

**DEVELOPMENT CONTROL PLAN  
FYSHWICK SECTION 39 BLOCK 6  
AUSTRALIA POST – CANBERRA MAIL DISTRIBUTION CENTRE  
DCP NO: 171/04/0002**

**1. PREAMBLE**

- 1.1 The site is to be used for purposes consistent with the – Industrial Land Use Policies of the Territory Plan.
- 1.2 Canberra Avenue between the ACT Border and Hume Circle is defined as an Approach Route in the National Capital Plan. Special Requirements for Approach Routes under section 2.4 of the NCP apply to all sites flanking that section of Canberra Avenue. The Special Requirements state:

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

- 1.3 The provisions of this Development Control Plan (DCP) apply to the use of the site for the Australia Post Canberra Mail Distribution Centre, Block 6 Section 39 Fyshwick as shown in the *Development Control Plan Drawing No. 171/04/0002*. In the absence of a provision in this plan to the contrary, all development should accord with the relevant provisions of the Territory Plan.

**2 DEVELOPMENT CONTROLS**

**Building Design**

- 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 an Approach Route (Canberra Avenue) as defined in the National Capital Plan.
- 2.2 Alterations to the existing building should exhibit an overall consistency in form, massing, design and detailing commensurate with the existing building.
- 2.3 Careful consideration should be given to car parking, service and storage areas to minimise their impact when viewed from Canberra Avenue. Such areas should generally be located behind buildings and suitably screened through appropriate landscape treatment.
- 2.4 The development and associated verge treatments should contribute positively to Canberra Avenue as a high quality landscaped corridor.



### **Building Height**

- 2.5 Buildings on the site should generally be 2 storeys, with a maximum building height of 3 storeys.

### **Building Setback**

- 2.6 The building setbacks for development within the site should be as follows:
1. 10 metres minimum setback along Canberra Avenue for any new building;
  2. 5 metres minimum setback along Nyrang Street;
  3. All other setbacks should be in accordance with the Australian Capital Territory Government's requirements.
- 2.7 The setback areas to Canberra Avenue and Nyrang Street should be landscaped predominantly with dense screen planting. Such areas (Landscape Zones) should generally be free of any significant structures.
- 2.8 Minor encroachment of verandas and other architectural elements may be permitted in the setback area where they contribute positively to the architectural quality of the building.

### **Building Materials and Colour**

- 2.9 Architectural design and construction are to be of a standard commensurate with the existing building and must ensure an overall consistency in form and design details using durable low maintenance materials.
- 2.10 External materials should be predominantly light in tone. Sympathetic variations in colours and materials may be considered.
- 2.11 Extensive continuous glazing and highly reflective external materials should be avoided.

### **Landscape Design**

- 2.12 The public pathway connecting Canberra Avenue to Nyrang Street should be completed as part of any development works.
- 2.13 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 must be implemented during construction to protect trees to be retained.
- 2.14 Any fencing to Canberra Avenue and Nyrang Street should be integrated with soft landscape design treatments.



## Roofscape

- 2.15 Due consideration should be given to the roof form and roofscape of buildings on the site. Roof top plant and equipment, if required, will only be permitted where it is totally enclosed and forms an integral part of roof design of the building.
- 2.16 Any application to erect masts or aerials on roofs of buildings fronting Canberra Avenue will require special consideration.

## Vehicular Access and Car Parking

- 2.17 Vehicular access and egress to the site is from Nyrang Street in the general location shown on the *Development Control Plan Drawing No. 171/04/0002*.
- 2.18 Vehicular circulation within the site should ensure efficient access for visitors and service vehicles.
- 2.19 The on site car parking provision is to conform to the parking standards of the ACT Government. All on site car parking is to be hard standing.
- 2.20 Car parking areas should not be visible from Canberra Avenue. The visual impact of car parking areas may be minimised through adequate screening and appropriate landscape treatment.
- 2.21 Car parking areas in front of buildings along the Canberra Avenue frontage should be sited and landscaped as part of a comprehensive landscape design for the site.

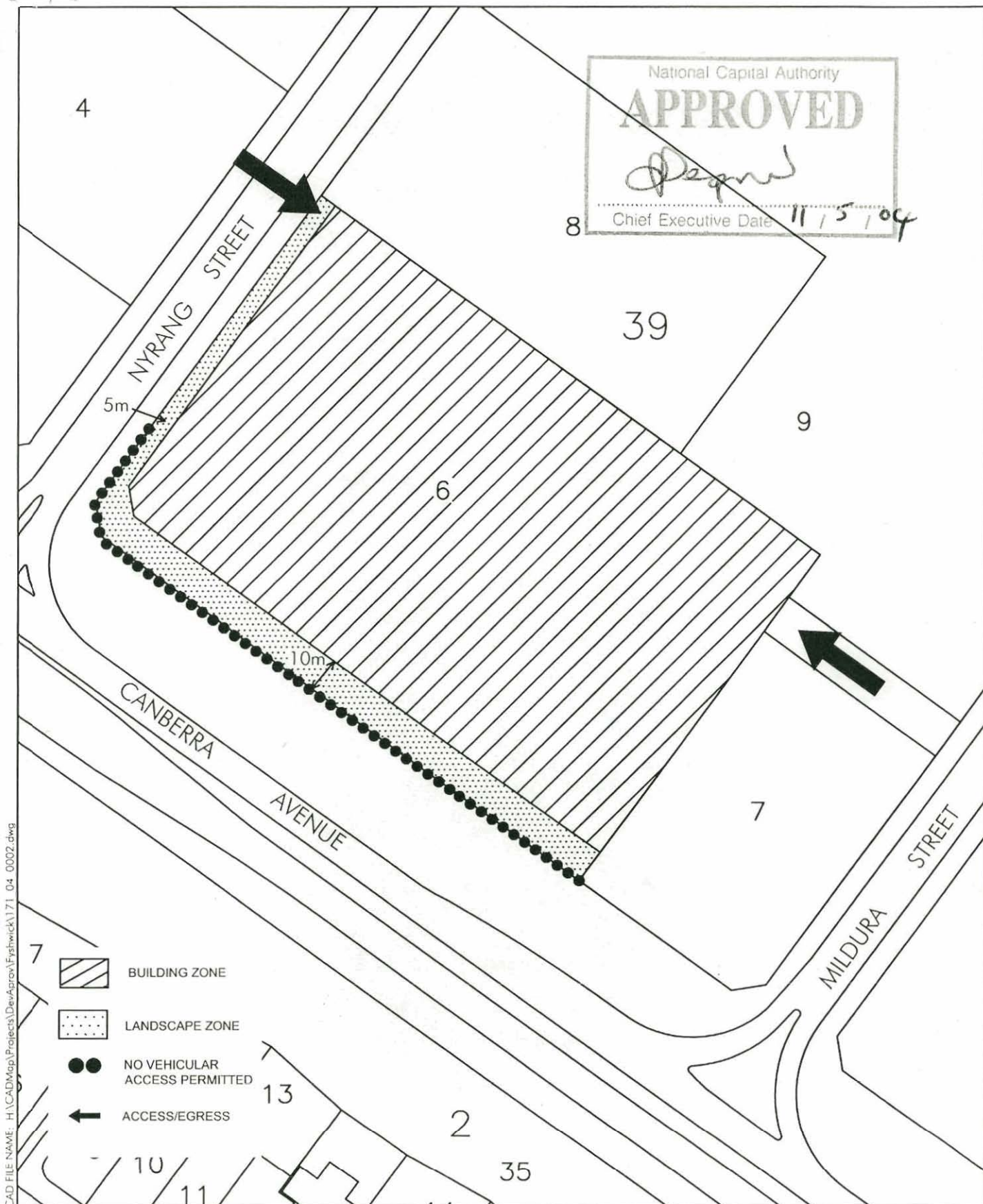
## Signs

- 2.22 Details of all signs within the site should be in accordance with Section C3 – Signs Policies of the Territory Plan. Special attention should be given to the integration of signs with building design and landscaping.

## Electrical and Mechanical Equipment, Storage and Service Areas

- 2.23 Service areas and facilities should be carefully sited so that their visual impact is minimised and they do not detract from the general amenity of the area. Such facilities should be carefully integrated within the building and landscape design and screened from public view. No substation, storage or service areas are to be located in front of the building on the Canberra Avenue frontage.
- 2.23 Mechanical equipment including air conditioning units, heat pumps etc. should be located away from public view, particularly from Canberra Avenue and should not cause a nuisance to adjoining areas.





CAD FILE NAME: H:\CAD\Map\Projects\Dev\Aprov\Fyshwick\171\_04\_0002.dwg



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

Treasury Building Newlands Street Parkes ACT 2600. GPO Box 373 Canberra ACT 2601. T 02 6271 2888. F 02 6273 4427. [www.nationalcapital.gov.au](http://www.nationalcapital.gov.au)  
[www.virtualcanberra.gov.au](http://www.virtualcanberra.gov.au)

**DRAWING TITLE:**  
Development Control Plan  
Fyshwick Section 39 Block 6

Do not scale off this drawing. Use figured dimensions only.  
Verify all dimensions prior to commencing work.



DATE: 6 Feb 2004

DRAWN: AS

DRAWING NO:

SCALE: NTS

CHECKED:

171/04/0002