

National Capital Plan

DEVELOPMENT CONTROL PLAN
CONSULTATION REPORT

13102

Blocks 16 Section 18 Hume
MONARO HIGHWAY

JANUARY 2014



Australian Government
National Capital Authority

NATIONAL CAPITAL AUTHORITY © 2014

Apart from any use as permitted under the *Copyright Act 1968*,
no part may be reproduced by any process without written
permission from the National Capital Authority.

National Capital Authority
January 2014

WWW.NATIONALCAPITAL.GOV.AU/DCP

CONTENTS

1	Introduction	4
1.1	Purpose and background	4
1.2	National Capital Plan requirements	4
1.3	Effect of the Development Control Plan	4
2	Public consultation	5
2.1	Development Control Plan process	5
2.2	Stakeholders	5
2.3	Release of the draft Development Control Plan for public comment	6
3	Issues.....	6
3.1	Communications facilities.....	6
3.2	Site contamination	6
4	Internal Review.....	7
4.1	Fencing	7
4.2	Colours and materials.....	7
5	Recommended changes.....	8
6	Conclusion	8
	Appendix A – Summary of submissions.....	8

1 INTRODUCTION

1.1 PURPOSE AND BACKGROUND

This report summarises the issues raised during the public consultation process undertaken by the National Capital Authority (NCA) on draft Development Control Plan (DCP) 13/02 for Block 16 Section 18 Hume.

In May 2013, the NCA received a request from Cox Architecture to prepare a DCP for Block 16 Section 18 Hume. The DCP will guide future development on the site

If approved, DCP 13/02 will replace DCP 171/00/0003 for the site.

1.2 NATIONAL CAPITAL PLAN REQUIREMENTS

The National Capital Plan (the Plan) came into effect on 21 January 1990. The subject site is adjacent to the Monaro Highway, 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 Approach Routes AND is not more than 200 metres from their middle lines'. Special Requirements for Approach Routes under section 2.4 of the Plan apply to the site and state:

'Development is to conform to Development Control Plans agreed by the Authority, which seek to enhance the surrounding predominantly rural character and landscape outside the urban areas. As the Approach Routes enter the built up area, the emphasis shall shift to a more formal character.'

Draft DCP 13/02 has been prepared in accordance with the Plan.

1.3 EFFECT OF THE DEVELOPMENT CONTROL PLAN

DCP 13/02 will guide development of Block 16 Section 18 Hume as a multipurpose emergency services facility and includes provisions for:

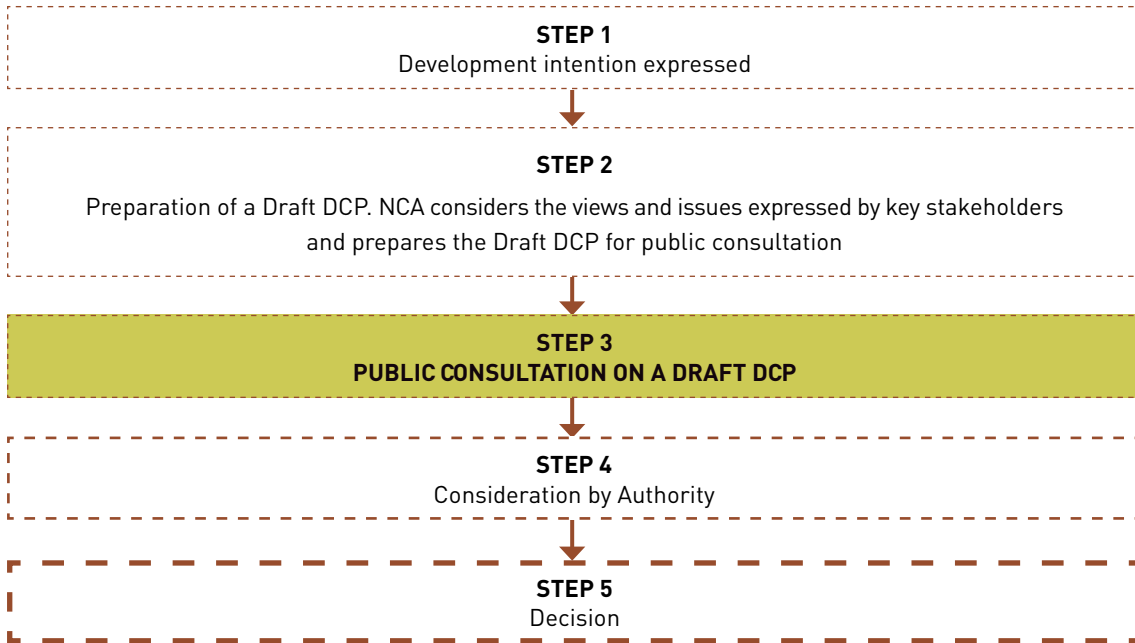
- general planning and urban design objectives for development of Block 16 Section 18 Hume.
- requirements for building height and setback, and architectural quality in built form.
- requirements for access to the site and parking.
- providing for an enhanced landscape character along the Monaro Highway frontage.

2 PUBLIC CONSULTATION

2.1 DEVELOPMENT CONTROL PLAN PROCESS

The process for making a DCP is outlined in Figure 1.

FIGURE 1: OUTLINE OF THE DEVELOPMENT CONTROL PLAN PROCESS



2.2 STAKEHOLDERS

On 18 September 2013, the NCA released draft DCP 13/02 for public consultation. The following stakeholders were identified as having an interest in the future development of the site:

- > ACT Government Environment and Sustainable Development Directorate
- > ACT Government Territory and Municipal Services Directorate
- > ACT Government Economic Development Directorate
- > ACT Justice and Community Services Directorate
- > SnowyHydro SouthCare
- > ACT Emergency Services Authority
- > Canberra Airport Group.

All identified stakeholders were advised by letter and/or electronic mail about the release of the draft DCP for public comment.

2.3 RELEASE OF THE DRAFT DEVELOPMENT CONTROL PLAN FOR PUBLIC COMMENT

In accordance with the NCA's 'Commitment to Community Engagement (August 2011)' the consultation period ran for six weeks, concluding on 1 November 2013. The consultation process included:

- > Wednesday 18 September 2013 – draft DCP 13/02 published on the NCA's web site and a media release was provided to national media outlets. A notice was also published in The Canberra Times on this day.
- > Friday 20 September 2013 – written notices sent to identified key stakeholders.
- > Wednesday 2 October 2013 – public information session held at the NCA offices.
- > Friday 1 November 2013 – period for written submissions concluded.

3 ISSUES

The NCA received one written submission in response to the draft DCP. This submission was acknowledged by the NCA.

The key issues raised are discussed below. A summary of the submission, together with a detailed response, is at Attachment A.

3.1 COMMUNICATIONS FACILITIES

COMMENTS RECEIVED

It was noted that conditions in relation to communications facilities, such as radio masts, telecommunications towers/antennas, satellite dishes may need to be included in the DCP.

NCA RESPONSE

Agreed. A clause outlining requirements for communications facilities has been included in the DCP.

3.2 SITE CONTAMINATION

COMMENTS RECEIVED

It was noted that the NCA should contact the Office of Regulatory Services (ORS) who license the fuel storage facilities regarding records of any facilities or incidents at the site.

The ACT Government advised that the Australian and New Zealand Environment Conservation Council Guidelines for the Assessment and Management of Contaminated Sites 1992, the ACT EPA Contaminated Site Environment Protection Policy 2009 (CSEPP) and the 'ACT Strategic Plan for Contaminated Sites Management 1995' are applicable to the site.

NCA RESPONSE

The DCP does not constitute a development application. The objective of the DCP is to ensure that built form and landscape character are commensurate with the significance of the Monaro Highway as an approach route to the National Capital.

Development assessment for proposals on the site subject to this DCP is the responsibility of the ACT Government. Applications for development will be referred to the ACT Government's Environmental Protection Authority for comment.

4 INTERNAL REVIEW

4.1 FENCING

ISSUE

Provisions for boundary fencing did not include a maximum height and were required to be 'set back' behind landscape. The use of the term 'set back' could be deemed confusing when referring to boundary fencing.

NCA RESPONSE

The term 'set back' has been removed and a maximum height, of a standard 1.8 metres, has been included.

4.2 COLOURS AND MATERIALS

ISSUE

Provisions controlling colour and material choice were repetitive and not clear.

NCA RESPONSE

Provisions have been consolidated to ensure clarity and ease of interpretation.

5 RECOMMENDED CHANGES

In response to submissions received, and as a result of internal review, the following changes are recommended to draft DCP 13/02:

1. Delete Clauses 6.1 and 6.2 and replace with:
 - > *Colours and materials of external finishes of buildings and structures shall be appropriate to the site and sympathetic to the rural landscape. High contrasts in colours or material of external finishes and highly reflective (including white) materials on roofs and walls will not be permitted.*
2. Amend Clause 8.6 to read:
 - > *Fences built along the external road frontages are to be behind landscape screening. A consistent standard of fencing is to be provided along the Monaro Highway and David Warren Road. Boundary fencing shall not exceed 1.8 metres in height.*
3. Add Clause 11.3 to read:
 - > *Communications facilities should be screened from view of the Monaro Highway and landscaped where possible. Colours and materials for such facilities shall be integrated with surrounding development and be consistent with Section 6 of this DCP.*

6 CONCLUSION

Draft DCP13/02 was released for public consultation in September 2013 in accordance with the NCA's 'Commitment to Community Engagement (August 2011)'. One written submission was received in regard to draft DCP 13/02.

Three changes to the DCP have been made.

APPENDIX A – SUMMARY OF SUBMISSIONS

Note: Details of each submission have only been reproduced in this table where a submitter has granted permission for their name and/or address to be used by the National Capital Authority (NCA) for the purpose of the Report on Consultation for Development Control Plan 13/02.

SUBMISSION NO.	DETAILS OF SUBMITTER	KEY POINTS RAISED IN SUBMISSION	NCA CONSIDERATION
1	ACT Government Environmental Protection Agency (EPA)	<p>“The NCA should contact the Office of Regulatory Services (ORS) ... who license the fuel storage facilities regarding records of any facilities or incidents at the site”</p> <p>“The ANZECC 1992, Guidelines for the Assessment and Management of Contaminated Sites and the ACT EPA 2009, Contaminated Site Environment Protection Policy (CSEPP) lists fuel storage as past Authority activities associated with land contamination which may pose a risk to human health and the environment”</p> <p>“In accordance with the ACT Government’s ‘Strategic Plan for Contaminated Sites Management 1995’ and the CSEPP the DCP will need to be updated to provide appropriate comment on the management of potential contamination at the site.”</p>	<p>The DCP does not constitute a development application. The objective of the DCP is to ensure that built form and landscape character are commensurate with the significance of the Monaro Highway as an approach route to the National Capital.</p> <p>Development assessment for proposals on the site subject to this DCP is the responsibility of the ACT Government. Applications for development will be referred to the ACT Government’s Environmental Protection Authority for comment.</p> <p>Development assessment for proposals on the site subject to this DCP is the responsibility of the ACT Government. Applications for development will be referred to the ACT Government’s Environmental Protection Authority for comment.</p>
2	Environment and Sustainable Development Directorate (ESDD)	<p>“Communications Facilities- the DCP does not include any conditions in relation to communications facilities such as radio masts, telecommunication towers/antennas, satellite dishes etc. As the site is/ will be used for development relating to emergency services, installation of some type of communication facilities is highly likely. Consideration/ condition on installation of such facilities, in particular to their location, size/height restrictions and visibility from Monaro Highway may need to be included in this DCP.”</p>	<p>It is noted that communications facilities are likely to be installed on site.</p> <p>Provisions for design, siting, materials and colours will be included in the final DCP.</p>

THIS PAGE IS INTENTIONALLY LEFT BLANK

THIS PAGE IS INTENTIONALLY LEFT BLANK

The National Capital Authority was established under the
Australian Capital Territory (Planning and Land Management) Act 1988

NATIONAL CAPITAL AUTHORITY

GPO Box 373, Canberra ACT 2601

Telephone: +61 2 6271 2888 **Facsimile:** +61 2 6273 4427

Email: natcap@natcap.gov.au

WWW.NATIONALCAPITAL.GOV.AU