



Australian Government  
National Capital Authority



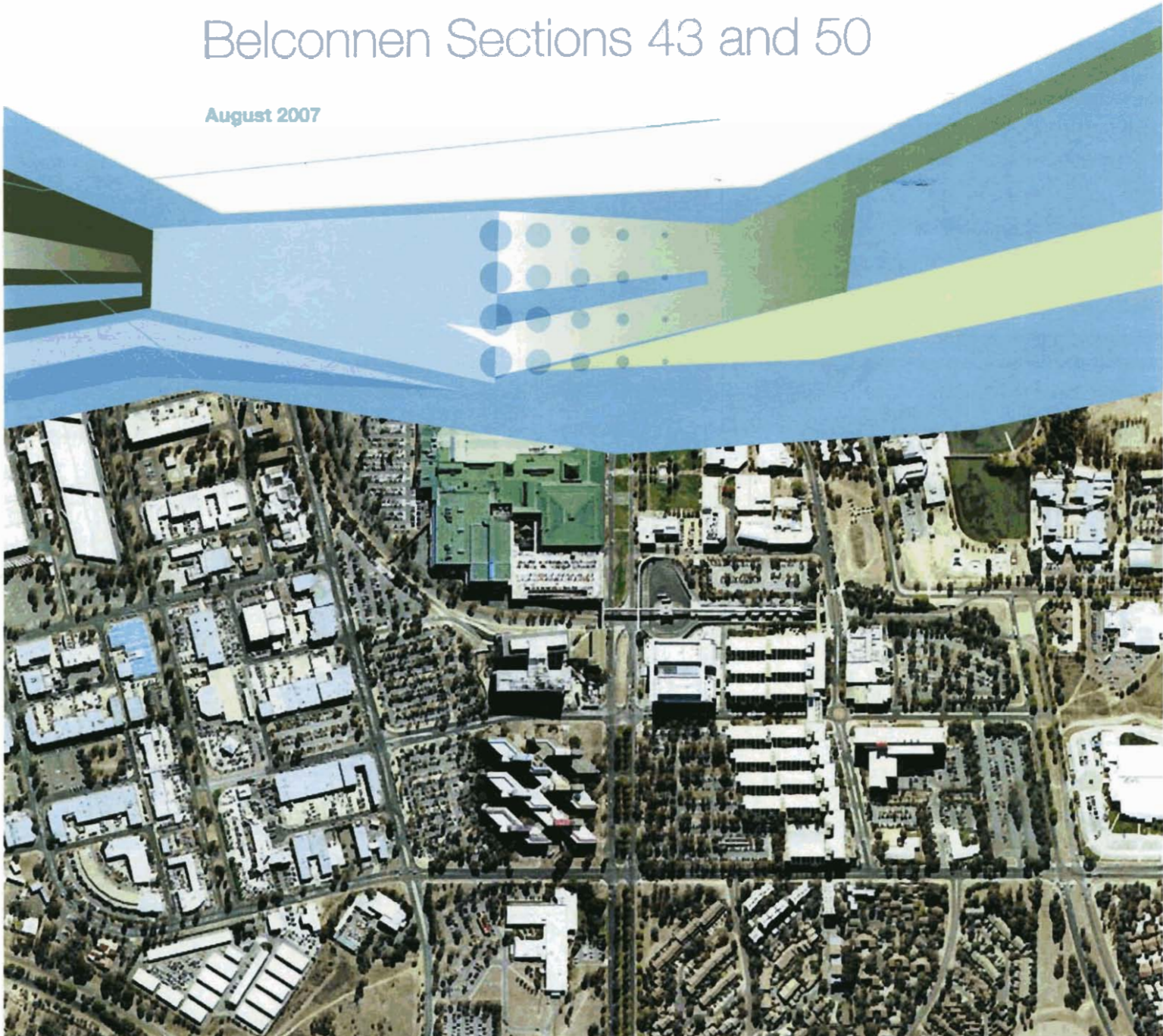
*National Capital Plan*

Development Control Plan

No: 171/07/0002

Belconnen Sections 43 and 50

August 2007



Development Control Plan No: 171/07/0002

## Belconnen Sections 43 and 50

### 1. Preamble

- 1.1 This Development Control Plan (DCP) relates to the subject site in Belconnen known as Blocks 1, 2, 3 and 4 of Section 43 and Blocks 2, 7, 9 of Section 50 Belconnen and stratum Section 196.
- 1.2 This land is located within the Belconnen Town Centre and for over 30 years accommodated the Benjamin Offices occupied by the Commonwealth Government and minor associated retail services. The refurbishment or redevelopment of the subject site for offices and/or other uses may have a significant impact on the function and structure of the Town Centre with a view to revitalising Belconnen Town Centre.
- 1.3 The purpose of this DCP is to provide guidance for the future use and possible redevelopment of the subject site within the framework of the National Capital Plan and the Territory Plan.

### 2 Territory Plan Objectives

- 2.1 The DCP for the subject site adopts the objectives contained in the Territory Plan (B2B Part 1, of the Town Centres (Commercial 'B') Land Use Policies) namely to:
  - a) provide the main focus for the district population for shopping, community and cultural facilities, entertainment and recreation;
  - b) provide opportunities for business investment and employment while facilitating the decentralisation of employment from the Central National Area;
  - c) encourage a mix of land uses, including residential uses, which contribute to an active and diverse character;
  - d) provide an urban structure which is simple, legible and flexible;
  - e) maintain and enhance environmental amenity and encourage a standard of urban design consistent with the function of the centre; and
  - f) encourage activities particularly at street frontage level which contribute to pedestrian activity and social interaction.



### 3 Land Use

a) Section 50 – Blocks 2 and 7 and Part Block 9

(i) Benjamin Offices North

(ii) Purpose clause:

“To use the Premises for the following purposes:

(A) Block 2 Section 50 for offices and any purposes ancillary thereto;

(B) Block 7 Section 50 for a car park and all those uses included in Territory Plan B2B 2.1 Schedule 1 Precinct d provided that always, these uses are in association with a carparking structure;

(C) Part Block 9 Section 50 for a cycleway or for other purposes as agreed by the Commonwealth (subject to sub-clause 3(d) in the Crown lease requiring the cycleway to be relocated).”

(iii) A subdivision of Block 2 Section 50 will be allowed to create a separate block at the corner of Benjamin Way and Chan Street. Any development on this block should reflect the requirements of the *Belconnen Town Centre Master Plan*.

b) Section 43 – Blocks 1, 2, 3 and 4. Stratum Section 196

(i) Benjamin Offices South

(ii) Purpose clause:

“To use the Premises for the following purposes:

(A) Block 2 Section 43 for a car park and all those uses included in Territory Plan B2B 2.1 Schedule 1 Precinct d provided that always these uses are in association with a carparking structure;

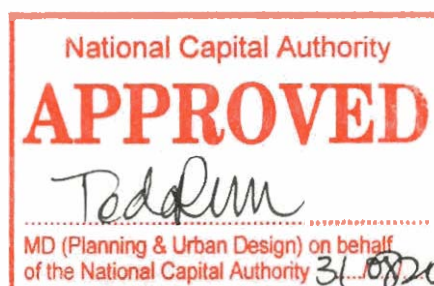
(B) Blocks 3 and 4 Section 43 for offices and ancillary uses including pedestrian plaza, restaurant, shop, takeaway food shop and indoor recreation facility;

(C) Block 1 Section 196 for a pedestrian bridge;

(D) The Section 43 cycleway for a cycleway or for other purposes as agreed by the Commonwealth (subject to sub-clause 3(c) in the Crown lease requiring the cycleway to be relocated).”

### 4. Car Parking

4.1 Car parking is to be provided to the satisfaction of the Territory in accordance with standards set by the Territory at the time.



## 5. Building Height and Set Backs

- 5.1 The maximum building height on Sections 43 and 50 is AHD 613.7 metres, excluding rooftop plant.
- 5.2 In order to protect pedestrian amenity, the building line on the east side of Sections 43 and 50 (Benjamin Way) is to be such that the shadow cast at 3pm on 21 June must not encroach past the existing kerb line on the eastern side of Benjamin Way. Consideration will be given to minor encroachment of the shadow beyond the kerb line where the overall pedestrian amenity of the eastern verge of Benjamin Way is not compromised.
- 5.3 The building set back on the south side of Section 43 (College St) is to be such that the shadow cast at 9 am, 12 noon and 3pm on 21 June must not encroach on Sections 31 and 32.
- 5.4 The building setback and or height on the west side of Sections 43 and 50 (Lathlain St) is to be such that the shadow cast at 9am on 21 June must not encroach on Sections 26, 27, 28, 29 and 32 (west side of Lathlain St).

## 6 Urban Design

- 6.1 Building design is to be of a high architectural quality both in terms of form and visual appreciation. Building materials and finishes are to reflect the importance of the locations of these Sections in the context of the Town Centre.
- 6.2 Active land use activities at Benjamin Way, Chan Street, Lathlain Street and College Street street level frontages are encouraged in order to contribute to social interaction and liveliness within the Town Centre.
- 6.3 Where any development involving a block or entire section adjoining Benjamin Way is to contain non-residential land uses, active land use activities are mandatory along the site's Benjamin Way frontage in recognition of its role as the main entrance to the Belconnen Town Centre.
- 6.4 Residential land uses fronting Benjamin Way and other surrounding streets shall provide open space with semi-transparent fencing and pedestrian access to encourage:
  - (a) high quality landscaping and maintenance;
  - (b) public safety; and
  - (c) activity on the street.

## 7. Mechanical Plant

- 7.1 Outside mechanical equipment such as air conditioning units, heat pumps and the like are to be integrated into the overall design of the building, screened from public view, and located in such a way as to minimise nuisance to adjacent lessees.





## 8. Pedestrian and Cycle Facilities

- 8.1 Provision will be made for the retention or relocation of the community path currently crossing both Sections 43 and 50. Relocation of the community path to the outer perimeter of the site would be acceptable.

## 9. Vehicle Access

- 9.1 Section 43 may be accessed from Benjamin Way, College Street, Lathlain Street and Chan Street, subject to engineering guidelines provided by the Territory.
- 9.2 Section 50 may be accessed from Chan Street and Lathlain Street, subject to engineering guidelines provided by the Territory.

## 10 Service Access

- 10.1 Provision is to be made for the storage and removal of waste material and general services areas in accordance with plans prepared by the lessee and approved in writing. All areas to be suitably screened from public view.

## 11 Landscaping

- 11.1 Landscaping must be carried out in accordance with a Landscape Master Plan prepared by the Lessee and approved in writing by the Territory.

## 12 Signs

- 12.1 All signs and graphics are to be designed and constructed in accordance with the requirements set out in Part C3 'Signs Policies' of the Territory Plan.

## 13 External Lighting

- 13.1 All public access areas on the sites shall be illuminated and kept illuminated by the Lessee at its own expense and to the satisfaction of the Commonwealth.

## 14. Environmental Considerations

- 14.1 Adverse environmental impacts on adjacent properties from on-site developments are to be identified by the Lessee in accordance with the relevant legislation (Commonwealth and Territory).
- 14.2 Environmental protection measures should be adopted as appropriate, to minimise possible adverse impacts of any new development or redevelopment on the physical environment, in terms of air quality, noise, waste water run-off, dust, steam and smoke.
- 14.3 Stormwater run-off from the site is required to meet the requirements and specifications of the Territory.

- 14.4 The lessee is required to prepare an Environmental Management Plan and have it approved in writing by the Territory before commencing any site works.
- 14.5 The lessee is required to prepare a Construction and Demolition Recycling Plan and have it approved in writing by the Territory before commencement of site works.
- 14.6 In any development of the site, consideration shall be given to the significance of the "original" Yellow Box tree on the north-western corner of the northern-most section of Block 2 Section 50. In any planting undertaken as a result of the redevelopment, consideration should be given to retention of or additional planting to incorporate species so as to provide food sources for the Regent Honeyeater.

## 15 Land Uses and Development

- 15.1 Any land uses on the site will be developed in accordance with the relevant objectives and controls of the Territory Plan current at the commencement date of the Crown Lease for the site and the provisions relating to maximum building height and setbacks as set out in this DCP.

## 16 DCP Drawing

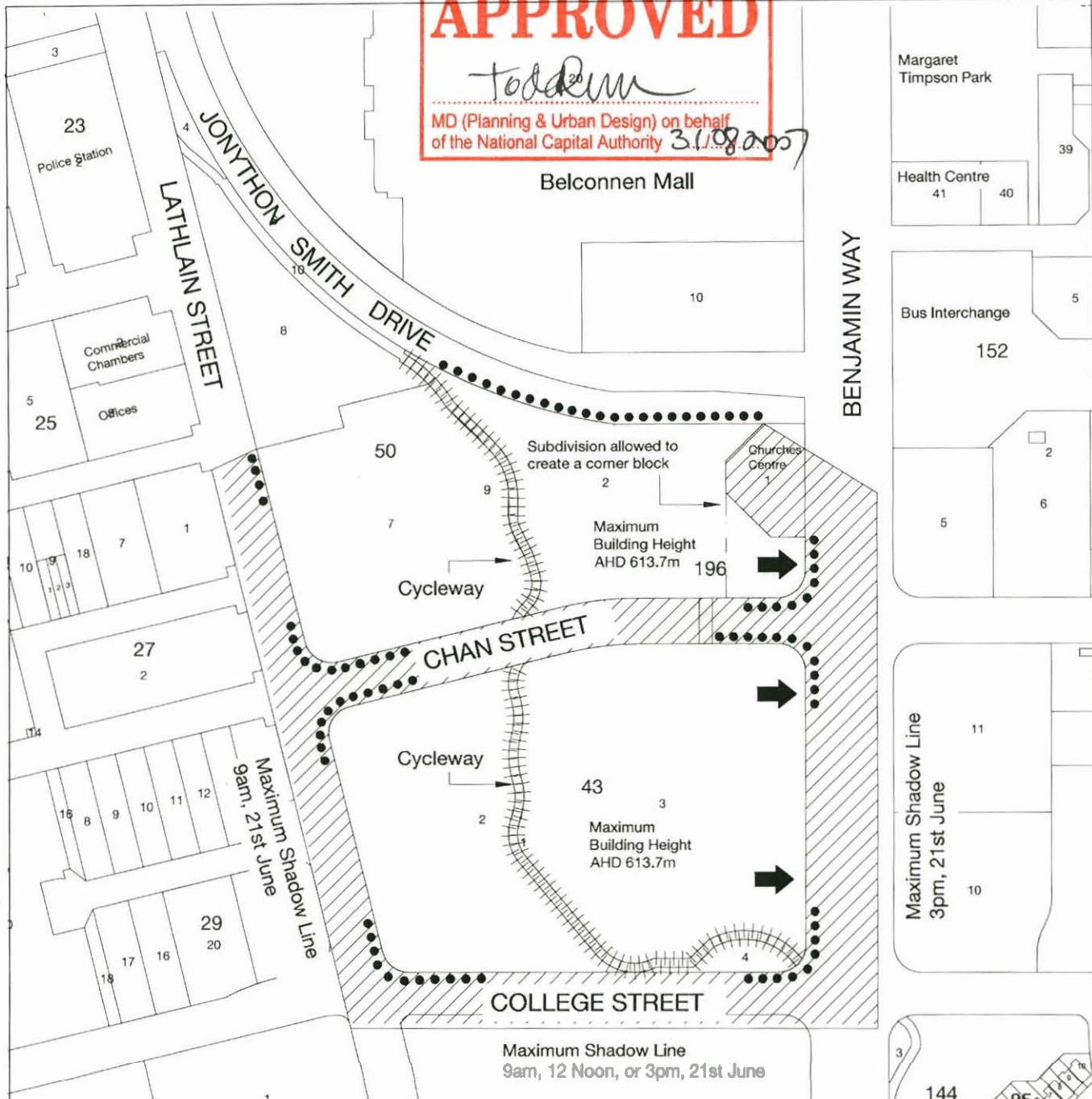
- 16.1 The above provisions should be read in conjunction with the DCP Drawing 171/07/0002 which forms part of this DCP.



National Capital Authority  
**APPROVED**




*Todd Rimm*


MD (Planning & Urban Design) on behalf of the National Capital Authority 31/08/2007




CAD FILE NAME: H:\CADMAP\PROJECTS\IDEV\APPROV\BELCONNEN\171\_07\_0002.DWG

**LEGEND**

-  Site Boundary
-  Shadow Line
-  No Vehicular Access

 Cycleyay may be relocated to the satisfaction of the Territory

 In the case of non-residential developments, buildings generally to about this boundary and provide an active street frontage



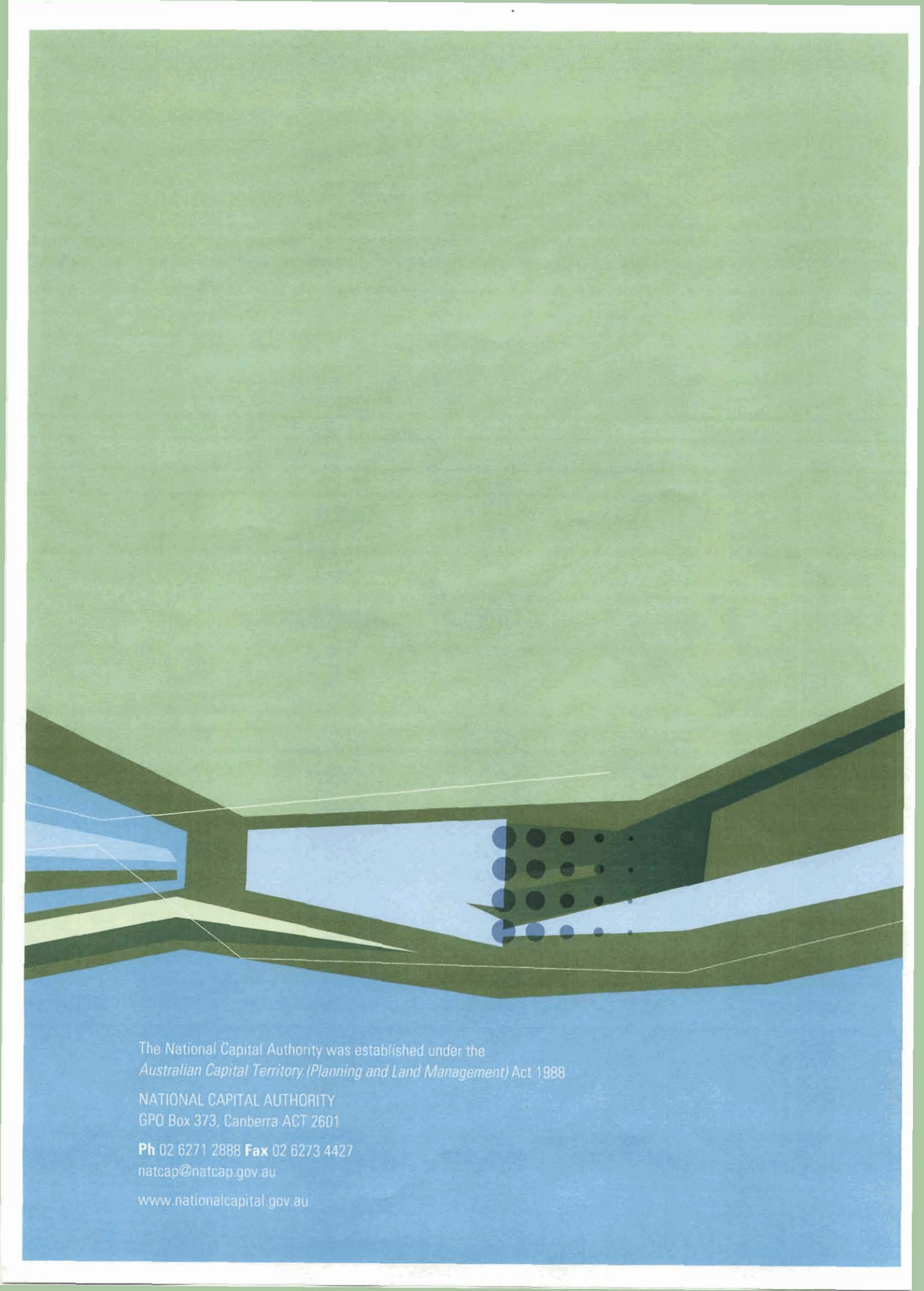
**Australian Government**  
**National Capital Authority**

Treasury Building, King Edward Terrace, Parkes ACT 2600, GPO Box 373 Canberra ACT 2601 T 02 6271 2888. F 02 6273 4427. www.nationalcapital.gov.au www.virtualcanberra.gov.au

DRAWING TITLE:  
**DEVELOPMENT CONTROL PLAN**  
**BELCONNEN SECTIONS 43 AND 50**  
 © 2005 Commonwealth of Australia. Do not scale off this drawing.



DATE: 5 JULY 2007	DRAWN: CO	DRAWING NO:
SCALE: NTS	CHECKED: NB	<b>171/07/0002</b>



The National Capital Authority was established under the  
*Australian Capital Territory (Planning and Land Management) Act 1988*

NATIONAL CAPITAL AUTHORITY  
GPO Box 373, Canberra ACT 2601

**Ph** 02 6271 2888 **Fax** 02 6273 4427  
[natcap@natcap.gov.au](mailto:natcap@natcap.gov.au)

[www.nationalcapital.gov.au](http://www.nationalcapital.gov.au)