



LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING AND URBAN SERVICES

REPORT NO.42 (MARCH 2000)

DRAFT VARIATION TO THE TERRITORY PLAN NO.113

KINGSTON FORESHORE

RECOMMENDATIONS

1. *The committee recommends that NO consideration be given to a high-rise tower(s) at Kingston Foreshore, as there is no rationale at all for such buildings on aesthetic or other grounds. The committee endorses the following comment by PALM on this matter [see report on consultation, Annexe C of the dV, pp18-19]: 'The 3-4 storey height limit reflects the limit applying throughout the existing Kingston Foreshore area and is a requirement of the National Capital Plan for development fronting Wentworth Avenue. [The dV makes] limited provision for taller building elements up to 20m (ie, not exceeding the height of the Power House) to allow taller buildings to be used in a proactive manner to achieve urban design objectives such as marking important corners, transition points and to screen unsightly elements from the public domain. In the context of the broader project objectives, the proposed height limits are considered appropriate'.*
2. *The committee recommends that particularly sensitive attention be given to the interface between the Kingston Foreshore development and the Causeway in order to minimise any loss of residential amenity by existing householders.*

3. *The committee recommends that draft Variation No.113 to the Territory Plan Kingston Foreshore be **endorsed** (it being noted that it establishes a maximum building height of 20m or RL578m whichever is the lesser – meaning that most of the site cannot exceed four storeys).*

INTRODUCTION

1. On 9/12/99 the Minister for Urban Services referred draft Variation No.113 to the committee for its consideration, in line with s25 of the *Land (Planning and Environment) Act 1991*.
2. The draft Variation [dV] proposes to change the Land Use Policy for the Kingston Foreshore Development Area from *Municipal Services and Residential to Entertainment, Accommodation and Leisure*, with relevant overlay provisions. The dV also enters the Kingston power House Historic Precinct onto the Heritage Places Register.

CONSIDERATION BY THE COMMITTEE

3. The committee obtained copies of, and took into account, the 11 submissions to PALM in August-October 1999.

4. The committee notes that PALM revised the dV in response to issues raised in those submissions.
5. The committee invited public comment by way of advertisements in the *Canberra Times* (Public Notices) on 18/12/99 and the *Chronicle* on 21/12/99. The committee subsequently received correspondence from the Housing Industry Association [HIA] and the Master Builders Association [MBA], both endorsing the dV but calling for consideration of a high-rise tower(s). The MBA also suggested that the land release program for the Kingston Foreshore 'should be managed in a way that ensures the release of multiple small-to-moderate size packages rather than a few large land releases'.
6. On 3/3/00 the committee conducted a public hearing attended by officers of PALM, Mr Lowe (executive officer of the Foreshore Authority), representatives of the MBA and HIA, and Professor Taylor (National Trust).
7. The transcript of the hearing—and all written material passed to the committee by the Minister—was authorised for publication by the committee. It is available on request from the Committee Office of the Assembly (ph: 6205-0127).
8. Following the public hearing, the committee deliberated in private on the dV. It resolved on the recommendation outlined at the head of this report.
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WHAT HAPPENS NEXT

9. After the committee's report is tabled in the next parliamentary sittings, the government—having regard to this report—will table its decision. Assembly members will have five sitting days to reject all, or part, of whatever decision is made by the government.

Mr Hird MLA
Chair

3 March 2000

STANDING COMMITTEE ON PLANNING AND URBAN SERVICES

The committee was established on 28/4/98 to inquire into and report on planning and lease management, road and transport services, housing and housing assistance, government purchasing and public utilities purchasing, electricity industry and regulation, construction industry policy, parks and forests, private sector employment inspectorate, building services, environment, heritage and municipal services and any other related matter (*resolution of appointment, as amended on 25/11/99*).

Committee members:

Mr Harold Hird MLA (Chair)
Mr Dave Rugendyke MLA (Deputy Chair)
Mr Simon Corbell MLA

Secretary – Mr Rod Power

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