

DEVELOPMENT CONTROL PLAN

Blocks 11 and 13 Section 45 Belconnen

DCP NO. 171/03/0005

1.0 PREAMBLE

1.1 The site is located in Belconnen Town Centre and is bound by College Street, Eastern Valley Way and Cameron Avenue.

- **Block 13** is 18,094m² in site area
- **Block 11** is 3,618m² in site area

1.2 The subject site is located within the Belconnen Town Centre. The policies contained under Part B2B [Town Centres] of the Territory Plan apply to the site. All uses considered for the site should therefore be consistent with the land use policies contained in that relevant section of the Territory Plan.

1.3 The site is National Land located outside the Designated Areas of the National Capital Plan. Consequently, Special Requirements of the National Capital Plan (Section 4.5.1) apply which 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”.*

1.4 This Development Control Plan has been prepared in response to the Special Requirements of the National Capital Plan. It will form the basis of any development proposal for Blocks 11 and 13 Section 45 Belconnen. In the absence of a provision in this plan to the contrary, all development should accord with the relevant provisions of the Territory Plan.

1.5 The attached Development Control Plan Drawing No 171/03/0005-01 provides site specific controls that are applicable to development on this site. This plan should be read in conjunction with the requirements stated in this document.



- 1.6 In the event of the National land status for the site being revoked to make it Territory Land, the Special Requirements of the National Capital Plan will no longer apply. Consequently, this Development Control Plan will have no effect in subsequent planning and development of the site which will then be based on the relevant provisions of the Territory Plan.

Land Use

- 1.7 To use the land for one or more of the following purposes and other purposes ancillary thereto:
- Business agency;
Civic administration;
 - Child care centre;
 - Financial establishment;
Health facility;
Offices;
 - Public agency;
 - Restaurant;
 - Residential use, provided the total number of residential units does not exceed 400;
Shop, provided always that the maximum gross floor area shall be 200m² for any shop used for the sale of food and 500m² for any other shop;
 - Car park.
- 1.8 A Child Care Centre must be incorporated in any new development on the site.
- 1.9 Any proposal for residential development should include a mix of dwelling sizes, as agreed by the Planning and Land Management (PALM) Group of ACTDUS.



2.0 GENERAL DESIGN OBJECTIVES

- 2.1 Development should reinforce and contribute to the quality of existing perimeter streets.
- 2.2 The site should be developed with buildings of high architectural and landscape quality and should demonstrate compatibility of scale and design treatment, and a sense of "address" (e.g. entries, active uses, windows, minimal blank walls).

- 2.3 Buildings should be built to the perimeter of the street blocks (except for the landscape buffer along Eastern Valley Way) with special architectural emphasis given to corner of the building to provide interest and variety.
- 2.4 Visible frontages, including side or return elevations, should be designed as part of the main building elevation. Corner alignments should be chamfered, and should provide entrances to activities within the buildings.
- 2.5 Ground floor levels of buildings should be integrated with adjoining verge or finished site levels for easy access, with any necessary level changes occurring within property boundaries.
- 2.6 Buildings should be joined at party walls and be built to the front property boundary on a continuous alignment, although this alignment may vary to provide small spaces for activities along the main street.
- 2.7 Street facades should be articulated with elements such as awnings, balconies, emphasised entrances, verandahs, loggias, colonnades and like elements.
- 2.8 Roofs and awnings should be incorporated into the building design.

3.0 DEVELOPMENT CONTROLS

Building Design

- 3.1 The proposed development should show a high degree of architectural quality in the design of the buildings and external areas.
- 3.2 The architectural form, and in particular the proportion and treatment of facades and the range and quality of the finishes of the development should be consistent with the surrounding development.
- 3.3 The development should front Cameron Avenue, but should also provide secondary addresses to Eastern Valley Way and to College Street.
- 3.4 Articulation of the built form to the adjoining streets is required.
- 3.5 Building entry points should be highlighted as a distinct architectural component of the building.
- 3.6 The development should also provide acceptable elevations to the adjoining blocks.



3.7 Buildings should achieve best practice environmentally sustainable development standards and an exemplary urban design and architectural quality.

3.8 Access for people with disabilities should be an integral part of the design.

Development Intensity

3.9 The maximum allowable gross floor area of building development on site shall be 48,000 m².

Building Height

3.10 Height of buildings on the site should be based on the urban quality criteria outlined in the Belconnen Town Centre Master Plan, including the importance of the street, views, access to sunlight, privacy and urban form.

3.11 The maximum building height should be determined in accordance with the building height principles shown in the DCP Drawing No. 171/03/0005-02.

Building Setback

3.12 Buildings should generally be located within the Building Zone as shown in the DCP Drawing No. 171/03/0005-01.

Overshadowing

3.13 The design of the development should incorporate measures to minimise overshadowing onto adjoining and adjacent blocks. It should also ensure adequate solar access within the site, particularly for the child care centre.

Building Materials and Colours

3.14 Building materials and finishes should be of high quality, non-reflective and of low maintenance.

3.15 External materials and colours should be consistent throughout the development and should complement existing neighbouring developments.

Vehicular Access and Car Parking

3.16 Vehicular access is only permitted from locations as indicated on the DCP Drawing No. 171/03/0005-01. The location and design of all vehicular access and egress is to meet traffic safety standards of the ACT Government.

3.17 Car parking should generally be provided within basement car parks and/or within a parking structure on site.



- 3.18 Short term 'lay-by' parking for a possible relocated childcare centre may be permitted within Cameron Avenue.
- 3.19 The location of any driveway/s should take into consideration the location of existing street trees, public lighting and sumps that are to be retained where feasible.
- 3.20 The lessee should provide and maintain an area on site for the loading and unloading of all goods delivery vehicles.
- 3.21 All car parking generated by the development should be accommodated on site in accordance with the current ACT Parking and Vehicular Access Guidelines.
- 3.22 Design and construction of car parking areas should be in accordance with AS2890.1.
- 3.23 The existing 397 car parking spaces on site must be replaced and additional car parking spaces generated by new development should be provided in accordance with the Territory's parking guidelines.

Landscape Design and Open Space

- 3.24 Landscaping should be established to visually break up large open areas. Areas not required for building, surface car parking or driveways should be landscaped. Verge landscaping should be integrated with landscape proposals on site.
- 3.25 The landscape buffer along the Eastern Valley Way shown in the DCP Drawing No. 171/03/0005-01 should be incorporated as an important element into the overall landscape design for the site.
- 3.26 Large expanses of pavement should be avoided. Changes of materials should be used to define car parking, access lanes and pedestrian areas. Landscaping should be incorporated in any surface car parks.
- 3.27 All landscape works should be in accordance with the 'Canberra Landscape Guidelines'.

Existing Vegetation

- 3.28 Before any development proposal is prepared, a formal tree survey should be undertaken to identify all trees within the site and adjacent verge area. Significant trees must be identified with an analysis of the trees to be retained and incorporated into the design as well as trees proposed to be removed.



3.29 The Lessee should not remove any tree:

- that has been identified in a development approval for retention during the period allowed for construction of the building; or
- to which the Tree Protection (Interim Scheme) Act 2001, or any Act in substitution therefore applies.

Public Art

3.30 Off site public art work should be provided as part of any development of the site.

Pedestrian Access

3.31 A pedestrian connection in an east-west direction through the site linking Chandler Street with Eastern Valley Way should be provided.

3.32 The pedestrian access path should include good lighting, paving and landscaping in order to encourage its safe use at all times.

Signage and External Lighting

3.33 All signs should be in accordance with Section C3 – Signs Policies of the Territory Plan.

3.34 All signs and external lighting should be designed as an integral part of the development.

3.35 External lighting to approved standards should be provided for all public access areas including access lanes, parking and pedestrian areas.

Electrical and Mechanical, Storage and Service Areas

3.36 Careful consideration should be given to the siting of any required ACTEW substation, and storage and service areas so that their visual impact is minimised and they do not detract from the general amenity of the public areas.

3.37 The design of service and storage areas should be integrated with the building design. All such areas should be adequately screened from public view.

3.38 Mechanical equipment including air conditioning units, heat pumps etc. should be carefully sited and totally screened from public view.

3.39 Air conditioning plant, condenser units, machinery, plumbing, ducts and vents should be treated as an integral part of the overall design for the project. These elements should be contained within buildings or screened service areas.



- 3.40 Adequate provision should be made within the leased land for the storage and collection of waste in a location accessible to contractor's vehicles. Such areas should be screened from public view.

Environmental Consideration

- 3.41 Any adverse environmental impacts from on-site development on adjacent sites/properties should be identified and addressed as far as is practicable.
- 3.42 Appropriate environmental measures should be adopted to minimise any possible impacts of new development or redevelopment on the physical environment, in terms of air quality, noise, waste run-off, steam and smoke.
- 3.43 Stormwater run-off from the site should meet the requirements of the Territory.
- 3.44 The obligations and responsibilities of the *Environment Protection and Biodiversity Conservation Act 1999* apply to the land.

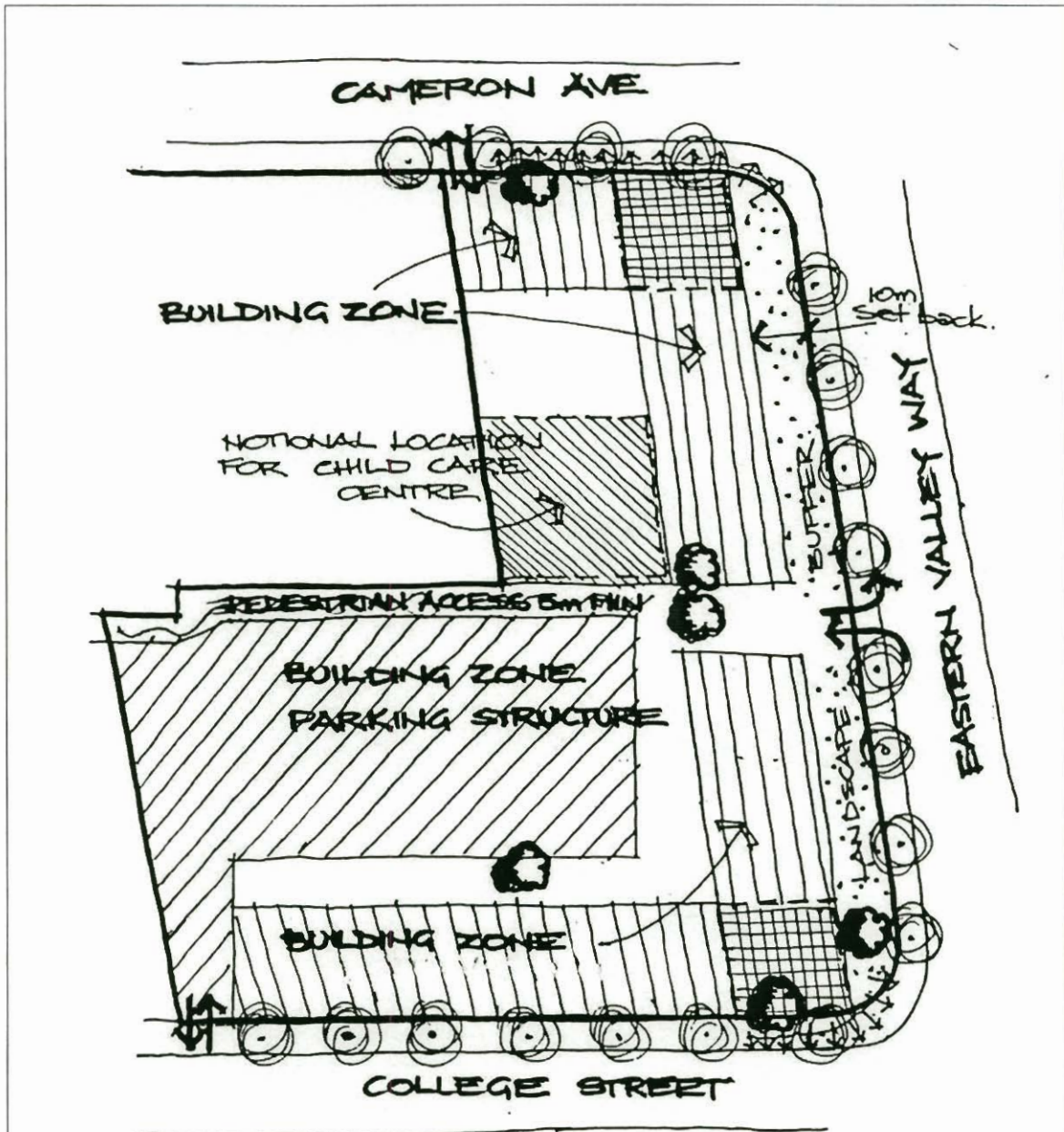
Service Connections and Easements

- 3.45 All hydraulic /electricity service connections, upgrade or relocations are to be the responsibility of the lessee.
- 3.46 The lessee should ensure that works do not interfere with any existing easements and should obtain all necessary approvals from relevant agencies.

Off Site Works

- 3.47 Construction of all necessary public realm works including street planting, footpaths, street lighting, verge establishment must be undertaken by the lessee at his/her own cost and in accordance with the Territory standards.

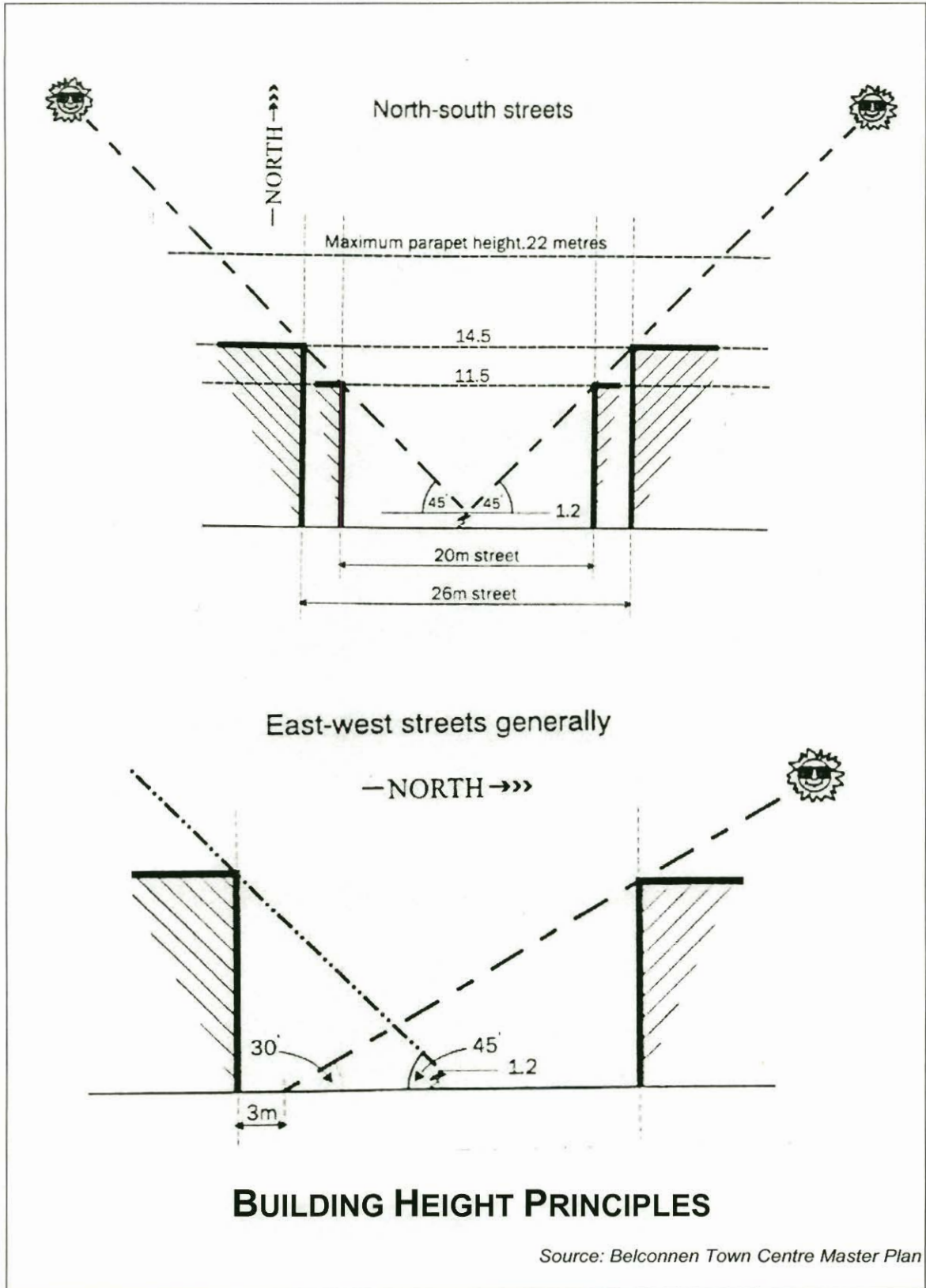





- ↑↓ POSSIBLE VEHICLE ACCESS/EGRESS POINT.
- ▨ LANDSCAPE BUFFER 10m WIDE.
- ↑↑↑ BUILDING TO FACE WITH DOMINANT ENTRY POINT
- ▧ PROMINENT ARCHITECTURAL FEATURE
- ▤ BUILDING ZONE
- ▨ CHILD CARE CENTRE.
- 🌳 SIGNIFICANT TREE

National Capital Authority
APPROVED
Peggy
 Chief Executive Date 16 / 4 / 03

DEVELOPMENT CONTROL PLAN BLOCKS 11 & 13 SECTION 45 BELCONNEN SHEET 1 OF 2	DATE: MAR 2003	NORTH NOT TO SCALE	DCP DRAWING No.
	DRAWN: DD		171/03/0005 - 01
CHECKED:			



DEVELOPMENT CONTROL PLAN BLOCKS 11 & 13 SECTION 45 BELCONNEN SHEET 2 OF 2	DATE: MAR 2003	NORTH  NOT TO SCALE	DCP DRAWING No. 171/03/0005 - 02
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Chief Executive Date 16/4/03