

**DEVELOPMENT CONTROL PLAN
HUME SECTION 18 BLOCK 13 (part)
DCP No 171/00/0003**

PREAMBLE

The site flanks Monaro Highway which is an Approach Route defined in the National Capital Plan (NCP). Special Requirements for Approach Routes under Section 2.4 of the NCP apply to the site, which require development to conform to a Development Control Plan agreed by the Authority.

The site subject to this Development Control Plan is shown on *Development Control Plan Drawing No 171/00/0003*. All development must accord with the relevant provisions of the Territory Plan and the additional development controls set out below.

DEVELOPMENT CONTROLS

Building Design and Standard

1. Buildings and support structures are to be designed and carefully sited to ensure that they have a low visual impact when viewed from the Monaro Highway. They should be of modest scale and appropriately set within the rural landscape setting.
2. Roofs of buildings and shed structures should predominantly be low pitched.

Building Height

1. Buildings and other significant structures on site should be limited to a maximum height of 8.5 metres from the natural ground level.

Building Setback

1. Building and other structures on site should be setback a minimum of 25 metres from the Monaro Highway boundary as shown in the *DCP Drawing No 171/00/0003*.

Building Materials and Colours

1. External building materials and finishes should be durable and require minimal maintenance.
2. Colour of external building materials and finishes should be earth-tone to complement their natural surroundings. Striking colours and highly reflective external materials should be avoided.

Landscape Design

1. Special attention should be given to the integration of building design and landscape to ensure reinforcement of the rural character of the site.
2. Planting along the Monaro Highway frontage should include an informal composition of eucalypt trees in a native grass setting



Vehicular Access/Egress and Car Parking

1. Vehicular access/egress to the site shall be permitted from the Monaro Highway at a single point as shown on the *Development Control Plan Drawing No 171/00/0003*.
2. Car parking for the development proposal will need to be provided in accordance with the relevant ACT Government Standards. On site car-parking areas should be appropriately screened from the Monaro Highway and may be located in the area shown on the *Development Control Plan Drawing No 171/00/0003*.
3. The vehicular access/egress to the site from Monaro Highway should have minimal impact on the existing established trees in the verge and should meet the design and safety requirements of ACT Department of Urban Services.

Fencing

1. Fencing that is visually obstructive and detracts from the presentation of the Monaro Highway will not be permitted.

Lighting

1. Development on the site must ensure that night sky illumination is kept to a minimum.

Signage

1. Design and details of all signs (including freestanding signs) must be of a high quality and should be designed and located to ensure that they do not detract from the visual quality of Monaro Highway.
2. All signs on buildings should be below the roofline.

Site Services, Mechanical and Electrical Equipment

1. Careful consideration must be given to the siting of electricity substations, transformer, and storage and service areas to ensure that they are completely screened from the Monaro Highway.
2. All mechanical plant and equipment including visually exposed air conditioning equipment, condenser units and cooling towers should be located within the building or service yards and completely screened from public view.

Environmental Considerations

1. Adverse environmental impacts from on-site developments, on adjacent land and development, should be identified and redressed to the extent practicable. Environmental protection measures should be adopted as appropriate to ensure that the sensitive elements of the site are protected.
2. The site is close to the Bonshaw Receiving Station. The nature of activities conducted on this site will need to be considered by the Department of Defence to ensure that all necessary actions are taken to prevent unacceptable interference with their operations.
3. Due consideration should be given towards minimising any impact on the physical environment regarding air quality, noise and waste management. The stormwater runoff needs to meet the specifications of the ACT Government.





NATIONAL CAPITAL AUTHORITY

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

DRAWING TITLE:

**Development Control Plan
 Hume Section 18 Block 13 (part)**



NORTH



Building Zone



DPC Boundary



Carparking Permitted



Minimum building
 setback line



Vehicular access to site

DRAWN BY: AS

SCALE:

Drawing No.

CHECKED BY:

DATE: 13 April 2000

171/00/0003

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