

**DEVELOPMENT CONTROL PLAN
GRIFFITH SECTION 23 BLOCKS 11 AND 12
DCP NO. 171/00/0004/A**

1. PREAMBLE

- 1.1 The site is to be used for purposes consistent 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 11 and 12 Section 23 Griffith as shown in the *Development Control Plan Drawing No. 171/00/0004/A*. 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

Heritage

- 2.1 The heritage significance of the two existing single storey buildings (Whitley Houses) to be retained as shown in DCP Drawing 171/00/0004A is to be recognised by the Lessee and reflected in any redevelopment of the site.

Building Design

- 2.2 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.
- 2.3 The building line is to be a minimum 10 metres from the Canberra Avenue boundary. Buildings should address the Avenue.



Building Height

- 2.4 The maximum building height on the site is four storeys.
- 2.5 The minimum height of new buildings along the Canberra Avenue frontage is to be generally three storeys however, a single storey waste enclosure may be provided.

Building Setback

- 2.6 The building setbacks for development within the site should be as follows:
1. 10 metres minimum setback along Canberra Avenue;
 2. 6 metres minimum setback along Cunningham Street;
 3. 3 metres minimum setback, from the property boundary on the eastern side, for all buildings between the retained existing Whitley House (on Block 11) and the eastern side boundary, not exceeding one storey in height for a length of 22 metres from the Canberra Avenue front boundary; and
 4. All other setbacks should be in accordance with the Australian Capital Territory Government's requirements.
- 2.7 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 Block 11 where a driveway will be permitted.
- 2.8 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 facade.

Building Materials and Colour

- 2.9 The facades and roofs of buildings are to be constructed of high quality, durable and low maintenance materials.
- 2.10 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.
- 2.11 External materials should be predominantly light in tone. Sympathetic variations in colours and materials may be considered.



Roofscape

- 2.12 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.
- 2.13 Any application to erect masts or aerials on roofs of buildings fronting Canberra Avenue will require special consideration and will need to be submitted to the National Capital Authority for assessment.

Landscape Design

- 2.14 A comprehensive landscape plan for the site should be prepared in consultation with the Australian Capital Territory Government 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.
- 2.14 Existing significant trees on the verge as shown in the *Development Control Plan Drawing No. 171/00/0004/A* should be retained and integrated in the landscape design. Care should be taken during construction to protect the trees marked to be retained.
- 2.16 No artificial horticultural elements are permissible around the development or on the building elevation.
- 2.17 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 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 Elm trees on the Canberra Avenue verge.

Vehicular Access and Car Parking

- 2.18 Vehicular access and egress to the site will be permitted from Cunningham Street and/or from Canberra Avenue in the general locations shown on the *Development Control Plan Drawing No. 171/00/0004/A*. The location and design of the access points should meet the requirements of relevant ACT Government authority.
- 2.19 Vehicular circulation within the site should ensure efficient access for visitors and service vehicles. Provisions must be made for future possible access and parking for people with disability in accordance with the Australian Standards 1428 and 2890.



- 2.20 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 ACT Government.
- 2.21 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. Undercroft parking, if considered, should not be visible from Canberra Avenue.

Signs

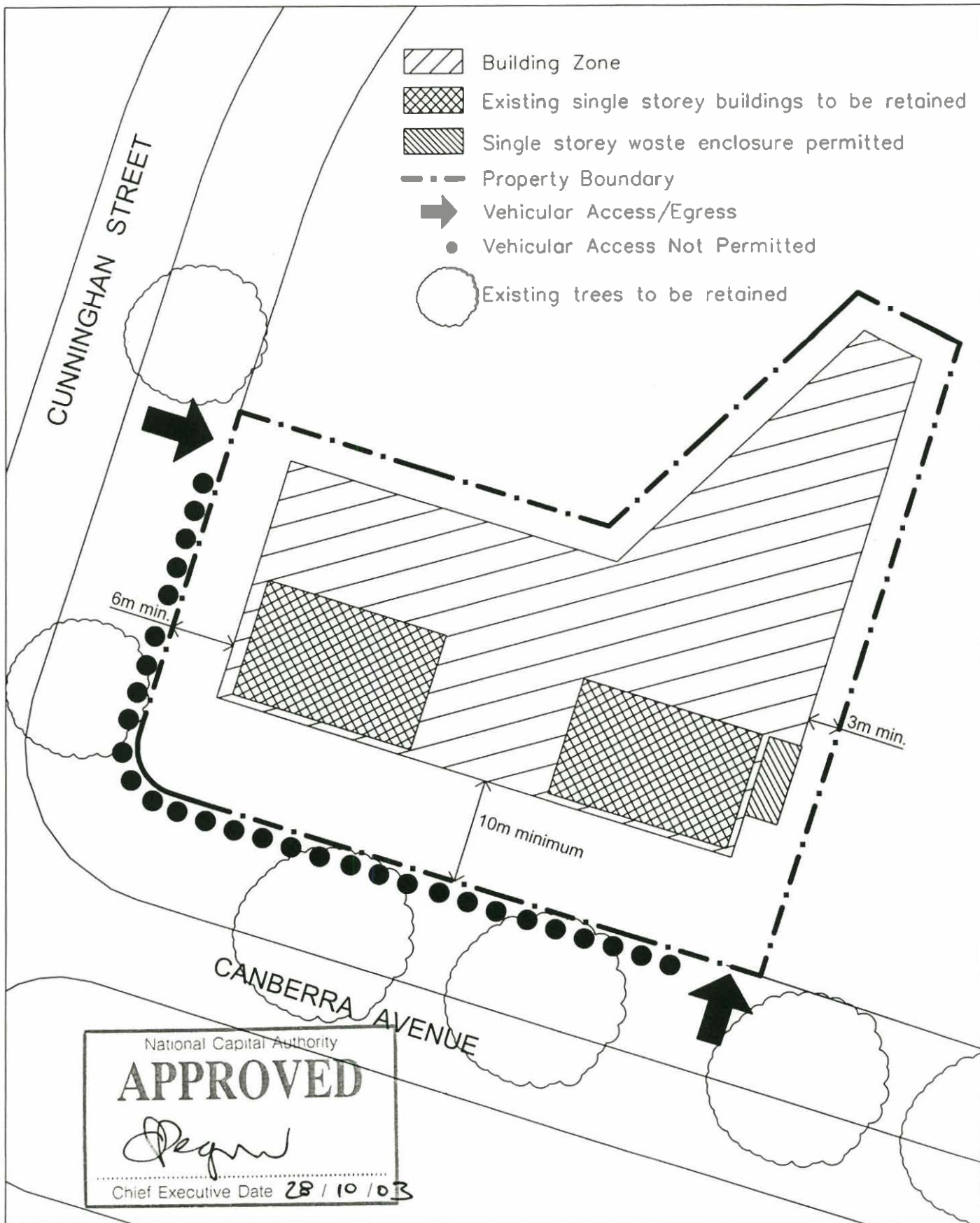
- 2.22 Details of all signs should be in accordance with Appendix IV – Signs Policies of the Territory Plan and Appendix H (Part 3: Signs) of the National Capital Plan with special attention being given to the integration of signs with building design and landscaping. Should an inconsistency arise between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

Electrical and Mechanical Equipment, Storage and Service Areas

- 2.23 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.
- 2.24 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.



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Giffith Section 23 Blocks 11 & 12



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