

**DEVELOPMENT CONTROL PLAN
DEFENCE COLLEGES SITE AT WESTON CREEK
DCP NO. 171/99/0005**

1. INTRODUCTION

1.1 Planning Provisions

The Defence Colleges site at Weston Creek is covered by 'Broadacre Areas' land use policy of the National Capital Plan (NCP). "*Education and Office establishments used by the Department of Defence*" is a permitted use within that land use category.

The site is National Land outside the Designated Areas of the National Capital Plan. Therefore, 'Special Requirements for Broadacre Areas' under section 5.3.1 of the Plan apply to the site. It requires a Development Control Plan (DCP) for the site to be prepared and agreed to by the Authority which, among other things, reflects the relevant provisions of the Territory Plan and meets the broad requirements set out under that section of the National Capital Plan.

This DCP has been prepared to satisfy the Special Requirements of the National Capital Plan and will form the basis for the assessment of any development proposed on the site.

1.2 Area Subject to this Development Control Plan

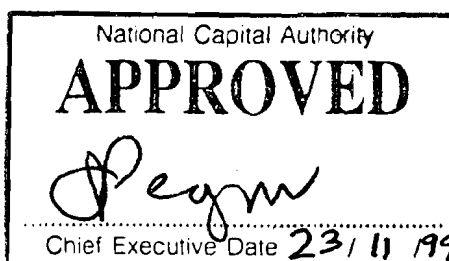
The area subject to this Development Control Plan is the National Land area shown in the *Development Control Plan Drawing No. 171/99/0005*.

The Department of Defence has declared its intention to acquire, with the support of the Territory, a portion of unleased Territory land on the north-west corner of the site. Once acquired it is proposed to declare it as National Land for use by the Department of Defence. This additional land, when declared National Land, will also be covered by the provisions of this DCP.

2. DEVELOPMENT CONTROLS

2.1 Urban Design Objectives

The site should achieve a high quality of development within an open landscape setting. Siting of development should avoid any adverse impact on the ecology and landscape character of the locality. Consistency in site development, built form and landscape design is required.



2.2 Building Design

Buildings should be designed to ensure an overall consistency in their form, massing and external design detailing. Variation in design and construction detailing may be considered especially where the design expresses the function of the building, but such variations should be within the limits of an overall theme.

Particular consideration should be given to the roof form and roofscape of all buildings on the site. Roof top plant and equipment should be carefully integrated with the roof form and design of the building.

Buildings and other support structures should be generally confined to the Building Zone shown in the *Development Control Plan Drawing No. 171/99/0005*.

2.3 Building Height

Buildings and other structures should be limited to a maximum of two storeys or equivalent in height. A third understorey level will be considered for buildings where the design is able to take advantage of the existing site topography.

2.4 Building Materials and Colour

Colours and materials of external facades and roofs of all buildings should be sympathetic to their rural setting.

All external facades and roofs should be constructed of durable low maintenance materials. Highly reflective external materials are to be avoided.

2.5 Landscape Design

The landscape should provide a context for the large masses of buildings, parking and paved areas and should moderate the visual impact of the development when viewed from public areas nearby.

Development proposals on site should be accompanied by associated landscape works. Such proposals should attempt to retain significant trees on site to the fullest extent practicable and integrate them in the landscape design.

A substantial belt of mature trees exists along the eastern boundary and the eastern half of the northern boundary of the site which should be preserved.

Care should be taken during construction to protect the trees marked "to be retained".



2.6 Vehicular Access and Carparking

Vehicular access/egress to the site will only be permitted from Kirkpatrick Street off Cotter Road as shown in the *Development Control Plan Drawing No. 171/99/0005*.

Traffic impacts of new development or the redevelopment of buildings on Cotter Road should be addressed to the satisfaction of the Territory.

Vehicular circulation within the site should ensure efficient access for visitors and staff to the principal address of various buildings, car parking and service areas. Access and parking requirements for people with disabilities should satisfy the relevant Australian Standards.

The car parking requirement for development on the site should be based on the parking standards of the ACT Government. All car parking generated by the development should be fully accommodated on site.

Visual impact of large car parking areas should be minimised in the landscape design.

2.7 Signs

All signs should be of a high standard and must not detract from the overall character of the built environment and its landscape setting. They should be consistent in design and appearance and meet the requirements set out in Appendix H, Part 4 of the National Capital Plan.

2.8 Building Services, Storage and Service Areas

All building services (sewer, water, stormwater, electricity, telephone, gas) should be in accordance with the requirements of the ACT Government and other relevant authorities.

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 locality. Such areas should be carefully designed and screened from public view.

2.9 External Lighting

The illumination of buildings and spaces on the site should ensure that night sky illumination is kept to a minimum. Any upward light emission that could have an impact on the operations of Mount Stromlo Observatory should be discussed with the Australian National University to ensure that it does not interfere with the operations of the Observatory.



2.10 Environmental Considerations

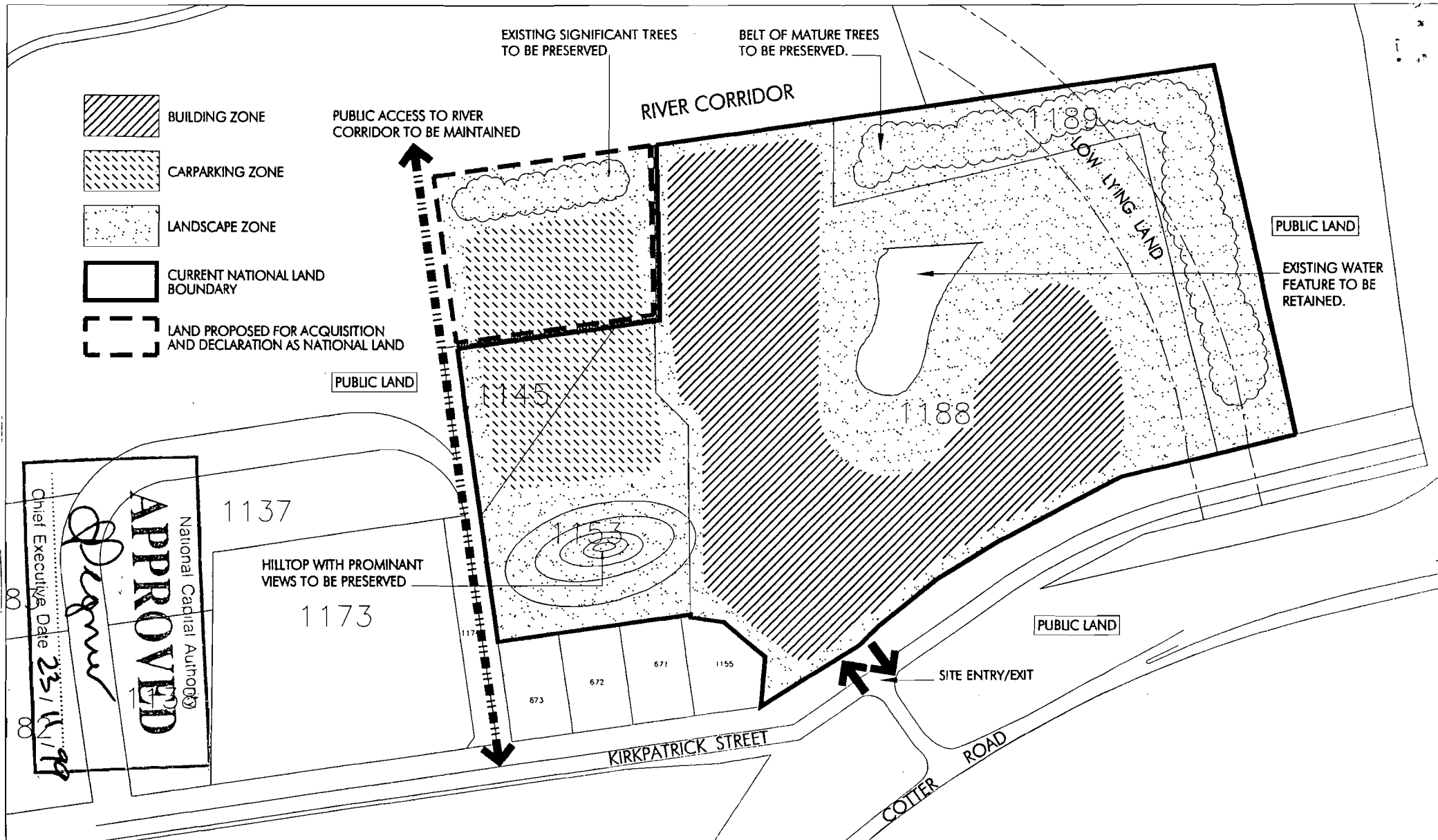
Adverse environmental impacts from on-site developments, on adjacent land and development, should be identified and ameliorated as far as is practicable. Environmental protection measures should be adopted to ensure that sensitive elements on the site and in the adjacent River Corridor area are protected.

Air quality, noise, waste management and stormwater runoff resulting from development or redevelopments on site need to meet the specifications of the ACT Government.

3. DEVELOPMENT ASSESSMENT

The subject site is on National Land but is not included within the Designated Areas of the National Capital Plan. Development proposals on the subject site are required to be submitted to the Authority for assessment to ensure that they are not inconsistent with the provisions of the National Capital Plan as required under section 5.2(b) of the Plan.





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DATE: 14 Sep 1999

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DRAWING TITLE:

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DCP DRAWING NO. 171/99/0005



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