



NATIONAL TRUST

Unit 3.9, Level 3, Griffin Centre
20 Genge Street, Canberra ACT 2600

PO BOX 1144
CIVIC SQUARE ACT 2608

EMAIL: info@nationaltrustact.org.au
WEB: www.nationaltrustact.org.au

T: 02 6230 0533
F: 02 6230 0544

PATRON: The Hon Margaret Reid AO

Office of the Director General
Economic Development, Land Development Agency Chief Minister
Treasury and Economic Development Directorate
GPO Box 158, Canberra ACT 2601
DCP@NATCAP.GOV.AU

16 March 2017

Attention Chief Planner

DRAFT DEVELOPMENT CONTROL PLAN (DCP) – MANUKA CIRCLE PRECINCT

The National Trust of Australia (ACT) makes the following comments with regard to the draft Development Control Plan (DCP) applying to the Manuka Circle precinct which includes areas within the Designated Areas (detailed planning responsibility of the NCA) and areas subject to Special Requirements (detailed planning responsibility of the Territory Planning Authority).

We consider the proposed Development Control Plan to be a well-reasoned planning document but we make some specific comments:

Built form

To appreciate the proposed maximum height it would greatly assist if existing heights along both sides of Canberra Avenue could be clearly defined.

View - A critical issue in heights and landscape, including lighting towers, is the view along Canberra Avenue in the direction of travel and we suggest it be made clear that nothing should intrude above the tree tops. Recognising that, unfortunately, the existing lighting towers are intrusive.

Urban design

This comment recognises the heritage of the area and that all listed places need citations and their associated guidelines updated to be consistent with the DCP and include appropriate conservation requirements.

- a) Rule 1.2

How will "overall consistently in form" be assessed?

- b) Rule 4.2

How will the "unique character" be achieved?

c) 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.

d) Rule A5 and B2

While the intent is reasonable care needs to be exercised to ensure a good outcome.

e) Rule B1

There is a heritage listed tree that will prevent built form to 100%. This should be acknowledged.

f) 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.

g) Canberra Services Club

WE note 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.

h) Existing CMPs

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

We would also note that this DCP is directly relevant to current to ACT Government proposals to build a new media centre in the Manuka oval. We assume you will ensure that no action will be taken by the ACT Government on that proposal until such time as this DCP has been fully considered and agreed so that their proposals are consistent with the resultant DCP.

Kind regards

Jim Nockels
National Trust ACT