

DEVELOPMENT CONTROL PLAN HMAS *HARMAN* JERRABOMBERRA BLOCKS 2249 AND 2004 DCP NO. 25/03

1. Introduction

HMAS *Harman* (*Harman*) is the Royal Australian Navy's shore base within Canberra, providing administrative functions to Navy personnel. It also functions as one of the Australian Defence Force's (ADF) key communications facilities for intelligence and cyber capabilities. *Harman* will continue to grow as a key command and communications base.

New facilities will be contemporary, collaborative and adaptable to changing Defence needs while maintaining appropriate security outcomes. The site will be developed as a vibrant, integrated working and living environment with a high level of amenity and liveability.

1.1 Area subject to this Development Control Plan

The area which is the subject of this Development Control Plan (DCP) is depicted in Figure 1 and the wider locality surrounding the site is depicted in Figure 2. The site is bounded on the north by Canberra Avenue, on the north-east by Woods Lane and on the south and west by grazing land. The Queanbeyan West industrial estate is located east of the site. A well vegetated area to the north of the site provides an effective visual buffer to Canberra Avenue when travelling east towards the city.



Figure 1: Site plan and area subject to Development Control Plan

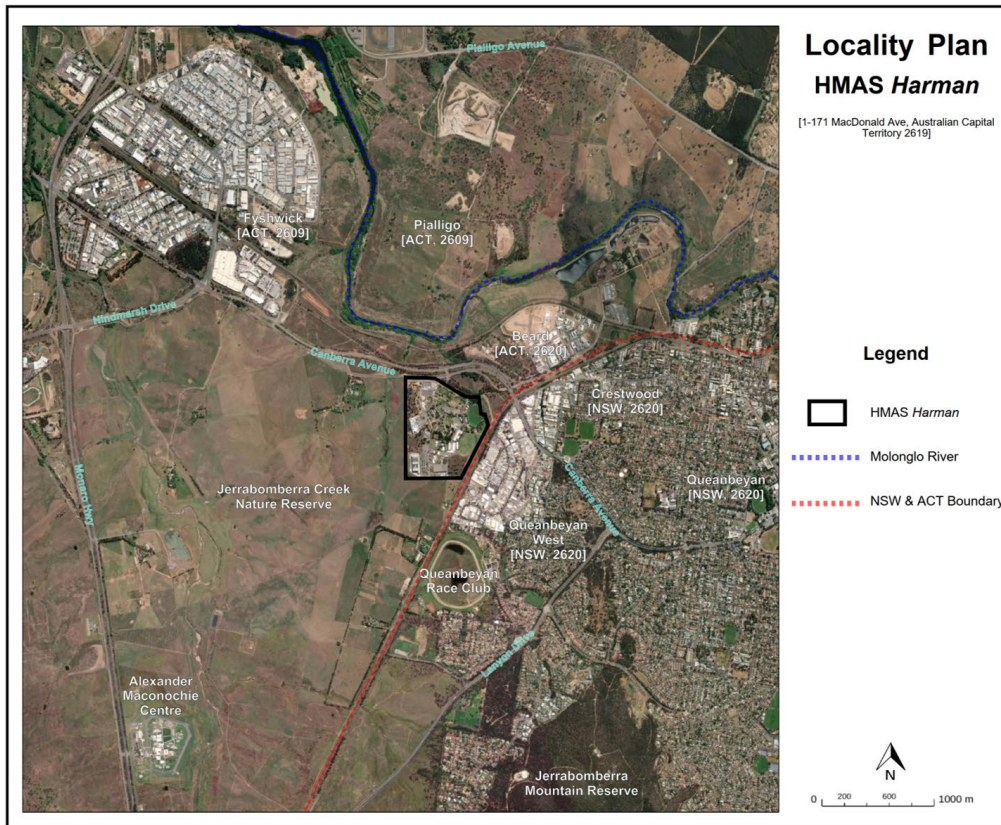


Figure 2: Locality plan

1.2 Planning provisions

The subject site is identified as being within the 'Broadacre Areas' under the National Capital Plan (the Plan). Therefore, the 'Policies for Broadacre Areas' of the Plan apply to the site and its development.

As depicted in Figure 1, the site adjoins Canberra Avenue to the north, which is a designated Approach Route as defined under the Plan. Therefore, 'Special Requirements for Approach Routes' under Section 4.24 of the Plan apply to the site, which requires '... development flanking Approach Routes to the city is of a type and quality complimentary to the role and status of the city. These Special Requirements apply to development on all land (not included within Designated Areas) which fronts directly onto the Approach Routes AND is not more than 200 metres from their middle lines'.

The site is National Land and not included within a Designated Area of the Plan. It is in the interest of the National Capital that all National Land achieve a quality of development which reflects Canberra's significance as the National Capital. 'Special Requirements for National Land' under Section 4.22 of the Plan apply to the site. A DCP is required by the Authority.

This DCP meets the Special Requirements of the Plan and forms the basis for assessment of development proposals for the site.

2. Development controls

2.1 Land use

The site is being and should continue to be used for the purpose of a 'Defence Installation' which is defined in the Plan as:

'a building or place operated by the Department of Defence or the armed forces of Australia and includes Department of Defence offices, offices associated with national security and Defence communication facilities, but does not include facilities associated with military aviation'.

Ancillary uses supporting the primary use shall also be permitted.

Permissible likely land use categories within Precincts across the site are described in Table 1. *Development Control Plan Drawing No DCP 25/03* depicts these Precincts and correspond with the future development intent for the site.

Table 1: Permissible likely uses within Precincts

Precinct	Primary purpose	Permissible likely uses
Operational Precinct	To provide areas for buildings, facilities or infrastructure for personnel undertaking key capability functions.	This precinct is intended to provide key operational facilities for a Defence Installation. Operational activities appropriate for this precinct include Offices, Training and Simulation Facilities, Communication Facilities, and other Bespoke Defence Installation Facilities.
Base Support Precinct	To provide areas for activities associated with the general occupation and function of an establishment or facility, without adversely affecting operational activities.	This precinct is intended to provide facilities for a Defence Installation. Support activities for this precinct include Community Facility, Indoor Recreation Facility, Outdoor Recreation Facility and Personal Services Establishment.
Domestic Precinct	To provide areas for activities associated with the domestic functions of an establishment or facility, without adversely affecting operational or base support activities.	This precinct is intended to provide Residential and Social/Community Facilities.
Open Space Precinct	To enable conservation and/or enhancement of land with significant environmental and heritage value, and to avoid land being targeted for future development on land that is unsuitable for such purpose.	This precinct is intended to provide facilities for Open Training, Recreation, and as an Open Space.
Future Development Precinct	To identify larger parcels of developable land that can facilitate the future expansion of activities where all other options have been exhausted.	This precinct applies to uncommitted land and is to be retained for the future uses of the Defence Installation.

Precinct	Primary purpose	Permissible likely uses
Substation and Habitable Building Exclusion Precinct	To preserve land for critical infrastructure and ensure adequate safety distances are maintained.	This precinct is intended to provide non-habitable facilities such as Public Utility, Roads and Car Parking.

2.2 Urban design themes

The site is to be developed with buildings, other structures and landscaping of a high quality, consistent with its status as National Land and its location adjacent to an Approach Route (Canberra Avenue).

Future development should consider the following key design themes:

- Co-location of compatible uses, with a dedicated operational zone and consolidation of base support services to a central base support zone.
- Healthy, engaging, quality environments which promote wellbeing and collaboration.
- Incorporation of Ecologically Sustainable Development principles, reducing whole of life costs and minimising the impact on development.
- Increasing density across the site to maximise land use and minimise impacts on areas of environmental sensitivity.

2.3 Building design

New buildings (including any support structures) should complement existing development and respect the key urban design themes in Section 2.2. Building form, massing and materials will respond to the function of the building, whilst maintaining a generally neutral palette consistent with the established landscape character of the site.

The siting and location of new development should be compatible with external land uses and setback 25 metres from the site boundaries to provide a security buffer from the base perimeter.

Built form should be designed to limit bulk and visual intrusion by, for example, articulation with recessed elements, external cladding and finishing, and varied setbacks.

Due consideration should be given to the roof form and roofscape of buildings on the site. Rooftop plant and equipment, if required, should be carefully integrated with the roof form and design of the building.

2.4 Building height

Buildings and other structures on the site should be limited to a maximum of four storeys or equivalent in height as per the table below.

Precinct	Height
Operational Precinct	Four storeys, up to 24m above natural ground level
Base Support Precinct	Four storeys, up to 20m above natural ground level

Precinct	Height
Domestic Precinct	Four storeys, up to 20m above natural ground level
Future Development Precinct	Four storeys, up to 20m above natural ground level
Substation and Habitable Building Exclusion Precinct	Four storeys, up to 20m above natural ground level

While all Precincts are subject to a four-storey building height limit, the Operational Precinct permits a greater gross height above natural ground level due to functional, operational and security requirements associated with Defence Installation facilities. Variations to the listed heights may be permitted to accommodate these specific requirements, subject to discussion and approval by the NCA.

Mechanical plant and associated rooftop infrastructure is to be included in overall building height calculations unless otherwise exempted by the NCA. Where such elements exceed the prescribed building height, developments are to visually integrate rooftop infrastructure into the building design. The NCA may consider additional height allowances for mechanical plant where justified and appropriately screened.

2.5 Buildings materials and colour

All external façades and roof should be of durable, low maintenance materials. Highly reflective external materials are to be avoided.

The materials palette and colours for new buildings should be considerate to those used on site and in the surrounding area. They should be sympathetic to the natural setting and ensure an overall consistency across the site. Complementary variations in colours and materials between individual buildings will be considered. Strong contrasts in colour of major architectural features, as well as highly reflective or fluorescent materials, will not be supported.

2.6 Landscape

The layout of Yerralee Road, MacDonald Avenue, Newman Crescent and Waller Road reflect the World War II heritage structure of the site. Yerralee Road and MacDonald Avenue will function as the primary vehicle and pedestrian access ways to future domestic and base support functions as the site matures. Waller Road will function as the primary north-south axis of the site, reasserting it as an established boulevard that anchors all parts of the site.

Future landscaping will establish green links via these historic north-south axes as the Central Boulevard and east-west semicircular green avenues and streets to enhance amenity through the site. Green links can support the prioritisation of accessibility, connectivity, and ecological enhancements to create an enjoyable urban working environment.

Future landscaping at *Harman* is to accord with the Landscape Concept Plan in Figure 3. A dedicated landscape plan is to accompany all Works Approval Applications and reflect the following requirements:

- a. Landscaping will prioritise species that complement existing flora across *Harman*.

- b. Green links must be designed to support prioritisation of accessibility and walkability, integrating with the built form and activities on site.
- c. Urban landscaping treatments are to be incorporated to provide shade, cooling, and to support the mitigation of climate change impacts. Urban landscaping may also include hardscaping treatments such as footpaths, walkways, car parking areas, retaining walls, and the like.
- d. Communal spaces in the form of formal gardens or pocket parks are to be considered for areas between buildings where sufficient space permits.
- e. Any development will need to consider the protected flora and fauna areas and ensure compliance with Defence's environmental management plans.
- f. Where large tree retention is not possible, development proposals are to provide two replacement trees for every tree removed. Where possible, trees should be replaced in the vicinity of a development proposal, however where not possible, trees may be planted at other suitable locations across *Harman*.
- g. Denser landscaping, predominantly of endemic species and vegetation are to be maintained along the northern perimeter of the site to provide visual screening to Canberra Avenue.
- h. Future tree plantings within the 25 metre security buffer area are to maintain a clear area of at least 5 metres on both sides of the perimeter fence. Overhanging trees and other objects that could aid climbing should be removed.
- i. The following landscape street hierarchy should be established:
 - Central Boulevard – delineates the historic layout of the site through large, single species tree plantings with uniform spacing along the original historic route.
 - Main Avenues – secondary, semicircular roads are to be framed by medium scale trees with uniform spacing.
 - Minor Streets – ancillary streets are to be framed by medium to small trees and/or vegetation, with uniform spacing where possible.



Figure 3: HMAS *Harman* Landscape Concept Plan

2.7 Vehicular access and car parking

Vehicular access and egress to the site is to be maintained from Woods Lane off Canberra Avenue. The location and design of the access point should meet the requirements of relevant ACT Government authorities.

Vehicular circulation should ensure efficient access for visitors and personnel to the precincts within *Harman*. Consideration should be given to disability access and parking requirements.

Additional car parking demand generated by new development is to be fully accommodated within *Harman*.

Visual impact of large car parking areas should be minimised through adequate screening and landscape treatment.

2.8 Signs

All signs should be of a high standard and must not detract from the overall character of the built environment and its landscape setting. They should be consistent in design and appearance and meet the relevant requirements set out in the Plan.

2.9 Buildings services, storage and service areas

All building services (sewer, water, stormwater, electricity, communications, gas) should be in accordance with the requirements of the ACT Government and other relevant authorities.

Careful consideration should be given to the siting of substations, storage and service areas so their visual impacts are minimised and they do not detract from the general amenity of the area.

2.10 Environmental considerations

Ecologically Sustainable Development principles are to be incorporated into future development, reducing whole of life costs and minimising environmental impacts of the functions undertaken on the site. Development proposals are to consider the following design principles:

- a. Environmental protection measures must be adopted to minimise possible adverse impacts of any new development or redevelopment on the physical environment, in terms of air quality, noise, waste and storm water run-off, dust, steam and smoke.
- b. Future development is to incorporate the use of water sensitive urban design, including stormwater collection and reuse.
- c. The use of drought-tolerant plants and efficient irrigation systems to minimise water use for landscaping are to be considered.

Part of the site is within the 25 Australian Noise Exposure Forecast (ANEF) contour as shown on *Development Control Plan Drawing No DCP 25/03*. Future development within the area west of the contour line will need to consider possible impacts of aircraft noise to ensure that uses are compatible with noise exposure.

Future development shall also consider applicable Obstacle Limitation Surface (OLS) and Procedures for Air Navigation Services – Operations (PANS-OPS) limits so as to avoid intrusion into protected airspace.

3. Development assessment

The subject site is National Land not included within the Designated Areas of the Plan. Under section 4.22.2 of the Plan, development proposals, including subdivision, are subject of consideration by the NCA who will assess proposals to ensure that they are not inconsistent with the provisions of the Plan.

HMAS *HARMAN*

DEVELOPMENT CONTROL PLAN

DRAWING NO DCP 25/03

