

SUBMISSION NO. 5

Kershaw Associates

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The Chairman, Members and Officers,
The Joint Standing Committee on the National Capital and External Territories
Parliament House
Canberra

Civic Eye

The development of City Hill and environs, Canberra.
Design and Exposition.

Dear Committee Member

I refer to the Committee's 23/2/07 Round Table to review the National Capital Authority's Amendments to the National Capital Plan for The Griffin Legacy, City Hill, West Basin and Constitution Avenue, and enclose, for your consideration, a copy of the latest edition of *Civic Eye*, our detailed examination of, and indicative alternative design for the development of City Hill and environs.

Civic Eye is based on my interest and involvement in the topic, commencing in 1989, and it has been widely distributed to stakeholders and decision makers, including the Territories Minister and the NCA.

I believe *Civic Eye* logically and creatively sets out and explains appropriate quantities and forms of development for City Hill, in the spirit of Griffin, while responding to important heritage items, and the actual growth patterns of Civic.

There are concerns that the NCP Amendment for City Hill permits far too much development there, making the precinct a building site for about 25 years, and contains road and public transport works that are impractical and very expensive.

The proposed intensity destroys the possibility of an important point of difference with the rest of Civic, fails to acknowledge the particular character the development requires as an apex of the National Triangle, typified by the other two, and compromises the iconic open physical expression, of Canberra, with its multiple town centres.

Although it is the revenue-seeking ACT Government that acts as "asset holder" at City Hill, ultimately, it is rightly the Commonwealth that must determine the shape of development there.

Arguably, the Commonwealth, in control, should pay for appropriate new infrastructure on and around City Hill, and for a new and permanent ACT Legislative Assembly complex – as I understand was the case in Darwin.

I urge you to read the revised *Civic Eye*, and to advise the Minister for Territories to direct the NCA to modify the Amendments to closer reflect the points we (and others) have put forward, and to encourage the ACT Government to put on hold any plans to sell land in the precincts in the near future.

And following that, to convene a properly constituted international design-concept competition for City Hill and environs, based on the revised Amendments to the National Capital Plan.

Yours sincerely



Jack Kershaw B. Arch. FRAIA

Kershaw Associates

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P.S. We have no commercial interest or intentions in the subject developments.

Further recommended reading: Hill PDA Property Consultants' *City Hill Development, Market and Financial Assessment*, prepared for the ACT Treasury, November 2005.