

DIRECTOR, FACILITIES AND SERVICES

Warwick Williams  
John Yencken Building No. 45

Canberra ACT 0200 Australia  
Telephone: +61 2 6125 2519  
Facsimile: +61 2 6125 0777  
Email: Warwick.Williams@anu.edu.au  
[www.anu.edu.au/facilities](http://www.anu.edu.au/facilities)

File: City West Planning

23 May 2005

Dr Hanna Jaireth  
Committee Secretary  
Standing Committee on Planning and Environment  
Legislative Assembly for the Australian Capital Territory  
GPO Box 1020  
CANBERRA ACT 2601

Dear Dr Jaireth

**Draft Variation to the Territory Plan No. 236**

Thank you for your letter of 10 May 2005.

Generally we support the variations and the new land use plan. We are pleased that ACPLA and the Minister have taken up our suggestions, particularly in terms of the definition of educational establishment being expanded to include research and the land use policy for Section 20 being varied to Commercial A Precinct to B1. These and other variations will assist us in our planning for City West in terms of the Precinct Deed agreed with the ACT in December last year.

However, we do have some specific comments.

1. A distinction is made (Section 3.2) between building heights on blocks west of Marcus Clarke Street and blocks east of Marcus Clarke Street. The maximum building height east of Marcus Clarke Street is proposed to be nine storeys and yet generally there is a limit of six storeys on the western side. We appreciate that this takes up a proposal in the City West Master Plan, but our concern (shared by our development partner) is that this unreasonably and unnecessarily restricts potential development along the western side of Marcus Clarke Street. We would not want to press for this concession to be extended into Childers Street. Specifically, we propose that development be permitted on Block 1, Section 21 (and the adjoining Block 6, Section 63, Acton); on Block 1, Section 68; and on Blocks 2 and 7, Section 4 (the current ACTION depot).
2. Figure 3.2 in the Variation – Territory Plan Proposed Land Use Policies includes a reference to the inter-town public transport route. The location of this route particularly as it affects the City West Precinct has not yet been resolved and in fact the route shown on figure 3.2 is not even consistent with the current thinking of ACTPLA. We recommend to the Committee that all reference to the transport route be deleted. In fact this was the advice from ACTPLA (Hamish Sinclair, 7 March 2005). A copy of this letter is attached.

3. Pedestrian Area Plan: Figure 6: “City West – Childers St Precinct (Main Pedestrian Areas)” has apparently been included in the Variation in response to comments received during the consultation period. This diagram appears to us to serve no purpose, in that it adds no value to the Variation document, and does not reflect “on the ground” realities. The public realm study carried out for ACTPLA by Edaw Gillepies / GHD clearly found that the major pedestrian routes (and therefore pedestrian areas) ran across Childers Street rather than down it. Thus, if it is to be included in the Variation, this diagram should emphasise University Avenue, Allsop Street continued through to the University, and Hutton Street continued through to Alinga Street, as the main pedestrian areas.
4. Pocket park between Canberra House and Hobart Place: Apparently in order to reinstate the “Griffin hexagon” it is proposed to re-configure the intersection of Alinga Street and Marcus Clarke Street. Presumably to reinforce this corner, it is proposed to vary the Territory Plan to allow building on the Marcus Clarke Street frontage near this corner. This is to be made possible by changing land currently classified as “Urban Open Space (Public Land)” at the western end of the existing pocket park, into “Commercial A”. Such a move, whilst it might satisfy the urge to create a built edge at this corner of the hexagon road system creates problems. In particular, to close off the western end of this park with a building would reduce its use through:
  - Reducing or stopping its use as a through way for pedestrian movements between the University and the City.
  - Shading the remaining park, particularly on winter afternoons.

Yours sincerely

Warwick Williams