AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988

AMENDING SERIES 3 OF THE
NATIONAL CAPITAL PLAN

JUNE 1993
PREAMBLE

The National Capital Plan was approved by the Minister for the Arts, Tourism and Territories on 21 December 1990.

One of the statutory functions of the National Capital Planning Authority is to keep the National Capital Plan ("the Plan") under constant review and to propose amendments to it when necessary.

Section 10.1(1) of the Australian Capital Territory (Planning and Land Management) Act 1988 states:

The Plan may specify areas of land that have the special characteristics of the National Capital to be Designated Areas.

Section 10.2(2) provides that the Plan:

(a) shall define the planning principles and policies for giving effect to the object of the Plan, and in particular, shall set standards for the maintenance and enhancement of the character of the National Capital and set general standards and aesthetic principles to be adhered to in the development of the National Capital;

(b) shall set out the general policies to be implemented throughout the Territory being policies of:

(i) land use (including the range and nature of permitted land use); and

(ii) the planning of national and arterial road systems;

(c) may set out the detailed conditions of planning, design and development in Designated Areas and the priorities in carrying out such planning, design and development; and

(d) may set out special requirements for the development of any area (not being a Designated Area), being requirements that are desirable in the interests of the National Capital.

Amending Series 3 amends the National Capital Plan by:

- Providing for Master Plans to be incorporated in the Plan and to have effect as Detailed Conditions of Planning, Design and Development.

- Introducing Master Plans for Duntroon, and York Park and Environs.

- Introducing Detailed Conditions of Planning, Design and Development for Blocks 21 and 22, Section 6 Barton; Block 13, Section 9 Barton; and a new on-site parking standard for offices in Barton.
Introducing Conditions for the Siting of Satellite Dishes and other Telecommunication Equipment as an addition to Appendix H - Design and Siting Conditions.

Revising the Principles and Policies of the Plan regarding employment location.

Details of the changes are set out below.

AMENDMENTS

1. Amendment to 1.3 on Page 21 - Remaining Parts of the Central National Area:

Amend the last paragraph to make it clear Master Plans are to be incorporated into the National Capital Plan as Detailed Conditions of Planning, Design and Development by inserting the following immediately after the words "National Capital Planning Authority":

"and incorporation into the National Capital Plan as Detailed Conditions of Planning, Design and Development".

The amended paragraph would then read as follows:

The Master Plans may be prepared by or on behalf of the relevant organisations and are subject to approval by the National Capital Planning Authority and incorporation into the National Capital Plan as Detailed Conditions of Planning, Design and Development. It is intended that approval of Master Plans will expedite works approval requirements, especially in relation to routine and minor activities.

2. Amendment to 1.4 on Page 22 - Detailed Conditions of Planning, Design and Development:

Amend paragraph (ii) to give authority and application to Master Plans appended to the Plan by adding the following sentence:

"and, where applicable, to the provisions of a Master Plan set out in Appendix T."

The amended paragraph would then read as follows:

(ii) Other parts of the Designated Area will be used in accordance with Detailed Conditions of Planning, Design and Development shown at Figures 5-17 and, where applicable, to the provisions of a Master Plan set out in Appendix T.
3. **Introduction of Appendix T - Master Plans**

Introduce **APPENDIX T - MASTER PLANS** and include therein the Master Plans which follow at Annexes 1 and 2, under the headings of:

- **Appendix T.1 - Royal Military College Duntroon Master Plan**
  *Detailed Conditions of Planning, Design and Development.*

- **Appendix T.2 - York Park and Environs Master Plan**
  *Detailed Conditions of Planning, Design and Development.*

4. **Amendments to Figure 8 - The Central National Area (Barton).**

4.1 Amend Figure 8 to alter the Land Use Policies for:

- **Block 21, Section 6 Barton** from "Commercial Accommodation" to "Offices".

- **Block 22, Section 6 Barton** from "Commercial Accommodation" to "Residential".

- **Block 13, Section 9 Barton** from "Carpark" to "Carpark, Open Space and Commercial".

4.2 Insert, on the reverse side of Figure 8, the following Schedule of Land use policies:

<table>
<thead>
<tr>
<th>LAND USE POLICIES</th>
<th>BLOCK 22 SECTION 6 BARTON</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective:</strong></td>
<td></td>
</tr>
<tr>
<td>The objective of the land use policy for this site is to encourage high density residential development, together with appropriate forms of commercial accommodation and other minor commercial uses.</td>
<td></td>
</tr>
<tr>
<td><strong>Land Use Policy:</strong></td>
<td></td>
</tr>
<tr>
<td>The primary land use policy intended for this block is:</td>
<td>Residential.</td>
</tr>
<tr>
<td>Other land uses permitted, ancillary to and in association with the primary use, are:</td>
<td>commercial accommodation;</td>
</tr>
<tr>
<td></td>
<td>retail;</td>
</tr>
<tr>
<td></td>
<td>community facility; and</td>
</tr>
<tr>
<td></td>
<td>recreation.</td>
</tr>
</tbody>
</table>
B  BLOCK 13 SECTION 9 BARTON

Objective:

The objective of the land use policy for this site is to provide an opportunity for the development of a carparking structure with active street frontages, incorporating shops, restaurants and professional services, and a small park.

Land Use Policy:

The primary land use policy intended for this block is:

. Carpark.

Other land uses permitted, ancillary to and in association with the primary use, are:

. retail;
. cafe, bar, restaurant;
. personal service establishment;
. tourist facility; and
. park.

"Development and redevelopment shall accord with the development conditions set out at Appendix U."

4.3 Amend Figure 8 by adding the following notation:

"On-site car parking shall be provided, at the rate of 1 space per 100 square metres of gross floor area, for new offices approved throughout the Central National Area (Barton) after the coming into effect of Amending Series 3 to the National Capital Plan. A higher on-site and/or off-site provision may be required by the Authority in specific cases, after taking into account the relationship between on-site parking, off-site parking opportunities and the capacity of public transport in the area."

4.4 Amend Figure 8 by deleting the land use policy symbol of "Road" from:

. Windsor Walk; and
. the sliproad between State Circle and the National Circuit/Canberra Avenue junction

and substituting "National Capital Use."
Figure 7
The Central National Area (Deakin & Forrest)
* Refer to Appendix U for Section 6 Barton.
* Refer to Appendix H for Design and Siting Conditions which apply to all blocks.

* On-site car parking shall be provided, at the rate of 1 space per 100 square metres of gross floor area, for new offices approved throughout the Central National Area (Barton) after the coming into effect of Amending Series 3 to the National Capital Plan. A higher on-site and/or off-site provision may be required by the Authority in specific cases, after taking into account the relationship between on-site parking, off-site parking opportunities and the capacity of public transport in the area.

Figure 8
The Central National Area
(Barton)
5. Introduction of APPENDIX U

Introduce APPENDIX U - SECTION 6 BARTON and include therein Appendix U which follows at Annex 3.

6. Amendment to Appendix H - Design and Siting Conditions

Amend Appendix H - Design and Siting Conditions, by inserting, as a new Part 4, the Conditions for the Siting of Satellite Dishes and Other Telecommunications Equipment which follows at Annex 4.

7. Amendment of 7.3 Policies and Standards for Urban Design

To ensure that the foregoing amendment to Appendix H has application within areas to which Special Requirements apply, insert the following as 7.3(e):

"The Conditions for the Siting of Satellite Dishes and Other Telecommunications Equipment, set out in Part 4 of Appendix H - Design and Siting Conditions, shall have application where relevant within areas to which Special Requirements of the Plan apply".

8. Amendments to 3.2 Principle for Employment Location

8.1 Amend heading to read:

"Principle for the Location of Office Employment"

8.2 Amend the first sentence of the Principle by omitting the word "Commonwealth" before the word "employment" in the second line, to make it clear that the Principle applies to all office employment.

Create a new sentence from the balance of the principle following the words "National Capital" and add to that sentence "while recognising the market demand for small and medium scale offices for private sector occupation in the commercial areas of town, group and local centres and in other agreed office locations".

The principle for the location of office employment would then read as follows:

"3.2 Principle for the Location of Office Employment

Within the broad land use policies and other Commonwealth policies, decisions on the location of employment in Canberra and the Territory should enhance rather than detract from the City's role as the National Capital."
Decisions should have full regard for the transportation and environmental impacts of all major employment location proposals while recognising the market demand for small and medium scale offices for private sector occupation in the commercial areas of town, group and local centres and in other agreed office locations.

9. Amendments to 3.3 Policies for Employment Location

9.1 Amend heading to read:

"3.3 Policies for the Location of Office Employment"

Amend 3.3(a) by introducing the word "office" between "Major and "employment" to make it clear that the policies relate to office employment. Delete references to "industrial centres" in the third line, as these are the locations of major industrial and service trades employment, but are not considered to be appropriate locations for major office employment. Replace the final sentence with "Office developments outside these defined locations will be limited to a maximum gross floor area of 2000 m² with the exception of Dickson Group Centre where a limit of 4000m² will apply".

The amended policy would then read as follows:

3.3 Policies for the Location of Office Employment

(a) Major office employment shall, within the limitations imposed by local and overall transport and environmental considerations, be located within the area shown in Figure 19 and within town centres, Deakin Section 37 and other locations where the Authority considers that a proposal assists the achievement of the above Principle. Office developments outside these defined locations will be limited to a maximum gross floor area of 2000m² with the exception of Dickson Group Centre where a limit of 4000m² will apply.

9.2 Amendment to 3.3(c)

Introduce the word "office" between the words "additional" and "employment".

The amended policy would then read as follows:

"(c) Any Commonwealth Department or agency seeking to place additional office employment in Civic, shall consult the Authority".
9.3 Amendment to 3.3(d)

Introduce the word "office" after the word Commonwealth in the first line to emphasise that the policies seek to encourage the Commonwealth to locate its offices outside Civic, in the town centres and Parkes, Barton and Russell.

The amended paragraph would then read as follows:

"Commonwealth office employment will be encouraged to locate in town centres (other than Civic), Parkes, Barton and Russell. The Authority will also assist any Commonwealth efforts to encourage the private sector to invest in such projects".
APPENDIX T.1 - ROYAL MILITARY COLLEGE DUNTRROON MASTER PLAN

DETAILED CONDITIONS OF PLANNING, DESIGN AND DEVELOPMENT

Purpose

The purpose of the Master Plan is to guide the future planning, design and development of the Royal Military College (RMC), Duntroon, as a long term military training establishment.

The provisions of the National Capital Plan require that a Master Plan for Duntroon be prepared by or on behalf of the relevant organisation and be approved by the National Capital Planning Authority.

National Capital Significance

The foundation of the Royal Military College in Canberra was initiated concurrently with the competition for the design of Canberra in 1911. Griffin's plan identifies the site for a 'Military Post' at the eastern end of the municipal axis and in a later version, identifies the Military College on its present site.

The pastoral property of Duntroon was acquired by the Federal Government in 1912 and cadets from the College played a prominent role in the life of the new city.

The Site

The site, because of its status as a national institution and because of its location, character and heritage, is considered to have the special characteristics of the National Capital and is therefore included in a Designated Area of the National Capital Plan.

The site occupies an area of 125 ha. near one apex of the National Triangle, on the south-eastern slopes of Mt.Pleasant, overlooking the Molonglo Plain. It is located 3 kilometres to the north east of Capital Hill, and 3.5 kilometres east of the city centre. The site is bounded by Morshead Drive, Fairbairn Avenue and General Bridges Drive. (Refer Diagram 1)

Background

The Royal Military College, Duntroon, is the Army's prestigious officer training institution which provides military training for all potential Army General Service Officers. The College was established in 1911 under the direction of Major-General Bridges. The College is an open institution in that generally no access restrictions to the site are applied to the public.

The RMC Conservation Area is listed on the Register of the National Estate and covers approximately 15 ha. of the central area of the College, including the Parade Ground and associated cadet precinct, Duntroon House and Gardens.
The prominence and high visual quality of Duntroon House and Gardens, together with the Parade Ground buildings with their consistent form, fenestration, scale and materials, provides an appropriately military image for the central area of the College. The axial composition of buildings around the Parade Ground, centred on the Cadet's Mess, contrasts with the rest of the site, where the road pattern and disposition of buildings provide a sense of informality.

The landscape character of the site varies according to topography and land use. The upper slopes have a native woodland character, linking the site to the Inner Hills. The residential and smaller college buildings are located on the mid-slopes, where the dominant landscape character consists of mixed exotic species, including some Eucalypts, with an understorey of hedges and screen scrubs. An open landscape character dominates the flat areas, where large canopy trees define spaces for playing fields and close training areas.

Principles

The site is located within the Central National Area and a high quality of planning and development should be achieved within a design context appropriate to its location.

The functional areas of the site are defined by land use precincts which are to provide the physical planning framework for the site (Diagram 3). The functional areas have been established over time, allowing for appropriate interrelationships between functions and are linked by road and pedestrian networks. The Conservation Area encompasses parts of several zones where public access will be maintained.

Landscape maintenance shall be carried out to a high standard to provide for the efficient long term management of the landscape.

Development Conditions

Development is to conform to the conditions annotated on Diagrams 4, 5, 6 and 7.

Urban Design

New buildings, site works and landscape treatment shall complement and enhance the existing facilities with special emphasis on the three areas which are of particular national significance:

. The Conservation Area.

. The Main Entry from Morshead Drive ("The Badge Gates") relocated as shown in Diagram 3.

. The Entry from Fairbairn Avenue ("The Gun Gates").

All new buildings should be related in scale to existing structures and shall not exceed 3 storeys in height, thus maintaining the built form substantially within a landscape setting.
All new work in the Conservation Area is to be consistent with the existing character in scale and by use of materials, treatment of facades and landscape works. (refer Diagram 4)

The new Headquarters Building is to continue the architectural character and treatment of buildings around the Central Parade Ground to visually unify the new entrance precinct and the core of the College

A hierarchy in vehicle, cycle and pedestrian circulation is to be established by varying the road-cross sections, verge treatment and signage (refer Diagram 5)

Landscape

A Landscape Management Plan, to be approved by the Authority, is to be prepared to conserve the parkland character of the site and, in particular, the mature plantings within the Conservation Area. This plan will also include maintenance practices and standards.

A landscape structure is to be devised which adds to the legibility of the site by reinforcing the special identity of each functional zone, establishing pedestrian links and a hierarchy in vehicle circulation.

Landscape treatment of the perimeter areas is to be compatible with the adjacent land use, the adjacent road and the quality and character of the existing landscape. The perimeter landscape treatment must be a minimum of 20 metres wide measured from the road verge except where constrained by existing conditions (refer Diagram 6).

Main Entry ("The Badge Gates"): The landscape treatment and the urban design elements (portals etc) of the entry should reflect the formal, prestigious role of the College. The planting of the entry avenue is to be of a formal, deciduous character, similar to the Conservation Area. (refer Diagram 7)

Fairbairn Avenue Entry ("The Gun Gates"): From Fairbairn Avenue to the Conservation Area, the planting of the connecting avenue is to be Eucalypts in order to create a link to the rural surrounds and to allow views under the canopy to ADFA and across Dunrobin's playing fields. (refer Diagram 7)

At the junction of the entry avenue and the Conservation Area emphasis is given to the change in landscape character. Beyond this point the road verge planting is to be continued in deciduous trees and the character of the spaces formalised.

Strong vegetative screening is required along Morshead Drive adjacent to the Logistics Support Zone and the new residential area.

The open area of land along the ridgeline adjacent to General Bridges Drive will remain as a landscape buffer between the College and ADFA. No buildings should be constructed within this zone.
Architectural Character

The architectural character and quality of all buildings on the campus should be of a consistently high standard and should seek consistency in terms of scale, materials, colours, finishes, roof pitches and detail.

Perimeter development shall be of a consistent architectural character and quality, befitting the national significance of the site and the function of the college. Large stores and workshop buildings close to site boundaries shall be designed so as to limit their bulk and visual intrusion by, for example, modulating the length of facades and by using small scale building elements within such facades.

Car Parking

Car parking is to be provided in small lots, well screened and landscaped.
Diagram 1
Site Location

Diagram 2
Current Site Activities

Duntroon Master Plan
National Capital Plan Amending Series Number 3
Diagram 3

Land Use Precincts

Duntroon Master Plan
National Capital Plan Amending Series Number 3
Building Works
All building works shall require comment from Australian Heritage Commission prior to works approval.

Planning
Compliance with Section 30 of Australian Heritage Act 1985 is mandatory i.e. consultation with Australian Heritage Commission is required for works affecting buildings and landscape.

Conservation Area
Listed on the Register of the National Estate.

Building Character
All new building works shall be compatible with the materials, scale and massing of existing buildings. The existing structure of Heritage area is to be maintained.

Diagram 4
Heritage Area

Duntroon Master Plan
National Capital Plan Amending Series Number 3
Diagram 5
Internal Road Hierarchy

Diagram 6
Perimeter Roads

Duntroon Master Plan
National Capital Plan Amending Series Number 3
**Duntroon Master Plan**

*National Capital Plan Amending Series Number 3*
APPENDIX T.2 YORK PARK AND ENVIRONS MASTER PLAN

DETAILED CONDITIONS OF PLANNING, DESIGN AND DEVELOPMENT

The development of York Park and its environs represents a singular opportunity to make an important contribution to the Central National Area, to enhance the setting of Parliament House and to create sites to accommodate major policy departments and private enterprise organisations requiring proximity to Parliament House. At the same time, it provides an opportunity to reinforce the landscape character of the Central Area of Canberra.

Development will generally accord with the Indicative Layout at Figure 1 and, so that the views to and from Parliament House are not impeded, will generally be four storeys in height. In urban design terms, development should compliment Parliament House.

Land Use

The land use policy for York Park is primarily National Capital Use, which may include National Association offices and Commonwealth offices requiring a prestigious location. Limited retail and service outlets will be permitted as ancillary uses to the extent required to provide services to those employed in the immediate vicinity. Child care facilities will also be a permitted use in the area.

A site has been reserved for the construction of a commercial parking structure in the event that it is needed to serve those employed in the vicinity. Retail and service outlets may be permitted in the ground level of the structure.

Transport

In the interest of promoting an ecologically sustainable city it is timely to commence a process of encouraging less use of private transport, making more efficient use of that private transport and encouraging the use of public transport, particularly for the journey to work.

A reduction in the total long-term carparking provision can be achieved by initially requiring a lesser amount of on-site parking for new developments, and by providing supplementary carparking in temporary surface car parks, or in one or two centrally located parking structures. Such carparking could later be redeveloped for other purposes as policies aimed at reducing private car travel and parking demands take effect.

Traffic and parking will be managed to ensure that the road network functions in a manner consistent with its national significance. To that end parking will be limited and the use of public transport will be encouraged. On-site car parking shall be provided, at the rate of 1 space per 100 square metres of gross floor area, for new offices approved throughout the Central National Area (Barton) after the coming into effect of Amending Series 3 to the National Capital Plan. A higher on-site and/or off-site provision may be required by the Authority in specific cases, after taking into

Federal Register of Legislative Instruments F2007B01583
account the relationship between on-site parking, off-site parking opportunities and the capacity of public transport in the area.

The growth in employment in the area will be constrained to ensure that road network remains largely free of congestion.

**Urban Design**

The most critical urban design requirement is that development should contribute positively to the definition of Brisbane, Sydney and Canberra Avenues. Buildings must be sited parallel with the avenues to reinforce the radial geometry of the Griffin Plan. State Circle and National Circuit frontages are less critical although continuous frontages are desirable.

Surface carparks are inappropriate as foreground to the views from Parliament House and, to the extent they are permitted on a temporary basis, they must be carefully screened with berms, shrubs and trees.

A height limit of AHD 591 will be applied throughout the area covered by the Master Plan. This measure will ensure that Parliament House remains pre-eminent in views from elevated viewing points such as Mount Ainslie and from the eastern sector of the Molonglo Basin.

As Parliament House is sited above York Park, the roofscapes of buildings warrant particular attention. Sloping roofs of pre-coloured metal or tiles are mandatory. Flat, built-up and metal roofs with protruding plant rooms are prohibited.

Mandatory building lines have been established for the avenues. Ten (10) metre setbacks are required for buildings facing Brisbane Avenue. Six (6) metre setbacks are mandatory on Sydney Avenue and fifteen (15) metres on Kings Avenue.

Entries or entry courts for all buildings must face one of the three radial avenues. To ensure the amenity and safety of pedestrian paths the number of vehicle crossings should be kept to a minimum. To this end, set downs should be combined with service entries and carpark entries wherever practicable.

High quality paving, external lighting and landscaping will be required within site boundaries, matching the standards set and maintained in the public domain.

Individual development proposals will be assessed on their merits in respect to sunlight penetration, pedestrian amenity and the contribution the building makes to the streetscape. Where possible, ground level space should have active uses.

**Landscape Design**

York Park is an important link between landscaping at Parliament House and the formal streetscapes of Barton. The landscape plan will strengthen the form of the Avenues by increasing the density of the formal planting and will carry the informal woodland character of the Parliament House Parklands across State Circle and through the site.
The linear park in Windsor Walk is intended to enhance the amenity of the area and create a prestigious setting for future buildings. The informal woodland character of the park will offset the formal geometry of the roads and building. Nodes of intimate formal parks will be developed as accents within the woodlands.

Landscape proposals for the area will be the subject of a separate Landscape Master Plan to be approved by the Authority.

**Heritage and Environment**

A Notice of Intention was prepared for the York Park site (Block 1 Section 15) by Australian Construction Service and submitted to the (then) Department of Arts, Sport, Environment, Tourism and Territories in December 1990. Of particular concern was the presence on an adjacent site (Block 3 Section 22) of the rare moth *Syneomena plana*.

While it was determined in May 1991 that neither an Environmental Impact Statement nor a Preliminary Environmental Report would be required, it was recommended, at Ministerial level, that any decisions on the proposals for the York Park area should be subject to certain conditions established under the administrative procedures of the *Environment Protection (Impact of Proposals) Act 1974*. These conditions included a requirement that the moth habitat be protected by an acceptable fence. An area adjacent to the Sydney Avenue/National Circuit intersection has been fenced for this purpose.

**Building Design**

All future buildings in York Park and Environs, the area covered by the Master Plan, should:

- generally limit the width of buildings or building wings to 25 metres to enable pitched roofs to be used;
- articulate the facades through the use of colonnades, pergolas and sunshading to emphasise the play of light and shade;
- create openings in masonry structures - continuous glazing and reflective glass will not be permitted;
- emphasise entrances through the inclusion of canopies, porte cocheres and covered ways;
- limit the use of materials and colours to those in the off-white to cream range; stark white materials will not be permitted;
- conceal lift overruns and plant rooms within pitched roofs.

Unpainted galvanised metal will not be permitted on roofs, parapets or fascias.

External signage will be limited to modest, non-illuminated letters or panels attached to buildings.
Floodlighting of buildings will be subject to stringent on-site testing to ensure that brightness levels do not compete with Parliament House. Elevations of buildings facing State Circle will not be floodlit.

Undercroft parking will only be permitted where the Authority is satisfied that it does not limit the opportunity to landscape important street frontages.

Development Intensity

The plot ratio for any site shall be based on an average of 1.5:1 applicable across the area covered by the York Park Master Plan.
APPENDIX U - SECTION 6 BARTON

DETAILED CONDITIONS OF PLANNING, DESIGN AND DEVELOPMENT

Introduction

The Riverside site on Section 6, Barton, occupies a prestigious position in the Central National Area and is prominent in views from the vantage points north of the lake and on approaches to the Parliamentary Zone. 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.

Land Use

The Riverside site, together with the development on the opposite block, Section 9, will become an important public precinct with the development of residential and community uses in close proximity to the office employment areas of Barton and Parkes.

Residential development at this location will present an opportunity for people to live close to a major office employment centre and to take advantage of the panoramic views that the site affords.

Small scale commercial land uses, such as commercial accommodation, restaurants, cafes and tourist uses are proposed to complement the primary land uses. It is hoped that the diversity of land uses which could emerge will enhance the Parliamentary Zone and attract day and night activities into the formal areas of the National Capital.

Urban Design

The urban design principles and objectives for the development of the Riverside site are determined by its:

- prominent location within the Central National Area
- proximity to the Parliamentary Zone and Kings Avenue
- relationship to the lake and associated parklands
- north sloping terrain which provides panoramic views over Lake Burley Griffin, and
- visual prominence from vantage points north of the lake.
Building Height

A maximum height limit of AHD 591 has been established for the Barton area including this site. This level 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.

Individual consideration will be given to special vertical elements such as a spire or tower associated with a cathedral building on Block 8, Section 6 Barton.

The height limit establishes a maximum height for commercial buildings flanking Blackall Street; with residential, community and other ancillary uses being located in buildings located closer to the lake, following the sloping terrain of the site and stepping down to 3 and 2 levels for the building nearer Bowen Drive.

Design Principles

All future buildings on the Riverside sites shall conform with the following principles.

- breaking up long facades by using colonnades, pergolas and, through the use of sunshading emphasising the play of light and shade;
- creating openings in masonry structures; continuous glazing and reflective glass will not be permitted;
- identifying entrances through the inclusion of canopies, porte cochere and covered ways;
- limiting the range of materials and colours to those in the off white to ochre range; stark white materials will not be permitted;
- concealing lift overruns and plant rooms within pitched roofs.

Development Conditions

Built Form

The built form should have regard for the site topography, stepping down the slope in terraced levels presenting a series of building "fingers" interspersed with landscaped zones fanning around the contours.

The built form for residential development should be a minimum height of 3 levels and a maximum of 4 levels (one being a covered car parking level).

Unbroken, wall like facades will not be permitted. Terraces, balconies, roof decks and awnings are encouraged as a means of modulating facades.
Setbacks

Building should be set back minimum 6.0 metres from Blackall Street with a 10 metre landscaped setback from Bowen Drive and satisfy the relevant ACT criteria regarding noise standards.

Access and Parking

Primary vehicle access to be from Blackall Street. With the exception of a limited amount of visitor parking, all car parking should be contained in structures (in basements or decked) and screened from external view.

Materials

Unpainted galvanised metal will not be permitted on roofs, parapets or fascias.

Signage

External signage will be limited to modest, non-illuminated letters or panels attached to buildings.

Landscaping

A high quality of landscape design is sought and mature trees are to be retained wherever possible. A pedestrian pathway/easement through the site is to link Blackall Street to Bowen Drive and the lake edge.
APPENDIX H - PART 4

CONDITIONS FOR THE SITING OF SATELLITE DISHES AND OTHER TELECOMMUNICATIONS EQUIPMENT

Introduction

The following conditions apply to all Designated Areas and, subject to the discretion exercised by the Territory Planning Authority, to Areas Subject to Special Requirements of the National Capital Plan.

General Policy

Satellite dishes and other telecommunications equipment are to be located at ground level, at the rear of buildings and are to be suitably screened. Only where it can be demonstrated that a ground level location is not available or is technically unsuitable will roof top mounted structures be considered. The visual impact of roof mounted structures must be minimised. Where the Authority considers it necessary, such structures will be required to be screened or housed within purpose designed enclosures.

Specific Policies

1. Ground level structures are to be located at the rear of the building in the least conspicuous position and are to be screened from public view by screen walls and/or landscaping. Structures will generally not be permitted in front of buildings.

2. Structures located above the eaves or parapet of a building should generally be positioned to avoid changing the silhouette of the building when viewed from street level and to minimise the visual impact of the structure when viewed from key public places.

3. Roof mounted structures should, as far as practical, be incorporated within, or integrated with, structures on the roof in a purpose designed roofscape. Where no other structure exists above the roofline, the proposed structure should be set back from the parapet line of the building by a minimum distance generally equal to half the height of the proposed structure.

4. In Designated Areas, the Authority may refuse its approval in any particular case where it is of the opinion that the proposed structure would adversely impact on the appearance of the building to an unacceptable degree.

5. Applicants may be required to justify the size of satellite signal receiving dishes to the satisfaction of the Authority.
6. In order to minimise visual intrusion, applicants may be required to ensure structures are coloured to match the finishes of nearby buildings.

7. Superseded equipment shall be removed within three (3) months of subsequent approval to erect a replacement structure.

8. Application for Works Approval for major buildings will be required to demonstrate satisfactory provision for present and likely future telecommunication needs.