



Australian Government
National Capital Authority

Draft Development Control Plan 19/01

Part Block 12 Section 111 Symonston and Part Block 2233
Jerrabomberra

February 2019

Contents

Introduction.....	3
Part 1: Context.....	3
1. Background.....	3
2. Explanatory Statement.....	5
1.3 Outline of the Process	5
1.4 Public Consultation	6
Part 2: Draft Development Control Plan.....	7
1. Preamble	7
2. Planning and Urban Design Objectives	7
3. Land Use	8
4. Building Design	8
5. Building Height	8
6. Roofscape Design	8
7. Setback	8
8. Materials and Colours	9
9. Signs	9
10. Lighting	9
11. Mechanical Plant and Equipment, Storage and Service Areas.....	10
12. Vehicle Access and Car Parking	10
13. Fencing	10
14. Sustainable Development	11
15. Landscape Design	11
16. DCP Drawing.....	11
Appendix 1- DCP Drawing 19/01-01	12

Introduction

The National Capital Plan (the Plan) came into effect on 21 January 1990. The subject site, part Block 12 Section 111 Symonston and part Block 2233 Jerrabomberra is adjacent to Canberra Avenue, an Approach Route as defined in the Plan. In accordance with Section 4.24 of the Plan, Special Requirements apply to development on all land which fronts directly onto Approach Routes and is not more than 200 metres from their middle lines. Canberra Avenue, from the ACT border to Hume Circle, is an Approach Route as defined in the Plan.

Special Requirements state:

‘Development along the identified Approach Routes is to conform to Development Control Plans agreed by the National Capital Authority, which seek to enhance the surrounding predominantly rural character and landscape outside the urban areas. As the Approach Routes enter the built up areas, the emphasis will shift to a more formal character.’

The purpose of this Development Control Plan (DCP) is to provide guidance for the future development of the subject site within the framework of the National Capital Plan and the Territory Plan. In the absence of a provision to the contrary, all development should be in accordance with the relevant provisions of the Territory Plan. Where an inconsistency arises between the Territory Plan and the National Capital Plan, the National Capital Plan prevails.

Draft DCP 19/01 has been prepared in accordance with the National Capital Plan.

Part 1: Context

1. Background

The National Capital Authority (NCA) has received a request from Hugh Gordon Architecture on behalf of the Crown Lessee to prepare a DCP for part Block 12 Section 111 Symonston and part Block 2233 Jerrabomberra. The DCP will guide future planning and development of the subject site.

The subject site is currently farmland (grazing) and the two blocks sit adjacent to each other fronting Canberra Avenue as shown in *Figure 1* below. Block 2233 Jerrabomberra contains a number of farmhouses and outbuildings along a private road with access from Canberra Avenue. On the eastern side of Block 2233 Jerrabomberra, a creek and wetland area cross the block from north to south and feeds into the Molonglo River to the north.

A number of different land uses surround the subject site. Canberra Avenue is located to the north of the subject site and defence base HMAS Harman is located to the east. To the west and south of the subject site land is utilised for grazing. To the north-west is the Canberra Outlet Centre and Fyshwick retail precinct and to the north-east is the Beard Industrial Estate Park.

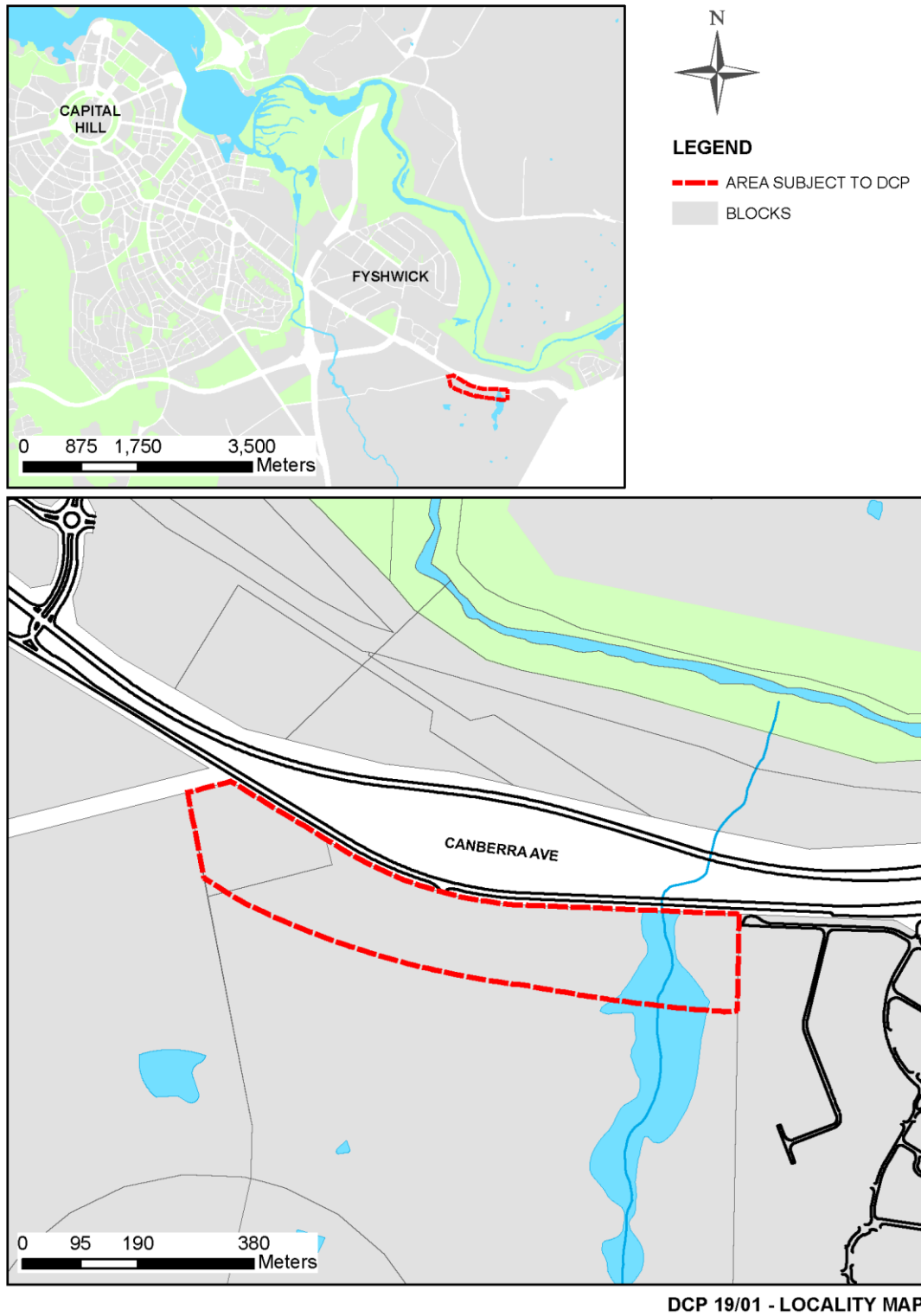


Figure 1- Locality Map of Subject Site

2. Explanatory Statement

2.1 Purpose of Draft Development Control Plan 19/01

If approved, DCP 19/01 will establish the planning and urban design provisions for the subject site, including building height, setbacks and design, landscape character, access and parking. The purpose of the DCP is to provide planning guidance for future development within the framework of the Plan.

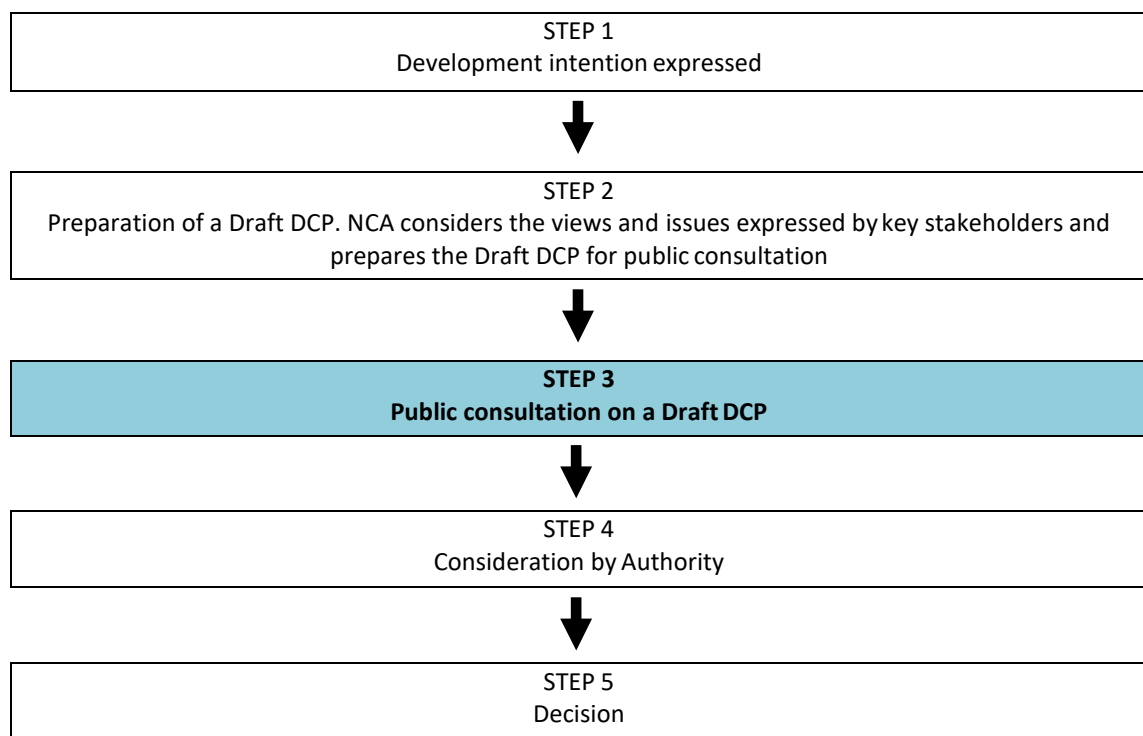
2.2 Effect of Draft Development Control Plan 19/01

Draft DCP 19/01 includes the following provisions:

- general planning and urban design objectives for development of the subject site;
- requirements for building height and setback, and architectural quality in built form;
- requirements for an enhanced landscape character along the Canberra Avenue frontage;
- requirements for vehicular access from the Canberra Avenue frontage; and
- requirements for signage and lighting.

2. Outline of the Process

The process for making a Development Control Plan is outlined below:



1.4 Public Consultation

The NCA invites written comments on the draft DCP from community and stakeholders by close of business on **Monday 25 March 2019**. All responses received will be considered before a decision on the draft DCP is made by the NCA.

Public Information Session

A public information session will be held on:

Wednesday 27 February 2019, between 12pm and 1pm
At the National Capital Authority
Treasury Building, Ground Floor, King Edward Terrace
PARKES ACT 2600

How to access copies of the draft DCP

Go to: <https://www.nca.gov.au/draft-development-control-plans>

Hard copies are available on request by phoning 02 6271 2888 or emailing dcp@nca.gov.au

Written comments can be made by the following methods

- | | |
|--|--|
| <ul style="list-style-type: none">• Emailing your submission to:

DCP@nca.gov.au• Writing to:

Mr Andrew Smith
Chief Planner
National Capital Authority
GPO Box 373
CANBERRA ACT 2601 | <ul style="list-style-type: none">• Delivering your submission by hand to:

National Capital Authority
Treasury Building, Ground Floor,
King Edward Terrace
PARKES ACT 2600
Between 9am and 5pm Monday to Friday |
|--|--|

Further information is available from:

Sarah Treble on (02) 6271 2888 or email DCP@nca.gov.au.

Permission to disclose name and address

The NCA seeks an open and transparent consultation process. Following public consultation on the draft DCP, the NCA will prepare a Consultation Report which will be published on the NCA website. This report will include a summary of each submission. The NCA intends to publish the name and suburb of each person making a submission but will not publish contact details (such as physical address, email or phone number).

If you have a concern about having your name published in the report or if you wish to make a confidential submission, you must make this clear when submitting your comments and say why you want your submission to be kept confidential. The NCA will consider requests for confidentiality but cannot make commitments in advance. If you have concerns about confidentiality, please contact the NCA to discuss before making a submission.

Part 2: Draft Development Control Plan

1. Preamble

The subject site, part Block 12 Section 111 Symonston and part Block 2233 Jerrabomberra is adjacent to Canberra Avenue. Canberra Avenue is an Approach Route as defined in the National Capital Plan (the Plan). Special Requirements for Approach Routes apply to development on all land (not included within any Designated Area) which fronts directly onto Canberra Avenue AND is not more than 200 metres from the middle lines.

The Special Requirements for Approach Routes under Section 4.24 of the Plan applies to the subject site and states:

‘Development along the identified Approach Routes is to conform to Development Control Plans agreed by the National Capital 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.’

The provisions of this Development Control Plan (DCP) apply to the subject site and in the absence of a provision in the National Capital Plan to the contrary, all development will be in accordance with the relevant provisions of the Territory Plan. Where an inconsistency arises between the Territory Plan and the National Capital Plan, the National Capital Plan prevails.

The subject site is Territory Land outside the Designated Area of the Plan and therefore the planning and land authority within the ACT’s Environment, Planning and Sustainable Development Directorate (EPSDD) is responsible for assessing development applications relating to the subject site. In doing so, the EPSDD is required to ensure that the proposed development is consistent with this DCP and the Plan.

The Canberra Avenue road reservation forms part of the Designated Areas of the Plan and therefore the National Capital Authority (NCA) is responsible for granting Works Approval within the road reservation.

2. Planning and Urban Design Objectives

The character of development in this area contributes to the experience and quality of Canberra Avenue as a significant Approach Route to the National Capital. The Approach Routes play a critical role in the formation of the traveller’s perception of the city and alert the traveller to the special symbolic and functional significance of the National Capital. The objective for planning and development of the Approach Routes is to establish and enhance the identity of the approaches. In this respect, development of the site must respond to the following general objectives set out for all Approach Routes:

- identify and enhance distinct realms and elements that will introduce visitors to the inherent characteristics of Canberra;
- recognise and reinforce the importance of the setting of the National Capital by directing views to the rural landscape and surrounding hills; and
- ensure that development is to a quality appropriate to its location adjacent to a National Capital Approach Route.

3. Land Use

- 3.1 Land use of the subject site shall be consistent with the land use of the National Capital Plan, and the land use of the Territory Plan.

4. Building Design

- 4.1 Development on the subject site is to achieve a high architectural design quality within a landscaped setting. Consideration must be given to the visual impact of proposed development, in particular when viewed from Canberra Avenue.
- 4.2 Buildings are to be designed to appear as predominantly low horizontal built forms, and site coverage of buildings must not result in a built form that is bulky and visually intrusive.
- 4.3 No single building or significant structure shall exceed a maximum of sixty-five (65) metres in length when measured parallel to the Canberra Avenue frontage. Minor single storey linking structures between buildings may be permitted where they are setback a minimum of fifty (50) metres from the road reserve.
- 4.4 Building frontages to Canberra Avenue shall have a maximum unarticulated length of fifteen (15) metres to the Canberra Avenue frontage.
- 4.5 A minimum of twenty-five (25) metres shall be provided between each building or significant structure when measured parallel to Canberra Avenue.

5 Building Height

- 5.1 The height of building and other permanent structures must not exceed twelve (12) metres above natural ground level measured to the parapet or eaves. Natural ground level shall:
- be taken to the level of the block boundary closest and directly adjacent to Canberra Avenue, and;
 - be measured from a line perpendicular from the road reserve. The height of the road reserve may be normalised where it passes over culverts and other localised earthworks.
- 5.2 No encroachments above twelve (12) metres will be permitted. Rooftop plant shall be integrated into the maximum building height and be consistent with the requirements of Section 6 'Roofscape Design' of this DCP.

6 Roofscape Design

- 6.1 Careful consideration should be given to the roof form and roofscape of buildings as viewed from Canberra Avenue.
- 6.2 Roof top plant and equipment, if installed, shall be fully concealed from view. This may be achieved through integration with the roof form.

7 Setback

- 7.1 Buildings and other structures shall be setback in accordance with the requirements set out in DCP Drawing No 19/01-01.
- 7.2 Minor encroachments of building articulation elements may be permitted providing the development meets the objectives set out under Section 2 'Planning and Urban Design Objectives' of this DCP. Building articulation elements may include verandahs, balconies, porches, awnings, shade devices, pergolas, building entry foyers and the like.

8 Materials and Colours

- 8.1 The façade and roof of buildings shall be constructed of high quality and durable materials.
- 8.2 Colour of the external finishes of buildings and structures must be appropriate to and not discordant with, the general development and amenity of the locality. High contrasts in colours or material of external finishes and highly reflective (including white) materials on roofs and walls will not be permitted.
- 8.3 Building materials, construction and finishes should be responsive to microclimatic issues. Use of sun screening devices as articulation elements should be employed to achieve climate responsive façades where appropriate in relation to siting and orientation.

9 Signs

- 9.1 Careful consideration should be given to the integration of signs with the building design and landscaping to ensure that they do not detract from the Canberra Avenue frontage.
- 9.2 All signs on buildings shall be below the eaves or parapet capping. A maximum of one Wall Sign (as defined by the *Signs General Code* of the Territory Plan) will be permitted per building. The maximum size of a Wall Sign will be four (4) square metres, or 10% of wall space, whichever is the lesser.
- 9.3 A single freestanding Pylon/Column Sign (as defined by the *Signs General Code* of the Territory Plan) to a maximum height of six (6) metres is permitted on Block 12 Section 111 Symonston. No other free standing signage is permitted. The Pylon/Column Sign is permitted to be located in the *Landscape Zone* as shown on DCP Drawing 19/01-01. The sign is to have a minimum setback from Canberra Avenue boundary of five (5) metres and three (3) metres from side boundary.
- 9.4 A single Pole Sign (as defined by the *Signs General Code* of the Territory Plan) to the maximum height of two (2) metres is permitted on Block 2233 Jerrabomberra. No commercial advertising is permitted.
- 9.5 Temporary freestanding signage will be permitted on the subject site in accordance with the *Signs General Code* of the Territory Plan.
- 9.6 Changeable message signs, animated or flashing signs, and third party advertising signs are not permitted on the Pylon/Column Sign, Pole Sign, temporary freestanding signage, building facades or roofs visible from, or within setback areas to Canberra Avenue.

10 Lighting

- 10.1 All outdoor lighting, including security and car park lighting, shall be designed and sited to minimise light pollution. Outdoor lighting shall use full cut-off light fittings. Any up-lighting of buildings or structures should be carefully designed to keep night time overspill and glare to a minimum.

- 10.2 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 and minimal light should be permitted above 80-degrees as per *Figure 2*.

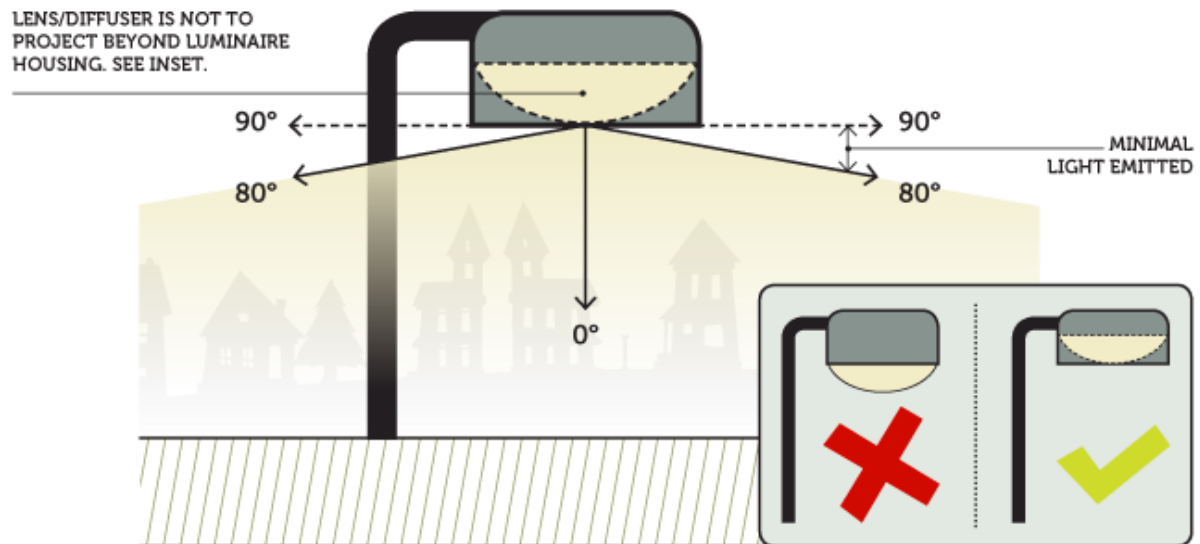


Figure 2: Full cut off light fixture

11 Mechanical Plant and Equipment, Storage and Service Areas

- 11.1 All mechanical plant and equipment (including air conditioning units) is to be contained within buildings or located within service enclosures. Such elements, including storage and service areas and sheds must be carefully sited and screened so as to not be visible from Canberra Avenue.
- 11.2 Screening of any plant located on rooftop shall be consistent with the requirements of Section 6 'Roofscape Design' of this DCP.

12 Vehicle Access and Car Parking

- 12.1 Vehicular access off Canberra Avenue to Block 12 Section 111 Symonston is limited to the locations set out in DCP Drawing 19/01-01.
- 12.2 A Traffic and Parking Assessment should must accompany development proposals, and this will be determined in consultation with the approving authority.
- 12.3 The visual impact of car parking areas must be minimised through adequate screening and landscape treatment that appropriately considers view lines and safety.

13 Fencing

- 13.1 All fencing, whether it is to the site boundary or internal shall:
- not appear solid, bulky or obtrusive;
 - be highly integrated with landscape design and allow filtered views into the site;
 - be constructed of high quality materials that minimise maintenance and maximise longevity, and;

- not be constructed of pre-coloured metal sheets or solid materials.
- 13.2 If security fencing is required, it must be of a consistent design and standard and shall not be located within the landscape zone.

14 Sustainable Development

- 14.1 Development proposals will demonstrate a high level of performance in terms of environmental design where applicable including energy efficiency, climate management and water sensitive urban design.

15 Landscape Design

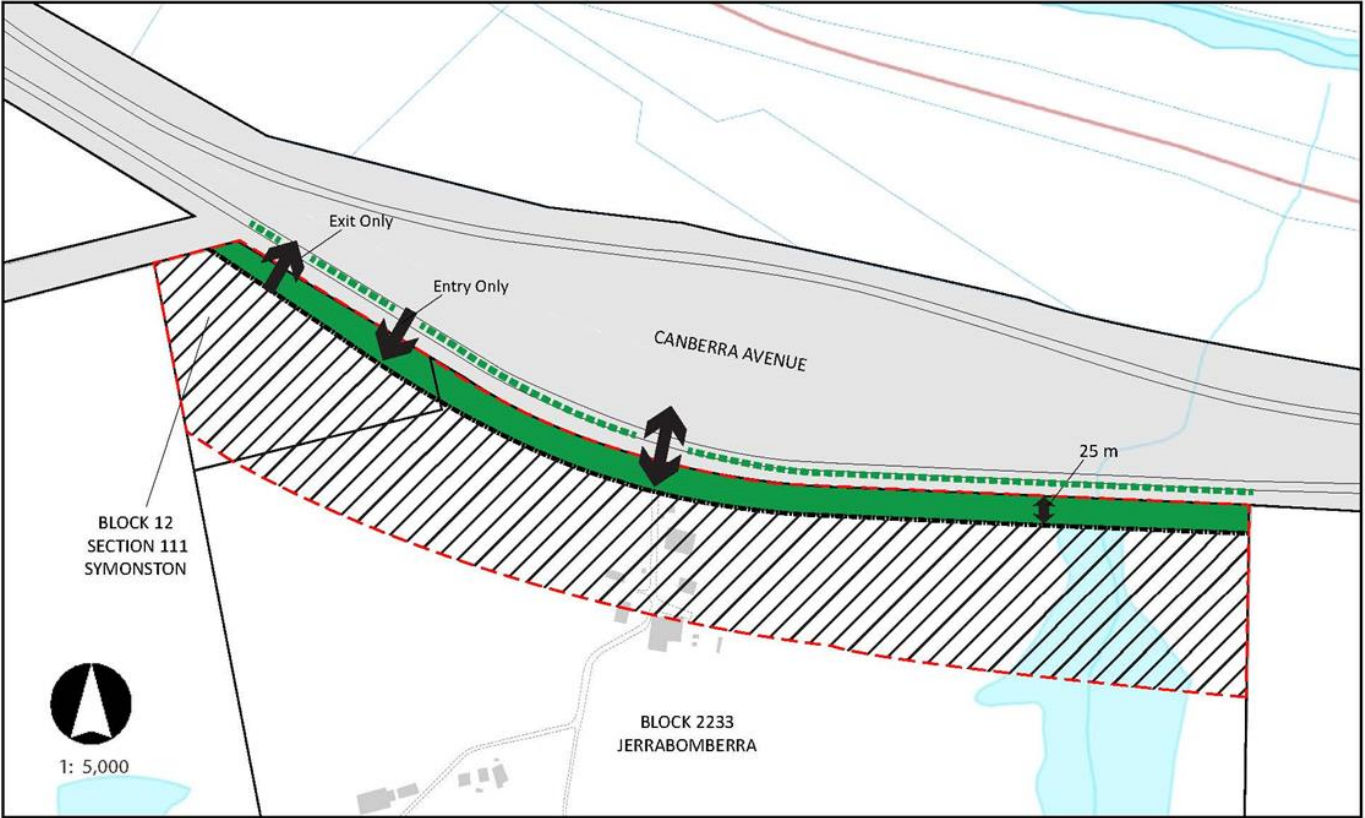
- 15.1 Development along Canberra Avenue should enhance the rural character and landscape of land adjoining the area before the road enters the built up areas of the National Capital. Landscape of a high standard is to be designed and planted as an integral part of the development, and is to conform to the principles shown on DCP Drawing 19/01-01.
- 15.2 A Landscape Plan must be submitted with any development proposal. The Landscape Plan must meet the following objectives:
- minimise the visual impacts of buildings, car parking, open activities and storage areas viewed from Canberra Avenue;
 - retain existing trees where possible, in particular any trees considered to have moderate to high conservation value; and
 - design for directed views into the site and to the surrounding hills to enhance the character of the Approach Route.
- 15.3 Planting along the Canberra Avenue frontage, is to form a *Landscape Zone* as shown in DCP Drawing 19/01-01. Driveways are permitted in the *Landscape Zone*, exact locations for access will be determined by the relevant authority. The *Landscape Zone* should aim to achieve a dense screen of vegetation, using native trees, shrubs, and mass planted native grasses.
- 15.4 Mature trees should be retained to the maximum extent possible and integrated into the landscape design. Where existing trees must be removed, they must be compensated by planting elsewhere on the frontage. A tree assessment must accompany all development applications.
- 15.5 Signs may be permitted within the *Landscape Zone* provided they meet the objectives set out in Section 9 'Signs' of this DCP.

16 DCP Drawing

- 16.1 The above provisions should be read in conjunction with the DCP Drawing 19/01-01 available at Appendix 1, which forms part of this DCP.

Appendix 1- DCP Drawing 19/01-01

DCP Drawing 19/01-01



LEGEND

- | | | | |
|---|---------------------|---|------------------|
|  | Area subject to DCP |  | 25 metre Setback |
|  | Developable Zone |  | No Access/Egress |
|  | Landscape Zone |  | Access Point |