

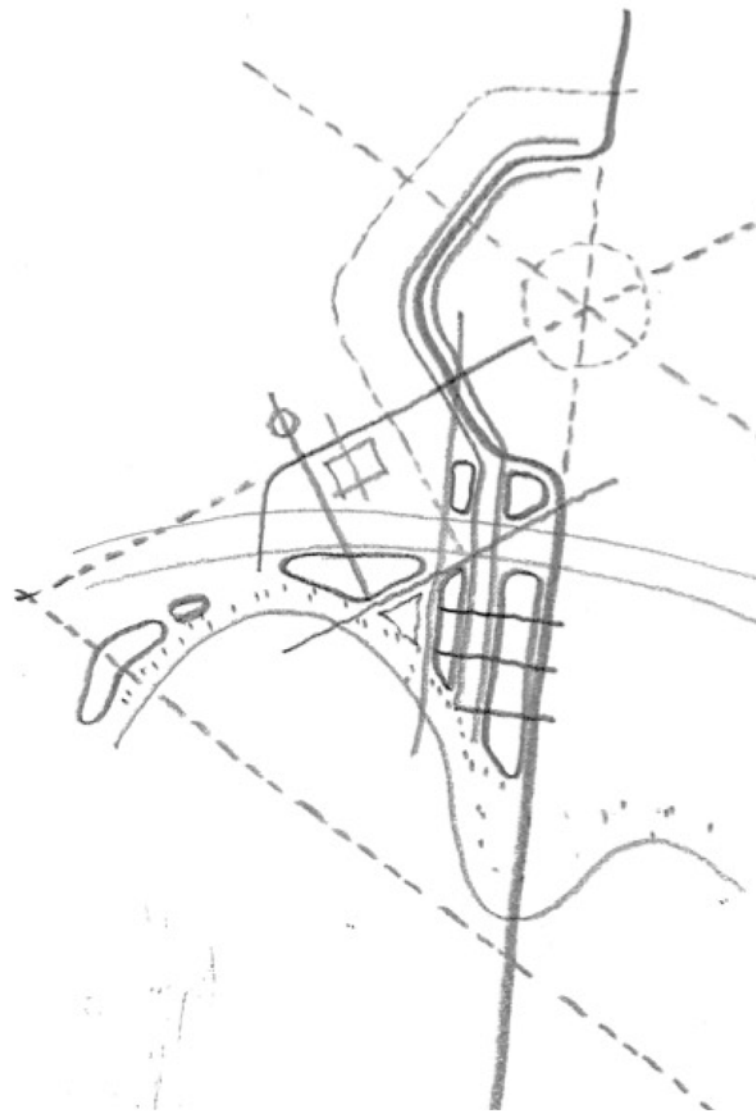
We would like to acknowledge the Ngunnawal people, the traditional custodians of this land and recognise their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.



Contents

6	West Basin
8	Ngunnawal Narratives
10	1918 Griffin Plan
11	West Basin Guidelines (NCP)
12	City Framework
14	Indicative View Lines from City to the Lake
15	Indicative Road Hierarchy
16	Indicative Street Sections
18	Indicative Active Frontages
19	Indicative Waterfront Promenade
20	Indicative Landscape Structure
21	Connections to New Acton and the City
22	Urban Design Framework/ Indicative Built Form
23	Aerial Overlay
24	Indicative Land Uses
25	Indicative Heights
26	Solar Amenity
28	Solar Amenity and Natural Ventilation



Acton Waterfront is at a key node in the urban structure of Canberra on the foreshore of Lake Burley Griffin. The 1918 Griffin Plan provides a guide as to how the city structure may be extended toward the lake. The contemporary context and active projects around the site need to be integrated to allow the delivery of a workable, legible and integrated extension of the city plan.

The proposed urban design framework envisions a sustainable and liveable precinct that prioritises pedestrian and cycle networks, activation of the waterfront and provides social infrastructure for the local community.





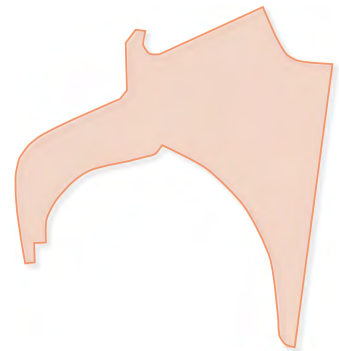
West Basin

Acton Waterfront lies in the valley of the Molonglo River, held in the natural amphitheater formed by Mount Ainslie, Black Mountain, Mount Pleasant and Red Hill. It is located within the West Basin Precinct as defined by the National Capital Plan.

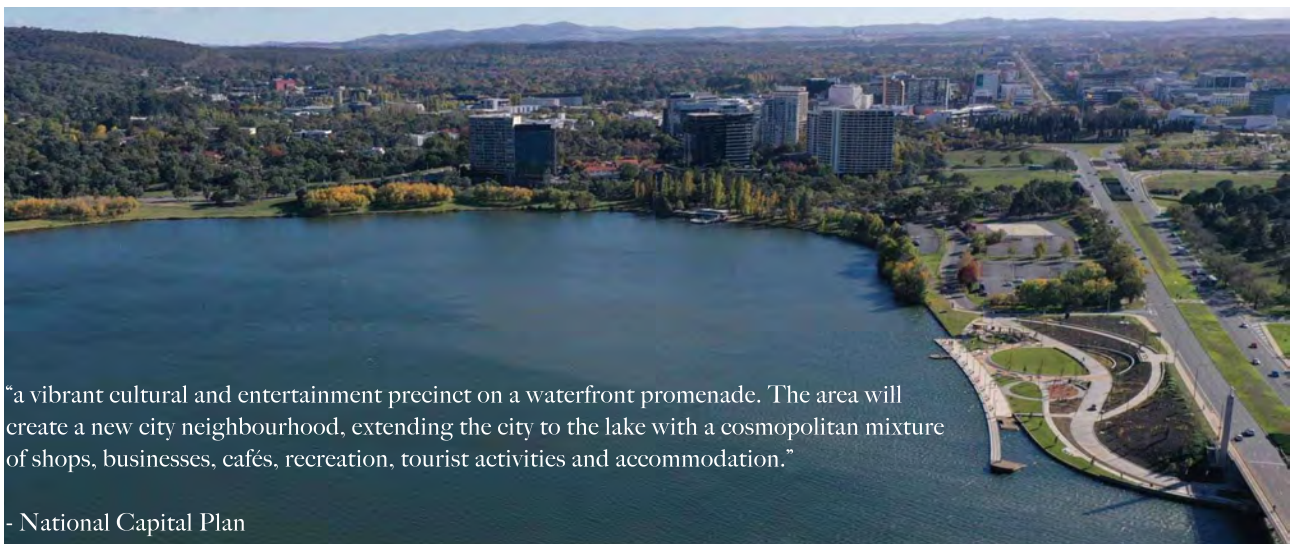
The site is bound by London Circuit to the north, Edinburgh Avenue and Lawson Crescent to the west and Commonwealth Avenue to the east. To the south-west Acton Waterfront interfaces with the proposed waterfront park and Lake Burley Griffin.

Henry Rolland Park, located to the south is a more recent addition to the high-quality public space network around lake foreshore. To support the development of Acton Waterfront, reclamation works of the lake bed has been completed along with the extension of the boardwalk by approximately 550m from Henry Roland Park to the site to realise the alignment of the 1918 Griffin Plan.

The site is highly valued yet under-utilised. Urban renewal can transform and enhance the precinct, supported by a new park space and public domain. The development of Acton Waterfront will realise a twenty year vision to extend the city to the lake as outlined in the 2004 Griffin Legacy document.



West Basin Precinct - *National Capital Plan*





AUSTRALIAN
NATIONAL
UNIVERSITY

CITY HILL

EDINBURGH AVENUE

NEW ACTON

LONDON CIRCUIT

PARKES WAY

LAWSON CRESCENT

COMMONWEALTH AVENUE

COMMONWEALTH
PARK

HENRY
ROLLAND
PARK

NATIONAL
MUSEUM OF
AUSTRALIA

LAKE BURLEY GRIFFIN

Ngunnawal Narratives

(Source: Yerrabingin and ASPECT Studios)



River Country

River Country is resource rich and provided fresh drinking water, making it a good place to camp. Because of this we are able to find lots of tangible evidence of Aboriginal occupation along the river, including middens, stone tools and grinding grooves.

The Molonglo River was a significant feature of the landscape, and flowed to join the Murrumbidgee. These were used to guide travel in and out of Ngunnawal Country.



Endemic Ngunnawal Landscape

The Country around Canberra has been occupied by Ngunnawal people for thousands of years. Before Burley Griffin there was a valley of limestone plains and woodland slopes. Grassy understories were littered with scribble and brittle gum, full of emus, kangaroos, turkeys, snakes, koalas and bandicoots. Streams and rivers were home to yellow belly, platypus, spiny crayfish, yabbies and mountain cod.

Trees were used to make spears, nulla nullas, tomahawks and shields. Women made digging sticks and used grasses to make baskets and bags. Animal skins were sewn together with bone needles for clothing and rugs.

The shape of a pregnant woman can be seen in the contours of the western slopes of the valley. In the middle of the valley there is a rock that looks like a perched eagle. He is called Maliyan and he is the creator spirit of the Tidbinbilla dreaming.



Traveling place

The Molonglo River and its creek offshoots were used to guide people on their journeys to ceremonial meeting grounds. It is **transient Country**. Archaeological evidence shows Ngunnawal Country is covered in well-worn paths and significant trails leading to other regions. Some pathways are hundreds of kilometers long and were used to facilitate **seasonal resource gathering and for trade**. Bone, shell, wool, fur and stones were traded across the continent.

Early colonial accounts recall groups traveling to the base of Black Mountain for corroborees and groups of men and boys traveling from Black Mountain to Tidbinbilla for initiation. Tidbinbilla comes from the word Jedbinbilla, meaning 'where boys become men'. **Men's sites are found in the higher peaks of the valley, whilst women's sites were more often associated with the river**. In some women's places, grinding grooves can still be found along the river's edge. Darwa is a Ngunnawal word meaning 'a transition for ceremony'. Given community feedback and approval, the use of this word in naming captures the theme of transient Country well.



Significant Ngunnawal People

An example of a significant Ngunnawal leader was **King Andy Lane** (pictured above) who is a significant figure to local Ngunnawal people and was mentioned several times throughout the Design Jam Workshop. **He was a Ngunnawal warrior who traveled extensively throughout the region**. Colonial accounts detail a fearsome attack he led in the Boorowa region, avenging the death of his wife Charlotte.

Any other significant Ngunnawal people in the area can be shared in future workshops with the United Ngunnawal Elders Council and be developed further into the design.



ASPECT Studios

1918 Griffin Plan

The urban design framework acknowledges and respects the city structure of the 1918 Griffin Plan. Acton Waterfront embodies the aspirations of the Griffin Legacy document and aligns with the primary initiatives of the National Capital Plan for West Basin.



/ 1918 Griffin Plan



/ Land Axis



/ Municipal Axis

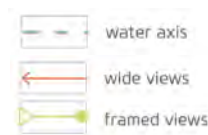


/ Water Axis

West Basin Guidelines (NCP)

Key Views

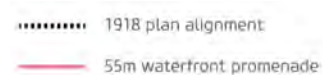
Acton Waterfront incorporates each of the framed views outlined in the West Basin Guidelines. It respects and acknowledges the Water Axis and responds to the wide views with a low profile built form backdrop to the landscape setting of West Basin.



/ Key Views

Waterfront Promenade

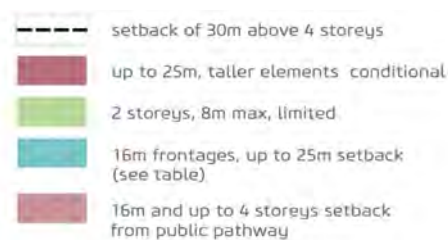
The waterfront promenade fronting West Basin is a key initiative of the West Basin Guidelines that is supported by the proposed waterfront park and estate plan for Acton Waterfront.



/ Waterfront Promenade

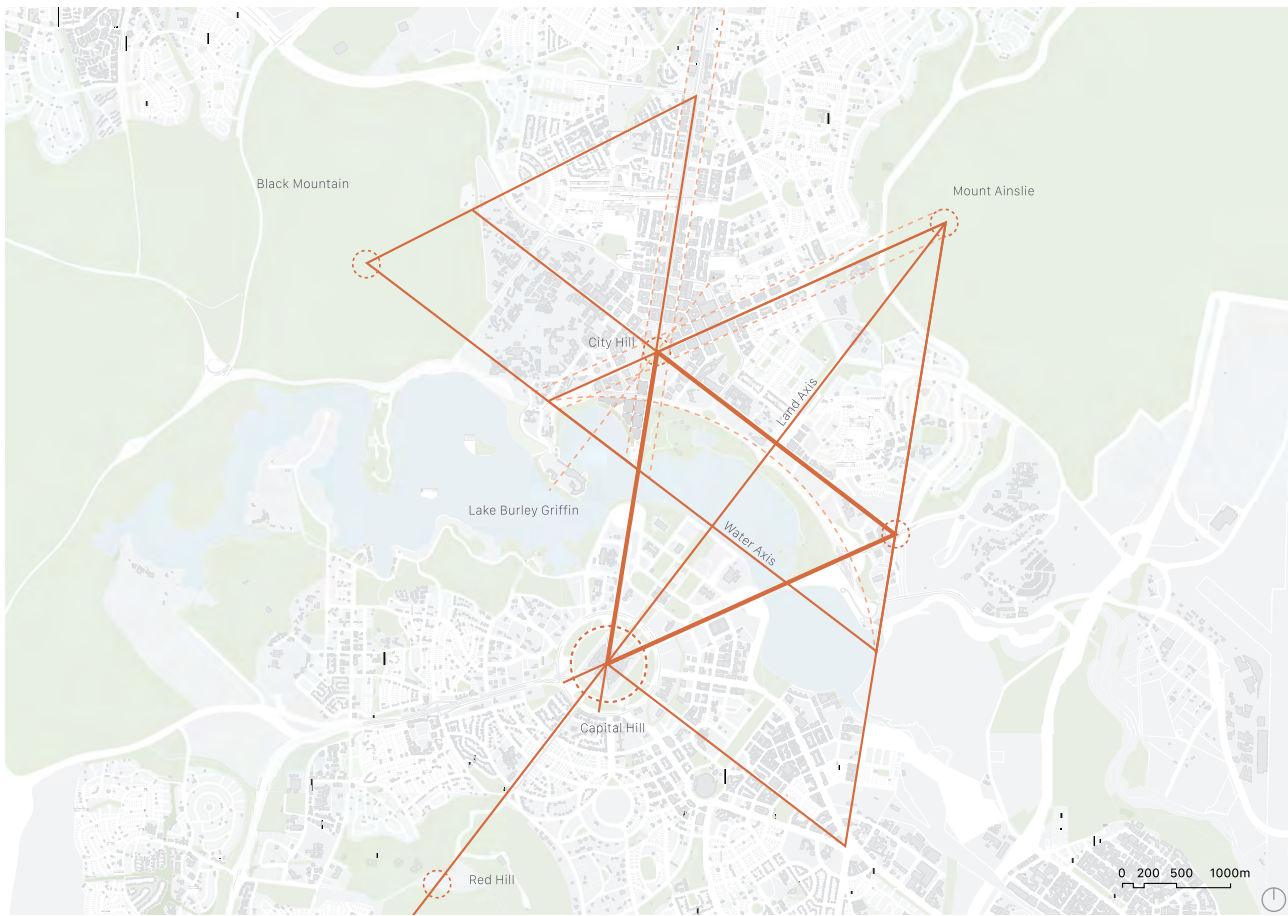
Indicative Heights Plan

The height principles established in the West Basin Guidelines and reflected in the National Capital Plan are adopted in the Acton Waterfront estate plan.



/ Indicative Heights Plan

City Framework



/ City Grid

Extend the City Grid, Land and Water Axis



The urban structure of Acton Waterfront is drawn from the city plan for Canberra. It relates to the principal axes and extends the pattern of streets and public spaces. The plan connects the city centre to the lake foreshore and frames vistas to the lake and ranges. The new waterfront park and public space at the heart of the precinct offer places for all Canberrans and visitors to gather, enjoy events and relax by the waters edge.

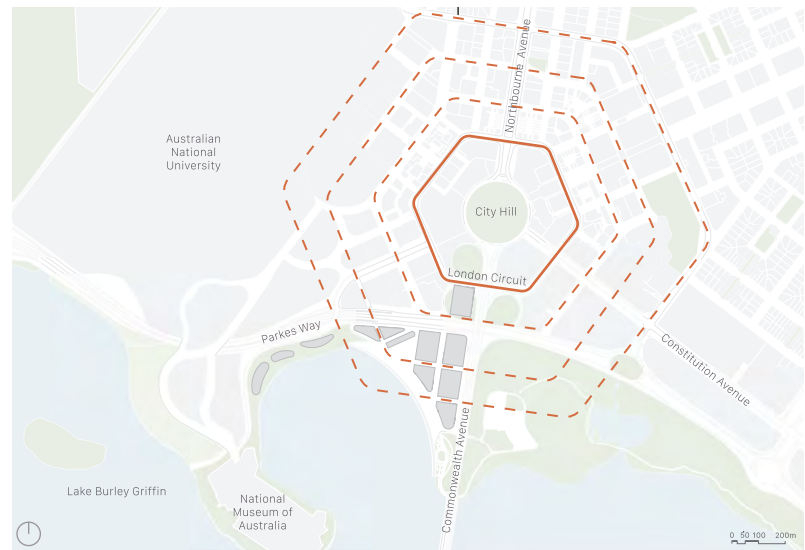
Seek to reinstate Griffin's seamless connection between the federal city and the everyday life of the city by reducing barriers between the Central National Area and surrounding neighbourhoods and districts

- National Capital Plan

Reinforcing and Extending the Radial Geometry of City Hill

Acton Waterfront expands the existing pattern of streets around City Hill defined by London Circuit, Marcus Clark Street / City Walk, Childers Street / Bunda Street and Ellery Crescent / Cooyong Street.





KEY
 Open Space/Parks
 Water
 Radial Geometry

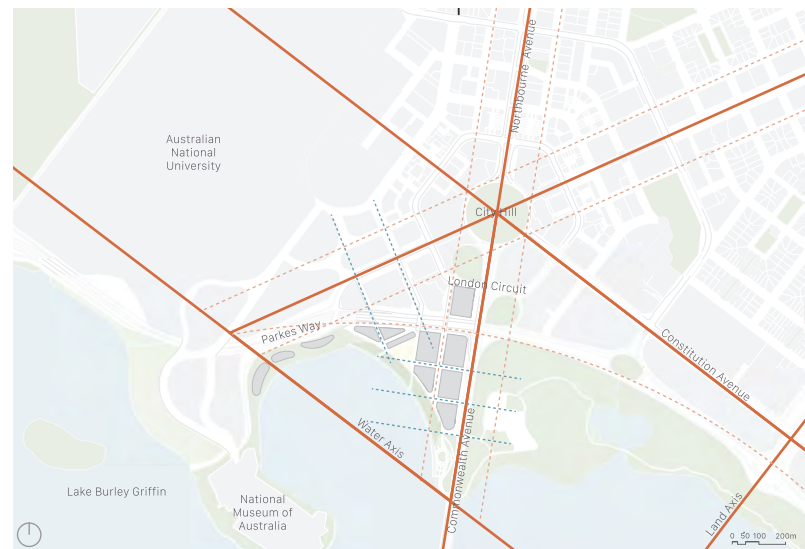


/ Radial Geometry

Potential Superblock Structure

The urban block structure defines new streets, public spaces and parklands, framed around vistas to the lake, the Brindabellas and to local landmarks.






KEY
 Open Space/Parks
 Water
 Proposed Blocks
 City Grid
 Urban Grid

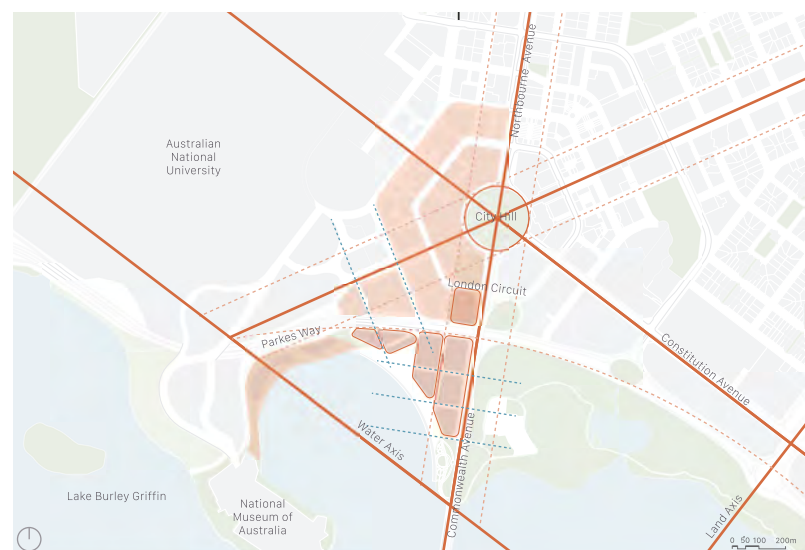


/ Superblock Structure

Unlocking a Flexible and Permeable Block Structure

Working with the unique geometries of the Griffin Plan and the West Basin precinct, Acton Waterfront creates a flexible and permeable block structure that can accommodate a range of uses and allow the plan to be realised over time.

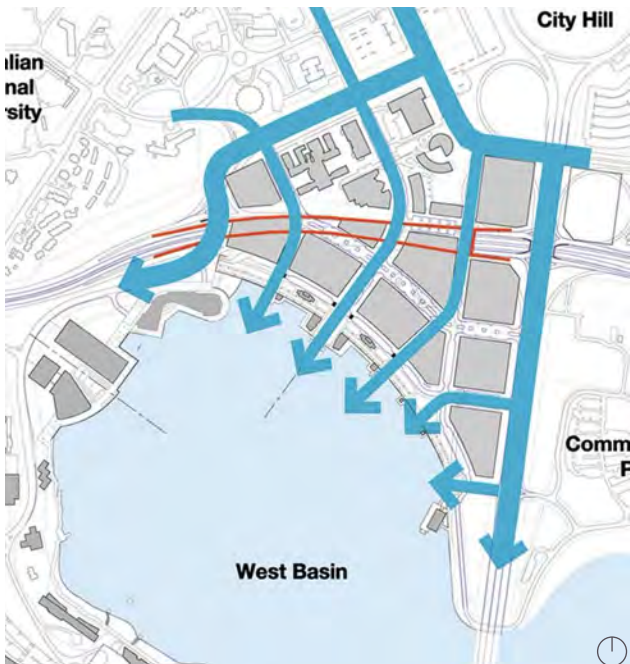
KEY
 Open Space/Parks
 Water
 City Grid
 City blocks
 Urban Grid



/ Flexible Block Structure

Indicative View Lines from City to the Lake

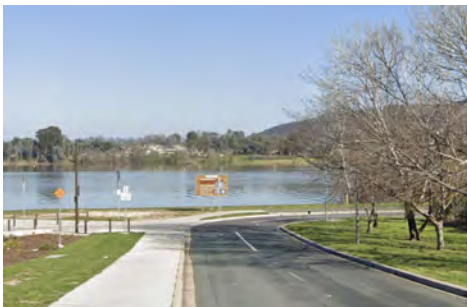
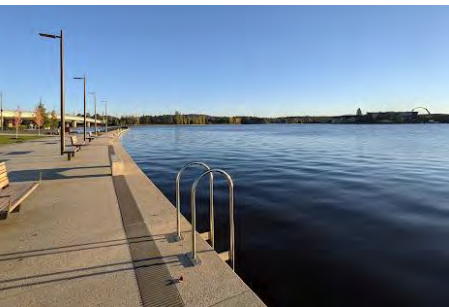
The plan for Acton Waterfront maximises view opportunities to water consistent with the intent of the National Capital Plan. North-south and east-west vistas are supported, enhancing legibility, way finding and enjoyment throughout the new quarter.



/ National Capital Plan (2021)



/ Acton Waterfront View Lines



Indicative Road Hierarchy

The proposed streets for Acton Waterfront are well integrated with the established network and enhance the connections from the City to the lake. The primary street structure is predominately arranged in a north- south direction, maximising mid-day winter sunlight to the streets and public domain.

Perpendicular streets and lanes provide east-west connections that will have a local scale and character and promote legibility. The layout prioritises both pedestrian and cycle movement.



/ National Capital Plan (2021)



/ Acton Waterfront Road Hierarchy



Indicative Street Sections

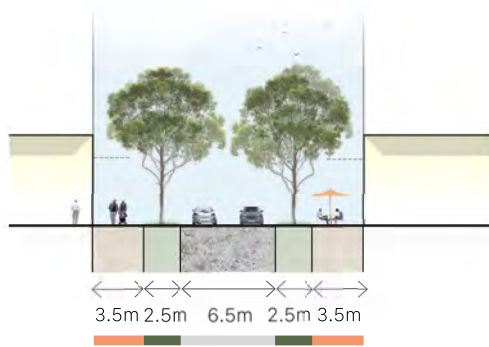
A new street (West Road) runs parallel to Commonwealth Avenue and links from London Circuit through to Barrine Drive. This tree lined street provides a green connection over Parkes Way allowing pedestrian, cycle and vehicular access to Acton Waterfront from the north.

Linkages to Commonwealth Avenue allow for vehicular access from the south and for pedestrian movement to Light Rail stations along Commonwealth Avenue.

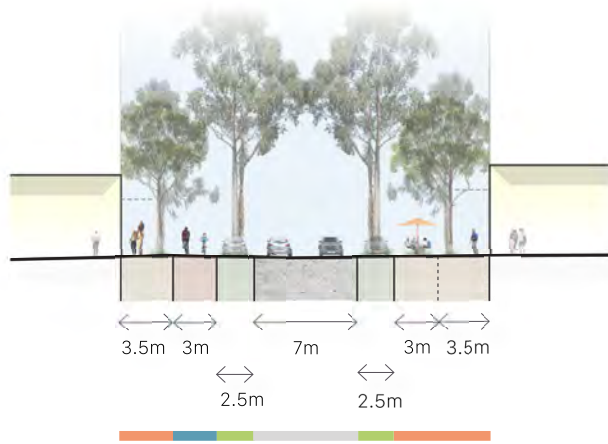
Barrine Drive is a low speed vehicular and active transport boulevard around the foreshore similar to Queen’s Terrace in the Parliamentary Triangle.

Tall, slender eucalyptus characterise the primary streets and integrate built form and landscape appropriate to the Canberra setting.

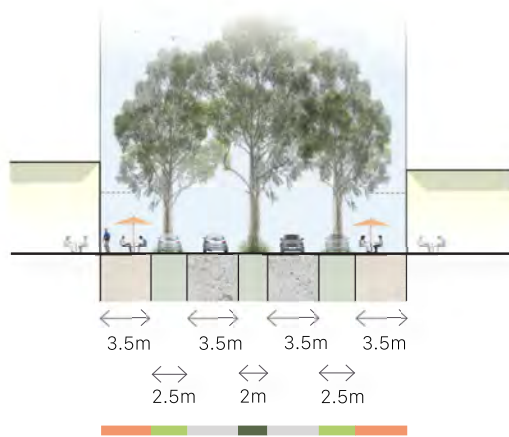




/ Section C-C



/ Section D-D



/ Section E-E

KEY

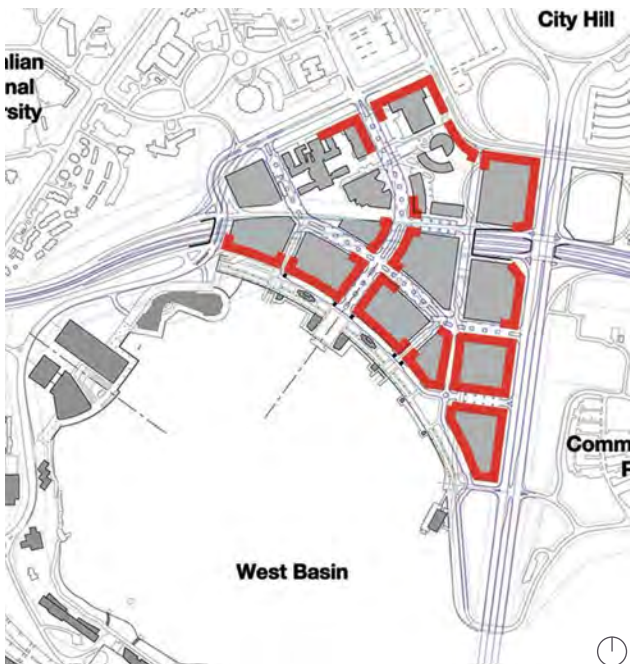
- Carriageway
- Planting/ On-Street Parking
- Planting
- Cycleway
- Footpath/Pedestrian Zone



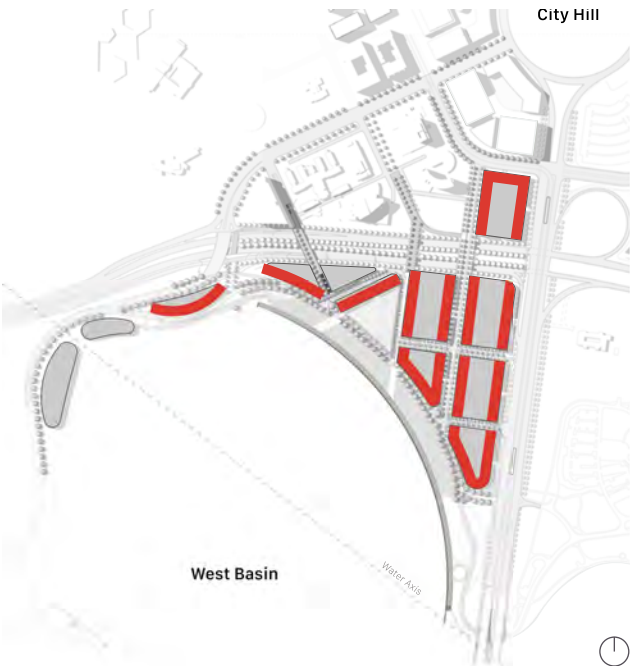
Indicative Active Frontages

Opportunities for street level activations are presented in the plan for Acton Waterfront with cafés, bars and restaurants facing the waterfront and public square. Local shops, services and residential and office lobbies address the streets, particularly West Road.

The active edges support a safe and comfortable environment for pedestrian movement throughout the precinct.



/ National Capital Plan (2021)



/ Acton Waterfront Active Frontages



Indicative Waterfront Promenade

The continuous foreshore promenade between Kings Avenue and Commonwealth Avenue is extended around West Basin to the Australian National Museum. The promenade connects future cultural buildings on the north-western edge of the basin to Acton Waterfront and to the city.



/ National Capital Plan (2021)



/ Acton Waterfront Promenade



Indicative Landscape Structure

The framework balances built form and landscape and reinforces the landscape setting of Canberra by providing extensive tree canopy through well scaled streets and public spaces.

The waterfront park will provide a landscape foreground to the built form when viewed across the water from Acton Peninsula.



Connections to New Acton and the City



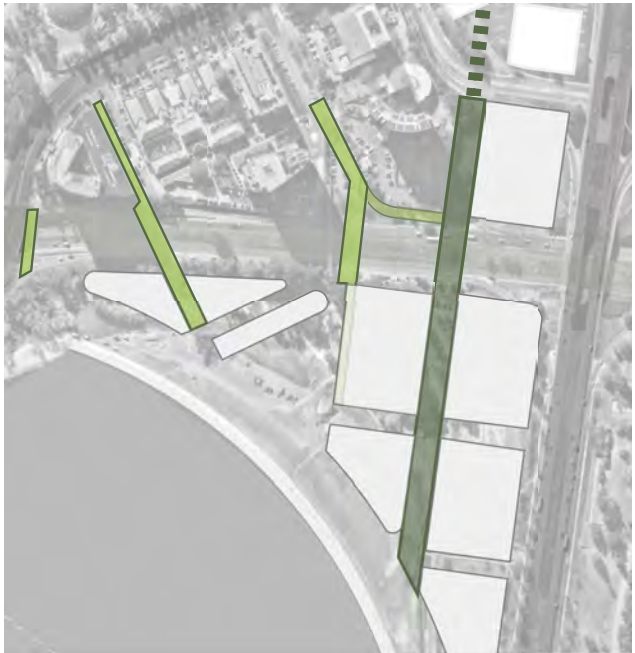
/ Existing Links to New Acton and the City

Multiple landscaped bridge connections across Parkes Way provide diversified and more convenient linkages for pedestrians, cyclists and vehicles (West Road only) between Acton Waterfront and New Acton, ANU and the City.

At Phillip Law Street, a grade separated connection with stair and lift access for pedestrians will connect New Acton to the Public Space in Acton Waterfront.

From the pedestrian / cycle path along Marcus Clark Street, a ramped green bridge will provide pedestrian access to the Public Space and to the cycle path connection to West Road.

West Road will continue its tree lined boulevard character across Parkes Way, with gentle ramping integrated with the Raising London Circuit proposed levels and through to the waterfront extension of Barrine Drive.



/ Proposed Grade-Separated Connections to New Acton and the City



Urban Design Framework/ Indicative Built Form

A regular set of urban blocks is proposed for Acton Waterfront that will allow for flexible buildings and staged development. The block structure aligns with Commonwealth Avenue and reinforces the framing of the National Triangle. Framed vistas to the water are integral to the plan and support comfortable movement between the city centre and the lake.



/ National Capital Plan (2021)



/ Urban Design Framework/Indicative Built Form

/ Section 1-1

Waterfront Park

Proposed Development



Aerial Overlay

An overlay of the proposed plan with a 2022 aerial image provides a sense of the landscape and urban integration of Acton Waterfront



/ Aerial Map - Existing Condition (2022)



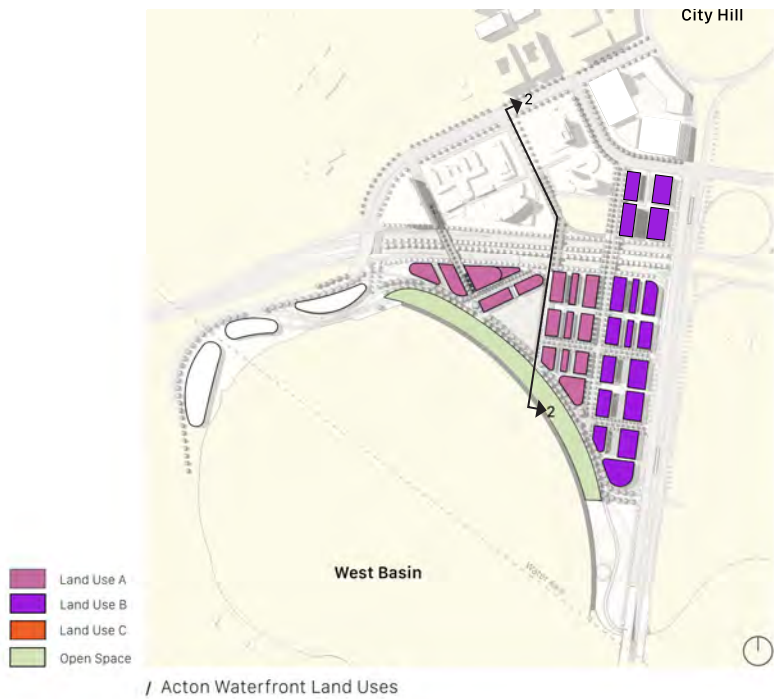
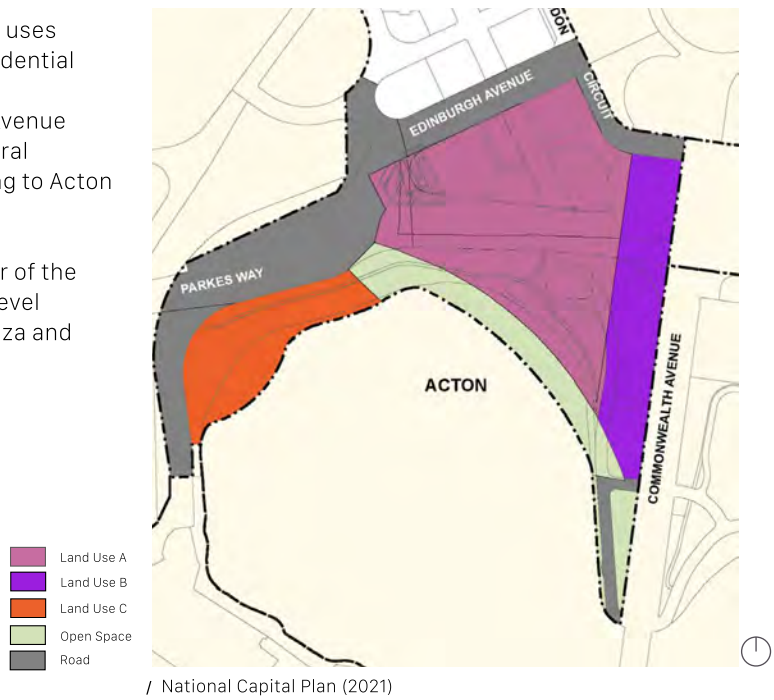
/ Urban Design Framework (Proposed)



Indicative Land Uses

The proposed land uses are consistent with the uses permitted in the National Capital Plan. Non-residential uses including workplace buildings, hotel/s and institutions are located along Commonwealth Avenue with residential also in this land use zone. Cultural buildings are proposed to the north-west, linking to Acton Peninsula.

Residential uses are proposed for the remainder of the site with retail/commercial uses at the ground level for the buildings along the promenade zone, plaza and streets.



/ Section 2-2

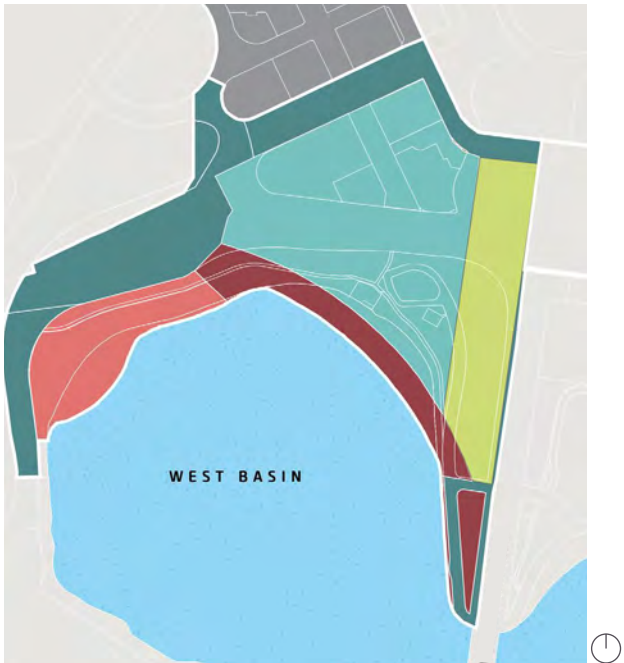


Indicative Heights

The proposed heights are consistent with the West Basin Guidelines and National Capital Plan. The buildings gradually step down in height towards the lake.

The considered location of the built form and the proposed heights allow for shared views from for buildings across the estate plan.

- Up to 16m (maximum 4 storeys) fronting the waterfront for a depth of 30m; beyond this area to the north buildings may be up to 25m high
- 16m (4 storeys), with setback taller building elements up to 25m high. Buildings fronting the lake up to 16m (maximum 4 storeys)
- Height maximum 16m (4 storeys)
- 2 storeys maximum (8 metres)
- No buildings in the road reserve



/ West Basin Guidelines

- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 12 Storeys (Landmark building based on Griffin Plan)
- 30m Setback Line



/ Acton Waterfront Building Heights



Solar Amenity

Public Domain

With consideration given to the challenging south-west orientation of the site, the proposed built form and streets are predominantly arranged in a north-south grid to optimise solar access to streets and buildings.

The streets, parks and public spaces of the estate plan receive generous sunlight hours on the winter solstice between 9am and 3pm.



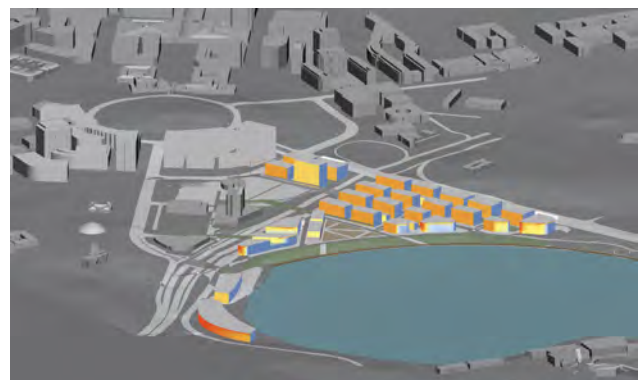
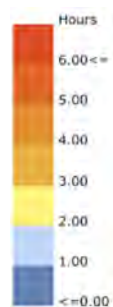
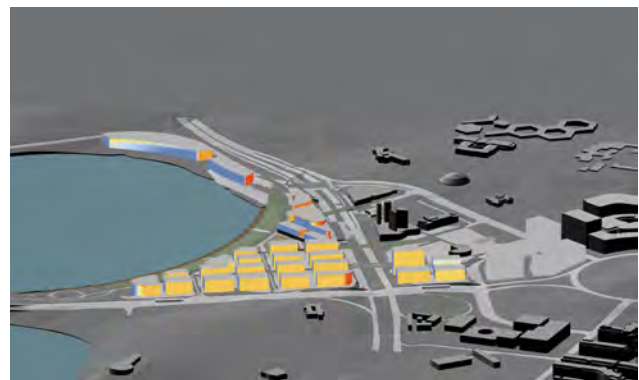
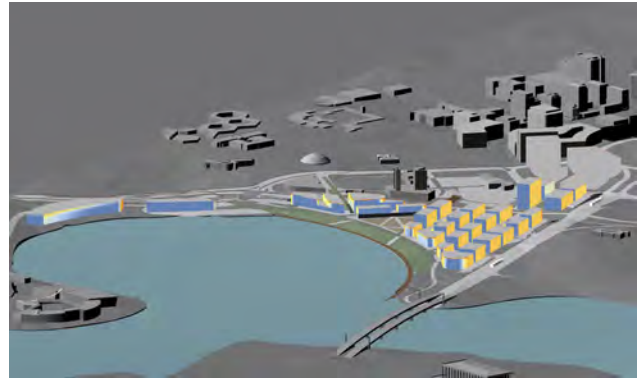
/ Solar Access



/ Solar Access on Public Domain - Winter Solstice

Building Envelopes

All residential buildings receive a minimum of 2hrs of sunlight from 9am to 3pm to at least two building faces with the majority receiving a minimum of 2hrs to 3 building faces.



/ Solar Access on Building Envelopes - Winter Solstice

Solar Amenity and Natural Ventilation

- Floorplate layout testing has been undertaken for the proposed buildings corresponding to the indicative uses to optimise efficient and amenity. The indicative layouts have been designed to align with the NSW Apartment Design Guide (ADG).
- Based on the initial testing, the indicative layouts exceed the ADG Design Criteria which states that : *Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter (21st June).*
- Testing of the indicative layout shows that the blocks are able to achieve the natural ventilation criteria of the ADG which states that: *At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.*





