



NATIONAL TRUST

09 August 2019

Chief Planner
National Capital Authority
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Attention: DCP@nca.gov.au

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PATRON: The Hon Margaret Reid AO

Dear Sir / Madam

CAMPBELL BLOCKS 4 AND 5 SECTION 38

We note that DCP 19/01 has planning objectives:

“Design quality and landscape structure of the National Capital” and “a high standard residential amenity, makes a positive contribution to the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties.”

This is followed up with Urban Design objectives that include quality urban design, excellence in architecture, landscape architecture, enhance character of area, human scale of built form, streetscape design and maintain character of both Ainslie Avenue and Limestone Avenue.

The urban design principles provide further details articulating the above points and include such items as no specific building dominates the site, continuous parapets are not permitted, high quality communal space, and respect to corner of Limestone Avenue and Ainslie Avenue by the two main buildings. All the above aim at a quality of design and maintenance of the urban design and streetscape character plus a human scale.

The National Trust is concerned with the impact of the proposal on the urban design, its relationship to the adjacent heritage listed area of Reid and views along Ainslie Avenue which is an important planning avenue of Canberra.

The proposal:

- Removes all vegetation from the site
- “Does not significantly overshadow adjacent properties”.
- Does not address urban design issues related to Reid Housing Precinct and scale.

The proposal in our opinion does not appropriately respond to the urban design requirement or make a positive contribution to the neighbourhood. It also does not achieve the high quality of landscape design and the human scale of the built form is not met. There is over shadowing of adjacent properties and there is a substantial continuous parapet of the major buildings. The buildings show a substantial massing that faces the intersection of Ainslie Avenue and Limestone Avenue and has little respect to the human scale of the Reid precinct. The design report states it enhances the character of Limestone Avenue with no justification or supporting argument. Views from Ainslie Avenue and Mt Ainslie and along Limestone Avenue with the Reid Precinct would have been useful in assisting understanding the proposal.

Further comments on the Design report include:

P25

The two towers will enable views to Mt Ainslie between the two towers but from the images provided this is minimal.

P27

The use of sandstone and rock walls is no replacement for the large rocky outcrops that have always dominated the site.

P26-27

There is no discussion on the relationship of the design to the Reid Precinct and domestic scale that exists at present.

We believe the proposal needs more work to achieve the Urban design and heritage related objectives of the DCP.

Yours faithfully

A handwritten signature in black ink, appearing to read 'E J Martin', written in a cursive style.

Eric J Martin, AM