

**DEVELOPMENT CONTROL PLAN
GRIFFITH SECTION 25 BLOCK 5
DCP NO. 171/99/0006**

1. PREAMBLE

1.1 The site is to be used for purposes consistent with the Corridors and Office Sites (Commercial 'E') 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 Block 5 Section 25 Griffith as shown in the *Development Control Plan Drawing No. 171/99/0006*. 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 Buildings on site should exhibit a high standard of design and finish. Buildings are to be designed to ensure an overall consistency in their form, massing and design detailing.

2.2 Buildings fronting Canberra Avenue should be on a building line set at 10 metres from the Avenue. Buildings should have a continuous frontage and address the Avenue.

Building Height

2.3 Buildings on the site should be a maximum of four storeys in height.

2.4 Buildings along the Canberra Avenue should present a minimum three storey elevation.

Building Setback

2.5 The building setbacks from the property boundaries should be as shown in the *Development Control Plan Drawing No. 171/99/0006*. The setback areas should be landscaped predominantly with trees in a grassed setting. Such areas (Landscape Zones) should be free of any significant structures or hard standing areas except along the eastern side of the block where a driveway will be permitted.



2.6 Minor encroachment of verandahs and other architectural elements will be permitted in the setback area where they can be justified as necessary for articulation of the building façade.

Building Materials and Colours

2.7 The facades and roofs of buildings are to be constructed of high quality, durable and 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 theme.

Roofscape

2.10 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.

2.11 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 Government following consultation with the National Capital Authority.

Landscape Design

2.12 A comprehensive landscape plan for the site should be prepared in consultation with the Territory and the National Capital 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.

2.13 Existing significant trees on site and on the verge as shown in the *Development Control Plan Drawing No. 171/99/0006* should be retained and integrated in the landscape design unless there is a plan to replace those trees with another species by the ACT Government. Care should be taken during construction to protect the trees marked to be retained.

2.14 A high standard of landscape design is required for the site and the verge with particular attention given to the Canberra Avenue frontage. The existing landscape character of the Avenue should be continued and reinforced with trees planted in the grassed verge of the Avenue. The species and alignment of these trees should match the existing mature Oak trees on the Avenue verge to the west of the site.



Vehicular Access and Car Parking

2.15 Vehicular access and egress to the site will be permitted from Burke Crescent and Leichhardt Street. One way vehicular access to the site will be permitted from Canberra Avenue near the south east corner of the block. The location and design of the access point should meet the requirements of relevant ACT Government authorities.

2.16 Vehicular circulation within the site should ensure efficient access for visitors and service vehicles. Provisions must be made for access and parking for people with disability in accordance with the standards set out in "Building Code of Australia (Access for People with Disability)".

2.17 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.

2.18 The visual impact of car parking areas should be minimised through adequate screening and appropriate landscape treatment. No car parking, carports or garages will be permitted forward of the building line along the Canberra Avenue frontage. Basement parking, if considered, should not be visible from Canberra Avenue.

Signs

2.19 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





2.20 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 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 line along the Canberra Avenue frontage.

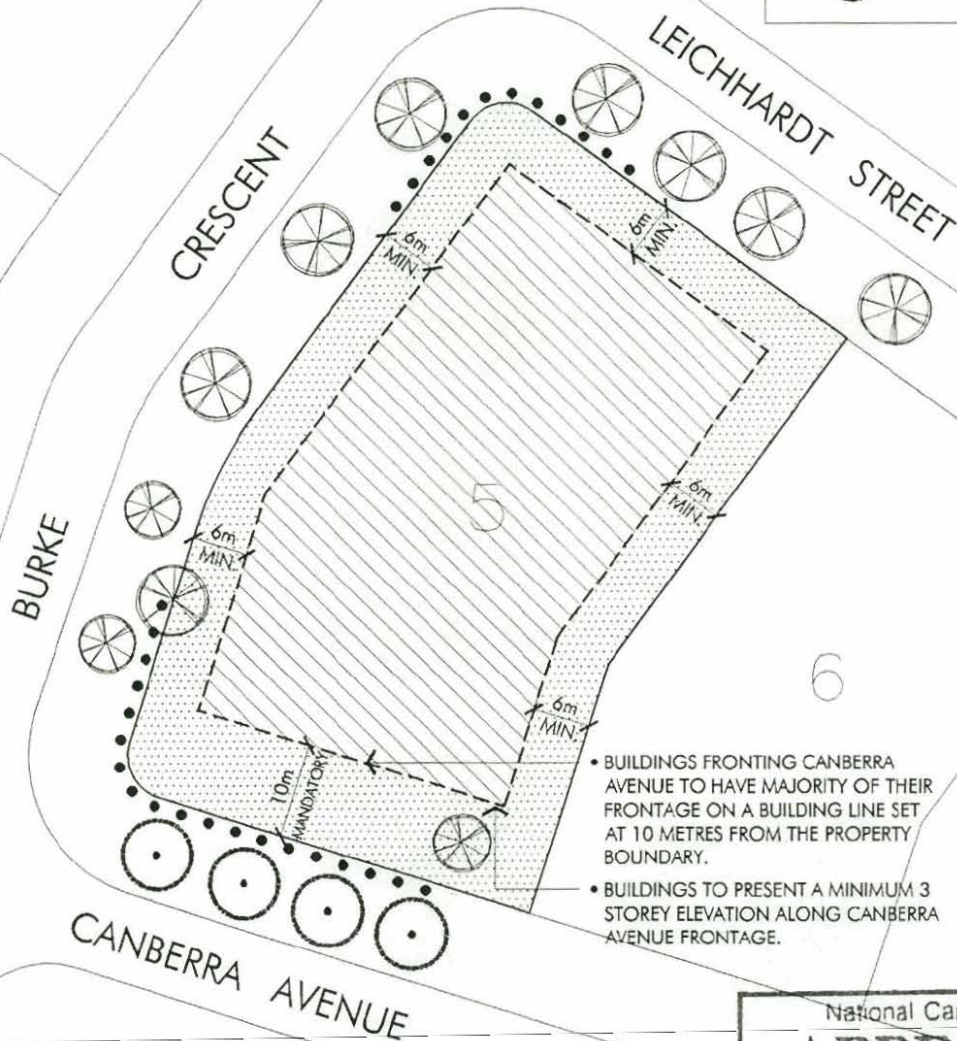
2.21 Mechanical equipment including air conditioning units, heat pumps etc. should be located away from public view and not cause a nuisance to adjoining areas. — — — — —



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LEGEND:

- SITE BOUNDARY
-  BUILDING ZONE
-  LANDSCAPE ZONE
- • • • VEHICULAR ACCESS NOT PERMITTED
-  EXISTING TREES TO BE RETAINED
-  NEW OAK TREES TO MATCH EXISTING CANBERRA AVENUE TREES



- BUILDINGS FRONTING CANBERRA AVENUE TO HAVE MAJORITY OF THEIR FRONTAGE ON A BUILDING LINE SET AT 10 METRES FROM THE PROPERTY BOUNDARY.
- BUILDINGS TO PRESENT A MINIMUM 3 STOREY ELEVATION ALONG CANBERRA AVENUE FRONTAGE.



NATIONAL CAPITAL AUTHORITY

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

DRAWING TITLE:

**DEVELOPMENT CONTROL PLAN
BLOCK 5, SECTION 25, GRIFFITH
DCP DRAWING NO. 171/99/0006**



NORTH

DRAWN BY: AH

SCALE:

SHEET NO:

CHECKED BY: RJ

DATE: 14 OCT 99

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