

Appendix

Block 13 Section 9

DETAILED CONDITIONS OF PLANNING, DESIGN AND DEVELOPMENT

Introduction

Block 13 Section 9 Barton, occupies a prestigious position in the Central National Area, and has a central location in the Barton office precinct. It is critical that the form and scale of development of this key site contributes to the special character of the precinct and provides an appropriate built form to all street frontages and public places. All development in this area of Barton is to be of a high design quality befitting its national significance.

Land Use

The land use policy for Block 13 Section 9 is shown at Figure 8 as "Commercial", which will allow a mix of land uses including **Offices, Residential, Serviced Apartments, Retail and Personal Service Establishments, Car Park, and Open Space.**

Land uses are generally to conform to the locations identified at Figure 1 (Indicative Development Plan). The area identified as A1 and A2 is to be developed for an office building at generally the same height as the Edmund Barton Building, to reinforce the predominant land use character of Broughton Street and Macquarie Street.

Areas identified at Figure 1 as B1, B2 and B3 may be developed for residential apartments and/or serviced apartments. Residential development at this location will present an opportunity for people to live close to a major office employment centre and to take advantage of northern aspect and views that the site affords. The Blackall Street frontage together with the development on land opposite ie Section 6, will become an important public precinct with the development of residential and community uses in close proximity to the office employment areas of Barton and Parkes.

Area C is to be developed and operated as a public car park with a minimum of 270 public spaces and a minimum of 60 spaces to serve the building erected on area D.

Small scale commercial land uses, such as shops, personal services, restaurants/ and cafes are proposed to complement the primary land uses. The area identified as D at Figure 1 should therefore provide for these types of uses, with offices, professional suites, and other commercial uses on the upper floors.

The area identified as E is to be developed as public open space (park) in accordance with the Indicative Landscape Master Plan (Figure 2).

Urban Design

The urban design principles and objectives for the development of Block 13 Section 9 Barton are determined by its:

- Important location within the Central National Area
- Proximity to the Parliamentary Triangle and Kings Avenue
- Relationship to adjoining office and residential developments
- The opportunity for an integrated, mixed use development in accordance with a comprehensive development concept (Figure 1)
- The opportunity for northern aspect and lake views on the eastern part of the site.

Building Height

A general height limit of AHD 591 has been established for the Barton area. This level corresponds with the level of the parapet walls at all four corners of Parliament Drive and establishes an appropriate limit in terms of creating and maintaining built form relationships to Parliament House when seen from vantage points in and around the Central National Area.

This height limit will apply to all buildings on the site, except those shown as B1 and B2 on the Indicative Development Plan (Figure 1) where a height limit of 10 storeys will be allowed provided that it can be demonstrated that a taller element in this location will enhance the skyline of the precinct, which currently suffers from an unnecessary degree of visual uniformity. Any taller element will need to be designed to ensure the protection of the amenity of surrounding developments ie from unreasonable overlooking or overshadowing.

Lift and plant rooms may be located on the roof provided they are suitably concealed and set back sufficient distance from parapets.

Design Principles

All future buildings and open spaces on Block 13 Section 9 Barton shall conform with the following principles.

- Individual buildings shall contribute to the coherent definition of streets, blocks, pathways, and open spaces, reinforcing the character of the public domain of the site and surrounding area.
- Long facades are to be broken up by using colonnades, pergolas and, through the use of sunshading emphasising the play of light and shade;
- Openings in masonry structures are to be created; continuous glazing and reflective glass will not be permitted;
- Entrances are to be identified through the inclusion of canopies, porte cocheres and covered ways;
- The range of materials and colours are to be limited to those in the off white to ochre range; stark white materials will not be permitted;
- Life overruns and plant rooms are to be concealed.
- A high quality landscape design is essential for the development of the site, and the landscape proposals for streets, pedestrian paths, and public and private open spaces, is to reinforce the geometry of the built form, be

consistent with the landscape structure of the surrounding area, provide an attractive setting for all buildings, and provide attractive and usable spaces for the workforce and residents of the area.

General Development Controls

Development is generally to conform with the Indicative Development Plan (Figure 1), and the Indicative Landscape Master Plan (Figure 2), although alternative design approaches will be considered provided they satisfy other provisions of the National Capital Plan, other detailed conditions of planning design and development in this document, and the principles inherent in the Indicative Plans as outlined below:

Indicative Development Plan – Principles

- The site is to be developed as a prestigious mixed use area comprising residential, office, retail, and public parking.
- Open spaces are to be provided as an amenity and setting for any new development, and to allow retention of the main group of mature trees.
- Buildings are to be aligned mainly with street frontages to ensure community safety, legibility, good address, and clarity of building form.
- Efficient and functional building footprints are to be designed to optimise planning and design of buildings, structure and services as well as optimising northern orientation for residential use.
- An efficient and direct system of internal footpaths is to be established, which not only provide attractive and convenient linkages to surrounding areas and systems, but also enhances the legibility and address of the various elements within the development.
- The parking structure is not to be a dominant element in the development.
- Generous spaces shall be provided between buildings to facilitate natural ventilation and air movement, to ensure privacy and amenity for occupants, and to allow space for deep root planting where possible.
- A plaza as a central meeting place and public place at the bend on Macquarie Street opposite an existing pedestrian crossing and pocket park and northern forecourt to the Kurrajong Hotel, is to be developed in association with the retail facility (Area D).
- The existing streetscape typology of Barton, is to be reinforced, incorporating footpaths/ landscaped verges and street trees, 90° and parallel parking on Blackall Street and appropriate and landscaped frontages to all buildings.
- An ensemble of distinct building elements are to be developed capable of staged construction, which achieves a cohesive sense of place and place

- making, and delivers a much needed meeting place in the Barton office precinct.
- Roadways/ laneways are to be provided in the general locations shown at Figure 1, and are to incorporate special paving, raised pedestrian crossings, and other design features to highlight their role as attractive, low speed, shared spaces. In particular:
 - the northern laneway is to provide service access to the building on site A1 A2, and the Ottoman Restaurant complex, and incorporate short stay, right angle parking. The access from Macquarie Street is to operate as a one way in system only. The access from Blackall Street may operate as a two way system.
 - the driveway in front of buildings B1 and B2 is to provide a set down and address for these buildings, and incorporate short stay visitor parking, preferably under a pergola or similar structure.
 - the laneway along the southern boundary may operate as a two way system between Macquarie Street and Blackall Street, and is to provide access to the parking structure (Building C) and short stay parking and service access at the rear of Building D.
 - Building A1 and A2 is to be developed as an office building but may incorporate ground level commercial or community facilities. The entrance and main entrance will be off Broughton Street. Parking is to be provided on site at a rate of 2 spaces per 100 metre square GFA, in the form of basements and/ or undecroft. Any openings related to undecroft parking are to be suitably screened by landscaping, and levels are to be designed to ensure safe and convenient pedestrian access from Broughton Street, including adequate access for persons with a disability, is provided.
 - The area identified as B1, B2 and B3 is to be developed for residential apartments but may include a component of serviced apartments. Building B1 and B2 should address an access road and set down to the north of the building, whilst Building B3 is to address Blackall Street. All residential buildings are to be developed as an integrated complex, with a single basement and/ or undecroft car park. All resident parking is to be provided on site in accordance with relevant standards. Any openings related to an undecroft car park are to be suitably screened by landscaping, and levels are to be designed to ensure safe and convenient access for pedestrians, including adequate access for persons with a disability, is provided.
 - Area C is to be developed as a parking structure, with a minimum of 270 spaces available for public use, plus the long stay parking demand generated by Building D.
 - Building D is to be developed as commercial building, incorporating ground level retail, personal services, and other active commercial or community uses. The upper floors are to be used for offices or professional suites. The building is to align with the geometry of the AMA Building and Arts House

to the south, rather than follow the curve in Macquarie Street. This will facilitate provision of an attractive landscaped and paved terrace in front of the shops, cafes and other street level activities, and may be used for outdoor dining. Short stay parking associated with retail and similar uses may be provided at the rear of the building, accessed from a central walkway or arcade through the building. Parking requirements associated with upper floor office uses and professional suites may be transferred to the parking structure (site C).

- Site E is to be developed as a public open space (park) in accordance with plans and specifications previously agreed by the Authority, but generally in accordance with the principles inherent in the Indicative Landscape Master Plan (Figure 2).

Indicative Landscape Master Plan – Principles

The landscape plan for the proposed development should be designed to be consistent with Figure 2 and achieve the following landscape design principles.

- Reflect the landscape character of the wider area and enhance the urban design quality of the proposed development.
- Reinforce the existing pattern of streetscapes/ street trees/ and shaded pathways.
- Create simple uncluttered green spaces carrying over the simple nature of the Kurrajong 'pocket park'.
- Refined design for the retail plaza on Macquarie Street to create a sense of place and appropriate setting for outdoor dining.
- Accentuate the changing levels within the open space area, with the elevated private address drive (in front of Buildings B1 and B2) and turnaround square overlooking the public space.
- Use of strong built walls, pergolas and edges to define the various landscape areas at a quality befitting Barton and the Kings Avenue Landscape area.
- Avoid unnecessary clutter with non-essential street furniture etc, but provide seating and lighting as necessary, utilising fixtures already in use in Barton.
- Utilise water sensitive urban design practices.

Development Conditions

Built Form

The built form for residential development should be minimum height of 6 levels and a maximum of 10 levels (Buildings B1 and B2). All other buildings are not to exceed RL 591 metres.

Unbroken and predominant blank facades will not be permitted. Windows, entrances, terraces, balconies, roof decks and awnings are encouraged as a means of activating and modulating facades.

Setbacks

Building should be set back minimum 6.0 metres from all streets except Building D which is to align with the front façade of the AMA Building (Block 11 Section 9 Barton).

Access

Vehicle access is allowed from all external and internal streets in the approximate locations shown at Figure 1 (Indicative Development Plan).

Parking

With the exception of short stay visitor parking on internal laneways and surrounding streets, all parking shall be contained in basements, undercrofts, or the parking structure, and screened from external view.

Materials

Unpainted galvanised metal will not be permitted on roofs, parapets or fascias. High quality, durable, materials and finishes are to be used on all buildings and paved areas.

Signage

External signage will be limited to modest, non-illuminated letters or panels attached to buildings.

Landscaping

A high quality of landscape design is sought and important, healthy, mature trees are to be retained wherever possible. Street trees and trees to be retained on site are to be protected during construction works.

Off Site Works

A number of off site works are to be carried out by the developer in association with on site development and construction works. These will be prescribed in the sale documentation and/ or crown lease, but will include:

- Verge restoration and additional street tree planting on all external street frontages is to be undertaken in accordance with a Verge Management Plan and Landscape Plan to be submitted and approved by the Authority.
- Right angle parking is to be provided in the Blackall Street verge, between the southern boundary and Broughton Street, consistent with the standard of parking already provided on the Blackall Street verge in front of Tourism House (Block 8 Section 9).
- The developer is to ensure a continuity of adequate parking during construction, by managing the staging of development works, and/ or constructing temporary off site parking at locations nominated by the Authority.

- All service connections, ties, augmentation and closures are to be carried out to the satisfaction of the relevant service agencies.

Staging of Construction

The developer is to provide an overall Staging and Construction Management Plan for approval by the Authority prior to commencement of any construction work on the subject site. Generally Building A1 and A2 is to form the first stage of the development, with work on the second stage (The Parking Structure) not commencing until Building A1 and A2 is completed and occupied. As soon as the parking structure is completed and in operation, work on the remainder of the site may commence.



**FIGURE 1: INDICATIVE DEVELOPMENT PLAN
BLOCK 13 SECTION 9 BARTON**

NAME: QUARTER 9 (ARTISTIC)
 DATE: 27.12.2018
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]
 SCALE: 1:1000
 SHEET NO: 10



- LEGEND**
- SCATTERED TREES**
 - SMALL
 - MEDIUM
 - LARGE
 - EMERALD TREES
 - MEDIUM
 - LARGE
 - PLANTS**
 - CLIMBERS
 - GROUP/COVER
 - GRASSES
 - PERIOLA
 - PAVE

- KEY**
- 1) Future parking garage apartment entry
 - 2) Formal pedestrian walk
 - 3) Fixed pedestrian glass screen
 - 4) Paved entrance
 - 5) Residential precinct entry (incorporates existing trees)
 - 6) Corner screen planting
 - 7) Children over pergola screen carparking
 - 8) Street-edge planting Macquarie St
 - 9) Street tree plantings and 60' parking Blackall St
 - 10) Pedestrian access through site
 - 11) Shared pedestrian and short term carparking
 - 12) Parking area with pedestrian trapings

BARTON SECTION 9

SECTION	Site at Quarter 9 A1 & A2 Other Building 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
Site at Quarter 9 A1 & A2 Other Building 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	Site at Quarter 9 A1 & A2 Other Building 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
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BARTON SECTION 9

**FIGURE 2: INDICATIVE LANDSCAPE MASTER PLAN
BLOCK 13 SECTION 9 BARTON**

