

**DEVELOPMENT CONTROL PLAN
FORREST SECTION 33 BLOCKS 1-4
DCP NO. 171/96/0021**

1. PREAMBLE

1.1 The site is to be used for purposes in accordance with the Residential Land Use Policies of the Territory Plan.

1.2 The site is adjacent to Canberra Avenue which is a Main Avenue as defined in the National Capital Plan. Special Requirements for Main Avenues under section 2.3 of the Plan apply to the site which state:

"Development is to conform to Development Control Plans (agreed by the 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 development enhance that function."

1.3 The provisions of this Development Control Plan (DCP) apply to Blocks 1-4 Section 33 Forrest as shown in the *Development Control Plan Drawing No. 171/96/0021*. In the absence of a provision in this plan to the contrary, all development should accord with the relevant Design and Siting Conditions set down in the Territory Plan or guidelines for residential development adopted by the Territory.

2. DEVELOPMENT CONTROLS

Building Design

2.1 Buildings developed along the Canberra Avenue frontage should address the Avenue, provide a high degree of continuous frontage buildings and should hold the two corners as shown in the *Development Control Plan Drawing No. 171/96/0021*.

2.2 Buildings fronting Canberra Avenue must have the majority of their frontage on a building line set at 10 metres from the Avenue. Buildings along this frontage should present a minimum three storey elevation.

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

2.4 Any application to erect masts or aerials on roofs of buildings fronting Canberra Avenue will require special consideration and the specific approval of the ACT Department of Urban Services.



Building Height

2.5 Height of buildings on the site should be predominantly three storeys with a maximum of four storeys. Four storey development shall only be considered where it is not the dominant feature of a street frontage and, in particular, the Canberra Avenue frontage.

Building Setback

2.6 The building setbacks from the property boundaries should be as shown in the *Development Control Plan Drawing No. 171/96/0021*. The setback areas should be landscaped predominantly with trees in a grassed setting. Such areas (Landscape Zone) should be free of any significant structures or hard standing areas.

Building Materials and Colours

2.7 The external facades and roofs of buildings are to be of high quality, durable low maintenance materials.

2.8 Highly reflective external materials should be avoided. Glazing with a reflectivity of greater than 15% will not be permitted. Continuous glass facades should be avoided.

2.9 External materials should be predominantly light in tone. Sympathetic variations in colours and materials may be considered within an overall consistent theme. Highlights of darker or stronger colours compatible with the predominant colour may be permitted.

Landscape Design

2.10 A high standard of landscape design is required for the site with particular attention given to the Canberra Avenue frontage. The existing landscape character of this important Avenue frontage should be reinforced and all site and verge landscaping should be designed to respect the species and the rhythm of existing street trees and site planting.

2.11 A comprehensive landscape plan for the site should be prepared in consultation with the ACT Planning Authority as part of any development proposal for the site. The plan should include the Canberra Avenue verge showing the existing landscape character and the nature of vegetation in the area.

2.12 All street trees on Canberra Avenue should be retained. The existing significant trees on site as shown on the *Development Control Plan Drawing No. 171/96/0021* should be retained and integrated in the landscape design. Removal of any of the significant trees would require the prior approval in writing of the ACT Planning Authority. Care should be taken during construction to protect the trees marked to be retained.



Vehicular Access and Car Parking

2.13 Vehicular access and egress to the site will be permitted from Dominion Circuit, Fitzroy Street and Empire Circuit. The location and design of the access point should meet the requirements of relevant ACT Government authorities. No vehicular access will be permitted from Canberra Avenue.

2.14 Vehicular circulation within the site should ensure efficient access for visitors and service vehicles. Due consideration should also be given to access and parking requirements for the disabled.

2.15 The on site car parking requirement is to conform to the parking standards of the ACT Government. All car parking generated by the development is to be hard-standing and fully accommodated on site unless otherwise agreed to by the Territory.

2.16 The visual impact of car parking areas should be minimised through adequate screening and appropriate landscape treatment. No carparking, carports or garages will be permitted forward of the building line along the Canberra Avenue frontage.

Signs

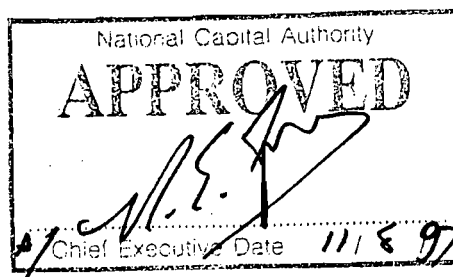
2.17 All signs should be of a high standard, consistent and must not detract from the overall character of the built environment and its setting.





2.18 Details of all signs should be in accordance with Section C3 - Signs Policies of the Territory Plan and Appendix H (Part 3 : Signs) of the National Capital Plan with special attention being given to the integration of signs with building design and landscaping. Should an inconsistency arise between the policies referred to, the policies of the National Capital Plan shall prevail.

Electrical & Mechanical Equipment, Storage and Service Areas

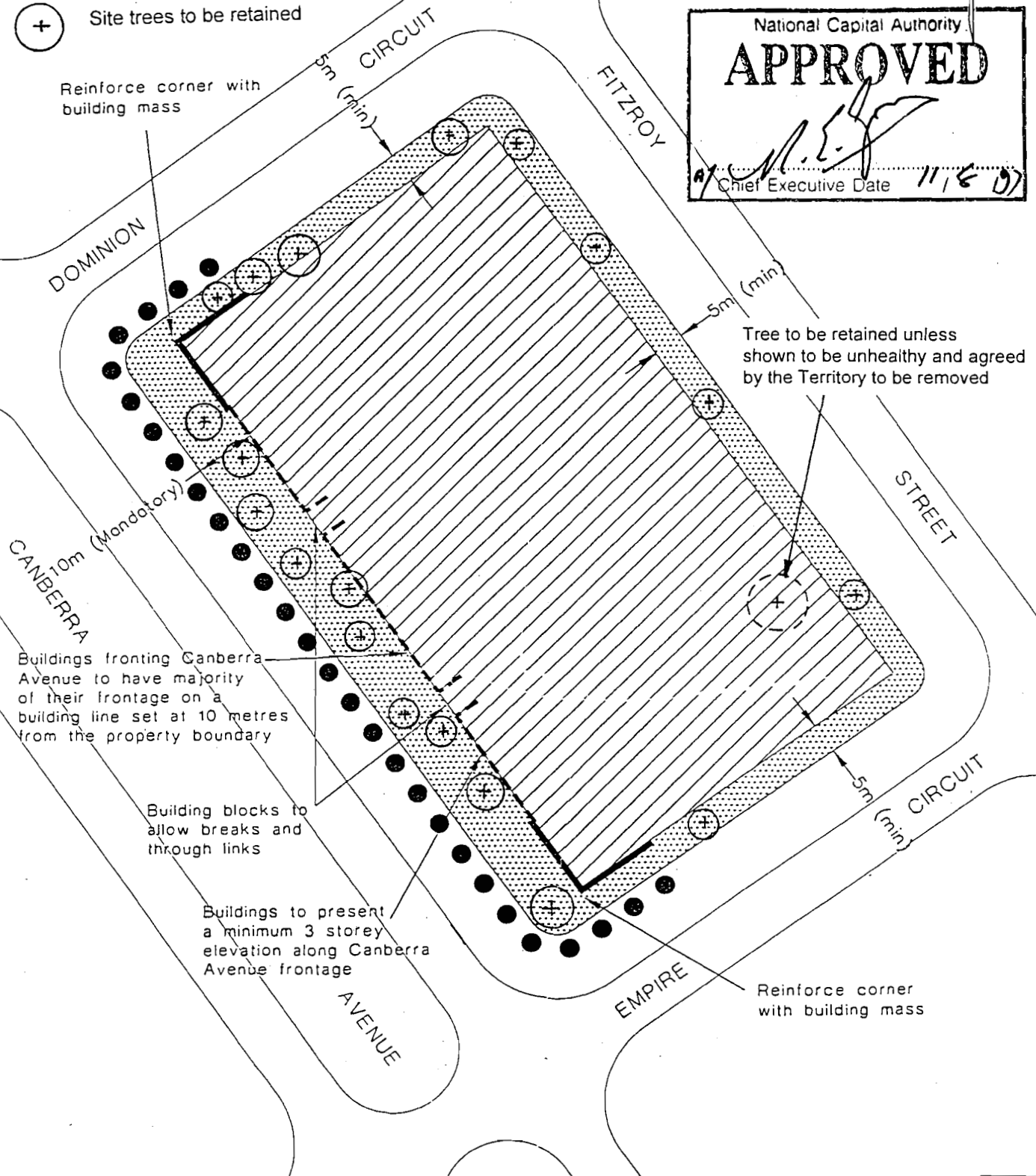
2.19 Careful consideration should be given to the siting of ACTEW substation, storage and service areas so that their visual impact is minimised and they do not detract from the general amenity of the area. Such areas should be carefully integrated within the building and landscape design and adequately screened from public view. No substation, storage or service areas are to be located in front of the building line along the Canberra Avenue frontage.

2.20 Mechanical equipment including air conditioning units, heat pumps etc. should be located away from public view and not cause a nuisance to adjoining areas.



-  Building Zone
-  Landscape Zone
-  Vehicular Access Not Permitted
-  Site trees to be retained

Reinforce corner with building mass



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Title:

DEVELOPMENT CONTROL PLAN FORREST SECTION 33 BLOCKS 1, 2, 3 & 4

Drawn: PS

Scale: NTS

Date: August 96

Checked:

Drawing No. 171/96/0021

Rev.