

**DEVELOPMENT CONTROL PLAN  
LACHLAN COURT SITE IN BARTON SECTION 17  
DCP NO. 171/00/0002**

**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 Brisbane Avenue which is defined as a Main Avenue 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 the site shown in the *Development Control Plan Drawing No. 171/00/0002*. 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. GENERAL DESIGN OBJECTIVES**

- 2.1 The design objective is to ensure that development on this site is of a quality appropriate to its location adjacent to York Park and along a Main Avenue (Brisbane Avenue) as defined in the National Capital Plan.
- 2.2 Building design, landscape and signage needs to be well integrated to ensure that development on site contributes positively to the visual quality of all four streets bounding the site with particular emphasis given to the Brisbane Avenue and National Circuit frontages.
- 2.3 Building development on site should reinforce the street geometry through massing and emphasising the four street corners. The design of buildings and landscape should reflect the different contexts of each of the street frontages.

**3. DEVELOPMENT CONTROLS**

**Relocation of Lachlan Cafe**

- 3.1 The Lachlan Café, if proposed for relocation, must be sited at the ground floor level of a building proposed in the area identified as Building Zone D in the *Development Control Plan Drawing No. 171/00/0002*.



3.2 Following the relocation of the café, Block 4 may be amalgamated with the remaining block/s on Section 17 Barton.

### Building Design

- 3.3 Buildings on site should be designed and constructed to a high standard and must ensure an overall consistency in form and design details.
- 3.4 Buildings should be sited parallel to the streets. The critical corners shown in the *Development Control Plan Drawing No. 171/00/0002* should be emphasised by significant corner buildings.
- 3.5 Building facades should be modulated and well articulated through use of various architectural elements. Buildings along the street frontages should generally maintain the setbacks shown in the *Development Control Plan Drawing No. 171/00/0002*.
- 3.6 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 and screened from public view.

### Building Height

- .7 Buildings should present a minimum 3 storey elevation to all street frontages. To emphasise the corners, buildings within Building Zone A should be minimum 5 storeys (residential building height) in height with a sixth storey setback. Buildings on the other two corners within Building Zone B should be minimum 4 storeys in height with a fifth storey setback. To be more specific, height of buildings within the different Building Zones shown in the *Development Control Plan Drawing No. 171/00/0002* should be as follows:

- Building Zone A – Height of buildings measured to the top of parapet should not be lower than RL 582.5 and must not be higher than RL 586.5. Lift overruns, plantrooms and roof structures must stay below the maximum RL of 586.5.
- Building Zone B – Height of buildings measured to the top of parapet should not be lower than RL 578.5 and must not be higher than RL 582.5. Lift overruns, plantrooms and roof structures must stay below the maximum RL of 582.5.
- Building Zones C & D – Height of buildings measured to the top of parapet should not be lower than RL 575.5 and must not be higher than RL 580.0. Lift overruns, plantrooms and roof structures must stay below the maximum RL of 580.0.

### Building Setback

- 3.8 The general building setbacks from the street side property boundaries should be as shown in the *Development Control Plan Drawing No. 171/00/0002*.



- 3.9 Minor encroachments of buildings (like balconies, environmental controls and other architectural elements) will be allowed in the setback area where they are used to modulate and articulate the building facades.
- 3.10 The top floors of the corner buildings within Building Zone A and Building Zone B should be setback between 2 and 5 metres from the lower level parapet line along all street frontages.

### **Building Materials and Colours**

- 3.11 External building materials and finishes should be of a good quality, durable and require minimal maintenance. Extensive continuous glazing and highly reflective external materials should be avoided.
- 3.12 Colours of external finishes should be appropriate to and not discordant with the general development and amenity of the locality. All building facades should be predominantly light in tone. Highlights of darker or stronger colours compatible with the predominant colour may be permitted.

### **Design of Courtyard Walls**

- 3.13 The design of the courtyard walls should reflect the architecture of the buildings on site. The walls should be well articulated and designed to provide privacy as well as screening of domestic elements (like clotheslines) when viewed from the streets particularly Brisbane Avenue and National Circuit.
- 3.14 Courtyard walls at the ground floor level will be allowed to encroach into the setback areas (Landscape Zone) provided their design and details are well integrated with the building design and they do not compromise the development's presentations to the streets, particularly Brisbane Avenue and National Circuit.

### **Landscape Design**

- 3.15 The existing landscape quality of Brisbane Avenue and National Circuit characterised by the openness and the dominance of the street trees should be reinforced. All verge landscaping should be designed using the species and the rhythm of existing street trees.
- 3.16 Landscape on site and particularly within the building setback areas (Landscape Zone) should complement the verge landscape. The setback areas should be landscaped predominantly with trees in a grassed setting. Use of shrubs should be avoided along the Brisbane Avenue and National Circuit frontages.
- 3.17 All street trees on Brisbane Avenue and National Circuit must be retained. The existing significant trees within the site should also be retained where practicable and integrated into the landscape design. Appropriate measures should be taken during construction to protect the trees that are to be retained.



### **Vehicular Access and Car Parking**

- 3.18 Vehicular access and egress to the site will only be permitted from Macquarie Street and Darling Street. No direct vehicular access/egress to the site will be permitted from Brisbane Avenue or National Circuit.
- 3.19 Provisions must be made for access and parking for people with disability in accordance with standards set out in the "Building Code of Australia (Access for People with Disability)".
- 3.20 Car parking for development proposed on site should be provided to the satisfaction of the Territory in accordance with the ACT Government standards.
- 3.21 The visual impact of car parking areas should be minimised through screening and/or appropriate landscape treatment. No carparking, carports or garages will be permitted forward of the building line along the Brisbane Avenue and National Circuit frontages.

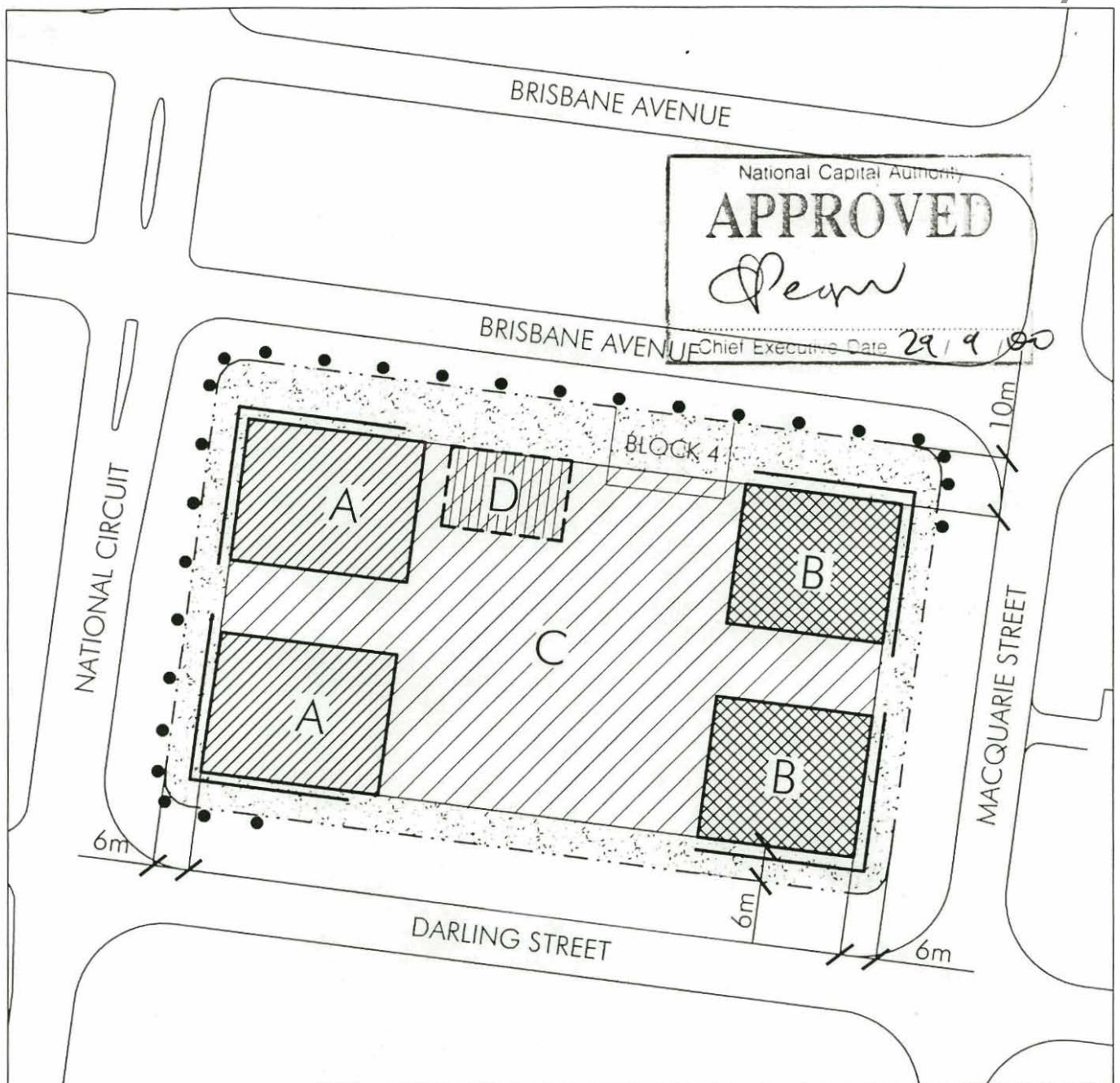
### **Signs**

- 3.22 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 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**

- 3.23 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 public areas.
- 3.24 The service areas should be carefully integrated within the building and landscape design and screened from public view. No substation, storage or service areas should be located in front of the building lines along Brisbane Avenue and National Circuit frontages.
- 3.25 Mechanical equipment including air conditioning units, heat pumps etc. should be carefully sited and totally screened from view from Brisbane Avenue and National Circuit.






CAD FILE NAME: G:\CAD\14\STAT\PLAN\DWG\10-0002rev1.DWG

**LEGEND:**

- BUILDING ZONE A
- BUILDING ZONE B
- BUILDING ZONE C
- BUILDING ZONE D


- LANDSCAPE ZONE
- DCP AREA
- CRITICAL CORNERS TO HOLD
- VEHICULAR ACCESS NOT PERMITTED



**NATIONAL CAPITAL AUTHORITY**  
 10-12 Brisbane Ave Barton ACT 2600 AUSTRALIA  
 GPO Box 373 Canberra ACT 2601 Tel: (06) 271 2888 Fax: (06) 273 4427

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

**DRAWING TITLE:**  
**DEVELOPMENT CONTROL PLAN**  
**BARTON SECTION 17**  
**DCP DRAWING NO. 171/00/0002**

  
NORTH

DRAWN BY: AS	SCALE: 1:1000	SHEET NO:
CHECKED BY: SH	DATE: 9 AUG 2000	