



# Works Approval Report

Block 6 Section 12 Barton and part Block 3 Section 1 Barton

July 2021

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## 1. 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 Dowse (the Proponent) for the demolition of existing building on Block 6 Section 12 Barton, and the construction of a six (6) storey office building on Block 6 Section 12 Barton with associated parking, landscaping and civil works included on part Block 3 Section 1 Barton.

The subject site is located within the Barton Precinct of the National Capital Plan (NCP).

In summary, the WA application seeks approval for:

- demolition of existing building including tree removal – 57 on-site trees and 2 verge trees to be removed
- construction of a new building:
  - 6 storeys
  - 3 basement levels – 255 car parking spaces, including 6 accessible parking spaces;  
6 Motorcycle spaces
  - Total GFA = 17,781m<sup>2</sup>
  - Windsor walk - Construction of landscaped carparking including street trees to a similar detail as the existing northern portion; Construction of a new public forecourt space addressing Brisbane Avenue which offers clear visual and pedestrian links to surrounding sites and a landscape buffer between the carparking and Winsdor Walk. (A driveway connection between Windsor Walk and Brisbane Avenue has been accommodated)
  - Main pedestrian entrance from Windsor walk
  - Main vehicular entrance to the site from Brisbane Avenue to the basement parking levels, as well as a Porte Cochere drop off for visitors
  - Service lane located to the east of the development for waste collection and site servicing
  - associated tree removal, landscaping and infrastructure works.

At this stage the proposed uses are:

- office
- ancillary café

However, this proposal suggests a conditional works approval subject to an approved variation to the Crown Lease/Units Plan, as specific GFA allocations are tenant dependant.

Currently the building is used for office purposes and is Unit Titled. The Units Plan will be collapsed upon sale of the site.

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

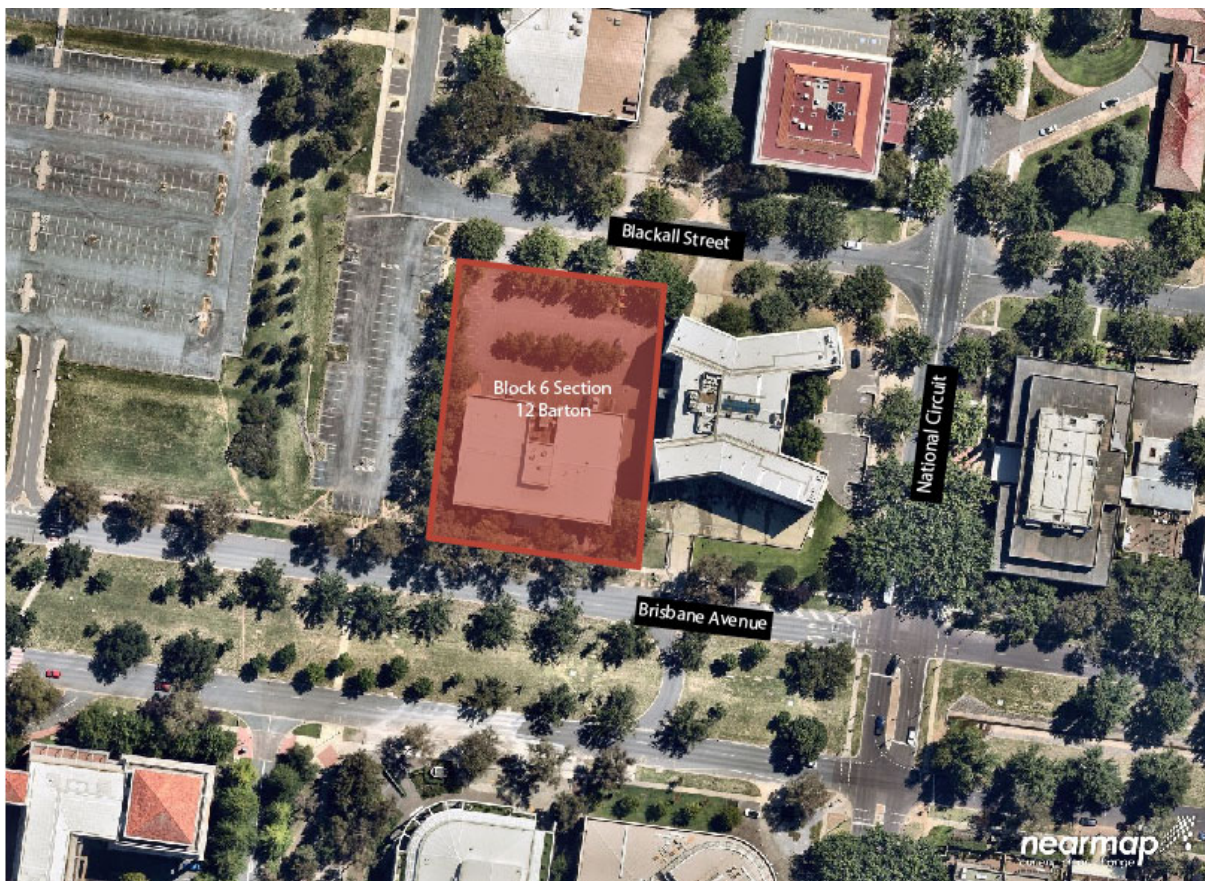
This Report should be read in conjunction with plans and supporting documentation submitted with the Application for Works Approval.

Figure 1: Locality Plan



Source: Nearmaps (2021)

Figure 2: Subject Site



Source: Nearmaps (2021)



## 2. SITE ASSESSMENT

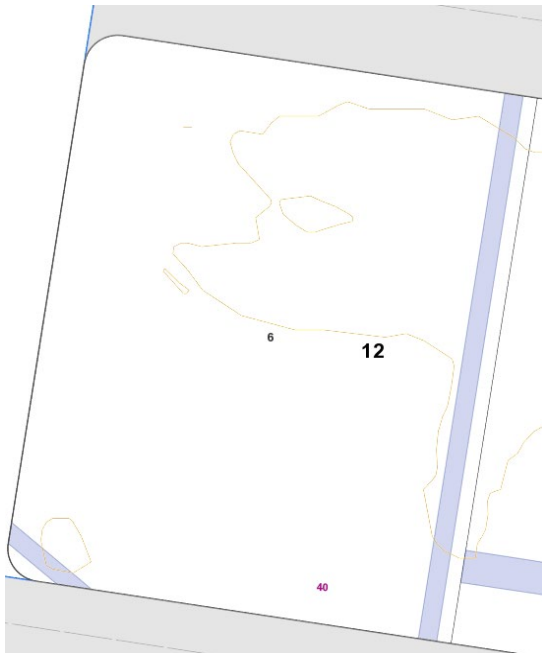
The location of the proposed works is wholly within the boundary of Block 6 Section 12 Barton, adjacent to Brisbane Avenue and Windsor Walk.

The total site area is approximately 4,636m<sup>2</sup> (ACTMapi, 2021).

### 2.1. Slope

The site is relatively flat at RL566.

Figure 4: ACTMapi 2021, Contours May 2004



### 2.2. Use

The existing building is for office use.

The proposed building will be predominantly office use, with ancillary café, however a separate application will be required to address GFA and allowable uses, which is subject to tenancy outcomes. This will be a separate Development Application through the Territory for a Lease Variation.

### 2.3. Landscape

The site is currently occupied by a three storey building and an on grade car park. The majority of trees on the site are located on the perimeter. The majority of trees are of poor or medium value as a result of competition with other closely planted trees, paved surrounds and positioning on undulating ground.

Adjacent verges are typically grassed with mature street trees and narrow footpaths to the boundary.

There are no significant species identified on this site (ACTMapi).



57 on-site trees and 2 verge trees are to be removed. Additional trees will be planted as per the landscape plans.

#### 2.4. Demolition

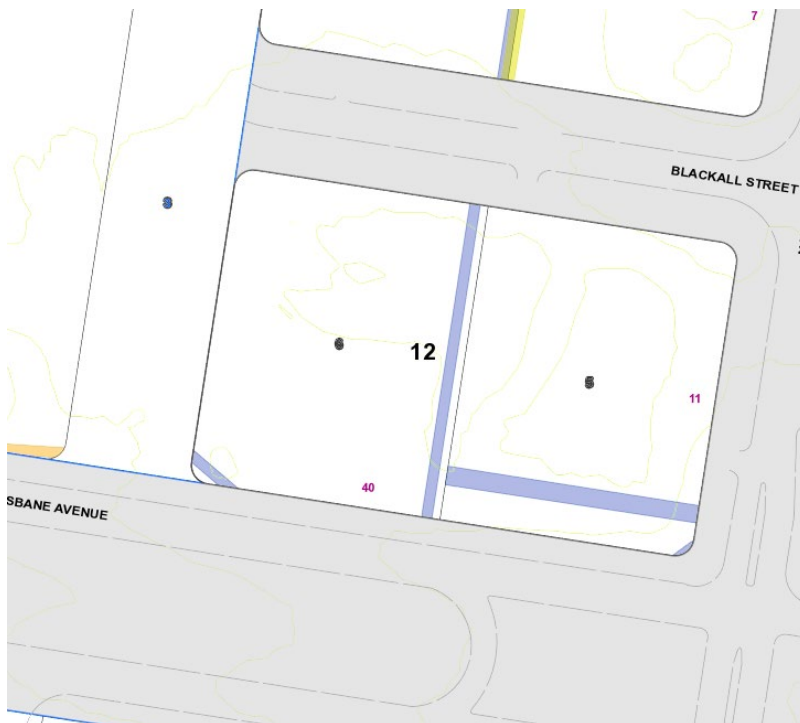
The existing building and surface car park is to be demolished.

#### 2.5. Easements

There are two easements located on the site (refer Figure 5). The easements are detailed as follows:

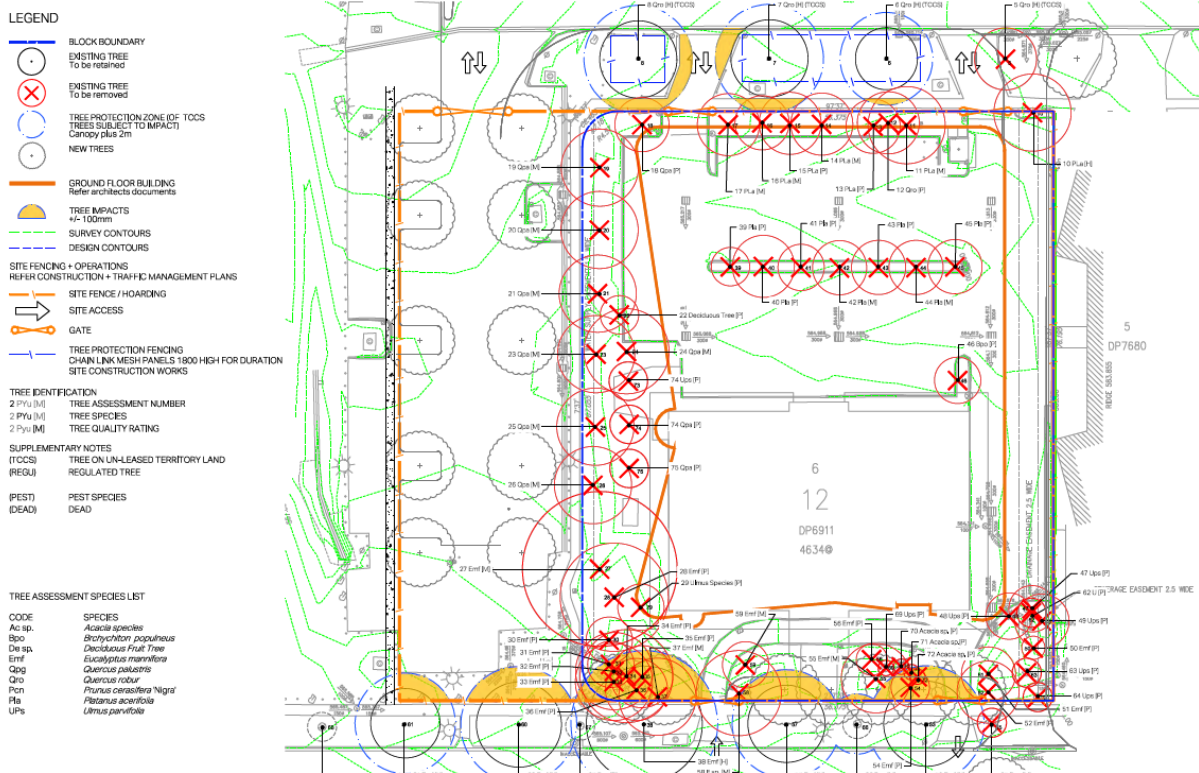
Easement Type	Location
Stormwater	Runs along the eastern boundary and the south western corner of the Block.

Figure 5: Easement Plan



Source: ACTMAPi (2021)

Figure 6: Tree Removal and Demolition Plan



Source: Redbox – Plan 121 (2021)

## 2.6. Access and Parking

Currently the site is partly occupied by an on grade car parking area.

Access and parking to the site will be varied to accommodate a larger building with basement parking levels.

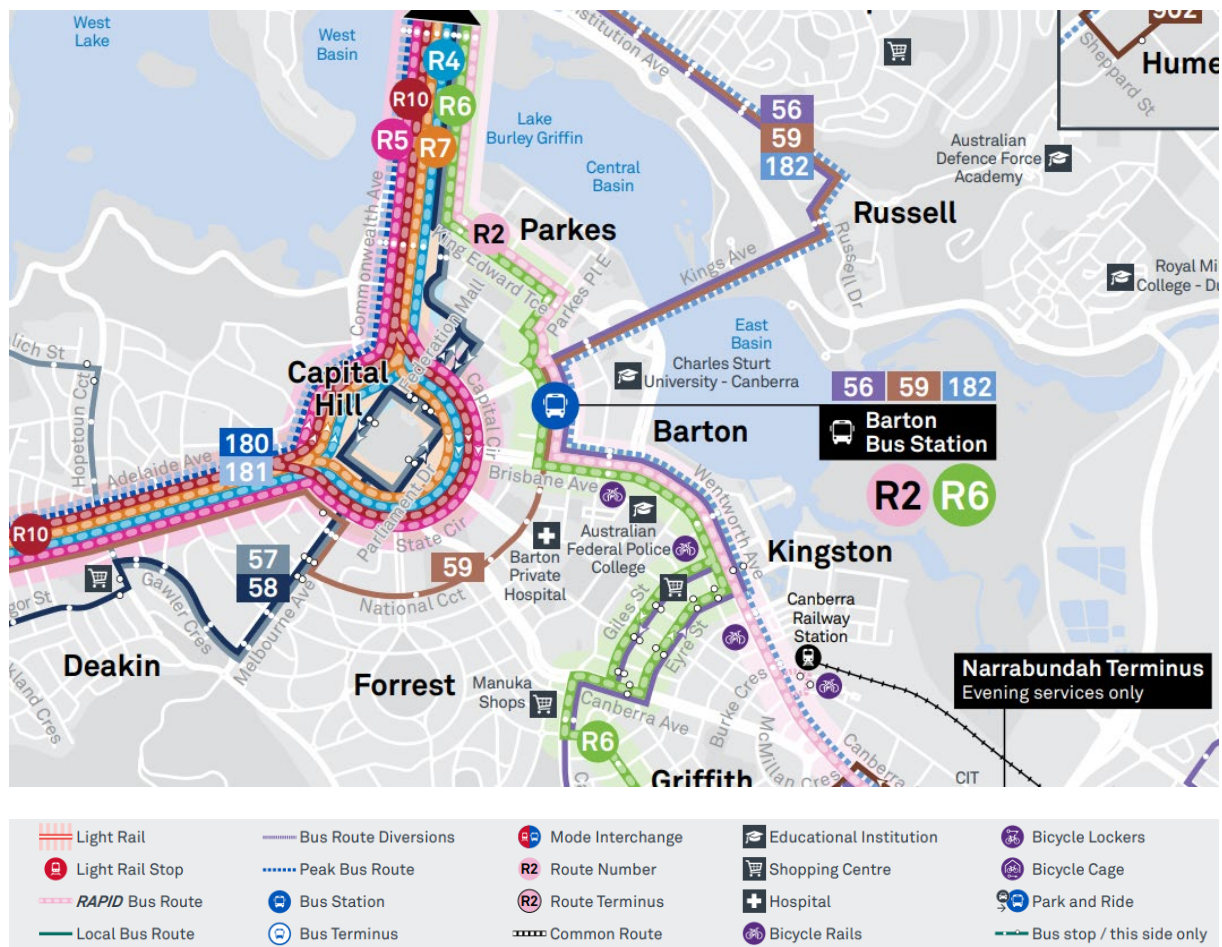
An upgrade to the parking on Windsor Walk will ensure the design intent of the York Park Master Plan are realised. Including altering the levels to ensure the on-grade parking is easily accessible to all. The landscape and lighting upgrades will also continue the precinct approach of Windsor Walk and seek to continue the existing treatments. Windsor Walk will have a “high quality streetscape, paving, lighting and street-tree planting” as articulated in the York Park Master Plan.<sup>1</sup>

The area is surrounded by a well-established public transport system and pedestrian pathways.

A Traffic Impact Assessment has been endorsed by TCCS. The TIA has been prepared for a 19,000m<sup>2</sup> GFA, resulting in a parking provision of 190 spaces. A pro-rata reduction has been applied based on the final GFA for this development.

<sup>1</sup> <https://www.nca.gov.au/sites/default/files/amendments/Amendment%2042%20-%20York%20Park%20Master%20Plan.pdf>

Figure 7: Public transport and bicycle route information map



Source: Transport Canberra website, 2021.

### 3. STATUTORY PLANNING PROVISIONS

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

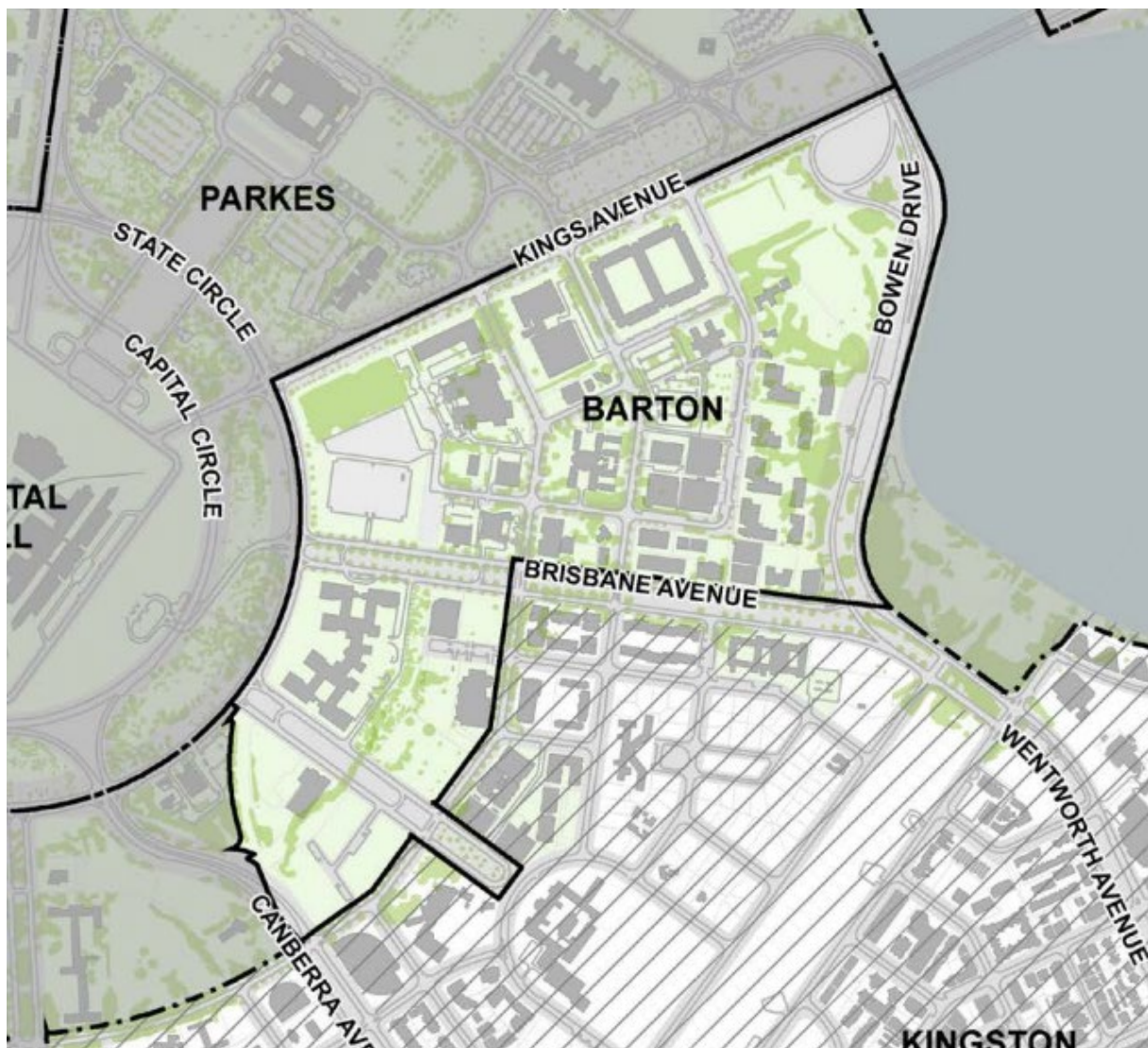
#### 3.1. National Capital Plan

The land is within the Designated Central National Area under the NCP and is subject to the provisions of the Barton Precinct Code (refer Figure 8) including the York Park area.

- The NCP identifies the subject site as being Office Use (Figure 9)

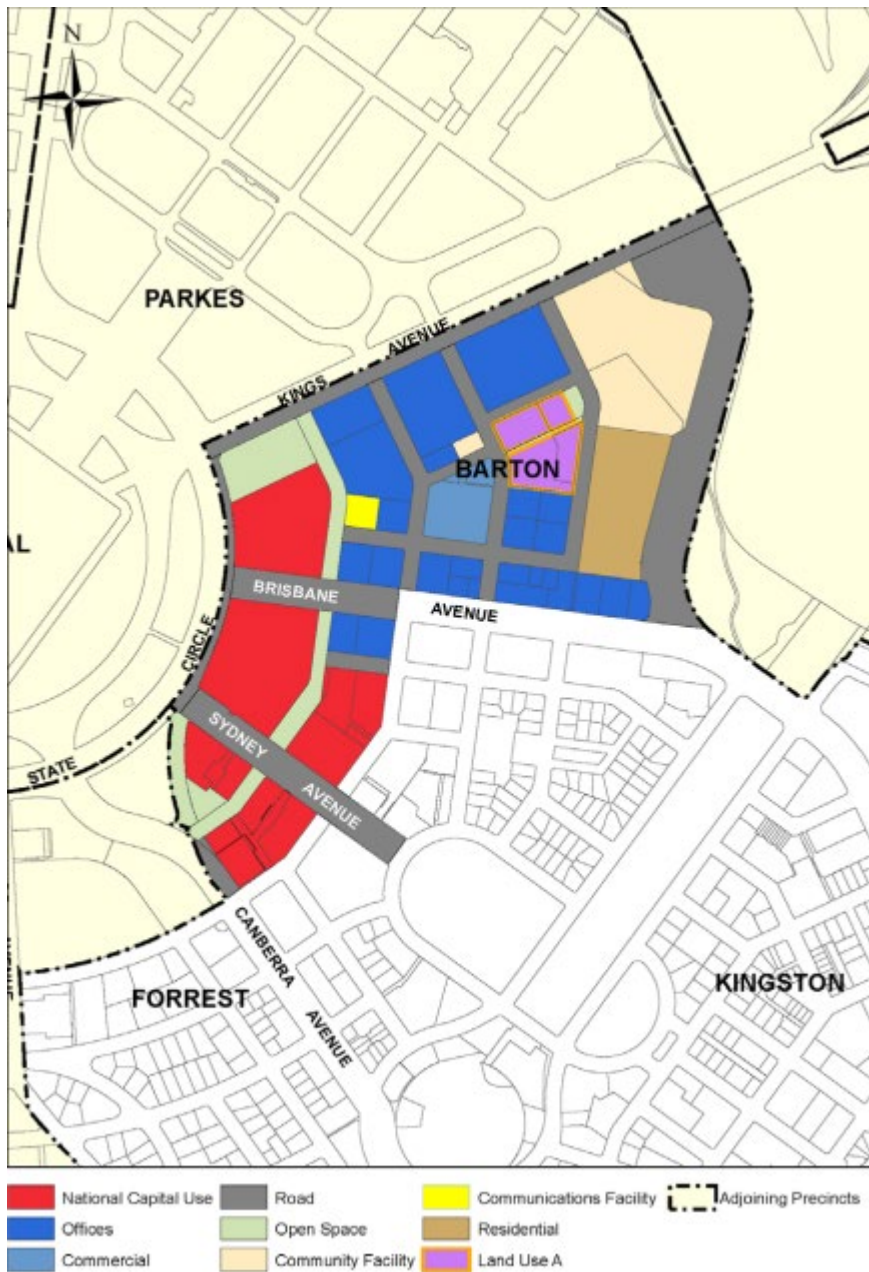
The proposed use of the site for office and ancillary café, is permitted under the NCP Barton Precinct Code. However, specific uses and allocated GFA is subject to a separate application following sale of the site and tenancy agreement.

Figure 8: Barton Precinct location



Source: NCP (2021)

Figure 9: NCP Land Use Plan



Source: NCP (2021)

A detailed statement against the NCP Barton Precinct and York Park area 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.

## **4. 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 a six-storey building fronting Brisbane Avenue and Windsor Walk, with an overall RL591 compliant with the building height limit in the Barton Precinct Code of the National Capital Plan. The proposed building form has been shaped to respond to the context of the relevant orientations.

The eastern façade has been adjusted to further respond to the Engineering Australia Building. The Southern façade has a slight inflection to respond to the Engineering Australia Building and the significance of Brisbane Avenue. The Western façade has a larger inflection point to minimise the impact of heat gain for the western aspect, enhance the views of Windsor Walk and to articulate the important public streetscape of Windsor Walk. The junction of the Windsor Walk and Brisbane Avenue façades have been stretched further than other junctions to demonstrate the importance of this intersection. The northern façade is simpler to respond to a quieter street (Blackall St) and the surrounding buildings on Blackall Street.

A Porte cochere drop-off will be located fronting Brisbane Avenue, prioritising this frontage as the main visitor and vehicle access, whilst Windsor Walk is predominantly accessed by pedestrians from the Windsor Walk car park.

The neighbouring building to the east is occupied by Engineers Australia and is a 4-storey development, with the top (fourth) floor being a more recent addition to the existing building. This building has not been built to its full height potential under the National Capital Plan. Separation between the two buildings is maintained and encouraged as a pedestrian walkway around the building. There are no windows in the west elevation of Engineers Australia building and therefore no detrimental visual impact to this neighbour as a result of the development. Additionally the eastern façade of the development has been 'pulled back' from the building and boundary to imitate the character of the Engineering Australia Building.

Due to the prominence of the intersection of Brisbane Avenue and Windsor Walk the buildings form has been focussed on this this significant corner. This will draw people into the public realm of the area and funnel them through the building creating a highly activated public domain. The public domain also responds to the future urban fabric of Block 5 Section 1 Barton by replicating the plaza to be completed on the Western side of Windsor Walk.

Additionally, shaping the buildings form has been the rigorous interior spatial planning of the various floor plates to determine functionality and amenity. This process has resulted in situating the core and the position and volume of the atrium. The building form offers different spaces throughout the floor plate due to the changing dimensions rather than a repetitive form to all orientations.

Figure 10: Current Street view from Brisbane Avenue



(Source: Google Maps, 2021)

On grade car parking is sited west of the proposal site and significant separation distances are noted to buildings to the north and to the south.

Figure 11: Distances to neighbouring Buildings



(Source: ACTMapi, 2021)

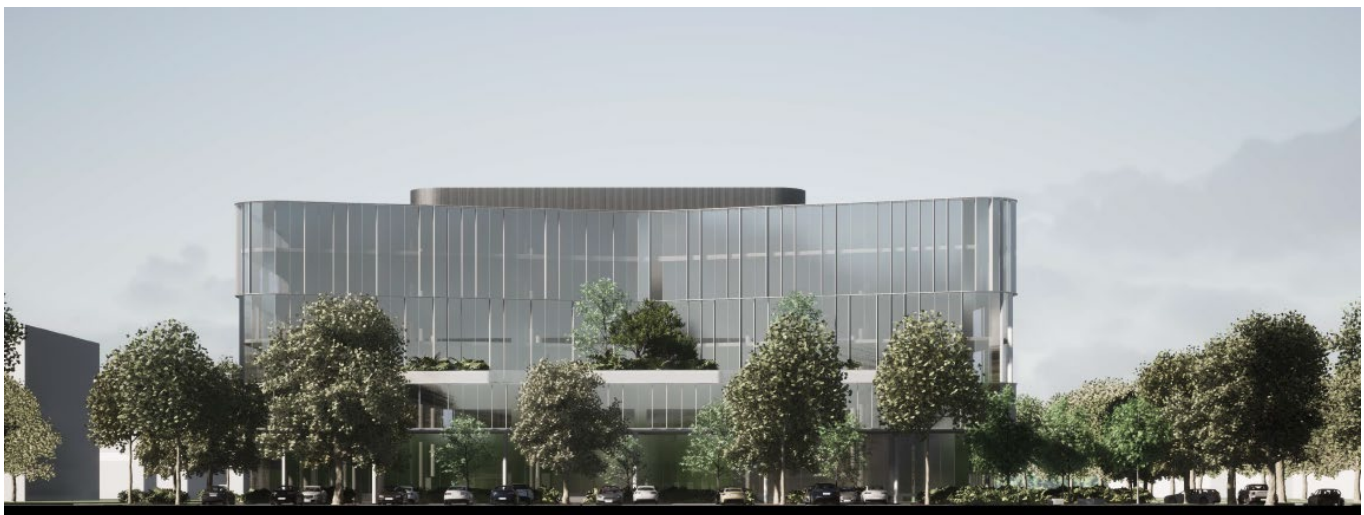
The materiality of the development is to be transparent and light coloured. Glazed elements will be as light coloured and transparent as possible whilst also incorporating the sustainability factors necessary. Non-glazed elements will be light in colour to minimise the impacts of such.

**Figure 12: Proposed view from Brisbane Avenue & Windsor Walk**



*Source: COX (2021)*

**Figure 13: View from Windsor Walk**



*Source: COX (2021)*

Although the development of the site is subject to the Barton Precinct Code of the NCP, the overall visual impact of the proposed development enhances the Brisbane Avenue frontage, in particular, which responds to the requirements for Main Avenues and Approach Routes.



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

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 proposal does not trigger referral under the EPBC Act.

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.
National Heritage Places	There are no identified National Heritage Places located on the subject site.
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.

## 4.3. Heritage

The site does not have a Heritage overlay (ACTMapi 2021).

## 4.4. Architects Moral Rights

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.

## 4.5. Parking and Traffic

Existing site conditions provide on grade car parking, however the proposed development includes three levels of basement car parking including:

- 255 car parking spaces, including 6 accessible parking spaces;
- 6 Motorcycle spaces

A traffic report prepared by Indesco supports this and has been submitted with the WA. The development is not considered to have a significant impact on traffic flow or congestion.

#### **4.6. Signage**

Address signage is proposed as part of this WA. No other signage is proposed.

#### **4.7. Noise**

The building is not located in a noisy environment and will not be a significant noise generator.

The building will be sufficiently separated from residential dwellings to minimise noise impacts.

#### **4.8. Wind**

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

#### **4.9. 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 building will be internally sprinklered 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).

#### **4.10. Waste**

Waste collection will be at ground floor level along the service lane to the east of the development.

#### **4.11. Site Contamination**

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

#### **4.12. Green Initiatives**

The proposed development is seeking to achieve a minimum 5-star Green Star rating, subject to endorsement.

#### **4.13. Water Sensitive Urban Design**

The NCP does not include any specific water sensitive urban design (WSUD) provisions for this site. 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.

WSUD measures for Barton S12 B6 will be met with the installation of a SPEL Hydrosystem 1000 and onsite retention tank. The reduction is as follows:

- Gross Pollutants reduced by 100%
- TSS reduced by 93%

- TP reduced by 82%
- TN reduced by 63%

## 5. CONSULTATION

This proposal was presented to the National Capital Design Review Panel (DRP) on 10.03.21, and further discussions with the NCA were held on 15.02.21, 07.04.21 and 07.05.21. Responses to the NCDRP comments are included at Attachment B.

Consultation with Engineers Australia, the neighbouring development to the east of the proposal site, was undertaken on 3 June 2021, which included a presentation of the proposal to members of Facility Management.

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

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. CONCLUSION

This planning report has described the proposed redevelopment of Block 6 Section 12 Barton 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 Barton Precinct Code of the National Capital Plan and provisions of the EPBC Act.

The proposed building will visually enhance the site, specifically the building frontage to Brisbane Avenue, as the proposal provides significant new public landscape spaces including a public forecourt to Windsor Walk facing Brisbane Avenue, a landscape-oriented shared zone environment for the porte cochere and a sheltered colonnade accompanied by gardens and seating nodes.

Overall the proposal is consistent with the planning controls in the National Capital Plan and it is therefore **recommended** that the NCA approve this application for Works Approval.

**Purdon Planning**  
**July 2021**

## **Attachments**

Attachment A: Barton Precinct Code Compliance

Attachment B: NCDRP responses

## Attachment A

### Barton Precinct Code Compliance

Objectives	Response
1. Ensure the highest standards of architecture for all buildings in the precinct	The proposal has been designed by Cox Architecture to a high standard commensurate with the importance of its location at the corner of Brisbane Avenue and Windsor Walk.
2. Ensure that individual buildings contribute to the coherent definition of streets, blocks and public spaces intended for the Precinct.	The proposal contributes to the coherent definition of its setting, with Brisbane Avenue as the main vehicular frontage including a Porte cochere drop-off, with additional frontage to Windsor Walk which is a prominent pedestrian frontage.
3. Create a legible network of paths and streets and enhance connectivity and accessibility to the Lake.	No new paths or streets are proposed.
4. Encourage a mix of land uses which contribute to the vibrancy, amenity and convenience of the Barton Precinct as an attractive place in which to work and live.	The proposal is for office use which is the use envisaged for this area according to the National Capital Plan.
5. Ensure new development meets leading practice for environmental sustainability including energy efficiency and water sensitive urban design measures.	<p>The building will be constructed to leading environmental sustainability standards. A minimum of 5-star Green Star rating will be achieved. Computational design has been used to ensure the sun shading will be effective to mitigate the solar impacts on the façade and building.</p> <p>Landscape plantings are predominantly native and endemic species of trees, shrubs, groundcovers and understorey plantings, which will require minimal irrigation.</p>
6. Ensure development recognises and complements the precinct character; as a major employment centre and area of national importance.	The proposed development will enhance the visual perspective along Brisbane Avenue and provide increased office space to complement the employment centre in the precinct.
7. Recognise and reinforce the different streetscapes associated with Kings, Brisbane, and Sydney Avenues, and State Circle.	Brisbane Avenue streetscape will be visually reinforced by the proposed development.

## Detailed conditions of planning, design and development

### General

#### Building Height

A building height limit of RL 591 generally applies to 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.

Minor building elements (such as lift overruns and roof plant) that extend building height above RL 591 will be considered where this enhances the architectural quality of the building, and fosters energy efficiency, indoor amenity, appropriate urban scale, and adds visual interest to the skyline. Minor building elements should be carefully integrated within the form of buildings.

Lift overruns, plant rooms and any roof mounted aerals, masts and dishes should be designed and sited to have a low visual impact when viewed from the street or Parliament House.

At Section 1 Barton, buildings up to RL 602, inclusive of plant and roof height, may be considered where they add visual interest to the skyline and are set back from the Main Avenue frontages. Individual consideration will also be given to special vertical elements such as a spire or tower associated with a cathedral building on Block 31 Section 6 Barton.

Buildings should be a minimum of four storeys on the Main Avenue frontages of Kings Avenue, Brisbane Avenue and Sydney Avenue.

#### Response:

The proposed development is six storeys fronting Brisbane Avenue to a maximum height of RL591.250.

Plant equipment is located in the basement levels as well as on the roof, where equipment will be significantly set back from all elevations, reducing the visual impact when viewed from the street.

#### Landscaping

A high quality of landscape design is sought and mature trees are to be retained wherever possible.

Street trees and other large trees are to be planted in deep-root soil conditions.

#### Response:

High quality landscape design is provided by Redbox.

The landscape plans describe a suitably high-quality landscape characterised by

## Detailed conditions of planning, design and development

### General

- a variety of spatial and character zones which are well-suited to their street and open space context;
- spaces to pause, rest and meet for individuals and groups, designed for seasonal and daily microclimate comfort;
- high quality ground surfaces including natural stone, bespoke furniture, and visually rich and textured plantings;
- treatments and spaces which transition from the public streetscape and Windsor Walk domain to the public building foyer.

The combined number of verge and streetscape trees on Blackall, Windsor and Brisbane will increase from 12 trees to 21, plus a number of Eucalypt trees planted on the boundary adjacent the colonnade and a Melaleuca Grove to the Windsor Walk forecourt.

### Pedestrian and Bicycle movement

Windsor Walk will be constructed and landscaped to form the main pedestrian spine through the Barton Precinct.

Cycle ways and pedestrian paths will be provided to enable safe and convenient movement and should connect to major peripheral paths.

Pedestrian safety and visual amenity should be secured through traffic calming and appropriate streetscape design.

New development should provide a positive address to pedestrian areas, to provide visual interest, activity and passive surveillance. Blank façades and exposed service areas should generally be avoided.

Opportunities for linking the pedestrian networks of the Barton Precinct with the surrounding areas such as the trail system in the peripheral parklands of Parliament House should be addressed by new developments, particularly in the development of Section 1 Barton.

#### Response:

The development will be landscaped to encourage pedestrian movement through the Precinct, specifically focussing on the positive address and pedestrian entrance to the development along Windsor Walk.

The proposed arrangement implements the York Park and Windsor Walk master plans by strengthening north-south and east-west pedestrian connections, and catering for the future development of a major public plaza to the west.

A pedestrian pathway is proposed along the eastern edge of the new carparking, linking Windsor Walk north to south across Brisbane Avenue. Publicly accessible paths of travel are also provided

## Detailed conditions of planning, design and development

### General

beneath the colonnade and porte cochere spaces, offering choices of route and weather protection to supplement public footpaths.

### Sustainable development

Promote environmentally sustainable development including increased pedestrian and cycle accessibility and public transport use while reducing dependency on private vehicles.

#### Response:

The proposal has considered reduced parking provisions in the basement levels to reduce the dependency on private vehicles.

A Porte cochere drop off area fronting Brisbane Avenue would accommodate visitor drop offs, reducing parking requirements on site.

The established surrounding transport network and cycle network, as shown in Figure 11, will encourage and support this environmentally sustainable proposal.

### Off site works

Public domain works and site infrastructure should be implemented concurrently with new adjoining development.

New developments may be required to provide public infrastructure, including adjacent access roads and landscaped public spaces such as Windsor Walk, in accordance with detailed development requirements set by the National Capital Authority.

#### Response:

Offsite works comprise Windsor Walk carparking and landscape, public Windsor Walk forecourt, verge crossing driveways, replacement verge tree and upgrade of existing footpaths where impacted by the works.

### Location specific - York Park Area

#### Objectives

The York Park area should be developed primarily as a prestigious office area and landscape setting to satisfy demand for office accommodation requiring proximity to Parliament House.

The urban structure and character of York Park should reflect the geometry and intent of the Griffins' plans, and provide a legible hierarchy of streets and public spaces.

Development should respect the geometry and symbolic intent of the Griffins' plans, particularly the vistas to and from Parliament House and the connections to national institutions, monuments and landscape spaces in and around the Parliamentary Zone.



## Detailed conditions of planning, design and development

### General

Architectural excellence is essential for development in York Park, commensurate with its location adjacent to Parliament House.

High quality landscape design is essential for the development of York Park as a prestigious setting for National Capital uses and offices.

The landscape design of streets, pedestrian paths and open spaces of York Park should consist of a range of formal and informal spaces that reinforce the Griffin geometry and contribute to the landscape setting of Parliament House.

The public domain of York Park should provide for places for local recreation with a high level of pedestrian amenity.

Individual buildings should contribute to the coherent definition of streets, blocks and public spaces, form the public domain of the precinct, and contribute to the public domain's active pedestrian qualities.

Greater use of public transport should be encouraged, particularly for the journey to work. As should less, or more efficient, use of private transport.

Safe and convenient movement systems for pedestrians and cyclists should be provided within the precinct.

Significant natural and heritage values of the area should be identified and protected.

#### Response:

The proposal has considered environmentally sustainable transport to the development with reliance on existing public transport and cycle path networks. Porte cochere drop off area for visitors is provided and basement parking is provided for tenants.

High quality landscaping is proposed around the development to connect to existing path networks and the pedestrian entrance from Windsor Walk.

#### **Location specific - York Park Area, Objectives**

The proposed development compliments the prestigious landscape character of York Park by establishing a landscape setting characterised by:

- a landscape design which is harmonious to both the existing Windsor Walk character, the proposed public lobby interior, and the formal mode of Brisbane Avenue;

- sustaining a visually rich planting strategy;

- establishing geometric lines and axis which draw on the formal linear character of Windsor Walk and a more fluid curvilinear manner matching the building form;

## Detailed conditions of planning, design and development

### General

- treating the Brisbane Avenue porte cochere space as a finely detailed pedestrian-priority shared space.

Formal and informal spaces are incorporated into the design, notably the formal Windsor Walk forecourt addressing Brisbane Avenue, furnished seating nodes within the colonnade gardens, and linear undercover seating to the porte cochere.

The existing York Oak Plantation and future plaza opposite are envisaged as the primary local recreation in this section of Windsor Walk. The design proposal maximises pedestrian connectivity to both features, and proposes a visually continuous character between the forecourt and porte cochere to maximise connectivity and interaction.

#### **Location specific - York Park Area, General:**

Promotion of active travel alternatives are integral to the external works design, which includes

- clear and legible accessible paths of travel;
- sheltered colonnade and awning at building entries;
- drinking fountain for walkers and cyclists;
- safe and convenient access to bicycle storage;
- sheltered areas for bicycle dismount;
- undercover public bicycle parking integrated into bespoke furniture.

### Building Orientation

Buildings are to be sited parallel with the Avenues (Kings Avenue, Brisbane Avenue and Sydney Avenue), with National Circuit and State Circle, to provide definition to the geometry of the Griffin's Plans with built form.

Response:

The proposed building will be constructed parallel to Brisbane Avenue to provide definition to the geometry of the Griffin Plan.

### Car Parking

Surface car parks are inappropriate as foreground to the views from Parliament House and, to the extent they are permitted on a temporary basis, they are to be carefully screened with landscaping.

## Detailed conditions of planning, design and development

### General

Basement car parks should be constructed below finished ground level and concealed from public streets and pedestrian areas.

Multi storey parking structures are to be designed to minimise their visual and physical impacts on the important public streetscapes of the Main Avenues and Windsor Walk.

A parking structure, if provided on the corner of Windsor Walk and Brisbane Avenue, should be located behind a screen of habitable retail/office buildings with address frontages to Brisbane Avenue and Windsor Walk and integrated in design with the retail/office buildings.

Particular attention should be given to the design of roofing to parking structures to relieve the visual impact of large roof areas. A maximum height below RL 591 may apply to parking structures to relieve their visual and physical impact on the public domain.

Undercroft parking, that is, open parking basements projecting above ground level, will only be permitted where the National Capital Authority is satisfied that it does not limit the opportunity to create attractive landscape areas, and will not be permitted on public street frontages and Windsor Walk.

Parking policies for the York Park area are designed to encourage greater use of public transport for the journey to work.

An overall reduction in the total long-term car parking provision is proposed. This will be achieved by initially limiting the amount of on-site parking permitted in new developments.

On-site car parking should be provided, at a rate of 1 space per 100 square metres of gross floor area, for new offices approved in the York Park area. A higher on-site and/or off-site provision may be required by the National Capital Authority in specific cases, after taking into account the relationship between on-site parking, off-site parking opportunities and the capacity of public transport in the area.

Parking for non-office uses will be provided at rates consistent with the standards of the ACT Government.

Surface car parks on unleased land will be progressively replaced by strategically located multi-level parking structures and/or underground parking areas. Supplementary car parking in temporary surface car parks may be provided pending the development of these parking facilities.

If for specific sites the National Capital Authority determines that the amount of parking to be provided should be above the minimum on-site amount specified in the requirement above, this additional parking may be provided either on-site, or by way of a contribution to the ACT Government for off-site provision of that parking in the locality, or by a combination of these methods.

### Response:

On-site parking is provided within three basement levels of the development at reduced parking provision rates, as per this control, to encourage use of established public transport and cycle

## Detailed conditions of planning, design and development

### General

path networks in the area. Visitor drop-offs are encouraged with a Porte cochere fronting Brisbane Avenue.

### Building height

To protect the integrity of views to and from Parliament House, development is generally limited to a maximum height of RL 591.

On Section 1 Barton, buildings up to RL 602, inclusive of plant and roof height, may be considered where they add visual interest to the skyline, are set back from the Main Avenue frontages, and ensure that Parliament House remains pre-eminent in views from elevated viewing points such as Mount Ainslie and from the East Basin of Lake Burley Griffin.

As Parliament House is sited above York Park, the roofscapes of buildings warrant particular attention. Roof plant is to be carefully integrated and enclosed within the roof form. Minor roofscape elements will be permitted to extend above the RL 591 height limit, to an extent not exceeding that of the RG Casey building, to add visual interest to the skyline.

Buildings should be a minimum of four storeys on the Main Avenue frontages.

Response:

The proposed building will be to a height of RL591.250 and built to six storeys fronting Brisbane Avenue. The minor encroachment is due to slope of the land.

Roof plant is set back from all elevation to minimise its visual impact in the skyline.

### Building setbacks

Building setbacks have been established for Kings, Sydney and Brisbane Avenues within the York Park area as follows:

- » 15 metres for buildings along Kings Avenue
- » ten metres on Brisbane Avenue
- » six metres on Sydney Avenue.

On State Circle, a variable setback of a minimum of 20 metres is to apply, to allow the buildings to merge visually and spatially with the informal character of the woodland landscape surrounding Capital Hill.

Response:

The Brisbane Avenue setback is planned as a high-quality shared zone for pedestrians and occasional pickup / set down, of which 200m<sup>2</sup> (c. 30%) is planted landscape including trees, shrubs, groundcovers and understory species.

The Windsor Walk setback comprises 50m<sup>2</sup> (c. 10%) planted landscape which is visually uninterrupted from the 3m off-site landscape adjacent the carparking which contains trees, shrubs and groundcovers.

## Detailed conditions of planning, design and development

### General

#### Building articulation and entries

Drop off points and minor architectural elements, which articulate and enhance the building elevation, will be considered within front setback zones.

High quality paving, lighting and bollards, integrated with soft landscape treatments, are required within site boundaries to complement the standards set and maintained in the public domain.

All buildings on blocks with a frontage to Kings, Brisbane or Sydney Avenue should generally have a significant entry facing the avenue.

Spaces in front of building setbacks are to be landscaped to reinforce the theme of York Park as prestigious buildings in a landscape setting.

External security barriers, if required, such as bollards and retaining walls, should be designed as integral and attractive elements of the civic landscape of York Park.

Services and service entries should be concealed from Main Avenues and pedestrian pathways.

The number of vehicle crossings should be kept to a minimum, to enhance the amenity and safety of pedestrian paths.

The Porte cochere landscaped area and awning for visitor drop offs encroach into the 10m setback to Brisbane Avenue consistent with this condition.

The majority of services are located and accessed from the service lane is located to the east of the development.

Landscape treatments and furnishings within the site boundary are principally natural stone pavement, densely planted gardens and customised furniture. This compliments the pale / white tonal character of the existing Windsor Walk precinct but elevates the standard and durability as visitors approach the building lobby.

## Detailed conditions of planning, design and development

### General

### Landscape

The landscape setting of York Park will consist of a range of formal and informal spaces that reinforce the geometry of the Griffins' plans and contribute to the setting of Parliament House.

Landscape design in York Park will be of a high quality, commensurate with the location adjacent to Parliament House and places of national significance within the Central National Area.

Landscaping of frontages to State Circle will generally be informal, and similar in character to the native woodlands surrounding Parliament House, in order to visually connect York Park to Capital Hill and contribute to its landscape setting.

The design of car parking areas and arrival courts should incorporate generously scaled tree planting beds to provide shade and separation to parking bays. Quality streetscape furnishings and paving treatments are to be utilised to provide visual relief to surface car parks and vehicular areas within or adjacent to places characterised by higher levels of pedestrian use.

### Response:

Car parking is provided in three basement levels below the proposed building.

Landscape setting around this development are of high quality and reinforce the formal and informal geometry of the Griffins' plan.

The quality and contextual relevance of landscape design and provision of formal and informal spaces has been outlined in previous responses.

Streetscape and forecourt spaces will be furnished with contemporary urban seating elements incorporating off-form concrete, timber and metalwork consistent with the intended character for the precinct.

Pavement treatments include exposed special aggregate concrete and pale natural stone in various dimensions. Granular granulitic material is proposed where necessary for infiltration to tree plantings, and will match existing surfacing in extent and application.

Additionally, the carparking and forecourt areas are proposed to be planted with significant tree plantings of evergreen Oak, native Eucalypt, and native Silky Oak, complimented by plantings of paperbark tea-trees and native shrubs.

## Detailed conditions of planning, design and development

### General

#### Building form

High quality, prestigious and durable building materials are required to be used for all developments.

New buildings should complement, but not necessarily imitate, the style, colour, form, scale and finishes of surrounding buildings.

Unpainted or galvanised metal will not be permitted on roofs, parapets or fascias.

Lift overruns, plant rooms and any roof mounted aerials, masts and dishes should be designed and sited to have a low visual impact when viewed from the street or Parliament House.

Internal courtyards of office buildings should generally provide deep in-ground planting conditions and be of a dimension suitable for establishing large trees.

#### Response:

Building materials are of a high standard.

The materiality of the development is to be transparent and light coloured. Glazed elements will be as light coloured and transparent as possible whilst also incorporating the sustainability factors necessary. Non-glazed elements will be light in colour to minimise the impacts of reflectivity and heat gain.

Lift overruns and plant equipment which are sited on the roof are set back from all elevations to minimise their visual impact from the street or Parliament House.

No internal courtyards are proposed.

#### Open Space

Windsor Walk is to serve as a central linear park and continuous pedestrian spine connecting public car parks, office destinations, the proposed retail plaza and a variety of landscaped recreation areas. It is to provide spaces for active recreation as well as quiet outdoor places for workers to enjoy during the day. Nodes of intimate formal parks are to be developed as accents within an otherwise informal woodland character extending the length of the walk. Larger spaces for recreation are to be provided at either end of Windsor Walk.

Windsor Walk is to be developed and retained as landscaped open space. Windsor Walk will be constructed and landscaped to form the main pedestrian spine through the York Park precinct.

## Detailed conditions of planning, design and development

### General



#### Response:

Windsor Walk will be retained as a landscaped open space encouraging active pedestrian movement towards the building from Windsor Walk.

This proposal supports the evolution of Windsor Walk as a key linear park, by offering generously scaled pedestrian links (north-south, east-west) in a maintained landscape setting.

A series of seating spaces are proposed for daytime workers to pause, recreate and congregate, with an emphasis on an overlapping and visually homogenous finishes and treatments which deliberately blur any distinction between the development and its landscape surrounds.

An intimate formal park has been conceived as a 'forecourt' to the northern section of Windsor Walk, mirroring a similar space adjacent Kings Avenue, and offering flexibility for future integration with the future development to its west (and also vehicle entry by others when the master planned Windsor Walk Road connection eventuates).

The existing Eucalypt and Casuarina groves of the precinct has informed the selection of native Eucalypt, Grevillea and Melaleuca trees, and a range of native shrub plantings which will complement the intended woodland character.



## **Attachment B**

### **Responses to DRP comments**

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