



Australian Government
National Capital Authority

Development Control Plan 19/02

Blocks 4 & 5 Section 38 Campbell

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1. Preamble

Blocks 4 and 5 Section 38 Campbell is National Land outside Designated Areas and is defined as Urban Areas in the National Capital Plan. Special Requirements for National Land sites in the Urban Areas under section 4.22 of the Plan apply and state:

Development, including subdivision and leasing proposals, of all National Land not included in a Designated Area of this Plan, is to conform to Development Control Plans agreed by the Authority. Development Control Plans are to reflect the relevant provisions of the Territory Plan, and meet the following requirements:

- i. Adverse environmental impacts from on-site developments, on adjacent land and development, shall be identified and redressed to the extent practicable.*
- ii. Adequate provision should be made where appropriate for visitors to sites.*
- iii. Functional relationships between uses within and external to the site shall be provided for.*
- iv. Consistency in the external design and site layout of buildings and landscaping shall be sought.*
- v. Satisfactory arrangements shall be made for parking accommodation and vehicular access and egress. Traffic impacts of development shall be taken into account.*

The Plan further requires that development proposals on National Land be referred to the National Capital Authority (NCA). The NCA will assess proposals to ensure they are not inconsistent with the provisions of the Plan or this Development Control Plan (DCP).

The provisions of this DCP apply to Blocks 4 and 5 Section 38 Campbell. In the absence of a provision in the DCP or the Plan to the contrary, all development should accord with the relevant provisions of the Territory Plan. Where an inconsistency arises between the Territory Plan and the National Capital Plan or this DCP, the National Capital Plan or this DCP prevails.

2. Planning and urban design objectives

The planning and urban design objectives for the site reflect the relevant metropolitan planning objectives of the National Capital Plan, the Territory Plan and the NCA's desire for exemplary design in the National Capital.

Metropolitan Planning Objectives

Development on the site is not to be inconsistent with the following objectives for metropolitan planning in Canberra.

- Provide opportunities for increased residential population in the central area of Canberra and within close proximity to the city centre, town centres and along major transport routes.
- Ensure development contributes to the overall design quality and landscape structure of the National Capital.
- Ensure development and redevelopment is carefully managed so that it achieves a high standard of residential amenity, makes a positive contribution to the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties.
- Provide for a diversity of living, working and recreation opportunities in the existing urban areas of Canberra.
- The development anticipated in this DCP is akin to development that is currently permitted in the Territory Plan RZ5 High Density Residential zone which is to apply to the site once the land is transferred to Territory Land.

Urban Design Objectives

Development of the site is to demonstrate its consistency and applications are to provide specific details on how the following urban design objectives are met.

- Ensure that a high level of amenity is provided in site layout and urban design.
- Ensure that noise impacts are mitigated through appropriate building design, materials and construction.
- Encourage building design that exhibits excellence in architecture, landscape architecture and urban design and demonstrate sustainable features through the use of high quality and durable materials.
- Enhance the character of Limestone Avenue as a Main Avenue of the National Capital and recognize its importance as one of the main approaches to the Australian War Memorial and Anzac Parade.
- Encourage modulation, tactility, silhouette and human scale in relation to built form and streetscape design.
- Maintain and reinforce the character of both Ainslie Avenue and Limestone Avenue and the wider landscape setting of the National Capital.
- Ensure that future indirect and direct impacts of the adjacent proposed major infrastructure alignment are considered in site layout and building design.
- Provide allowance for buildings with an appropriate scale along Limestone Avenue.
- Provide a wide range of affordable and sustainable housing choices that meet changing household and community needs.
- Apply best practice building and environmentally sustainable design, detailing and servicing strategies to minimize environmental impact in construction and for the life of the development
- Maintain and enhance environmental amenity and undertake development using environmentally sustainable development principles

3. Land use and desired planning outcomes

Figure 1 illustrates the development areas for the site based on preliminary investigations. The land use and desired planning outcomes for each of the identified areas are described below.

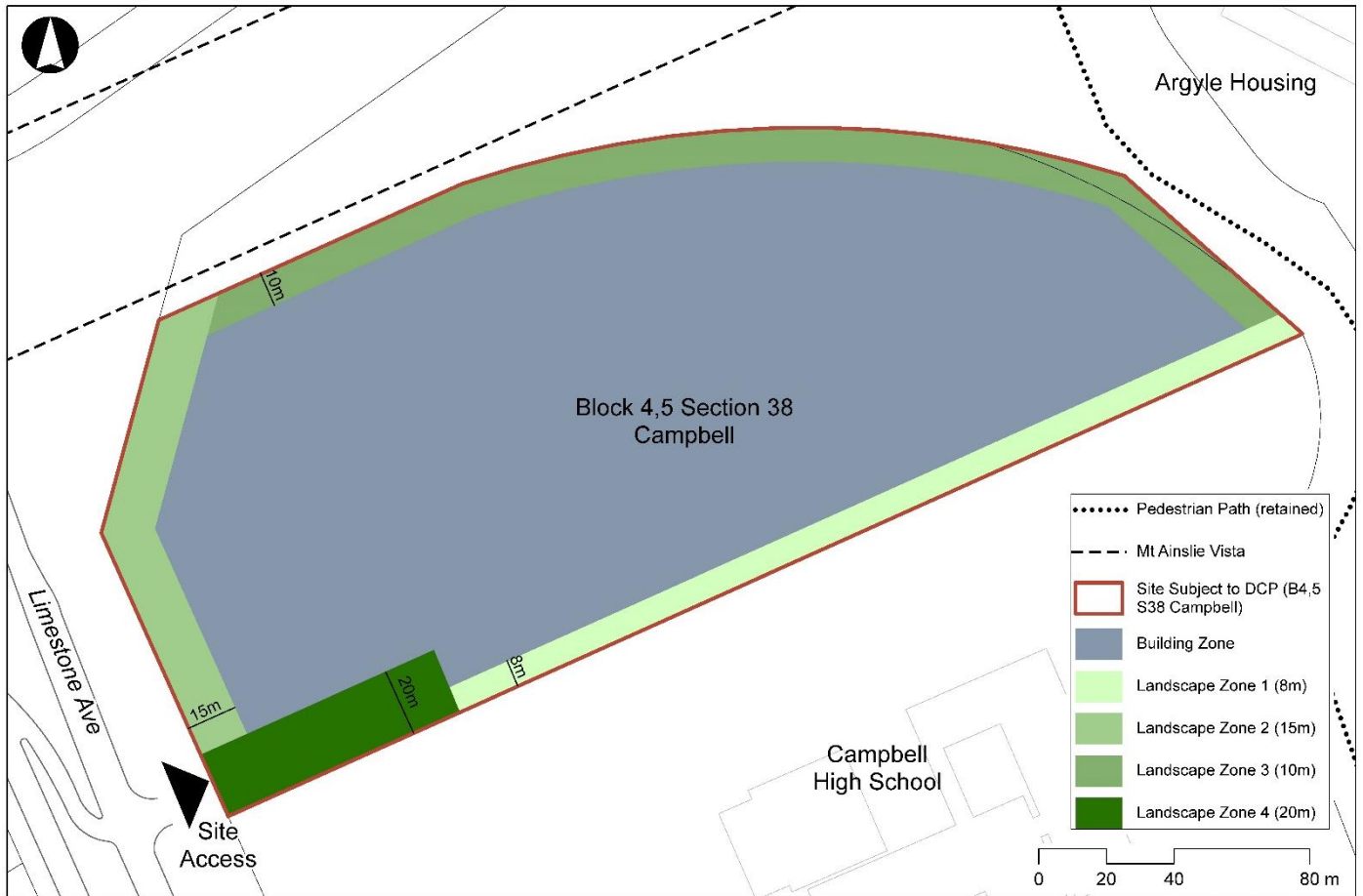


Figure 1 – DCP Drawing

Development Area

Permitted land uses on the site are Residential and ancillary uses only.

The gross floor area (GFA) of all building erected on the site must not exceed 40,000 square metres

Landscape Zone 1

This area shall be 8m wide and can incorporate private open space to the southern boundary.

The landscape zone is to include trees and/or shrubs appropriate to the landscape character of the surrounding area and include a mixture of native and exotic plantings.

Minor encroachments of building elements may be located within the landscape zone where they contribute to the articulation of the building form. These elements may encroach within the landscape zone no more than a maximum of 2 metres. The total area of all building encroachments on the site is to be no more than 2.5% of the total area of all the landscape zones. Building is defined as a structure with a roof and walls. Other structures such as courtyard walls, fences, terraces and stairs associated with the private open space are permitted within the zone.

Landscape Zone 2

This area shall form the building setback to the Limestone Avenue frontage. This area shall be a minimum of 15m wide and shall be well landscaped with trees and/or shrubs appropriate to the landscape character of the surrounding area. This area will need to mitigate the potential impacts of major infrastructure on the site.

Structures such as a pool and associated recreation facilities and amenities are permitted in this area.

Landscape Zone 3

This area shall form the building setback along the northern frontage of the site. This area shall be a minimum of 10m wide and shall be well landscaped with a mixture of trees and/or shrubs appropriate to the landscape character of the surrounding area.

Minor encroachments of building elements may be located within the landscape zone where they contribute to the articulation of the building form. These elements may encroach within the landscape zone no more than a maximum of 3 metres. The total area of all building encroachments on the site is to be no more than 2.5% of the total area of all the landscape zones. Building is defined as a structure with a roof and walls. Structures such as tennis court are permitted in this area.

Landscape Zone 4

This area is to provide for the main access road from Limestone Avenue to the site (Figure 1). This area shall be 20m wide and can incorporate a new access road and parking (limited to a maximum of 3 parking spaces).

Minor encroachments of building elements may be located within the landscape zones where they contribute to the articulation of the building form. These elements may encroach within the setback no more than a maximum of 5.5 metres. The total area of all building encroachments is to be no more than 2.5% of the total area of all the landscape zones. Building is defined as a structure with a roof and walls.

4. Urban design principles

The site shall be of high-quality urban design. Although the site may be developed in stages, it should resemble a distinct precinct and conform to the urban design objectives outlined below.

Urban Design Principles

Building Height and Form

1. Building heights in each block shall be no higher than the built envelope depicted in Figure 2.
 2. Buildings should provide high quality articulated frontages to Limestone Avenue. Large expanses of blank walls will not be permitted to street frontages. Built form shall be distributed as to ensure no specific building dominates the site and will be sufficiently separated to provide ample space for functional open space areas and provide sufficient sunlight to areas of the public realm.
 3. The design of the buildings will maintain a broad level of consistency in the external design and materials whilst allowing some scope of differentiation in architectural design.
 4. Buildings and structures on the site shall conform to the requirements of part 3 of this DCP. The height of buildings is to be such that the shadow cast at 9:30am on 21 June must not encroach on Sections 11 or 18 Reid. No structure shall exceed RL 617.
 5. The height of buildings must minimize shadows on the outdoor playground areas of the Campbell High School during between 9am to 3pm.
 6. Careful consideration is to be given to the built form, roof form and roofscape structures as viewed from each of Mount Ainslie, Ainslie Avenue, Limestone Avenue, Campbell High School and the Australian War Memorial.
 7. Building with continuous parapets are not permitted
 8. Roof top plant and equipment, if required, must be enclosed. Enclosures are to be carefully integrated with the roof form and design of structures and buildings.
 9. Highly reflective external materials are not permitted.
 10. Building materials, construction and finishes are to be responsive to microclimate issues. Use of sunscreen devices as articulation elements may be employed to achieve climate responsive facades.
 11. Articulation elements are permitted in accordance with the Landscape Zones as described in Section 3. Blank facades to public spaces or streets are not permitted.
 12. All mechanical plant and equipment should be contained within buildings or located within services enclosures appropriately screened from all public areas.
 13. Visually exposed air conditioning units and plant that are visible from public areas shall not be permitted.
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Urban Design Principles

Landscape Structure

1. A high standard of landscape design is required for the Site. Planting of endemic trees along the border of the site commensurate with the landscape character of Mount Ainslie should be investigated based on their practicality and ability to provide solar passive design. A mixture of native and exotic plant species is permitted in the landscape zones as defined by Figure 1.
2. Exotic trees and plant species are permitted for establishing localised amenity within the site provided the broad landscape character of the site required by this DCP (being commensurate with the character of The surrounding area) is maintained.
3. This landscape structure shall incorporate low level and mid storey vegetation to meet screening and landscape structure requirements of this DCP.
4. High quality-communal spaces should be provided on-site.
5. The landscape internal to the site shall utilise predominantly deciduous street trees commensurate with the surrounding suburban areas.
6. All trees used shall be of advanced stock to establish an integrated and unified landscape character for the site.
7. Paving, lighting, street trees and planting beds shall be of high quality and should reinforce the amenity and visual quality of the pedestrian environment. Street trees and other large trees are to be planted in deep-root soil conditions. Deep soil zone means an area of soil within a development that is unimpeded by buildings or structures above and below ground, and which has sufficient dimensions to allow for the growth of healthy trees. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.

Access, Circulation and Parking

1. Primary Access to the site shall be from Limestone Avenue.
2. Traffic impacts of development on the surrounding infrastructure shall be assessed and taken into account as part of any development proposal.
3. Access and circulation shall provide a clear hierarchy of movement and spaces consistent with the Road User Hierarchy prioritising pedestrian and cyclist movement over private vehicle movements.
4. A parking strategy shall be provided for the entire site.
5. Large off-street permanent surface car parks are not permitted. Resident parking is to be accommodated in basements and/or in above ground structures concealed from view of public areas. No parking areas Along the main internal access road is to exceed 6 car spaces in length along that road without use of deep-rooted tree plantings to break up the visual impact of the these areas.

6. Visitor parking shall be contained completely on-site. .

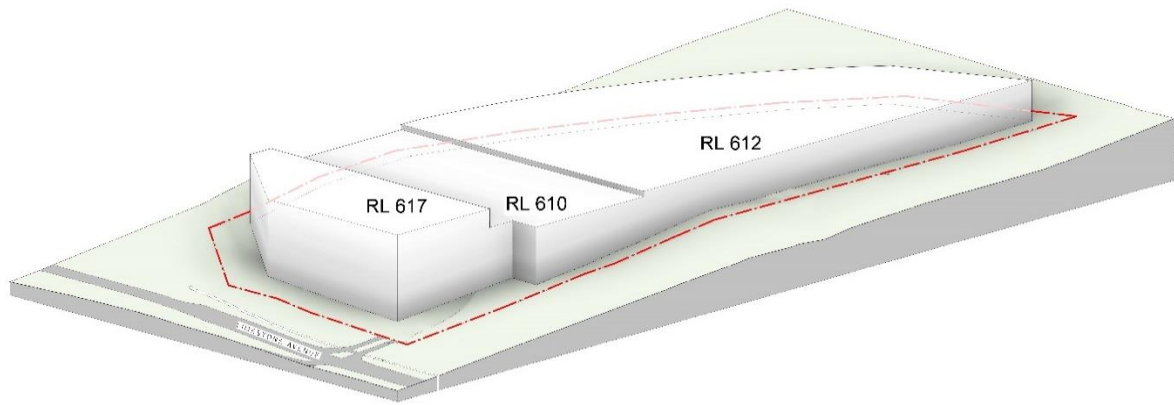


Figure 2 – Building Envelope

5. Concept plan

Prior to development (including subdivision) of the site, a concept plan shall be prepared for the entire site by the lessee and approved by the NCA. The concept plan shall:

- carefully consider the surrounding areas and the potential impacts development may have on traffic, parking, amenity and urban form.
- be consistent with the objectives and urban design objectives of this DCP.

The concept plan shall include (but not be limited to) the following:

Detailed plan of subdivision

This Plan must show the area and dimensions of all proposed blocks at a legible scale and any required easements. The subdivision must provide appropriate block orientation to achieve maximum solar access for the majority of buildings.

Built form typologies

A set of built form typologies are to be submitted in support of the concept plan to provide clarification on the intended built form to be developed. These plans should show notional building footprints, internal driveways and car parking areas and demonstrate that dwellings can be provided with suitable orientation to the street and open space frontages, appropriate solar access, and provide appropriate vehicular and pedestrian access.

Development shall exemplify sustainability principles and demonstrate excellence in site amenity, urban design and environmentally sustainable design. Functional relationships between uses within and external to the precinct shall be provided. Properties within the precinct shall have a good address to the public realm and clear and distinctive entrances.

In accordance with the desired planning and urban design outcomes of this DCP, these plans shall:

- demonstrate that the proposed height of buildings shall minimise overshadowing to surrounding developments and the landscape setting. The concept plan shall include shadow diagrams for solstice and equinox times of the year.
- demonstrate a high level of design quality in regard to solar orientation, noise, views, privacy, and passive cooling features such as ventilation and shading.
- include indicative materials and finishes.
- identify areas of private open space consistent with the minimum requirements of the Territory Plan.
- include indicative elevations and sections.

Landscape masterplan, streetscape and public realm design

A landscape masterplan for the entire site must be provided as part of the concept plan. The masterplan shall provide for a mix of landscape precincts of distinct character and landscape principles for each precinct.

These plans shall ensure integration of the adjacent landscape character of Limestone Avenue, the surrounding area and consider the Mount Ainslie vista and landscape character of nearby residential areas.

In accordance with the desired planning outcomes of this DCP, the landscape masterplan shall:

- identify the location and species of trees and shrubs that enhance the Mt Ainslie vista by incorporating native trees in the Limestone Avenue frontage and northern boundary setbacks. (Landscape Zone 2

and 3).

- identify the location and species of preferred exotic trees internal to the site commensurate with the residential character of Ainslie and Reid.
- include indicative plans and cross sections for streetscapes and public realm design.
- include a suite of materials and finishes for use in the public realm.

Indicative development staging

The staging plan shall provide clear guidance on the intended staging of development.

Detailed transport assessment and network design

An assessment of the concept plan's traffic impacts and how these are mitigated through construction of additional onsite and offsite infrastructure is required.

A plan detailing road connections, layout and design (road and verge widths), pedestrian and cycle pathways (including indicative dimensions), and connections to surrounding urban areas is required. If offsite works are necessary, these shall be detailed to the same level. A detailed Traffic Impact Assessment (TIA) shall form part of this component. The traffic assessment shall be subject to consultation with relevant ACT Government agencies.

In accordance with the desired planning outcomes of this DCP, the traffic assessment shall provide:

- An internal road network that is safe and legible.
- a whole of site parking strategy with adequate parking for visitors to the site. On-street parking within the site shall be available for visitors within the internal street network of the proposed development. Car parking rates shall be consistent with the Territory Plan's Parking and Vehicular Access General Code.
- indicative locations and capacity surface car parking areas and basements and strategies to ensure these areas are screened from view from Ainslie Avenue, Limestone Avenue and Campbell High School.
- Indicative designs for the access points and off-site works including:
 - layout and design (road and verge widths), pedestrian and cycle pathways (including indicative dimensions in accordance with the urban design principles of this DCP)
 - intersection design for access point to the site at Limestone Avenue.
- areas identified as being accessible or inaccessible to heavy vehicles.

Servicing strategy plans

A strategy for providing the infrastructure requirements necessary for the developing the site, including telecommunications, electricity, gas, water and sewerage is to be included. Plans illustrating the indicative alignment and capacity of such services shall be provided.

Signage masterplan

A signage masterplan that includes design detail and location of street signs, estate signs, and directional signage is required.

Supporting Reports and Studies

Supporting the concept plan, further detailed investigations are required to be undertaken and submitted accompanying the plan. Completed reports and statutory processes, such as endorsement by external entities will be required prior to approval of the works. These include (but are not limited to):

- **Planning and Design Report** – This is to include as a minimum:
 - A written assessment against the requirements of the National Capital Plan, this DCP, the ACT Planning Strategy and the Crown Lease applicable to the site.
 - Site location and analysis plans.
 - Slope analysis plans (including proposed cut and fill required to achieve the concept).
- **Tree Survey and Management Plans** – This should include the potential lifespan and maintenance requirements for each species.
- **Geotechnical Investigation Report** – A detailed geotechnical investigation should be carried out concurrently with detailed design of road and block layouts to ensure that subsurface conditions will not adversely affect the construction of infrastructure within the site.
- **Water Sensitive Urban Design Strategy** – A strategy for water resource management (including storm water management) should be devised, in accordance with the Water Ways: Water Sensitive Urban Design General Code of the Territory Plan. The strategy should consider the following:
 - The provision of storm water infrastructure, storage and water quality control ponds
 - Provision for storm water harvesting capability
 - Management of stormwater issues onsite is preferable. Offsite alternatives may be considered with the approval of the relevant land custodian.
- **Lighting Strategy** - Outdoor lighting including security and car park lighting shall be designed and sited to minimise light pollution and shall be of a high-quality design in detail and execution. All street and footpath lighting shall use full cut-off light fittings. Any up-lighting of buildings and structures should be designed to keep night time overspill and glare to a minimum. A full cut-off light fitting allows no light to be directed upward. No light dispersion or direct glare is allowed to shine at or above a 90-degree horizontal plane from the base of the fixture. The lens/diffuser should not project beyond housing. The lens/diffuser should not project beyond housing and minimal light should be emitted above 80 degrees as per Figure 3.

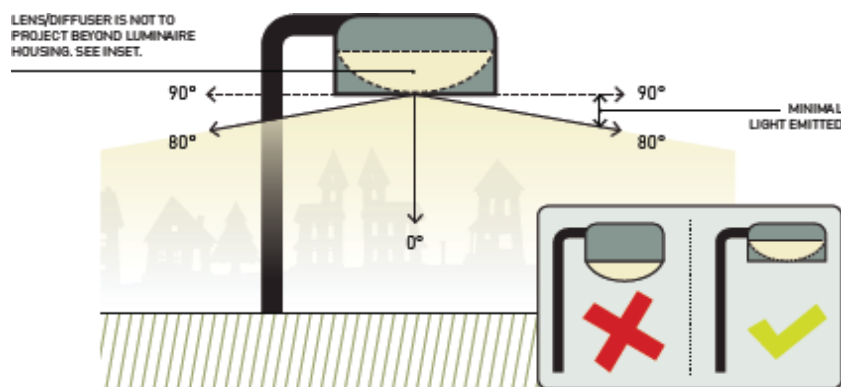


Figure 3 – Full cut off light fixture

- **Heritage assessment and impact statement/Ecological assessment and EPBC Act Requirements** - The proposed action for medium to high density residential development has been referred to the Commonwealth Department of the Environment and Energy (DEE). On 27 July 2018, DEE issued an approval with conditions under the EPBC Act (EPBC 2014/7372). Any concept plan or detailed development proposal is to be consistent with the relevant conditions of the EPBC approval. Reference is to be made in the Planning and Design Report as to how any concept plan or detailed development proposal complies with the EPBC approval.
 - **Environmental Protection and Pollution mitigation** – The concept plan must include assessment of the possible discharge of pollutants and noise caused by development of the land. These may be included within other supporting studies (such as traffic assessments) or as stand-alone documents. The Planning and Design Report, accompanying the concept plan must identify any mitigation measures required to address discharge of pollutants and noise and what will need to be incorporated into the detailed design. The concept plan and these assessments must be in accordance with the Environment Protection Act 1997 (ACT) and Environment Protection Policies (EPPs) administered by the ACT Government’s Environment Protection Agency.
 - **Bushfire Risk Assessment and Management Plan** – an independent bushfire risk assessment using the Australian Standard for Risk Management AS/NZS 4360 and AS 3959 (as may be updated or replaced from time to time) is required and the outcomes shall be incorporated into the site design.
 - **Environmental Management Concept (EMC) plan** – This must detail the proposed pollution control measures that will form part of the sediment and erosion control plan required under the Environmental Protection Agreement for the development of the site. The plan should be in accordance with the ACT EPA 2007 Environment Protection Guidelines for Construction & Land Development in the ACT and include items identified in Schedule 11.1 Pollution Control Plan Checklist of the Environment Protection Guidelines.
- In addition, the EMC Plan is to include:
- site compound location(s).
 - identification of areas affected by traffic and other noises.
 - provision for noise mitigation works where this may be necessary.

Public Consultation

Any concept plan and detailed development proposals prepared for the site, in accordance with this DCP, will be subject to public notification and consultation prior to approval by the relevant planning authority. Any subsequent approval of the concept plan does not remove or prejudice the requirements of future developments to be assessed by the relevant planning authority against the Plan, this DCP and any approved concept plan.

Detailed development proposals will be accessed for consistency against provisions of this DCP and the approved concept plan