



Australian Government
National Capital Authority

DEVELOPMENT CONTROL PLAN

NATIONAL CAPITAL PLAN

DEVELOPMENT CONTROL PLAN

NO: 10|01

MAY 2010

APPROVED

A handwritten signature in black ink, appearing to be 'Michael', written over a horizontal dotted line.

Chief Executive

Date 24/05/10

SECTION 18
FORREST



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National Capital Authority
May 2010

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CANBERRA AVENUE FORREST SECTION 18

1 PREAMBLE

- 1.1** The subject site is adjacent to Canberra Avenue, which is a Main Avenue as defined in the National Capital Plan (the Plan). Special Requirements for Main Avenues under section 2.3 of the Plan apply to the site and state;

Development is to conform to Development Control Plans (agreed by the National Capital 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 the development enhance that function.

- 1.2** The provisions of this Development Control Plan (DCP) apply to Blocks 4, 5, 7 and 8 Section 18 Forrest. In the absence of a provision in the Plan to the contrary, all developments should accord with the relevant provisions of the Territory Plan.

2 PLANNING AND URBAN DESIGN OBJECTIVES

- 2.1** Enhance the character of Canberra Avenue as a Main Avenue and as one of the main approaches to Parliament House and the Parliamentary Zone.
- 2.2** Maintain and reinforce the character of Canberra Avenue as a setting for prestigious buildings.
- 2.3** Allow for buildings with appropriate urban scale relationship to Canberra Avenue and the final approach to the Parliamentary Zone.
- 2.4** Ensure that a high level of amenity is provided in site layout and urban design and that noise impacts are mitigated through appropriate building design, materials and construction.
- 2.5** Architectural design and construction should exhibit design excellence in urban design, architecture and landscape, and demonstrate sustainable features using a palette of high quality and durable materials.
- 2.6** Encourage modulation, tactility, silhouette and human scale in relation to built form and streetscape design.
- 2.7** Ensure all new buildings have their main frontage to Canberra Avenue with a clearly articulated entry.

3 BUILDING HEIGHT

- 3.1** Excluding roof plant, the height of buildings at the building line is to be no higher than four storeys.
- 3.2** Notwithstanding provision 3.1 above, building elements that are set back from a plane projected at 30° from the top of the building parapet may extend to a maximum height of RL601. The maximum permissible height of the parapet is 1200mm.

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- 3.3** All building elements, including roof plant are to be a maximum height of RL601.
- 3.4** In the event of any inconsistency between the number of levels and the Relative Level (RL) stated in this Development Control Plan, the RL is to take precedence.

4 BUILDING SETBACK

- 4.1** Buildings or significant structures are to be setback in accordance with the requirements set out in DCP Drawing No: 10/01A.
- 4.2** Buildings are to address street frontages and each intersection, and especially the intersection of Canberra Avenue and Dominion Circuit and Canberra Avenue and National Circuit.
- 4.3** Buildings are to be setback 10 metres from Canberra Avenue. Encroachments into the setback zone to allow for building articulation or a porte-cochere are permitted provided the development meets the objectives set out under Section 2 of this Development Control Plan.
- 4.4** Building setbacks on other frontages are to be a minimum of 6 metres except that minor intrusions into the setback zone are permitted to allow for building articulation.
- 4.5** Basement parking may extend into the setback zone along Canberra Avenue provided that a zone along the Avenue of at least 5 metres is available for deep rooted planting.

5 WALLS FORWARD OF THE BUILDING LINE

- 5.1** Boundary, courtyard or retaining walls are permitted forward of the building line to Canberra Avenue.
- 5.2** All walls forward of the building line are to be integrated with the landscaping of this area.

6 ROOFSCAPE DESIGN

- 6.1** Careful consideration is to be given to the roof form and the roofscape of buildings as viewed from Canberra Avenue and Parliament House.
- 6.2** Roof top plants and equipment, if required, must be enclosed and the enclosure are to be carefully integrated with the roof form and design of the building. All such plant and equipment shall be totally concealed from view from Canberra Avenue and Parliament House.

7 BUILDING MATERIALS

- 7.1** The facades and roof of buildings are to be constructed of high quality, durable and low maintenance materials. Highly reflective external materials are to be avoided.
- 7.2** Building materials, construction and finishes are to be responsive to microclimate issues. Use of sunscreen devices as articulation elements may be employed to achieve climate responsive facades.

8 LANDSCAPE DESIGN

- 8.1** The landscape design is to be consistent with DCP Drawing No: 10|01D.

9 BURNS MEMORIAL

- 9.1** The Burns Memorial is to be integrated into any proposed development on the site or relocated to an alternative site in accordance with the *Guidelines for Commemorative Works within the National Capital*.

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- 9.2** Any proposal to relocate the Burns Memorial must be undertaken in consultation with the ACT Heritage Council and the Burns Club and have the approval of the Canberra National Memorials Committee.

10 VEHICULAR ACCESS & CAR PARKING

- 10.1** A traffic assessment is to be submitted in relation to development proposals for the site.
- 10.2** Parking is to be in accordance with the Parking and Vehicular Access General Code of the Territory Plan.
- 10.3** Car parking that is underground or under slope within the setback areas on the Canberra Avenue side will only be permitted where it cannot be seen from Canberra Avenue and where it does not affect the planting of trees and shrubs consistent with the landscape provisions set out under Section 8 of the DCP.

11 SIGNS

- 11.1** Careful consideration is to be given to the integration of signs with building design and landscaping. All building or free-standing signs proposed on site are to be consistent with the relevant signs policies of the Territory Plan and the National Capital Plan. Where an inconsistency arises between the policies of the two plans, the National Capital Plan policies shall prevail.

12 MECHANICAL PLANT & EQUIPMENT

- 12.1** All mechanical plant and equipment is to be contained within buildings or located within service enclosures appropriately screened from Canberra Avenue. Visually exposed air conditioning units and plant that are visible from Canberra Avenue and Parliament House are not permitted.

13 ELECTRICAL SUBSTATION, STORAGE & SERVICE AREAS

- 13.1** Careful consideration is to be given to the siting of electrical substation, storage and service areas (including storage sheds) as viewed from Canberra Avenue. Such structures or areas must be carefully sited and totally screened from view from Canberra Avenue and Parliament House.

14 DCP DRAWINGS

- 14.1** The above provisions are to be read in conjunction with the DCP Drawings No: 10|01A, 10|01B, 10|01C and 10|01D which form part of this DCP.

15 PRIVACY AND OVERLOOKING

- 15.1** Privacy and overlooking of adjoining properties must be mitigated through building design, landscape design and construction.

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LOCATION MAP

Canberra Avenue Forrest
Section 18

Development Control Plan | No:10|01



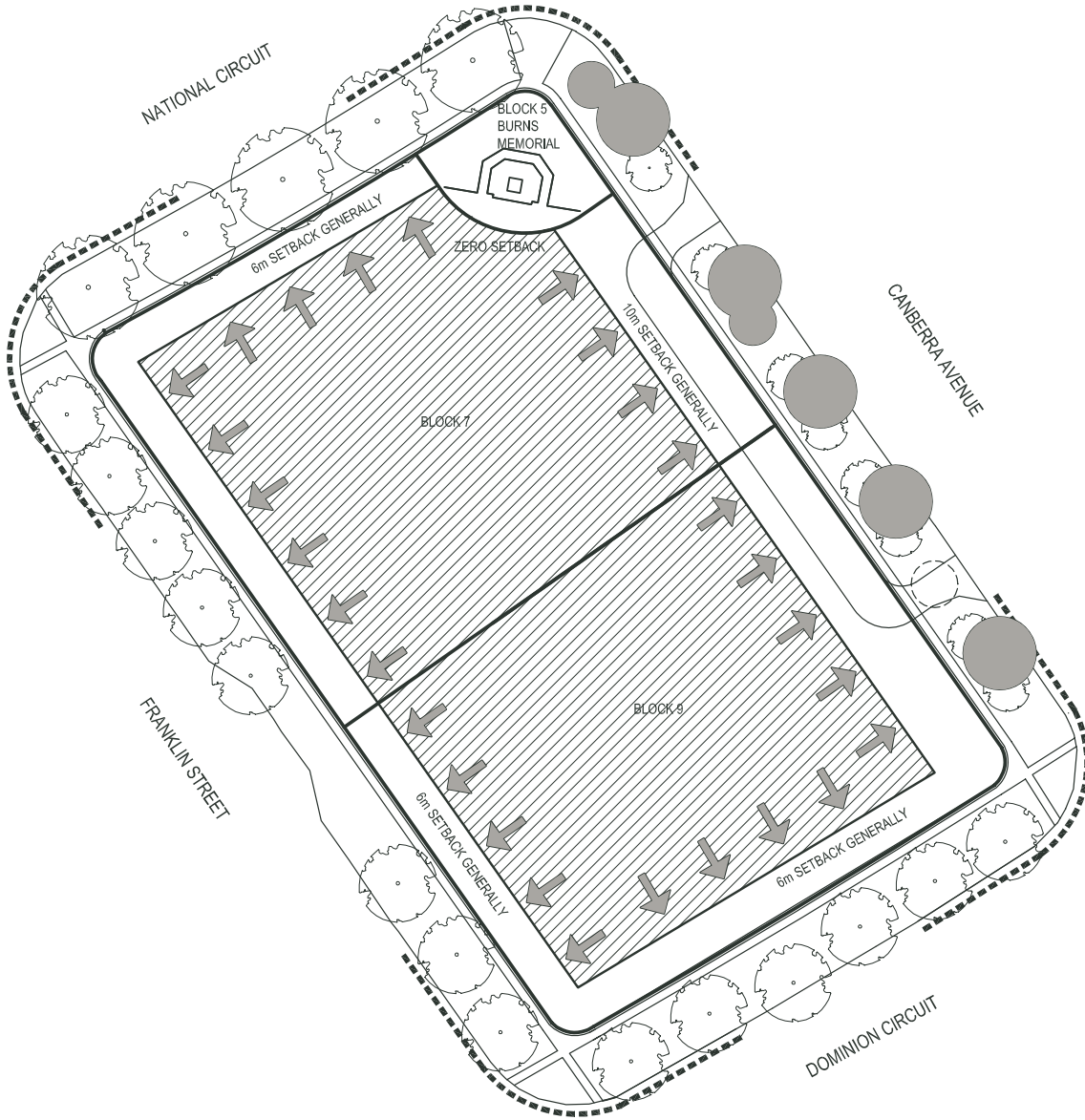
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






[Handwritten Signature]
 Chief Executive

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Forrest Section 18

Plan A



-  Building Area
-  No Vehicle Access
-  Lease Boundary
-  Primary Building Facade to Address Street
-  Existing Planting
-  Street Tree to be Removed
-  New/Replacement Street Tree

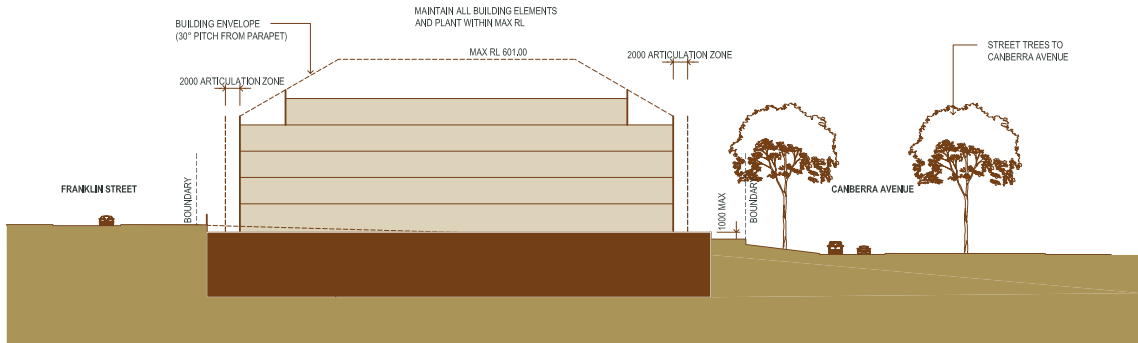
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DCP DRAWING NO: 10|01 B

Forrest Section 18

Section A

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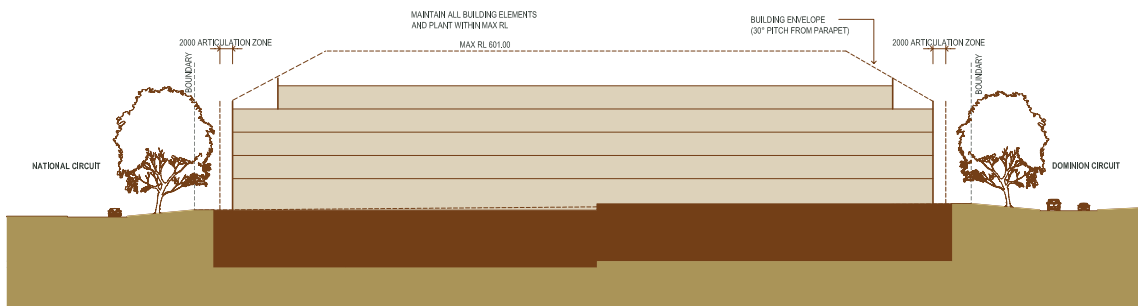


DCP DRAWING NO: 10|01 C

Forrest Section 18

Section B

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Forrest Section 18

Plan B

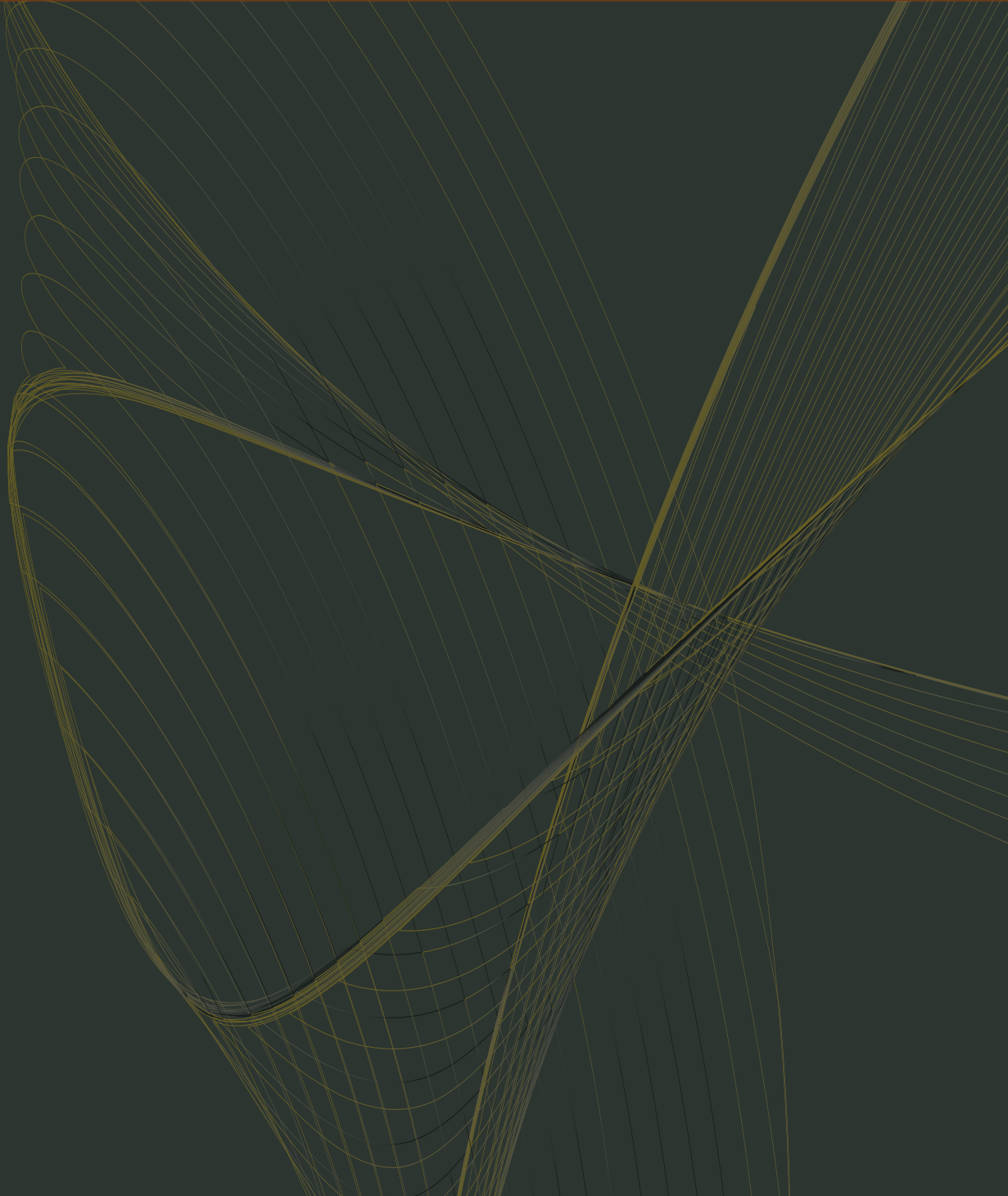


Landscape Principles

-  Existing Tree Proposed for Removal
-  Deciduous Shade Tree
-  Coniferous Tree
-  Native Evergreen Tree to match existing street tree structure

-  Ornamental Deciduous Tree to match existing street tree structure
-  Grassing
-  Landscape Plantings

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