

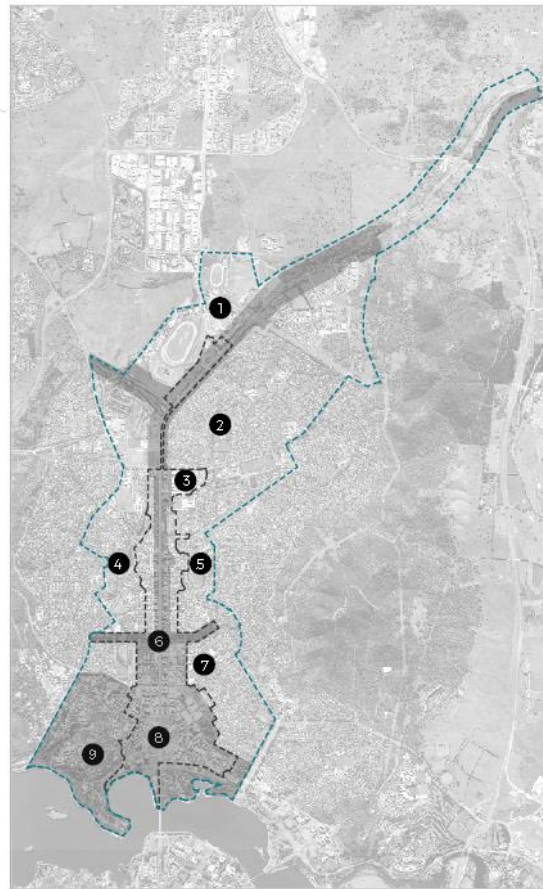
National Capital Plan Draft Amendment 91 City and Gateway Urban Design Provisions

Public information session
6 February 2019

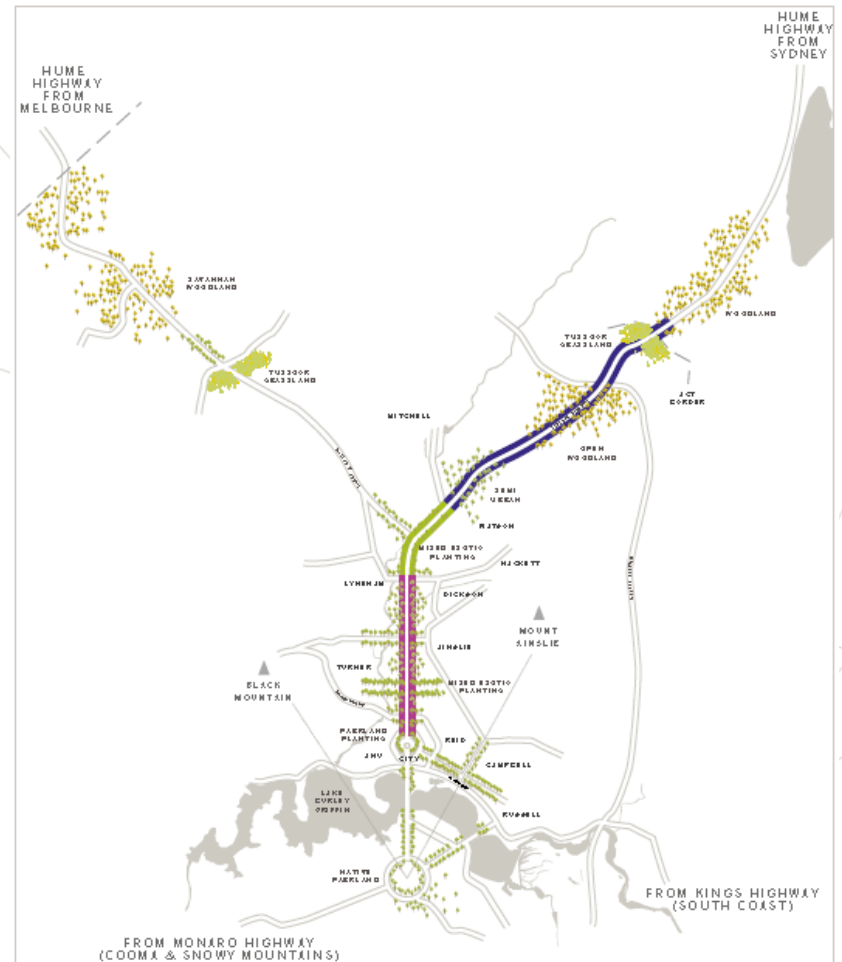
City and Gateway Urban Design Framework

- The City and Gateway Urban Design Framework, jointly prepared by the NCA and ACT Government, sets out the overarching principles for urban renewal in the city centre and along the Northbourne Avenue and Federal Highway corridor.
- The Framework seeks to create an environment that fosters well-designed and sustainable buildings, urban infrastructure, public places and streets commensurate with the role of Canberra as the National Capital.

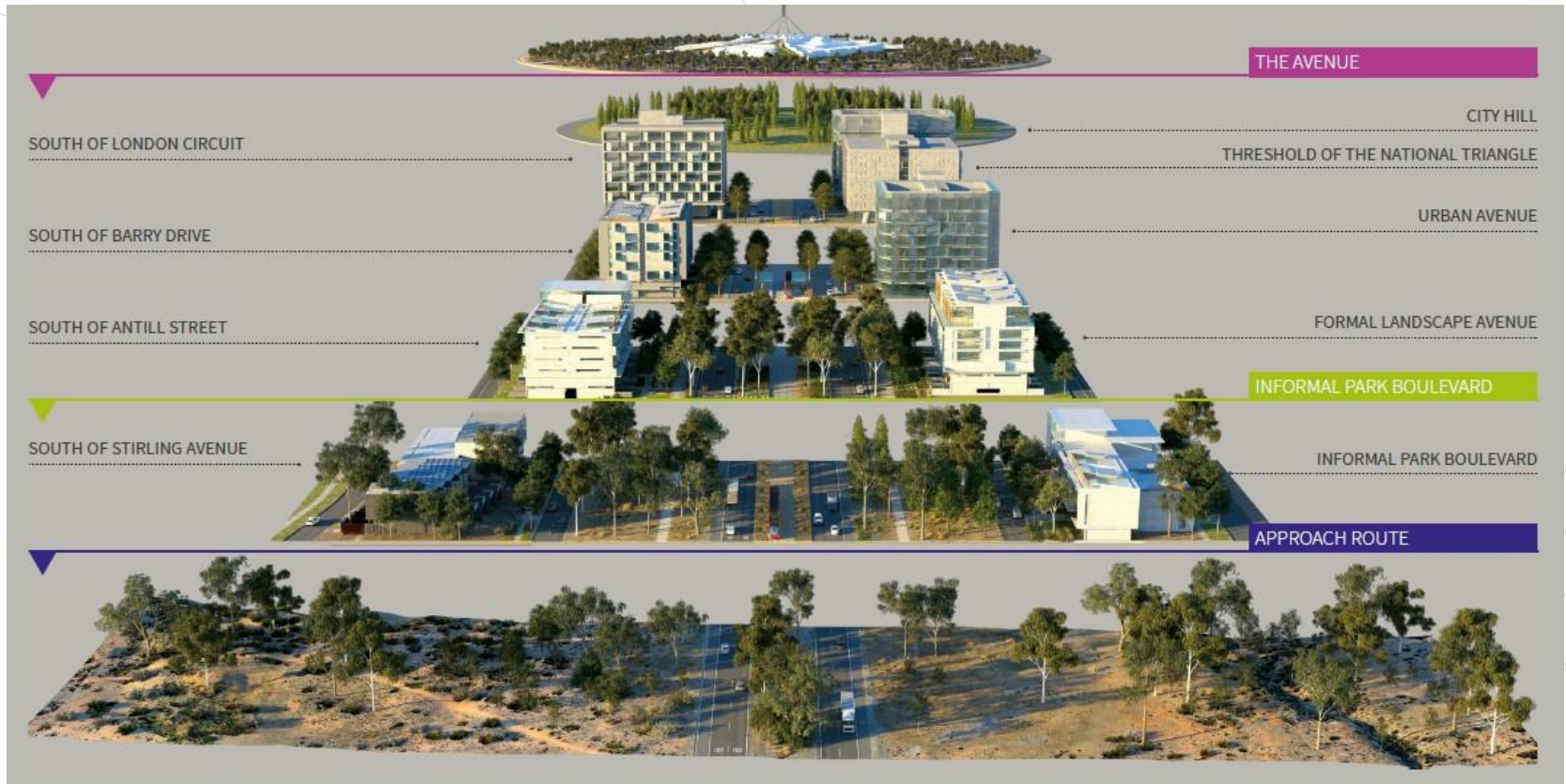
City and Gateway Urban Design Framework – Study Area



- Study Area
 - City Renewal Authority area of responsibility
 - NCA area of interest
- | | | |
|------------|--------------|----------------|
| 1. EPIC | 4. O'Connor | 7. Braddon |
| 2. Downer | 5. Ainslie | 8. City Centre |
| 3. Dicleon | 6. Haig Park | 9. ANU |



Transition from border to city centre



What we have done

- 2017 Developed City and Gateway Draft Urban Design Framework
- 1 March to 6 May 2018 – public consultation
 - Seven ‘Meet the Planner’ sessions
 - Key stakeholder briefing
 - Briefing to Downer Community Association and Downer Community Workshop
 - Briefing to North Canberra Community Council
 - Online engagement – ‘Your Say’ and NCA websites, social media
- 144 submissions received

What we heard

- Strong desire/support for:
 - Design excellence
 - Additional community facilities and services
 - Active travel improvements
 - A range of housing types
 - Social, affordable and public housing
 - Ensuring good solar access
 - Buses well connected to light rail services
 - Naturalising (Sullivans Creek and maintaining green spaces)
 - Upholding 'Bush Capital' and 'Garden City' principles
- Mixed views about:
 - Building height
 - Urban villages at Dickson and Macarthur intersection
 - Reducing sections of Northbourne Avenue to two lanes
- Key concerns:
 - Poor design outcomes
 - Increased traffic congestions
 - Increased building height in Downer

Where are we up to?

- June 2018 – October 2018 NCA and ACT Government revised framework in response to community comment
- City and Gateway Urban Design Framework released in December 2018
- January 2019 – Draft Amendment 91 released for further round of community consultation, and if approved will give effect to the Framework

Draft Amendment 91

City and Gateway Urban Design Provisions

- The purpose of Draft Amendment 91 is to implement the NCA's interest in the City and Gateway Urban Design Framework by establishing detailed planning and design criteria for development on land flanking the Federal Highway and Northbourne Avenue.
- An amendment to the National Capital Plan will give legal effect to key principles of the framework.

Key changes and propositions

- Gateway principles unchanged
- Building heights reduced along the Federal Highway from 18 metres to 12 metres, and removal of 22 metre marker buildings at any point on the highway
- Design quality controls strengthened and expanded, including requirement that proposals be considered by a Design Review Panel
- Detailed controls regarding the character and quality of the landscape
- No proposition for Northbourne Avenue to be reduced to two lanes

Landscape



Substantial soft planting can continue to deliver Canberra as a city in a landscape

The provision of large trees in deep root planting conditions, as well as retention of existing trees, contribute to the overall quality of development

Source of images: NSW Apartment Design Guide, NSW Department of Planning and Environment, 2015

Landscape



Draft Amendment 91 landscape provisions

- Landscape character
 - Planting within setbacks to be predominantly trees; 30% new plantings must be capable of reaching 15 metres in height
 - Mature trees to be retained, or compensated by planting by elsewhere on site
 - Border to Stirling Avenue – different realms and patterns from and informal, open rural character, to a more regular and denser, semi-urban landscape
 - South of Stirling Avenue – landscape to be the dominant element and respond to height of adjacent buildings; establishment of an ‘informal park boulevard’ (trees, capable of reaching 20 metres in height, endemic to Canberra region such as Yellow Box or Red Box)
 - South of Antill/Mouat Streets – plantings to reflect formality of Northbourne Avenue, using a blend of native and introduced species
- Deep soil zones
 - Front setback areas to be retained for deep soil planting
 - Deep soil zones to be located to retain existing trees and allow for healthy growth
 - Basements to be consolidated under building footprints to allow greater deep root planting (trees not to be planted over basement structures)

Building heights

Northbourne Avenue

- 25 metres, or 27.5 metres where residential apartments incorporating two storey or mezzanine units are provided
- 32 metres at intersection of Northbourne with Antill/Mouat Streets
- RL617 at intersection of Northbourne Avenue with Wakefield/Macarthur Avenues

Federal Highway

- 18 metres between Antill/Mouat Streets and Panton Street/Barton Highway (transition to 12 metres)
- 12 metres between Panton Street/Barton Highway and Flemington Road/Phillip Avenue
- 8.5 metres between Flemington Road/Phillip Avenue and the border



Design quality – architecture



The composition and contemporary design of this roof top level adds visual interest



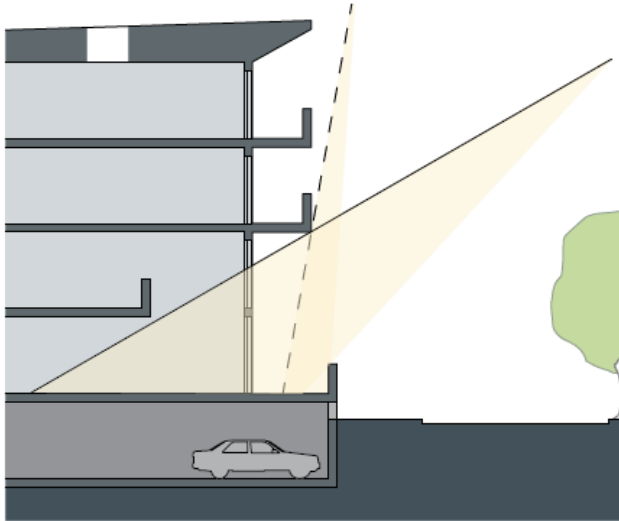
Building articulation such as balconies and deeper window reveals provide visual interest to the facade



Special roof features need to be proportionate to the overall building size, scale and form

Source of images: NSW Apartment Design Guide, NSW Department of Planning and Environment, 2015

Design quality – solar access and cross ventilation



Ceiling heights of minimum 2.7 metres help to achieve good daylight access and natural ventilation to residential dwellings

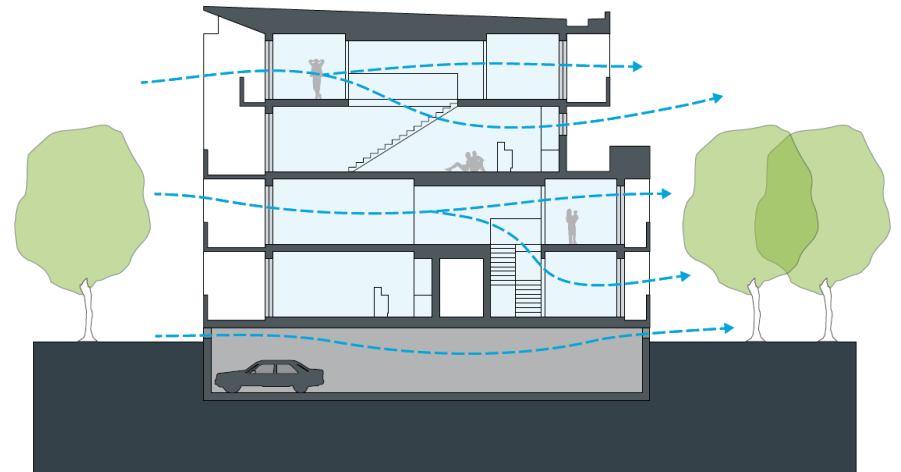


Figure 4B.1 Prevailing winds vary for different locations and depend on local conditions. For coastal areas in NSW, cooling sea breezes in summer tend to come from a north-easterly direction

Natural ventilation can be enhanced by using generous window and door openings (all habitable rooms to have a window in an external wall)

Design review

- Redevelopment proposals must be considered by a joint National Capital Authority/ACT Government Design Review Panel
 - Co-chaired by NCA Chief Planner and ACT Government Architect
 - Independent Experts
 - Multidisciplinary
 - Objective
 - Transparent

Next Steps

- Consultation concludes 4 March 2019
- Preparation of Consultation Report and review by NCA Board
- Consideration by Assistant Minister for Regional Development and Territories,
- If approved, registered on Federal Register of Legislation (amendment takes effect)
- Parliamentary scrutiny and disallowance

ANY QUESTIONS?

Submissions due 4 March 2019

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