



NATIONAL CAPITAL AUTHORITY

*Australian Capital Territory
(Planning and Land Management) Act 1988*

NATIONAL CAPITAL PLAN

**AMENDMENT 42
(York Park Master Plan)**

August 2005

AMENDMENT 42 OF THE NATIONAL CAPITAL PLAN (YORK PARK MASTER PLAN).

The National Capital Plan is amended in the following way:

1. Amend Figure 8 in Part One of the National Capital Plan by -
 - 1.1. altering the land use category of Windsor Walk (Block 3 Section 1 Barton, Block 3 Section 15 Barton and Block 2 Section 29 Forrest), the closed section of Canberra Avenue (Block 2 Section 28 Forrest), and Block 4 Section 29 Forrest from “National Capital Use” and “Road” to “Open Space”;
 - 1.2. altering the land use category of Pt Block 2 Section 1 (Oak Plantation) from “National Capital Use” to “Open Space”;
 - 1.3. altering the land use category of Block 7 Section 30 Forrest from “Road” to “National Capital Use”;
 - 1.4. deleting the words “York Park and Environs Master Plan” from the dot point in the legend that makes reference to Appendix T.2 and substituting the words: “York Park Master Plan”; and
 - 1.5. deleting the words “after coming into effect of Amending Series 3 to the National Capital Plan” from the dot point in the legend that makes reference to on-site car parking requirement.
2. Amend the conditions on the page (p.41) following Figure 8 in Part One of the National Capital Plan by -
 - 2.1. altering the heading of section “D” from “D – Blocks 3, 4 & 6 Section 29 and Blocks 2, 3, 9 & 11 Section 30 Forrest” to “D Blocks 3 & 6 Section 29 Forrest, Blocks 2, 3, 9 & 11 Section 30 Forrest, Blocks 3, 5 & 7 Section 22 Barton and Block 2 Section 15 Barton”.
 - 2.2. Adding a new section “E” as follows:

E Block 2 Section 1 Barton

Objective

The objective for the site is to allow development for National Capital Use in the southern part of the Block and for purposes consistent with protection of the whole heritage listed York Park North Tree Plantation (commonly known as the Oak Plantation) at the northern end of the block, and to include provision for parking, either in basements and/or in a parking structure, and ancillary/small scale retail and personal services at building ground level

Land Use Policy

The primary land uses permitted are:

National Capital Use; and

Open Space.

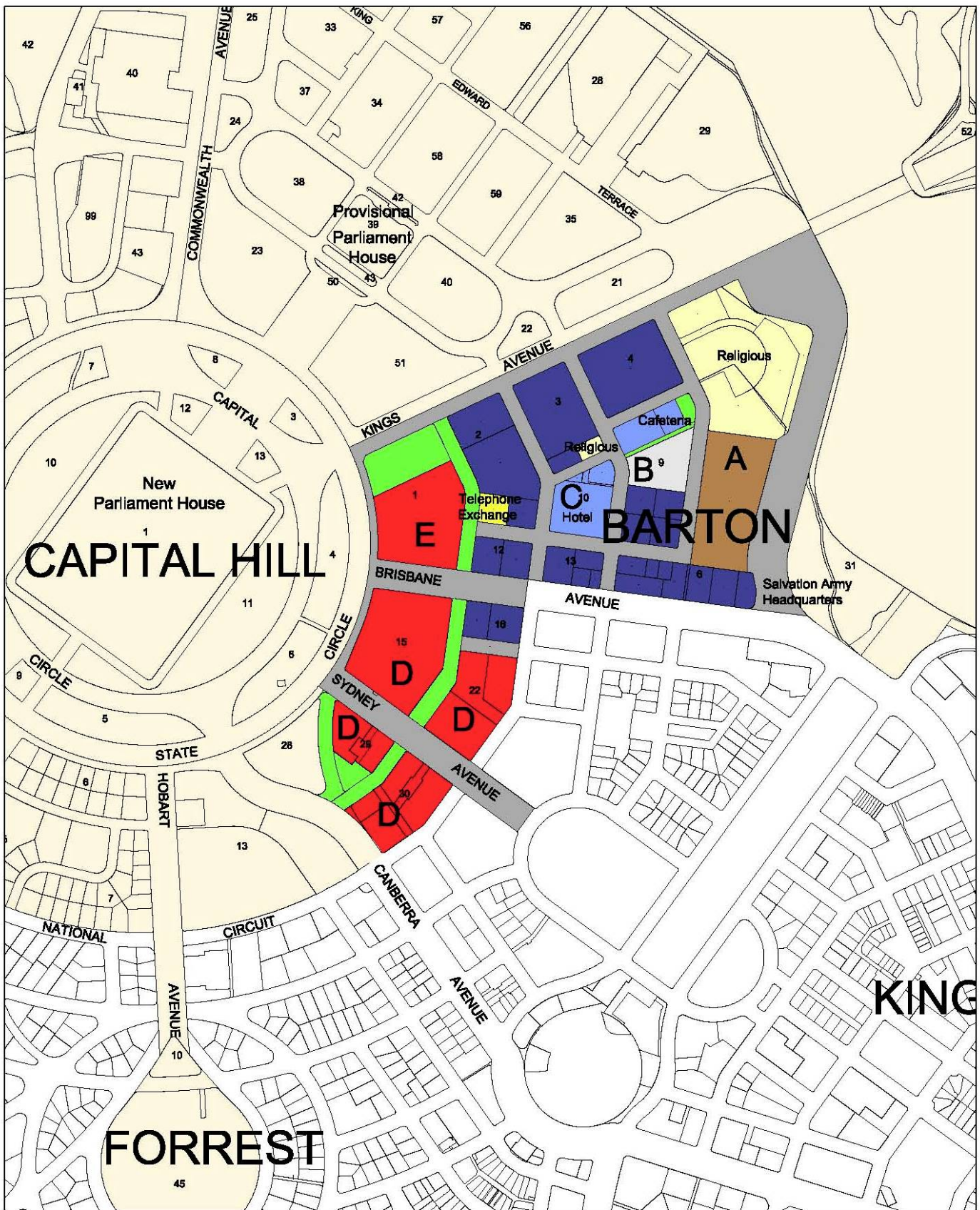
Other land uses permitted, ancillary to and in association with the primary uses,:

- Car Park; and
- Retail (small scale shop), Personal Services Establishment, Café, Bar and Restaurant at building ground level and within a carpark structure if provided.

3. Amend Appendix T – Master Plans Detailed Conditions of Planning, Design and Development of the National Capital Plan by –

- 3.1. deleting all references to the words “Appendix T.2: York Park and Environs Master Plan” from pages 217 and 235 and substituting “Appendix T.2: York Park Master Plan”; and
- 3.2. deleting the current “Appendix T.2: York Park and Environs Master Plan” and substituting a new “Appendix T.2: York Park Master Plan”.

The amended Figure 8 and following page 41, the amended Appendices pages 217 and 235 and the replacement “Appendix T.2 York Park Master Plan”, are as follow:



- National Capital Use
- Offices
- Commercial
- Road
- Carpark
- Open Space
- Communications Facility
- Community Facility
- Residential
- Adjoining Central National Area

- Refer to Appendix U for Section 6 Barton
- Refer to Appendix H for Design and Siting Conditions which apply to all blocks
- Refer to Appendix T.2 for York Park Master Plan
- On-site car parking shall be provided, at a rate of 1 space per 100 square metres of gross floor area, for new offices approved throughout the Central National Area (Barton). 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.
- Refer to Block specific Land Use Policies on following page.

Figure 8
The Central National Area
(Barton)

LAND USE POLICIES

A Block 22 Section 6 Barton

Objective

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.

Land Use Policy

The primary land use policy intended for this block is Residential

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

- Commercial Accommodation;
- Retail;
- Community Facility; and
- Recreation.

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 car parking 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 Car Park

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

- Retail;
- Cafe, Bar, Restaurant;
- Personal Services Establishment;
- Tourist Facility; and
- Park.

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

C Section 10 Barton

Objective

The objective for section 10 Barton is to enable the Hotel Kurrajong and its setting to be used as an Hotel and Hotel School without detriment to its heritage values.

Conditions of Planning, Design and Development:

- The land use policy for Section 10 Barton is "Hotel and Educational Establishment".
- Block 3 Section 10 Barton is to be retained and maintained as public open space by the lessee, giving special consideration to heritage values.
- Landscape and building development works on Section 10 Barton shall give special consideration to the heritage values of the Hotel Kurrajong.
- Development must address street frontages.

D Blocks 3 & 6 Section 29 Forrest, Blocks 2, 3, 9 & 11 Section 30 Forrest, Blocks 3, 5 & 7 Section 22 Barton and Block 2 Section 15 Barton

Objective

The objective of the land use policy for these sites is to allow office development in general in addition to National Capital Use purposes to enable the York Park precinct to achieve its maximum potential as an office employment area.

Land Use Policy

The primary land uses permitted are:

- National Capital Use; and
- Office.

E Block 2 Section 1 Barton

Objective

The objective for the site is to allow development for National Capital Use in the southern part of the Block and for purposes consistent with protection of the whole heritage listed York Park North Tree Plantation (commonly known as the Oak Plantation) at the northern end of the block, and to include provision for parking, either in basements and/or in a parking structure, and ancillary/small scale retail and personal services at building ground level.

Land Use Policy

The primary land uses permitted are:

- National Capital Use; and
- Open Space.

Other land uses permitted, ancillary to and in association with the primary National Capital Use, are:

- Car Park; and
- Retail (small scale shop), Personal Services Establishment, Café, Bar and Restaurant at building ground level and within a Car Park structure if provided.

- APPENDIX T: MASTER PLANS
DETAILED CONDITIONS OF PLANNING,
DESIGN AND DEVELOPMENT**
- APPENDIX T.1: ROYAL MILITARY COLLEGE DUNTROON
MASTER PLAN**
- APPENDIX T.2: YORK PARK MASTER PLAN**
- APPENDIX T.3: RUSSELL MASTER PLAN**
- APPENDIX T.4: AUSTRALIAN NATIONAL BOTANIC GARDENS
MASTER PLAN**
- APPENDIX T.5: ACTON PENINSULA**
- APPENDIX T.6: MASTER PLAN FOR THE PARLIAMENTARY
ZONE**

APPENDIX T2 YORK PARK MASTER PLAN

Appendix T2

YORK PARK MASTER PLAN

1. PREAMBLE

The development of York Park and environs is primarily to accommodate prestigious offices requiring proximity to Parliament House. York Park occupies a prominent site in the Central National Area and contributes to the urban form and landscape features which give the National Capital its special character and setting. It forms part of the backdrop and approaches to Parliament House and an edge to the Parliamentary Triangle at Kings Avenue. York Park has a key role in the daily functions of government, provides sites for the headquarters of major national associations and plays an international role in receiving visiting officials and dignitaries. Consequently, it is necessary that development of York Park and its public domain should achieve design excellence of a high order.

‘York Park’ is the gazetted name of the areas contained within Sections 1 & 15 Barton and Section 29 Forrest (named after commemorative tree plantings by HRH the Duke of York in 1927), however for the purposes of the Master Plan, ‘York Park’ refers also to the environs beyond these Sections, and includes all of the area between National Circuit, Canberra Avenue, State Circle and Kings Avenue.

The primary ordering structure of the Central National Area, of which York Park and its main avenues are integral components, is Walter Burley Griffin’s formally adopted Plan for Canberra. It is fundamental to this Master Plan that development respects the geometry and symbolic intent of the Griffin Plan, particularly the vistas to and from Parliament House and the connections to national institutions, monuments and landscape spaces in and around the Parliamentary Zone. The different streetscapes associated with the three major Avenues (Kings Avenue, Brisbane Avenue, Sydney Avenue) and State Circle need to be recognised and reinforced.

The Central National Area is identified as a Designated Area of the National Capital Plan (the Plan). Therefore, York Park is subject to the principles and policies of the Plan for the Central National Area, in particular, section *1.4: Detailed Conditions of Planning, Design and Development*. Consequently the urban design criteria of the Master Plan have been formulated on the basis of these Conditions. These include aspirations for a high quality of urban design and architecture. Principles of environmental sustainability will also be applied in the assessment of new developments.

To protect the integrity of views to and from Parliament House, development is generally limited to a maximum height of RL 591m. A general plot ratio control such as that in Appendix H – Design and Siting Conditions, will not be used as a means of controlling development intensity for the Master Plan area. Density Controls will be established in development guidelines for individual sites. The density of sites will be determined by height control, setbacks, parking provision and environmental performance standards such as sun access and provision of landscaped internal courts. Specific height and setback controls will be provided

for individual sites prior to land release or design development. (Refer: 4. Development Approval)

The principles and policies that follow should be read in conjunction with the York Park *Indicative Development Plan* and *Indicative Development Sections* at Figures 1- 4.

2. PRINCIPLES

1. The York Park area should be developed primarily as a prestigious office area and landscape setting to satisfy demand for office accommodation requiring proximity to Parliament House.
2. The urban structure and character of York Park should reflect the geometry and intent of the Griffin Plan, and provide a legible hierarchy of streets and public spaces.
3. Architectural excellence is essential for development in York Park, commensurate with its location adjacent to Parliament House.
4. High quality landscape design is essential for the development of York Park as a prestigious setting for national capital uses and offices.
5. The landscape design of streets, pedestrian paths and open spaces of York Park are to consist of a range of formal and informal spaces that reinforce the Griffin geometry and contribute to the landscape setting of Parliament House.
6. The public domain of York Park should provide for places for local recreation with a high level of pedestrian amenity.
7. Individual buildings should contribute to the coherent definition of streets, blocks and public spaces, forming the public domain of the Master Plan area, and contribute to the public domain's active pedestrian qualities.
8. Less use of private transport and greater use of public transport should be encouraged, particularly for the journey to work, with more efficient use made of private transport.
9. Safe and convenient movement systems for pedestrians and cyclists should be provided within the precinct.
10. Significant natural and heritage values of the area should be identified and protected.

3. POLICIES

3.1 Land Use

- a) The primary land uses permitted in York Park are 'National Capital Use,' 'Offices' (which may include Commonwealth offices and offices for national associations), and Open Space.

- b) Limited retail and service outlets are permitted as ancillary uses to provide services to those employed in the immediate vicinity. Childcare facilities as ancillary uses are also permitted in the area.
- c) Commercial parking structures, if provided to meet parking supply in York Park, are to be located where identified on the Indicative Development Plan at Figure 1. Retail and personal service outlets may also be permitted in the ground level of the structures as ancillary small scale facilities.
- d) Retail and personal services outlets to serve the needs of those employed in the immediate vicinity should be provided at the street level of office and parking buildings in the location identified for a “Retail Plaza” on the Indicative Development Plans: Figures 1-4.
- e) Large spaces for recreation are to be provided at either end of Windsor Walk including a large space suitable for active recreation at the Canberra Avenue end of Windsor Walk.

3.2 Urban Design

- a) Buildings are to be sited parallel with the Avenues (Kings Avenue, Brisbane Avenue and Sydney Avenue), with National Circuit and State Circle, to provide definition to the geometry of the Griffin Plan with built form.
- b) Individual development proposals will be assessed on their merits in respect to the contribution made to the quality of the public domain – the streets, footpaths and open spaces of York Park – as a safe, attractive and pedestrian active environment.
- c) Surface carparks are inappropriate as foreground to the views from Parliament House and, to the extent they are permitted on a temporary basis, they are to be carefully screened with landscape.
- d) A building height limit of RL 591m generally applies throughout the area covered by the Master Plan. However, on Block 2 Section 1 Barton, buildings up to RL 602m, inclusive of plant and roof height, may be considered where they add visual interest to the skyline, are set back from the Main Avenue frontages, and 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.
- e) As Parliament House is sited above York Park, the roofscapes of buildings warrant particular attention. Roof plant is to be carefully integrated and enclosed within the roof form. Minor roofscape elements will be permitted to extend above the RL 591m height limit, to an extent not exceeding that of the RG Casey building, to add visual interest to the skyline.
- f) Critical building lines have been established for the Main Avenues. Fifteen (15) metre setbacks are required for buildings facing Kings Avenue, ten (10) metre setbacks on Brisbane Avenue and six (6) metres on Sydney Avenue. Buildings on Block 2 Section 1 Barton that front Kings Avenue will require a greater set back than 15 metres to ensure protection of the oak tree plantation that is on the Commonwealth List of heritage places.

- g) Porte cocheres, drop off points and minor architectural elements, which articulate and enhance the building elevation, will be considered within front setback zones.
- h) On State Circle, a variable setback of a minimum of twenty (20) metres is to apply, to allow the buildings to merge visually and spatially with the informal character of the woodland landscape surrounding Capital Hill.
- i) All buildings on blocks with a frontage to Kings, Brisbane or Sydney Avenue should generally have a significant entry facing the Avenue.
- j) Services and service entries should be concealed from Main Avenues and pedestrian pathways. Basement carparks should be constructed below finished ground level and concealed from public streets and pedestrian areas.
- k) The number of vehicle crossings should be kept to a minimum, to enhance the amenity and safety of pedestrian paths.
- l) Windsor Walk is to be further developed and retained as landscaped open space.
- m) Multi storey parking structures are to be designed to minimise their visual and physical impacts on the important public streetscapes of the Main Avenues and Windsor Walk.
- n) A parking structure, if provided on the corner of Windsor Walk and Brisbane Avenue, shall be located behind a screen of habitable retail/office buildings with address frontages to Brisbane Avenue and Windsor Walk and integrated in design with the retail/office buildings.
- o) Particular attention shall be given to the design of roofing to parking structures to relieve the visual impact of large roof areas. A maximum height below RL 591m may apply to parking structures to relieve their visual and physical impact on the public domain.

3.3 Landscape

- a) The landscape setting of York Park will consist of a range of formal and informal spaces that reinforce the geometry of the Walter Burley Griffin Plan and contribute to the setting of Parliament House.
- b) Landscape design in York Park will be of a high quality, commensurate with the location adjacent to Parliament House and places of national significance within the Central National Area.
- c) The Main Avenues - Kings Avenue, Brisbane Avenue and Sydney Avenue - are to be treated as formal landscaped boulevards that emphasise the street hierarchy and geometry of the Griffin Plan with regular street tree plantings, high quality verges, pavements and streetscape furniture.
- d) Landscaping of frontages to State Circle will generally be informal, and similar in character to the native woodlands surrounding Parliament House, in order to visually connect York Park to Capital Hill and contribute to its landscape setting.

- e) Windsor Walk is to serve as a central linear park and continuous pedestrian spine connecting public car parks, office destinations, the proposed retail plaza and a variety of landscaped recreation areas. It is to provide spaces for active recreation as well as quiet outdoor places for workers to enjoy during the day. Nodes of intimate formal parks are to be developed as accents within an otherwise informal woodland character extending the length of the Walk. Larger spaces for recreation are to be provided at either end of Windsor Walk.
- f) High quality paving, lighting and bollards, integrated with soft landscape treatments, are required within site boundaries to complement the standards set and maintained in the public domain.
- g) The design of parking areas and arrival courts should incorporate generously scaled tree planting beds to provide shade and separation to parking bays. Quality streetscape furnishings and paving treatments are to be utilised to provide visual relief to surface carparks and vehicular areas within or adjacent to places characterised by higher levels of pedestrian use.
- h) Internal courtyards of office buildings should generally provide deep in-ground planting conditions and be of a dimension suitable for establishing large trees.
- i) Spaces in front of building lines are to be landscaped to reinforce the theme of York Park as prestigious buildings in a landscape setting.
- j) External security barriers, if required, such as bollards and retaining walls, should be designed as integral and attractive elements of the civic landscape of York Park.

3.4 Architecture

- a) The highest standards of architecture will be sought for all buildings in the precinct.
- b) Individual buildings should be aligned with and contribute to the coherent definition of streets, blocks and public spaces intended for the Master Plan area.
- c) High quality, prestigious and durable building materials are required to be used for all developments.
- d) Buildings shall be a minimum of 4 storeys on the Main Avenue frontages.
- e) New buildings should complement, but not necessarily imitate, the style, colour, form, scale and finishes of surrounding buildings.
- f) Unpainted or galvanised metal will not be permitted on roofs, parapets or fascias.
- g) Lift overruns, plant rooms and any roof mounted aerials, masts and dishes should be designed and sited to have a low visual impact when viewed from the street or Parliament House.
- h) External signage will be subject to the signs policies of the National Capital Plan.

- i) Floodlighting of buildings will be subject to on-site testing to ensure that brightness levels do not compete with Parliament House.
- j) Undercroft parking, that is, open parking basements projecting above ground level, will only be permitted where the Authority is satisfied that it does not limit the opportunity to create attractive landscape areas, and will generally not be permitted on public street frontages and Windsor Walk.

3.5 Transport and Parking

- a) Parking policies for the York Park area are designed to encourage greater use of public transport for the journey to work.
- b) An overall reduction in the total long-term car parking provision is proposed. This will be achieved by initially limiting the amount of on-site parking permitted in new developments.
- c) On-site car parking shall be provided, at a rate of 1 space per 100 square metres of gross floor area, for new offices approved in the York Park area. 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.
- d) Surface car parks on unleased land will be progressively replaced by strategically located multi-level parking structures and/or underground parking areas. Supplementary car parking in temporary surface car parks may be provided pending the development of these parking facilities.
- e) If for specific sites the Authority determines that the amount of parking to be provided should be above the minimum on-site amount specified in (c) above, this additional parking may be provided either on-site, or by way of a contribution to the Territory Government for off-site provision of that parking in the locality, or by a combination of these methods.
- f) Parking for non-office uses will be provided at rates consistent with the standards of the Territory Government.

3.6 Pedestrian Movement

- a) Windsor Walk will be constructed and landscaped to form the main pedestrian spine through York Park.
- b) Cycle ways and pedestrian paths will be provided to enable safe and convenient movement and should connect to major peripheral paths.
- c) Pedestrian safety and visual amenity should be secured through traffic calming and appropriate streetscape design.

- d) New development should provide a positive address to pedestrian areas, to provide visual interest, activity and passive surveillance. Blank facades and exposed service areas should generally be avoided.
- e) Opportunities for linking pedestrian networks of York Park with surrounding areas such as the trail system in the peripheral parklands of Parliament House should be addressed in the development of Section 1 Barton.

3.7 Environment & Heritage

- a) Part of Block 3 Section 22 (site of investigation for rare moth *Synemon plana*) will be the subject of further study to determine its ecological and habitat value in the long term. Pending that study, the site is to be protected.
- b) Development of the northern part of Section 1 Barton will be subject to a Conservation Management Plan taking into account the heritage significance of the York Park North Tree Plantation.

3.8 Off Site Works

- a) Public domain works and site infrastructure should be implemented concurrently with new adjoining development.
- b) New developments may be required to provide public infrastructure, including adjacent access roads and landscaped public spaces such as Windsor Walk, in accordance with detailed development requirements set by the National Capital Authority

4. DEVELOPMENT APPROVAL

Development is to comply with the provisions of the York Park Master Plan and generally accord with the Indicative Development Plan at *Figure 1* and Indicative Development Sections at *Figures 2–4*. Site specific design guidelines will be developed, as necessary, based on the Master Plan and the relevant provisions of the National Capital Plan. The site specific design guidelines will provide the basis for the assessment of development applications for Works Approval.

Notes:

1. Reinforce main avenues as formal vistas to Parliament House.
2. Extend woodland setting of Capital Hill and State Circle into York Park.
3. Develop high quality built form to address Parliament House.
4. Develop Windsor Walk as linear park and pedestrian spine.
5. Site/s for large-scale office buildings requiring proximity to Parliament House including a retail plaza on Windsor Walk (see figure 4).
6. Maintain National Circuit as tree-lined avenue fronted by prestigious developments.
7. Site/s for possible public parking structure.
8. Opportunities to extend existing developments to provide (secondary) addresses, activity and passive surveillance to Windsor Walk.
9. Landscape recreation area.
10. Environmental protection area – subject to further study.
11. Environmental protection area - York Park North Tree Plantation (Oak Plantation)



Note:
This plan illustrates indicative development only. All new development including landscape, roads, buildings and extensions to buildings will be subject to detailed feasibility assessment and approval by the National Capital Authority. Tree locations are not surveyed.

Not to scale

YORK PARK MASTERPLAN

Indicative Development Plan

Figure 1



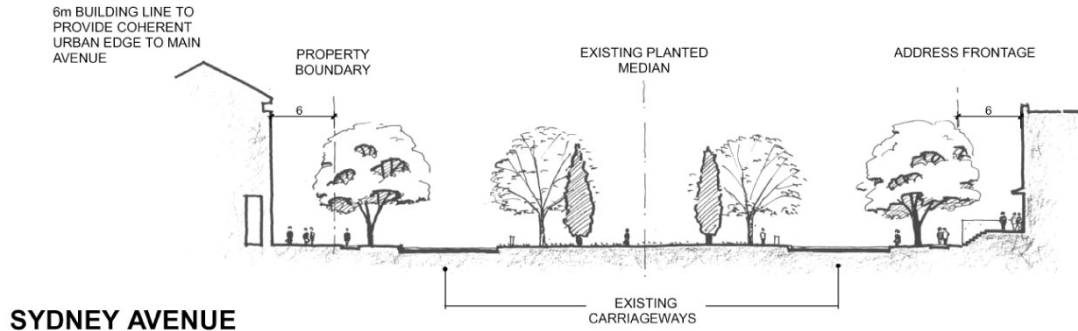
LEGEND

-  EXISTING BUILDING
-  FUTURE BUILDING
-  TALL BUILDING ZONE (max 602m)
-  ENTRY COURT
-  RETAIL PLAZA

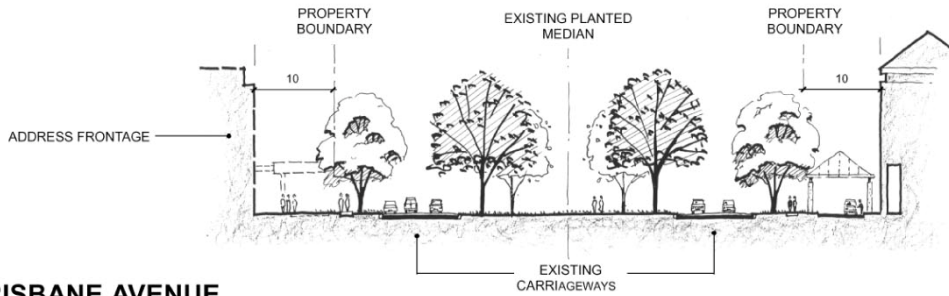
GENERAL NOTE:

MAIN AVENUES STREETScape CHARACTER:

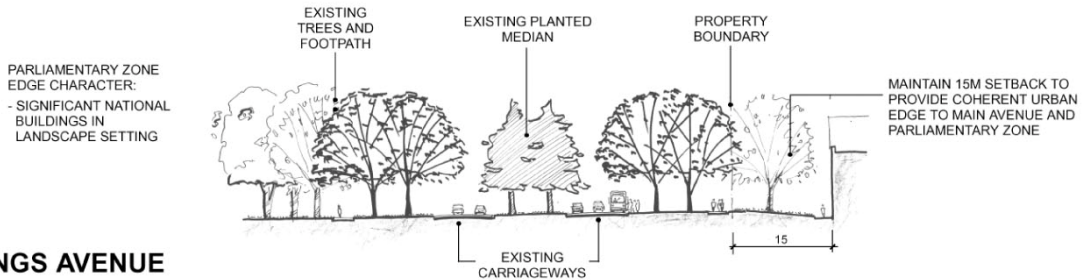
- BROAD, TREE-LINED BOULEVARDS WITH FORMAL PLANTINGS OF LARGE-SCALE STREET TREES AND PREDOMINANTLY GRASSED VERGES AND MEDIANS.
- CONSISTENT BUILDING SETBACKS TO PROVIDE BUILT FORM DEFINITION TO AVENUES; MINOR ARTICULATION ELEMENTS (EG BALCONIES, PORT COCHERES) PERMITTED WITHIN SETBACKS.
- DEVELOPMENTS SHOULD PROVIDE A SIGNIFICANT ADDRESS TO AVENUES.
- OUTDOOR LIGHTING, FURNITURE AND PAVING TO PROVIDE CONSISTENT STREETScape CHARACTER.
- HIGH QUALITY BUILT FORM TO ADDRESS MAIN AVENUES



SYDNEY AVENUE



BRISBANE AVENUE



KINGS AVENUE

NOTE:
THESE SECTIONS ILLUSTRATE INDICATIVE DEVELOPMENT ONLY. ALL NEW DEVELOPMENT INCLUDING LANDSCAPE, ROADS, BUILDINGS & EXTENSIONS TO BUILDINGS WILL BE SUBJECT TO DETAILED FEASIBILITY ASSESSMENT & APPROVAL BY THE NATIONAL CAPITAL AUTHORITY. TREE LOCATIONS ARE NOT TO SURVEY.

SCALE 1:200 (@ A1)

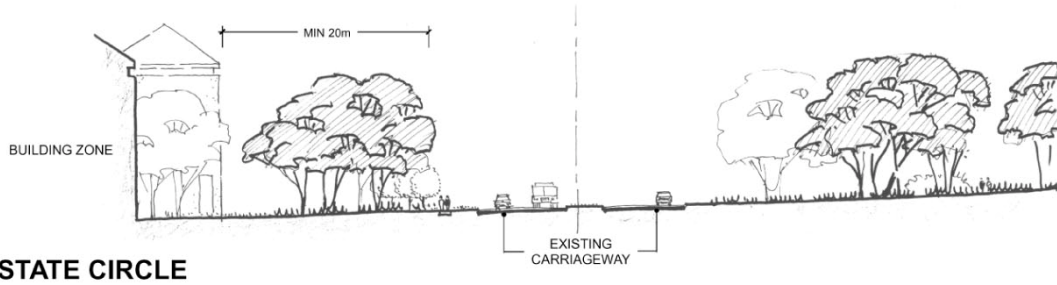
YORK PARK MASTER PLAN
INDICATIVE DEVELOPMENT SECTIONS

Figure 2

April 2005

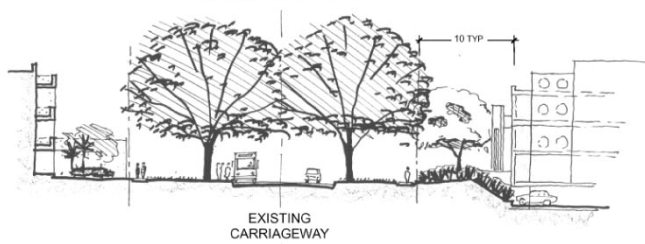
YORK PARK FRONTAGE TO STATE CIRCLE:
 • MAJOR BUILDINGS IN A WOODLAND SETTING
 • VARIED SETBACKS SIMILAR TO RG CASEY BUILDING

EXISTING WOODLAND CHARACTER SURROUNDING CAPITAL HILL TO EXTEND ACROSS STATE CIRCLE



STATE CIRCLE

EXISTING STREET TREES



MAINTAIN NATIONAL CIRCUIT AS A HIGH QUALITY AVENUE WITH LARGE STREET TREES AND GRASS VERGES.

PROVIDE A 10m LANDSCAPED SETBACK TO PRIMARY BUILDING LINE

MINOR ARTICULATION ELEMENTS (PORT COCHERES, BALCONIES, ETC) ARE PERMITTED IN SETBACK
 BASEMENT PARKING TO BE CONCEALED FROM STREET

NATIONAL CIRCUIT

MINOR STREETS PROVIDE OPPORTUNITIES FOR SHORT STAY PARKING.
 HIGH QUALITY STREETScape AND LANDSCAPE FINISHES TO BE PROVIDED.



TYPICAL PARKING STREET

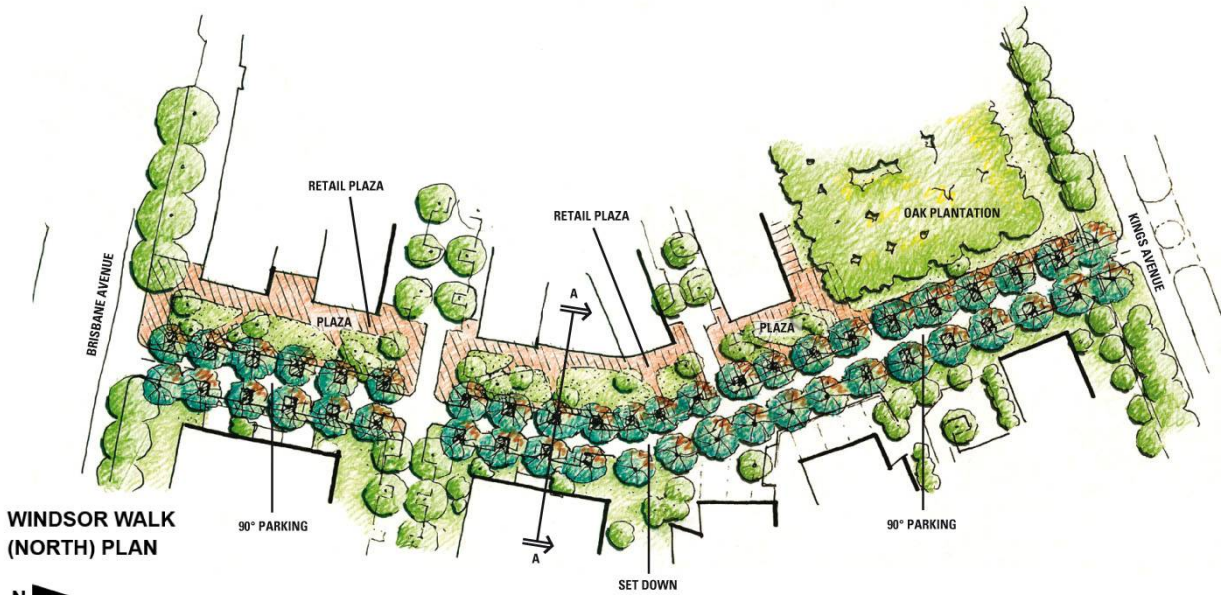
NOTE:
 THESE SECTIONS ILLUSTRATE INDICATIVE DEVELOPMENT ONLY. ALL NEW DEVELOPMENT INCLUDING LANDSCAPE, ROADS, BUILDINGS & EXTENSIONS TO BUILDINGS WILL BE SUBJECT TO DETAILED FEASIBILITY ASSESSMENT & APPROVAL BY THE NATIONAL CAPITAL AUTHORITY. TREE LOCATIONS ARE NOT TO SURVEY.

SCALE 1:200 (@ A1)

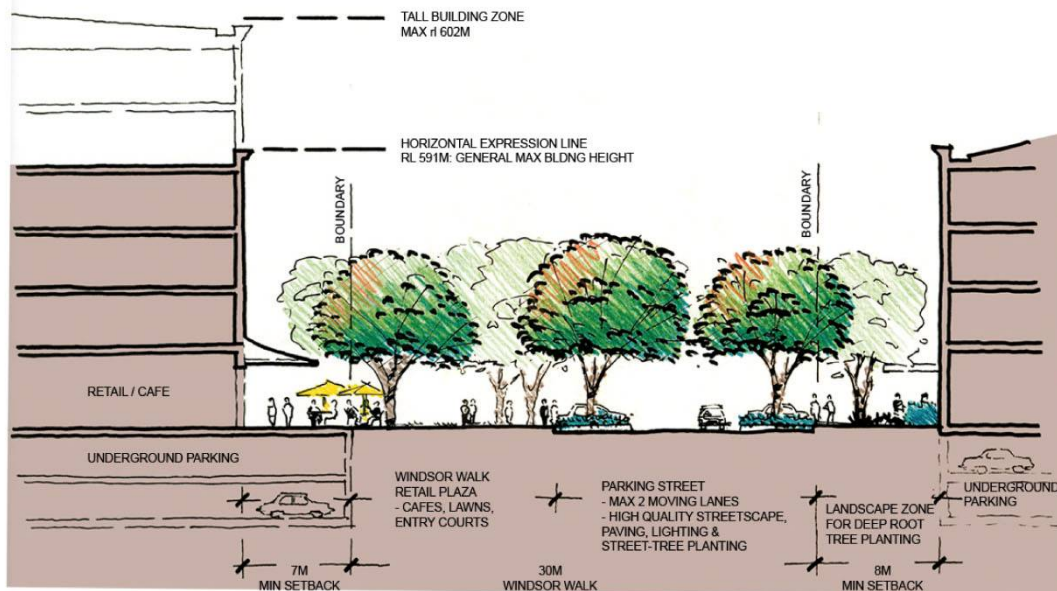
YORK PARK MASTER PLAN
INDICATIVE DEVELOPMENT SECTIONS

Figure 3

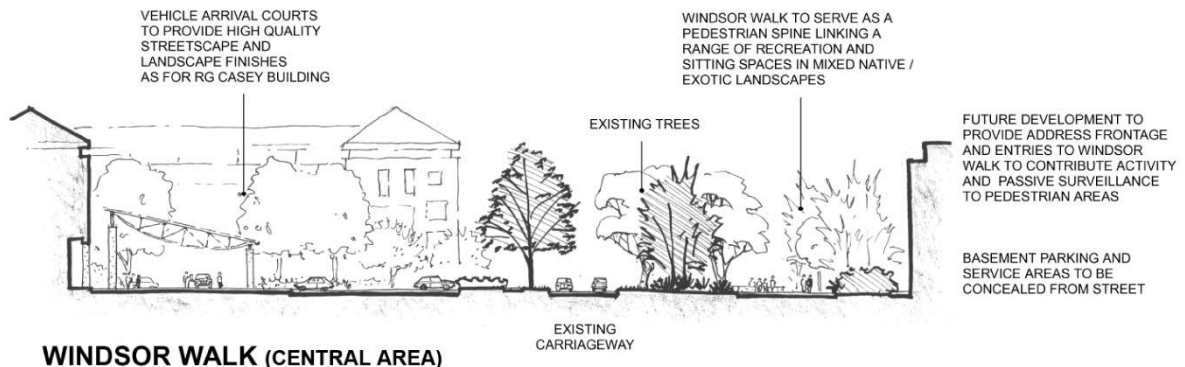
April 2005



**WINDSOR WALK
(NORTH) PLAN**



WINDSOR WALK (NORTH AREA) SECTION A



WINDSOR WALK (CENTRAL AREA)

NOTE:
THESE SECTIONS ILLUSTRATE INDICATIVE DEVELOPMENT ONLY. ALL NEW DEVELOPMENT INCLUDING LANDSCAPE, ROADS, BUILDINGS & EXTENSIONS TO BUILDINGS WILL BE SUBJECT TO DETAILED FEASIBILITY ASSESSMENT & APPROVAL BY THE NATIONAL CAPITAL AUTHORITY. TREE LOCATIONS ARE NOT TO SURVEY.

SCALE 1:200 (@ A1)

YORK PARK MASTER PLAN
INDICATIVE DEVELOPMENT SECTIONS

Figure 4