

AUSTRALIAN CAPITAL TERRITORY
(Planning and Land Management) Act 1988

National Capital Plan

Amendment No.1

November 1991

NATIONAL CAPITAL PLAN - AMENDMENT NO 1
CITY SECTIONS 10 (PART), 37 AND 62.

Amendment of the National Capital Plan in respect of the Detailed Conditions of Planning, Design and Development for the Central National Area and in particular for the land within area C on Figure 10 of Part One of the Plan.

1. Add to the final sentence of the Objective, the words:

"and that a limited amount of office development may be allowed."
2. Insert in the Land Use Policy, in the list of other land uses permitted, the following:

"Office (Part Section 10 only), up to a maximum gross floor area of 35 000m² inclusive of offices associated with any Administrative uses."
3. Delete from the Land Use Policy, in the list of other land uses permitted:

"Administrative uses,"

and insert:

"Administrative uses (Section 10 only)."
4. Insert as a final paragraph in the Land Use Policy the following:

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

The full text of the Detailed Conditions for the land within area C on Figure 10 of Part One of the Plan, incorporating the amendments at 1-4 above, is as follows:

C City Sections 10 (Part), 37 & 62

Objective

The main objective of the land use policy for the tourist and recreation area is to ensure that the area in Civic is reserved for the provision of commercial recreation facilities to serve the health, fitness and leisure needs of the workforce, Canberra Residents, tourists and visitors to the Centre. Complementary to this main objective it is also intended that the area accommodate tourist facilities and accommodation which can benefit from a location close to the Convention Centre and that a limited amount of office development may be allowed.

Land Use Policy

The primary land uses for Precinct C are:

- . Tourist facility*
- . Indoor recreation facility*
- . Outdoor recreation facility but a publicly accessible Olympic Pool complex must be included.*

Other land uses permitted are:

- . *Office (Part Section 10 only), up to a maximum gross floor area of 35 000m² inclusive of offices associated with any Administrative uses*
- . *Retail (ancillary to primary use)*
- . *Cafe, bar, restaurant*
- . *Personal service establishment*
- . *Club*
- . *Cultural facility*
- . *Social/Community facility*
- . *Place of assembly*
- . *Administrative uses (Section 10 only)*
- . *Community protection facility*
- . *Residential*
- . *Hotel*
- . *Motel*
- . *Park*
- . *Public utility*
- . *Carpark.*

Redevelopment proposals must always ensure that floodwater is catered for as the south-east corner of the precinct is subject to flooding by overland stormwater flow, and in rare circumstances possibly by Lake Burley Griffin.

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

5. Incorporate the following as Appendix S to the National Capital Plan:

"Development Conditions - City Sections 10 (part), 37 and 62

The following conditions, and those shown in the Development Guidelines drawing below, shall apply to ensure that development in the Precinct responds to its setting and the planning objectives:

- . Preliminary environmental assessments will be required for commercial developments exceeding floor areas of 5000m². If a preliminary assessment indicates that a significant impact on the environment is likely, action under the Commonwealth Environment Protection (Impact of Proposals) Act 1974 will be undertaken.

Applicants seeking approval to commercial developments exceeding floor areas of 5000m², will be required to demonstrate that their proposal will not, when considered in addition to other approved projects in Civic, result in an increased incidence of breaches of recognised environmental standards.
- . The Civic Pool and its landscape setting shall remain the dominant use on Section 37.
- . Individual proposals will be assessed in terms of their potential micro climatic effects on the Olympic Pool site, particularly through possible overshadowing in the summer months, and shall take into account the heritage and recreational significance of the pool and its setting.

Development proposals and applications for works approval will be assessed in terms of their effect on the traffic, parking and public transport facilities and services in Civic and its environs.

The incorporation of currently operating recreation uses is required in any redevelopment.

Buildings fronting London Circuit may be up to a maximum height of 6 storeys subject to satisfaction of the following performance standards:

- (a) development fronting London Circuit is to be designed to ensure that elements of significant South Easterly views from City Hill towards the tree canopy and distant hills are protected either by providing view corridors between buildings or by reducing building height;
- (b) the length of facades on London Circuit is to avoid the appearance of a solid, continuous wall of buildings;
- (c) development on London Circuit is to avoid adverse effects of micro-climate, and is not to detract from an attractive and enjoyable pedestrian environment.

Elsewhere within the precinct buildings shall not be more than 4 storeys in height provided that:

- (i) buildings may be up to 5 storeys in height approximately mid-way between London Circuit and Allara Street to provide a transition between the 6 storey and 4 storey maxima;
- (ii) building development in Allara Street within 20 metres of the Amdahl Building shall achieve 4 storeys in height to prevent undue disparity of height between adjacent buildings.

Note:

Plant rooms and other service elements may be allowed above the maximum building heights specified provided they are set back from the building edges and screened from street level view.

Buildings on blocks fronting onto Constitution Avenue or London Circuit should be constructed parallel to, and with the front building line generally on, the gazetted road boundary.

Development fronting Constitution Avenue shall not be permitted except in the context of a comprehensive design for this section of the Avenue.

Either a built or a landscaped edge is necessary to Allara Street to strengthen the link to Commonwealth Park.

An overall building form and massing which emphasises the horizontal plane rather than the vertical, consistent with the Amdahl Building, is required.

Buildings which exceed the mature tree canopy height (i.e. greater than four storeys) need to be placed in a manner which reinforces the geometry of the

Griffin Plan for the Parliamentary Triangle when viewed from a distance.

- . Colonnades should be provided on London Circuit, Constitution Avenue and Allara Street building frontages to provide all-weather pedestrian protection.
- . A building line on Coranderrk Street which complements the Convention Centre setback is necessary.

Note:

In addition to the foregoing, all other relevant provisions of the National Capital Plan continue to apply."

