

Development Control Plan No. 25/04

Block 630 Majura District

August 2025

Contents

1	Preamble	3
2	Planning and Urban Design Objectives.....	4
3	Land Use	4
4	Building Design	4
5	Building Height	4
6	Roofscape Design.....	4
7	Setback.....	5
8	Materials and Colours.....	5
9	Signs	5
10	Lighting.....	5
11	Mechanical Plant and Equipment, Storage and Service Areas.....	6
12	Vehicle Access and Car Parking	6
13	Fencing	6
14	Sustainable Development	6
15	Landscape Design	6
16	DCP Drawing	6
	APPENDIX 1	7
	DCP Drawing 01	7

1 Preamble

Block 630 Majura District is identified as National Land outside Designated Areas and forms part of the Broadacre Areas as identified in the General Policy Plan – Metropolitan Canberra of the National Capital Plan (the Plan).



Figure 1: Map of Block 630 Majura District

Special Requirements for National Land under section 4.22 of the Plan apply and state:

Development, including subdivision and leasing proposals, of all National Land not included in a Designated Area of this Plan, is to conform to Development Control Plans agreed by the National Capital Authority. The exception to this requirement is National Land flanking Northbourne Avenue and outside a Designated Area, which must conform with the requirements at section 4.28 of the Plan.

Development Control Plans are to meet the following requirements:

- 1. Adverse environmental impacts from on-site developments, on adjacent land and development, must be identified and redressed to the extent practicable.*
- 2. Adequate provision should be made where appropriate for visitors to sites.*
- 3. Functional relationships between uses within and external to the site must be provided for.*
- 4. Consistency in the external design and site layout of buildings and landscaping shall be sought.*
- 5. Satisfactory arrangements must be made for parking accommodation and vehicular access and egress. Traffic impacts of development will be taken into account.*

The Plan further requires that development proposals on National Land, including subdivision and proposals to lease National Land, be referred to the National Capital Authority (NCA). The NCA will assess proposals to ensure they are not inconsistent with the provisions of the Plan or this Development Control Plan (DCP).

Part of the block is adjacent to Pialligo Avenue, an Approach Route as defined in the Plan. Special Requirements for Approach Routes apply to development on all land (not included within any Designated Area) which fronts directly onto Pialligo Avenue AND is not more than 200 metres from the road centreline.

Special Requirements for Approach Routes under Section 4.24 of the Plan apply to the subject site and state:

Development, except in relation to the Federal Highway, is to conform to Development Control Plans agreed by the National Capital Authority, which seek to enhance the surrounding predominantly rural character and landscape outside the urban areas. As the Approach Routes enter the built up areas, the emphasis will shift to a more formal character.

The Pialligo Avenue road reservation forms part of the Designated Areas of the Plan and therefore the National Capital Authority (NCA) is responsible for granting Works Approval within the road reservation.

2 Planning and Urban Design Objectives

The character of development in this area contributes to the experience and quality of Pialligo Avenue as a significant Approach Route to the National Capital. The Approach Routes play a critical role in the formation of the traveller's perception of the city and alert the traveller to the special symbolic and functional significance of the National Capital.

The objective for planning and development of the Approach Routes is to establish and enhance the identity of the approaches. In this respect, development of the site must respond to the following general objectives set out for Approach Routes:

- a) identify and enhance distinct realms and elements that will introduce visitors to the inherent characteristics of Canberra;
- b) recognise and reinforce the importance of the setting of the National Capital by directing views to the rural landscape and surrounding hills;
- c) ensure that development is to a quality appropriate to its location adjacent to a National Capital Approach Route; and
- d) guide planning and design so that built elements are sited within a rural landscape setting with filtered screening of views from Pialligo Avenue.

3 Land Use

- 3.1 Land use of the subject site must be consistent with permitted land uses for Broadacre Areas under the Plan.

4 Building Design

- 4.1 The quality, scale, form and siting of buildings or structures should contribute to and not detract from, the semi-rural landscape character of Pialligo and surrounding rural areas.
- 4.2 Buildings and structures are only permitted within the Development Zone indicated in DCP drawing 01.

5 Building Height

- 5.1 The maximum height of all structures is to be 13 metres above datum ground level. Datum ground level shall have that meaning ascribed by the National Capital Plan.

6 Roofscape Design

- 6.1 Careful consideration should be given to the roof form and roofscape of buildings as viewed from Pialligo Avenue.
- 6.2 The roof form is to be integrated with building design, including colours and materials to be sympathetic to the semi-rural setting of the site.

7 Setback

- 7.1 The open space zone illustrated in DCP drawing 01 determines setbacks from Pialligo Avenue. All other setbacks shall be determined in conjunction with the NCA.

8 Materials and Colours

- 8.1 Material selection for external finishes of buildings and structures should be appropriate to the site and landscape. Highly reflective finishes and/or zincalume on roofs or walls are not permitted.
- 8.2 Colours of external finishes of buildings should be compatible with the surrounding area.

9 Signs

- 9.1 Signage is permitted in the Open Space Zone.
- 9.2 No signage, other than signage identifying the site or wayfinding signage, shall address Pialligo Avenue.
- 9.3 Design of all signs should not detract from the overall semi-rural landscape character of Pialligo Avenue.
- 9.4 No illuminated or flashing signs are permitted.

10 Lighting

- 10.1 All outdoor lighting, including security and car park lighting, shall be designed, and sited to minimise light pollution. Outdoor lighting shall use full cut-off light fittings. Any up-lighting of buildings or structures should be carefully designed to keep night time overspill and glare to a minimum.
- 10.2 A full cut-off light fitting allows no light to be directed upward. No light dispersion or direct glare is allowed to shine at or above a 90-degree, horizontal plane from the base of the fixture. The lens/diffuser should not project beyond housing and minimal light should be permitted above 80-degrees as per *Figure 2*.

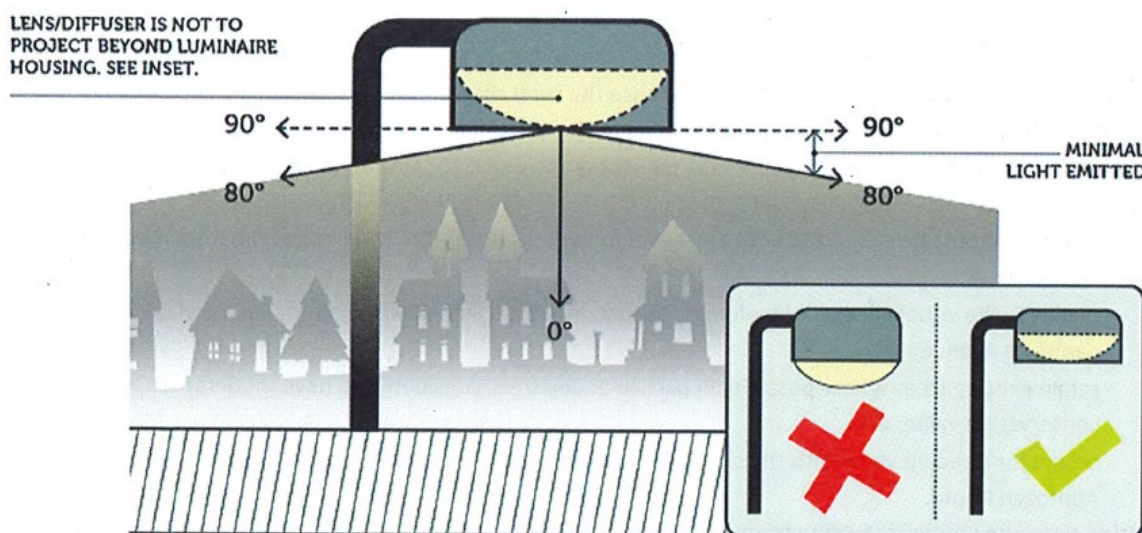


Figure 2: Full cut off light fixture

- 10.3 All proposed lighting on the subject site is to be determined in consultation with Canberra Airport and any other relevant approval authority.

11 Mechanical Plant and Equipment, Storage and Service Areas

- 11.1 All mechanical plant and equipment is to be contained within buildings or located within service enclosures. Such elements, including storage and service areas and sheds must be carefully sited and screened so as to not be visible from the Approach Route.
- 11.2 Storage and service areas (including sheds) are to be suitably screened and must not detract from the presentation of Pialligo Avenue.

12 Vehicle Access and Car Parking

- 12.1 Vehicular access to and from the site shall be from Scherger Drive.
- 12.2 The visual impact of car parking areas must be minimised through adequate screening that appropriately considers view lines and safety.

13 Fencing

- 13.1 All fencing, whether it is to the site boundary or internal shall:
- not appear solid, bulky or obtrusive
 - be highly integrated with landscape design and allow filtered views into the site
 - be constructed of high quality materials that minimise maintenance and maximise longevity
 - not be constructed of pre-coloured metal sheets or solid materials fronting Pialligo Avenue
 - not exceed 3 metres in height overall.
- 13.2 If security fencing is required, it must be of a consistent design and standard and shall not be located within the open space zone.

14 Sustainable Development

- 14.1 Development proposals will demonstrate a high level of performance in terms of environmental design where applicable including stormwater management and water sensitive urban design.

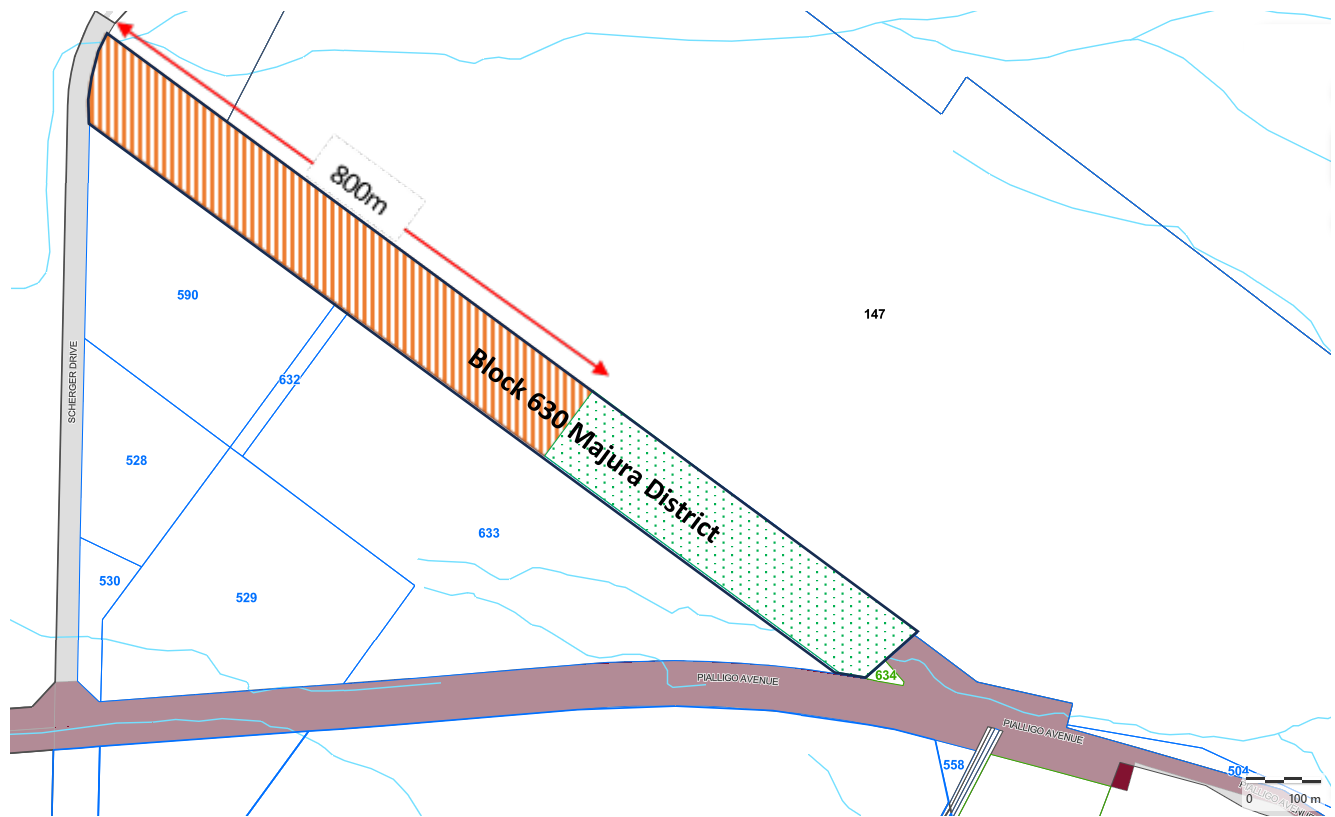
15 Landscape Design

- 15.1 A landscape plan and tree assessment must accompany all Works Approval applications. If development is minor in nature and there are no perceived impacts on trees or the overall landscape of the Approach Route, the application shall include a statement to this effect.
- 15.2 A landscape plan shall retain mature native trees wherever possible.
- 15.3 Signs may be permitted within the Open Space Zone provided they meet the objectives set out in Section 9 'Signs' of this DCP.



16 DCP Drawing

- 16.1 The provisions of this DCP applies to Block 630 Majura District as identified in DCP Drawing 01 available at Appendix 1.

DCP Drawing 01



LEGEND

-  Development Zone for buildings and structures
-  Open Space Zone