

**AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988**

**AMENDMENT of the
NATIONAL CAPITAL PLAN**

AMENDMENT 13

February 1995

PREAMBLE

The National Capital Plan ("the Plan") came into effect on 21 December 1990 following approval by the then Minister for the Arts, Tourism and Territories.

A function of the National Capital Planning Authority ("the Authority"), is to keep the Plan under constant review and to propose amendments to it when necessary. The statutory provisions for amending the plan are set out at sections 14 to 22 of the *Australian Capital Territory (Planning and Land Management) Act 1988* ("the Act").

This Draft Amendment of the Plan is made available for public inspection under section 15 of the Act. Section 15 of the Act provides:

- (1) *After preparing the Draft Plan (Amendment), the Authority shall:*
 - (a) *submit a copy to the Territory planning authority;*
 - (b) *by notice published in the **Commonwealth Gazette** and in the principal daily newspaper published and circulated in the Territory:*
 - (i) *state that the draft Plan (Amendment) has been prepared, and that copies will be available for public inspection at the places and times, and during the period, specified in the notice; and*
 - (ii) *invite interested persons to make written representations about the draft Plan (Amendment) within a reasonable period specified in the notice and specify the address to which the representations may be forwarded; and*
 - (c) *make the draft Plan (Amendment) available for inspection accordingly.*
- (2) *The Authority shall:*
 - (a) *consult with the Territory Planning Authority about the draft Plan (Amendment) and have regard to any views expressed by it; and*
 - (b) *have regard to any representations made by the public;*
and, if it thinks fit, may alter the draft Plan (Amendment).

**THE NATIONAL CAPITAL PLAN
AMENDMENT 13**

FEBRUARY 1995

Amend the National Capital Plan as follows:

1. Amend Figure 1, "GENERAL POLICY PLAN - Metropolitan Canberra" facing page 14, in respect of Symonston Section 1 Block 4 only, (refer Amendment Plan which follows showing the extent of this area), by:
 - deleting the symbol denoting "Areas under investigation for Urban Use" and,
 - altering the land use category from "Broadacre Areas" to "Urban Areas"

2. Amend "4.4 Policies for Urban Areas" as follows:

- (a) insert in clause 4.4(e) at page 35, immediately following the word "Bruce" the words: "and the Advanced technology Park at Symonston".

Paragraph 4.4(e) will then read as follows:

"Industrial development shall be located in the main industrial areas of Fyshwick, Mitchell and Hume and in the Fernhill Technology Park at Bruce and the Advanced Technology Park at Symonston."

- (b) insert a new paragraph in clause 4.4(j), immediately preceding the paragraph commencing "Land Use definitions" at page 36, as follows:
"Symonston Section 1 Block 4: The range of uses permitted in respect of Symonston Section 1 Block 4 shall be:

- Advanced Technology Park
- Public Utility
- Open Space"

Clause 4.4(j) will then read as follows:

"The range and nature of uses permitted in Urban Areas includes those uses generally compatible with residential, commercial, community, cultural, recreational and industrial activity, other than uses not permitted in the Territory Plan. In particular, however, the range of permitted uses includes:

- Parliamentary Use, National Capital Use and Diplomatic Missions, within Designated Areas
- other Commonwealth purposes, on National Land.

Symonston Section 1 Block 4: The range of uses permitted in respect of Symonston Section 1 Block 4 shall be:

- Advanced Technology Park
- Public Utility
- Open Space

Land Use definitions are at Appendix A."

3. **Amend 4.5 "Special Requirements for Urban Areas"** by inserting, at page 40, the following:

"4.5.5 Symonston Section 1

It is in the interests of the National Capital that an advanced technology industrial park within Symonston Section 1 achieves a high quality of development consistent with the prominence of the site and its important location on a major Approach Route.

The Canberra Avenue approach route corridor at Symonston, between the Monaro Highway and Newcastle Street, represents a transitional area changing in character from rural to one of a built up nature. The character of this transitional area should be reinforced to identify it as one that has special processional qualities. Development controls and landscape requirements should seek to ensure that buildings, landscape and land use are consistent with this concept.

Special Requirements

Development is to conform to a Development Control Plan agreed by the Authority. The Development Control Plan, which may be completed in stages, shall meet the following requirements:

(i) Land uses are to be primarily those involved in the research, development, manufacture, processing, assembly and marketing of advanced technology and scientific products including allied goods and services and supporting processes, and to public utilities and open space.

(ii) All buildings along the Canberra Avenue edge of the site are to address the Avenue with car parking and service areas to the rear. Special attention is to be given to the integration of building design, landscape and signage along the Avenue to be consistent with the approach route concept. The height, massing and spatial arrangement of the buildings and the distribution of the buildings on the site should respond to and balance that which has been achieved on the northern side of Canberra Avenue.

(iii) The first stage of development should commence with sites having frontage to a service road parallel to Canberra Avenue.

(iv) Access to the site will not be permitted from Hindmarsh Drive or the Monaro Highway. Access should be confined to a maximum of two points from Canberra Avenue and, if practicable, be located directly opposite the access roads on the northern side of the Avenue. Entrances should be consistent with and not detract from the approach route landscape context.

(v) *The crest of the hill at the intersection of Canberra Avenue and Newcastle Street represents the start of the transition from a rural to an urban setting. It is important to identify this edge to distinguish the change in landscape character as a perceived entrance to the National Capital, framing and enhancing the first view of Parliament House. The form of this gateway should represent a significant change in the character of the planting and reflect the distinct landform either side of the Avenue. A plantation gateway of formal rows of closely spaced Eucalypts at this point, will provide a link with the open rural landscape and the formal exotic planting which defines the corridor between Monaro Highway and Hume Place.*

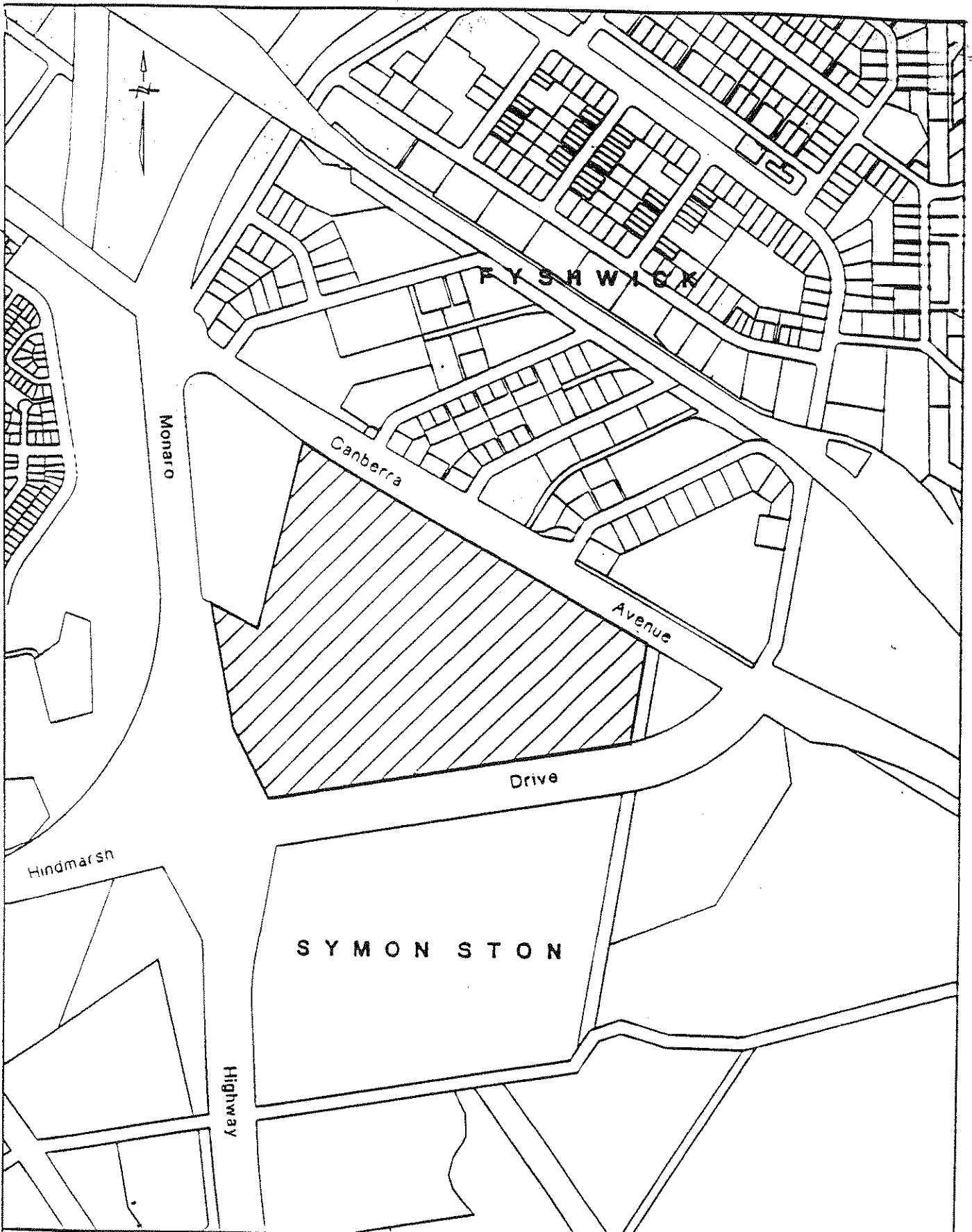
Planting along Canberra Avenue in this location should therefore continue the gateway composition of species comprising formal rows of indigenous trees in dry land grass and allow views into the site. Development of the estate shall be in the context of a comprehensive landscape plan with a predominant tree canopy of indigenous Eucalypt species. The landscape design should integrate with the environmental protection measures for the site.

(vi) *Environmental protection measures are required to ensure that the sensitive elements of the site, including the environment of Jerrabomberra Creek, are protected."*

4. **Amend Appendix A "Land Use Definitions" by inserting, at page 5, the following definition:**

"Advanced Technology Park

An industrial park containing uses primarily involved in the research, development, manufacture, processing, assembly and marketing of advanced technology and scientific products including allied goods and services and supporting processes."




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Title:			
AMENDMENT PLAN SYMONSTON SECTION 1 BLOCK 4			
Drawn: PS	Scale: NTS	Date: Aug 94	
Checked:	Drawing No. 100/94/945	Rev.	