AUSTRALIAN CAPITAL TERRITORY
(Planning and Land Management) Act 1988

National Capital Plan
Amendment No.4

November 1992
AMENDMENT NUMBER 4 TO THE NATIONAL CAPITAL PLAN

1. Amend the GENERAL POLICY PLAN - Metropolitan Canberra - as indicated in Figure V.1 at Appendix V - to:

(a) extend the urban area of Gungahlin so that it covers the proposed residential and tourist components of the proposed "Harcourt Hill" development, and

(b) precisely define the full extent of the Gold Creek Tourist Area.

2. Amend page 55 of the Plan by re-numbering the heading "Designated Area: The Inner Hills" from 8.5.4 to 8.5.5 and inserting a new heading 8.5.4 "Special Requirements for Hills Ridges and Buffer Spaces" over the following:

Special requirements apply to the development of the "Harcourt Hill" resort and to the Gold Creek Tourist Area. These special requirements are set out in Appendix V.

3. Include as APPENDIX V - SPECIAL REQUIREMENTS, the following:

Gold Creek Tourist Area and "Harcourt Hill"

Special Requirements

General

1. The approach to the National Capital should reinforce the image of Canberra as the "Bush Capital" by carrying the surrounding rural landscape into the city from its periphery. The corridor of open space flanking the highway should be variable in its width providing a well-defined separation of the urban areas.

2. In respect of the Gold Creek Tourist Area, the existing landscape character of open, lightly wooded pastures should be retained on the ridges adjacent to the highway.

3. In the open sparsely wooded area surrounding the Gold Creek Tourist Area, land uses which enhance or at least are compatible with the existing landscape character are required (ie the land uses are to create a "parkland" character around the development thus ensuring its visual and psychological separation).

Gold Creek Tourist Area

1. Development within the Gold Creek Tourist Area should continue to reflect the existing character, ie "pavilions" in well-landscaped settings.
2. The Gold Creek Tourist Area is to be visually contained with clear boundary treatments. (refer Figure V.1)

3. Planting should provide definition to the whole development as well as providing distinct character to the access road and precincts designed to accommodate individual developments.

Open Space

1. Well-wooded Open Space areas along the ridges should separate the residential areas from the buffer spaces and Gold Creek Tourist Area.

2. Defined open spaces should provide usable areas and meaningful public access, as well as providing wildlife corridors linking to outer hills and ridges, and drainage lines and watercourses.

Harcourt and Percival Hills

1. No residential development should be located on either Harcourt or Percival Hills, adjacent to the Highway. This is to ensure that the open, rural landscape character is maintained. The inclusion of a golf course in this area would be appropriate.

2. The location of resort core facilities on the west side of the ridge in association with a golf course would be appropriate. Low, clustered buildings in this setting would add to the appearance of a "homestead" retreat and would allow for glimpses of future development from the road.

3. The main entry road treatment should not be too overt and hence interrupt the experience of entering the National Capital. Deciduous trees are not considered appropriate in this landscape - consideration needs to be given to the formal use of native trees to reinforce the "Australianness" of the development.
Figure V.1

- Extension to Gungahlin Urban Area
- Extent of Gold Creek Tourist Centre

Legend:
- Red: Extension to Gungahlin Urban Area
- Orange: Extent of Gold Creek Tourist Centre

500m Scale