

2006

**LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

**VARIATION NO. 238 TO THE TERRITORY PLAN
MACQUARIE HOTEL REDEVELOPMENT
SECTION 27 BARTON**

TABLING STATEMENT

**Circulated by authority of the
Minister for Planning
Mr Simon Corbell MLA**

30/3/06

Mr Speaker, Draft Variation Number 238 proposes to change the land use policy for the Macquarie Hotel site to *Residential Land Use Policy* with a B16 Area Specific overlay.

Twenty eight written submissions were received during the period of public consultation. Sixteen of these were form letters distributed to residents in the Barton residential area by a concerned resident.

The issues raised in the submissions relate mainly to height controls, density and scale of the proposed development, traffic and parking, noise, landscaping, heritage issues and community consultation.

The Planning and Land Authority has offered the following responses to submissions.

- A height limit of AHD 599.0 has been imposed to match the ridgeline of the RG Casey Building.
- An increase in floor area greater than 7,000 square metres over the GFA of the building it replaces will require a Preliminary Assessment to be undertaken to evaluate the environmental, social and economic impacts of the development on the site. The community has further opportunity for comment at that time.
- The scale of development will vary across the site and the detailed assessment stage will have regard to the scale of adjacent development.
- Traffic management measures will be introduced in Macquarie Street and Bourke Street to minimise traffic congestion and restrict long-stay parking. It is not expected that traffic generated by the development will be significantly increased compared with traffic that was previously generated by the Macquarie Hotel.

- A landscape master plan will be required to be submitted with a Development Application for approval.
- The site is not subject to the heritage citation, however, the scale of the development and sympathetic architecture will respect the neighbouring heritage precincts.
- The proponent undertook community consultation in two stages, the first of which was a series of face-to-face individual meetings with residents living adjacent to the site and a community information session. The Planning Authority has also undertaken extensive consultation on the draft Variation.

The community will have further opportunities to comment on the detailed development applications.

The Standing Committee on Planning and Environment, in its report made seven recommendations.

The first recommendation is that the Variation proceeds.

The second recommendation is that the Chief Minister and Minister for Urban Services ensure that relevant parking policy officers in their respective departments support, in broad terms, the introduction of pay parking and/or other traffic reduction measures in Barton, Parkes and Forrest during consultations and negotiations with the National Capital Authority on this issue, and that the ACT Government introduces pay parking and/or other traffic reduction measures for those parts of these areas for which it has responsibility.

The Department of Urban Services has advised that the introduction of pay parking and other traffic reduction measures in Barton is supported and it will work closely with the National Capital Authority, the land

manager in Barton, in the development of appropriate parking and traffic strategies.

Recommendations 3 – 6 include:

- that the Authority encourage the demonstration and promotion of sustainability features for this complex, including the application of water sensitive urban design principles.
- that the Authority encourages the proponent to consider the use of water-saving strategies, and to plant drought tolerant native species on Section 27 wherever possible, subject to heritage considerations.
- that the Authority requires that all buildings be constructed to meet the criteria set out in the Australian Standards – AS 2107 *'Recommended Design Sound Levels and Reverberation Times for Building Interiors* and AS 3671 *'Acoustics – Road Traffic Noise – Building Siting and Construction'*.
- that the Authority requires noise-abatement conditions be applied, including the submission of a noise management plan, covering the construction and ongoing operational aspects of the development.

These recommendations are design related issues and will be addressed as part of future Development Applications for the site.

The final recommendation included obtaining advice pertaining to the restrictions on roof plant and minor building elements, the number of storeys and the height of buildings fronting the internal road.

The Final Variation document has been revised to permit buildings fronting Sydney Avenue to extend to a height of AHD 599 excluding rooftop plant and lift overruns.

Mr Speaker, I now table Variation Number 238 to the Territory Plan, Section 27 Barton, Macquarie Hotel Redevelopment.