeping or consistent with the building forms that make up the Barton character. If 3 x 13 storey towers are built it would also impact





JONES LANG  
LaSALLE

*In association with*

**RAY L. DAVIS**

negatively on views from many nearby areas within the Parliamentary Triangle, including interrupting views towards Parliament House and indeed views from Parliament House toward the lake.

Finally, we look forward to receiving further information as the process develops and an opportunity to genuinely contribute to the final outcome of the proposed development.

Yours faithfully,

Rob Blencowe  
Senior Property Manager, Property Management  
Jones Lang LaSalle in association with Ray L. Davis



**COPY**

14 December 2007

Ms Susan Conroy  
Susan Conroy Cultural Planning  
Cultural Planner  
Level 1 211 Dairy Flat Rd  
FYSHWICK ACT 2609

Dear Susan

**Landmark Response to Section 9 Barton Proposed Amendment**

Thank you for the your time on 22 November 2007 to show the Landmark Executive Committee (EC) plans for the draft amendment to Section 9 in Barton. Subsequent to that meeting Todd Rohl has been in contact with us. Two of the EC met with him to discuss some of the broader planning issues that we believe are important considerations in any Barton area development.

As the plans are currently only conceptual, we make only an indicative response, and will provide a detailed response with evidence when the draft amendment is released for public consultation.

Our views on the proposed development are:

1. We agree that low impact residential communities within Barton, such as Landmark and The National, provide valuable medium to high density accommodation;
2. There appears to have been little consideration of an overall vehicle and pedestrian traffic plan for the Barton and lake front areas as part of the proposed development. For pedestrians and cyclists specific easements should be clearly designated and signed for access between the lake and Blackall Street. For service vehicles including removalists, consideration needs to be given to perpendicular/into kerb parking and loading zones;
3. There is insufficient open space in the conceptual plan;
4. Some 800 public car spaces currently exist on the site, and there is no evidence that this will be accommodated in the proposed development. People will continue to use cars, and there will be even more intense pressure on street parking in the area;

50/47 Blackall Street, Barton ACT 2600  
T (02) 6161 0280 - F (02) 6161 0288 E [landmarkapartments@grapevine.com.au](mailto:landmarkapartments@grapevine.com.au)

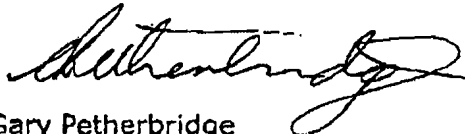
The Owners - Units Plan No. 2413  
ABN 64 812 041 372

5. The proposed range of mixed-used categories is too broad to support. As an example, the residents of The National are unhappy with the excessive odours emanating from the Lachlan Café in the complex;
6. During construction all parking must be on-site and all vehicular access must be from Macquarie Street, an existing commercial street and precinct;
7. The height and footprint of the development seems inappropriate to surrounding buildings and the amenity of the area;
8. A development harmonious with existing buildings - Landmark, Lionel Murphy Building, Tourism House and Edmund Barton Building - is highly appropriate.

As stated to Todd Rohl, we welcome an opportunity to work constructively with NCA prior to formal public consultation to develop a draft amendment that the Landmark Executive Committee can endorse. As an example of our commitment to improving overall community facilities and safety, we have had satisfactory discussions with ACT Territory and Municipal Services in regards to parking improvements on the eastern side of Blackall Street.

We look forward to working further with you.

Yours sincerely



Gary Petherbridge  
Chairman - Executive Committee  
Landmark Owners' Corporation



13 February 2008

Ms Annabelle Pegrum AM  
Chief Executive  
National Capital Authority  
GPO Box 373  
CANBERRA ACT 2601

Dear Ms Pegrum

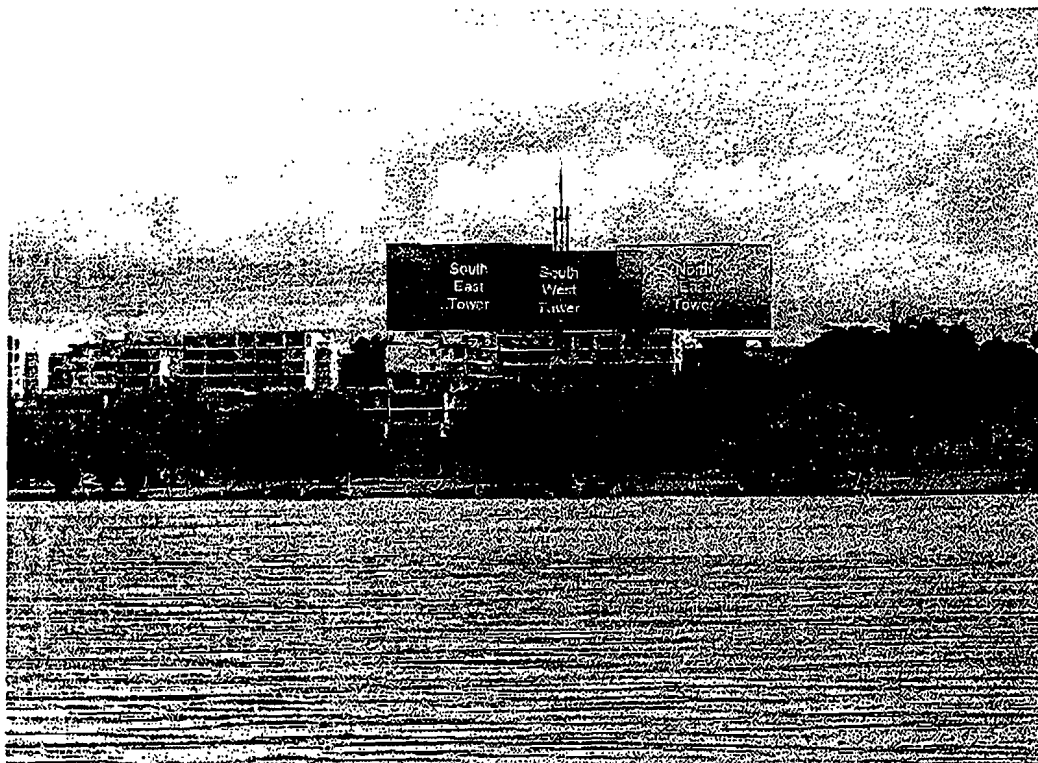
**Re: Preconsultation response to proposed  
Section 9 redevelopment in Barton.**

We are writing to you in response to our recent discussions with Mr Todd Rohl of your Authority, and Ms. Susan Conroy, concerning the possible amendment to the current National Capital Plan for this very large and significant site adjacent to a residential community of 282 apartments, Landmark.

To date we have had no response or acknowledgement of our letter, dated 14 December 2007, to Susan Conroy, a copy of which is attached for your information. We believe that other consultees in our area have expressed similar concerns to those we raised in the letter. Given recent public concern over various NCA amendments and developments such as City Hill, Albert Hall, \$1.8M for two small kiosks, the overlap of functions between NCA and ACTPLA, and now the financial cuts to Constitution Avenue works, we now regard it appropriate to provide further input to the proposed amendment consultation process. Again we express our willingness to work constructively with the NCA to provide a result that will be beneficial to all concerned.

The following comments reflect our response to the draft development plan shown by NCA to the Landmark Executive Committee on 22 November, 2007 at the Landmark complex, but because the drawings were not left with us, some of the specific details of the proposed development may not have been precisely remembered. Should NCA proceed to formal public consultation with a substantially similar draft amendment, these and other issues will be addressed in our formal submission.

This is what the NCA is proposing:



Indicative envelope of the proposed development above AHD 591 as seen from The BoatHouse Restaurant, East Basin

Although supportive in principle of improvements to the Section 9 site, the Landmark EC regards the new proposal as manifestly inappropriate to the overall planning of our City in many ways. In particular, we are surprised and concerned that NCA would countenance, let alone enthusiastically support, such a proposal that not only flies in the face of many of the good urban design principles articulated in NCA publications, but proposes a radical modification to the National Capital Plan by proposing a dramatic increase in the height of future buildings on this site adjacent to the Parliamentary Triangle.

NCA itself has praised the Landmark complex:

- "The project displays a high level of integration between a contemporary architectural expression, integrated services and landscape design resulting in high quality urban design outcomes";
- "The development has good street definition. Scale and proportion of the building is appropriate to the scale of the street";
- "Overall scale and massing of buildings is sympathetic to adjoining buildings";
- "Established an open uncrowded character for a relatively dense development and achieved good amenity for residents".

The proposed development exhibits none of the above. Its location close to the Lake, Parliament House and other architecturally and historically significant buildings such as the Edmund Barton Building and the Kurrajong Hotel, makes the development incongruous against the long-standing height limitations previously applied in accordance with the National Capital Plan and Burley Griffin's explicit design for horizontal development in Canberra.

We note from Appendix U of the National Capital Plan, in reference to Section 6 (Landmark's site), *"It is critical that the form and scale of development of this key site contributes to Kings Avenue and forms an appropriate built form flanking the Parliamentary Zone. All development in this area of Barton is to be of a consistently high design quality befitting its national significance"*. Surely this is also the case for Section 9?

It would seem that the **only** reason for your proposed amendment to the existing building height restrictions in Barton for Section 9 is to allow high rise residential buildings of sufficient height to obtain Lake views over neighbouring buildings. This would, of course, assist in maximising the financial return to the developer, the Territory Government, and the Federal Government through an increased land sale price. We have to question whether such additional income can be justified against the cost to the community of such an irreversible precedent for future development adjacent to the Parliamentary Triangle.

Even if development occurs within the existing height limit of AHD 591, the lack of integrated planning for the whole of Barton and eastern Lake Burley Griffin is a major concern. Where are

- the integrated vehicular and pedestrian traffic studies and plans;
- the assessment of car parking and loading zones for service vehicle access;
- analysis of retail requirements;
- safe and non-trespassing pedestrian paths to access the lake and nationally significant buildings; and
- enhanced open spaces?

We have seen no evidence of these, and can only conclude that the proposed Section 9 amendment is an opportunistic response to maximise revenue at the expense of long term community values.

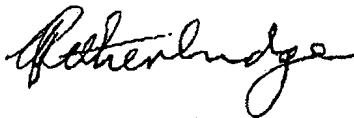
The NCA's role is to *"manage the Australian Government's continuing interest in the planning, promotion, enhancement and maintenance of Canberra as the nation's capital, on behalf of all Australians"*. Further, as stated by NCA Chairman, Michael Ball in "The Canberra Times" on January 26, *"every decision we have made has been made solely in the execution of our mission, to build a Capital of which we will be proud"*. This mission is surely not about maximising revenue to the Federal or Territory Governments, or maximising profit for developers and builders. How can NCA genuinely believe the January 26 statement, given the apparent disregard of significant public and professional concern of the recent City Hill land sale and future development, as evidenced by the transcript from the February 2007 public roundtable and other public comments?

Given that NCA is proposing a radical change to the existing National Capital Plan, it is incumbent on the NCA to justify publicly why this change is now both necessary and appropriate. Since existing developments and purchases have occurred in Barton over many years under the expectation that the stringent planning covenants, as controlled by your Authority and its predecessors, would be maintained, it can be expected that there will be considerable public concern, to say the least.

We are aware that the NCA has recently attracted unwanted adverse publicity with a number of proposals, and the changes in the political climate and budget have also placed it under additional pressure. Further, the Federal Government withdrawing funds for Constitution Avenue works shows that development needs to be both holistically planned and funded. Given this situation, we would suggest that now is not the time, nor is Section 9 the site, for proposing such controversial changes that will set an enormous and irreversible precedent for planning and development in the Parliamentary Triangle and immediate surrounds. We strongly urge the NCA to reconsider the proposed amendment for Section 9 and reaffirm the board decision of approximately a year ago that confirmed the intention to use Section 9 as a multi-storey car park, as described in Amendment 42 of the National Capital Plan.

We look forward to continuing to work constructively with your Authority to enhance the Barton area.

Yours sincerely



Gary Petherbridge  
**CHAIRMAN - EXECUTIVE COMMITTEE**

cc. Mr. Michael Ball AM - Chairman NCA

**Susan Conroy**

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**From:** "Olsauskas, Daris" <DOlsauskas@pb.com.au>  
**To:** "Susan Conroy" <sv\_conroy@bigpond.com>  
**Sent:** Monday, 3 March 2008 10:29 AM  
**Subject:** FW: Block 12 & 13 of Section 19 Barton

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Daris Olsauskas

Principal Planner  
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**From:** Ceramidas, Robert [mailto:Robert.Ceramidas@ags.gov.au]  
**Sent:** Monday, 7 January 2008 4:57 PM  
**To:** rebecca.sorensen@natcap.gov.au; Olsauskas, Daris  
**Cc:** de Gruchy, Rayne; Riggs, David; Vardanega, Louise  
**Subject:** Block 12 & 13 of Section 19 Barton

Rebecca, Daris,

Thank you for your briefing today on the proposed changes to the National Capital Draft Amendment 57.

I will formalise our response after receipt of a written draft from you that will need to be considered by our CEO and CFO. Timing for our response should be about 28 January. I appreciate that the NCA draft is not yet public and would be happy to enter into an appropriate non-disclosure agreement covering anything you are able to provide to us at this time.

Our response will cover a number of issues including height limits and our objection to proposed 8-10 storey residential towers adjacent to AMA House and Tourism House.

I note the mixed use proposal for the site includes some retail space. It would also assist us to know the proposed GFA for the structure to be developed adjacent to the Ottoman Restaurant.

At this stage you have requested we provide you with details of AGS current parking needs in the Barton

3/03/2008



area. I am able to confirm that AGS makes use of 154 on-site parking spaces in the four buildings we occupy in Barton. I am undertaking a short survey of staff to provide an indication of the level of public parking used by AGS personnel. I may not have a full response to this survey until the end of January when more of our people have returned from leave.

I note that you also will be providing AGS with a schedule incorporating the proposed timing for finalisation of the Amendment including the various steps and timing of divestiture of the site by Finance.

Regards

---

**Robert Ceramidas**

Business and Finance Manager

Australian Government Solicitor

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Find out more about AGS at <http://www.ags.gov.au>

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10 December 2007

Ms Susan Conroy  
Cultural Planning Consultant  
Unit 7, Level 1 Wetlands House (Building 7)  
211 Dairy Road  
FYSHWICK ACT 2609

Dear Susan

**Proposed DoFA Development in Barton**

I am writing in response to your invitation for feedback on the proposed office/residential development in Barton that was the subject of the pre-consultation briefing we received from you last week in my office. Although we were unable to present any documents relating to the proposed development to the St Mark's Council and were obliged to rely on memory and notes taken your presentation, we are deeply concerned about the development and its impact on the St Mark's site.

We would ask the National Capital Authority to note the following matters:

- i) the overall effect of the development on traffic flows and on the existing shortage of parking across Barton;
- ii) the effect of a higher density development on the current businesses and existing residents in Barton;
- iii) the overall impact of a major development on Blackall Street on the current ambiance of the St Mark's site;
- iv) the undesirability of having three 13-storey towers overlooking the activities of residents, staff and students at St Mark's;
- v) the need the development will create for St Mark's to regulate access to its site and to protect the adjoining protected native grasslands; and
- vi) the strong likelihood of occupants of the development coming onto the St Mark's site and the need for pedestrian access to be closely regulated.

These are initial and very general responses that do not exhaust the Council's concerns about the proposal and the affect it will have on St Mark's operations.

The Council notes the scheduling of public consultations in early 2008 and the opportunity it will have to make comment on the proposal in subsequent stages of the development approval process.

Yours sincerely

(Professor) Tom Frame  
Director

Susan,

Re: our meeting yesterday.

I confirm that Hamib Pty Ltd owns two buildings in close proximity to the area under consideration, namely Arts House at 40 Macquarie St and Computer Associates House at 10 National Circuit. The former building provides car parks at the rate of 1 space per 100 square meters and the latter at the rate of 2 spaces per 100 square meters. All the available car spaces are in high demand at both buildings.

Throughout the whole Barton/Parkes area considerable pressure exists on parking and this pressure will increase if and when available surface car parks are removed for future development at areas such as that under consideration and at York Park and at other sites in the area. I believe that all future office development in the Barton/Parkes area should provide car parking at the rate of 2 spaces per 100 meters GFA with the option of the developer being able to provide parking at a higher rate if the developer so chooses.

With respect to the area under consideration it is my view that their needs to be a multi storey car parking structure erected to replace the total number of car parks that will be displaced by any future development. As well the developer must provide the full additional car parking provision for any development that occurs on the balance of the site. Further that before any development approval is granted for any development on the site, an irrevocable undertaking need to be given by that developer to ensure that a car parking structure will be constructed concurrently with any other development.

In terms of land use for the site I confirm that office development is my preferred approach for the longer term coupled with smaller scale retail active street frontages to meet the needs of the local office population. Whilst I recognize that "mixed use" development is the current trendy planning approach to many areas I believe that this site is an iconic site and locality that in the long term should be restricted to predominately office use. Residential development is readily available close by at the Kingston Foreshore where a greater range of shopping, restaurant and other needed uses for residents can be provided to greater effect and better economic return to those operators. In my opinion the site under consideration is a world class site for both private sector and public sector offices where proximity to the Parliamentary zone is needed.

I have no doubt that the existing and proposed development is compatible with the existing road network and that whilst traffic numbers will increase the existing road system will be able to cope without too much problem.

I also confirm that building heights in the area need to be lifted as the current restrictions on height do not permit full and proper use of the land. I would strongly support a general raising of heights in the Barton/Parkes area to at least 6 to 8 stories with some sites being capable of going fully to RL 617.

Please do not hesitate to speak to me if you require clarification of any of the matters raised above.

Tony Hedley  
Managing Director  
Hamib Pty Ltd  
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Canberra A C T 2601  
G P O Box 1882