



# WORKS APPROVAL PLANNING REPORT

Block 3 Section 23 PARKES

December 2021



**Prepared For:**



**Oceana Property Partner**

Level 5, 1 York Street  
Sydney, NSW 2000 Australia  
Phone: 8366 2670  
Web: <https://oceana-funds.com/>

**Prepared By**



**Purdon Planning Pty Ltd**

Suite 5, Level 1  
243 Northbourne Avenue  
Lyneham, ACT, 2602  
Ph: 02 6257 1511  
Email: [purdons@purdon.com.au](mailto:purdons@purdon.com.au)  
Web: [www.purdon.com.au](http://www.purdon.com.au)  
ABN 53 653 124 442

## Table of Contents

<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>1</b>
1.1	Purpose.....	1
<b>2.0</b>	<b>SITE ASSESSMENT.....</b>	<b>6</b>
2.1	Slope.....	6
2.2	Use.....	6
2.3	Landscape.....	7
2.4	Demolition.....	7
2.5	Easements.....	7
2.6	Access and Transport.....	9
<b>3.0</b>	<b>STATUTORY PLANNING PROVISIONS.....</b>	<b>11</b>
3.1	National Capital Plan.....	11
3.2	Territory Plan.....	15
3.3	Environment Protection Biodiversity Conservation Act (EPBC).....	15
3.4	Heritage Management Plan.....	15
<b>4.0</b>	<b>IMPACT ASSESSMENT.....</b>	<b>16</b>
4.1	Visual Impact.....	17
4.2	Environment Protection and Biodiversity Conservation Act (EPBC).....	17
4.3	Architects Moral Rights.....	19
4.4	Parking.....	19
4.5	Signage.....	20
4.6	Traffic.....	20
4.7	Access & Mobility.....	20
4.8	Solar Access & Shadowing.....	21
4.9	Existing Landscape and Trees.....	23
4.10	Noise.....	24
4.11	Wind.....	24
4.12	Bushfire Risk.....	24
4.13	Waste.....	24
4.14	Site Contamination.....	24
4.15	Green Initiatives.....	25
4.16	Water Sensitive Urban Design.....	25
<b>5.0</b>	<b>CONSULTATION.....</b>	<b>26</b>
<b>6.0</b>	<b>CONCLUSION.....</b>	<b>26</b>

## Figures

Figure 1:	Site plan – aerial view .....	2
Figure 2:	New Porte Cochere and ramp - View from Commonwealth Avenue.....	2
Figure 3:	Locality Plan.....	3
Figure 4:	Subject site .....	4
Figure 5:	Proposed Site Layout.....	5
Figure 6:	Queen Victoria Terrace Elevation – existing and proposed built form .....	6
Figure 7:	Commonwealth Avenue Elevation – existing and proposed built form .....	6
Figure 8:	Federation Mall Elevation – existing and proposed built form .....	6
Figure 9:	Easement Plan .....	8
Figure 10:	Tree Removal and Ground Floor Demolition Plan .....	9
Figure 11:	Pedestrian and Cycle Network .....	10
Figure 12:	NCP Parliamentary Zone Precinct.....	12
Figure 13:	NCP Land Use Plan.....	13
Figure 14:	North Elevation.....	17
Figure 15:	South Elevation.....	17
Figure 16:	Protected Matters Search Tool Result.....	18
Figure 17:	Existing Surface Car Park .....	20
Figure 18:	Shadow Diagrams .....	21
Figure 19:	Landscape Site Plan .....	23
Figure 20:	Landscape Treatments .....	24
Figure 21:	Parliamentary Zone - Formation of campuses.....	37
Figure 22:	Parliamentary Zone - Indicative development plan .....	43

## Tables

Table 1:	Matters of National Environmental Significance.....	18
----------	---	----

## Attachments

Attachment A: Parliamentary Zone Precinct Code Compliance

Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith but on the basis that Purdon Planning, its agents and employees are not liable to any person for any damage or loss whatsoever which has occurred or may occur, in relation to that person taking or not taking (as the case may be) action, in respect of any representation, statement or advice referred to in this report.

## **1.0 INTRODUCTION**

### **1.1 Purpose**

This Planning Report has been prepared by Purdon Planning Pty Ltd as supporting documentation to a Works Approval (WA) application on behalf of Oceana Property Partners (the Proponent) for works associated with the heritage façade, pavilion and bike hubs at Block 3 Section 23 Parkes.

GEOCON have recently lodged a Works Approval for the transformation of West Block from a disused office building into a luxury hotel catering for Canberra's growing 5-star visitor market. Due to the ownership change in the last few months, Oceana Property Partner, as the current owner of the site, OPP intends to refurbish West Block for operations as a prime grade contemporary commercial office building. In this regard, the WA application is an amendment to WA102548 to repurpose the existing building for Oceana's preferred option to use the site as an office. While the current proposal has been developed to continue the historic use of West Block as office space, it has been guided by the approach to new built form proposed by Geocon.

The subject site sits within the Parliamentary Zone and was identified in the original Griffin Plan. It was formerly used by various Commonwealth Government departments for public service and administrative office space, most recently providing accommodation for the Australian Electoral Commission.

Details works that are included in the previous WA application are outlined in the sections below.

- demolition of existing (unoriginal) balconies
- reinstatement of the original heritage façade
- development of a separate one-storey Pavilion to the rear,
- addition of a Porte cochere and ramp, and
- associated tree removal, landscaping and infrastructure works.

The main variations between the previous and current actions are:

- introduction of a small bike storage facility to the north of the Dugout
- revision of the approach to landscaping, with minimised hard landscaping elements and greater retention of trees
- introduction of a rooftop solar array with an aim to achieve a 5.0 star NABERS energy rating
- a more minimal approach to change to the main West Block building

Internal works to the building are also proposed which are exempt from the requirement for Works Approval.

The proposal is sited on land where jurisdiction for planning consent rests with the National Capital Authority (NCA). As the site is within the Parliamentary Zone, the proposal will require parliamentary approval.

The site is located on National Land and is subject to a Heritage listing. An EPBC self-assessment has been undertaken for the proposal by Lovell Chen and has established that the proposal will not have a significant heritage impact. A referral to the Department of Agriculture, Water and the Environment (DAWE) is occurring concurrent to this Works Approval process.

This Report should be read in conjunction with plans and supporting documentation submitted with the Application for Works Approval amendment.

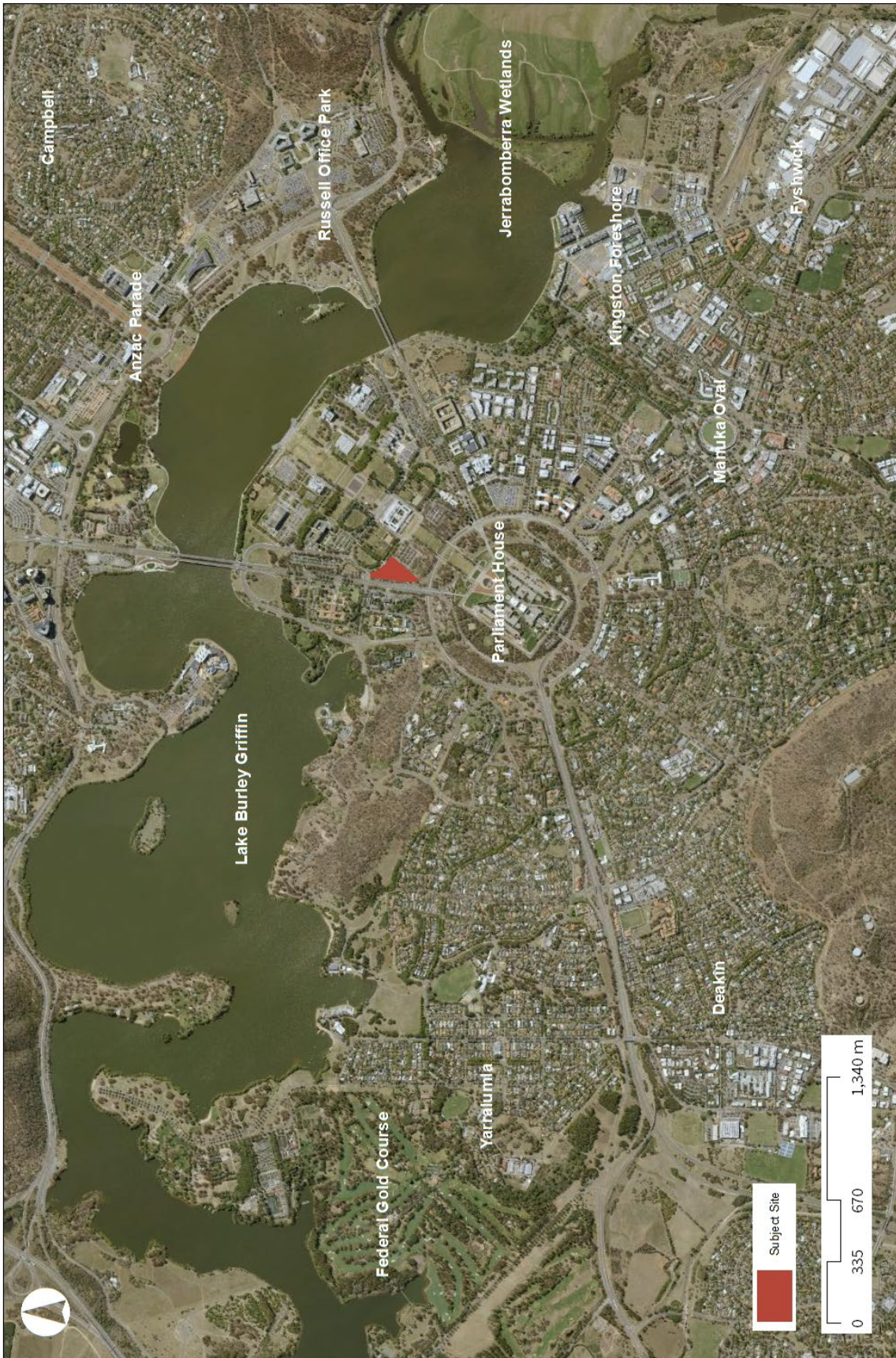
Figure 1: Site plan – aerial view



Source: FKD (2021)



Figure 3: Locality Plan



Source: Purdon Planning, imagery ACTMAPi (2021)

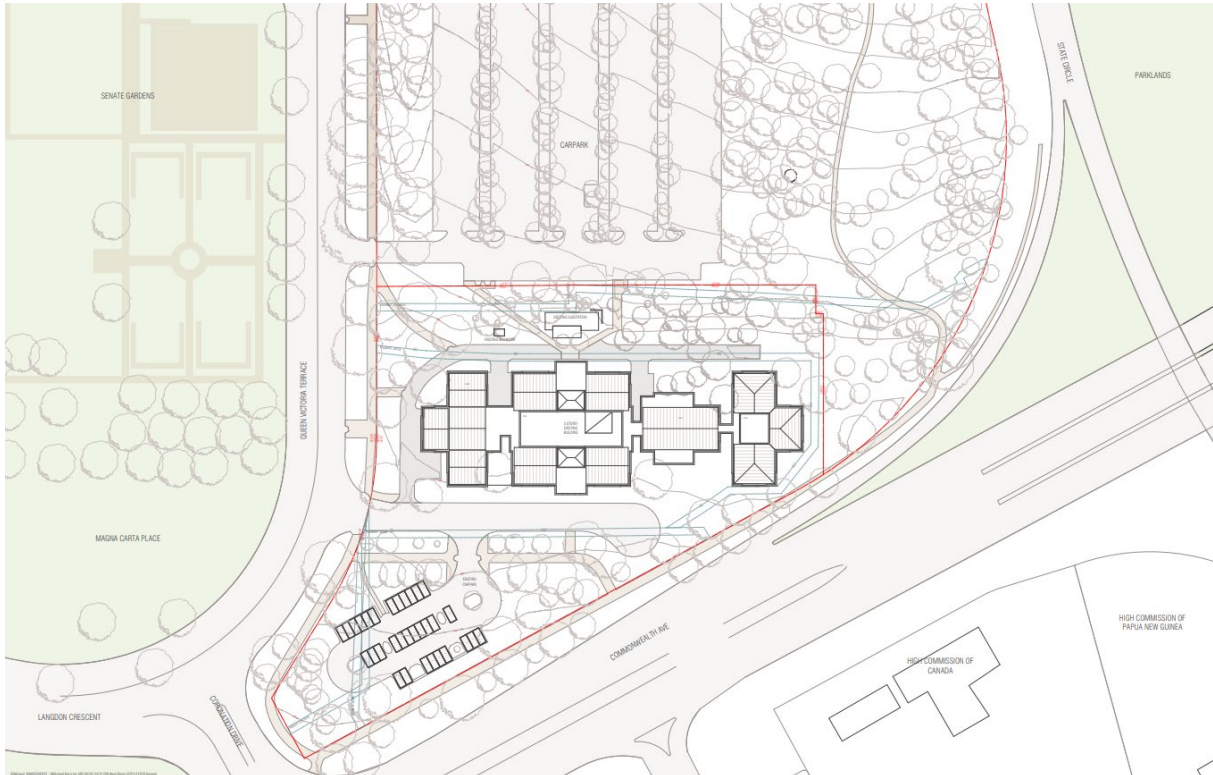
Figure 4: Subject site



Source: Purdon Planning, imagery ACTMAPi (2021)



Figure 5: Proposed Site Layout



Source: Fender Katsilidis (2021)

## 2.0 SITE ASSESSMENT

The location of the proposed works is wholly within the boundary of Block 3 Section 23 Parkes. The site has primary frontage to an internal drive and surface car parking area situated adjacent to Commonwealth Avenue. A secondary frontage is to Queen Victoria Terrace. The site is visible from the Commonwealth Avenue exit ramp and to a lesser degree, Federation Mall. The site is partially visible from Parliament House.

The total site area is approximately 16,894m<sup>2</sup> (ACTMapi, 2021).

### 2.1 Slope

The site has a significant fall of 6 metres over 210 metres. The slope of the site is most significant at the south eastern boundary which has the effect of hiding a significant portion of the existing building when viewed from the perspective of Federation Mall (Figure 8).

The slope of the site at the south eastern boundary is RL571 with the lowest point, RL565, being at the north western boundary along Commonwealth Avenue (refer Figure 6). The base of the West Block building is sited at approximately RL568.

Figure 6: Queen Victoria Terrace Elevation – existing and proposed built form



Source: Fender Katsalidis (2021)



Source: Fender Katsalidis (2021)

Figure 8: Federation Mall Elevation – existing and proposed built form



Source: Fender Katsalidis (2021)

West Block has a significant history with the existing building utilised for a range of Commonwealth Government purposes since construction in 1928. The building was designed by Commonwealth architect John Murdoch and was purpose built as one of the ‘Canberra Secretariat’ buildings to compliment and provide

support services to the Provisional Parliament House. The site is registered on the Commonwealth Heritage List (place ID 105428).

The site was divested by the Commonwealth Government in 2017 as part of a tender process, of which GEOCON was successful. GEOCON has lodged a WA application (WA102548) to reinstate original heritage elements of the building which have been altered since West Block’s original construction in 1928, and to develop one ancillary building on the subject site.

Geocon divested the site to Oceana Property Partner in 2021, and Oceana intends to refurbish West Block for operations as a prime grade contemporary commercial office building with associated pavilion and bike hub buildings. As highlighted in Figure 6-8 above, the ancillary buildings will be sympathetic to the original character of West Block and will have minimal impact from the perspective of Federation Mall, Queen Elizabeth Terrace and Commonwealth Avenue, as it will be built into the existing raised landscape setting. The proposed pavilion and bike hub is below the main parapet of West Block and is set into the landscape of the site, with significant landscaping around and over it, to reduce any potential visual impact.

### 2.3 Landscape

Landscaping and trees play a significant role in the heritage character of the site. Of the large number of trees (81), 26 trees are proposed for removal from the site (refer Figure 10). Trees proposed to be removed will enable vehicular access to the proposed services building. The vast majority of trees (55 of 81) are to be retained to protect the heritage character. Additional plantings, in line with those existing on site, are proposed to reinforce the landscape setting and more than offset the proposed removal of (26) trees.

### 2.4 Demolition

Internal demolition and fitout is proposed not subject to NCA Works Approval (refer Figure 10).

### 2.5 Easements

There are a number of easements located on the site (refer Figure 9). The easements are detailed as follows:

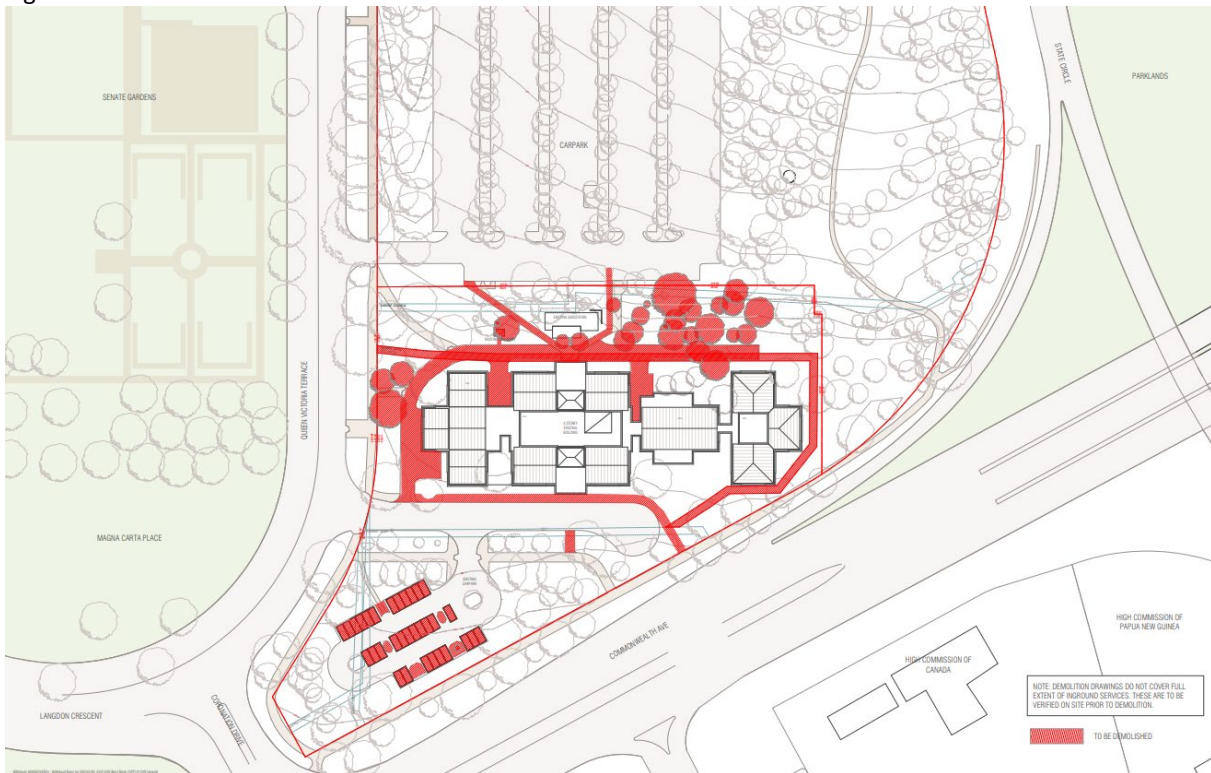
Easement Type	Location
Water	Runs around the perimeter of the existing West Block building
Electricity	Runs parallel to the south eastern boundary around to the north western boundary, along Queen Victoria Terrace
Sewer	Cut through the site at the north western boundary

Figure 9: Easement Plan



Source: ACTMAPi (2021)

Figure 10: Tree Removal and Ground Floor Demolition Plan



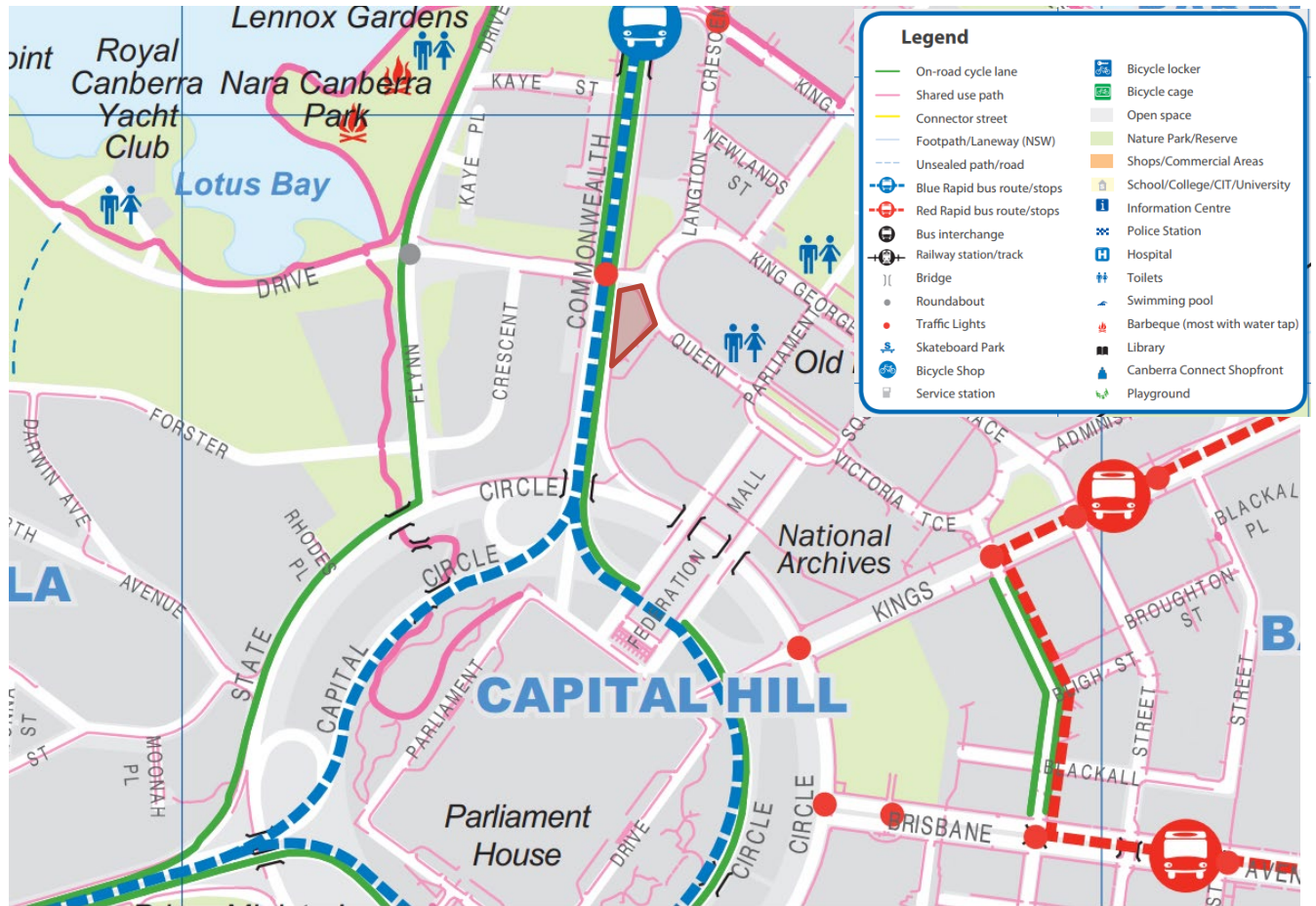
Source: Fender Katsalidis

## 2.6 Access and Transport

Existing vehicular access to the site is via Queen Victoria Terrace.

The Parliamentary Zone contains an established network of existing footpaths and cycle ways, as well as a significant open space network which includes Magna Carta Place, the Ladies Rose Garden, The Macarthur Rose Garden and the Lawns of Old Parliament House (Refer Figure 11).

Figure 11: Pedestrian and Cycle Network



### **3.0 STATUTORY PLANNING PROVISIONS**

This section describes the planning context for the subject site and proposed development.

#### **3.1 National Capital Plan**

The land is within the Designated Central National Area under the National Capital Plan (NCP) and is subject to the provisions of the Parliamentary Zone Precinct Code (refer Figure 12).

As the site sits within the Parliamentary Zone, this Works Approval application will require referral to Federal Parliament for approval.

The NCP identifies the subject site as being Mixed Use (refer Figure 13). Land uses permitted in sites identified as Mixed Use are as follows:

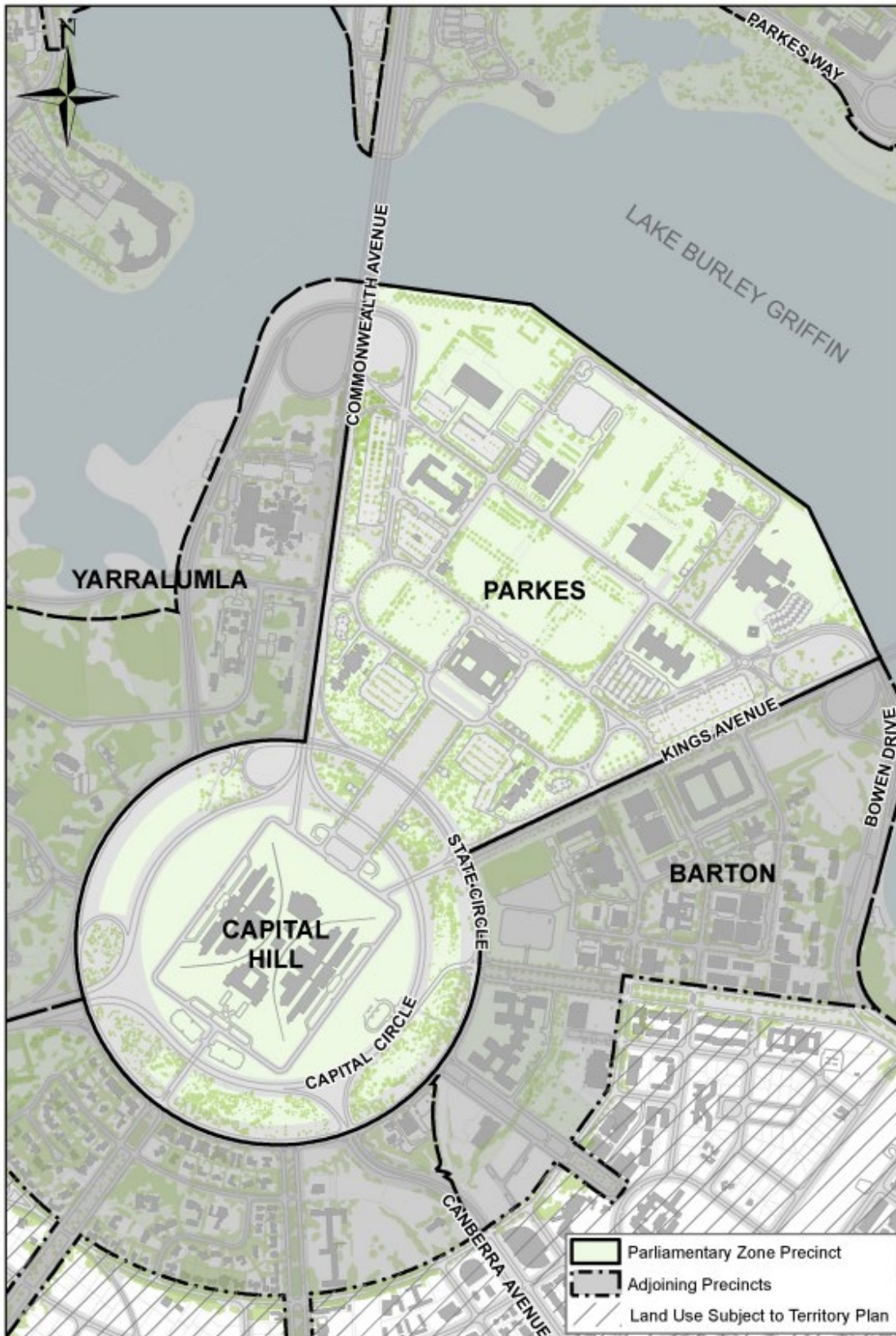
- Commercial Accommodation (hotel, motel and serviced apartments only)
- Community Use
- National Association Use
- National Capital Use
- Office
- Parliamentary Use
- Place of Assembly

Land uses permitted ancillary to the above land uses are as follows:

- Café
- Car Park
- Child Care Centre
- Consulting Rooms
- Personal Service Establishment
- Retail
- Restaurant

The proposed use of the site, as an office with associated ancillary uses including a café and wellbeing centre, consistent with the range of land uses permitted under the NCP Parliamentary Zone Precinct Code.

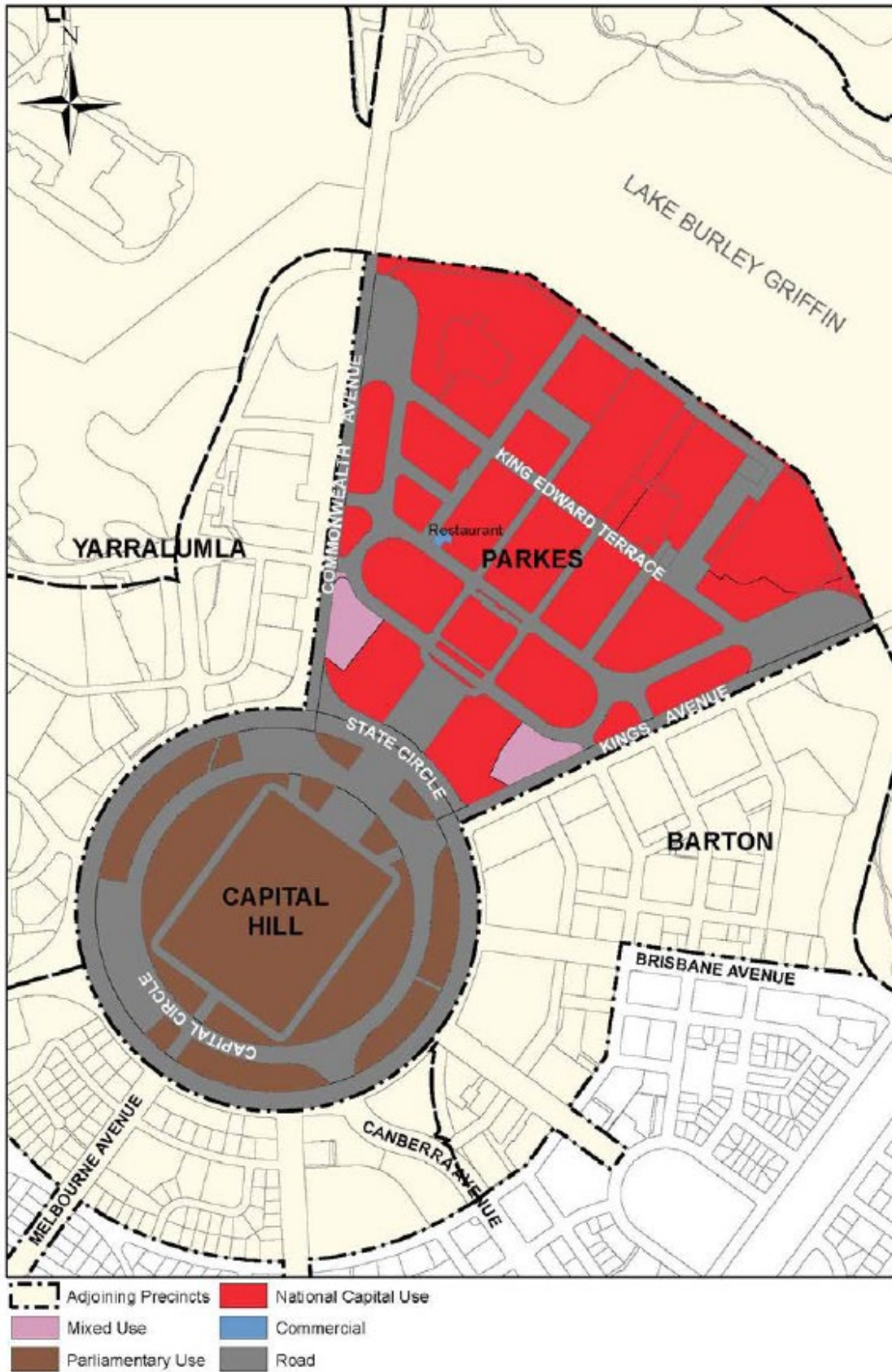
Figure 12: NCP Parliamentary Zone Precinct



Source: NCP (2016)



Figure 13: NCP Land Use Plan



Source: NCP (2016)

### **3.1.1 NCP Parliamentary Zone Objectives**

The NCP Parliamentary Zone Precinct Code sets out a number of Zone Objectives that are aimed at achieving a sense of place and appreciation as a diverse National Capital. To do this, the place must reflect:

- the political and cultural role of Australia's Capital
- federation and Australian democracy
- the achievements of individual Australians in all areas of endeavour
- the diversity of Australia, its peoples, natural environments, cultures and heritage
- the unique qualities of Australian creativity and craftsmanship.

The place of the people must have:

- a sense of scale, dignity and openness
- a cohesive and comprehensible layout
- a large forum for public ceremony and debate
- intimate, enjoyable spaces for individuals and groups
- a dynamic program of national, state and regional events
- accessible and affordable public facilities.

To realise the Parliamentary Zone as the place of the people it will be important to:

- balance politics and culture
- welcome people
- celebrate Australian history and society
- represent Australian excellence
- emphasise the importance of the public realm
- make access easy and open
- reinforce the integrity of the visual structure
- strengthen the relationship between buildings and landscape
- create a variety of urban spaces
- establish comprehensive design management policies for the future.

The proposed development is considered to meet these objectives in the following ways:

- The proposed development will provide increased office space for business and government professionals, which complements the employment centre in the precinct.
- Reinstatement of the West Block heritage façade will celebrate the building's original design and history and reinforce the integrity of the visual structure
- The pavilion and bike hub have been designed to provide a sense of scale, openness and dignity through the use of textures and articulation elements that complement the existing building.
- The inclusion of 90 bicycle parking spaces and associated end of trip facilities increases the utility of the building and reduce users' reliance on private vehicles. This will encourage both active travel and public transport use to attend site, this will contribute to minimising traffic congestion in the network during peak periods through an overall reduction of cars in the wider Parliamentary Triangle Zone road.
- The office and ancillary uses will provide intimate and enjoyable spaces for individuals and groups to interact
- The proposal improves the visual amenity of adjacent spaces through additional greenery and improve the character of adjacent public spaces, by increasing activity within the site
- The relationship between buildings and landscape has been prioritised through the retention of much of the existing landscaping. Public realm improvements including pedestrian linkages will strengthen access, openness and importance.

A detailed statement against the NCP Parliamentary Zone development guide and detailed conditions has been prepared as part of this WA and can be seen [Attachment A](#).

### **3.2 Territory Plan**

The Territory Plan is not applicable to the subject site as it is within a Designated Area.

### **3.3 Environment Protection Biodiversity Conservation Act (EPBC)**

West Block is included in the Commonwealth Heritage List (CHL place ID 105428), which is established under the *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). A Statement of Heritage Effects (SHE) and self-assessment under the EPBC Act has been completed by Lovell Chen. Referral to the Department of Agriculture, Water and Environment is being undertaken simultaneous to lodgement of this Works Approval.

### **3.4 Heritage Management Plan**

A Heritage Management Plan (HMP) has been prepared by Lovell Chen in accordance with Schedule 7A of the Commonwealth Environment Protection Biodiversity Conservation Regulations, 2000: 'Management Plans for Commonwealth Heritage Places'. The HMP has been developed to inform the future management and conservation of the site given its listing on the Commonwealth Heritage List and its National Land Status.

The HMP prepared by Lovell Chen recommends a series of measures to protect and maintain the heritage significance of the site. The recommendations of the HMP are as follows:

- Maintaining the external presentation of West Block as a free-standing structure with a general consistency of character and details expressive of the Federal Capital style
- Conserving early/original (pre-1950) internal features and fabric specifically: the north-south axis that connects the four blocks on each level; the two staircases in B Block; timber ceiling panels where extant in A, B and C blocks, including a section that is known to survive on the ground floor of B Block; and timber structural framing on levels 1 and 2, which provide an insight into the 'temporary' (provisional) nature of the building
- Conserving the Dugout, to the extent of fabric dating to the 1940s, and exploring opportunities to enhance an understanding of the building's historical significance

- Maintaining key structural landscape elements, including the original integral car park and the service road to the west of West Block, including a mixed plantation of exotic specimens to the north and west of West Block and native plantings to the east and south-east
- Maintaining landscape characteristics as established in the 1920s
- Maintaining trees dating to the 1920s
- Oceana should comply with all applicable legislation in the management of West Block's Commonwealth heritage values, including the EPBC Act.
- Programs of priority maintenance, remedial works and cyclical maintenance should form the basis for on-going care of the significant built fabric at West Block.
- The heritage curtilage for West Block should be understood as extending beyond the boundaries of Block 3 Section 23 Parkes (part) to include elements that connect West Block to the broader planned landscape
- Future uses of West Block, including adaptation as a hotel, should be compatible with the assessed values of the place so that its cultural significance is maintained and conserved. These values are both tangible (built fabric and landscape setting) and intangible (historical significance). The values that relate to tangible elements can be maintained through conservation works and on-going management. The historical values can be maintained through conservation of the original/early (pre-1950) building fabric and landscape elements, supplemented by on-site interpretation
- Alterations to the dugout to reveal its original form should be encouraged, supported by in-situ interpretation
- The extent of change at West Block since 1927 is such that reconstruction to an earlier or original form would be neither viable nor appropriate – the building's evolved form should be understood as part of its historical significance. There is, however, potential for that process of evolution to continue, subject to the recommendations of this HMP.
- Where actions are proposed that reveal or uncover original or early features of the building, these actions can be contemplated in the context of this evolutionary process. Any reinstatement works should be delivered accurately, based on the comprehensive documentary record for the site.
- The introduction of new buildings at the subject site should be sensitive to the heritage values of the place, including the presentation of West Block and its siting in relation to the Land Axis.
- Small-scale additions to support a viable and sustainable new use for West Block, such as pergolas or a porte-cochere, should be of generally light weight construction and set clear from the historic building fabric.
- The cultural heritage values of West Block and the Dugout should be actively promoted through a package of interpretation.

The heritage assessment prepared by Lovell Chen recommends a series of measures to protect and maintain the heritage significance of the site. Avoidance, mitigation and management measures have been built into the design and include:

- minimisation of external demolition
- retention of significant internal elements
- consideration of siting, height, bulk and design quality in the delivery of new elements and
- additions, including the Pavilion, porte cochère, ramps and external staircases
- retention of significant trees, including those around the carpark and entrance, and reestablishment of formal plantings to the north of the historic use as an office space
- conservation works to preserve original fabric

#### **4.0 IMPACT ASSESSMENT**

This section provides an assessment of the proposed works against a range of urban planning and design criteria relevant to the project.

#### 4.1 Visual Impact

This proposal seeks approval for minor new additions to the original West Block building as well as development of an ancillary pavilion and bike hub to the rear, and a new Porte cochere and ramp to the front of the building, highlighting the entrance whilst complementing the heritage façade.

The number of new additions has been limited to minimise impact on the presentation and setting of West Block, as built in 1928. New additions have been designed to achieve a high-quality and respectful relationship with the main building, and sited to minimise visual impact.

The pavilion and bike hub are both single storey in its built form, however it is set into the raised landscape thereby reducing its visual impact on the landscape setting at the rear.

The proposed façade restoration, development of pavilion building and bike hub and new Porte cochere is not considered to have an excessive impact on the visual amenity of the area.

Figure 14: North Elevation  
(view from on-site car park)



Source: Fender Katsalidis (2021)

Figure 15: South Elevation  
(view from rear services road)



Source: Fender Katsalidis (2021)

#### 4.2 Environment Protection and Biodiversity Conservation Act (EPBC)

As noted at section 3.2, the subject site is protected by EPBC legislation as a place of Commonwealth Heritage Significance. A desktop search of the subject site using the Commonwealth Department of Environment’s Protected Matters Search Tool identifies West Block as a place of heritage significance importance (refer Figure 16).

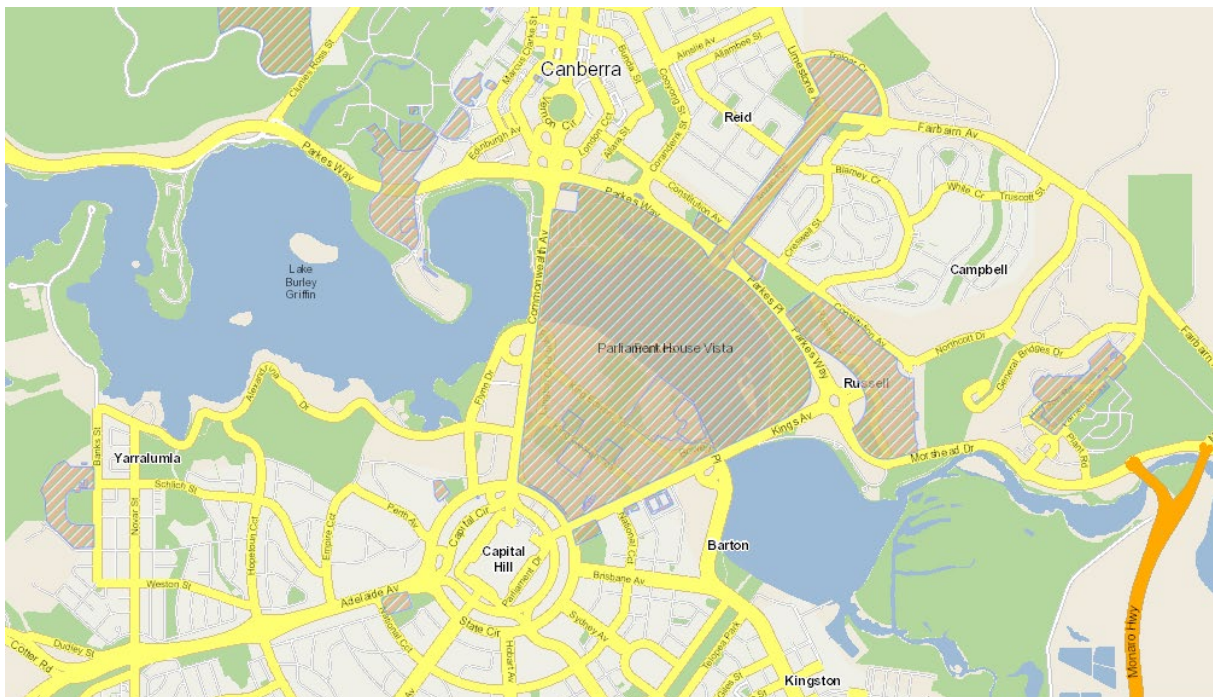
Table 1 summarises the nine (9) matters National Environmental Significance (NES) that the Commonwealth seeks to protect. Developments that may affect these matters require formal development approval under the Act.


The heritage assessment prepared by Lovell Chen guides management and conservation of the heritage significance of the site. The heritage assessment confirms that there will be no significant impact to matters of national heritage significance.

Table 1: Matters of National Environmental Significance

Matter of National Environmental Significance	Implications for Site
World Heritage Properties	There are no identified World Heritage Properties located on the subject site.
<u>National Heritage Places</u>	<u>There are no identified National Heritage Places located on the subject site.</u>
RAMSAR Wetlands	There are no RAMSAR wetlands located on the subject site.
Listed Threatened Species and Ecological Communities	There are no Listed Threatened Species or Ecological Communities located on the subject site.
Listed Migratory Species	There are no Listed Migratory Species located on the subject site.
Commonwealth Marine Areas	There are no Commonwealth Marine Areas located on the subject site.
The Great Barrier Reef Marine Park	The Great Barrier Marine Park is not located on the subject site.
Nuclear actions	No nuclear actions are proposed as part of development on the subject site.
Water Resources (coal seam gas and coal mining)	There will be no effect on water resources in relation to coal seam gas and coal mining activities proposed as part of development on the subject site.

Figure 16: Protected Matters Search Tool Result



Legend: Commonwealth Heritage Places -   
 Source: Department of Environment & Energy (2018)

Based on the heritage assessment, the proposed building alternations and additions, development of ancillary building and a bike hub on site, and the new Porte cochere, are unlikely to erode the heritage significance of West Block.

#### 4.2.1 Heritage

The heritage assessment report prepared by Lovell Chen has recommended a series of maintenance and management policies to ensure the impact to heritage significant as a result of the proposal is mitigated. Please refer to the section 6.7.1 *Summary of Assessment and Mitigation Measures* of the report.

Referral to the Department of Agriculture, Water and Environment will occur simultaneous to this Works Approval.

#### 4.3 Architects Moral Rights

West Block was designed by John Murdoch, Government Architect, who designed a number of Government buildings including Old Parliament House, Hotel Kurrajong, Hyatt Hotel and of course, East Block.

As the Architect was an employee of the Government and did not have an architectural firm of their own, the architectural Moral Rights lay with the Commonwealth Government.

As the Commonwealth Government is the consent authority for this proposal, Architectural Moral rights have not separately been sought but consideration of Moral Rights will be undertaken by the NCA as part of the WA assessment.

#### 4.4 Parking

The subject site contains a surface car park with access off Queen Victoria Terrace. The existing car park is to be retained and will be managed by the Proponent as part of the office operation.

10 additional on-site car parking spaces are proposed as part of this development.

90 additional bicycle parking spaces are proposed as part of this development, which helps to reduce users' reliance on private vehicles and encourage them to use active travel.

EXISTING CARPARKING SCHEDULE		
Level	Type	Qty
GROUND FLOOR	AusStd 90 Degree	32
		<b>32</b>

PROPOSED CARPARKING SCHEDULE		
Level	Type	Qty
GROUND FLOOR	AusStd 90 Degree	42
		<b>42</b>

The existing surface car park (refer Figure 17) accommodates 32 car parking spaces, and there are an additional 10 car parking spaces proposed. The NCP no longer permits development of additional surface car parking areas within designated areas as they are not considered to be optimal use of space or desirable in terms of urban design and visual amenity.

Noting the historical use of the site, there is no significant impact on car parking availability in the vicinity of the site.

Overall, the development is not considered to have a significant impact on traffic flow but reduce the traffic congestion as no change in use to the existing building is proposed.

Figure 17: Existing Surface Car Park



Source: Nearmaps (December 2021)

#### **4.5 Signage**

Signage is proposed as part of this WA and are considered to be information and/or directional signage, all of which complement the building and take into consideration the heritage values of this site.

#### **4.6 Traffic**

The proposed land use is not considered to be an excessive traffic generating use but reduce the traffic congestion in the parliamentary zone area by encouraging the use of active travel via the additions of 90 bicycle parking spaces.

The proposal is not expected to generate significant traffic movements

#### **4.7 Access & Mobility**

The proposed upgrades to West Block address access and mobility requirements. A ramp access is proposed at the western frontage to the internal car parking area to ensure all mobility levels can be accommodated.



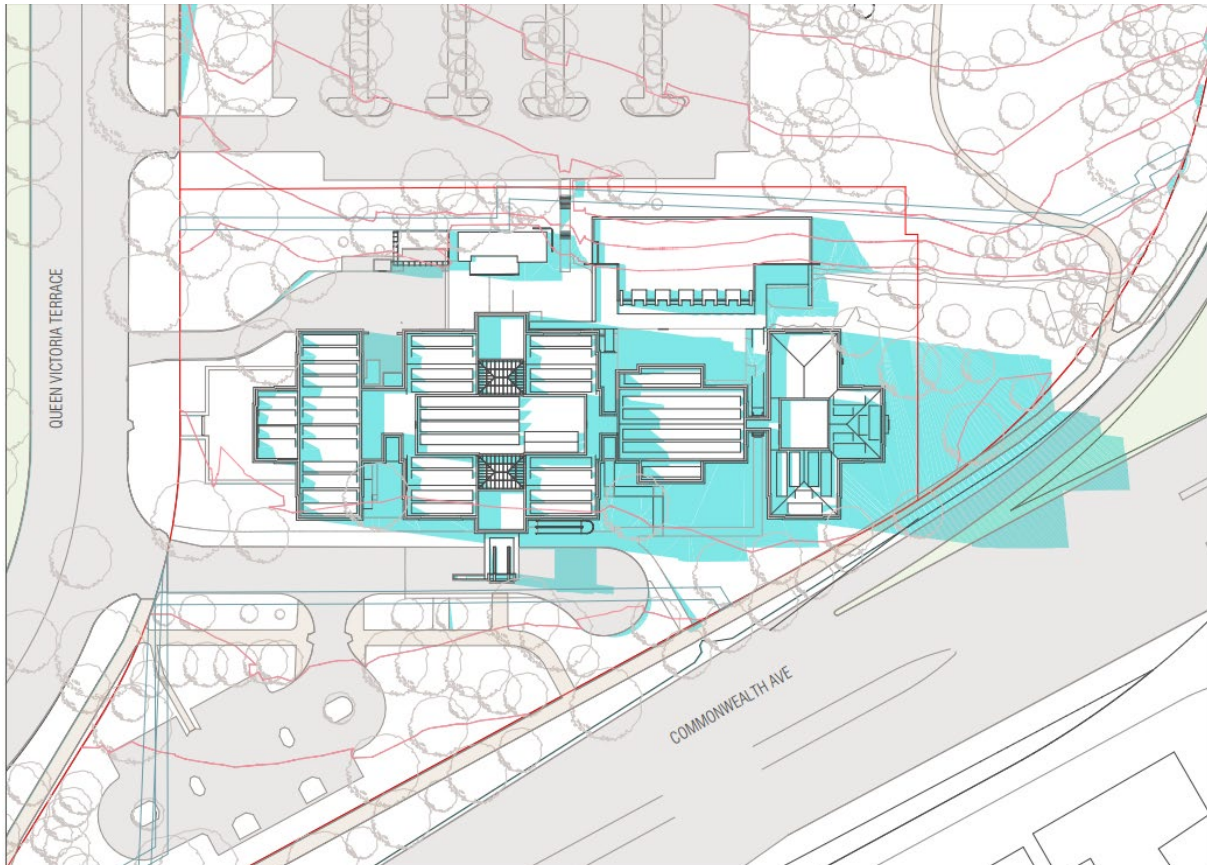
The proposed Pavilion and bicycle parking spaces have been designed to meet access and mobility requirements of the Australian Standard.

#### **4.8 Solar Access & Shadowing**

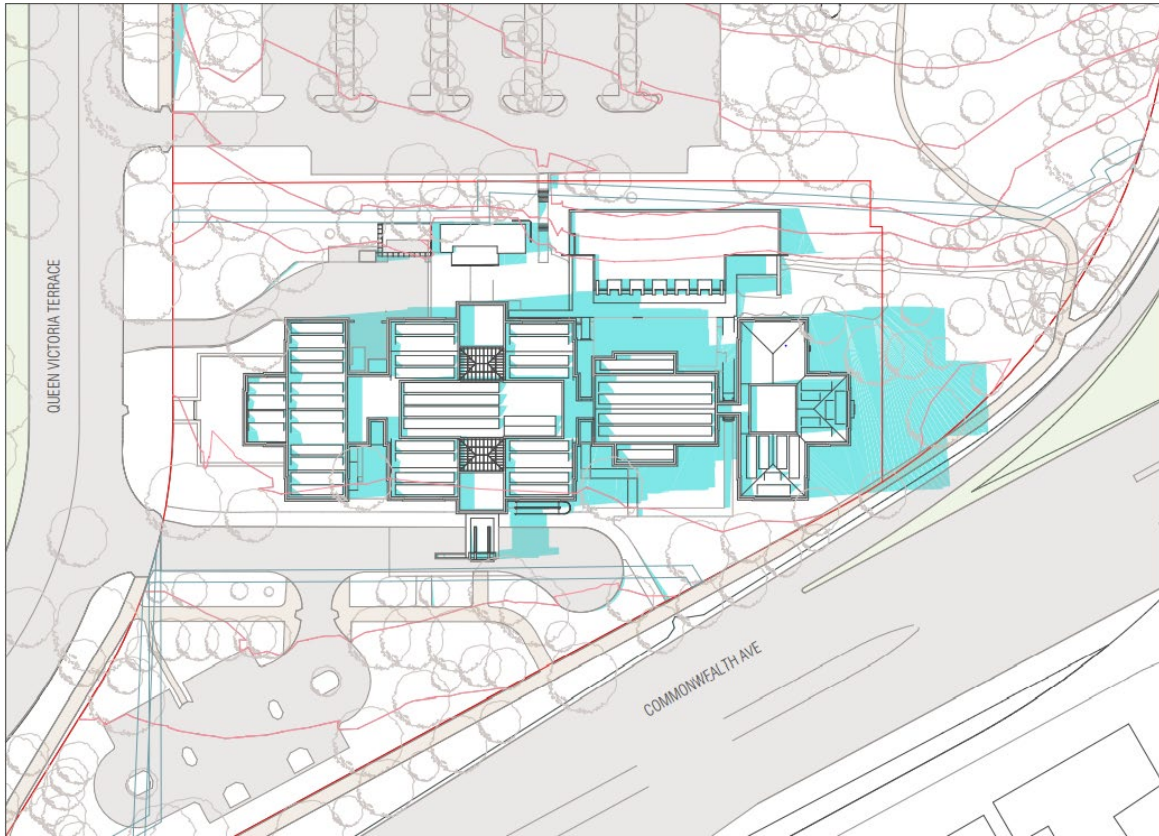
The proposed Pavilion and new bike hub building will have minimal additional overshadowing impact (refer Figure 18).

Figure 18: Shadow Diagrams

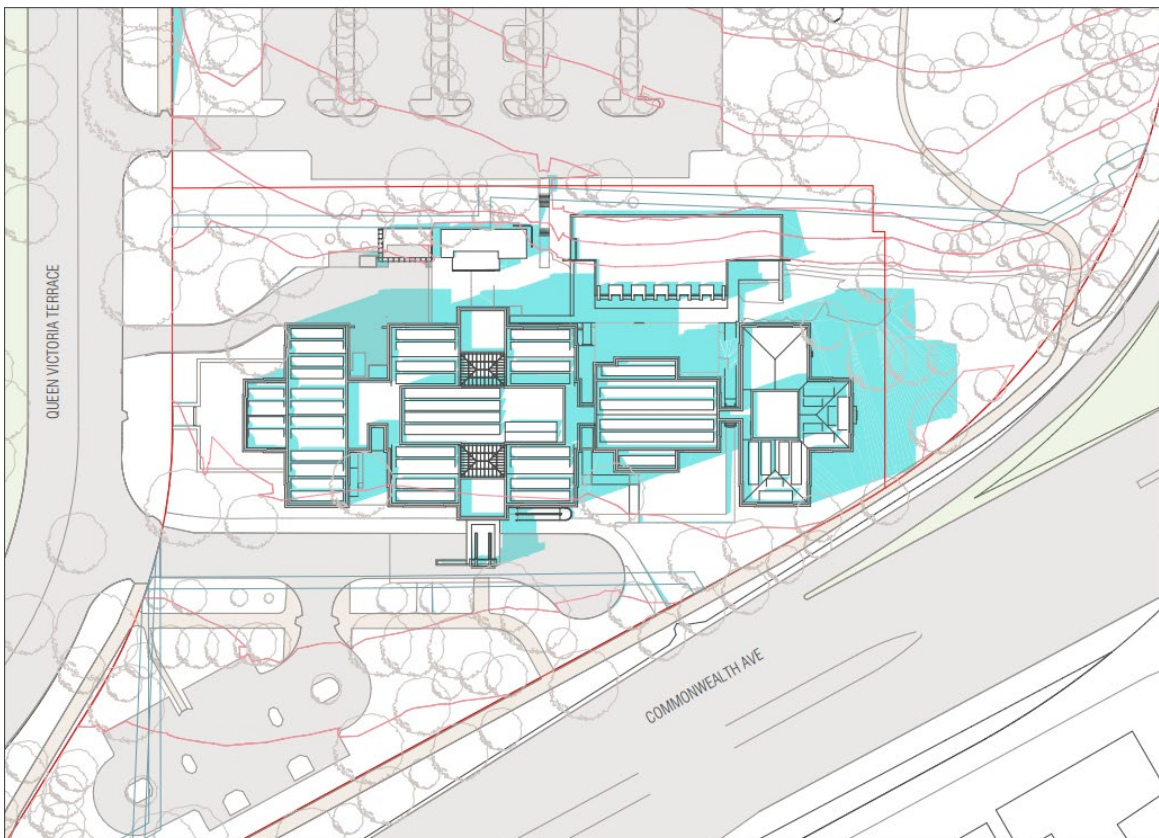
21 June 9am



21 June 12pm



21 June 3pm



Source: Fender Katsalidis (2021)

#### 4.9 Existing Landscape and Trees

The Heritage assessment identifies existing on-site vegetation playing a pivotal role in the significance of West Block.

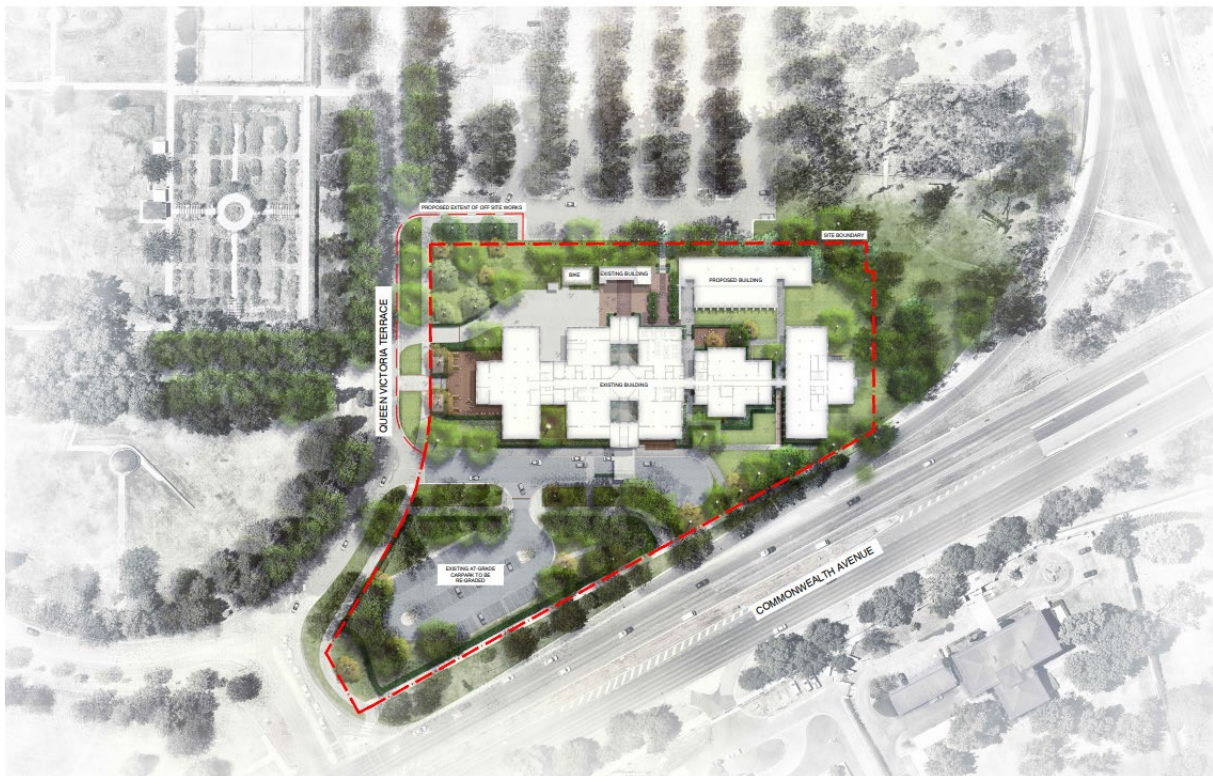
The proposed new bike hub and pavilion development has been sited to retain as many trees as possible, thus minimising impacts on the landscape. Removal of some trees is required to provide vehicle access to the new building.

A total of 26 trees are proposed for removal (refer Figure 10). Across the site, the majority of trees have been retained.

Where some trees have been removed, new plantings are proposed. New plantings and landscape treatments are sympathetic to the heritage significance of the place and are in keeping with the character of West Block and the broader Parliamentary Triangle.

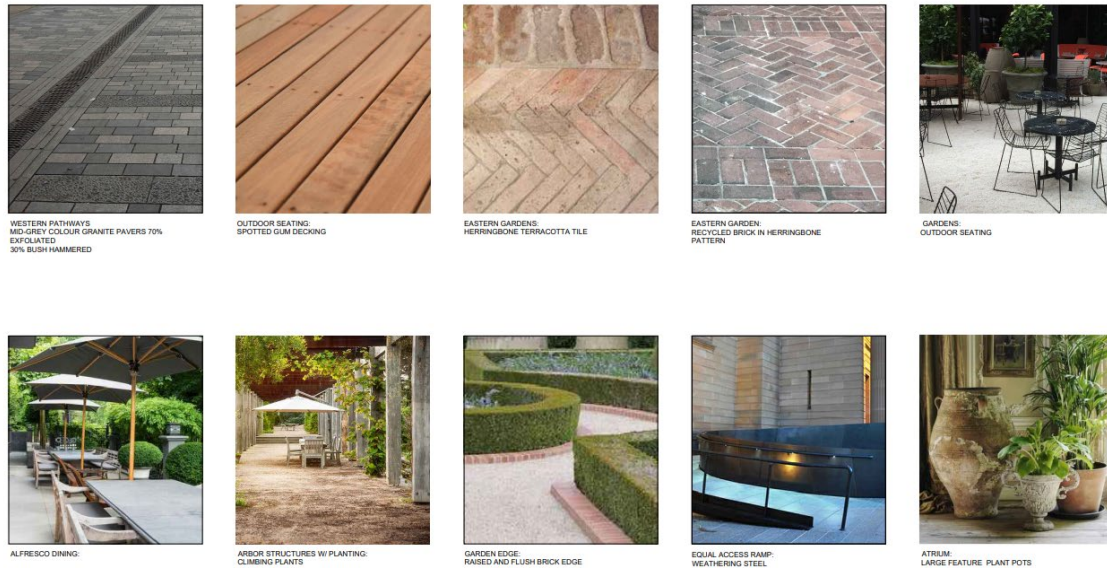
OCULUS has prepared a landscape plan to demonstrate the extent of landscape treatments proposed. These plans are shown at Figure 19 and Figure 20.

Figure 19: Landscape Site Plan



Source: OCULUS

Figure 20: Landscape Treatments



Source: OCULUS (Plan L003)

**4.10 Noise**

The building is not located in a noisy environment and will not be a significant noise generator. Traffic is the highest noise generator, the noise from Commonwealth Avenue is considered manageable for the proposed use.

There are no residential dwellings within 1km of the site. The noise impacts on residential dwelling will be minimal.

**4.11 Wind**

The building is not in an exposed location and outdoor areas will be protected from colder westerly/southerly winds by the building form and surrounding buildings and landscape.

The new building proposed on site is not expected to have any impact on wind.

**4.12 Bushfire Risk**

The building is located within an urban context and is surrounded by public roads providing good firefighting access and water reserves in the case of an extreme fire event. The buildings will be internally sprinkled and monitored for fire risk and other emergency events.

The subject site is not identified as being within a ‘bushfire prone area’ on ACTMapi (2021).

**4.13 Waste**

Waste collection will be provided by a commercial operator, as outline in the civil waste documentation.

**4.14 Site Contamination**

The subject site is not listed on the ACT Register of contaminated sites.

#### **4.15 Green Initiatives**

The proposed Pavilion development is seeking to achieve a minimum 5-star Green Star, subject to endorsement. Engagement with the Green Building Council of Australia is to occur.

#### **4.16 Water Sensitive Urban Design**

The NCP does not include any water sensitive design provisions for sites within the Parliamentary Zone, nor are there any general provisions for water sensitive design in the NCP. As such, the development will comply with stormwater management requirements of the Building Code. Notwithstanding this, the proposal does not seek to increase impermeable surfaces substantially and on this basis, there is unlikely to be any change to existing on site water sensitive design measures.

## 5.0 CONSULTATION

The previous proposal for the adaptive re-use of West Block as a hotel and the construction of a new building was presented to the NCDRP in three sessions (12 December 2018, 16 April 2019 and 26 February 2020).

No NCDRP or broader community consultation has been undertaken by the Proponent or any other consultants prior to lodgement of this WA amendment.

Consultation has not occurred as the proposed works are relatively minor and consultation will be undertaken by the NCA prior to referral to Parliament.

As part of the NCA community consultation process, the WA will be publicly notified on the NCA website and all community comments and submissions will be provided to the Proponent and its consultant team for consideration and response.

The NCA will then prepare a consultation report which addresses all public comments and submissions received during public notification. This report will be available for public viewing via the NCA website.

## 6.0 CONCLUSION

This planning report has described the proposed alternations of West Block building, development of a new pavilion building and a new bike hub with 90 bicycle parking spaces at Block 3 Section 23 Parkes and is submitted as supporting documentation for a WA application.

The report has assessed the subject site, outlined potential impacts, and assessed the project against a range of planning and environmental criteria including provision of the Parliamentary Zone Precinct Code of the National Capital Plan, provisions of the EPBC Act and the Heritage Assessment by Lovell Chen

The proposed development is considered to meet the objectives of the NCP and will help balance political and cultural activities within the parliamentary triangle.

The proposed new pavilion building is sympathetic to the heritage significance of the place and does not detract from the visual amenity of the site. The building is sited below the parapet of the West Block building and is sunken into the landscape of the site to ensure views to and from West Block are not obscured. The new building will not have any significant impact from the visual perspective of Parliament House.

Given the significance of the site within the Parliamentary Triangle, the application will be referred to Parliament for consideration. The WA decision will be reliant on the response from Parliament.

The proposed landscape treatments will enhance West Block and its significance and have been inspired by the Architecture of the original West Block building. Some trees are required for removal to enable access to the new building. New tree plantings have been proposed to mitigate any loss of trees. Landscape design has been influenced by the recommendations of the HMP.

It is therefore **recommended** that the NCA approve this application for Works Approval.

**Purdon Planning  
December 2021**

## **Attachments**

Attachment A: Parliamentary Zone Precinct Code Compliance

**Attachment A**  
**Parliamentary Zone Precinct Code Compliance**



Parliamentary Zone Precinct Code		
Objectives		
Objective	Intention	Response
<b>Balance politics and culture</b>	<p>locate national cultural institutions and key government agencies in the place of the people</p> <p>facilitate the staging of cultural and political events, activities and ceremonies provide opportunities to recognise Australian endeavour</p>	<p>The site was originally used for an office, and the proposal intends to use the building for its original use. The building will provide office spaces for business and government agencies.</p> <p>The West Block is heritage listed, the proposal will retain its cultural heritage which celebrates Australia's history and architecture.</p>
<b>Welcome people</b>	<p>encourage the diverse population of Australia to visit</p> <p>provide spaces that are pleasant and sheltered</p> <p>improve the level of amenity and engender vitality (cafés, events, picnic spaces, etcetera)</p> <p>establish a program of appropriate events and activities in quality venues</p> <p>provide visitor-friendly public transport and car parking</p> <p>discourage through-traffic and encourage pedestrians and cyclists</p> <p>make it easy for people to find their destination</p>	<p>The proposed office building will include ancillary facilities such as cafes and event spaces to improve the level of amenity.</p> <p>The site is located within the area that has the well-established public transport network, and the additions of 90 bicycle parking spaces, which will discourage private vehicles and encourage pedestrians and cyclists.</p> <p>The proposed development is not a high traffic generating use and the use is unchanged from the original use of the building as an office. Works proposed as part of the WA include public realm improvements and access and mobility works.</p>

**Parliamentary Zone Precinct Code**
**Objectives**

Objective	Intention	Response
<b>Celebrate Australian history and society</b>	<p>create ceremonial and community events that reflect our nation's history, spirit and aspirations</p> <p>recognise the rich history and contribution of the Indigenous Australian people and of our multicultural society</p> <p>provide opportunities for people to interpret the role of government, the history of our nation and Australian achievement</p> <p>foster a sense of affinity and attachment to the National Capital</p> <p>conserve the unique heritage of the Parliamentary Zone for future generations</p>	<p>The location of the site in the Parliamentary Zone will help foster affinity and attachment to the National Capital through provision of office spaces in a key area of national significance.</p> <p>The proposed development does not seek to detract from the unique heritage of the Parliamentary Zone and seeks to celebrate the history of West Block through refurbishment works which will help to preserve the historical building for future generations.</p>

**Parliamentary Zone Precinct Code**
**Objectives**

Objective	Intention	Response
<b>Represent Australian excellence</b>	<p>encourage the exemplary use of Australian innovation, creativity and diversity</p> <p>use Australian materials and craftsmanship</p> <p>demonstrate sustainable management practices</p> <p>adopt leading practice design and architecture</p>	<p>The proposed development celebrates Australian innovation and creativity through restoration/refurbishment of an architecturally significant building in the Parliamentary triangle.</p> <p>The consultant team are all Australian based firms/consultants.</p> <p>The new Pavilion building will include a number of sustainability measures. The aim is to obtain a minimum Green Building Council 5 Star green rating.</p> <p>The proposed Pavilion has been designed by award winning Fender Katsalidis and has been designed to reflect a high standard of architecture and design, whilst not detracting from the significance of West Block. The landscape plans have been prepared by OCULUS, another award-winning firm, and have been designed to best practice landscape and environmental standards.</p> <p>The additions of 90 bicycle parking spaces will encourage users to use active travel, which is consistent with Canberra's vision for a sustainable city in the next 20 years.</p>

Parliamentary Zone Precinct Code		
Objectives		
Objective	Intention	Response
<b>Emphasise the importance of the public realm</b>	<p>encourage pedestrian activity</p> <p>improve the amenity of the open spaces</p> <p>establish a variety of public spaces that will support a range of activities</p> <p>establish a hierarchy of public spaces with the Land Axis as the principal space</p> <p>create a major focus for public representation</p> <p>provide good signage and interpretative systems</p>	<p>The proposal will encourage pedestrian activity through co-collation with the established public transport and network and nearby tourist destinations.</p> <p>Amenity of on-site open spaces has been improved through plan's developed by OCULUS.</p>
<b>Make access easy and open</b>	<p>provide a comprehensive system of paths, cycleways and roads</p> <p>make public spaces safe</p> <p>ensure that design is barrier free</p> <p>improve public transport</p> <p>locate car parks where they are central, safe and secure</p> <p>establish well signed, convenient routes to major destinations</p> <p>clearly identify the front entries to buildings</p>	<p>The proposed landscape plans include additional paths and access points to improve wayfinding.</p> <p>No barriers are proposed.</p> <p>No changes to the existing surface car park are proposed.</p> <p>The front entry to West Block is well defined from the adjacent surface car parking area and internal road.</p>

**Parliamentary Zone Precinct Code**
**Objectives**

Objective	Intention	Response
<b>Reinforce the integrity of the visual structure</b>	<p>maintain the integrity and prominence of the Land Axis</p> <p>symbolically recognise the intersection of the Land Axis and Water Axis</p> <p>emphasise Commonwealth and Kings Avenues as landscape edges</p> <p>align buildings normal to the Land Axis and Water Axis and to the Griffins' proposed terraces</p> <p>enhance the existing character and quality of the landscape</p> <p>use lighting to emphasise the organisational structure, buildings and other special features</p> <p>plant trees to reflect seasonal changes</p>	<p>The proposed works will not impact the prominence of the Land Axis</p> <p>No changes are proposed to the Commonwealth Avenue boundary</p> <p>The new building is sited in line with the Land Axis and Water Axis.</p> <p>OCULUS has prepared landscape plans which enhance the character of the existing building and landscape through use of parterre gardens and complimentary materials and plants including red brick, hedging, granite, steel, timber and lawn.</p> <p>Areas including the sculpture garden, parterre garden will include feature lighting to emphasise gardens. Additional lighting will be installed around the base of West Block to emphasis the structure and its features.</p> <p>All new tree plantings will be a mix of blossoms, maples and other trees which are deciduous.</p>

<b>Parliamentary Zone Precinct Code</b>		
<b>Objectives</b>		
<b>Objective</b>	<b>Intention</b>	<b>Response</b>
<p><b>Strengthen the relationship between buildings and landscape</b></p>	<p>provide ordered settings and relate buildings of similar functions, using the existing buildings as the focus</p> <p>locate a central court for each development region</p> <p>provide clear address and identity for all buildings from the central court</p> <p>align buildings normal to the Land Axis and Water Axis</p> <p>establish vistas from the Land Axis to the central development courts</p> <p>enhance seasonal, day and night landscape settings for buildings</p>	<p>The proposed new buildings will support the function of the proposed office building.</p> <p>Garden atriums will act as the central court of the West Block building.</p> <p>The West Block entry provides a clear building address.</p> <p>The alignment of the building in relation to the land and water axis will not change. New buildings will be aligned in accordance with the axis.</p> <p>The trees proposed by OCULUS are deciduous and change with the season.</p>
<p><b>Create a variety of urban spaces</b></p>	<p>establish a sequence of spaces that range from the Land Axis to the development courts</p> <p>provide a major focus for public representation and gatherings of national interest</p> <p>create spaces that will support vibrant activities of discovery and others for reflection or quiet enjoyment</p> <p>link buildings and places with a legible road and pathway network</p>	<p>The proposed landscape works will include a number of private and public spaces where people can undertake activities or relax. The proposed garden spaces provide office workers for reflection or quiet enjoyment.</p>

**Parliamentary Zone Precinct Code**
**Objectives**

Objective	Intention	Response
<b>Establish comprehensive design management policies for the future</b>	reserve sites for new buildings  plan for a mix of appropriate future functions and land uses  establish a viable financial framework for development and management  provide a defined role for private capital, patronage and sponsorship  develop sustainable environmental management practices  conserve the unique heritage of the Parliamentary Zone for future generations	The proposed building will be used for its original use as an office. The office use is considered suitable for the site due to its location in Parliamentary zone where it has been a prestigious office destination.  The unique heritage character of the Parliamentary Zone has been preserved for future generations through the restoration works proposed as part of this application.

**Detailed conditions of planning, design and development**
**Policy**
**Response**
**Formation of campuses**

Identifiable precincts, or campuses, should be created to provide a sensible and flexible rationale for the location of new buildings, public spaces, commemorative works and even some events.

Essentially, the policy is to use the existing buildings as 'anchors' for new development that has a compatible function. For example, a new government agency could be sited adjacent to either the John Gorton or Treasury buildings, while a new visual arts building could be located near the National Gallery of Australia. Similarly, any planned extensions to Parliament would be ideally placed on what was Camp Hill between the Old and New Houses of Parliament.

While the existing buildings will determine the character of the functions and uses for each campus, a court, plaza or garden should provide the focus to their layout. Each building in the campus, existing and new, should have a pedestrian entry fronting the court, and the courts themselves should be developed so that they encourage people to use them for informal lunch time sports, or for celebrations or perhaps protests.

The existing buildings will also influence the architectural and landscape character for each of the campuses. Urban design guidelines addressing aspects such as form, materials, scale and footprint should ensure that successive development contributes to the integrity of the campus. Gradually this will break the Zone into distinguishable precincts, which in turn will make the Zone more visitor-friendly.

To ensure that people can move easily between the campuses, the campuses will be connected by paths and vistas created from one central court to the other. To ensure that people can orientate themselves in the Zone, view corridors from the courts to the Lake or Parliament House will also be established.

Complies. The proposal will further improve an already identifiable precinct through restoration/refurbishment of the original heritage building and activation of the site through the proposed office use.

The existing West Block building will remain the prominent on-site feature and will be the site 'anchor'. The new buildings proposed will support the function of the office. Existing internal atriums will be refurbished and opened to meet the standards for office use under the BCA.(internal works not subject to WA). New buildings proposed will have pedestrian connectivity through landscaped gardens and pathways (refer Figure 19). Prominent onsite features will include a number of formal gardens and lawns.

The architectural character of West Block has been preserved and enhanced through restoration/refurbishments of original building elements. The new buildings have been designed to complement but not detract from or replicate West Block. Landscape treatments are in keeping with the character and significance of the area and have been inspired by other formal gardens within the Parliamentary Triangle

New pedestrian paths are proposed to link all buildings on site (refer Figure 19).



**Detailed conditions of planning, design and development**

**Policy**

Five campuses are to be formed in the Zone, with Parliament House as a sixth, as follows:

'Parliamentary Executive' campus, centred on Old Parliament House

'Treasury' campus around that building

'John Gorton' campus around that building

'Humanities and Science' campus, built around the National Library of Australia and the National Science and Technology Centre

'Arts and Civic' campus built around the National Gallery of Australia and the High Court of Australia.

The general arrangement of each of these campuses is identified in Figure 21.

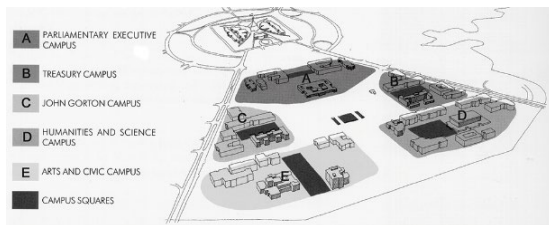


Figure 21: Parliamentary Zone - Formation of campuses

**Response**

West Block forms part of the 'Parliamentary Executive' campus (refer Figure 21). The proposed office is considered to contribute to this campus as it will provide office facilities and amenities for the public.

**Land Use and Development**

In the event that Parliament House needs to expand to accommodate growth in its working population, expansion should be directed into the two existing car parks located either side of Federation Mall between East Block and West Block. Buildings should be three storeys in addition to multi-level basement car parking.

Future growth of government agency functions should be directed into the campuses located around the Treasury and John Gorton buildings. Because they are near the centre of the Parliamentary Zone and house large worker populations, these two campuses should also be the locations for low-scale structured car parks. The car parks may additionally house future shuttle bus services, as well as limited retail amenities such as dry cleaners, newsagents and flower shops.

Complies. The proposal is considered to directly respond to this rule as it will accommodate growth in its working population within the Parliamentary Zone which is presently dominated by Government functions.

The proposed land use is consistent with the Precinct Code (refer section 3.1).

<b>Detailed conditions of planning, design and development</b>	
<b>Policy</b>	<b>Response</b>
<p>Any future expansion of the National Gallery of Australia and the National Archives of Australia should occur on sites adjacent to the present locations of these national institutions.</p> <p>Any long-term requirements for new cultural institutions should also be accommodated in the proposed campuses. There are ample new building sites (many currently used for surface parking) associated with the Arts and Civic campus and the Humanities and Science Campus.</p> <p>The site to the west of the Land Axis and east of Parkes Place West (currently a surface car park) is a high-profile site. The site should be reserved for a significant national building and/or a significant national place of special status and interest.</p> <p>King Edward Terrace should develop a 'mainstream character' over time with intersection changes, additional pedestrian crossings, broader paths and more consistent avenue planting. To reinforce this character, concessions and convenient services for the public should be provided along the Terrace.</p> <p>Finally, the new focus of public activities in the place of the people, the area adjoining the south side of Queen Elizabeth Terrace on the lake edge and centred on the Land Axis, should provide amenities and facilities such as restaurants, coffee shops, and exhibitions for the public.</p>	<p>The proposed office use represents a national heritage culture.</p> <p>This proposal will not have an impact on potential future development of the car parks.</p> <p>This proposal will not have an impact on the future growth of government agency functions and will not prevent development of any additional buildings or car parking structures within the Zone.</p> <p>The subject site is distanced from these sites and the proposal will not impact future expansion of these places.</p> <p>This proposal will not have an impact on the future development in the Zone.</p> <p>The subject site does not have frontage to King Edward Terrace.</p> <p>The proposal will include office spaces and café which will be accessible to the public.</p>
<b>Roads and Traffic</b>	
<p>Traffic is an important aspect of realising the objectives for the Parliamentary Zone. Commonwealth and Kings Avenues are major traffic routes connecting the north and south of Canberra and both carry large volumes of peak hour traffic. More importantly, commuters travelling to and from City, Barton and Fyshwick use the east-west roads that go through the Parliamentary Zone, i.e. King Edward, King George and Queen Victoria Terraces.</p>	<p>Not applicable. No changes to road infrastructure proposed as part of the WA application.</p>
<p>A disproportionate amount of through-traffic uses King Edward Terrace and as a consequence there is a number of traffic and pedestrian safety matters.</p>	<p>As above</p>

Detailed conditions of planning, design and development	
Policy	Response
<p>To assist in ameliorating some of the through-traffic, a number of improvements to the road layout and design should be introduced progressively. These include:</p> <ul style="list-style-type: none"> <li>Establishing a legible hierarchy in the roads by giving each a different character, drawn from variables such as the road surface and width, avenue planting and directional signage. In this way Commonwealth and Kings Avenues will be distinguished as the primary access roads, King Edward and King George Terraces as secondary access roads and Parkes Place, Queen Victoria Terrace and Federation Mall as the tertiary distributors. The lanes within the campuses that lead to building entries or to car parks should be developed as shared zones for pedestrians and cars.</li> </ul>	As above
<ul style="list-style-type: none"> <li>Changing King Edward Terrace from a thoroughfare to a main street. This can be achieved by creating 'T' intersections and traffic lights at its junctions with Commonwealth and Kings Avenues, by rationalising the number of entry points to the campuses and by adding pedestrian crossing points to provide continuity in the path system. With the exception of service vehicles and tourist coaches, a load limit should also be considered as a traffic calming and safety measure.</li> </ul>	As above
<ul style="list-style-type: none"> <li>Removing Bowen Place, Flynn Place, and the straight sections of Langton Crescent and Dorothy Tangney Place. These roads were built to a large scale in the expectation that Parliament House would be built on the lakeshore rather than on Capital Hill. Their removal is possible if 'T' intersections are made at the intersections of King Edward Terrace, Commonwealth and Kings Avenues.</li> </ul>	As above
Pedestrian pathways	

<b>Detailed conditions of planning, design and development</b>	
<b>Policy</b>	<b>Response</b>
<p>Direct, sheltered paths connecting major destinations will substantially improve the public realm of the Parliamentary Zone. Encouraging people to leave their cars in one destination and to explore the attractions of the Zone as pedestrians will add to the vibrancy and life of the place of the people.</p> <p>A legible and consistent path system that connects all the parts of the Parliamentary Zone will be introduced gradually and progressively.</p>	<p>Not applicable. No public paths outside of Block 3 Section 23 Parkes are proposed. Internal paths will be upgraded as per Figure 19.</p>
<p>The first paths to be installed should be in the northern part of the Zone, linking King Edward Terrace and the Lake. Linking with the pathways that now terminate at the northern edge of Parkes Place, the new paths should run down each side of the open space that forms the Land Axis to the Lake. Pedestrian crossings are to be provided on King Edward Terrace along these paths at appropriate points to afford a safe pedestrian environment.</p>	<p>As above</p>
<p>In the vicinity of Old Parliament House, the existing perimeter roads should be upgraded through the use of extended paving to enhance pedestrian movement but in a manner that has regard to the conservation values of the historic setting of the building and still capable of meeting the functional requirements of the building. This would give the building an appropriate, dignified setting and create a generous new pedestrian environment. To further connect Old Parliament House with the other parts of the Parliamentary Zone, some form of secondary entry should be created at the rear of the building facing Parliament House.</p>	<p>As above</p>
<p>In association with the paths, cycle access for both commuter and recreational cyclists will be provided. The cycleway network should be linked to the existing system, encouraging access and especially cycling around the Lake. All major attractions should be similarly connected, and secure facilities for cycle storage should be installed at these locations.</p>	<p>As above</p>
<b>Orientation and Interpretation</b>	

<b>Detailed conditions of planning, design and development</b>	
<b>Policy</b>	<b>Response</b>
<p>Good orientation and interpretation will help to create a positive first impression and an enjoyable experience for people visiting the Parliamentary Zone and assist their understanding about the National Capital.</p> <p>A hierarchical signage system to assist people in finding their way around the Parliamentary Zone and reinforce it as a special area is to be produced. The system should include:</p> <ul style="list-style-type: none"> <li>• identification signs that relate to street entrances of the key national institutions and public places</li> <li>• secondary signs that relate to the public entrances of the buildings</li> <li>• directional signs for traffic and pedestrians to indicate the routes to buildings and other destinations</li> <li>• information signs on services for pedestrians and tourists</li> <li>• interpretative signs providing information about places, events and venues.</li> </ul> <p>This system should ensure continuity in the form of the sign, consistency in message content and easy updating and extension.</p> <p>Interpretative signs are to be included at commemorative and dedication points and at the entrances to gardens, places and venues. These signs should provide brief notes on the historical background, cultural significance and importance of these places</p>	<p>Directional/operational signage is proposed which has been considered appropriate for the heritage context of the site.</p>
<b>Tree planting</b>	
<p>Tree planting is fundamental to the enduring design concept of Canberra and to the character and structure of the city. It is the formal tree planting that reflects the ground pattern of roads and formal spaces and establishes their character and beauty. New planting should be introduced, and existing planting strengthened and conserved to attract native birdlife and create shelter, scale, interest and a special character to each of the campuses.</p>	<p>No tree planting is proposed outside the boundary of Block 3 Section 23 Parkes. New plantings proposed as part of this WA are shown in landscape plans submitted. All new trees will be deciduous to reflect the changing seasons. New plantings will be consistent with existing plantings in the area and will contribute to the character of the Parliamentary Zone.</p>

Detailed conditions of planning, design and development	
Policy	Response
The Land Axis and Commonwealth and Kings Avenues are important elements in making the Parliamentary Zone legible. To maintain the definition of the geometry of the Zone, there must be a long-term strategy for the replacement of trees.	As above
With its central location, length, width and the stark contrast between the turf and the eucalypts, the Land Axis has a powerful presence in the Parliamentary Zone. Trees should be replaced, and the planting extended where appropriate to preserve the visual strength of the Land Axis.	As above
The tree planting on Commonwealth and Kings Avenues reflects different attitudes to avenue planting over the generations. There is an assortment of native, coniferous and deciduous species that requires rationalisation. The original design intent of the avenue planting – to provide a backdrop of coniferous evergreen trees contrasting with the deciduous trees at the street edge – made the avenues legible in the broader landscape and distinctive throughout the seasons. A consistent approach to replacement tree planting should be undertaken to reinstate this intent.	As above
There are other formal spaces that reflect the Griffins' Plan with its terracing, and the 1920s road layout. These spaces and streets, which include Parkes Place and Queen Victoria, King George and King Edward Terraces, create a series of important cross axes and lateral spaces. The trees that establish these spaces are a mixture of exotic evergreen and deciduous species.	As above
A consistent approach to replacement planting should be adopted to conserve the clarity and character of these spaces. For example, red autumn foliage along the avenues, with accents of yellow at intersection points, will help to define special routes and places of interest. The brighter foliage of deciduous trees will also emphasise the major regionings of buildings and offer sun and shade control at various times of the year.	As above
The East-West promenade between the National Gallery of Australia and the National Library of Australia will create a major new lateral space. Here, tree planting should be used to identify this as a new cross axis mimicking the older tree planting of the avenues.	As above

**Detailed conditions of planning, design and development**

**Policy**

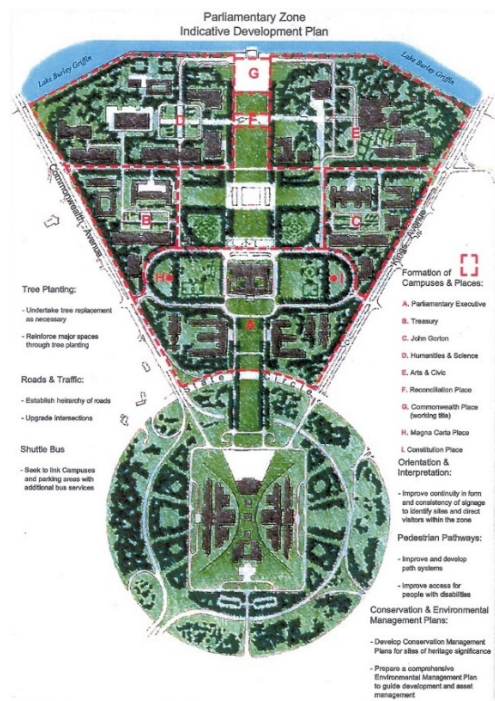
**Response**

**Indicative Development Plans**

The Indicative Development Plan at Figure 22 indicates how growth and development is intended to look in the long term. The Indicative Development Plan should be used to guide all future planning and development in the Parliamentary Zone.

Complies. The proposed plantings are consistent with Figure 22.

Figure 22: Parliamentary Zone - Indicative development plan



---

Suite 5, Level 1/243  
Northbourne Ave, Lyneham  
ACT 2602

T 61-2 6257 1511  
E [purdons@purdon.com.au](mailto:purdons@purdon.com.au)

[www.purdon.com.au](http://www.purdon.com.au)

---

