

DEVELOPMENT CONTROL PLAN
MAJURA BLOCKS 596 (PART), 597, 598, 599
DCP NO. 171/99/0001

PREAMBLE

The site flanks Pialligo Avenue 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 state:

Development is to conform to Development Control Plans agreed by the Authority, which seek to enhance the surrounding predominantly rural character and landscape outside the urban areas.

Part of the site is within the Molonglo River Corridor as shown in the General Policy Plan of the NCP. Special Requirements for Molonglo River Corridors under Section 8.6.4 of the NCP apply to that portion of the site. The Special Requirements for River Corridors state that the objective for the Molonglo River Corridor is:

To conserve the natural and cultural resources, and landscape and environmental qualities of the rivers while providing for a balanced range of compatible secondary uses.

The site subject to this Development Control Plan is shown in the *Development Control Plan Drawing No. 171/99/0001*. 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 Siting

1. Buildings and support structures are to be designed and carefully sited to ensure that they have a low visual impact when viewed from Pialligo Avenue. They should be of modest scale and appropriately set within the rural landscape setting.
2. Roofs of buildings and shed structures are to be low pitched.
3. External building materials and finishes should be earth-tone in colour to complement their natural surroundings. Striking colours and highly reflective external materials should be avoided.
4. Buildings and structures higher than 15 metres will require special consideration and the formal approval of the Department of Defence.



Landscape Design

1. Screen planting of Australian indigenous trees in a grass setting should be developed along the Pialligo Avenue frontage. The trees should be planted in an informal composition and should allow for filtered views from the Avenue into the site.
2. Existing trees on site not affected by the establishment of vineyards must be retained. Supplementary planting of Eucalypt species should be included in a comprehensive landscape plan for the site.

Heritage Considerations

1. Heritage considerations for the site need to be identified and addressed to the satisfaction of the ACT Heritage Council as part of any development proposal on site.

Vehicular Access and Car Parking

1. Vehicular access to the site shall be from the existing road off Pialligo Avenue as shown in the *Development Control Plan Drawing No. 171/99/0001*. No direct access/egress to the site will be allowed from Pialligo Avenue.
2. One additional access/egress will be permitted from Sutton Road near the eastern corner of the site as indicated in the *Development Control Plan Drawing No. 171/99/0001*.
3. Car parking area/s on site should be carefully integrated with the buildings and landscaping and appropriately screened from Pialligo Avenue.

Fencing

1. Fencing which obscures filtered views into the site from Pialligo Avenue and/or detracts from the presentation of the Avenue will not be permitted.

Lighting

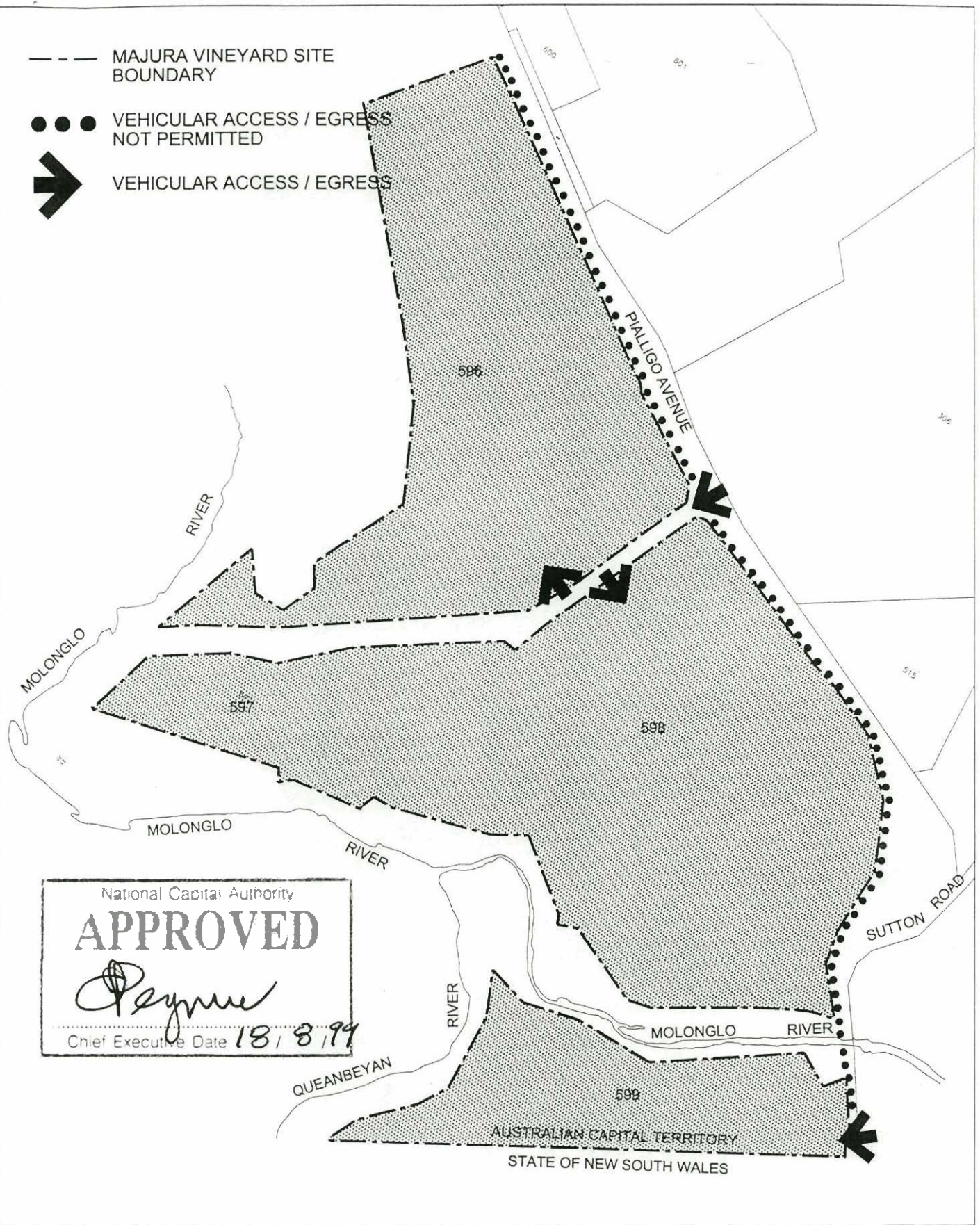
1. Development should ensure that night sky illumination is kept to a minimum. Any upward light emission, particularly near Canberra Airport and RAAF Fairbairn, should be discussed with Canberra Airport and the Department of Defence to ensure that it does not interfere with their operations.
1. All signs are to be located within the site boundary. Signs visible from Pialligo Avenue are to be limited to entrance and directional signage. The size and design of such signs must ensure that they do not detract from the visual quality of Pialligo Avenue.
2. Entrance signs and features along Pialligo Avenue should be carefully sited to ensure that they do not impact on the traffic safety of the Avenue.

Mechanical and Electrical Equipment, Storage and Service Areas

1. Careful consideration must be given to the siting of electricity substations, transformers, mechanical equipment and storage and service areas to ensure that they are screened from public view.



- MAJURA VINEYARD SITE BOUNDARY
- VEHICULAR ACCESS / EGRESS NOT PERMITTED
- ➔ VEHICULAR ACCESS / EGRESS




CAD FILE NAME: G:\CAD\14\DESIGN\DWG\B596MAJURA.DWG

National Capital Authority
APPROVED

 Chief Executive Date 18/8/99


NATIONAL CAPITAL AUTHORITY
 10-12 Brisbane Ave Barton ACT 2600 AUSTRALIA
 GPO Box 373 Canberra ACT 2601, Tel: (02) 6271 2888, Fax: (02) 6273 4427
 Do not scale off this drawing. Use figured dimensions only
 Verify all dimensions prior to commencing work.

DRAWING TITLE:
**DEVELOPMENT CONTROL PLAN
 MAJURA BLOCKS 596 (PART), 597,
 598 & 599**


 NORTH

DRAWN BY	SCALE: NTS	SHEET NO:
CHECKED BY: SH	DATE: 17 Feb 1999	171/99/0001