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PATRON: The Hon Margaret Reid AO

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National Capital Authority
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PARKES ACT 2600

Attention: Mr Andrew Smith
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MANUKA OVAL DCP

The National Trust makes the following comments on the DCP:

- a) Built form
To appreciate proposed maximum heights it would greatly assist if existing heights along both sides of Canberra Avenue could be defined. The heights proposed appear more than the trees which is unfortunate as the landscaped areas, such as Manuka Oval, should be protected. Therefor the maximum height should be lowered in these areas.
- b) View
A critical issue in heights and landscape, including lighting towers, is the view along Canberra Avenue in the direction of travel and nothing should intrude above the tree tops. Unfortunately the existing lighting towers are intrusive.
- c) Urban design
This comment recognises the heritage of the area and all listed places need citations and associated guidelines updated to be consistent with the DCP and include appropriate conservation requirements.
- d) Rule 1.2
How will "overall consistently in form" be assessed?
- e) Rule 4.2
How will the "unique character" be achieved?
- f) Rule 4.3
Active frontages and multiple entries, while desirable, are virtually non-existent at present. It is not quantified as to how this will be achieved.
- g) Rule A5 and B2
While the intent is reasonable care needs to be exercised to ensure a good outcome.
- h) Rule B1
There is a heritage listed tree that will prevent built form to 100%. This should be acknowledged.
- i) Rule D1
The 10m set back to St Pauls is not sufficient and no new structures between St Pauls, Canberra Avenue and Captain Cook Crescent should be permitted as a control.
- j) Canberra Services Club
There is no specific discussion on the Canberra Services Club. This is unfortunate as there remain memorials and history to the site. This should be addressed.



k) Existing CMPs

There is no acknowledgement of CMPs for the heritage sites and policies in them that affect the DCP. For example, St Paul's, St Christopher's and the Manuka Circle Precinct.

The Manuka Circle Precinct Policies 14 – 16 discuss landscape (however we add that his CMP has had no public exposure or discussion. This needs to occur before its adoption).

Yours faithfully

Eric J Martin, AM