

Australian Capital Territory
(Planning and Land Management) Act 1988

Section 19

**APPROVAL OF AMENDMENT 61
OF THE NATIONAL CAPITAL PLAN
WEST BASIN**

I, **Jim Lloyd**, Minister for Local Government, Territories and Roads, pursuant to section 19 of the *Australian Capital Territory (Planning and Land Management) Act 1988*, **APPROVE** Amendment 61 of the National Capital Plan set out in the attached Schedule.

Dated this 30th day of November 2006

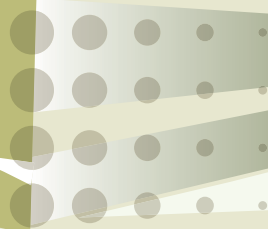
JIM LLOYD
Minister for Local Government,
Territories and Roads

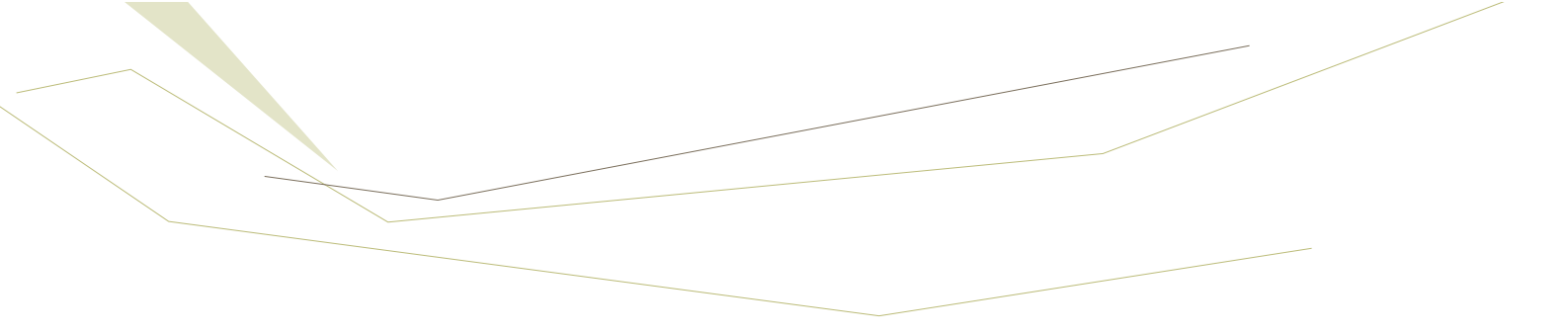


Australian Government
National Capital Authority

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

National Capital Plan
Amendment 61—
West Basin





Part 2 National Capital Plan Amendment 61

National Capital Plan

Amendment 61 – West Basin

The National Capital Plan is amended by the following:

Introduction

Part One Principles, Policies And Standards, Designated Areas,
Special Requirements

1. Central National Area

- a) Delete Figure 10 Central National Area (City) land use policy ‘Precinct D City Sections 7, 8 & 24’
- b) After the last paragraph under ‘1.2.3 Policies for Lake Burley Griffin and Foreshores’ add the following section:

‘1.4 West Basin

1.4.1 Background

West Basin

West Basin is central to the implementation of *The Griffin Legacy*. West Basin will be a vibrant cultural and entertainment precinct on a waterfront promenade. The area will create a new city neighbourhood, extending the city to the lake with a cosmopolitan mixture of shops, businesses, cafes and recreation and tourist activities and accommodation.

1.4.2 Principles for West Basin

1. Create a legible network of paths and streets that extends the city to the lake.
2. Create a vibrant public waterfront promenade in the Central National Area.
3. Enhance the range of tourism and recreation experiences available on Lake Burley Griffin.
4. Enhance continuous public access to the lake shore with links to the surrounding national attractions.
5. Provide a mix of land uses.
6. Realise key elements of the geometry and intent of the 1918 Griffin Plan at West Basin.
7. Develop a built environment which demonstrates design excellence.
8. Achieve best practice environmentally sustainable development.

1.4.3 Policies for West Basin

- a) Extend the city grid of streets and paths to enhance connectivity and accessibility to the lake.
- b) Create a waterfront promenade involving reclamation of a part of the lake and the construction of a new lake wall.
- c) Develop West Basin with a mix of uses and create a public domain which demonstrates urban design excellence.
- d) Provide continuous public access around West Basin linking the Parliamentary Zone and other national attractions.
- e) Contribute to the visitor and recreation experience of the Lake Burley Griffin parklands with an active water front promenade, permitting a high level of tourist, entertainment, accommodation and leisure uses.
- f) Enhance Commonwealth and Edinburgh Avenues as important physical, visual and symbolic links of Canberra.
- g) Reinforce Commonwealth Avenue, a significant approach route and vista to Parliament House, as a corridor of activity leading pedestrians from the city into the Parliamentary Zone.
- h) Develop a significant public building, cultural attraction or landscape space on the water axis at the western shore of West Basin.
- i) Implement best practice environmental design and management, including water sensitive urban design.

Note: Additional principles specific to West Basin are set out in Appendix T.9

1.4.4 Land Use for West Basin

Development and redevelopment shall accord with the Detailed Conditions of Planning Design and Development set out at Appendix T9 West Basin. The following land uses relate to areas identified on The Central National Area, Figure 11 (West Basin).

Land Use A

Primary land uses permitted are:

- Motel/Hotel
- Place of assembly
- Residential

Other land uses permitted are:

- Bank and co-operative society
- Cafe, bar, restaurant
- Car park
- Club
- Cultural facility
- Indoor recreation facility
- Office (ancillary to primary use)
- Park
- Personal service establishment
- Place of assembly
- Public utility
- Retail (ancillary to primary use)
- Road
- Social/Community facility
- Tourist facility

Land Use B

Permitted land uses are:

- Bank and co-operative Society
- Club
- Hotel
- Park
- Public utility
- Social/Community facility
- Cafe, bar, restaurant
- Cultural facility
- Motel
- Personal service establishment
- Residential
- Tourist facility
- Car park
- Indoor recreation facility
- Office
- Place of assembly
- Road

Ancillary land uses permitted are:

- Retail

Land Use C

Permitted land uses are:

- Cultural facility
- Place of assembly
- National Capital use
- Waterfront promenade

Ancillary land uses permitted are:

- Car park
- Hotel
- Park
- Public utility
- Recreation
- Tourist facility (not including a service station)

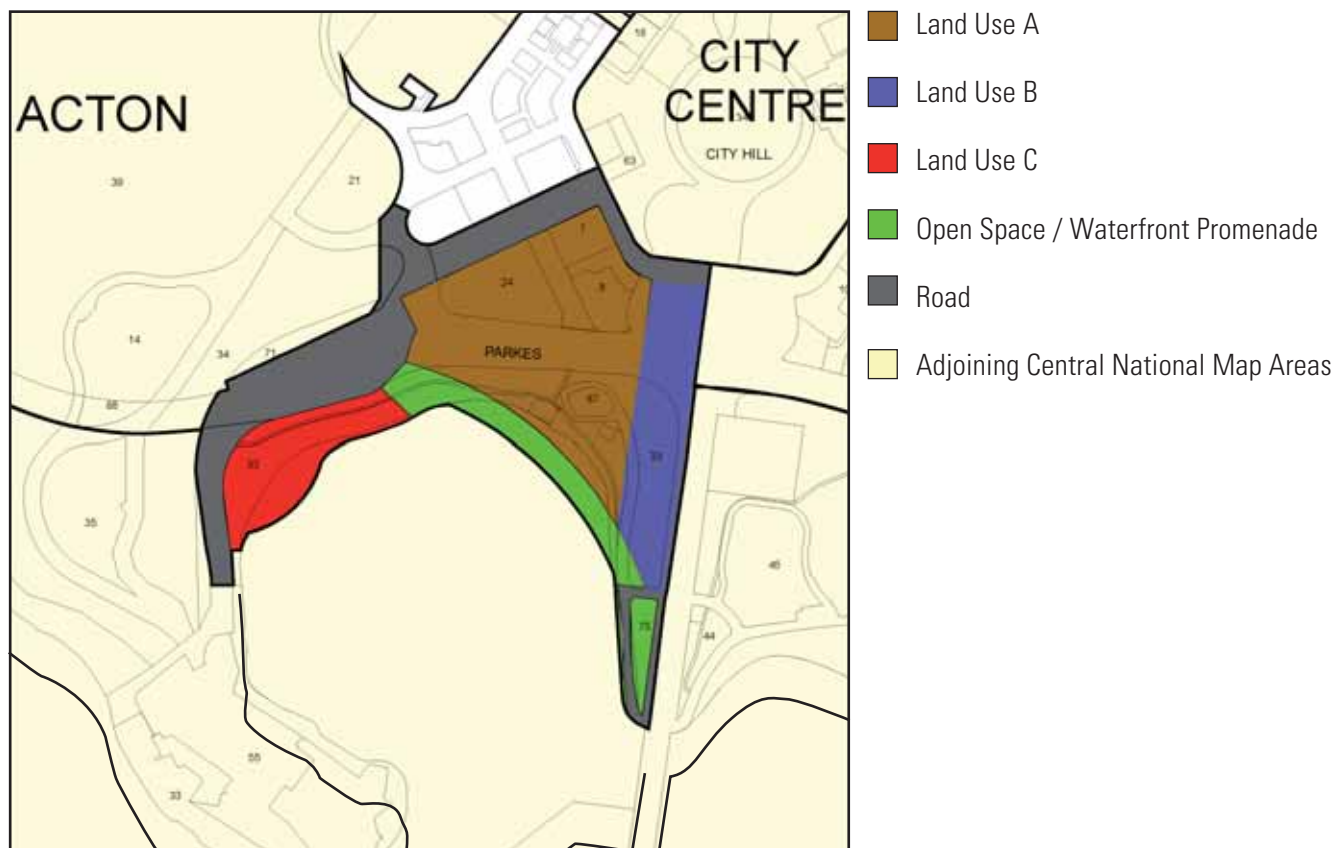
Open Space/Waterfront Promenade

Permitted land uses are:

- Aquatic recreation facility
- Indoor recreation facility
- Pathway Corridor
- Road
- Car park
- Kiosk, café, bar, restaurant
- Public utility
- Tourist facility (not including a service station)
- Cultural facility
- Park
- Recreation

Maps – Central National Area

- c) Delete Figure 11 The Central National Area (Anzac Parade and Constitution Avenue) of 'Maps – Central National Area' and substitute the following Figure 11 The Central National Area (West Basin):



Refer to Appendix T.9 for Detailed Conditions of Planning, Design and Development which apply to all blocks.

Part Two Administration and Implementation

- d) Amend the Plan to recognise consequential changes of Amendment 61 to page numbers, section titles and contents page.

Appendices

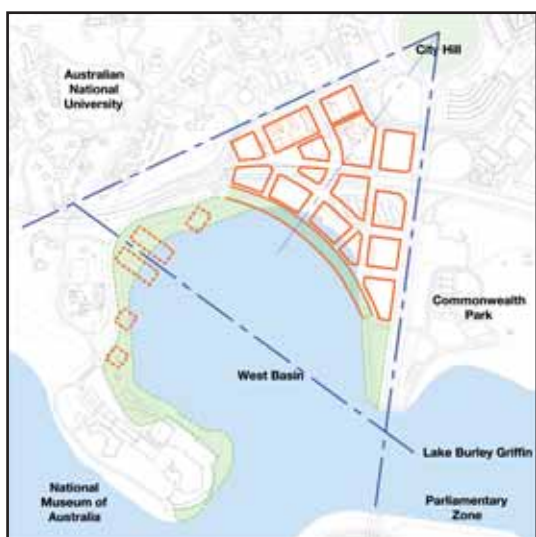
APPENDIX T – MASTER PLANS – DETAILED CONDITIONS OF PLANNING DESIGN AND DEVELOPMENT

e) After Appendix T.6 add the following Appendix:

Appendix T. 9. West Basin

T.9 West Basin – Detailed Conditions of Planning Design and Development and associated Urban Design Guideline.

The requirements of 1.2 Lake Burley Griffin and Foreshores, Central National Area Figure 17 Land Use Policy A Parkland Recreation, B The Lake, C Development Nodes and Appendix J remain in force except where they are inconsistent with these provisions for West Basin and Lake Burley Griffin Foreshores.



Indicative Urban Structure

Urban Structure

Reinforce the main avenues framing the National Triangle as important symbolic connections and formal approaches to Parliament House (Commonwealth Avenue) and City Hill (Commonwealth and Edinburgh Avenues).

Extend the city grid of streets and paths from city to West Basin, maintaining the connectivity and accessibility of the urban block pattern.

Extend the city's urban structure to the lake.



Indicative Extending the City to the Lake

Building Height and Form

Buildings heights will generally be medium rise up to 25 metres. Taller building elements may be considered on sites north of Parkes Way having regard to:

- access to sunlight;
- visual and environmental amenity; and
- microclimate.

Consultation in accordance with Appendix M shall be required for buildings taller than 25 metres north of Parkes Way.

Building height on the waterfront promenade will be limited to 8 metres (maximum 2 storeys)

The parapet height of buildings fronting the promenade will be a maximum of 16 metres. Taller building elements to a maximum of 25 metres, and not exceeding 30 percent of the site area, may be considered.

Development should generally be constructed to the street boundary to define and enclose streets and create continuous street frontage while allowing variations in individual buildings and uses.

Building forms, materials and finishes should be responsive to microclimate issues including solar access and wind. Use of sunscreen devices as articulation elements should be employed to achieve climate responsive facades.

Buildings above 25 metres in height are to be the subject of wind testing, including down draught conditions and turbulence, to ensure the development does not have adverse impacts on building entrances and the public domain.

Provide continuous climate protection to areas where retailing and service based developments form the predominant ground level use at the street.

Buildings should generally be modulated to clearly express the grid of the building. Tactility, silhouette and human scale in relation to built form should be achieved with the design of buildings.

Building design, layout and construction should take account of the impacts of noise on surrounding uses.

New buildings, are encouraged to be delivered through design competitions in order to encourage innovation and design excellence.

Public art and art spaces in new development should be encouraged.



Indicative Reclamation and Land Bridge

Lake Reclamation and Land Bridge

Replace the clover leaf intersection of Parkes Way and Commonwealth Avenue with a signalised grade-separated intersection.

Create a land bridge over a section of Parkes Way for streets to extend to the lake.

Reclaim land from the lake to establish a public waterfront promenade, reflecting the geometry of the 1918 Griffin Plan.



Indicative Heritage

Heritage

Provide public access to local heritage places around West Basin.

Create a public waterfront promenade reflecting the geometry and intent of the 1918 Griffin Plan.



Indicative Landscape/Streetscape

Landscape/Streetscape

Landscape planting should reinforce the urban structure of West Basin and its integration with the setting of the Central National Area and the Lake Burley Griffin parklands.

A formal treatment should be applied to the main avenues, streets and the waterfront promenade, and continuous street trees should define the pattern of city streets extending to the lake.

Minimise the visual impact of parking on the public domain by integrating parking layouts with street tree plantings and pavement design.

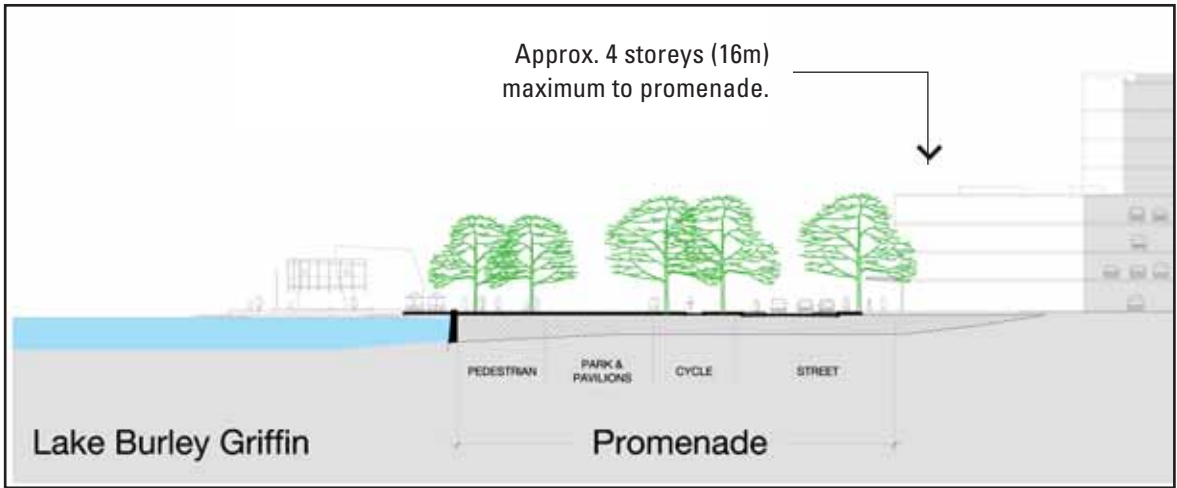
Use a limited palette of high quality pedestrian pavement materials, street furniture and lighting. Pavement and landscape design should have an elegant, simple and bold design emphasising the geometry and formality of the main avenues.

A range of soft and hard landscape treatments are to be incorporated into the waterfront promenade and foreshore.

Ensure streetscapes are well lit for pedestrians and optimise security and safety for night time use.

Footpath areas should be wide enough to cater for pedestrians and specific land use requirements and allow for seating areas, outdoor cafes, planting and urban art.

Public art should be included as an integral component of development proposals and the public domain.



Indicative Section Waterfront Promenade



Indicative Waterfront Promenade

Waterfront Promenade

Maintain a continuous public pedestrian network with access to the foreshore with high quality pedestrian amenities including lighting, furniture, signage and landscape materials.

Provide well lit public areas and close-by on-street parking.

Link national attractions with a continuous pedestrian network, including a high-span pedestrian bridge connecting the National Museum and the Parliamentary Zone.

Incorporate recreation and tourist activities along the waterfront promenade.

Provide for a shared pathway network along the waterfront promenade designed for all users.

The width of the waterfront promenade will be a minimum of 55 metres.



Indicative Cycleways and Ferry

- Cycleway
- Ferry route
- Pedestrian bridge

Cycleways and Ferry

Provide a network of cycleways catering to recreation and commuter needs, separated spatially and by visual character where appropriate to prevent pedestrian conflicts.

Provide ferry landings at key nodes around West Basin which incorporate lake based recreation and tourist activities.



Indicative Car Parking (on-street)

Car Parking

Provide on-street parking to support retail uses, pedestrian amenity and after hours activity.

Large off-street permanent surface car parks are to be avoided.

Car parking is to be accommodated in basements or above-ground structures concealed from public areas by habitable building facades.

Development of existing surface car parks will need to demonstrate that an adequate public car parking provision (on street or in appropriately designed structures) will meet the needs of West Basin.

Car parking for new development will be provided in accordance with ACT Government standards.

Public parking shall be provided for as identified in the ACT Government Parking Strategy.



Indicative Active Frontage

Active Frontage

Individual buildings will contribute to the definition of blocks and streets, with the greatest levels of public activity, shops and building entrances on main avenues, streets and public spaces.

Identified active frontages are to present an attractive pedestrian-oriented frontage providing active uses and are to have a minimum of 80 percent active uses. All other streets are to have a minimum of 50 percent active frontages.

Residential uses should generally be avoided at street level.

Blank walls are strongly discouraged.

Pedestrian entries should be clearly visible from the public domain.



Indicative Water Sensitive Urban Design

 Bio-filtration

 Stormwater

Water Sensitive Urban Design

Implement water sensitive urban design strategies, including bio-filtration systems integrated with street and landscape design, to protect lake water quality.



Indicative Road Hierarchy

- Main avenue
- Major street
- Minor street

Road Hierarchy

Maximise connections into the site from surrounding major roads.

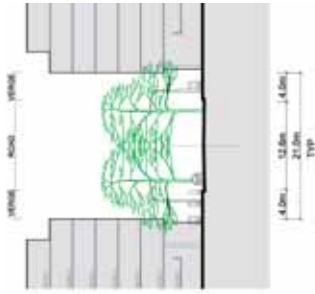
Provide a hierarchy of streets being major roads, major streets and minor streets.

Provide a flexible road network that can accommodate temporary closures of minor streets to vehicles for significant pedestrian events.

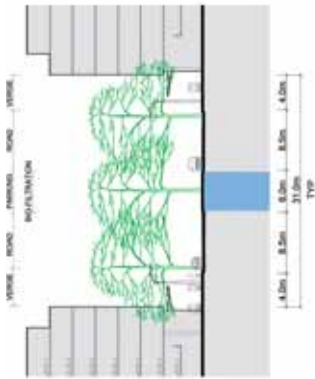
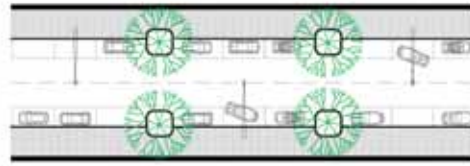
Minor streets will be low-speed urban streets which give priority to pedestrians.

Traffic engineering devices should be designed to promote pedestrian amenity, safety and access.

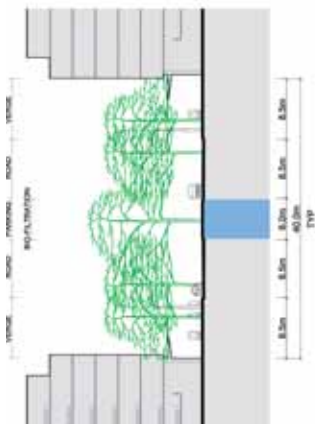
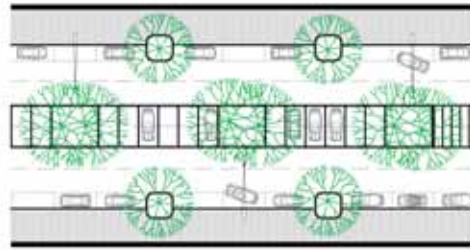
Indicative Street Cross Sections



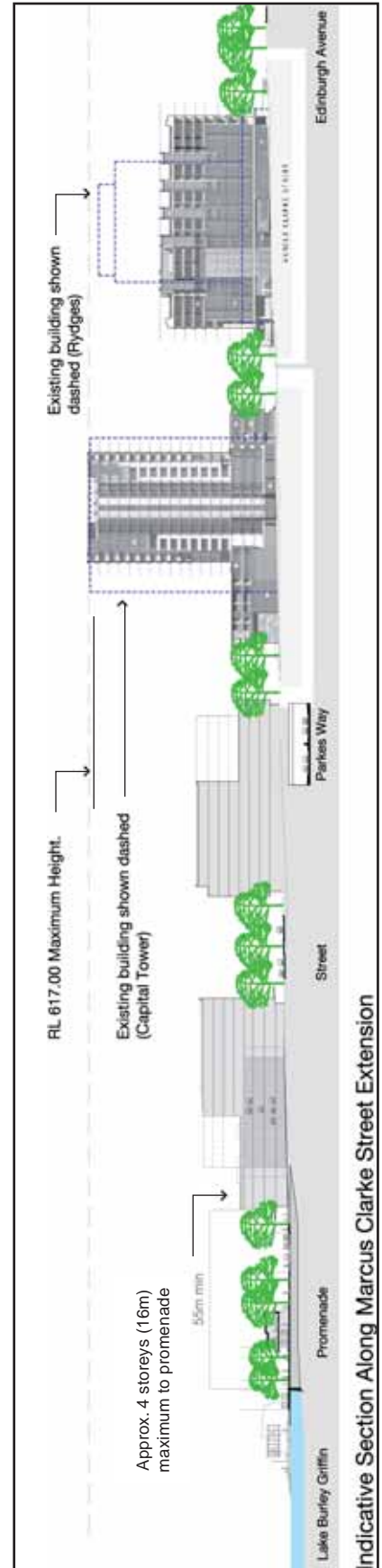
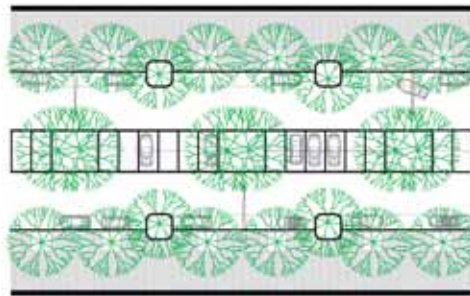
Typical Minor Street



Typical Major Street



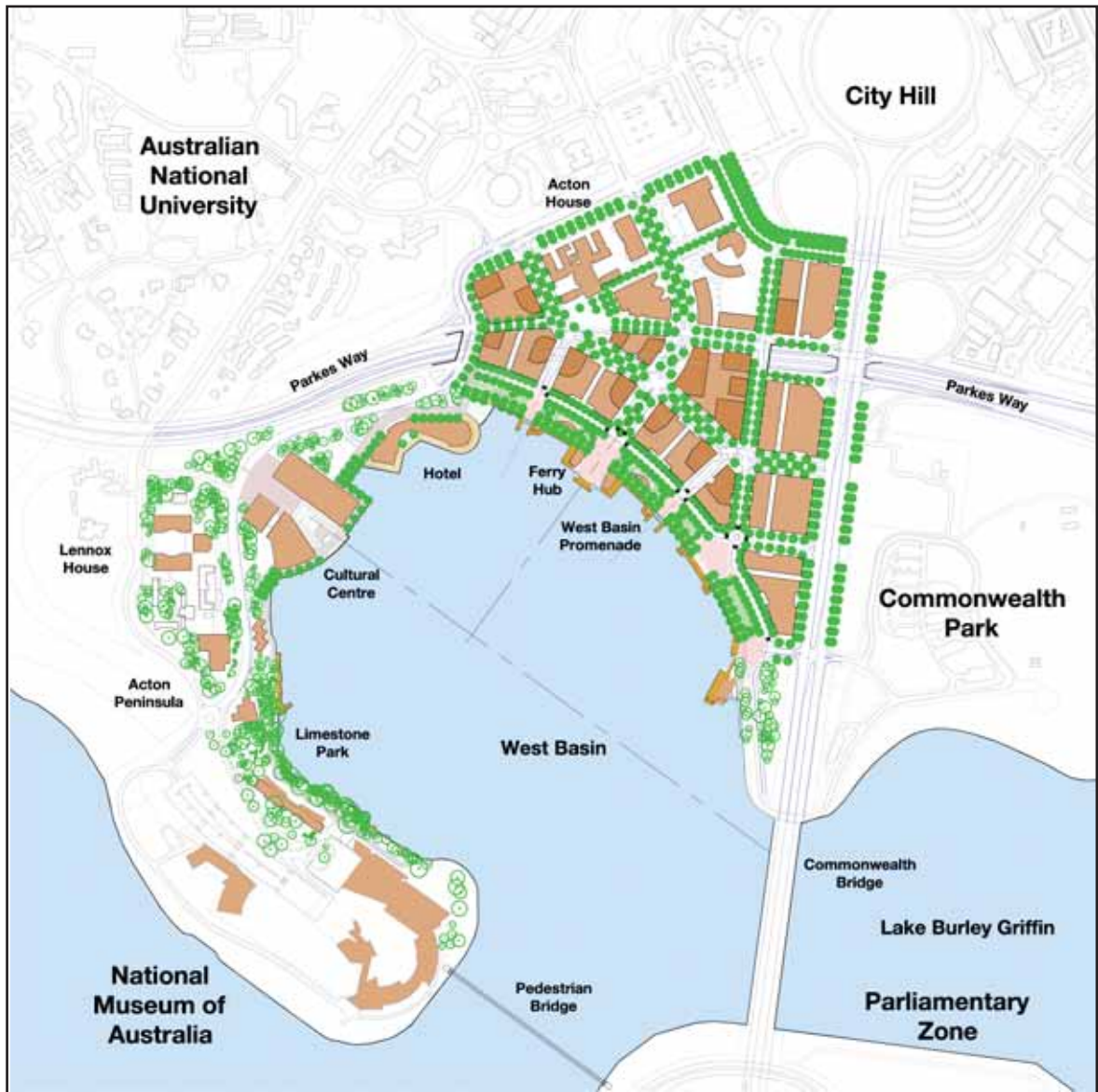
Typical Major Street
(Marcus Clarke Street)



Indicative Section Along Marcus Clarke Street Extension

Indicative section along Marcus Clarke Street

Indicative Development





West Basin – Extending the city to the lake and waterfront promenade.

An artist's impression



Australian Government
National Capital Authority

The National Capital Authority was established under the
Australian Capital Territory (Planning and Land Management) Act 1988

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