# National Capital Plan Draft Amendment 91 – City and Gateway Urban Design Provisions

# Q & A

## What is the purpose of Draft Amendment 91?

The purpose of Draft Amendment 91 is to implement the NCA’s interest in the City and Gateway Urban Design Framework by establishing detailed planning and design criteria for development on land flanking the Federal Highway and Northbourne Avenue.

The City and Gateway Urban Design Framework was developed collaboratively between the NCA and ACT Government and sets the principles for development and growth in the city centre and along the gateway corridor of Northbourne Avenue and the Federal Highway. An amendment to the National Capital Plan (the Plan) is required to implement key principles of the framework.

## What is the NCA’s interest in the Northbourne Avenue and Federal Highway corridor?

The Australian Government through the NCA, and the ACT Government , share planning responsibility in the Northbourne Avenue and Federal Highway corridor.

The corridor forms a key approach to Canberra’s city centre. The NCA’s interest lies in ensuring that the corridor reflects the significance of Canberra as the National Capital and that high development and landscaping standards are observed along the length of the corridor.

## What geographic area is subject to Draft Amendment 91?

Draft Amendment 91 applies to blocks adjacent to Northbourne Avenue between Barry Drive/Cooyong Street and Antill/Mouat Streets, and to land adjacent to and within 200 metres of the centreline of the Federal Highway between Antill/Mouat Streets and the ACT-NSW border. This area corresponds with the NCA’s existing area of interest in the corridor as identified in the National Capital Plan.

## Who is affected by the changes proposed by Draft Amendment 91?

Draft Amendment 91 directly affects lessees of land adjacent to Northbourne Avenues and the Federal Highway. If Draft Amendment 91 is approved, future development of these sites will be subject to the planning and design policy set out in the draft amendment.

More broadly, the planning and design policy set out in Draft Amendment 91 will result in physical changes to the built environment and landscape along the corridor, potentially impacting anyone travelling along the corridor, and living and working in the area.

## How will Draft Amendment 91 influence development outcomes along the corridor?

Policy proposed by Draft Amendment 91 is intended to:

1. Create an identifiable approach, which increases in formality as it gets closer to the city centre, and which clearly signifies the symbolic and functional roles of the National Capital.
2. Encourage a design-led approach to development with a focus on high quality interfaces between built form and urban landscapes.
3. Ensure that buildings and landscape exhibit design excellence in recognition of the corridor’s role as a key northern approach route to the city.
4. Create a landscape setting, including deep root plantings, to provide amenity, assist with climate control, and create comfort for pedestrians.
5. Encourage sustainability as a base requirement for all new buildings.

These overarching objectives will be supported by more detailed policy to guide such matters as building envelope (heights and setbacks), landscape character, building design and architecture, residential unit design, the relationship between buildings and the street, and site access.

## What changes are proposed to building heights?

Draft Amendment 91 proposes the following changes to building heights:

* Northbourne Avenue generally – permitted building heights are proposed to increase from 25 metres (approximately eight to nine storeys) to 27.5 metres (approximately eight storeys when coupled with new requirements for floor-to-ceiling heights and an improved relationship between the ground floor of a building and the adjacent street).
* Macarthur/Wakefield Avenues and Northbourne Avenue intersection - permitted building heights are proposed to increase from 32 metres (approximately ten storeys) to 48 metres (approximately 15 storeys) in specified locations.
* From Antill/Mouat Streets north to Panton Street and the Barton Highway – permitted building heights are proposed to increase from 8.5 metres (approximately two storeys) to 18 metres (approximately five storeys), and stepping down to 12 metres (approximately three storeys).
* From Panton Street/Barton Highway to Flemington Road/Phillip Avenue – permitted building heights are proposed to increase from 8.5 metres (approximately two storeys) to 12 metres (approximately three storeys).

The building heights proposed in Draft Amendment 91 are consistent with the building heights identified in the final City and Gateway Urban Design Framework.

## Are any changes proposed to permitted land uses or zoning?

Draft Amendment 91 does not propose any changes to permitted land uses along the corridor.

Detailed zoning for the corridor is set by the Territory Plan, administered by the ACT Government’s Environment, Planning and Sustainable Development Directorate.

## Who is responsible for administering the proposed provisions?

The NCA sets planning and design policy for land flanking the Northbourne Avenue and Federal Highway corridor, which is administered by the ACT Government’s Environment, Planning and Sustainable Development Directorate during the development assessment process.

## How can I provide the NCA my views on the draft amendment?

The NCA welcomes written submissions on Draft Amendment 91 by close of business on 4 March 2019.

Submissions to Draft Amendment 91 can be:

* emailed to [draftamendment@nca.gov.au](mailto:draftamendment@nca.gov.au)
* mailed to Chief Planner, National Capital Authority, GPO Box 373, Canberra ACT 2601
* delivered to the National Capital Authority, Ground Floor Treasury Building, King Edward Terrace, Parkes ACT 2600.

## What happens following public consultation on the draft amendment?

The NCA anticipates the following timeline for the draft amendment process:

* 4 March 2019 – public consultation on Draft Amendment 91 closes
* Late March 2019 – Consultation Report presented to NCA Board
* Late March/early April 2019 – Draft Amendment 91 forwarded to the Assistant Minister for Regional Development and Territories, the Hon Sussan Ley MP, for consideration.

Stakeholders will be notified of the outcome of the Minister’s consideration. The Consultation Report will be made publicly available on the NCA’s website.

## Where can I get further information about the draft amendment?

Further information on Draft Amendment 91 is available by telephone on 02 6271 2888 or email [draftamendment@nca.gov.au](mailto:draftamendment@nca.gov.au).