



**Australian Government**  
**National Capital Authority**

# Development Control Plan 21/02

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Amtech Estate, Symonston

August 2021

**APPROVED**  
for and on behalf of the  
National Capital Authority  
  
Andrew Smith, Chief Planner  
Date 18/08/2021

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## 1. Preamble

The subject area is situated adjacent to Canberra Avenue, and encompasses blocks in Sections 112, 113 and 117 to 119 as outlined in Appendix 1 – DCP Drawing 21/02-01. Canberra Avenue, from the ACT border to Hume Circle, is an Approach Route as defined in the National Capital Plan (the Plan). Special Requirements for Approach Routes apply to development on all land (not included within any Designated Area) which fronts directly onto Canberra Avenue AND is not more than 200 metres from the centreline of the road reserve.

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

*“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 provisions of this Development Control Plan (DCP) apply to the subject site and in the absence of a provision in the National Capital Plan to the contrary, all development will be in accordance 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 site is Territory Land outside the Designated Area of the Plan and therefore the ACT Government's planning and land authority is responsible for assessing development applications relating to the subject site. In doing so, the planning and land authority is required to ensure that the proposed development is consistent with this DCP and the Plan. Development must also comply with any relevant Territory legislation and regulations applicable to the subject site.

The Canberra Avenue road reserve 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 reserve.

## 2. Planning and Urban Design Objectives

The character of development in the subject area contributes to the experience and quality of Canberra 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 alerts 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 all Approach Routes:

- identify and enhance distinct realms and elements that will introduce visitors to the inherent characteristics of Canberra
- recognise and reinforce the importance of the setting of the National Capital by directing views to the rural landscape and surrounding hills
- ensure that development is to a quality appropriate to its location adjacent to a National Capital Approach Route.

## 3. Land Use

- 3.1. Land use of the subject site shall be consistent with the land use of the National Capital Plan, and the land use of the Territory Plan.



## 4. Building Design

- 4.1. Development on the subject site is to achieve a high architectural design quality within a landscaped setting. Consideration must be given to the visual impact of proposed development, in particular when viewed from Canberra Avenue.
- 4.2. Buildings are to be designed to appear as predominantly horizontal built forms, and site coverage of buildings must not result in a built form that is bulky and visually intrusive.
- 4.3. No single building or significant structure shall exceed a maximum of sixty-five (65) metres in length when measured parallel to the Canberra Avenue frontage. Building articulation and setback should be used to break up longer buildings and structures.

## 5. Building Height

- 5.1. The height of buildings and other permanent structures must not exceed 12 metres above datum ground level measured to the parapet or eaves.

The building height shall be measured from a horizontal plane 12 metres above datum ground level taken from the Canberra Avenue road reserve boundary. The height of the road reserve may be normalised where it passes over culverts and other localised earthworks.

- 5.2. Minor building elements (such as lift overruns and roof plant) may extend above the twelve (12) metre building height where these elements are designed to be integrated into the architecture of the building.

## 6. Roofscape Design

- 6.1. Careful consideration should be given to the roof form and roovescape of buildings as viewed from Canberra Avenue.
- 6.2. Roof top plant and equipment, if installed, shall be fully concealed from view of the Canberra Avenue road reserve. This may be achieved through integration with the roof form.

## 7. Setback

- 7.1. Buildings and other structures shall be setback a minimum of 20 metres from the Canberra Avenue road reserve.
- 7.2. Where setbacks from front property boundaries are already established, redevelopment may retain the existing building setback.
- 7.3. Minor encroachments of building articulation elements, such as awnings or architectural detail, may be permitted providing the development meets the objectives set out under Section 2 'Planning and Urban Design Objectives' of this DCP. The design and materials should be such that the visual integrity of the building line is retained.





## 8. Materials and Colours

- 8.1. The facade and roof of buildings shall be constructed of high quality and durable materials.
- 8.2. Colour of the external finishes of buildings and structures must be appropriate to and not discordant with, the general development and amenity of the locality. High contrasts in colours or material of external finishes will not be permitted.
- 8.3. Only low reflective materials on roofs and walls are permitted.
- 8.4. Building materials, construction and finishes should be responsive to microclimatic issues. Use of sun screening devices as articulation elements should be employed to achieve climate responsive facades where appropriate in relation to siting and orientation.

## 9. Signs

- 9.1. Careful consideration should be given to the integration of signs with the building design and landscaping to ensure that they do not detract from the Canberra Avenue frontage.
- 9.2. All signs are to be of a high standard and are not to detract from the overall character of the built environment and its landscape setting.
- 9.3. Signage will be permitted on the subject site in accordance with the Signs General Code of the Territory Plan.
- 9.4. Changeable message signs, animated or flashing signs and third party advertising signs are not permitted on building facades or roofs visible from or within the setback areas to Canberra Avenue.

## 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 1.

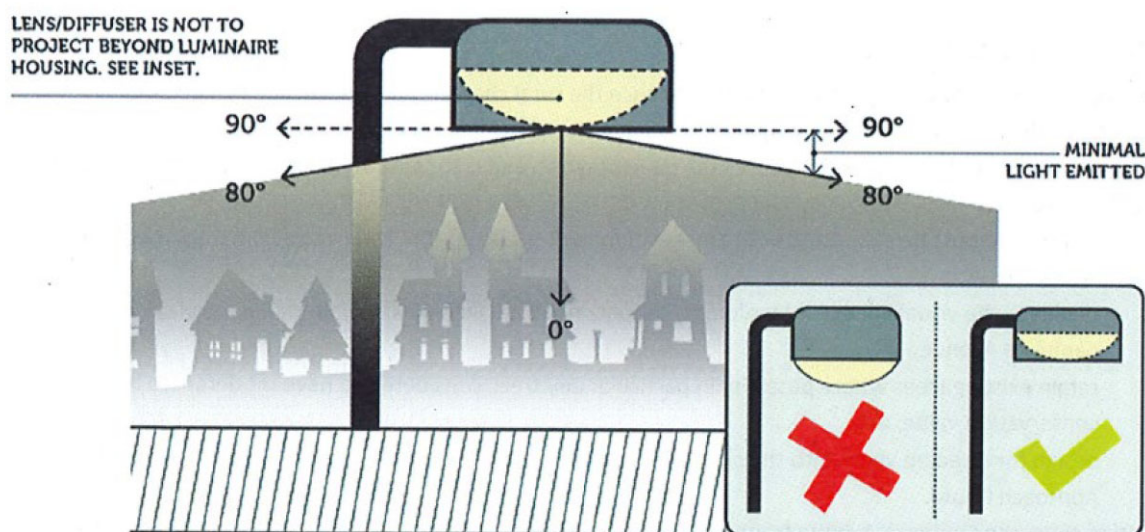


Figure 1 - Full cut off light fixture

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## 11. Mechanical Plant and Equipment, Storage and Service Areas

- 11.1. All mechanical plant and equipment (including air conditioning units) is to be contained within a buildings form or located within service enclosures. Such elements, including storage, service areas and sheds must be carefully sited and screened so as to not be visible from Canberra Avenue.
- 11.2. Screening of any plant located on rooftop shall be consistent with the requirements of Section 6 of this DCP.

## 12. Vehicle Access and Car Parking

- 12.1. Vehicular access off Canberra Avenue to the subject site for any future development is to be determined in consultation with the ACT Government agency responsible for traffic and roads and any other relevant approval authority.
- 12.2. A Traffic and Parking Assessment must accompany development proposals, and this will be determined in consultation with the approving authority.
- 12.3. The visual impact of car parking areas must be minimised through adequate screening and landscape treatment 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, and
  - not be constructed of pre-coloured metal sheets or solid materials.
- 13.2. If security fencing is required, it must be of a consistent design and standard and shall not be located within the setback area.

## 14. Sustainable Development

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

## 15. Landscape Design

- 15.1. Development along Canberra Avenue should enhance the character and landscape of land adjoining the area before the road enters the built up areas of the National Capital.
- 15.2. A Landscape Plan must be submitted with any development proposal. The Landscape Plan must meet the following objectives:
  - minimise the visual impacts of buildings, car parking, open activities and storage areas viewed from Canberra Avenue
  - retain existing trees where possible, in particular any trees considered to have moderate to high conservation value, and
  - design for directed views into the site and to the surrounding hills to enhance the character of the Approach Route.



- 15.3. Mature trees should be retained to the maximum extent possible and integrated into the landscape design. Where existing trees must be removed, they must be compensated by planting elsewhere on the frontage. A tree assessment must accompany all development applications.
- 15.4. Signs may be permitted within the within the front setbacks provided they meet the objectives set out in Section 9 'Signs' of this DCP.
- 15.5. Block 1 Section 118 and Block 1 Section 119 Symonston must be retained as a landscaped entryway into the Estate.
- 15.6. An open space area is to be retained as identified in DCP Drawing 21/02-01. Any works in this area is subject to the relevant Territory authority.

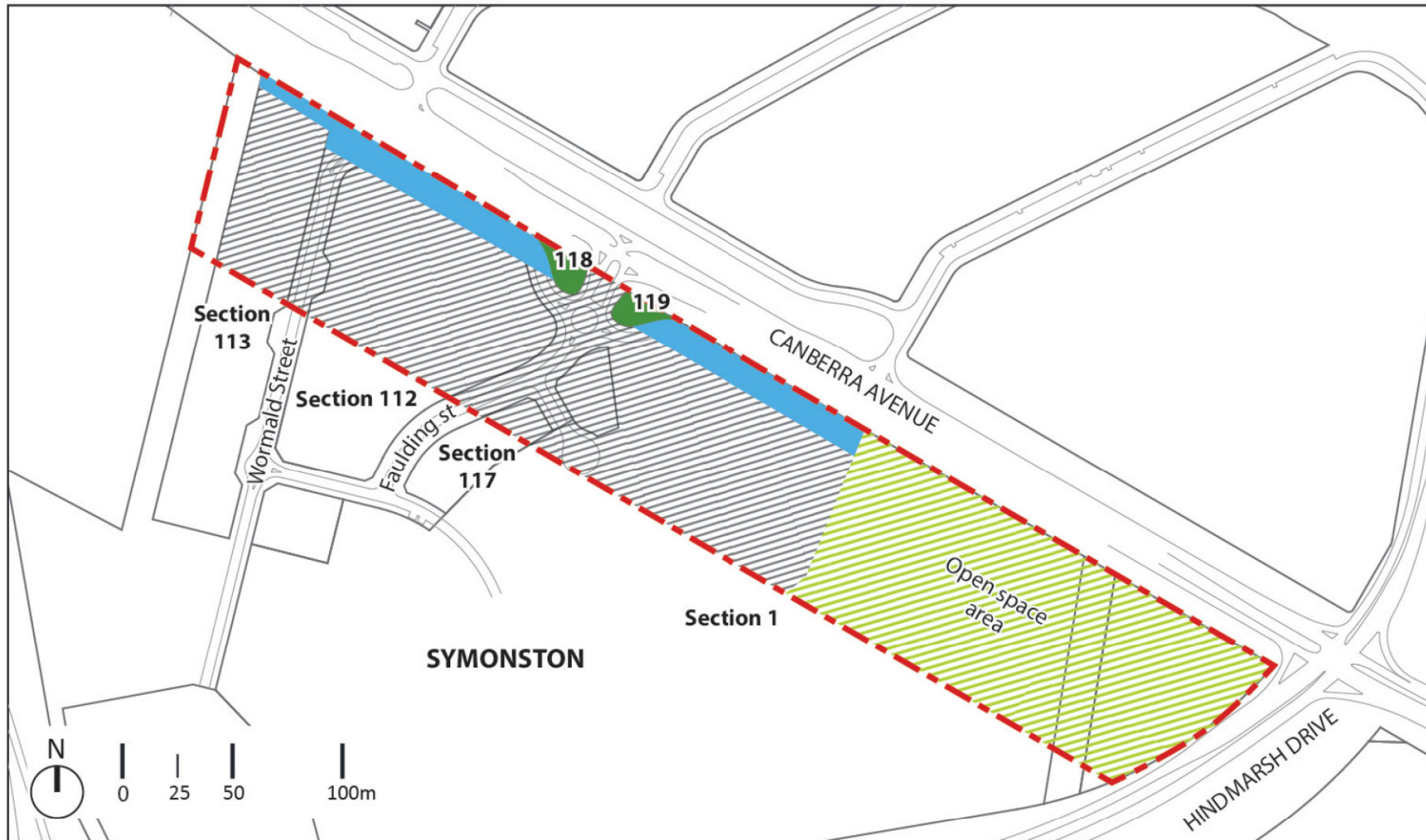
## 16. DCP Drawing

- 16.1. The provisions of this DCP applies to the Blocks identified in DCP Drawing 21/02-01 available at Appendix 1.





## APPENDIX 1 - DCP Drawing 21/02-01



Area subject to DCP



12m building height



Open space area



20m setback of buildings or structures (or to existing buildings)



Landscape entryway

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