



Mr Richard Nash
National Capital Authority
dcp@natcap.gov.au

Dear Mr Nash

**Draft Development Control Plan
15/02 Bs 2-4 S27, Canberra Avenue, Forrest**

The Committee of the Inner South Canberra Community Council appreciates the opportunity to provide feedback concerning Draft Development Control Plan 15/02 (DCP) for blocks 2-4, section 27 Forrest. The proposed multi unit residential development will replace four single residences facing into Canberra Avenue and Dominion Circuit.

The National Capital Plan (the Plan) identifies the city's Main Avenues. Canberra Avenue is one of these Main avenues, and, as such, is ideally situated to be the focus of high quality urban intensification. A number of blocks adjacent to Canberra Avenue have already undergone redevelopment. However, some of these developments are poorly designed, have ongoing issues, and, do not 'enhance the character of Canberra Avenue', one of the stated objectives of The Plan. The National Capital Authority (NCA) is central to the process of achieving redevelopments which 'enhance the character of Canberra Avenue'. Accordingly, the DCP is an important part of this process.

With reference to draft DCP 15/02 for blocks 2-4, section 27, Canberra Avenue, the Inner South Canberra Community Council (ISCCC) is aware of concerns about various aspects of the proposal as follows:

1. The driveway on Canberra Avenue

At particular times of the day Canberra Avenue traffic is very heavy and becoming heavier. The proposed redevelopment is on the corner of Canberra Avenue and Dominion Circuit which provides the opportunity for vehicles to enter from one street and exit into the other. Yet, the driveway, as indicated, will require vehicles entering and exiting to do so via Canberra Avenue only.

The ISCCC recommends that careful consideration be given to the use of both streets. Furthermore, the ISCCC urges the NCA to engage in wide ranging study of traffic patterns and longer term impacts of urban intensification on these patterns. This study should be carried out in cooperation with the ACT Government and Queanbeyan Council.

The ISCCC notes that the approach to the management of on-site vehicular movements plays into the issue of waste removal and heavy vehicle access.

2. Setback and articulation of courtyard walls

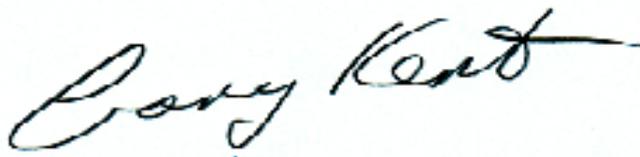
A second issue relates to the proposed setback for courtyard walls. Community Councils have only recently become aware of a change to the requirements for courtyard wall setbacks, which was 'hidden' in Variation 306, but not identified in the Explanatory Statement. Recent multi unit developments in local RZ2 zones have demonstrated the impact, directly attributable to the (now) reduced setback, on the character of our established suburbs. Accordingly, this issue is being actively canvassed with the ACT Minister for Planning.

Furthermore, The Plan seeks to "enhance the character of Canberra Avenue as a setting for prestigious buildings". The Plan recognises that the urban and human scale of buildings and landscape elements play a part in establishing the character of this major approach to Parliament House. Generous courtyard wall setbacks are already in evidence in the immediate vicinity of the proposed multi unit development.

Therefore, the ISCCC strongly advocates for the application of the courtyard wall setbacks and articulation requirements which were part of the Territory Plan prior to V306.

Once again, the ISCCC appreciates the opportunity to comment on this DCP.

Yours sincerely

A handwritten signature in black ink that reads "Gary Kent". The signature is written in a cursive, flowing style.

Gary Kent
Chair
Inner South Canberra Community Council

6 March 2015