

**DEVELOPMENT CONTROL PLAN
NICHOLLS SECTION 1 BLOCK 57
DCP NO. 171/99/0010**

PREAMBLE

The site abuts the Barton highway which is an approach route as 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. As the Approach Routes enter the built up areas, the emphasis shall shift to a more formal character...'

The site subject to this Development Control Plan is shown in Development Control Plan Drawing No. 171/99/0010. In the absence of a provision in this DCP to the contrary, all development should accord with relevant provisions in the Territory Plan.

GENERAL DESIGN OBJECTIVES

The site is to be developed to a quality appropriate to its location adjacent to an Approach Route. Specifically, development should:

- respect the natural features, character and scale of the landscape in the locality;
- not detract from views into the site;
- be carefully sited within a landscaped setting and screened from view from the Barton Highway;
- be sympathetic to the vernacular of the adjacent architecture.
- respect the heritage significance of the Ginninderra Blacksmith's Workshop and provide opportunities for limited public access to the Blacksmith's Workshop.



DEVELOPMENT CONTROLS

1. Block Subdivision

- 1.1 Subdivision of the block will only be considered if the two blocks created can be serviced by the access and egress from O'Hanlon Place as shown on *Development Control Plan Drawing No.171/99/0010*. No access from the Barton Highway will be permitted.
- 1.2 Subdivision of the Blacksmith's Workshop Heritage Precinct shall not be permitted.

2. Building Design

- 2.1 Buildings and other permanent structures are to be sympathetic to the vernacular of existing buildings and the rural heritage of the locality.
- 2.2 Buildings should have pitched roofs, with no roof top plant or external equipment
- 2.3 The gross floor area of all buildings erected on the block shall not exceed 1000 square metres.

3. Building Height

- 3.1 Buildings and other structures should be limited to a maximum height of five (5) metres when measured vertically from natural ground level to the top the fascia.
- 3.2 Buildings on the Barton Highway frontage should present a predominantly single storey frontage to the Highway.

4. Building Setback

- 4.1 The minimum building setbacks from the property line for siting buildings and other structures are shown in *Development Control Plan Drawing No. 171/99/0010*. These are as follows:
 - 20 metres from the Barton Highway (except where necessary to provide security fencing for the Ginninderra Blacksmith's Workshop);
 - 20 metres from the eastern boundary of Block 11 Section 83 Nicholls;
 - 2 metres from the northern boundary of Block 57 Section 1 Nicholls.
- 4.2 The setback areas identified as Landscape Zone should be used for planting and be free of significant structures, vehicle driveways and car parking. Signs may be permitted within this zone provided they meet with the requirements set out below.



- .3 Car parking will not be permitted forward of the front building line of building zone for the maintenance building as shown in Development Control Plan Drawing No. 171/99/0010.

5. Building Materials and Colours

- 5.1 External building materials may be pre-formed metal sheeting requiring minimum maintenance. Reflective finishes and Zincalume are not permitted.. Corrugated galvanised iron sheeting or equivalent should be used for roofing of all new buildings.
- 5.2 Colours of external finishes of buildings and structures should be appropriate to and not discordant to the historic nature of existing buildings. Off white or light earth tones are preferred.

6. Landscape Design

- 6.1 A comprehensive landscape plan should be submitted with any development application, incorporating the following requirements:
- Significant existing trees and hedges are to be retained and form the key elements of the landscape plan. Existing planting on the northern and eastern boundaries of the maintenance facility should be protected and maintained.
 - The existing tree planting between the Barton Highway and the Building Zone/Heritage Precinct is to be augmented.
 - The landscape plan should include planting along the northern boundary of the Heritage Precinct at least four metres in height, to provide an appropriate backdrop for the Blacksmith's Workshop when viewed form the Barton Highway.

7. Vehicular Access and Car Parking

- 7.1 Vehicular access and egress to the site from the Barton Highway will only be permitted at the points shown in Development Control Plan Drawing No. 171/99/0010. Vehicle access and egress must meet the relevant traffic safety requirements of the ACT Government.
- 7.2 Car parking is to be provided in accordance with the relevant ACT Government standards applicable at the time development approval is sought.



8. **Signs**

8.1 Signage shall be in accordance with the Territory Plan, except where otherwise provided for in this plan. All signs must be within the site and must ensure an overall consistency of design and detail. All signs on buildings should be below the roof line.

8.2 Signs facing the Barton Highway should be of a high quality and carefully sited to ensure that they do not have any adverse effect on the visual quality of the Barton Highway and the Ginninderra Blacksmith's Workshop.

9. **Fencing**

9.1 Fencing may be erected where necessary to provide for the security of the site. The use of opaque materials, or sheeting or planking so as to prevent views into the site will not be permitted.

10. **Heritage**

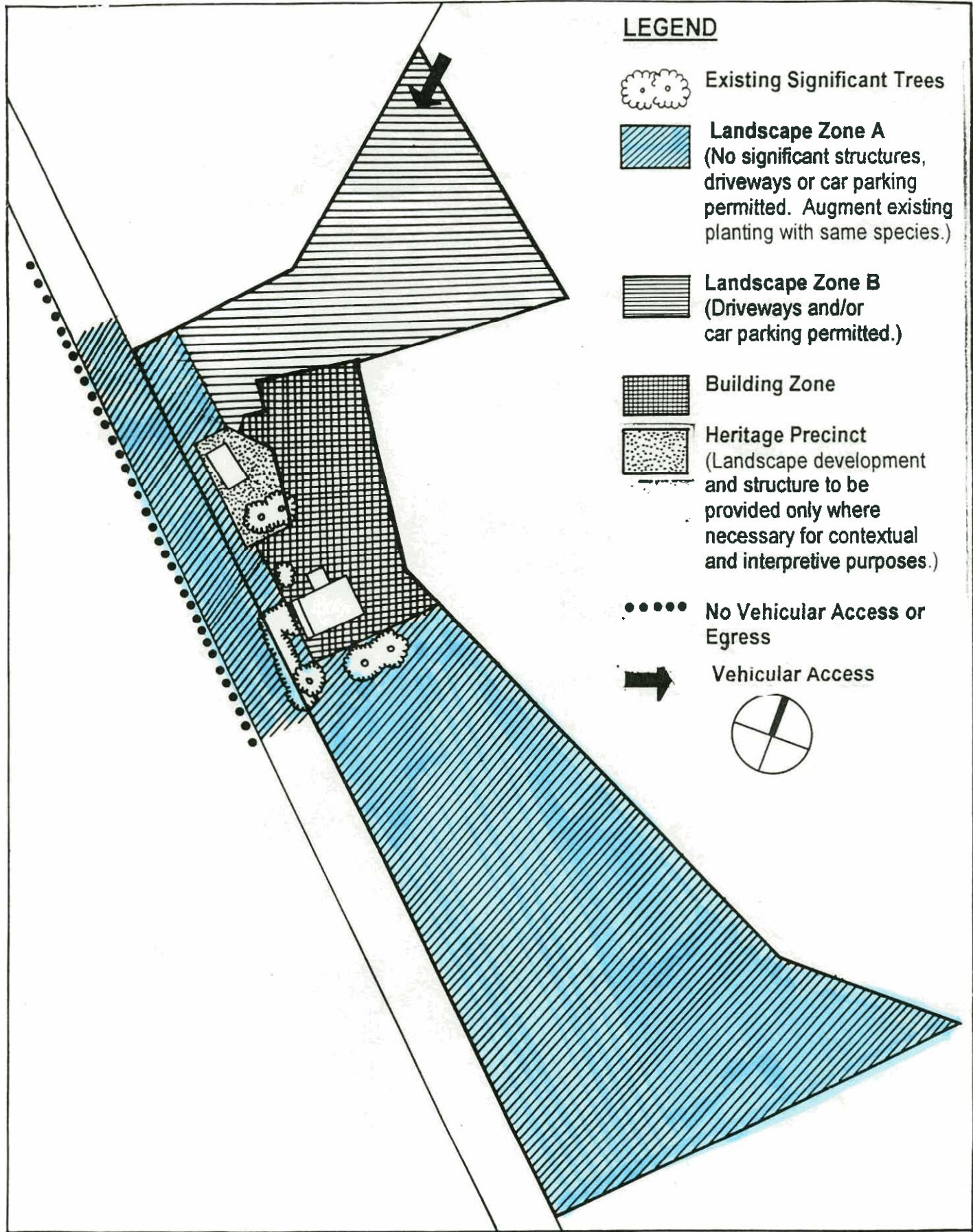
10.1 The Ginninderra Blacksmith's Workshop is a place entered in the ACT Heritage Places Register. Development of the maintenance facility should recognise the importance of the Blacksmith's Workshop, and shall not be inconsistent with the Specific Requirements for the Workshop as set out in the Territory Plan, Appendix V.

11. **Site Services, Mechanical and Electrical Equipment**

11.1 All mechanical plant and equipment including visually exposed air conditioning equipment condenser units and cooling towers shall be located within the building or serviced yards and completely screened from public view.

11.2 Storage and service areas are to be contained within the building or completely screened from public view.





National Capital Authority
APPROVED

 Chief Executive Date 22/2/2000

DEVELOPMENT CONTROL PLAN NO. 171/99/0010

BLOCK 57 SECTION 1
 NICHOLLS

Harcourt Hill Golf Course Maintenance Depot