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SECTION 4 CITY - UNIVERSITY GATEWAY
DEVELOPMENT CONTROL PLAN (No. 171/04/0005)



INTRODUCTION

University Avenue is identified in the National Capital Plan as a Main Avenue and is part of Walter Burley Griffin's formally adopted plan for Canberra. The Avenues, which form axes terminating on City Hill also visually connect the city to its natural setting. Their treatment and site development must be of a high standard.

University Avenue is the main connecting avenue between the ANU and Civic. The Avenue runs through the University's Union Square and is one of the main organising elements in the physical plan of the University. The original plan for the Avenue was for a full 60 metre boulevard. This has only partly been realised within parts of the campus and Law Court Square with the balance of the Avenue being reduced to 30 metres in width.

Development of City, Sections 28 and 4 represent an opportunity to create a significant public space for the City that gives expression to the significance of University Avenue in the street hierarchy and a high quality "University Gateway" from Civic. The University has indicated their strong support to the establishment of this space and propose guidelines for Section 28 to ensure an integrated and high quality design for the buildings and the public domain. It is therefore appropriate to ensure integration of buildings and public space on both sides of the Avenue.

The National Capital Plan

University Avenue is identified as a main avenue under the National Capital Plan. The policies for Main Avenues include:

- emphasise the national significance of the University Avenue as a main avenue;
- respect the geometry and intent of Walter Burley Griffin's formally adopted plan for Canberra;
- ensure that road pavements, medians, footpaths and verges are developed to consistently high standard

Section 28 City is part of the ANU Campus and is located on the southern side of University Avenue adjacent the School of Music and School of Art. Section 4 is located on the northern side of University Avenue, directly opposite Section 28. Both sites are bounded on the east and west by Marcus Clarke Street and Childers Street. Both the ANU campus and University

Avenue are recognised as having special characteristics of the National Capital and are Designated Areas under the National Capital Plan.

Civic, as part of Canberra's metropolitan centre, has a special role in the context of the National Capital Plan. There is an important functional and symbolic relationship between Civic and the Parliamentary Zone.

National Capital interests in Civic relate to its role and location within the Central Basin and its relationship with the Central National Area, and are concerned with overall consideration of height, colour, materials, and architectural and environmental quality.

This Development Control Plan (DCP) has been prepared to meet the Special Requirements of the National Capital Plan which apply to this site. Under Special Requirements, development and redevelopment is to be subject to a DCP which is to be approved by the Authority and administered by the Territory planning authority. The National Capital Plan permits buildings up to 7 storeys and requires them to be of permanent construction and generally white to light buff/grey in colour, within this part of the City.

The Territory Plan

The Land Use Policy for Section 4 City is Entertainment Accommodation and Leisure. The main aim of this policy is to create a diversity of entertainment and commercial activities along the main pedestrian access to the ANU. A range of entertainment and commercial uses as well as residential uses are permitted on the site. Building height is limited to generally low to medium rise, generally not exceeding 4 storeys across the precinct.

The draft City West Master Plan proposes that University Avenue be reinforced with higher building forms and will be subject to a future Territory Plan Variation..

DCP Objectives

Reinforcing Griffin's Main Avenue

In accordance with the policies for main avenues in the NCP:

- emphasise the national significance of the University Avenue as a main avenue and reinforce its primacy over Childers Street, Marcus Clarke Street and other nearby streets;
- respect the geometry and intent of Walter Burley Griffin's formally adopted plan for Canberra;
- ensure that road pavements, medians, footpaths and verges are developed to consistently high standard
- ensure development is of a quality consistent with the location along a Main Avenue.



University Gateway

- To provide a legible and formal entry to the Australian National University campus and a formal setting for the proposed University Chancellory
- To reinforce Childers Street with appropriate built form that frames the vista to the School of Art.

Traffic

- To provide for a slow speed, pedestrian and vehicular shared zone, environment along University Avenue and the intersection with Childers Street;
- To discourage through traffic from using University Avenue and Childers Street; and
- To provide for vehicle set down and short stay parking in a manner that does not dominate the public domain.

Town and Gown

- To ensure that the streets and public spaces provide the main connections between the City and the ANU campus and to maintain continuity of pedestrian networks;
- To encourage a mix of University and non-university land uses along the streets and public spaces to provide a transition between the City and the ANU to facilitate interaction and exchange;

Built form

- To ensure an integrated approach to built form across University Avenue;
- To ensure building height is restricted to maintain mid winter sun from 12 noon to 2pm to the southern side of University Avenue;

Public domain

- To provide streetscape continuity along the length of University Avenue through use of pavements, lighting, and large scale avenue trees (for shade in summer and seasonal colour);
- To ensure University Avenue is designed to provide opportunity for multi-use including pedestrian gatherings, markets, slow moving traffic and outdoor dining;
- To ensure a high level of environmental quality and amenity through protecting sunlight access, and shade in summer and restricting vehicular speed;
- To provide for a mix of uses and active frontages along University Avenue.





Urban Design Guidelines

Architecture

The following principles are to be used as design guidelines for the development:

- The architectural form, the proportion and treatment of facades and the range and quality of finishes of the development is to contribute to the creation of a high quality public urban space.
- Building heights should be in accordance with Figure 1: of DCP 171/04/0005.
- Building depth for residential apartments should be limited to provide for cross ventilation and natural lighting. Apartment depths should generally be limited to approximately 16 to 18 metres (including balconies), however, depth may be increased where it can be demonstrated that this objective is achieved by an alternative design strategy.
- Horizontal expression lines (eg cornices, string course) on the building facades are generally to be provided. These occur at the top of the colonnade (5.5 metres approx) to emphasise the base of the building and the height transition at 18.5 metres (approx). Upper floors (above 18.5 metres) should generally be recessed and have a lighter weight visual expression to emphasise the top of the building. The building element on the corner of University Avenue and Childers Street may develop to full vertical expression of 24 metres without the need to set back upper floor levels.
- The built form of the building(s) to front University Avenue is to reflect the importance of the Avenue as a major connection between the City and the ANU and its importance in the hierarchy of streets bounding the site. The buildings should present proudly to the street and have a level of detail befitting an important edge to the space. Street level commercial premises should generally have a minimum floor plan depth of 8 metres.
- Building setbacks are to be in accordance with Figures 1 and 2 DCP 171/03/0010. Main public entries of the scheme shall address the perimeter streets of the site.
- The ground floors of all buildings are to be designed to have active ground floor uses which have transparency and frequent openings to University Avenue and Childers Street.
- The ground floor should provide a minimum floor to ceiling height of 4.5 metres (or 5.5 metres for a mezzanine type). The commercial levels above ground floor should provide a minimum floor to ceiling height of 3.3 metres. A minimum floor to ceiling height of 2.7 metres for living areas will apply for residential uses above this level.
- Residential development including private open space shall be in accordance with the provisions of the Territory Plan. Balconies, terraces and verandahs to be used to provide private open space should be oriented to achieve optimal solar access. Balconies should be designed to

provide reasonable privacy from the street and adjoining balconies. A minimum of 30% of the site is to be provided as common open space. This space is to be located within an internal courtyard and overlooked by surrounding apartments.

- The ground floor of all buildings should be designed so that the floor levels integrate with the verge levels. Any level change between ground floor and the verge level should occur within the building.
- Regular spaced entries are to be provided to all street verges around the whole of the site. The building design is to avoid “dead edges” at ground floor level, that is, blank walls and car parking edges.
- Residential uses on upper floors are to be provided with distinct and separate lobbies fronting the street at ground floor level.
- All verges are to be designed and managed principally for pedestrian access and as pedestrian friendly spaces.
- The maximum cross-fall for verges specifically designed for pedestrian and public use is to be 2.5%.
- A “signage design concept” is to be developed for all elements of the development.
- The building designs are to ensure acoustic privacy and all mechanical plant is to be located within, and integral with, the buildings.
- Air conditioning plant, condenser units, machinery, plumbing, ducts and vents must be treated as an integral part of the design for the project. Air conditioning plant, condenser units, machinery, ducts and vents are to be screened from view from public areas.
- Highly reflective external material and colours are to be generally avoided. Detailed elements of the facade (eg. sun screen devices and supports) may be acceptable in stronger accent colours. Glazing solutions with a low overall reflectivity should generally be used. In addition, the minimum light transmission generally should not be less than 20%. Building facades with large areas of unrelieved glazing should generally be avoided.

Basement access

- A common vehicular and service access into Blocks 1, 2 and 7 Section 4 City and basement car parks should be provided from Allsop Street.

Public Realm

- The verge to University Avenue is to be constructed to an integrated design for the avenue, which is approved by the National Capital Authority and the Territory. Elsewhere, the public spaces within and adjacent to the site are reconstructed in accordance with a public domain master plan, which has been approved by the Territory. All landscape and associated infrastructure works must comply with current ACT Government Design Standards for Urban Infrastructure and the Standard Specification for Urban Infrastructure Works.



- Avenue planting is to be undertaken along all street frontages and species selected shall reinforce continuity along streets and the hierarchy of major and minor streets. Four rows of avenue of trees should be provided along University Avenue.
- Treatment of the ground plane in University Gateway should be continuous in level and finishes; bollards and other street furniture elements should be utilised in preference to kerbs to define trafficable routes. Paving materials should emphasise pedestrian over vehicular character.
- The lower portion of buildings, from ground level to first floor, shall be articulated with material and detailing relating to human scale and to points of entry. Ground floor elevations to University Avenue, Childers Street and Marcus Clarke Street are to have continuous pedestrian shelter along street frontages. University Avenue frontage may be provided with a double height colonnade of minimum height of 5.5 metres and width of 4 metres (to back of column). If a colonnade is not provided along the Section 4 frontage to University Avenue uniformly spaced columns of predominantly 5.5 metres (minimum) height are to be provided and expressed in the façade to visually reflect the future the colonnade on the opposite side of University Avenue. The columns are to be articulated and shopfronts are to be placed to the rear of the columns. Awnings are to be provided if a colonnade is not provided along University Avenue frontage. Awnings are to be provided along Childers Street and Marcus Clarke Street. Colonnades should not dead-end.
- A double height loggia (minimum 5.5 metres) is to be located on the corner of University Avenue and Childers Street. While being substantially an outdoor covered space, the loggia may be used for outdoor dining/café. Part of the loggia is to be kept clear as a pedestrian walkway which runs continuously along the northern side of University Avenue.
- To enrich the streetscape and to reinforce activity in the street frequent entries should be provided which have good accessibility and legibility to the street. Blank facades to the street, including facades within colonnades, should be avoided.

Car Parking and Access

- All car parking is to be provided at rates in accordance with Territory standards.
- All car parking generated by the proposed development is to be provided on site within basements and/or podiums. Basement car parks are to be predominantly located under the buildings. Podium carparks are to be enclosed by residential or commercial uses to minimise blank frontages to the public domain.
- Parking relating to proposed ground-floor commercial uses, visitor parking, club and community uses may be accommodated off site with the agreement of the Territory. The existing parking structure on Section 68 and on-street parking within Childers Street, University Avenue and Allsop Street may provide this function.



- Vehicular access to/from the block will only be permitted from Allsop Street.
- Short stay carparking is to be provided along Childers Street, Allsop Street and Marcus Clarke Street. Some limited short stay parking may be provided on University Avenue provided it is treated as an integral part of the public space.

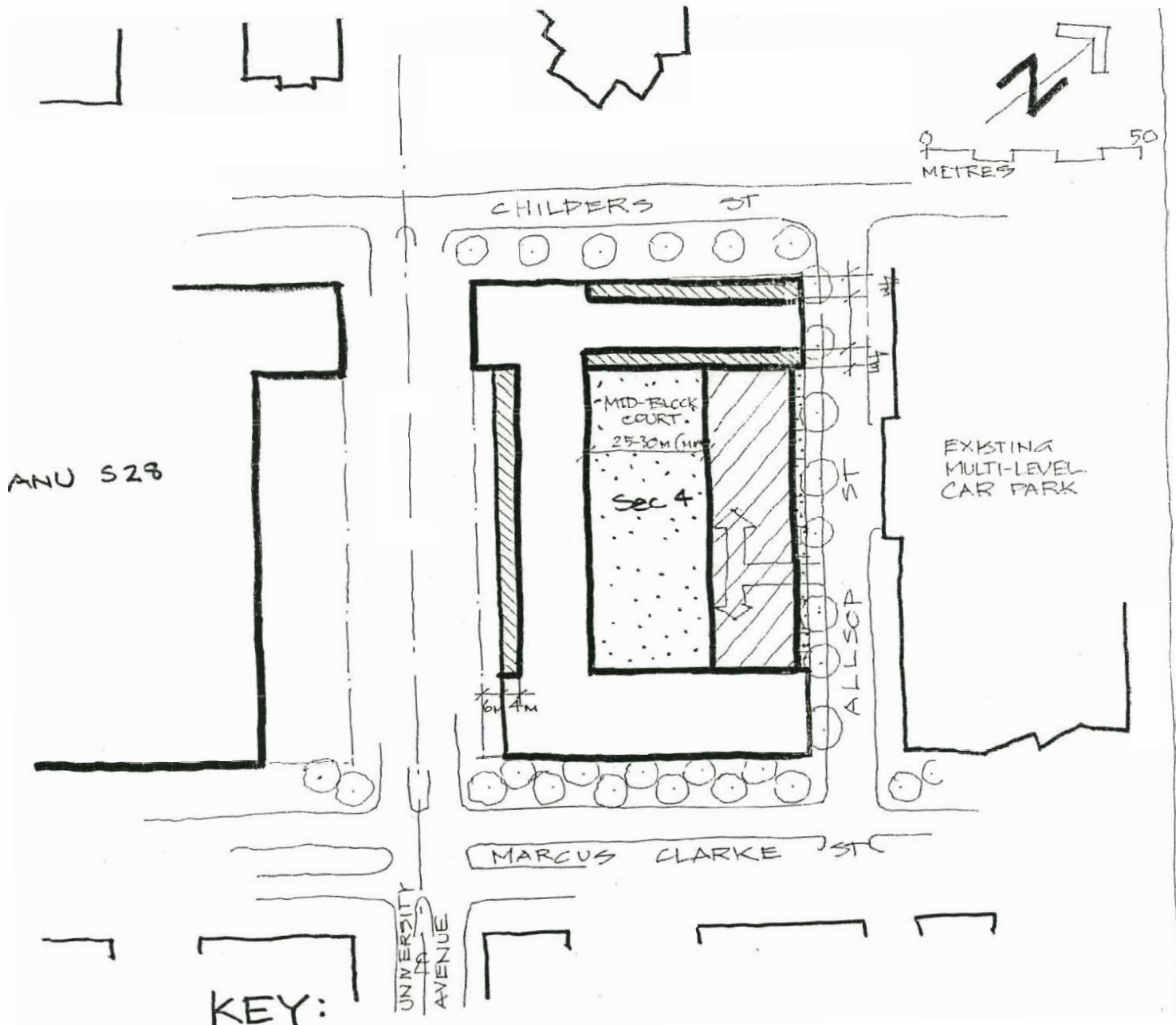
Telecommunications Equipment

- Facilities to accommodate future telecommunications equipment are to be incorporated into the building design such that the architectural quality of the building is not compromised at a later date.




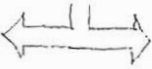

Service Access and Storage of Waste

- The design of service and storage areas (including substations, necessary plant etc) is to be integrated with the building design and leased land. All such areas are to be adequately screened from public view. Allsop Street, rather than the street frontages, is to be used for waste management storage and access.
- ACT Waste, Department of Urban Services should be contacted to determine the necessary requirements.





KEY:

-  BUILDING HEIGHT
24m (7 storeys)
ABOVE NATURAL GROUND
-  BLDG HT
18.5m ABOVE NATURAL GROUND
-  BUILDING HT LIMIT:
15m ABOVE NATURAL GROUND
-  BASEMENT VEHICLE ACCESS (APPROX)
-  LANDSCAPE FRONTAGE
ZONE (MIN 3m SETBACK)

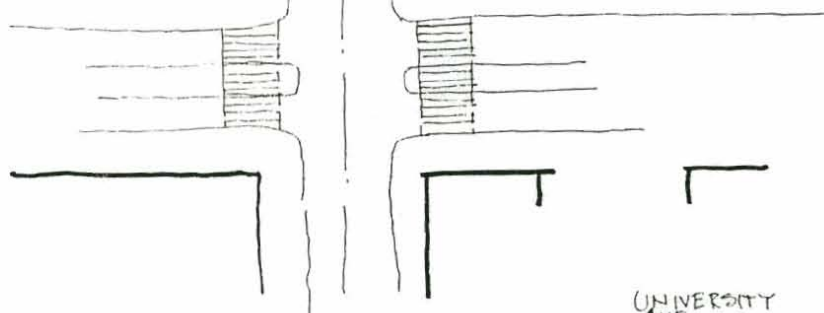
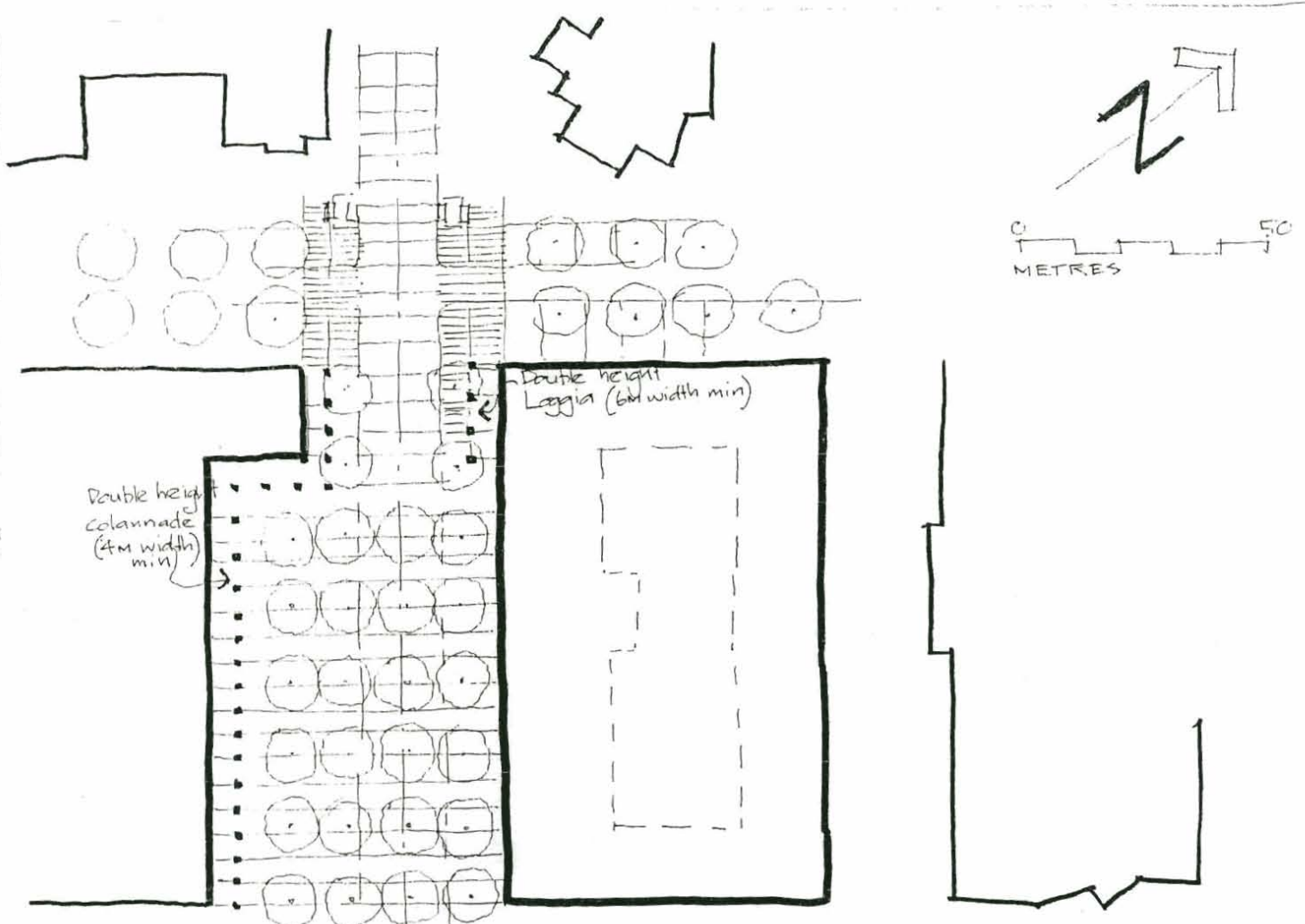
National Capital Authority

APPROVED

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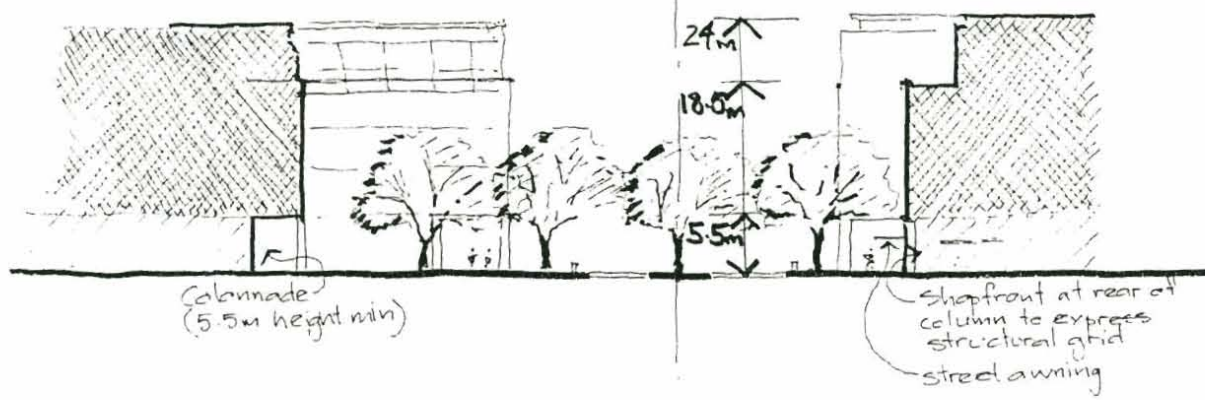
Chief Executive Date 26/11/04

SECTION 4 CITY
UNIVERSITY GATEWAY
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DCP NO. 171/04/0005



National Capital Authority
APPROVED
[Signature]
 Chief Executive Date 30/11/04

UNIVERSITY AVE
 15m 16m 4m
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