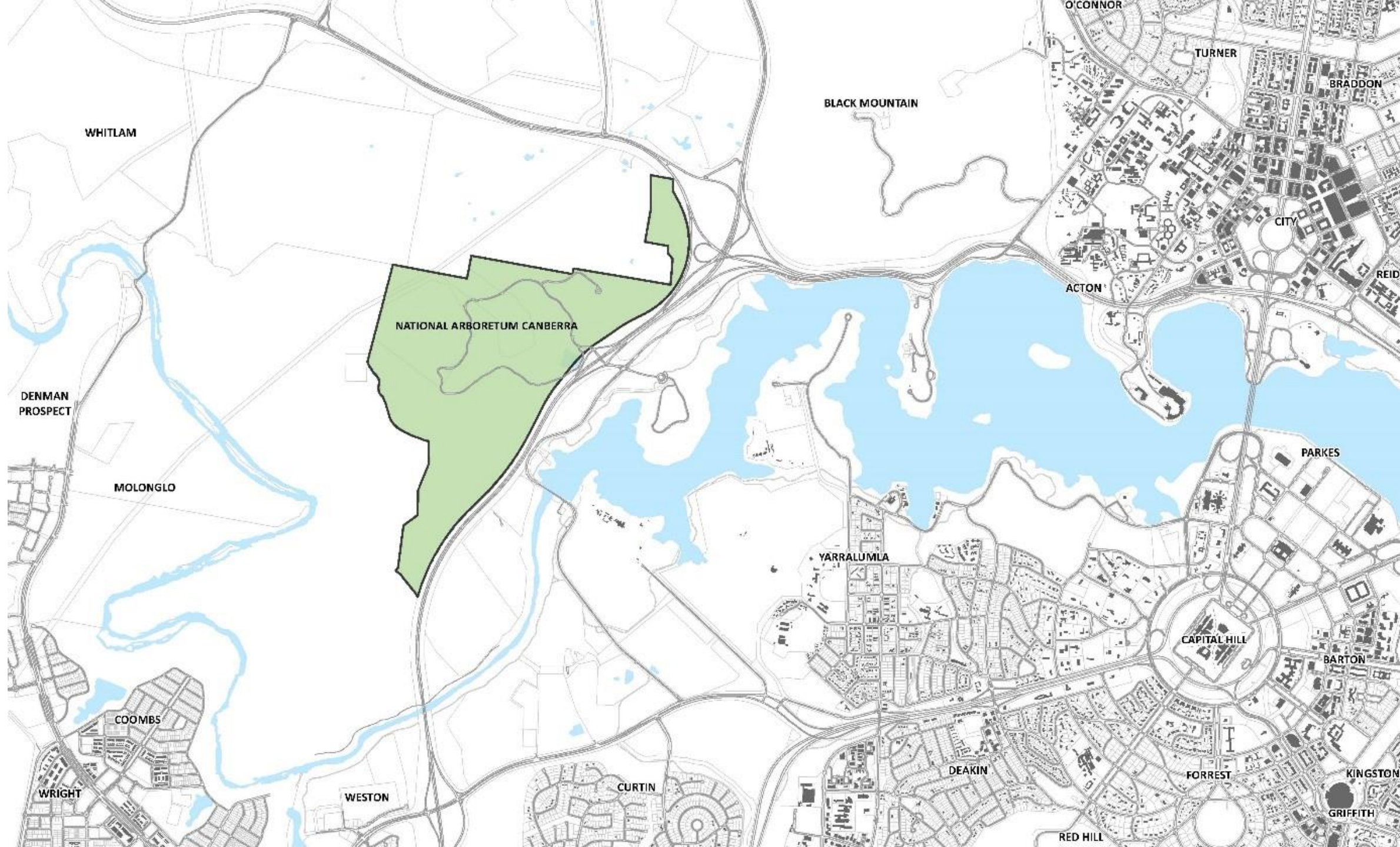


National Capital Plan Draft Amendment 94

National Arboretum Commercial Accommodation

Background

- 2003 – ACT Government dedicates burnt-out pine forest as the site for a national arboretum
- 2004 – national design competition announced (hotel included in competition brief)
- 2005 – Taylor Cullity Lethlean Landscape Architects and Tonkin Zulaika Greer Architects announced winners
- 2006 – initial master plan identifies a hotel, conference centre and car park on the southern side of Dairy Farmers Hill
- 2018 – updated master plan continues to recognise site for a hotel
- November 2019 – ACT Government's Chief Minister, Treasury and Economic Development Directorate formally requests a draft amendment to the National Capital Plan
- January 2020 – NCA Board agrees to the request to prepare a draft amendment



WHITLAM

BLACK MOUNTAIN

TURNER

BRADDON

CITY

REID

ACTON

NATIONAL ARBORETUM CANBERRA

DENMAN
PROSPECT

MOLONGLO

PARKES

YARRALUMLA

CAPITAL HILL

BARTON

COOMBS

WRIGHT

WESTON

CURTIN

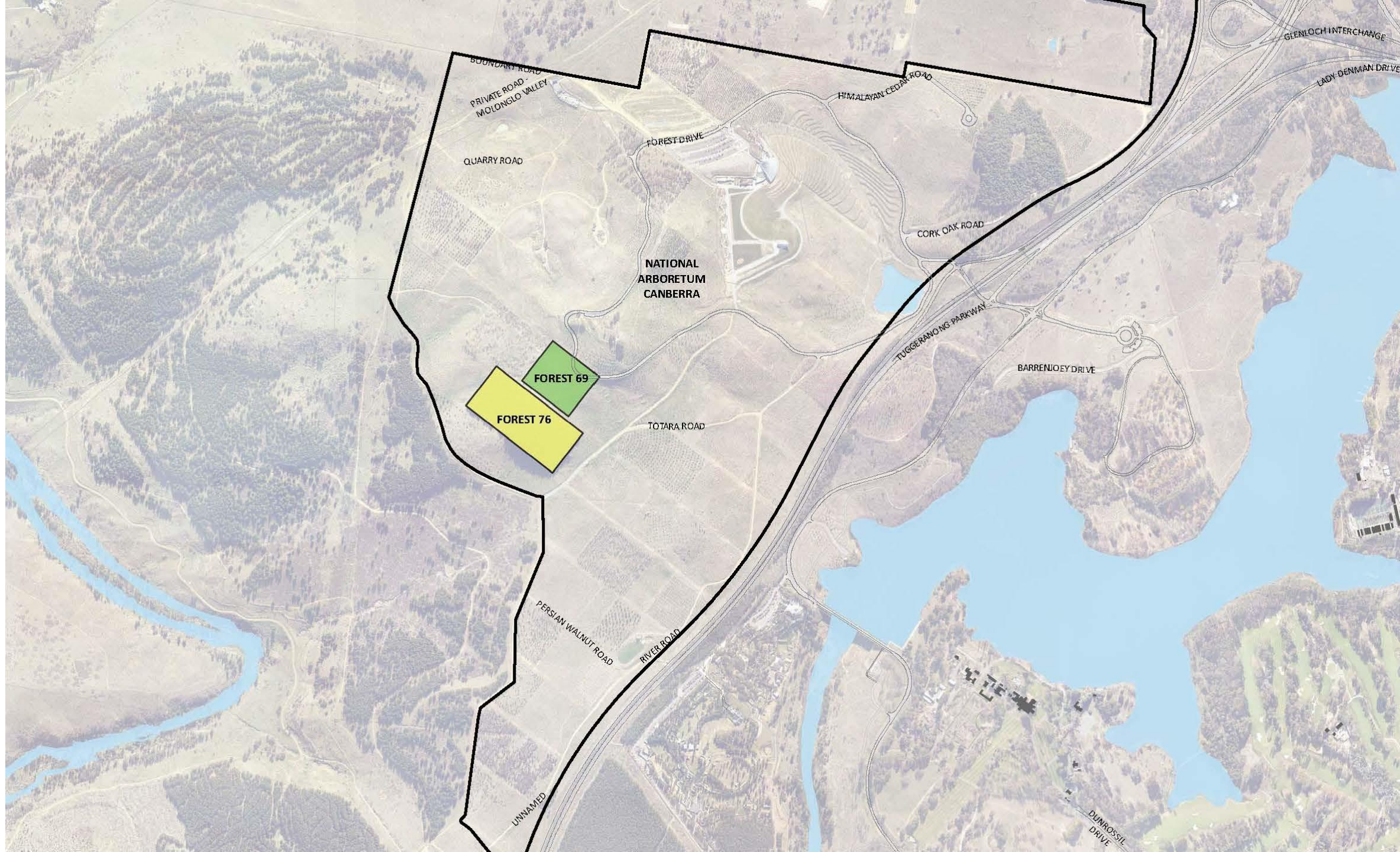
DEAKIN

FORREST

KINGSTON

GRIFFITH

RED HILL



What is proposed?

- Add the following uses as permitted within Hills, Ridges and Buffer Spaces:
 - ‘Commercial Accommodation’, not including caravan park, camping ground, etc (for Forests 69 and 76 at the arboretum only)
 - ‘Personal Service Establishment’, which allows for skin care, non-professional health and body care, etc (for Forest 76 only)
- Introduce detailed conditions of planning, design and development to guide the design and siting of accommodation and personal service (‘wellness’) facilities.

Key proposed provisions

- Maximum 40 accommodation units.
- Building height varies depending on location, but no more than two storeys/seven metres anywhere on the site.
- Buildings to be designed to be visually recessive and sit within the landscape. Visual analysis required to demonstrate impact.
- Development to achieve best practice in environmentally sustainable design.
- Architecture and design must exhibit biophilic design principles:
 - create connections to nature
 - allow natural processes, for example fluctuations in temperature and air flow, to mimic natural environment
 - use materials or landscape elements that reflect local ecology or geology.
- Landscape design to act as an extension of the existing planted forests.
- Car parking to be incorporated into landscape design for the site.



Australian Government
National Capital Authority

Treasury Building, King Edward Terrace, Canberra ACT 2606. GPO Box 573 Canberra ACT 2601
T 02 6271 2888 F 02 6273 4427 www.nca.gov.au

Map Title:

PLANNING PRINCIPLES
National Arboretum Canberra
Forest 69 & 76

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- Nominal Ridge Line
- Car Park & Vehicle Entry, Below Ridge
- Primary Build Zone
- Clear Zone (NAC "Grassed Alleys")

- 1 Storey Height Limit
- 2 Storey Height Limit
- NAC Forest Plantings
- Car Park Zone

Date:	28/11/2019
Scale:	1:1,500
Drawn:	JN
Checked:	
Revision:	



Site Layout 40 Units

40 UNITS BREAKDOWN :

Total Gross Floor Area : Approximately 1840m²

Southern Slope - Radiata Pine Forest : 800m²
 -40m² Units x 20

Western Slope : 1040m²
 -50m² Units x 16
 -60m² Units x 4

Parking
 65 bays

- 1 Forest Drive
- 2 Site Entry
- 3 Parking x 65
- 4 Central Lodge Entry
- 5 Chinese Golden Larch Forest (*Pseudolarix amabilis*)
- 6 Main Lodge Building
- 7 Grevillea Field (*Grevillea Cooroora Cascade*)
- 8 Eastern Red Bud Forest (*Cercis Canadensis*)
- 9 Restaurant Loading / Unloading
- 10 Wellness Centre
- 11 Access Road
- 12 Accommodation - 40m² Units x 20
- 13 Radiata Pine Forest (*Pinus Radiata*)
- 14 Accommodation - 60m² Units x 4
- 15 Australian Grassland
- 16 Accommodation - 50m² Units x 16
- 17 Weeping Snowgum (*Eucalyptus lacrimans*)



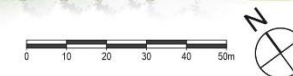
5 Chinese Golden Larch Forest (
Pseudolarix amabilis



7 Grevillea Field
 (*Grevillea Cooroora Cascade*)



15 Australian Grassland



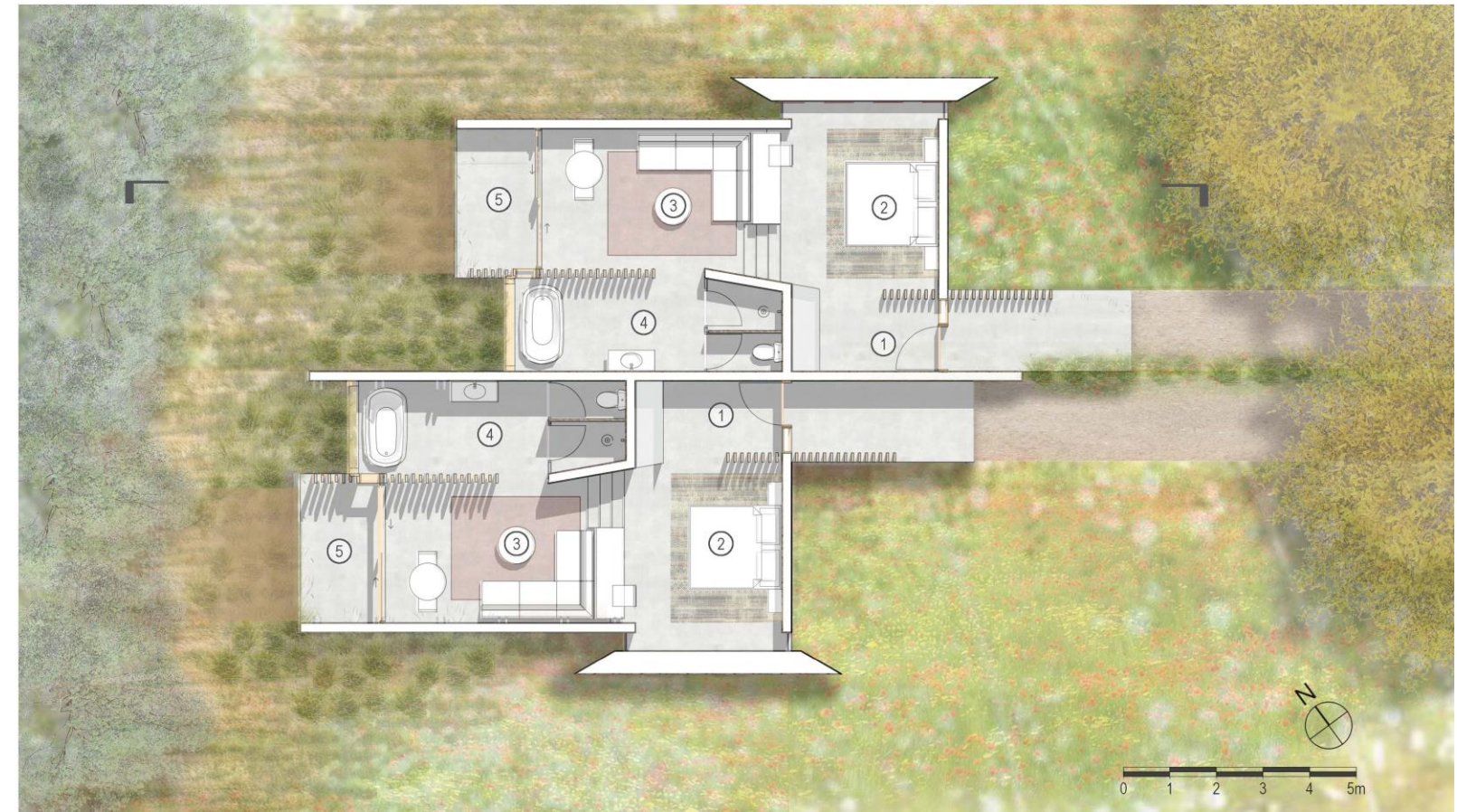
3D View - Site Aerial



Concept - 50m2 Unit



- 1 Entry & Storage
- 2 Sleeping
- 3 Living
- 4 Bathroom



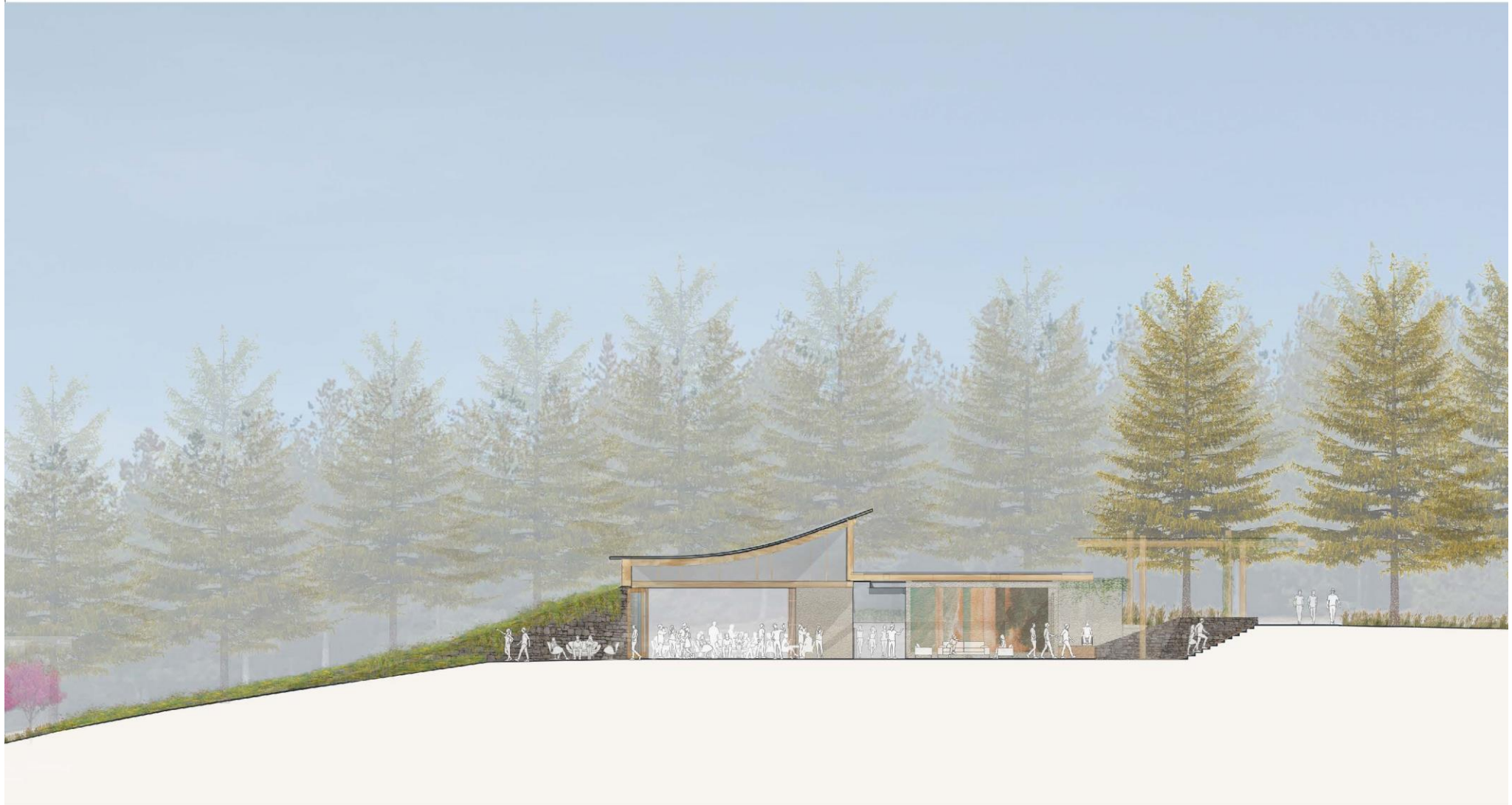
Concept - 40m2 Unit



- 1 Entry & Storage
- 2 Bathroom
- 3 Screened Courtyard
- 4 Living
- 5 Deck



Section - Central Lodge Bar And Entry



0 1 2 3 4 5m

What happens next?

- Public consultation concludes 16 March 2020
- 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 16 March 2020
- Email: draft.amendment@nca.gov.au
- Mail: Chief Planner, National Capital Authority, GPO Box 373 Canberra ACT 2601
- Deliver: National Capital Authority, Ground Floor Treasury Building, King Edward Terrace, Parkes ACT 2600