



Legislative Assembly for the ACT

STANDING COMMITTEE ON PLANNING AND
ENVIRONMENT

VARIATION TO THE TERRITORY PLAN NO 276
ANU CITY WEST PRECINCT 'THE ANU EXCHANGE'

JUNE 2007

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Resolution of appointment

On 7 December 2004 the ACT Legislative Assembly agreed to establish general purpose standing committees. The Assembly resolved that:

- (1) The following general purpose standing committees be established and each committee to inquire into and report on matters referred to it by the Assembly or matters that are considered by the committee to be of concern to the community: ...
 - (e) a Standing Committee on Planning and Environment to examine matters related to planning, public works and land management, conservation and heritage, transport services, and environment and ecological sustainability.

The Assembly also agreed that if the Assembly is not sitting when the Standing Committee on Planning and Environment had completed consideration of a report on draft plan variations or draft plans of management referred to the Committee by the Minister under the Land (Planning and Environment) Act 1991, the Committee may send its report to the Speaker, or, in the absence of the Speaker to the Deputy Speaker, who is authorised to give directions for its printing, publication and circulation.¹

Terms of reference

Section 25 of the Land (Planning and Environment) Act 1991 (ACT) states:

The Minister shall, within 28 days of receiving a draft plan variation under section 24, refer —

- (a) the draft plan variation; and
- (b) the documents referred to in section 24(1) that relate to the draft plan variation;

to an appropriate committee of the Legislative Assembly together with a request that the committee report on the draft plan to the Legislative Assembly.

¹ Legislative Assembly of the ACT, *Minutes of Proceedings*, No 2, 7 December 2004, pp12–16

Preface

Both Federal and ACT law and policy governs planning in the ACT. The *Australian Capital Territory (Planning and Land Management) Act 1988* (Cwlth)² establishes the National Capital Authority, which prepares and administers the National Capital Plan. The Act also enables the Legislative Assembly to establish a statutory planning authority – now the ACT Planning and Land Authority – to develop and implement the Territory Plan. The *Land (Planning and Environment) Act 1991* (ACT)³ (the Act) requires the Territory Plan to set out the planning principles and policies for giving effect to its object,⁴ which is:

to ensure, in a manner not inconsistent with the national capital plan, that the planning and development of the ACT provides the people of the ACT with an ecologically sustainable, healthy, attractive, safe and efficient environment in which to live, work and have their recreation.⁵

The Plan includes both a written statement and a map. The written statement contains general planning principles (Part A), specific land use policies (Part B), overlay provisions (Part C), and definitions of terms (Part D). The Territory Plan map shows which land use policies and overlays in the written statement apply to particular sections of land in the Territory. The Territory Plan is developed and implemented taking account of other strategic ACT Government policy documents such as *The Canberra Plan* and *People Place Prosperity: a Policy for Sustainability in the ACT*.⁶

Recognising that land use policies may change over time, the Act provides for variations to the Territory Plan. The ACT Planning and Land Authority prepares these for stakeholder comment. There can be a number of versions of a draft variation depending on the consultation program.

² Accessible at

<<http://www.comlaw.gov.au/ComLaw/legislation/actcompilation1.nsf/browseview?openform&VIEW=current&ORDER=bytitle&CATEGORY=actcompilation-Au>>

³ Accessible at <<http://www.legislation.act.gov.au/a/1991-100/current/pdf/1991-100.pdf>>

⁴ Land (Planning and Environment) Act 1991, sub-section 7(2))

⁵ Land (Planning and Environment) Act 1991, sub-section 7(1)

⁶ Accessible at <<http://www.cmd.act.gov.au/canberraplan/>> and <<http://www.sustainability.act.gov.au/policy.html>>

The Minister is required by the Act to refer each draft variation, within 28 days of receiving it, to an appropriate committee of the Assembly – currently the Standing Committee on Planning and Environment – for consideration and report.⁷ The Minister is required to have regard to the Committee’s recommendations before approving the proposed variation and tabling it in the Assembly (see below), or returning it to the ACT Planning and Land Authority with written directions for further action.⁸

The Territory, the Executive, a Minister or a Territory authority must not do or approve anything that is inconsistent with the Territory Plan, or the proposed draft variation, in relation to land that is subject to a draft variation, for the duration of the relevant period specified in the Act.⁹

Following the Committee’s tabling of its report in the Legislative Assembly, the Minister must take the findings of the committee into account before making his decision in relation to the draft plan variation.¹⁰ If the Minister approves it, he will table the proposed variation and associated documents in the Legislative Assembly.¹¹ Unless wholly or partially disallowed by the Assembly on a motion for which notice has been given within five sitting days, the variation will commence on the date nominated by the Minister.

⁷ Land (Planning and Environment) Act 1991, section 25

⁸ Land (Planning and Environment) Act 1991, paragraphs 26(1)(a) and (b), sub-section 26(2)

⁹ Land (Planning and Environment) Act 1991, section 9

¹⁰ Land (Planning and Environment) Act 1991, sub-section 26(2)

¹¹ Land (Planning and Environment) Act 1991, section 29

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SUMMARY OF RECOMMENDATIONS

RECOMMENDATION 1

2.6 The Committee recommends that this proposed variation to the Territory Plan proceed.

RECOMMENDATION 2

2.13 The Committee recommends that the development of Section 20 include high quality landscaping with native trees and plants, which complement those around some ANU buildings on McCoy Circuit and Ellery Crescent, to reinforce the southern gateway to the University.

RECOMMENDATION 3

2.21 The Committee recommends that the heritage and cultural significance of the ROCKS area be recognised and commemorated in the new development on Section 21.

RECOMMENDATION 4

2.29 The Committee endorses the stipulation in the *City West Master Plan* that when substantial and important trees are removed, then double the number of those trees must be replaced either on the site or in the public domain with mature trees of the same species, to the satisfaction of the Territory. Adequate space must be set aside to allow for the normal growth and development of trees, including large trees. The Committee recommends that this commitment apply throughout the ANU Exchange Area.

RECOMMENDATION 5

2.42 The Committee recommends that the ACT Planning and Land Authority place particular importance on the achievement of active street frontages in the ANU Exchange Area, with particular reference to University Avenue as a centrepiece of the redevelopment in City West.

RECOMMENDATION 6

2.43 The Committee recommends that a design competition for public artworks be considered for the ANU Exchange area.

RECOMMENDATION 7

2.52 The Committee recommends that cycling infrastructure development in City West should be a priority in the implementation of the *Ten Year Master Plan for Trunk Cycling and Walking Path Infrastructure 2004–2014*.

RECOMMENDATION 8

2.58 The Committee recommends that the Minister for Planning encourage the extension of the Lindsay Pryor Walk on the ANU campus and/or the construction of other high-quality signed walks and pedestrian corridors, to better link the ANU with the City, the Australian National Botanic Gardens, the CSIRO, Canberra Nature Park and Lake Burley Griffin.

RECOMMENDATION 9

2.60 The Committee recommends that the landscape character of University Avenue be enhanced, forming an extended avenue merging into the main Childers Street entrance to the ANU.

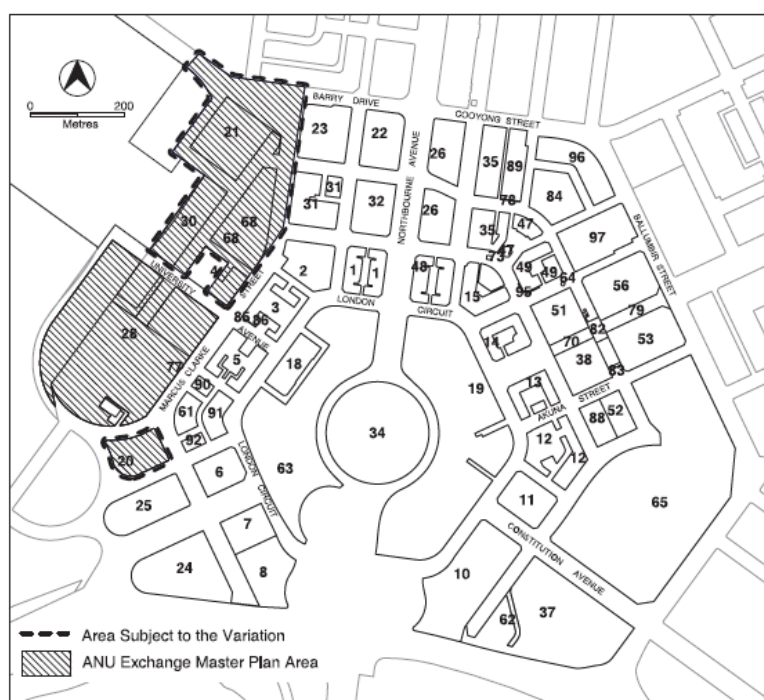
RECOMMENDATION 10

2.62 The Committee recommends that the ACT Planning and Land Authority ensure that the City West area realises its aim of having active ground-level street frontages, public art, wide footpaths and planting zones, and good permeability, to ameliorate the 'closed in' nature of the proposed built environment.

1 INTRODUCTION

1.1 This proposed variation to the Territory Plan concerns land use policies, urban design and public transport infrastructure in the ANU City West Precinct, and more specifically the area known as 'The ANU Exchange'. This area is in City West, adjacent to the ANU campus, as indicated in [Figure 1](#). This variation, if implemented, will enable the development of sites in the precinct consistent with the *ANU Exchange Master Plan and Implementation Plan*, the Precinct Deed between the ACT Government and the ANU,¹² and other regulatory requirements.

1.2 [Figure 1: Locality Plan – City Context](#)¹³



1.3 In summary, DV276 proposes to

- increase the permitted building heights along the western side of

¹² Precinct Deed between the Australian Capital Territory and The Australian National University, ANU City West Integration Precinct, 21 December 2004

¹³ ACT Planning and Land Authority 2007, ACT Planning and Land Authority, *Recommended Final Variation to the Territory Plan No 276 ANU City West Precinct 'The ANU Exchange'*, February 2007, February, p6

Marcus Clarke Street between Barry Drive and Gordon Street, to balance adjoining structures and the buildings on the eastern side of the street, and to create a stronger built form. The changes, which are explained in more detail in Appendix A, permit the following:

- buildings of up to 7 storeys facing Childers Street, Hutton Street and Kingsley Street, with a set back from the front boundary for elements higher than 4 storeys;
- buildings of up to 7 storeys on the corner of Childers Street, including Block 2, Section 68;
- buildings of up to RL 617 (approximately 12 storeys) for buildings facing Marcus Clarke Street between the intersection on Marcus Clarke with Barry Drive to the northern intersection on Marcus Clarke Street with University Avenue;
- buildings of up to RL 617 at the corner of Marcus Clarke Street and Barry Drive, and up to 7 storeys for buildings adjacent to Kingsley Street facing Barry Drive, provided open space and existing residential buildings are not overshadowed; and
- buildings of up to RL 617 facing the corner of Ellery Crescent and Marcus Clarke Street, but the other buildings on Section 20 have to be sensitive in scale and height to nearby heritage listed buildings such as ScreenSound, the Shine Dome, Ian Potter House, and the ANU Schools of Art and Music.

1.4 The proposed variation of the Territory Plan will also:

- realign the inter-town transport route to enable the Belconnen–City transitway to pass through Section 21 in the City from the corner of Barry Drive and Marcus Clarke Street to link to Rudd Street, as explained in Appendix B;
- replace the current Area Specific Policy under Entertainment Accommodation and Leisure Land Use Policies for part of Section 30 with Commercial B2A Precinct b1 to allow a mixed use development on this site, as explained in Appendix C; and

- make a minor amendment to the boundaries between the Acton and City division to include Block 6 Section 63 Acton in the amalgamated Block 3 Section 21 City Division (as explained in Appendix D).¹⁴

Background to the development of the ANU Exchange Master Plan

- 1.5 The ANU Exchange Master Plan was endorsed by the ACT Government in December 2005. It was developed pursuant to the ANU City West Integration Precinct Deed between the ACT Government and the ANU, which had been agreed in December 2004. The aim of the Master Plan, in summary, is to establish

a vibrant mix of university, arts, scientific, educational, residential and community facilities unique to Australia, that will significantly enhance Canberra's attractiveness as a city and as a seat of learning, and will operate as a valuable generator of new economic, cultural and community development for the Australian Capital Territory in an environmentally sustainable manner.¹⁵
- 1.6 The Master Plan covers areas of the ANU campus, properties in City West leased by government and private interests, and the area covered by the Precinct Deed.
- 1.7 The development of the ANU Exchange Master Plan involved consultation with a number of stakeholders including the Planning and Land Authority, Territory agencies, the National Capital Authority, schools at the ANU, and community and arts organisations in the ANU Exchange area.¹⁶ A site survey, urban planning and design studies, engineering studies, and business economic analysis also informed the development of the Master Plan.¹⁷ The broader strategic policy context includes the Canberra Spatial Plan, Economic White Paper, Sustainable Transport Plan, and the *City West*

¹⁴ Variation to the Territory Plan No 276 – ANU City West Precinct 'The ANU Exchange', pp2–3

¹⁵ Australian National University, 2006, *The ANU Exchange Master Plan and Implementation Plan*, October, p3

¹⁶ *ANU Exchange Master Plan and Implementation Plan*, p14; Draft Variation to the Territory Plan No 276 – ANU City West Precinct 'The ANU Exchange', p17

¹⁷ *ANU Exchange Master Plan and Implementation Plan*, p14

Master Plan.¹⁸

- 1.8 The negotiation of the Precinct Deed followed Amendment No 49 of the National Capital Plan in July 2005. That amendment enabled the implementation of the *City West Master Plan* for Civic, in the area between the ANU and London Circuit north of Edinburgh Avenue and south of Barry Drive. It also removed the requirement for a Development Control Plan to be prepared for parts of Civic. Principles and policies for Civic replaced the Development Control Plan which had previously applied to the area.
- 1.9 The principles in Amendment 49 recognised the place of Civic in the Griffin Plan, and Civic as ‘the prime metropolitan centre’. It permitted maximum building heights of up to RL617m¹⁹ if proposed within an approved section design, and consistent with the Griffin Plan. The amendments relaxed the colours allowed for buildings, proposed structured car parks while aiming to minimise traffic congestion, and emphasised the main avenues radiating from City Hill, including University Avenue, amongst other requirements.²⁰

The ANU Exchange

- 1.10 The ANU Exchange Master Plan adopts a series of activity nodes for the ANU Exchange area, including research based activity, a new main entrance to the ANU, student accommodation, arts and community facilities, and open spaces for public artwork and attractive walkways.²¹ These nodes are indicated in Figure 2.

¹⁸ *ANU Exchange Master Plan and Implementation Plan*, p8

¹⁹ ACT Planning and Land Authority officials advice is that RL means Reduced Level, i.e. the height above a datum, usually the AHD. AHD stands for Australian Height Datum and is the mean sea level, which in 1966–1968 was assigned the value of zero on the Australian Height Datum at thirty tide gauges around the Australian coast. RL 617 means not more than 617 meters above the AHD. This height is equivalent to about 12 storeys.

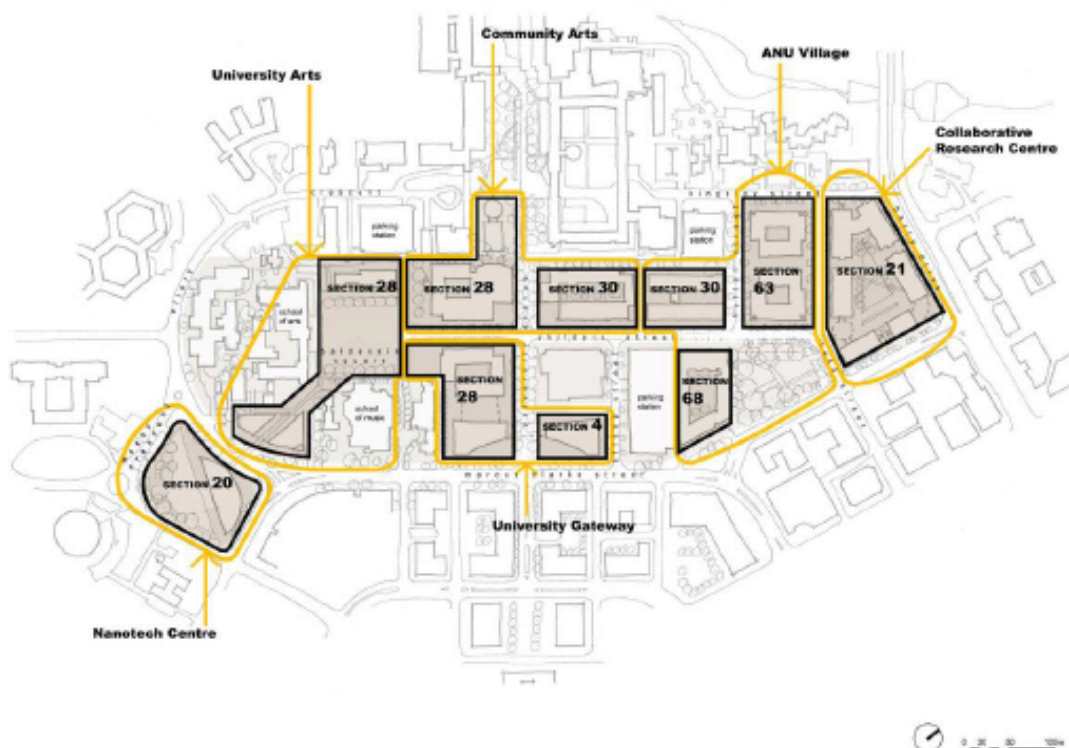
²⁰ See National Capital Plan –Amendment 49 – Civic Principles and Policies Legislative Instrument - F2005L00542, accessible at

<<http://www.comlaw.gov.au/ComLaw/Legislation/LegislativeInstrument1.nsf/lookupindexpagesbyid/8BE27D43A4930228CA256FBA0004F6C2?OpenDocument>>

²¹ *ANU Exchange Master Plan and Implementation Plan*, pp14, 17–9

Figure 2: Activity Nodes – ANU Exchange Master Plan²²

Figure 9: Activity Nodes



- 1.11 A development approval has already been granted for Block 1, Section 4 in the City Division, which is the former Canberra Workers Club site, outside the ANU Exchange area. A 6 storey U shaped building will provide high quality office space and active ground level uses such as cafes and restaurants, personal service establishments, specialty shops and professional offices, and parking for about 250 vehicles. The building is intended to complement the Childers Street precinct and the University Avenue gateway.
- 1.12 This proposed variation to the Territory Plan will enable the implementation of the ANU Exchange Master Plan with respect to the following aspects:
 - on Section 20 the proposed Nanotech Centre will comprise a two-storey research facility adjacent to a 12 storey office building on the corner of Ellery Crescent and Marcus Clarke Street;²³

²²ANU Exchange Master Plan and Implementation Plan, p17

²³ ANU Exchange Master Plan and Implementation Plan, pp32–33

- on Section 21 a Collaborative Business Centre will comprise office buildings of 8 to 12 storeys, creating a 'gateway environment' at the northern end of Marcus Clarke Street;²⁴
- on Section 21, and the adjoining Block 6 Section 63 in Acton, new housing will face Hutton Street and complement the new UniLodge complex on Section 30;²⁵
- realignment of the inter-town public transport route through Section 21;
- a new main gateway to the ANU at the intersection of University Avenue and Marcus Clarke Street which will be framed by twin buildings up to 12 storeys (affects development on the Section 4 side of the entrance);²⁶
- on Section 30, there will be a redevelopment of the Childers Street community arts node entailing the possible construction of a new Street Theatre supported by mixed-use facilities;²⁷
- on Section 68, apartments with a building height of up to 12 storeys facing Marcus Clarke Street and 6 storeys to Childers Street will be built;²⁸ and
- on Block 1 Section 68, the height of the parking structure will be increased.²⁹

Statutory consultations – ACT Planning and Land Authority

- 1.13 In accordance with the *Land (Planning and Environment) Act 1991* (ACT), the ACT Planning and Land Authority sought and considered the views of the ACT Conservator of Flora and Fauna, the ACT Heritage Council, and the National Planning Authority regarding the Draft Variation.
- 1.14 The Conservator advised on 30 May 2006 that she had no objections provided that significant trees were taken into consideration in any redevelopment proposals.³⁰

²⁴ ANU Exchange Master Plan and Implementation Plan, pp20–21

²⁵ ANU Exchange Master Plan and Implementation Plan, pp22–23

²⁶ ANU Exchange Master Plan and Implementation Plan, pp26–27

²⁷ ANU Exchange Master Plan and Implementation Plan, pp28–29

²⁸ ANU Exchange Master Plan and Implementation Plan, pp24–25

²⁹ ANU Exchange Master Plan and Implementation Plan, pp44–45

³⁰ Letter from the then Conservator of Flora and Fauna, Dr Maxine Cooper, to the Chief Planning Executive, ACT Planning and Land Authority, dated 30 May 2006

- 1.15 The ACT Heritage Council advised on 14 June 2006 that it supported amendments relating to changes in land use policies and boundaries. It expressed conditional support for the re-alignment of the inter-town public transport route provided that trees of heritage significance were identified and protected. It supported amendments to building heights west of Marcus Clarke and north of University Avenue, provided the external planning controls identified in the *City West Master Plan* were observed with respect to heritage listed buildings Drill Hall and Toad Hall. However, the Heritage Council expressed reservations regarding the proposed amendments to building heights in Section 20 (fronting the corner of Ellery Crescent and Marcus Clarke Street). It advised that a tall structure on Section 20 had the potential to adversely impact on adjacent heritage places, and particularly the Shine Dome Precinct, Becker House, and Ian Potter House. It recommended that roof top plants be included in building height calculations. Further heritage assessment may be required in response to the heritage study of the ROCKS area for the *City West Master Plan*.³¹
- 1.16 The National Capital Authority (NCA) made initial comment on DV276 on 20 June 2006, and additional comment on 20 December 2006. The Authority noted that the explanatory statement of DV276 was silent on the planning context and requested that the statutory role of the NCA be clarified for the benefit of stakeholders' understanding. The NCA advised that the area subject to a variation of the land use policy fell outside the Designated Area of the National Capital Plan, and was therefore not inconsistent with the National Capital Plan. The Authority also suggested that the Variation should include an illustration of the proposed changes, specifically in three-dimensional indicative built form drawings, and several cross-sections of the proposed inter-town public transport route. The NCA also made various general comments about area names, height controls on Barry Drive, and parking policy, which the Planning and Land Authority addressed in the final recommended variation.³²

³¹ Letter from Mr Rod West, Secretary, ACT Heritage Council, to Ms Janine Ridsdale, ACT Planning and Land Authority, dated 14 June 2006

³² Letter from Mr Todd Rohl, Managing Director, Planning and Urban Design, National Capital Authority, to Mr Garrick Calnan, Manager, ACT Planning and Land Authority, dated 20 December 2006

- 1.17 The ACT Planning and Land Authority released DV276 for public comment on 3 November 2006 and a notice under section 19(1) of the *Land Act 1991* was published. Written comments were invited by 18 December 2006. Three written submissions were made in response, and are summarised in Table 1.

TABLE 1: SUMMARY OF ISSUES AND ACT PLANNING AND LAND AUTHORITY RESPONSES³³

Stakeholder comment	Response by the ACT Planning and Land Authority
Heritage impacts – Section 21 (the Rocks buildings) For the National Trust of Australia (ACT), Section 21 needs constraint to record the existing buildings (i.e. The Rocks) before they are demolished. Buildings adjacent to heritage listed Kingsley Street Hall/Drill Hall should be lower than the proposed 7 storeys.	Buildings taller than 4 storeys will be stepped back to achieve compatibility with the scale of surrounding buildings. Buildings on Kingsley Street will be set back to maintain appropriate distance between existing heritage listed buildings.
Heritage impacts – Section 20 Proposed controls for Section 20 need to be more defined to establish height relative to adjacent heritage listed buildings, and not permit height greater than the School of Art.	The ANU Exchange Master Plan identifies section 20 as a landmark development establishing a defined entry for the ANU and as the view termination for Marcus Clark Street. The building has been restricted in footprint to provide significant areas for planting zones complementing existing mature trees and adjacent heritage buildings.

³³ Summarised from: ACT Planning and Land Authority 2007, *Report on Consultation with Public and Government Agencies, Draft Variation to the Territory Plan No 276 ANU City West Precinct 'The ANU Exchange'*, February

TABLE 1 continued:

Stakeholder comment	Response by the ACT Planning and Land Authority
Use of terms The terms 'visually recessed' and 'defined parapet' do not offer a clear description of the required outcome. The use of specific required outcomes, such as the shadowing outcome or correspondence with adjacent buildings, is a more effective way of ensuring desired outcomes will be reached. Otherwise the Royal Australian Institute of Architects ACT Chapter supports the proposed variation.	'Visually recessed' requires change in façade for the portion of the building higher than 9 storeys, to provide appropriate street scale and character. Overshadowing is not the issue. Likewise, 'a defined parapet' is appropriate terminology that achieves desired outcomes without limiting architectural form and composition.
Community consultation Proposed changes in land use and building heights have the potential to adversely impact a large cross section of the community. Extension of time to comment was requested.	Extension was granted until mid January 2007, however the submitter made no additional comments.
Heritage places – City West Heritage places cited in City West – Ian Potter House, Shine Dome, School of Art, School of Music, Toad Hall, <i>Rocks</i>, Drill Hall – need to be identified and <i>conserved</i> including establishing controls on adjacent sites.	External planning controls for heritage listed buildings will be applied. The Authority will consider the Precinct Design Guidelines specific to the Childers Street Precinct outlined in the <i>City West Master Plan</i>.

Amendments made to DV276 following consultations

1.18 Following consultations, the ACT Planning and Land Authority amended the draft variation in the following ways:

- the Explanatory Statement was amended to include a paragraph relating to the National Capital Plan provisions, and especially its hierarchy of town centres. Town centres are focal points for commercial activities, offices, government activities, culture, entertainment, recreation, tourism and community facilities. The National Capital Plan envisages the City as

being the dominant town centre. The ANU Exchange proposal ensures that this dominant status is maintained. Residential development in and around the City is also encouraged;³⁴

- the Explanatory Statement was augmented to include a paragraph on requirements for public parking provision consistent with the ACT Government's car parking strategy;³⁵ and
- wording regarding height controls for buildings fronting Barry Drive was standardised for the purpose of consistency across the sections.³⁶

³⁴ *Recommended Final Variation to the Territory Plan No 276 ANU City West Precinct 'The ANU Exchange'*, pp4–5

³⁵ *Recommended Final Variation to the Territory Plan No 276 ANU City West Precinct 'The ANU Exchange'*, p5

³⁶ As suggested by NCA, see: *Report on Consultation with Public and Government Agencies, Draft Variation to the Territory Plan No 276 ANU City West Precinct 'The ANU Exchange'*, p7

2 COMMITTEE COMMENTS

- 2.1 This proposed variation was referred to the Committee for inquiry and report by the former Minister for Planning, Mr Simon Corbell MLA, on 23 March 2007.
- 2.2 On 27 March 2007 the Committee resolved to conduct this inquiry simultaneously with the ACTION bus inquiry, and to not advertise it separately, as it implements the endorsed ANU Exchange Master Plan and Implementation Plan, and overlaps with the ACTION bus inquiry insofar as it deals with the proposed Belconnen to Civic transitway.
- 2.3 The Committee reported in June 2005 on a related variation to the Territory Plan, No 236.³⁷ Whilst the ANU Exchange Master Plan is broadly consistent with the City West variation, it does propose some further amendments to the Territory Plan within those parts of City West identified as the 'ANU Exchange'.
- 2.4 The Committee also considered other consultation documents such as the report on consultations undertaken for the Childers Street Concept Design, and correspondence between the former Minister for Planning and the ANU Students Union in relation to the implementation of the *City West Master Plan*.
- 2.5 The Committee supports this proposed variation to the Territory Plan.

RECOMMENDATION 1

- 2.6 **The Committee recommends that this proposed variation to the Territory Plan proceed.**

³⁷ ACT Legislative Assembly, Standing Committee on Planning and Environment 2005, *Draft Variation to the Territory Plan No. 236: City West Commercial A Civic Centre Land Use Policies, Exemption of Preliminary Assessments and Part D – Definitions: Report 10*, accessible at <<http://www.parliament.act.gov.au/committees/index1.asp?committee=55&inquiry=295>>

Section 20 – heritage impacts

- 2.7 The ANU Exchange Master Plan envisages a tall building on Section 20, fronting the corner of Ellery Crescent and Marcus Clarke Street. The ACT Heritage Council and National Heritage Trust both advised of the potential heritage impacts arising from development on Section 20, suggesting that a tall structure would have the potential to adversely impact on adjacent heritage places.
- 2.8 The proposed structure – the Nanotech Centre – is part of an integrated approach to non-university development for the eastern side of Marcus Clarke Street. It is envisaged that this tall building (RL 617) will complement the more compact urban form on the eastern side of Marcus Clarke. The building will be a focal point for views southward along Marcus Clarke, and mark one of the gateways to the ANU campus.

Figure 3: Indicative cross-section of Section 20 (Nanotech Centre)



- 2.9 The text in the proposed variation regarding building heights on the remainder of Section 20 City provides that:

For buildings on the remainder of Section 20 City, the maximum building height must be sensitive in scale and height to surrounding heritage listed buildings (i.e. ScreenSound, Shine Dome, Ian Potter House, and the

ANU Schools of Art and Music).³⁸

- 2.10 The Planning and Land Authority is of the view that proposed development will not adversely impact on the heritage precinct south of Gordon Street.
- 2.11 The Committee supports the changes to building height controls on Section 20 given that development on the remainder of the site is restricted in height.
- 2.12 Moreover, development of the site provides for significant planting zones complementing existing mature trees and adjacent heritage buildings. The Committee encourages landscaping proposals for Section 20 which retain and augment mature eucalyptus plantings. This is of particular importance given the high quality of the native plantings outside some of the ANU buildings along Ellery Crescent, and in particular the plantings next to the Sir Roland Wilson building, and the adjacent car park.

RECOMMENDATION 2

- 2.13 **The Committee recommends that the development of Section 20 include high quality landscaping with native trees and plants, which complement those around some ANU buildings on McCoy Circuit and Ellery Crescent, to reinforce the southern gateway to the University.**

Section 21 – heritage protection

- 2.14 Heritage buildings and view corridors are to be protected in the ANU Exchange area. Buildings higher than 4 storeys facing Childers Street will be set back, and the view corridors along Hutton Street to the Drill Hall Gallery will be respected.³⁹ The ANU Exchange Master Plan also indicates that the overall urban design will 'retain and enhance the street character of Hutton Street and the vista of the Drill Hall as seen from Childers Street.'⁴⁰ The Committee notes that the ANU Exchange Master Plan is broadly compatible with the *City West Master Plan* vis-à-vis development of the Childers Street

³⁸ *Recommended Final Variation to the Territory Plan No 276 ANU City West Precinct 'The ANU Exchange'*, p10

³⁹ ACT Planning and Land Authority 2004, *City West Master Plan*, pp98–99

⁴⁰ *ANU Exchange Master Plan and Implementation Plan*, p22. Note that this reference is omitted in the ANU Exchange Master Plan accessible at <<http://www.anuexchange.net/ANUExchangeMasterplan.pdf>>

Precinct.

- 2.15 The *City West Master Plan*, in relation to Toad Hall, requires that the overall form and space around the building be maintained.⁴¹ Accordingly, the proposed building heights on Section 21 taper down westward along Barry Drive towards Toad Hall. Proposed buildings fronting Kingsley Street, adjacent to Toad Hall, are stepped back from the front boundary and limited to a height of up to 7 storeys (as explained in Appendix A). Buildings fronting Marcus Clarke Street on Section 21 can be up to RL617 in height.
- 2.16 The external planning controls for Drill Hall require that the building and its relationship to Hutton Street be retained.⁴² The setbacks along Kingsley Street and the maintenance of the view corridor along Hutton Street to Drill Hall, as seen from Childers Street, protect this relationship.
- 2.17 The *City West Master Plan* suggests that the ROCKS site be recognised, with possibly the kitchen building preserved.⁴³
- 2.18 One member of the public suggested during consultations by the ACT Planning and Land Authority, that proposed changes in land use and building heights have the potential to adversely impact a large cross section of the community. The submitter was granted an extension of time, but did not make additional comment. Nonetheless, the submission emphasises the capacity of *City West Master Plan* and ANU Exchange Master Plan to affect the wider community. Both plans were informed by a process extensive consultation with the public. Essentially, this proposed variation makes possible elements of the City West Plan Master Plan and ANU Exchange Master Plan. The findings of the consultation process articulate the continuum of issues and opportunities in developing the respective Master Plans.
- 2.19 In the master planning for City West, the community⁴⁴ and government agencies involved in the consultation process voiced the need to preserve the

⁴¹ *City West Master Plan*, p122

⁴² *City West Master Plan*, p122

⁴³ *City West Master Plan*, p122

⁴⁴ The existing community groups located in the City West area include AIDS Action Council, the Child Care Centre, Canberra Pensioners Club, the ROCKS, and community health services

cultural characteristics of the ROCKS area. As it stands, the ROCKS area plays host to an array of constructive arts, environmental, and community activities. However, the existing area is dispersed and isolated from university life. Participants did not specifically advocate the preservation of the physical ROCKS environs, but that the culture of the ROCKS area be preserved.

- 2.20 The Committee agrees that the heritage and cultural significance of the ROCKS should be recognised and commemorated in the new development.

RECOMMENDATION 3

- 2.21 **The Committee recommends that the heritage and cultural significance of the ROCKS area be recognised and commemorated in the new development on Section 21.**

The proposed inter-town public transport route

- 2.22 The Sustainable Transport Plan for the ACT provides:

A major initiative proposed for improving the public transport system is the development of busways on all trunk routes. These busways will be a combination of exclusive bus roadways, exclusive bus lanes, transit lanes and buses sharing with cars along with bus priority measures at traffic signals and intersections.

Implementation of the busways will initially be for projects on the major routes with a long-term goal of having a busway system across the whole of Canberra in future.

While improving public transport facilities and helping to create a culture of use of public transport, this will reserve the corridors for public transport into the future and allow for future technologies such as light rail or driver-less vehicles if these are justified.

The construction of busways from Civic to the town centres will create the dedicated corridors for public transport that will improve travel times and reliability as the city grows. These projects will also demonstrate the Government's

commitment to public transport and will encourage greater use of the public transport system and development activity in areas that are well served by public transport.⁴⁵

- 2.23 The Committee welcomes strategies to reduce dependence on the car and enhance sustainable transport modes. ACTION used to be a leader in public transport. The Belconnen Town Centre incorporated Australia's first significant busway linking Eastern Valley Way, through the bus interchange and across Benjamin Way, to Coulter Drive. In 1984 and 1991, publications referred to ACTION as a leader in public transport provision.⁴⁶
- 2.24 A noise assessment was undertaken as part of the route planning for the inter-town public transport route, and noise levels were found to be within prescribed limits.⁴⁷

Significant trees

- 2.25 The *City West Master Plan* states that 'trees of heritage significance acquired through age, species, amenity and landscape value are present on Section 21'.⁴⁸ Both the ACT Heritage Council and the Conservator of Flora and Fauna support the realignment of the inter-town public transport route on condition that these trees are protected.
- 2.26 The Committee notes that the ANU Exchange Master Plan states that existing deciduous mature verge trees will be retained along Kingsley Street.⁴⁹ The *City West Master Plan* includes a commitment to creating new urban open spaces and retaining and protecting significant and high value trees as the basis of these spaces.⁵⁰ The Committee recognises that best planning practise aims to accommodate the pressures of metropolitan growth and urban

⁴⁵ The Sustainable Transport Plan, piii. See also pp19, 24–25, 34, 50, 52, 53

⁴⁶ Submission no 56 to the ACTION Buses and Sustainable Transport Plan inquiry, citing Office of Road Safety 1984, *Planning for Road Safety*, and P. Newman and J. Kenworthy 1991, *Towards a More Sustainable Canberra*

⁴⁷ Brown Consulting ACT 2006, Noise Assessment Belconnen to City TransitWay, June, executive summary and pp2, 20–23, 25, 26

⁴⁸ *City West Master Plan*, p120

⁴⁹ *ANU Exchange Master Plan and Implementation Plan*, pp26, 34, 38, 92. Substantial and important trees will be retained for the landscape and heritage qualities they contribute.

⁵⁰ *The ANU Exchange Master Plan and Implementation Plan*, , pp34, 38–39

design outcomes without the loss of existing natural features and valued heritage places.⁵¹

- 2.27 The Committee expects that the inter-town public transport route would be constructed in such a way as not so as to impact on significant or registered trees, and particularly not on pockets of significant trees, if that can be avoided. If this is not feasible then the Committee supports removal of significant trees according to the *City West Master Plan*:

Substantial and important trees may be considered for removal if it is demonstrated to ACTPLA, having regard to the broader strategic planning objectives of the Territory Plan and associated urban design and planning, that all reasonable development options and design solutions have been considered to avoid or minimise the requirement for tree damaging activity.

When substantial and important trees are removed, then double the number of trees lost must be replaced either on the site or in the public domain with a mature tree of the same species to the satisfaction of the Territory. Adequate space must be set aside to allow for the normal growth and development of trees, including large trees.⁵²

- 2.28 Whilst tree protection is primarily regulated under the *Tree Protection Act 2005 (ACT)*, the Planning and Land Authority can have the final say on the future of trees. The commitment in the *City West Master Plan* is consistent with the Planning and Land Authority's powers in any event, as it can approve a tree management plan in a development approval. Under the Tree Protection Act, the Planning and Land Authority can approve a development which impacts on regulated trees if this is effectively required to implement government policy and the Territory Plan. The Authority's powers are more

⁵¹ This is consistent with the main planning influences of the Griffin Plan for Canberra, including its aspirations for an organic city, and high quality landscape architecture consistent with the City Parks Movement and a garden city

⁵² *City West Master Plan*, p64

limited in relation to registered trees and declared sites.

RECOMMENDATION 4

- 2.29 **The Committee endorses the stipulation in the *City West Master Plan* that when substantial and important trees are removed, then double the number of those trees must be replaced either on the site or in the public domain with mature trees of the same species, to the satisfaction of the Territory. Adequate space must be set aside to allow for the normal growth and development of trees, including large trees. The Committee recommends that this commitment apply throughout the ANU Exchange Area.**

Cultural vitality

- 2.30 The Committee recognises the need for a dedicated space in the ANU Exchange Area that fosters spontaneous cultural and community activity. This goal was articulated in the *City West Master Plan* vision for the Childers Street Precinct:

The area will have a pleasant 'eat street' character with a human scale and fine grain of development...

Interaction will be encouraged between the existing groups, the ANU academic community and new users of the area with relatively low cost food markets, cafes, restaurants and bookshops. Social, arts and cultural events will be encouraged and will include a program of interaction for public spaces with markets, festivals, theatre, community gatherings, and pleasant spaces for people to gather and sit.⁵³

- 2.31 Both the *City West Master Plan* and ANU Exchange Master Plan are predicated on a changing demographic in the city and a demand for central city living. But at present there is no cultural hub attracting a young residential population:

City West currently lacks street connectivity and is a 'void'

⁵³ *City West Master Plan*, p50

between City East and the ANU. However, City West has the potential to become a vibrant place similar to Cambridge, Oxford, Lygon Street in Melbourne and Newtown in Sydney, where business thrives and a special character has developed between the City and University.⁵⁴

2.32 A commitment to 'building an identifiable community spirit' will help to fill the apparent cultural void in City West. The *City West Master Plan* says that to realise this goal:

- Artistic and intellectual aspects of community life will be built upon.
- The bohemian and avant-garde nature of the precinct will be nurtured.
- Vibrancy and opportunities for interaction and exchange will be encouraged.
- The mixed use nature of the precinct will be fostered.
- Provision of adequate community facilities will be ensured.⁵⁵

2.33 To this end, the ANU Exchange Master Plan envisages the redevelopment of the Childers Street arts node on Section 30. This community arts node will be home to a wide range of creative arts facilities, including a major new attraction following the redevelopment of the Street Theatre into 'a new multi-arts complex catering for a wide range of activity and community interest groups.'⁵⁶ A simplified land use policy will aid the development of mix-use facilities on Section 30.

2.34 The Committee welcomes attempts to fill the cultural vacuum evident in City West.

Built form

2.35 One view expressed during the consultation process for the *City West Master Plan* was that development should, 'maintain a sense of community,

⁵⁴ *City West Master Plan*, pvii

⁵⁵ *City West Master Plan*, p23

⁵⁶ *The ANU Exchange Master Plan and Implementation Plan*, p35

accessibility, and low-rise character ... [rather than] ... more office towers across the whole area....'⁵⁷ The Childers Street Precinct west of Marcus Clarke Street was represented as being more relaxed and less formal, and highly valued. This 'informality' comes from the grassed verges, modest buildings in parkland settings, and the mixture of deciduous and exotic trees.

- 2.36 The Committee is of the view that the ANU Exchange Master Plan tends to represent a built form more similar to that of City East, in that there is a strong emphasis on high-density built form. Despite the significance placed on open spaces, there are few sites dedicated wholly to the provision of open space.⁵⁸ The overall effect risks being that of 'a canyon of development', as suggested by Figure 4.

- 2.37 Figure 4: 3-D indicative built form drawings of proposed development of the ANU Exchange Area⁵⁹



⁵⁷ *City West Master Plan*, p136

⁵⁸ Exceptions include Baldessin Square and Childers Park at the northern end of Childers Street, and the atrium of the northern business park: ANU Master Plan and Implementation Plan, pp38, 41

⁵⁹ Accessible at <<http://www.anuexchange.net/masterplan.html>>

- 2.38 The Committee is of the view that the proposed development is not readily conducive to the bohemian avant-garde environment that is intended to be nurtured and enhanced. The ANU Exchange Master Plan places too great an emphasis on built form. This block-like effect is not evident in the other cultural destinations that the plans are looking to emulate. Common cultural destinations in Canberra include Gorman House and the Kingston Foreshores, both of which are horizontally distributed and low-lying. The same can be said of Newtown in Sydney, and Lygon Street in Melbourne
- 2.39 The Committee stresses the importance of the proposed active street frontages to mitigate the impression of an inanimate concrete landscape.
- 2.40 The Committee suggests that artistic innovation should be encouraged in the development of the ANU Exchange. The ANU Exchange Master Plan does commit to the provision of new public artwork as part of the streetscape design for the area and within buildings in the Precinct. This is intended to reinforce the campus art policy, to be a drawcard for the precinct, and to enhance the amenity of the area for local residents, workers and visitors.⁶⁰
- 2.41 A design competition for public artworks could produce some innovative concepts, as well as encouraging the engagement of the ANU student body in the ANU Exchange Master Plan. This idea of a design competition had been applied successfully in Melbourne, in the design of RMIT's Storey Hall.

RECOMMENDATION 5

- 2.42 **The Committee recommends that the ACT Planning and Land Authority place particular importance on the achievement of active street frontages in the ANU Exchange Area, with particular reference to University Avenue as a centrepiece of the redevelopment in City West.**

RECOMMENDATION 6

- 2.43 **The Committee recommends that a design competition for public artworks be considered for the ANU Exchange area.**

⁶⁰ ANU Exchange Master Plan and Implementation Plan, p38

Green space

- 2.44 An integral feature of the Griffin Plan is the presence of green space in the city for nature recreation. The Griffin Plan was partly inspired by the 'father' of American landscape architecture, Frederick Law Olmsted, and his belief that, 'intimate contact with nature represents a civilising urban requisite for psychological and social wellbeing.'⁶¹ The Griffin Plan for Canberra aimed to create the feeling that buildings merge into the landscape.
- 2.45 In the Committee's view, this aspiration of the Griffin Plan may not be easily accommodated within the heavy built form which is apparent in the current designs for the ANU Exchange Area.
- 2.46 In the Committee's view, this could be partly remedied by:
- connecting cycleways to and through the ANU campus to green space such as City Hill and the foreshores of Lake Burley Griffin;
 - improving pedestrian connectivity through the City, the ANU campus, and to the Australian National Botanic Gardens and the CSIRO, extending current walks such as the Lindsay Pryor walk at the ANU;
 - protecting and extending leafy tree-lined streets and avenues; and
 - improving the permeability of large blocks and sections.

Cycle networks

- 2.47 In 2004 Roads ACT and ACT Planning and Land Authority prepared a Master Plan for cycling infrastructure for the next ten years. The Master Plan forecasts that Acton (which includes the ANU), and Civic, will be the two destinations in Canberra with the highest volume of cyclists in the year 2013.⁶² The 2005 Priority Report, which looks in more detail at locations originally identified in the Master Plan, lists City West amongst the major projects that need consideration.

⁶¹ *The Griffin Legacy: Canberra the Nation's Capital in the 21st Century*, National Capital Authority 2004, p38

⁶² Roads ACT and ACT Planning Authority 2004, *Ten Year Master Plan for Trunk Cycling and Walking Path Infrastructure 2004–2014*, p57

- 2.48 The *City West Master Plan* and the ANU Exchange Master Plan recognise that the proximity of these areas to the campus, the city centre, and residential areas including new student accommodation, will facilitate bicycle usage rather than private motor vehicle.
- 2.49 The Committee suggests that cycling infrastructure development in City West, including measures to encourage cycling, should be a priority, and agrees that specific links from ANU to the city centre, Lake Burley Griffin and Constitutional Avenue should be considered.⁶³
- 2.50 The *City West Master Plan* details amongst traffic management strategies, the extension of Marcus Clarke Street over Parkes Way to allow access to the lake foreshore.⁶⁴ The plan allows for the provision of on-road cycling on the ramp over Parkes Way. At present there is a cycleway access between City West and the lake foreshore, via a narrow bridge over Parkes Way. For cyclists accessing Lake Burley Griffin from Barry Drive, it is most likely that travel would be along Marcus Clarke Street.⁶⁵ As there is currently only a narrow footpath on the western side of Marcus Clarke Street, on-road cycling is less safe than on streets with cycle-lanes or on separate cycle paths. More extensive networks of cycle paths and lanes through the city would benefit the student population in the inner suburbs of North Canberra,⁶⁶ and may encourage the use of bicycles by the population of City West. The Committee suggests that the need for a cycleway along Marcus Clarke Street should be considered.
- 2.51 The Committee also recommends better connectivity to and from the City centre, possibly by way of an extension of the cycle route along University Avenue beyond Childers Street and into the city centre. More direct cycle routes connecting City West to the Lake and the city centre, in addition to routes proposed in the ANU Exchange Master Plan⁶⁷, will encourage the use of bicycles as a daily travel mode, and promote physical and mental health and active recreation.

⁶³ McCann Associates 2005, *Canberra's Commuter Bicycle Network – A Report on Priorities for Work*, p62

⁶⁴ *City West Master Plan*, p30

⁶⁵ *City West Master Plan*, p19

⁶⁶ See *City West Master Plan*, p129 for the number of students without cars living in inner Canberra

⁶⁷ ANU Exchange Master Plan, Figure 21, pp42–43

RECOMMENDATION 7

- 2.52 **The Committee recommends that cycling infrastructure development in City West should be a priority in the implementation of the *Ten Year Master Plan for Trunk Cycling and Walking Path Infrastructure 2004–2014*.**

Pedestrian connectivity

- 2.53 The *City West Master Plan* recognises that City West has ‘an excellent landscape setting’, and that it is close to Black Mountain, the lake, and Acton Peninsula. It also recognises that access to these open space areas is bisected by arterial roads such as Parkes Way, Barry Drive, Marcus Clarke Street, and Clunies-Ross Street.⁶⁸
- 2.54 Barry Drive acts as a barrier to the continuity of the open space network along Sullivans Creek. Parkes Way creates a barrier between City West and the lake foreshore. Marcus Clarke Street is a barrier between City West and City East, with few signalised crossings. Clunies Ross Street forms the western edge of the ANU campus, and impedes access to the Australian National Botanic Gardens and Black Mountain. The Committee agrees with the view that the ANU campus is generally not well integrated into surrounding green space.
- 2.55 The Committee commends strategies that aim to improve pedestrian connectivity in and around the ANU Exchange area. There are currently few attractive pedestrian routes that run through City West, apart from the gateways to the ANU. The ANU Exchange Master Plan places particular emphasis on the provision of attractive pedestrian walkways. It says that ‘the Precinct will contain a network of safe, convenient and attractive pedestrian connections linking to adjacent areas on the campus and into the city centre. A convenient 500m walk from the centre of the ANU Precinct will take pedestrians into the heart of the campus, the city centre, and close to Lake Burley Griffin.’⁶⁹

⁶⁸ *City West Master Plan*, pvii, 6

⁶⁹ ANU Exchange Master Plan, p41

- 2.56 Although the Committee makes recommendations to the ACT Legislative Assembly the Minister for Planning could encourage other local and national institutions in central Canberra to promote pedestrian connectivity to open space, consistent with the aims of the Griffin Plan. For example, the Lindsay Pryor Walk on the ANU campus, which runs to the western side of the Hancock Building past the Research School of Biological Sciences and Forestry Building to the pedestrian crossing opposite Ursula Hall, could be extended to connect the campus to the Botanic Gardens, the CSIRO, Black Mountain Nature Reserve (which is part of Canberra Nature Park), and at its other end, through to University Avenue and the city centre.
- 2.57 The ANU could consider the example of the works done to improve the linkages between the Queensland University of Technology (QUT) and the City Botanic Gardens in Brisbane. The Cultural Precinct of QUT is directly adjacent to the City Botanical Gardens and walking through both is encouraged. Here in central Canberra, high quality signed walks and well-connected pedestrian corridors across major roads would improve access to attractive open spaces and to several national institutions.

RECOMMENDATION 8

- 2.58 **The Committee recommends that the Minister for Planning encourage the extension of the Lindsay Pryor Walk on the ANU campus and/or the construction of other high-quality signed walks and pedestrian corridors, to better link the ANU with the City, the Australian National Botanic Gardens, the CSIRO, Canberra Nature Park and Lake Burley Griffin.**

Tree-lined streets

- 2.59 The Committee appreciates the aesthetic value of leafy tree-lined streetscapes and nature strips, especially along University Avenue. As stated in the ANU Exchange Master Plan, University Avenue is a tree-lined street with a high level of pedestrian amenity, and seasonal variety and colour.⁷⁰ The Committee is of the view that the landscape character of University Avenue should extend to the north of Childers Street. This would have the effect of extending the

⁷⁰ ANU Exchange Master Plan, p38

landscaped nature of the campus, as opposed to extending the built form of City East.

RECOMMENDATION 9

- 2.60 **The Committee recommends that the landscape character of University Avenue be enhanced, forming an extended avenue merging into the main Childers Street entrance to the ANU.**

Enhanced permeability

- 2.61 Streets with active ground-level street frontages, public art, wide footpaths, and planting zones will improve the accessibility and permeability of the City West area. The *City West Master Plan* and ANU Exchange Master Plan are dedicated to enhancing street life in the precinct. The *City West Master Plan* states that active ground floor uses along the major pedestrian routes 'will assist in improving the vibrancy and level of day and night activity in City West'.⁷¹ Suggested uses include cafes with outdoor seating, food outlets, book shops, art suppliers, retail outlets, community facilities etcetera. Active ground floor uses along University Avenue and Childers Street will mitigate the 'closed-in' nature of the built environment. The Committee commends this commitment and encourages its realisation.

RECOMMENDATION 10

- 2.62 **The Committee recommends that the ACT Planning and Land Authority ensure that the City West area realises its aim of having active ground-level street frontages, public art, wide footpaths and planting zones, and good permeability, to ameliorate the 'closed in' nature of the proposed built environment.**

Mick Gentleman MLA
Chair
June 2007

⁷¹ *City West Master Plan*, p36. See also *ANU Exchange Master Plan and Implementation Plan*, pp35, 42

APPENDIX A: Proposed variation to building heights

The proposed variation will delete the following paragraph in Part B2A Civic Centre Land Use Policies – Commercial A Section 4, under b) Building Heights titled *'On blocks west of Marcus Clarke Street and north of University Avenue* from the Territory Plan Written Statement⁷²:

On blocks west of Marcus Clarke Street and north of University Avenue:

b) Building Height [V236]10

On blocks west of Marcus Clarke Street and north of University Avenue:

The maximum building height for facades on Childers Street shall be four storeys except for corner features which shall be a maximum six storeys building height. For all other development the maximum building height shall be six storeys, except for development fronting University Avenue which shall be a maximum of seven storeys. Roof top plant that is set back and screened from the street is not included in the maximum building height.

The following text will be inserted in the Territory Plan Written Statement to replace the omitted text:

On blocks west of Marcus Clarke Street and north of University Avenue:

For buildings fronting Childers Street, Hutton Street and Kingsley Street, the maximum building height shall be seven storeys, provided that buildings higher than four storeys must be set back from the front boundary. The floor-to-floor height of the ground floor level for buildings facing Childers Street shall be 4.8 metres. Awnings are to be provided along Childers Street to provide shelter and establish a pedestrian scale at street level.

For buildings fronting Marcus Clarke Street (Section 21 and Section 68 on the northern side of Marcus Clarke Street and at the intersection of University Avenue) the maximum building height shall be RL 617 (approximately twelve storeys). The built form is to be configured to establish a defined parapet at the ninth storey level. Building elements taller than nine storeys may only be permitted where they are visually recessed. The floor-to-floor height of the ground floor level for buildings facing Marcus Clarke Street shall be 4.8 metres. Marcus Clarke Street building elevations to be articulated with awnings or similar to provide shelter for pedestrians.

For buildings fronting Barry Drive, the maximum building height shall step up from seven storeys adjacent to Kingsley Street to a maximum of RL 617 (approximately twelve storeys) at the corner of Marcus Clarke Street. The design of buildings in this area must ensure that overshadowing of open space and existing residential buildings is prevented. The built form

⁷² Part B2A: Civic Centre Land Use Policies – Commercial 'A', under section 4. Area Specific Policies part 4.3 Precinct 'b1' – Main Office Area and City West Area, Controls

of any buildings taller than nine storeys is to be configured to establish a defined parapet at ninth storey level. Building elements taller than nine storeys may only be permitted where they are visually recessed.

On Section 20 City:

For buildings fronting the corner of Ellery Crescent and Marcus Clarke Street, the maximum building height shall be RL 617 (approximately twelve storeys) provided there is an integrated approach to building heights across Marcus Clarke Street. The development design and siting at the intersection of Ellery Crescent and Marcus Clarke Street must establish an accessible pedestrian space that maintains a link from adjacent developments on Sections 61, 90, 91 and 92, to the development on Section 20 and to the bridge over Ellery Crescent, which provides access to the ANU School of Arts Precinct.

For buildings on the remainder of Section 20 City, the maximum building height must be sensitive in scale and height to surrounding heritage listed buildings (i.e. ScreenSound, Shine Dome, Ian Potter House, and the ANU Schools of Art and Music).

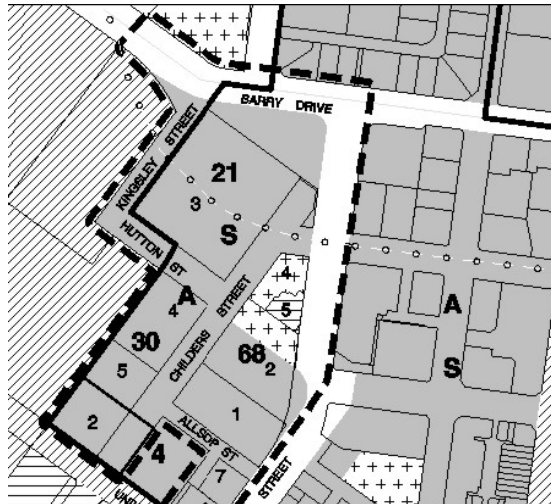
Roof top plant

Roof top plant that is set back and screened from the street is not included in the maximum building height provided it does not exceed RL 617.⁷³

⁷³ *Recommended Final Variation to the Territory Plan No 276 ANU City West Precinct 'The ANU Exchange', pp16–17*

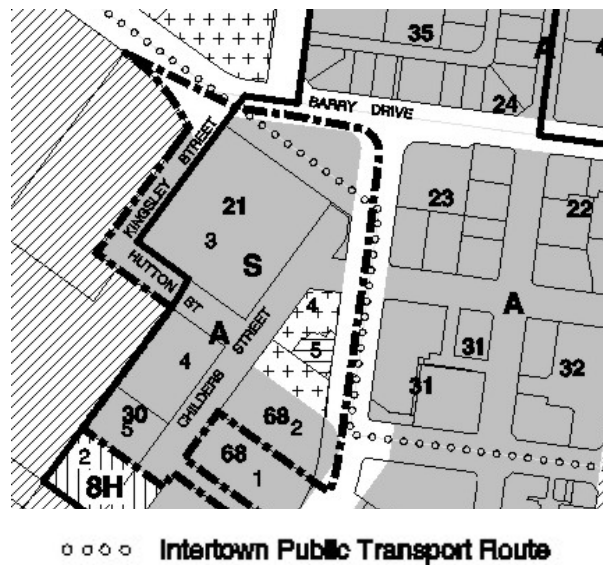
APPENDIX B: Proposed inter-town public transport route and pedestrian areas

The proposed variation will replace the Territory Plan Map at Part B2A – Civic Centre Land Use Policies – Commercial 'A' – under Section 4 Area Specific Policies part 4.3, Precinct 'b1' – Main Office Area and City West Area, [Figure 6](#), to show a realigned inter-town public transport (IPT) route as follows:⁷⁴

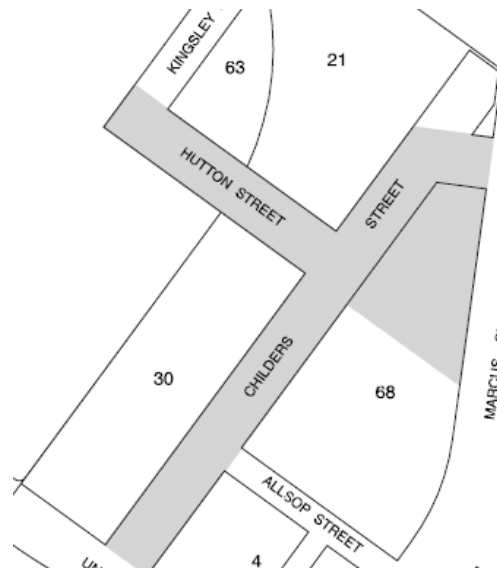


⁷⁴ *Recommended Final Variation to the Territory Plan No 276 ANU City West Precinct 'The ANU Exchange'*, p13

The current inter-town public transport route is delineated in Territory Plan Map as follows:

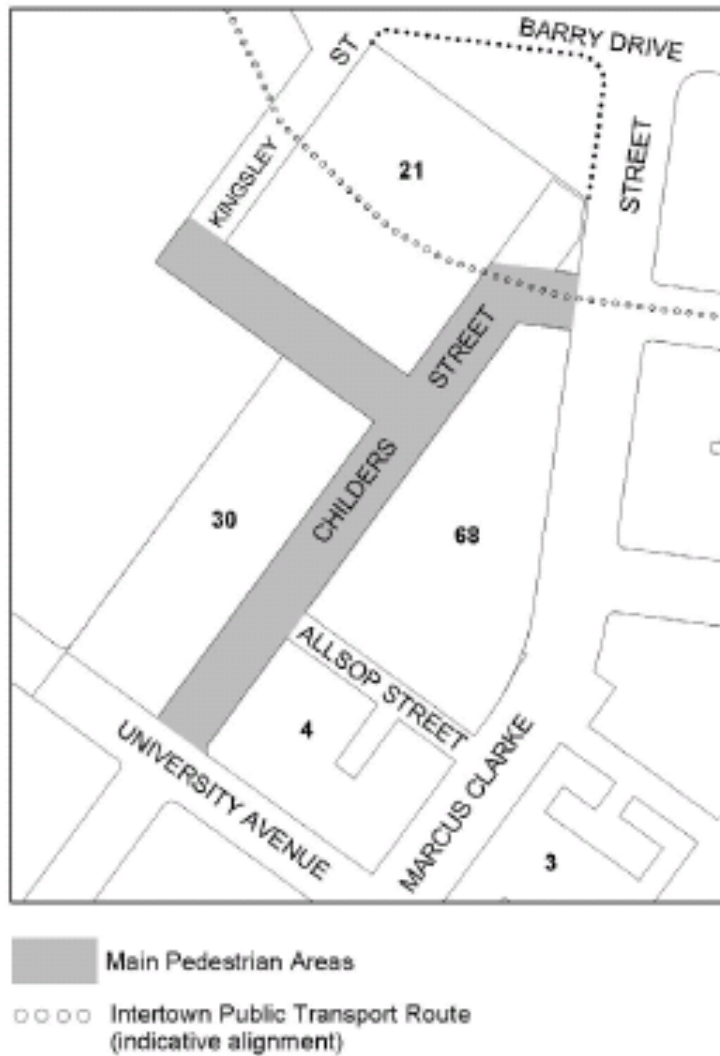


The proposed variation will also replace the current Figure 6: City West – Childers Street Precinct (Main Pedestrian Areas) in the Territory Plan Written Statement:⁷⁵



⁷⁵ Part B2A: Civic Centre Land Use Policies – Commercial ‘A’, under section 4 Area Specific Policies, part 4.3 Precinct ‘b1’ – Main Office Area and City West Area

The proposed variation will insert a new replacement Figure 6: City West – Childers Street Precinct (Main Pedestrian Areas) showing an amended walkway and the realigned inter-town public transport route:⁷⁶



⁷⁶ Recommended Final Variation to the Territory Plan No 276 ANU City West Precinct 'The ANU Exchange', p18

APPENDIX C: Proposed land use policies

The proposed variation will replace, on of the Territory Plan Map, the Entertainment Accommodation and Leisure Land Use Policy for Block 2 Section 30 City, with Commercial B2A Precinct 'b1' Land Use Policy, and realign the inter-town public transport route:⁷⁷

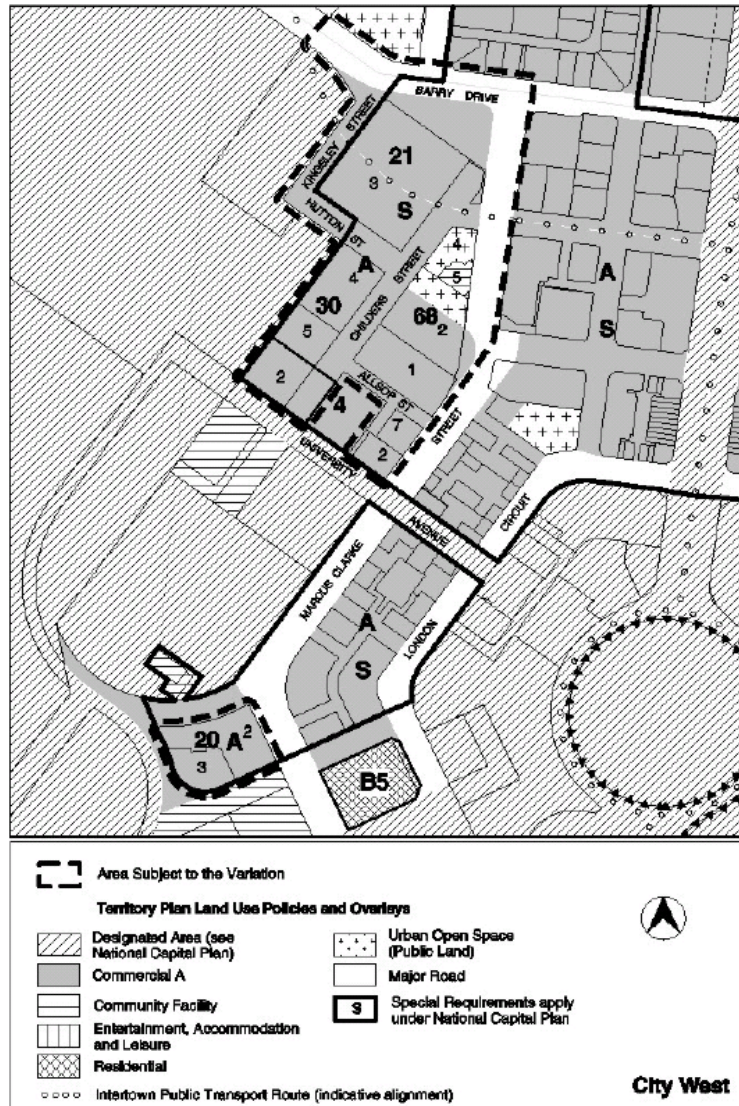


Figure 2.1: Proposed Territory Plan Map -

⁷⁷ Recommended Final Variation to the Territory Plan No 276 ANU City West Precinct 'The ANU Exchange', pp12-13

The proposed variation will also delete Figure 1 – Civic Centre Precincts in the Territory Plan Written Statement⁷⁸ and insert a new Figure 1 – Civic Centre Precincts showing additional Commercial B2A Precinct ‘b1’ sites in the ANU Exchange:

Figure 1: Civic Centre - Precincts



The proposed variation will also:

- at Part B8: Entertainment Accommodation and Leisure Land Use Policies under Section 4 Area Specific Policies, delete Area 8H Entertainment and Commercial area, City and delete Figure 9: Area 8H Entertainment and Commercial area, City; and
- at Part B8: Entertainment, Accommodation and Leisure Land Use Policy under Section 4 Area Specific Policies delete all text and the diagram associated with Area 8H.

⁷⁸ From Part B2A: Civic Centre Land Use Policies – Commercial ‘A’ *Recommended Final Variation to the Territory Plan No 276 ANU City West Precinct ‘The ANU Exchange’*, p14

APPENDIX D: Proposed variation to Civic Centre-City Division

The proposed variation will omit Figure 2: Civic Centre – City Division and part Acton Division and Acton Division:

Figure 2: Civic Centre – City Division and part Acton Division [V235]⁷⁹



An amended Figure 2 will be inserted to incorporate Block 6 Section 63 Acton within Section 21 City Division:⁷⁹

Figure 2: Civic Centre – City Division



⁷⁹ Part B2A Civic Centre Land Use Policies – Commercial 'A': *Recommended Final Variation to the Territory Plan No 276 ANU City West Precinct 'The ANU Exchange'*, p15