

DEVELOPMENT CONTROL PLAN
BLOCKS 5-8 SECTION 27- CANBERRA AVENUE - FORREST

DCP NO: 171/05/0001

1. PREAMBLE

- 1.1 The site is adjacent to Canberra Avenue, which is defined as a Main Avenue 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."*
- 1.2 The provisions of this Development Control Plan (DCP) apply to the site shown in DCP No: 171/05/0001. In the absence of a provision in this plan to the contrary, all development should accord with the relevant provisions of the Territory Plan.
- 1.3 The provisions of DCP No:171/05/0001 are site-specific for Blocks 5-8 Section 27 Forrest and will not constitute a precedent for other sites.
- 1.4 ACT Planning and Land Authority (ACTPLA) will be the approval authority for any proposed development on the site. The proponent is required to undertake comprehensive site analysis including an analysis of the broader Canberra Avenue, Empire Circuit and Franklin Street context and prepare a Design Response Report in accordance with the ACTPLA's guide for Multi-residential Development Applications. The Design Response Report is a record of all the steps undertaken in the pre-application phase including outcomes of consultation with neighbours and agencies together with a Statement of Design Intent and a Residential Sustainability Report.
- 1.5 A separate Works Approval from the National Capital Authority is required for any works contained within the road reservation of Canberra Avenue, including drive crossings and verge landscaping.
- 1.6 Block amalgamations and amendments to existing leases, if required, are to comply with ACT Government requirements.





2. GENERAL DESIGN OBJECTIVES

- 2.1. The design objective is to ensure that development on this site is of a quality appropriate to its location on a significant approach to the Parliamentary Zone and fronting a Main Avenue (Canberra Avenue) as defined in the National Capital Plan.
- 2.2. A key planning objective for the site is to permit a level of development that is commensurate with the location in walking distance of a significant commercial centre, employment opportunities, community facilities and public transport; yet also remains consistent with protection of existing residential amenity.
- 2.3. The building design, landscape and signage are to be integrated to ensure that development on the site promotes activity and enhances the quality of the streetscape in Canberra Avenue and in adjacent cross streets.
- 2.4. The built form is to be a minimum of 3 storeys and a maximum of 4 storeys addressing Canberra Avenue; stepping down from 4 storeys at the corner of Canberra Avenue and Empire Circuit to 2 storeys at the boundary of the adjoining Block 9, Section 27. Primary address frontage is to be oriented to Canberra Avenue to reinforce the prestige and visual interest of the Avenue. A secondary address frontage is to be provided to Empire Circuit. Blank facades and prominent service entries facing either street will not be permitted.
- 2.5. The development and associated verge treatments should contribute positively to Canberra Avenue, as a high quality landscape corridor.
- 2.6. Urban design (including architectural and streetscape quality, and residential amenity) will be the paramount assessment criteria for the development.
- 2.7. Variations to the quantitative standards defined in this DCP may be approved on the basis of architectural merit. Approved variations will be considered unique and will not set any precedent for the future.
- 2.8. The maximum amount of development permitted on the site will be generally determined by the building envelopes shown on the DCP 171/05/0001 Drawing and urban design and amenity considerations; and shall range between a minimum plot ratio of 1.0:1 and a maximum plot ratio of 1.7:1.
- 2.9. The building envelope shown on the DCP 171/05/0001 Drawing represents the maximum building envelope permitted. Construction to the maximum extent of the building envelope is not mandatory, particularly if such construction does not meet other planning considerations such as privacy and amenity. However, the development must be of a scale that meets the urban design objectives of Canberra Avenue as defined in the National Capital Plan.



3. DEVELOPMENT CONTROLS

Integrated Development

- 3.1 A key urban design objective is to obtain development that is integrated and of a scale that establishes a unified and coherent street corridor.
- 3.2 Any redevelopment within Blocks 5-8, whether under separate or amalgamated ownership, shall generally be consistent with a comprehensive design for other blocks in this group. Development must ensure a reasonable degree of consistency in built form, levels and finishes between blocks.
- 3.3 The requirements of the following ACT planning guidelines will be referred to by the ACT Planning and Land Authority in review and assessment of any development:
 - Interim Apartment Guidelines for mixed-use and high density residential developments
 - Crime Prevention and Urban Design Resource Manual
 - ACT Parking and Vehicular Access Guidelines
 - ACT Planning Guidelines for Access and Mobility

Architecture and Construction

- 3.4 Architectural design and construction are to be of a high standard and must ensure an overall consistency in form and design details.
- 3.5 Buildings should be sited parallel to the streets with address frontage to Canberra Avenue and Empire Circuit. A positive architectural treatment should be given to the corner of Empire Circuit and Canberra Avenue commensurate with its visually prominent location.
- 3.6 Dwelling units fronting Canberra Avenue should generally be oriented to the street with living areas to the front and quiet areas (bedrooms) to the rear. Dwellings fronting Empire Circuit should be orientated to benefit from rear northerly aspect to the main living areas.
- 3.7 The provision of legible entries, accessible, from the street, is required to enliven and enrich the streetscape. All dwellings should have a legible and accessible public access from the street.
- 3.8 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 and screened from public view from the street. Flat or skillion roof form is encouraged to reduce the scale of the building from the rear.



Building Height and Setbacks

- 3. 9 A maximum building height of 4 storeys is permitted within the **Primary Building Envelope** as defined in the DCP 171/05/0001 Drawing .
- 3. 10 Buildings should present a minimum 3-storey primary facade to Canberra Avenue with a 4 storey corner built-form element at the corner of Canberra Avenue and Empire Circuit. The Primary Building Envelope is to be predominantly built to the 10 metre setback line such that the visual integrity of the building line is maintained.
- 3.11 The building is required to step down from 4 storeys to 2 storeys along Empire Circuit to assist in the transition from higher building forms fronting Canberra Avenue to the existing 2 storey buildings fronting Franklin Street, and should step down to the rear in accordance with the envelopes defined in the DCP 171/05/0001 Drawing.
- 3. 12 A 2.5m zone for **Articulation Elements** is defined in the DCP No: 171/05/0001 allowing encroachments of secondary building elements to provide visual interest to the street provided that the visual dominance of the primary envelope on the 10 metre building line to Canberra Avenue and 6 metres to Empire Circuit is maintained. Permissible Articulation Elements include balconies, bay windows, awnings pergolas and entry porches and roof elements.
- 3. 13 Development adjacent the **Side Boundary** of Block 4 will be as defined in DCP 171/05/0001 Drawing. Development adjacent the **Side Boundary** of Block 9 will be as defined in DCP 171/05/0001 Drawing.
- 3.14 Development to the rear should generally be articulated to reduce the visual bulk of the building visible to dwellings which front Franklin Street. Overlooking of properties to the rear yards of houses fronting Franklin Street should be avoided through techniques such as siting living areas to front the street, the provision of fixed louvres (directing views away from rear yards), and planter boxes and like elements.
- 3. 15 Windows and balconies of upper levels within 9m of adjoining boundaries should be designed to prevent overlooking.

Building Materials and Colours

- 3.16 External building materials and finishes should be of a good quality, durable and require minimal maintenance. Extensive continuous glazing and highly reflective external materials should be avoided.
- 3.17 Colours of external finishes should contribute to (and not detract from) the general development and amenity of the locality. Building facades should be predominantly light in tone. Highlights of darker or stronger colours compatible with the predominant colour may be permitted.



Landscape Design

- 3.18 The developer is to submit a survey of existing trees and a tree retention plan prepared by a qualified horticulturalist or landscape architect. Trees over 200mm in trunk diameter (1m above ground) shall not be removed without approval by relevant ACT Government agencies. Proposals to remove trees shall be in accordance with ACT Tree Protection policies.
- 3.19 A detailed Landscape Design Plan is to be submitted as part of the Development proposal.
- 3.20 Landscape works in the public verge should be designed using the species and the rhythm of existing street trees and grassed surfaces. Public pathways are to be protected. If reinstatement works or additions to the existing path system are required, they should be in materials and finishes consistent with the existing. New driveways are to match existing driveway materials and kerb crossings.
- 3.21 All street trees on Canberra Avenue must be retained. Existing significant trees within the site shall also be retained where practicable and integrated into the landscape design. Appropriate measures should be implemented during construction to protect trees to be retained.
- 3.22 The **Front Landscape Zone** as defined in the DCP 171/05/0001 Drawing is to possess high quality landscape design and finishes that reinforce the landscape corridor of Canberra Avenue. Soft works, 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 Front Landscape Zone should be harmoniously integrated with the landscape design or fully concealed from public view.
- 3.23 A **Rear Landscape Zone** as defined in the DCP 171/05/0001 Drawing is to provide a landscaped buffer space to rear neighbours, and to promote retention of existing trees and screening plants along the fence line.
- 3.24 Development shall ensure that 30% of site area is made available for deep-rooted planting and that any area nominated as deep-rooted planting zone should have a minimum dimension of 6 metres. Basement parking areas should generally not encroach into landscape areas beyond the building footprint to provide for generous landscape areas, tree retention and quality growing conditions.
- 3.25 The use of hedges is encouraged in lieu of (or combined with) fences and walls when forward of the building line. Any front retaining walls and fencing should be integrated with soft landscape design treatments.
- 3.26 Notwithstanding 3.25; garden walls and fences forward of the building line are permitted but shall be generally transparent in character. Such walls shall be comprised of high quality, solid-metal-rod, transparent fencing with masonry base walls and piers, in colours and finishes consistent with the principle building. Masonry piers should be kept to a minimum, and



may be used to articulate entries and boundary junctions. Metal posts should be used as intermediate piers to promote transparency. The maximum average height of fencing should be 1350mm.

- 3.27 Artificial vegetation, on or around the development, shall not be visible from the street.

Private Open Space

- 3.28 Provision of private open space will be provided as required by the objectives of the ACT Interim Apartment Guidelines for mixed use and high density residential developments.
- 3.29 The location of useable private open space on the frontage of buildings is encouraged, to promote activity and maintenance of landscape areas facing the street.
- 3.30 Where possible ground floor dwellings should have a generous landscaped private open space area facing the street.
- 3.31 Balconies facing the street should have generous dimensions to provide useable outdoor sitting spaces.
- 3.32 Balconies, porches and loggias should be designed such that they do not provide views into adjacent private open spaces and dwelling units.

Vehicular Access and Car Parking

- 3.33 On-site parking will be located behind the building line and generally within basements.
- 3.34 No car parking, carports or garages will be permitted forward of the building line along the Canberra Avenue and Empire Circuit frontages.
- 3.35 Parking basements and ventilation openings are to be concealed from public view. Basement ventilation openings will be configured to minimise light spill and noise from the basements. Openings facing the street will be horizontal to the ground plane, and attractively integrated with architectural and landscape treatments. Such elements should not comprise more than 5% of the ground plane forward of the constructed building line.
- 3.36 Vehicular access and egress should generally result in a lesser number of driveways than currently serves the site. Vehicles should be able to turn around within the building basement and egress the site in a forward direction.
- 3.37 Car parking for development proposed on site should be provided to the satisfaction of the Territory in accordance with the ACT Government standards.



- 3.38 Shared easements of access for vehicles and common parking basements should be arranged to the satisfaction of the Territory in accordance with the ACT Government standards.

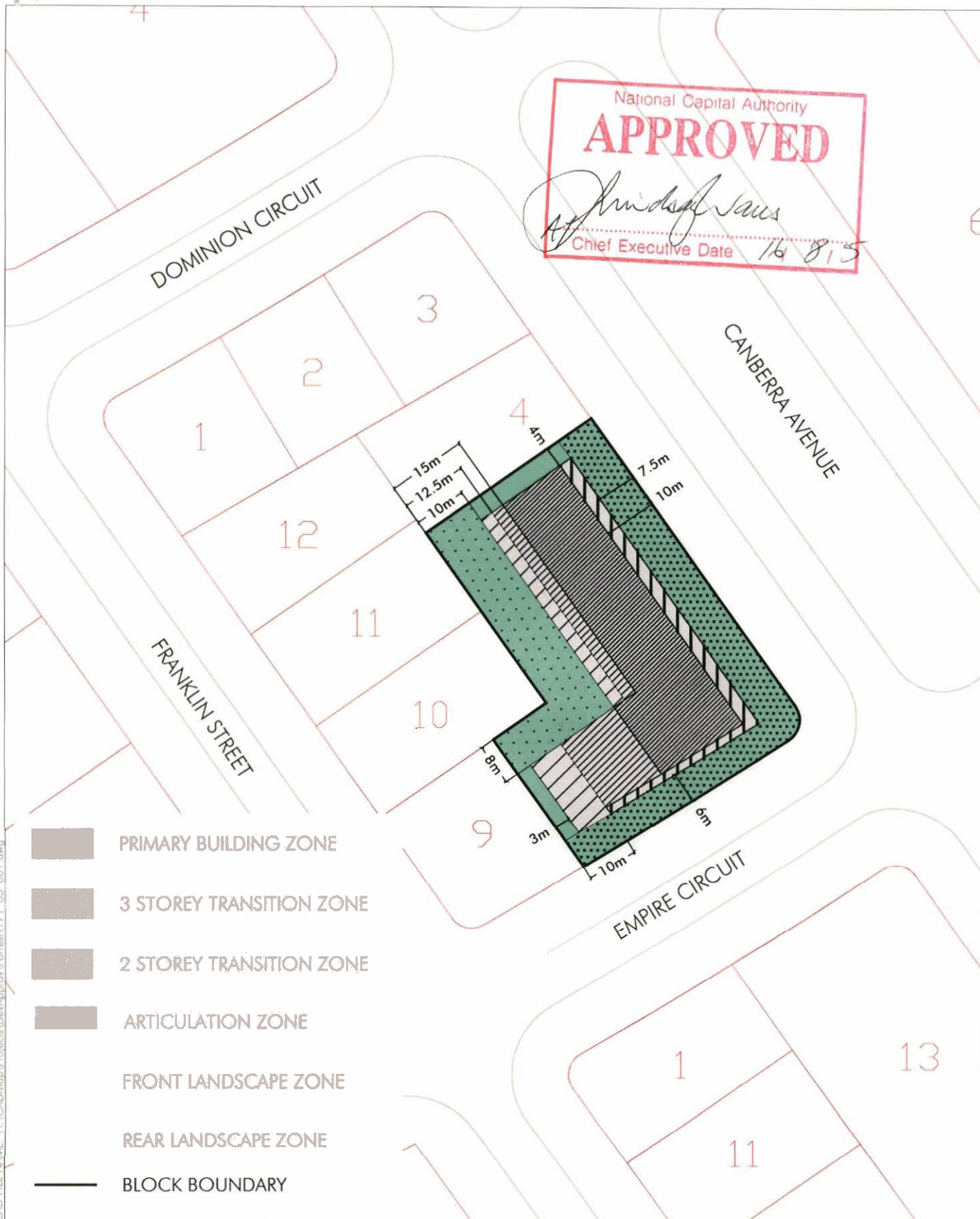
Signs

- 3.39 All signs should be in accordance with Section C3 - Signs Policies of the Territory Plan with special attention given to the integration of signs, with building design and landscaping.

Electrical & Mechanical Equipment, Storage and Service Areas

- 3.40 Careful consideration should be given to the siting of all substations storage and service areas such that the visual impact is minimised and should not detract from the general amenity of public areas.
- 3.41 Service areas should be carefully integrated with the building and landscape design and screened from public view.
- 3.42 Mechanical equipment including air conditioning units, heat pumps etc. should be carefully sited and totally screened from view from Canberra Avenue and Empire Circuit. Equipment should be sited to reduce acoustic impacts on neighbourhood amenity.

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BLOCKS 5 - 8, SECTION 27 FORREST

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