



Australian Government  
National Capital Authority



National Capital Plan

# Development Control Plan No:171/08/0003

Belconnen, Sections 44 and 49 (Cameron Offices)

September 2008







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September 2008

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Todd M  
 MD Planning & Urban Design  
 on behalf of the Authority  
 Chief Executive Date 20/10/2008

### 3 LAND USE

3.1 Any land uses on the site will be developed in accordance with the relevant objectives and controls of the Territory Plan 2008, and specifically, with conditions set out in Business Zone Development Table - CZ2. Land is to be developed as follows:

**(a) Section 49 - Blocks 5 and 6**

- (i) ABS Building.
- (ii) Purpose clause: "To use the Premises for the purpose of offices in association with car parking and any purposes ancillary thereto."

**(b) Section 49 - Block 7**

- (i) Cameron Offices Wings 1 and 2 are to be redeveloped as a car park.
- (ii) Purpose clause: "To use the Premises as a car park."

**(c) Section 49 - Block 8, Stratum Sections 193, 194 and 195 and Section 44 Blocks 7 and 19**

- (i) Cameron Offices Wings 3, 4 and 5 and Stratum Sections 193, 194 and 195 are to be retained.
- (ii) Purpose clause: "To use the Premises for any of those uses included in the Territory Plan under the Business Zone Development Table, (CZ2) except car parking."

**(d) Section 44 - Block 20**

- (i) Block 20 is to be redeveloped.
- (ii) Purpose clause: "To use the Premises for any of those uses included in the Territory Plan under the Business Zone Development Table (CZ2).

**(e) Section 44 - Block 10**

- (i) Block 10 is to be redeveloped.
- (ii) Purpose clause: "To use the Premises for any of those uses included in the Territory Plan under the Business Zone Development Table (CZ2).

**(f) Section 44 - Block 11**

- (i) Block 11 is to be redeveloped.
- (ii) Purpose clause: "To use the Premises for any of those uses included in the Territory Plan under the Business Zone Development Table (CZ2).

### 4 PLANNING AND URBAN DESIGN OBJECTIVES

- 4.1 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.
- 4.2 Active land use activities along Benjamin Way, College Street, Chandler Street and Cameron Avenue street level frontages are encouraged in order to contribute to social interaction and liveliness within the Town Centre.
- 4.3 Where a block or 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.

APPROVED

# Development Control Plan

No:171/08/0003

Belconnen, Sections 44 and 49 (Cameron Offices)

## 1 PREAMBLE

1.1 This Development Control Plan (DCP) relates to the subject site in Belconnen known as:

- (a) Blocks 7, 10, 11, 19 and 20 of Section 44;
- (b) Blocks 5, 6, 7 and 8 of Section 49; and
- (c) Stratum Sections 193, 194 and 195.

1.2 The land is located within the Belconnen Town Centre and for over 20 years accommodated the Cameron Offices occupied by the Commonwealth Government. The remnant Cameron Offices, (Wings 3, 4 and 5 and the bridge over Cameron Avenue) are listed on the Commonwealth Heritage List (CHL ID 105410) and are to be conserved in accordance with their heritage significance.

1.3 The remainder of the original buildings have been demolished. Redevelopment of the subject land for offices, residential and/or other uses should have a significant positive impact on the function and structure of the Town Centre with a view to revitalising the Belconnen Town Centre.

1.4 The purpose of this DCP and DCP drawing is to provide guidance for the preparation of redevelopment proposals for the subject site within the framework of the National Capital Plan and the applicable Territory Plan. Development of the remnant wings 3, 4 and 5, Courtyard D and Stratum Sections 193, 194 and 195 shall be in accordance with the requirements to conserve their heritage significance as set out in the authorised conservation management plan.

## 2 TERRITORY PLAN OBJECTIVES

2.1 The DCP for the subject site adopts the objectives contained in the Territory Plan namely to:

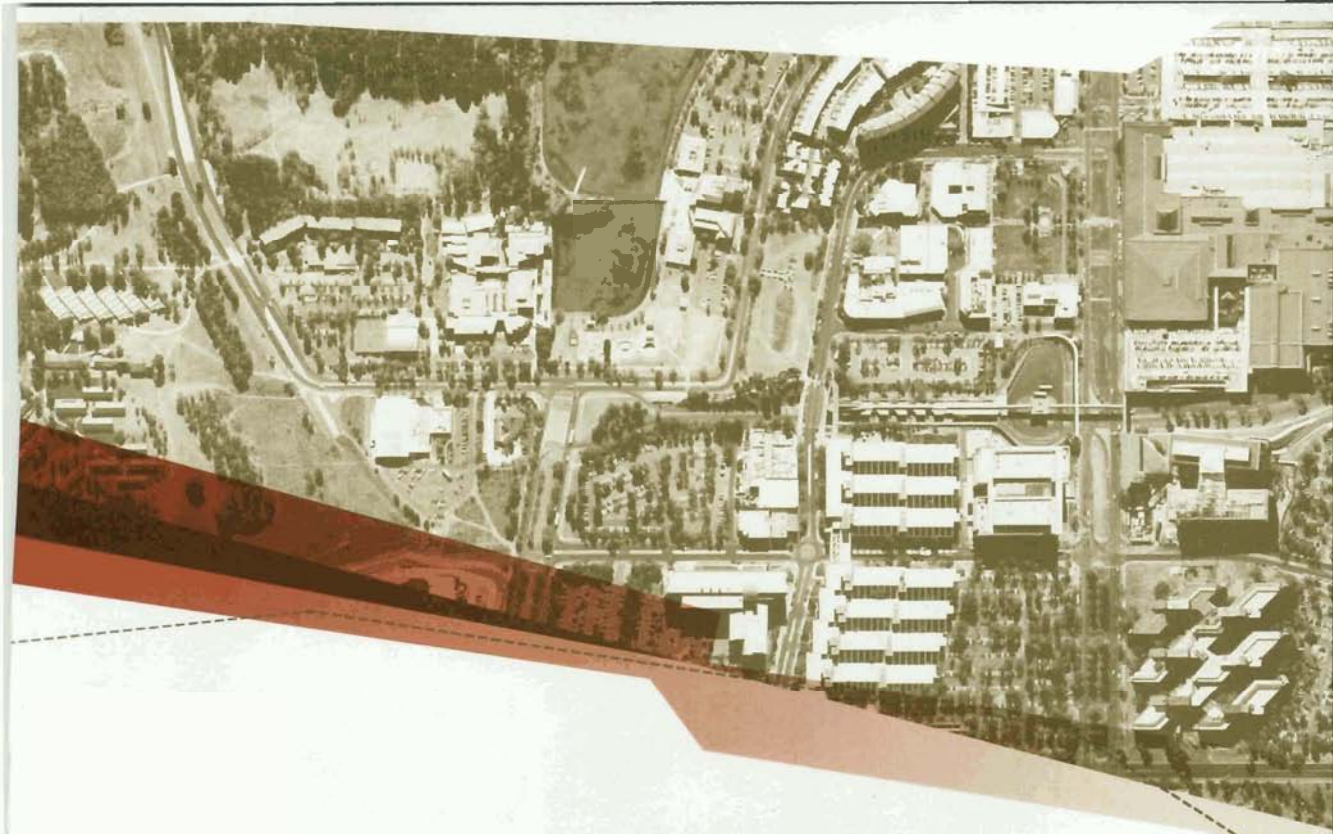
- (a) Provide for office and business sites that are accessible to public transport and convenience retailing and services;
- (b) Provide a diverse range of accommodation sizes and locations for offices close to the retail core;
- (c) Encourage provision of convenient outlets for goods, services and facilities to meet the needs of the workforces;
- (d) Create vibrant pedestrian routes and public spaces and provide an urban structure which is simple, legible and flexible;
- (e) Ensure a high quality urban environment through use of sustainable design and materials and maintain a high level of amenity for employees and the public.



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Expiry Date: 19 12





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4.4 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.

## 5 LAND SUBDIVISION

Subdivision of land within Sections 44 and 49 should generally be in accordance with the Indicative Plan of Subdivision shown on the DCP Drawing 171/08/0003. Any variation to the subdivision as shown on the DCP Drawing shall be subject to approval by the NCA.

## 6 BUILDING HEIGHT

6.1 The maximum building height on Sections 44 and 49 is AHD 613.7 metres excluding rooftop plant. (The maximum height of Building 5 on Block 19 is 614.17).

## 7 ENVIRONMENT AND HERITAGE CONSIDERATIONS

- 7.1 Any 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).
- 7.2 Environmental protection measures should be adopted as appropriate, to minimise any possible adverse impacts of new development or redevelopment on the physical environment, in terms of air quality, noise, waste water run-off, dust, steam and smoke.
- 7.3 The Lessee is required to prepare an Environmental Management Plan and have it approved in writing by the Territory before commencing any site works.
- 7.4 The heritage significance and values of those parts of the Cameron Offices entered in the Commonwealth Heritage List or any other applicable statutory heritage listing is to be recognised by the Lessee and reflected in any redevelopment of the site.
- 7.5 A work method statement and heritage impact statement prepared by a heritage consultant must be provided to the NCA and to the Department of the Environment Water Heritage and the Arts for any redevelopment works and must include advice on mitigation measures to protect existing heritage values.
- 7.6 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.
- 7.7 Any potential adverse environmental impacts on adjacent properties from on-site developments are to be identified by the lessees and action taken in accordance with the relevant legislation (Commonwealth and Territory).

## 8 MECHANICAL PLANT

8.1 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 lessées.





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## 9 VEHICULAR ACCESS AND CAR PARKING

- 9.1 Section 49 may be accessed from Cameron Avenue and Chandler Street.
- 9.2 Ceremonial access and limited short-stay visitor parking off Benjamin Way may be provided to Section 49 provided that there is no vehicle access to basement or rear parking areas.
- 9.3 Section 44 may have two access points from Benjamin Way. Access is also permitted from Cameron Avenue, Chandler Street and College Street.
- 9.4 Car parking for the ABS office development (Blocks 5 and 6 Section 49) shall be provided at a rate of 1 space per 100m<sup>2</sup> of gross floor area (GFA). The parking for the development should be located within Blocks 5, 6 and 7 of Section 49 Belconnen.
- 9.5 Car parking for development proposed on the balance of the site [excluding Blocks 5, 6 and 7 of Section 49 Belconnen] covered by this DCP shall be in accordance with the ACT Territory Plan Parking and Vehicular Access General Code.

## 10 PEDESTRIAN ACCESS

- 10.1 A north-south spine is to be provided through Sections 44 and 49 linking Condell Street, running off College St, with the Belconnen Bus Interchange. Provision is to be made to connect the spine through to the Swanson Plaza, and other activities on Section 54, in the event that the Interchange is removed at a future time.
- 10.2 The spine is to be a feature within the development, with good lighting, paving, landscaping and activities which will make it attractive in order to encourage its safe use at all times.
- 10.3 The pedestrian spine will comprise an easement included in the leases for all affected Blocks in Section 44 and 49 with provisions made in the leases to ensure free public access is maintained through that area at all times.

## 11 SUBSTATIONS, STORAGE AND SERVICE AREAS

- 11.1 Provision is to be made for the storage and removal of waste material and general services areas in accordance with the Development Control Code for Best Practice in Waste Management in the ACT (ACT) and plans prepared by the Lessee and subject to this code are to be approved in writing by the NCA. All areas are to be suitably screened from public view.

## 12 EXTERNAL LIGHTING

- 12.1 Lighting for all public access areas on the sites is to be designed in accordance with Design Standards for Urban Infrastructure - 12 Public Lighting (Department of Territory and Municipal Services) and shall be illuminated and kept illuminated by the Lessee at its own expense.

## 13 LANDSCAPING

- 13.1 Landscaping must be carried out in accordance with a Landscape Master Plan prepared by the Lessee and be consistent with relevant element of the Town Centre Precinct Code of the Territory Plan.

- 14.1 All signs and graphics are to be designed and constructed in accordance with the requirements of the Territory Plan Signs General Code.

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today  
on behalf of the Authority  
Chief Executive Date 20 / 10 / 2007

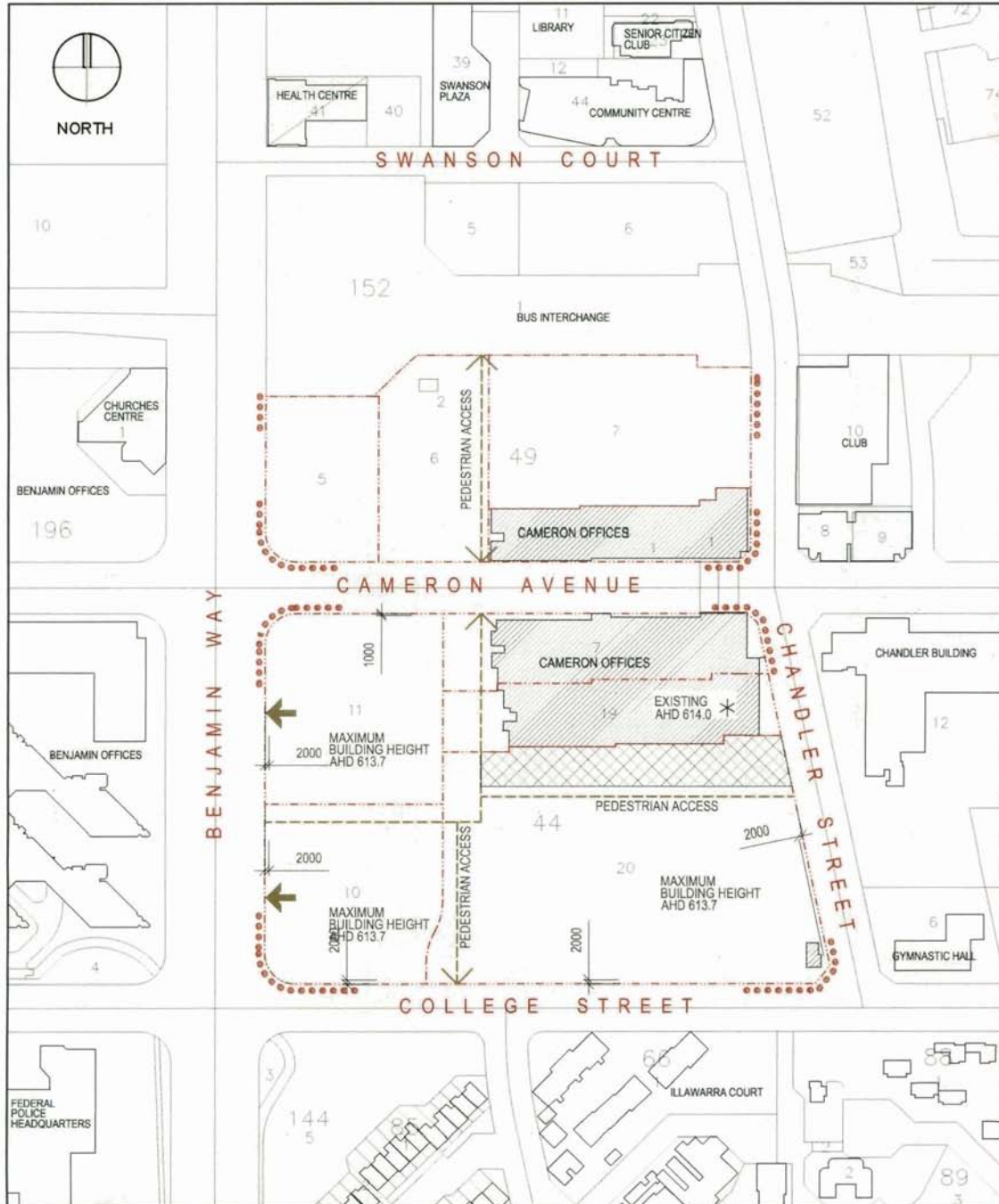


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 Chief Executive Date 20/10/2008

DCP DRAWING NO: 171/08/0003

**Cameron Offices**  
 Belconnen

Development Control Plan | No:171/08/0003



- Indicative Subdivision and Crown Lease Boundary
- Minimum Setback
- Pedestrian Access
- 20 Metre Landscape Road Reserve
- No vehicular Access
- Active Street Frontage

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DEVELOPMENT CONTROL PLAN N:171|08|0003

FEDERAL GOVERNMENT  
**APPROVED**  
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Commission Officer

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