



Australian Government
National Capital Authority

DEVELOPMENT CONTROL PLAN 15/02

BLOCKS 2-4 SECTION 27 FORREST

CANBERRA AVENUE

MAY 2015

APPROVED: Date / /

Chief Planner

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1 Preamble

The subject site is adjacent to Canberra Avenue, which is a Main Avenue as defined in the National Capital Plan (the Plan). Special Requirements for Main Avenues under Section 2.3 of the Plan apply to the site and state:

Development is to conform to Development Control Plans (agreed by the National Capital Authority) which seek to secure the integrity of the Main Avenues as approaches to the Parliamentary Zone and ensure that the setting, buildings and purposes of the development enhance that function.

The provisions of this Development Control Plan (DCP) apply to Blocks 2-4 Section 27 Forrest. In the absence of a provision in the Plan to the contrary, all development should accord with the relevant provisions of the Territory Plan. Where an inconsistency arises between the Territory Plan and the National Capital Plan, the National Capital Plan prevails.

The subject area is Territory Land outside Designated Areas of the Plan and therefore the planning and land authority within the ACT Environment and Planning Directorate (EPD) is responsible for assessing development applications relating to the subject area. In doing so, EPD is required to ensure any proposal is not inconsistent with this DCP or the Plan.

The Canberra 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 Canberra Avenue road reservation.

2 Planning and urban design objectives

- Enhance the character of Canberra Avenue as one of Griffin's Main Avenues and as one of the main approaches to Parliament House and the Parliamentary Zone.
- Maintain and reinforce the character of Canberra Avenue as a setting for prestigious buildings.
- Allow for buildings with appropriate urban scale relationship to Canberra Avenue and the final approach to the Parliamentary Zone.
- Ensure that a high level of amenity is provided in site layout and urban design and that noise impacts are mitigated through appropriate building design, materials and construction.
- Development should exhibit excellence in urban design, architecture and landscape, and demonstrate sustainable features using a palette of high quality and durable materials.
- Encourage modulation, tactility, silhouette and human scale in relation to built form and streetscape design.
- Ensure all new buildings have their main frontage to Canberra Avenue, with clearly articulated pedestrian entries.

3 Land Use

- 3.1. Land use on the site shall be consistent with the National Capital Plan and the Territory Plan.

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- 3.2. Mandatory requirements regarding maximum number of dwellings, building height, dwelling replacement and prohibition for apartments imposed by the Territory Plan are not applicable to consolidated blocks for the subject site.

4 Building mass and height

- 4.1. Buildings and other permanent structures should be designed to a high architectural design standard and must ensure an overall consistency in form, massing and detail.
- 4.2. Maximum building height is to be in accordance with DCP drawing 15/02.
- 4.3. Development to the rear of the building should be articulated in accordance with the built envelope shown in DCP drawing 15/02 to reduce visual bulk of the building visible to dwellings which front Franklin Street.
- 4.4. Overlooking of rear yards of properties fronting Franklin Street should be avoided through techniques such as siting living areas to front Canberra Avenue and Dominion Circuit, the provision of fixed louvres (directing views away from rear yards), planter boxes and like elements.
- 4.5. Rooftop plant shall be an integral part of the overall design and consistent with the requirements of Section 6 'Roofscape Design' of this DCP.

5 Building setback

- 5.1. Buildings are to be setback a minimum of 10 metres from the Canberra Avenue block boundary and six metres from the Dominion Circuit block boundary. All setbacks are as defined in DCP drawing 15/02.
- 5.2. Minor encroachments of articulation elements may be permitted within the 'building articulation zone' as defined by DCP drawing 15/02.
- 5.3. Articulation elements shall not occupy more than 25 per cent of the defined articulation zone. Articulation elements permitted are verandas, courtyard walls, porches, awnings, shade devices, pergolas, bay windows, dwelling entries, and roof elements. The articulation zone will commence no lower than RL 579, except for residential proposals where balconies may be provided below RL 579 provided they are designed in a manner that is unobtrusive, with minimal visual impact and are included in the calculation of articulation elements.
- 5.4. The primary pedestrian address frontage for development is to be oriented to Canberra Avenue to reinforce the prestige and visual interest of the avenue. Building frontages to Canberra Avenue and Dominion Circuit shall be articulated incorporating modulated form, tactility, silhouette and respond to human scale. Building entries should be appropriate to the scale and character of the avenue.
- 5.5. All minimum setbacks to rear and side boundaries are as defined in DCP drawing 15/02.
- 5.6. Buildings shall have a maximum unarticulated length of 15 metres. Articulation may be provided by:
- changes in wall planes of a minimum one metre in depth and no less than four metres in length; and/or
 - inclusion of balconies; and/or
 - horizontally stepping facades by at least one metre.

6 Roofscape design

- 6.1. Careful consideration is to be given to the roof form and the roofscape of buildings as viewed from Canberra Avenue.
- 6.2. Roof top plant and equipment, if required, must be fully enclosed and the enclosures are to be carefully integrated with the roof form and design of the building. All such plant and equipment shall be totally concealed from view from Canberra Avenue and Parliament House.

7 Building materials and colours

- 7.1. The facades and roof of buildings are to be constructed of high quality, durable materials. Highly reflective external materials are not permitted.
- 7.2. Building materials, construction and finishes are to be responsive to microclimate issues. Use of sunscreen devices as articulation elements may be employed to achieve climate responsive facades.
- 7.3. Colours of external finishes should contribute to (and not detract from) the general development and amenity of the locality.

8 Vehicular access and car Parking

- 8.1. Access point location(s) will be determined and agreed by the relevant approval authorities.
- 8.2. A traffic and parking assessment should accompany development proposals for the site, and this will be determined in consultation with the approving authority.
- 8.3. Onsite parking shall not be located within the Canberra Avenue and Dominion Circuit frontage landscaped zone and should generally be provided within basements.
- 8.4. Above ground and basement parking and associated ventilation openings are to be concealed from public view. Ventilation openings will be configured to minimise light spill and noise from the basements.
- 8.5. Basements and underground car parking within the setback areas on the Canberra Avenue frontage will only be permitted where it cannot be seen from Canberra Avenue and where it does not affect the planting of trees and shrubs consistent with the landscape provisions set out under Section 9 'Landscape Design' of the DCP and DCP drawing 15/02.

9 Landscape design

- 9.1. A high standard of landscape design and verge treatment is required for all road frontages.
- 9.2. The landscape zone defined in DCP drawing 15/02 is to possess high quality landscape design and finishes that reinforce the landscape corridor of Canberra Avenue. Soft landscape, paths, lighting, fencing and terracing should enhance the quality of the development's address frontage. Letter box pillars, utility meters and minor service structures located in the landscape zone should be harmoniously integrated with the landscape design or fully concealed from public view.
- 9.3. A rear landscape zone as defined in DCP drawing 15/02 is to provide a landscaped buffer space to rear neighbours, and to promote deep rooted trees and screening plants along the fence line.

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- 9.4. A Landscape Plan must accompany any development proposal, which achieves the requirements of Section 9 'Landscape Design' of this DCP and reflects the intent illustrated on DCP drawing 15/02. Where mature trees are proposed for removal, the Landscape Plan should include provision for new advanced stock.
- 9.5. A tree assessment for all verge trees must accompany any development proposal. Trees recommended for removal based on the tree assessment shall be replaced with a species consistent with the existing avenue plantings along Canberra Avenue. Where there are gaps in the existing avenue planting, new specimens consistent with the existing large deep rooted plantings along Canberra Avenue shall be planted, in accordance with the 'indicative planting' shown in DCP drawing 15/02.

10 Fencing and walls forward of the building line

- 10.1. Blank walls to Canberra Avenue and Dominion Circuit are not permitted. Courtyard or retaining walls are permitted forward of the building line to Canberra Avenue and Dominion Circuit providing they are appropriately articulated and integrated with soft landscape design treatments..
- 10.2. Courtyard walls and fences must not exceed 30 per cent of the length of the Canberra Avenue frontage. A minimum three metre setback from the block boundary is to be maintained for all courtyard walls and fences fronting Canberra Avenue. A minimum 2.5 metre setback from the block boundary is to be maintained for all courtyard walls and fences fronting Dominion Circuit.
- 10.3. The use of hedges is encouraged in lieu of (or combined with) fences and walls when forward of the building line.
- 10.4. Courtyard walls and fences shall be comprised of high quality materials in colours and finishes consistent with the principle building. Fences forward of the building line shall be generally transparent in character.
- 10.5. The maximum height of courtyard walls and fences is 1.35 metres.

11 Signs

- 11.1. All signage is to be integrated with building design and landscape and is to be of a high design quality.
- 11.2. All building or free-standing signs proposed on site are to be consistent with the relevant signs policies of the Territory Plan and the National Capital Plan. Where an inconsistency arises between the policies of the two plans, the National Capital Plan policies shall prevail.

12 Mechanical plant and electrical equipment substations, storage and service areas

- 12.1. All mechanical plant and equipment (including air conditioning units) is to be contained within buildings or located within service enclosures. Such elements, in addition to electrical substation, storage and service areas (including storage sheds), are to be carefully sited and must not be visible from Canberra Avenue or Dominion Circuit.

13 Lighting

- 13.1. 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 should be carefully designed to keep night time overspill and glare to a minimum.
- 13.2. 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 emitted above 80 degrees as per Figure 1.

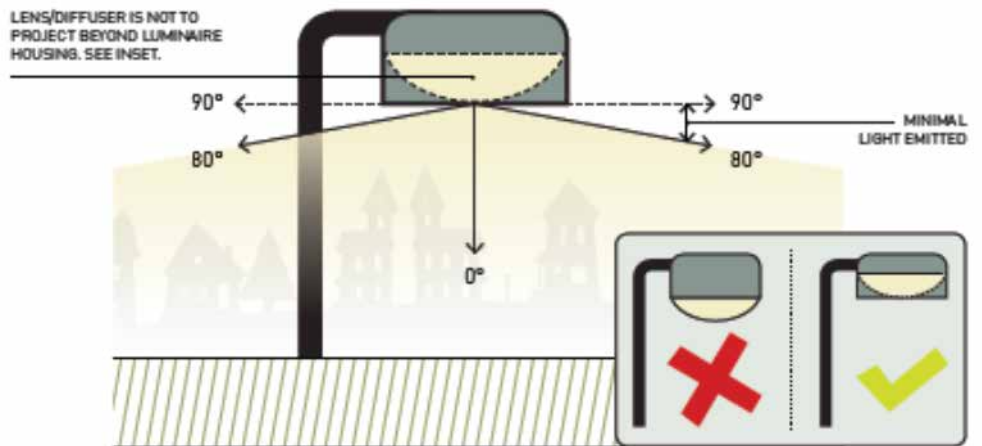


Figure 1 – Full Cut Off Light Fixture

14 DCP Drawing

The above provisions should be read in conjunction with the DCP drawing, which forms part of this DCP.



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