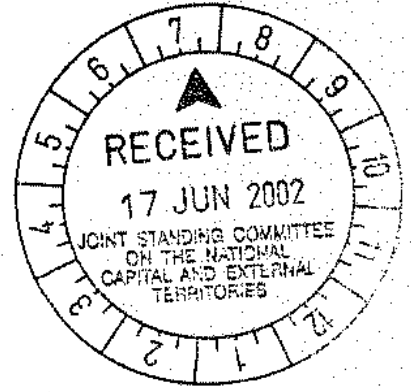


SUBMISSION <sup>12</sup> .....



Joint Standing Committee on the National Capital and External Territories

**Inquiry into Draft Amendment 39 National Capital Plan**

Submission  
by the Royal Australian Institute of Architects

17 June 2002

## AMENDMENT 39 TO THE NATIONAL CAPITAL PLAN

### Comments on Amendment 39 to the National Capital Plan:

- It is appropriate that the 13 residential blocks on State Circle have different planning parameters and development criteria than the rest of the residential area included in Amendment 39 to the National Capital Plan. These sites occur at the visual and physical interface of the Parliamentary Zone with a residential area. The sites are large and historically destined for single, large, formal, freestanding residences on landscaped blocks.
- Amendment 39 supports the erosion of scale and formality appropriate to the area by the permission (read default encouragement) of dual occupancy development. We submit that it is not desirable or appropriate that this particular streetscape be allowed to devolve to a typical suburban typology.
- The residential blocks to State Circle are deserving of the same high level of design consideration and development that is required for commercial sites in other areas of national significance.
- Amendment 39 attempts to constrain or direct the design solution through "reflection of the principal design character", "setbacks" and "articulation elements". These mechanisms control but cannot ensure a sympathetic or appropriate architectural solution.
- Detailed Development Control Plans (DCP) should be developed for sites on State Circle. The DCP would specify setbacks, materials, built form, GFA, and maximum height datums. The DCP should be a product of an informed and critical study of the context, and project a vision for a unified and appropriate junction of 'suburb' with 'seat of Government'.
- Development Application submission requirements should be expanded to include (at least): Design Response to the Parliamentary Area, Urban Design Analysis and Proposal, Architectural Statement, and Model/s.
- Design quality assessment should be made by the Design Review Panel and with the understanding that high quality design is a subjective issue.

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AMENDMENT 39 TO THE NATIONAL CAPITAL PLAN

This submission is made for and on behalf of the Royal Australian Institute of Architects by Catherine Townsend, President of the ACT Chapter of the RAI.



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