

The Royal Australian Institute of Architects (RAIA) comments on the Draft Variation to the Territory Plan No. 237 and the National Capital Plan Draft Amendment 50

The Royal Australian Institute of Architects (the RAIA) supports the Draft Variation to the Territory Plan No. 237 in outcomes that:

- replaces the 'Entertainment Accommodation and Leisure' Land Use policy for Section 12 Blocks 9 and 13 Deakin with 'Residential' - because that change will promote the achievement of appropriate higher densities of residences in close proximity to existing urban infrastructure and the 'Local Centre'

and supports the National Capital Plan Draft Amendment 50 in that it:

- Identifies Adelaide Avenue as a "Main Avenue"

And states principles for it to be;

- *"a mixed use, landscaped and public transport corridor with a design quality appropriate to the ceremonial function of the route between Parliament House and Government House".*

The RAIA acknowledges that the National Capital Plan Draft Amendment 50 states at 2.4.2 Buildings vi) that "*consideration may be given to developments that create landmarks by virtue of the quality and composition of their design and height*" indicates a level of preparedness to consider the height of buildings within the ambit of the policy stated in 2.4.2 v) that, "*Buildings should not generally be higher than 3 to 4 storeys.*" The RAIA therefore does not support a proposal to change the policy to permit a greater number of storeys. We submit that the planning instrument correctly requires:

- In respect of the number of storeys permitted be complied with so that the design integrity of the National Capital Plan with its focus of developments higher than 4 storeys in Civic and Woden Town Centres is achieved. This proposal if permitted will 'blurr' or confuse this model with higher developments adjacent to areas that are otherwise 'sub-urban'.
- A form of building appropriate to the current and future form of Adelaide Avenue as a "Main Avenue"
- Buildings higher than 4 storeys would give undue emphasis to the crossing of Hopetoun Circuit by the Avenue.

In general support of the draft amendments to the planning instruments, Canberra has, even with much higher densities within its current infrastructure footprint, a structure that ensures it can accommodate higher population density on this site within the current height constraints.

In short, the availability of the National Capital Plan Draft Amendment 50 does not change the RAIA's previously submitted contentions.