



Australian Government

National Capital Authority

National Capital Plan

DRAFT DEVELOPMENT
CONTROL PLAN

12 02

Section 19

Griffith

January 2012

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January 2012

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INTRODUCTION

The National Capital Plan (the Plan) came into effect on 21 January 1990. In accordance with the Plan development on land adjacent to Canberra Avenue 'is to conform to a Development Control Plan (agreed by the National Capital Authority) which seeks to secure the integrity of the Main Avenues as approaches to the Parliamentary Zone and ensure that the setting, buildings and purpose of development enhance that function'.

The National Capital Authority (NCA) has received a request from Parsons Brinckerhoff to prepare a Development Control Plan (DCP) for Blocks 1,2,3,4 & 6 Section 19 Griffith. The DCP will guide the future development of the site.

Draft Development Control Plan (DCP) 12/02 has been prepared in accordance with the Plan.

PART 1: CONTEXT

1. EXPLANATORY STATEMENT

1.1 PURPOSE OF DRAFT DEVELOPMENT CONTROL PLAN 12/02

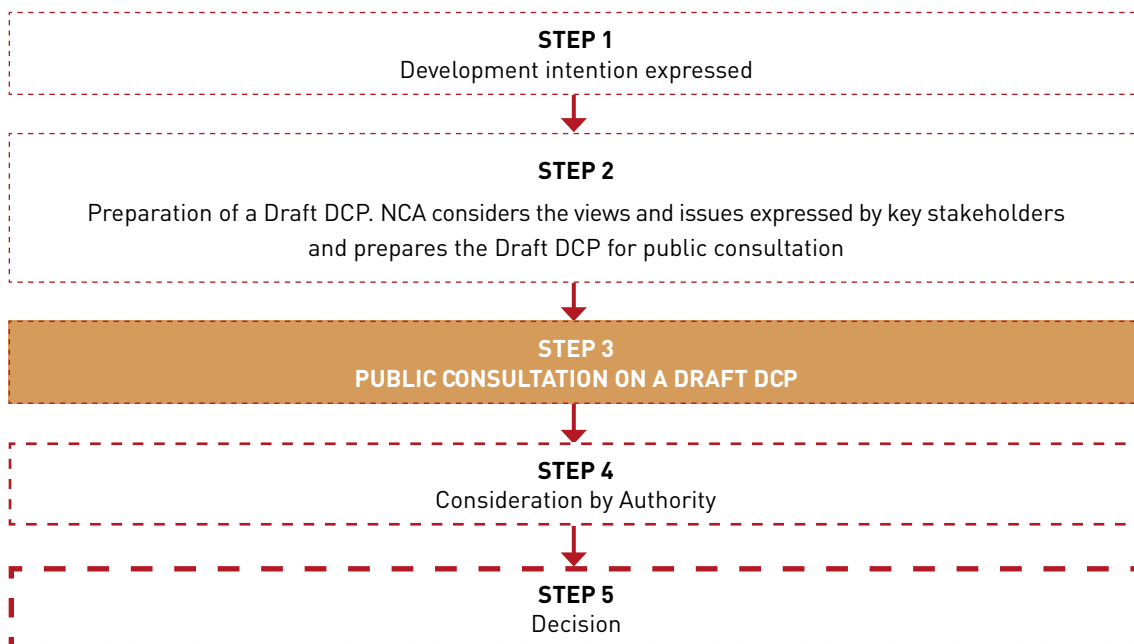
Draft Development Control Plan 12/02 has been prepared to establish planning and urban design provisions including building height, setbacks and design, landscape character, access and parking for Section 19 Griffith. Figure 1 shows the area that is subject to this DCP.

1.2 EFFECT OF DRAFT DEVELOPMENT CONTROL PLAN 12/02

Draft Development Control Plan No. 12/02 includes the following provisions:

- > General planning and urban design objectives for development of the area;
- > Providing for an enhanced landscape character along the Canberra Avenue frontage;
- > Providing for development of the area for a range of uses permitted by the National Capital Plan;
- > Requirements for building height and setback, and architectural quality in built form; and
- > Requirements for access to the area and parking.

2 OUTLINE OF THE PROCESS



3. PUBLIC CONSULTATION

The NCA invites written comments on Draft DCP 12/02 from the community and stakeholders by 4.00pm on 9 March 2012. All responses received will be considered before a decision on DCP 12/02 is made by the NCA.

Written comments should be forwarded to:

Mr Andrew Smith
Chief Planner
National Capital Authority
GPO Box 373
CANBERRA ACT 2601

Email: DCP@natcap.gov.au

Or delivered by hand to:

National Capital Authority
Treasury Building, Ground Floor,
King Edward Terrace
PARKES ACT 2600

Between 9am and 5pm Monday to Friday

Copies of Draft Development Control Plan No. 12/02 are available from:

WWW.NATIONALCAPITAL.GOV.AU/DCP

National Capital Authority

Treasury Building
Ground Floor, King Edward Terrace
PARKES ACT 2600

Between 9am and 5pm Monday to Friday

National Capital Exhibition

Barrine Drive
Commonwealth Park

Between 9am and 5pm Monday to Friday and 10am and 4pm weekends



A public information session will be held on Thursday 9 February 2012, between 12.00pm and 2.00pm at the National Capital Authority, Treasury Building, Ground Floor, King Edward Terrace, PARKES ACT 2600.

Further information is available from Jordan Smith on 02 6271 2888, or email DCP@natcap.gov.au

FIGURE 1: LOCALITY MAP



LEGEND

-  Area Subject to DCP
-  Road Reserve



PART 2: DRAFT DEVELOPMENT CONTROL PLAN NO. 12/02

1. PREAMBLE

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.

The provisions of this Draft Development Control Plan (DCP) apply to Blocks 1,2,3,4 and 6 Section 19 Griffith. In the absence of a provision in the Plan to the contrary, all development should accord with the relevant provisions of the Territory Plan. Where an inconsistency arises between the Territory Plan and the National Capital Plan, the National Capital Plan prevails.

The subject area is Territory Land outside the Designated Area of the Plan and therefore the ACT Government is responsible for assessing development applications relating to the subject area. In doing so, the ACT Government is required to ensure any proposal is not inconsistent with this DCP or the Plan.

The Canberra Avenue road reservation forms part of the Designated Areas of the Plan and therefore the National Capital Authority (NCA) is responsible for granting works approval within the Canberra Avenue road reservation.

2. PLANNING AND URBAN DESIGN OBJECTIVES

- Enhance the character of Canberra Avenue as one of Griffin's Main Avenues and as one of the main approaches to Parliament House and the Parliamentary Zone.
- Maintain and reinforce the character of Canberra Avenue as a setting for prestigious buildings.
- Allow for buildings with appropriate urban scale relationship to Canberra Avenue and the final approach to the Parliamentary Zone.
- 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.
- 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.
- Encourage modulation, tactility, silhouette and human scale in relation to built form and streetscape design.
- Ensure all new buildings addressing Canberra Avenue have their main frontage to Canberra Avenue with a clearly articulated entry.

3. LAND USE

- 3.1** Land use on Section 19 Griffith shall be consistent with the land use of the National Capital Plan, and the land use of the Territory Plan.

4. BUILDING MASS AND HEIGHT

- 4.1** Buildings and other permanent structures should be designed to a high architectural design standard and must ensure an overall consistency in form, massing and detail.
- 4.2** Building height for development shall be a maximum of RL 591.
- 4.3** Rooftop plant shall be an integral part of the overall design and consistent with the requirements of Section 6 'Roofscape Design' of this DCP.
- 4.4** Overlooking of adjoining properties must be mitigated through building and landscape design. The design of the building upper levels must incorporate measures to protect the amenity and privacy of adjacent development.

5. BUILDING SETBACK, ARTICULATION AND STREET ADDRESS

- 5.1** Buildings or significant structures are to be setback in accordance with the requirements set out in the DCP Drawing No. 12/02.
- 5.2** Buildings are to be setback a minimum of ten (10) metres from Canberra Avenue. Encroachment of minor articulation elements may be permitted within the 'articulation zone' as defined in DCP Drawing No. 12/02. Minor articulation elements shall not occupy more than a 25 per cent footprint in the defined articulation zone. The articulation zone will commence no lower than RL580. Articulation elements may include verandas, balconies, porches, awnings, articulated shade devices, pergolas, bay windows, dwelling entries, and roof elements.
- 5.3** Zero setbacks to Oxley, Giles and Eyre Street are permitted. Internal setbacks to side and rear boundaries shall be a minimum of 1 metre.
- 5.4** Encroachment of basement parking into the setback from Canberra Avenue may be considered where this would not detract from the quality of the landscape treatment and would not affect the root zone of existing street trees. At least five (5) metres must be maintained along the Canberra Avenue frontage for future deep rooted planting. On-grade parking within the setback is not permitted.
- 5.5** Buildings are to address street frontages as shown in DCP Drawing No. 12/02.
- 5.6** The primary address frontage for development on Blocks 1, 2 and 3 Section 19 Griffith is to be oriented toward Canberra Avenue to reinforce the prestige and visual interest of the Avenue. Building frontages to Canberra Avenue shall be articulated incorporating modulated form, tactility, silhouette and respond to human scale. A secondary address frontage is permitted to Giles and Eyre Streets. Blank facades and prominent service entries facing Canberra Avenue are not permitted.
- 5.7** Buildings shall have a maximum unarticulated length of 15 metres to the Canberra Avenue frontage. Articulation may be provided by:
- > changes in wall planes of a minimum one (1) metre in depth and no less than four (4) metres in length; and/or
 - > inclusion of balconies; and/or
 - > horizontally stepping facades by at least one (1) metre.

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. Enclosures 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 AND COLOURS

- 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 not permitted.
- 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** A high standard of landscape design and verge treatment is required for the area along the Canberra Avenue frontage.
- 8.2** The existing avenue planting pattern along Canberra Avenue shall be maintained and reinforced. Mature trees should be retained to the maximum extent practicable and integrated into the landscape design.
- 8.3** A Landscape Plan (incorporating a tree conservation and management plan) must accompany any development proposal.
- 8.4** A tree assessment for all verge trees must accompany any development proposal. Trees recommended for removal from the tree assessment shall be replaced with a similar species consistent with the existing avenue plantings along Canberra Avenue. Gaps in the existing avenue plantings shall be filled in accordance with DCP Drawing 12/02.

9. VEHICULAR ACCESS AND CAR PARKING

- 9.1** DCP Drawing No. 12/02 shows the location of current access points. The number of access points is to be minimised wherever practical and not exceed the current number of access points. The actual locations of site access will be determined or agreed by the relevant approval authorities.
- 9.2** A traffic and parking assessment should accompany development proposals for the site, and this will be determined in consultation with the approving authority.
- 9.3** On-site parking is to be in accordance with the ACT Parking and Vehicular Access General Code.
- 9.4** The visual impact of surface car parking must be minimised through adequate screening and landscape treatment that appropriately considers view lines and safety.
- 9.5** Car parking that is underground 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 'Landscape Design' of the DCP.

10. FENCING AND WALLS FORWARD OF THE BUILDING LINE

- 10.1** Blank walls to Canberra Avenue are not permitted. Courtyard or retaining walls are permitted forward of the building line to Canberra Avenue providing they are appropriately articulated and/or integrated with soft landscape design treatments.
- 10.2** Courtyard walls must not exceed 30% of the length of the Canberra Avenue frontage.
- 10.3** The use of hedges is encouraged in lieu of (or combined with) fences and walls when forward of the building line.

11. SIGNS

- 11.1** All signage is to be integrated with building and landscape design and is to be of a high design quality.
- 11.2** All building or free-standing signs proposed on site are to be consistent with the relevant signs policies of the National Capital Plan and the Territory Plan.

12. MECHANICAL PLANT AND EQUIPMENT, ELECTRICAL SUBSTATIONS, STORAGE AND SERVICE AREAS

- 12.1** All mechanical plant and equipment (including air conditioning units) is to be contained within buildings or located within service enclosures. Such elements, in addition to electrical substation, storage and service areas (including storage sheds), are to be carefully sited and must not be visible from Canberra Avenue or Parliament House.

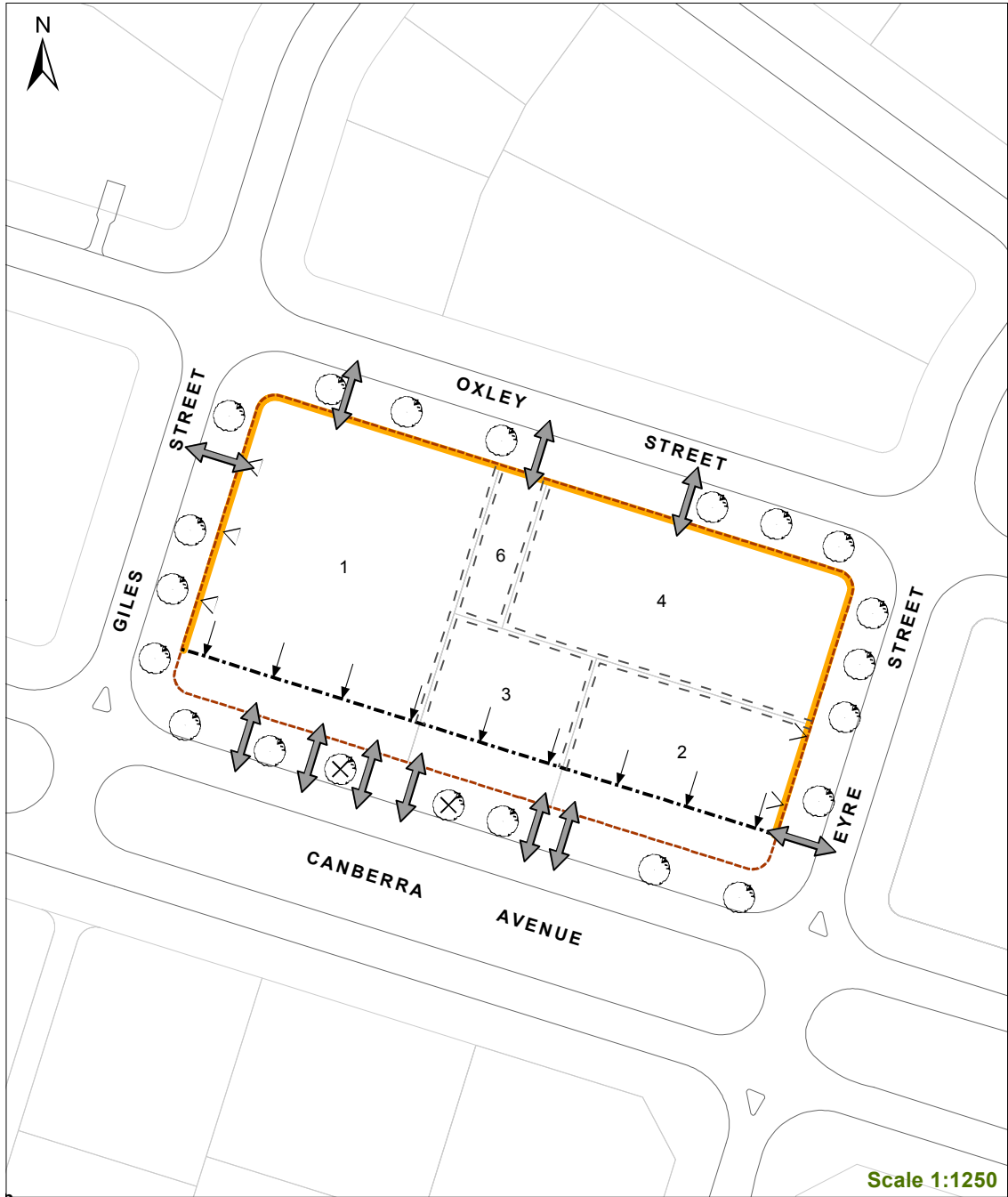
13. SUSTAINABLE DEVELOPMENT

- 13.1** Development proposals will demonstrate a high level of performance in terms of environmental design where applicable including energy efficiency, climate management and water sensitive urban design.










14. DCP DRAWING 12/02

The above provisions should be read in conjunction with DCP Drawing No.12/02 which forms part of this Draft DCP.

FIGURE 2: DCP DRAWING



LEGEND

- | | | |
|--|---|--|
|  Area Subject to DCP |  0m Setback |  Existing Vehicle Access |
|  10m Setback |  Existing Trees |  Primary Building Facade to Address Canberra Ave |
|  1m Internal Boundary Setback |  Indicative Planting |  Secondary Building Facade to Address Giles & Eyre Street |

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The National Capital Authority was established under the
Australian Capital Territory (Planning and Land Management) Act 1988

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