

DEVELOPMENT CONTROL PLAN BLOCK 1 SECTION 75 BRUCE DCP NO. 171/03/0002

1 PREAMBLE

1.1.1 The subject site is located within the commercial area of the Bruce Central Precinct. The policies contained under Part B2E [Corridors and Office Sites] Clause 4 [Area Specific Policies] of the Territory Plan apply to the site. All uses considered for the site should therefore be consistent with the land use policies contained in that relevant section of the Territory Plan.

1.1.2 The site is National Land located outside the Designated Areas of the National Capital Plan. Consequently, Special Requirements of the National Capital Plan (Section 4.5.1) apply which state:

“Development, including subdivision and leasing proposals, of all National Land not included in a Designated Area of this Plan, is to conform to Development Control Plans agreed by the Authority. Development Control Plans are to reflect the relevant provisions of the Territory Plan, and meet the following requirements:

- I. *Adverse environmental impacts from on site developments, on adjacent land and development, shall be identified and redressed to the extent practicable.*
- II. *Adequate provision should be made where appropriate for visitors to sites.*
- III. *Functional relationships between uses within and external to the site shall be provided for.*
- IV. *Consistency in the external design and site layout of buildings and landscaping shall be sought.*
- V. *Satisfactory arrangements shall be made for parking accommodation and vehicular access and egress. Traffic impacts of development shall be taken into account”.*

1.1.3 This Development Control Plan No. 171/03/0002 has been prepared in response to the Special Requirements of the National Capital Plan. It will form the basis of any development proposal for Block 1 Section 75 Bruce. In the absence of a provision in this plan to the contrary, all development should accord with the relevant provisions of the Territory Plan.

1.1.4 In the event of the National land status for the site being revoked to make it Territory Land, the Special Requirements of the National Capital Plan will no longer apply. Consequently, this Development Control Plan will have no effect in subsequent planning and development of the site which will then be based on the relevant provisions of the Territory Plan.

1.2 Land Use

1.2.1 The site shall be used for one or more of the following purposes and any purposes ancillary thereto:

Offices, provided not more than 2,000m² of GFA per lease;

Hotel;





- Motel;
- Club;
Restaurant;
- Indoor recreation facility;
- Shop, provided always that the maximum gross floor area shall be 200m² for any shop used for the sale of food and 500m² for any other shop;
Light industry, limited to the following:
 - electronic and micro-electronic systems;
 - computer software and hardware;
 - instrumentation and instruments;
 - electronic communication and telecommunication systems and goods;
 - biological, medical and/or paramedical goods; and
 - other goods for scientific or technological use.Residential use.

2 GENERAL DESIGN OBJECTIVES

- 2.1.1 The design objective is to ensure that development on this site is of a quality consistent with the adjacent development and its location adjacent to the AIS Axis.
- 2.1.2 Building design, landscape and signage needs to be well integrated to ensure that development on the site reinforces the location adjacent to the AIS Axis.

3 DEVELOPMENT CONTROLS

3.1 Development Intensity

- 3.1.1 The site area is 2.027 hectares. The maximum allowable gross floor area on the site shall be 16,220 square metres, based on a plot ratio of 0.8:1. For the purposes of assessing Gross Floor Area, the definition in the Territory Plan will apply.

3.2 Building Design

- 3.2.1 The design of buildings and other physical elements on the site should be of a high standard and contribute to the design themes of the Bruce Central Precinct.
- 3.2.2 The proposed development should show a high degree of architectural quality in the design of the buildings and external areas.
- 3.2.3 Building development should address and provide active frontages and pedestrian access to both Braybrooke Street and Thynne Street.
- 3.2.4 Building entry points should be highlighted as distinct architectural components of the building.

3.2.5 Buildings should achieve best practice environmentally sustainable development standards and exemplary urban design and architecture. Best practice environmental controls are to be adopted to minimise and address the impacts of the development.

3.2.6 Access for people with disabilities is to be an integral part of the design.

3.3 Building Height

3.3.1 Building height on Block 1 Section 75 Bruce should predominantly be 2 storeys except that buildings up to 5 storeys may be permitted along Braybrooke Street and/or at the corner of Thynne/Braybrooke Streets (refer to Primary Building Zone in the DCP Drawing No. 171/03/0002) to strengthen the street frontage and the corner of the site.

3.4 Setback

3.4.1 All buildings to be generally located within the building zone as shown in the DCP Drawing No. 171/03/0002.

3.4.2 A minimum building setback of 25 metres from Braybrooke Street and 6 metres from both frontages with Thynne Street is to be provided.

3.4.3 Building setbacks from the boundary with Block 2 Section 75 Bruce will be a minimum of 10 metres.

3.5 Building Materials and Colours

3.5.1 Building materials should be consistent with those used in adjacent development on Block 2 Section 75 Bruce. Large areas of highly reflective glass will not be permitted.

3.6 Landscape Design and Open Space

3.6.1 Development proposals on the site should be accompanied by associated landscape works. Such proposals should attempt to retain significant trees on site to the fullest extent practicable and integrate them into the landscape design.

3.6.2 A landscaped visual axis is to be provided along the line that links the main entry square of the AIS to Bruce hilltop (south). The approximate location is shown on the DCP Drawing No. 171/03/0002.

3.6.3 The development should include landscaping of the verge adjacent to the site and be generally in accordance with DCP Drawing No. 171/03/0002.

3.6.4 Verge landscaping should incorporate footpaths in accordance with the Territory's requirements.

3.7 Existing Vegetation

3.7.1 Before any development proposal is prepared, a formal tree survey should be undertaken to identify all trees within the site and adjacent verge area. Significant trees must be identified with an analysis of the trees to be retained and incorporated within a design as well as trees proposed to be removed.

3.8 AIS Visual Axis

3.8.1 The lessee should ensure that the final site development plan maintains a visual axis through the site linking the AIS to the Bruce Central hilltop. Public pedestrian/cycle path access through this axis should also be provided and maintained by the lessee



3.9 Vehicular Access

- 3.9.1 Vehicular access to the site is to be provided from Braybrooke Street as indicated on the DCP Drawing No. 171/03/0002.
- 3.9.2 As part of the development all gazetted roads adjacent to Block 1 Section 75 Bruce are to be constructed. Construction of Braybrook Street is to commence from the point of the existing pavement.
- 3.9.3 All vehicular access to and from the site should meet the requirements of the Territory.

3.10 Car Parking

- 3.10.1 Car parking spaces should be provided on site in accordance with the current ACT Parking and Vehicular Access Guidelines.
- 3.10.2 Design and construction of car parking areas should be in accordance with AS2890.1.
- 3.10.3 Provision should be made on-site for the loading and unloading of all vehicles.
- 3.10.4 Major parking areas will not be permitted in front of the building line.
- 3.10.5 Careful consideration should be given to the design and siting of car parking areas within the site. Surface car parking should be carefully integrated with buildings and appropriately landscaped and screened.

3.11 Mechanical Plant and Equipment

- 3.11.1 Outside mechanical plants such as air conditioning units, heat pumps and the like are to be integrated into the overall design of the building, screened from public view and located in such a way as to minimise nuisance to adjacent areas.

3.12 Building Services, Storage and Service Areas

- 3.12.1 All building services (sewer, water, stormwater, electricity, gas, telephone) should be in accordance with the requirements of the ACT Government and other relevant Authorities.
- 3.12.2 Storage and service areas should be carefully sited, designed and screened from public view.
- 3.12.3 Provision should be made for the storage and removal of waste material in accordance with Territory standards.
- 3.12.4 Adequate provision must be made within the leased land for the storage and collection of waste in a location accessible to contractor's vehicles. Such areas should be screened from public view.

3.13 External Lighting

- 3.13.1 All public access areas on the site should be illuminated to appropriate standards.
- 3.13.2 Street lighting is to be provided in Braybrooke and Thynne Streets adjacent to the site.

3.14 Signs

- 3.14.1 All signs and graphics should be in accordance with the requirements set out in Part C3 'Signs Policies' of the Territory Plan.



3.15 Environmental Considerations

- 3.15.1 Any adverse environmental impacts which may arise from the development of this site, and effect adjacent sites/properties should be identified and addressed to the furthest extent practicable.
- 3.15.2 Appropriate environmental measures should be adopted to minimise any possible impacts of new development or redevelopment on the physical environment, in terms of air quality, noise, waste run-off, steam and smoke.
- 3.15.3 Stormwater run-off from the site should meet the requirements of the Territory.
- 3.15.4 The obligations and responsibilities of the *Environment Protection and Biodiversity Conservation Act 1999* apply to the Land.

3.16 Noise Attenuation

- 3.16.1 Buildings should be designed and constructed to meet the criteria set out in the following Australian Standards (as amended or replaced from time to time):

AS2107 – “Recommended Design Sound Levels and Reverberation Times for Building Interiors: [AS2107-1987], and

AS3671 – “Acoustics – Road Traffic Noise – Building Siting and Construction” [AS3671-1989].

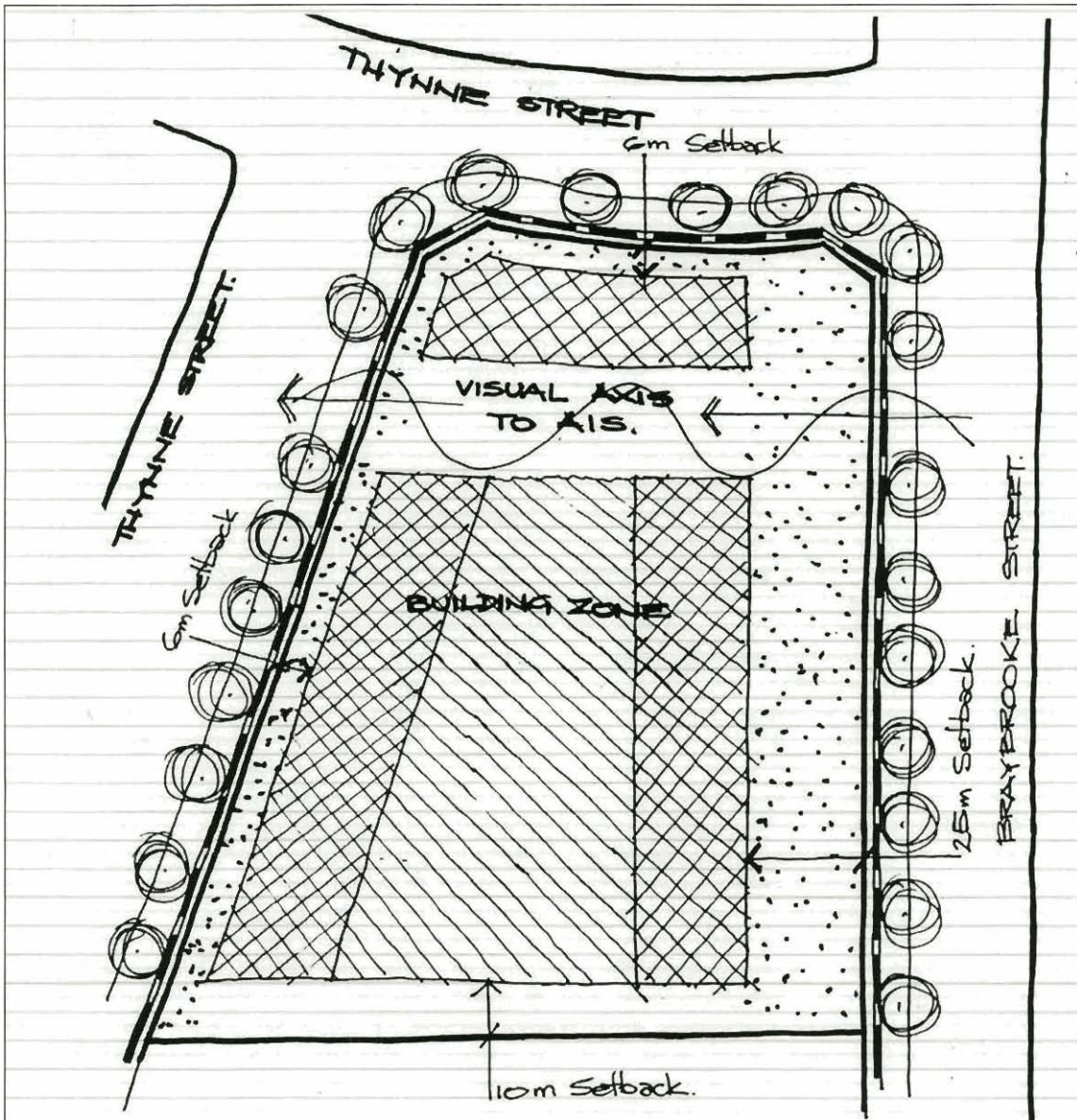
3.17 Estate Development Plan

- 3.17.1 Subdivision of the site may be permitted subject to approval of an Estate Development Plan, including a Building Envelope Plan, detailed landscape plan and tree survey.

3.18 Off Site Works

- 3.1.8.1 Construction of all off site works including the extension of roads and services necessary to develop the site and all public realm works (paths, street lighting, verge establishment and planting of street trees) must be undertaken by the lessee at his/her own cost and in accordance with the Territory standards.





-  NEW STREET TREES.
-  NEW FOOTPATH
-  PRIMARY BUILDING ZONE.
-  LANDSCAPED OPEN SPACE.
-  SECONDARY BUILDING ZONE.


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National Capital Authority

APPROVED

Pegmu

Chief Executive Date 16/4/03

	DEVELOPMENT CONTROL PLAN BLOCK 1 SECTION 75 BRUCE DCP Dwg No: 171/03/0002	
NOT TO SCALE	DATE: MARCH 2003	