

**DEVELOPMENT CONTROL PLAN  
SYMONSTON SECTION 126 BLOCK 3  
DCP NO. 136/95/1008  
(As amended July 1997)**

**Preamble**

The use of the site is for the purpose of a scientific research establishment. Specifically, the site will be used by the Therapeutics Goods Administration for the purpose of therapeutic goods assessment and other uses ancillary to or supporting the primary use.

The site will be developed with buildings and landscape of a high quality consistent with the uses accommodated on the site.

In the absence of a provision in these conditions to the contrary, all development will generally accord with the Design and Siting Policies set down in Appendix H of the National Capital Plan.

**Site Layout and Landscape Design**

Siting of development on the site will be in a manner which does not adversely impact on the ecology or visually intrude on the landscape character of the locality.

Consistency in the site development built form and the landscape design will be sought.

The landscape will provide a context for the large masses of buildings, parking and paved areas and will minimise the visual impact of the development when viewed from the adjacent sites, and especially the public places nearby. Storage and service areas will be adequately screened.

Any significant trees on site will be retained to the extent practicable and integrated in the landscape design. Care will be taken to protect trees to be retained during construction.



### **Building Design, Material and Colour**

Consistency in the external design of the buildings is required. However, variation in architectural design is encouraged especially where the design expresses the function of the building, but variation should be within the limits of an overall theme.

All external facades should be of durable low maintenance materials. Continuous glass facades should generally be avoided.

Highly reflective external materials should be avoided. Glazing with a reflectivity of greater than 15% is not to be used.

Colours of external facades should be generally in the earth tones range (generally greens and browns). Sympathetic variations in colours and materials between individual buildings will be considered. Strong contrasts in colour of major architectural features will not be supported.

### **Building Height and Setback Requirements**

Buildings on the site shall not exceed three storeys in height.

The minimum setbacks from the property lines for siting buildings and carpark areas are to be as shown in the Development Guidelines Drawing No. 136/95/1008.

### **Vehicular Access and Carparking**

Vehicular access points to the site from Narrabundah Lane are to be the minimum required to provide efficient access for visitors and staff to the front address, carparking and service areas. All access points are to be designed to the requirements of relevant ACT Government authorities.

Large carparking areas are to be landscaped and adequately screened by landscaping.

The carparking provisions are to be based on the carparking standards of the ACT Planning Authority.



### **Building Services, Storage and Service Areas**

All building services (sewer, water, stormwater, electricity, telephone, gas) are to be provided in accordance with the requirements of the ACT Government and other relevant authorities.

Careful consideration should be given to the siting of storage and service areas so that their visual impact is minimised and they do not detract from the general amenity of the area. Such areas should be adequately screened from public view.

### **Environmental Considerations**

Adverse environmental impacts from on-site developments, on adjacent land and development, shall be identified and redressed to the extent practicable. Due consideration should be given towards reducing/minimising any impact on the physical environment regarding air quality, noise and waste management.

The stormwater run off controls are to meet the specification of the ACT Government.

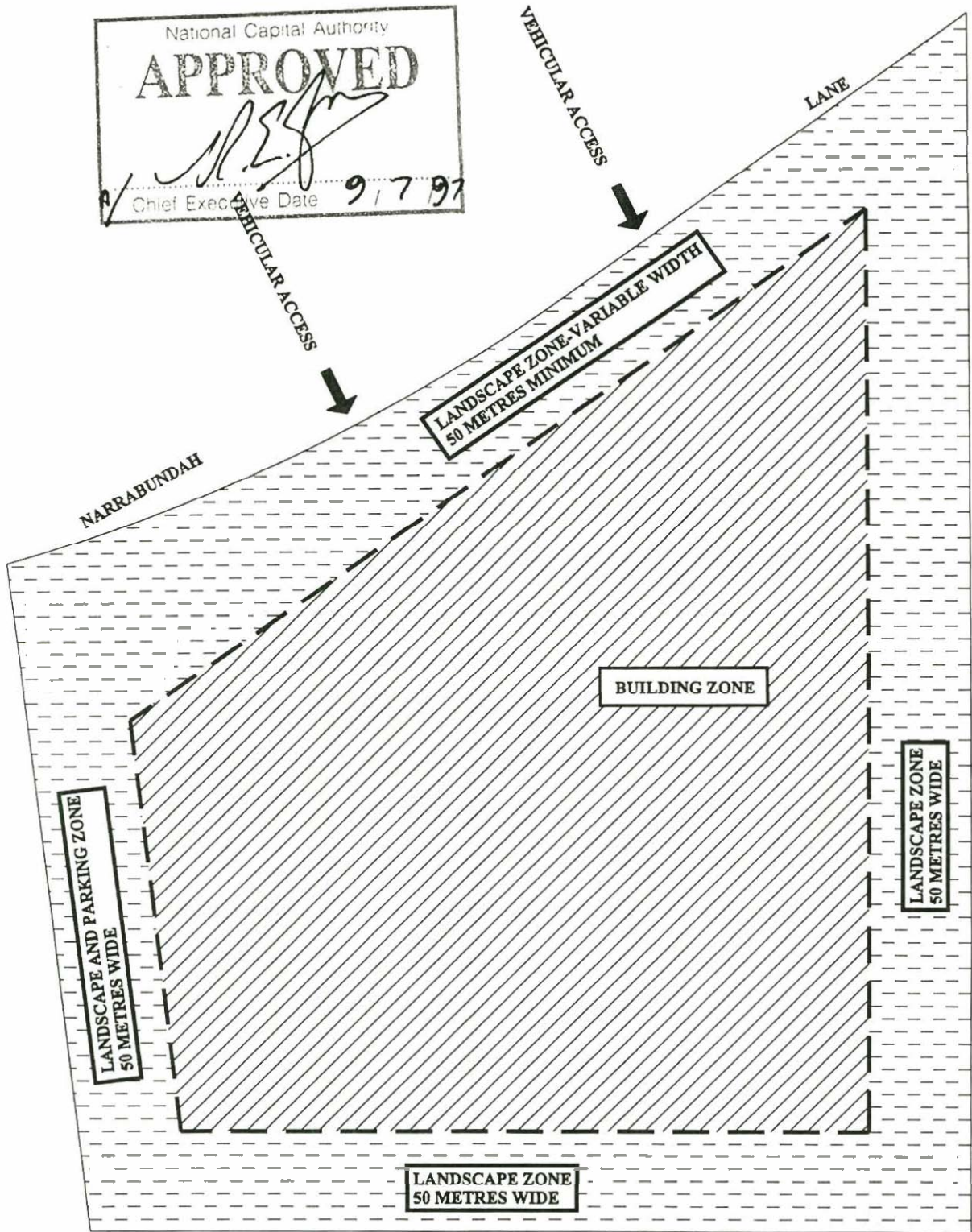
The site is close to the Bonshaw Receiving Station. The nature of activities conducted on this site are to be discussed with the Department of Defence to ensure that all reasonable steps are taken to protect Department of Defence wireless communications from significant adverse effects.

### **Signs**

Signs within the site are to be consistent in design and appearance. All signs shall meet the requirements set out in Appendix H, Part 3 of the National Capital Plan.



National Capital Authority  
**APPROVED**  
*[Signature]*  
 Chief Executive Date 9/7/97



LANDSCAPE ZONE ← VEHICULAR ACCESS

BUILDING ZONE



National Capital Authority  
 10-12 Brisbane Ave, Barton, ACT  
 GPO Box 373, Canberra 2601, Australia  
 Phone: (06) 271 2888 Fax: (06) 273 4427

Title: <b>DEVELOPMENT GUIDELINES DRAWING        SYMONSTON SECTION 126 BLOCK 3</b>			
Drawn: IL	Scale: NTS	Date: July 1997	
Checked:	Drawing No. 136/97/0008		Rev.