

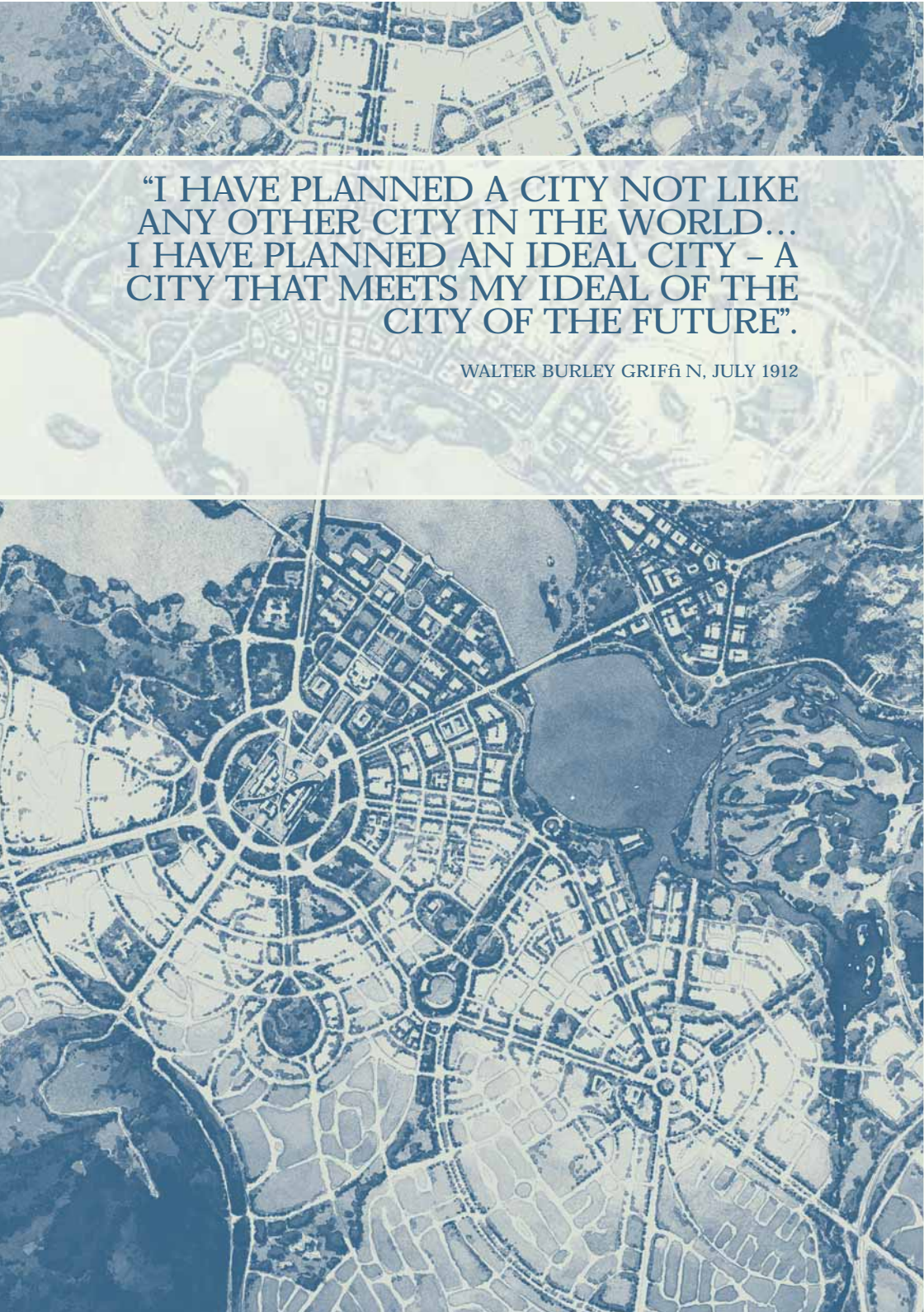


Australian Government
National Capital Authority

THE GRIFFIN LEGACY

The blueprint for the future development of the central national areas



An aerial photograph of a city, likely Chicago, showing a radial-concentric street pattern. A large body of water, Lake Michigan, is visible on the right side of the image. The city is surrounded by a dense network of roads and buildings, with a prominent circular area in the center. The image is in black and white, with a high-contrast, almost graphic quality.

"I HAVE PLANNED A CITY NOT LIKE
ANY OTHER CITY IN THE WORLD...
I HAVE PLANNED AN IDEAL CITY - A
CITY THAT MEETS MY IDEAL OF THE
CITY OF THE FUTURE".

WALTER BURLEY GRIF6 N, JULY 1912

WHAT IS THE GRIFFIN LEGACY?

Viewing the city of Canberra from the summit of Mount Ainslie today; following the geometry of the city layout; it is easy to believe that the Griffin Plan has been completed. In fact, only a part of the original Griffin design has been realised and much has been altered. In his own words, Walter Burley Griffin planned 'the ideal city', a city that met his 'ideal of the future'. Somewhere in this contested area between the ideal and the reality we can locate the substance of the Griffin Legacy. A unique city design and a brimming set of ideas about a new democratic nation comprise this Legacy – cultural heritage of the highest value handed down from the past for the benefit of present and future generations.

Yet the Legacy of the Griffins' design for Canberra is more than a set of architectural documents for building the capital city of a young nation keen for a place on the world stage. It is also a statement of ideals addressing the political, cultural and community well-being of Australians. The Griffins knew that a national capital had to express, through the grandeur of its buildings and commemorative malls, a dignity befitting its elevated status.

For nearly a century, the Griffin Plan has supplied the unifying concept for the development of some of the nation's most significant memorials and cultural institutions – features which give expression to the heart and feeling of the capital.



CANBERRA THE NATION'S CAPITAL IN THE 21ST CENTURY

The national capital is one of Australia's foremost assets. As the Seat of Government, the city is a vital part of the nation's history and an important visitor destination. It is a beautiful city with a unique landscape structure, where City Beautiful and Garden City concepts are skilfully integrated with an Australian bush setting.



Yet Canberra is yet to realise its full potential. Parts of the city give a glimpse of the grand civic design envisaged by Griffin – of parks and boulevards, public buildings and monuments – but other areas are an anticlimax.

There is a great deal of unfinished business:

- Urban development pressures and traffic threaten to diminish the capital's special qualities, to encroach on its leafy garden suburbs and erode its celebrated landscape setting.
- There are empty spaces in the heart of the capital
- Large areas are currently used as carparks, or are sterilised by over complex roads and intersections which limit the vitality and accessibility that Australians expect from their capital.
- These same areas offer great potential for new residential, commercial, recreation and cultural uses.
- Canberra is a ceremonial capital, but is still seen by some Australians as dull and lifeless

Much remains to be done and it is time to address the future. A far-sighted strategy is needed to ensure that the nation's capital in the 21st century realises its potential and can accommodate the best of contemporary urban development.

The Griffin Legacy strategy establishes eight propositions, each supported by a range of strategic initiatives

1. Protect the Griffin Legacy

Conserve significant elements of the Griffin Plan through the preparation of a heritage inventory and conservation management plans, while allowing for the natural evolution and growth of the city.

2. Build on the Griffin Legacy

Affirm the Griffin Plan as the enduring framework for the city as it evolves into the 21st century.

3. Revitalise the Vision with Growth in the Central National Area

Identify undeveloped areas of the Griffin Plan capable of delivering Griffin's intended urbanity, cultural life and diversity of land use; provide the conditions for growth of a mature, prosperous city; and contribute to the achievement of a more compact, sustainable city form.

4. Link the City to the Central National Area

Seek to reinstate Griffin's seamless connection between the federal city and the everyday life of the city by reducing barriers between the Central National Area and surrounding neighbourhoods and districts.

5. Extend the City to the Lake

Propose a variety of waterfront activities and continuous waterfront promenades which more actively engage the daily life of the city with Lake Burley Griffin, consistent with the spirit of the Griffin Plan.

6. Reinforce the Main Avenues

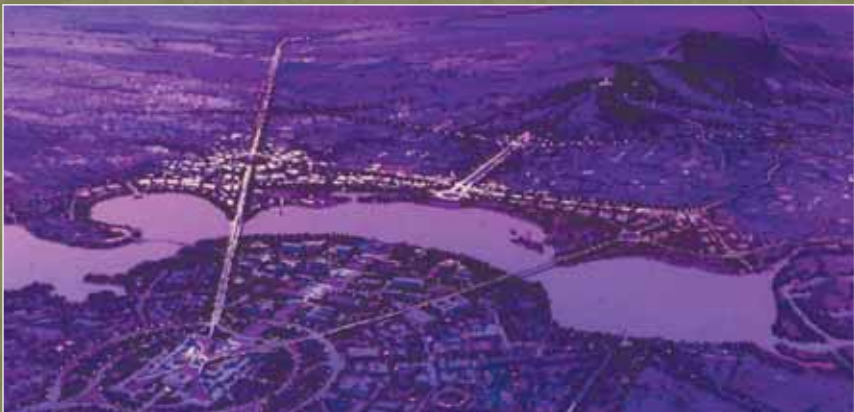
Emphasise the intended role of the main avenues as primary corridors for public transport and dense, mixed-use development with the vibrancy, elegance and pedestrian character of boulevards.

7. Link National Attractions

Reinforce networks of tourism activity within the Central National Area, consolidate and co-locate attractions, and develop improved linkages with high-quality, efficient pedestrian and public transport networks.

8. Promote the Griffin Legacy

Propose programs to promote the Griffin Legacy, including the establishment of a 'Griffin Institute' as a permanent archive/exhibition/museum to broaden the understanding of the national and international significance of the work of the Griffins.





THE GRIFFIN LEGACY - A FRAMEWORK FOR THE FUTURE

The Griffin Legacy is the blueprint for the future development of the central national areas of the capital. It sets a big planning picture, identifying those things of value which should endure while allowing the flexibility to respond to emerging needs and opportunities. The Griffin Legacy maintains continuity with the internationally recognised Griffin Plan while protecting the national capital's cultural and environmental heritage.

The Griffin Legacy:

- transforms Griffin's visionary plan into practical actions for the capital in the 21st century
- builds on the past investment of Australian Governments, and unlocks the present to secure the future of the capital
- is the important next step for investment in the national capital
- is timely as we move towards Canberra's centenary birthday in 2013
- demonstrates commitment and leadership in nation building





The implementation of the Griffin Legacy initiatives will deliver significant benefits to the Australian Government and the Australian community, including the private sector

- realise Canberra's full potential as our national capital
- deliver critical public infrastructure
- extend the city to the lake and link it to the parliamentary areas
- create active public places and parks
- release sites for new development for government and private sector investment - 19 hectares of additional land, currently locked up in over-scaled road reservations and cloverleaf intersections, will become available for development purposes when infrastructure works are complete

The Griffin Legacy will

- encourage urban growth, breathing life into the heart of the capital
- make Constitution Avenue a vibrant boulevard for people and commerce
- allow Constitution Avenue east to be a secure government precinct
- link and enhance the cultural institutions
- improve accessibility around and across the lake
- enhance security in the national capital









Canberra will become the people's capital:

- a vibrant city, good for investment
- a more secure city
- a place all Australians want to visit
- a place where all Australians feel welcome
- a place reflecting our values, our culture, our stories

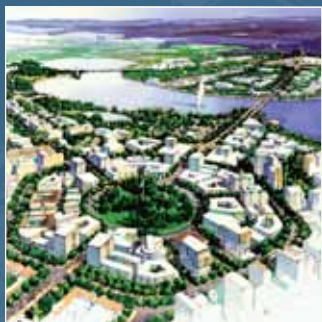
This will require a capital investment in public infrastructure which will deliver substantial revenue and other social benefits:

- greater national recognition of Canberra as the symbol of Australian nationhood
- enhancement of Australia's international profile in architecture and planning
- the opportunity to site a secure conference and hotel facility at West Basin
- reductions in vehicle travel times, operating costs and exhaust emissions
- improved amenity in the residential and employment areas in the Griffin Legacy precincts
- infrastructure maintenance and operating cost savings



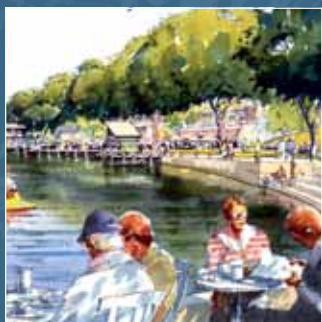
THE GRIFFIN LEGACY OUTCOMES

CITY HILL PRECINCT



- City Hill – a corner of Griffin’s great national triangle – the focal point for Canberra’s city centre and gateway to the parliamentary area.
- A cosmopolitan precinct will replace the carpark with new residences, offices and cafes alongside existing public buildings and theatres.
- City Hill will become a central urban park with sweeping vistas to Parliament House and the lake.
- Reconfigured roads will improve access and complete national infrastructure.

WEST BASIN



- As Griffin planned, the city will extend down to the lake.
- A new land bridge over Parkes Way will transform this area, providing sites for a mix of residences, offices, cultural facilities, shops and restaurants.
- Reclaiming part of the foreshore will establish the lake edge as Griffin had originally proposed - a vibrant and spacious waterfront and lakeside promenade.
- A high span pedestrian bridge will link the National Museum to the south side of the lake, connecting cultural attractions and creating a rich new visitor experience.

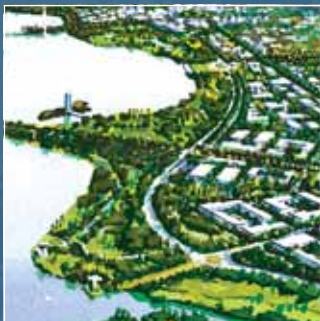


CONSTITUTION AVENUE



- Constitution Avenue will become a grand boulevard lined with shops, cafes, residential and commercial buildings.
- This urban character will be realised with upgraded road infrastructure and attractive streetscapes.
- The avenue will become a 'knowledge corridor', drawing together students from the premier education institutions along it – the ANU, CIT, ADFA and Duntroon.
- To the east; a secure government precinct will extend to the Defence Headquarters at Russell.

COMMONWEALTH AVENUE AND KINGS AVENUE



- Ceremonial approaches to Parliament House will be secured.
- An overpass at the Kings Avenue and Parkes Way intersection will improve access to the city, the airport and Parliament House.



THE GRIFFIN LEGACY TODAY

The National Capital Authority has undertaken a comprehensive review and development of key Griffin Legacy proposals and has prepared a business case which demonstrates the value of the Griffin Legacy to the Australian community and the Australian Government based on economic, market, architectural, cultural, planning and engineering considerations.

The first step towards providing a statutory planning framework for the full implementation of the Griffin Legacy is well under way, with the preparation of four Amendments to the National Capital Plan. These Amendments cover:

- the general policies and principles related to the Griffin Legacy
- the transformation of the City Hill precinct
- the rejuvenation of Constitution Avenue
- the redevelopment of West Basin

The Amendments were approved by the Minister for Local Government, Territories and Roads the Hon. Jim Lloyd MP on the 30th November 2006.





YOUR VALUES, YOUR CULTURE, YOUR STORIES

OUR NATION, YOUR CAPITAL



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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