

DEVELOPMENT CONTROL PLAN  
BRUCE, BLOCK 4 SECTION 75  
DCP No. 171/98/0002

1. Preamble

1.1 The Land subject of this Plan is a component of the Fernhill Technology Park. Its development for technology and associated mixed uses, will have a significant impact on the function and structure of the Park. The purpose of the Plan is to provide guidance for the preparation of schemes for the future development of the Block, within the framework of the National Capital and Territory Plans.

2. Plan Objectives

2.1 The general plan objectives B2E, 'Corridors and Offices Sites, Land Use Policies' are to:

- (a) provide opportunities for business investment and to facilitate the decentralisation of employment from Civic Centre;
- (b) maintain and enhance the urban design quality of selected major avenues and approach routes; and
- (c) to make provision for out-of-centre office sites which are accessible to public transport, Civic Centre, and the Parliamentary zone.

2.2 The specific plan objective for the Bruce Office Site (Fernhill Technology Park) is to: -

- (d) make provision for distinctive, high quality technology and business park development, containing administrative, research, component assembly, distribution and marketing, accommodation for new technology industry in a prestigious landscaped setting.

3. Land Use

3.1 The purposes for which the land comprising Block 4 Section 75 may be used are: -

'business agency, car park, educational establishment, health facility, light industry, motel, office (not exceeding 2 000 m<sup>2</sup>), public agency, scientific research establishment, store, warehouse'



## 14. Services

14.1 All site services are to be provided in accordance with the requirements of the Territory and other servicing authorities. All electrical supply services shall be located underground.

## 15. Environmental Considerations

15.1 Adverse environmental impacts on adjacent properties from on-site developments, are to be identified by the lessee's in accordance with the relevant legislation (Commonwealth and Territory).

15.2 Appropriate environmental protection measures are to be adopted in order to, minimise possible adverse impacts of development on the physical environment, in terms of air quality, noise, waste water run-off, dust, steam and smoke.

15.3 Stormwater run-off from the site is required to meet the requirements and specifications of the Territory.

15.4 Lessee's are required to prepare an Environmental Management Plan and have it approved in writing by the Territory before commencing any site works.

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28 July 1998



8.2 Building design is to be of a high architectural quality both in terms of form and visual appreciation. Extensive areas of continuous glass facade will not be permitted. Building materials shall be predominantly off-white to light buff/grey in colour, and non-reflective.

## **9. Mechanical Plant**

9.1 Outside mechanical equipment such as air conditioning units, heat pumps and the like are to be integrated into the overall design of the buildings, screened from public view, and located in such a way as to minimise nuisance to adjacent lessees.

## **10. Vehicular Access**

10.1 No more than two vehicular accesses are permitted to the block. The existing access from Battye Street is to be maintained. Any other access must be located and designed by the lessee to the requirements of the Territory.

## **11. Service Areas**

11.1 Provision is to be made for the storage and removal of waste material and general service areas, in accordance with plans prepared by the lessee and approved in writing by the Territory.

11.2 All service areas are to be located at the rear of buildings and screened from public view.

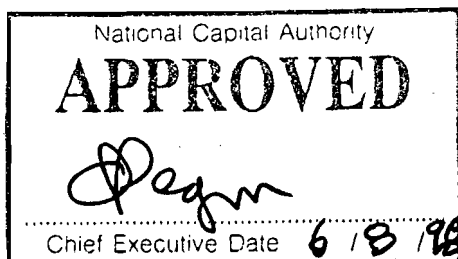
## **12. Landscaping**

12.1 A Landscape Zone as identified on the Development Control Plan Diagram shall be provided by the Lessee.

12.2 Landscaping must be carried out in accordance with a Landscape Master Plan for the block, prepared by the lessee and approved in writing by the Territory.

## **13. Signs**

13.1 All signs and graphics are to be designed and constructed in accordance with the requirements set out in part C3 'Signs Policies' of the *Territory Plan* and must be approved in writing by the Territory.



Notes:

(1) 'light industry' shall be only for the purpose of 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 or other goods for scientific or technological use.

(2) 'financial establishment, drink establishment, indoor recreation facility, restaurant, shop' may be permitted for provision of a centre to meet the needs of the work force and visitors. The uses permitted in the centre shall be at a scale which would not jeopardise the viability of nearby commercial centres.

**4. Car Parking**

4.1 Car parking is to be provided to the satisfaction for the Territory in accordance with standards set by the Territory at the time.

**5. Plot Ratio**

5.1 The maximum plot ratio shall not exceed 0.5 : 1

**6. Building Height**

6.1 The maximum building height is 4 storeys.

**7. Building Lines**

7A - Thyne Street (future) and Battye Street - buildings including fences and walls are to be set back a minimum of 10 metres;

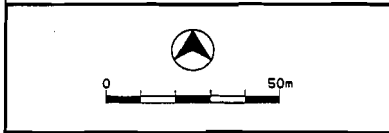
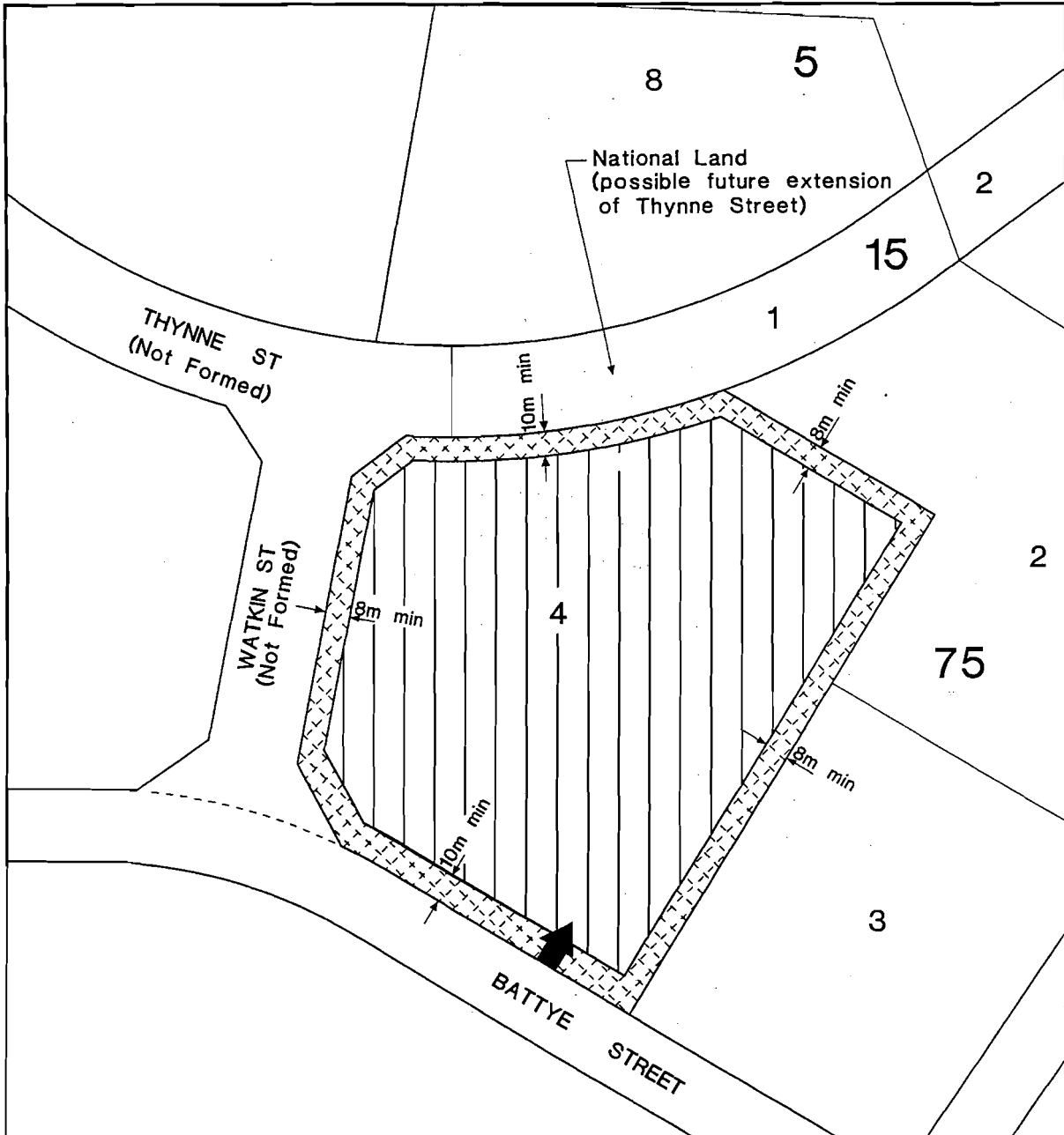
7B - Watkin Street (future) - buildings (not including fences) are to be set back a minimum of 8 metres; and

7C - The set back from the side boundary - buildings (not including fences) is 8 metres.

**8. Urban Design**

8.1 Development on Block 4 Section 75 must accord with an Urban Design Master Plan for the Block, prepared by the lessee and approved in writing by the Territory.





**DEVELOPMENT CONTROL PLAN**  
**BRUCE**  
**Block 4 Section 75**

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 Date 17 July 1998

- Vehicular Access
- Landscape Zone
- Building Envelope
- DCP No 171/98/0002

National Capital Authority  
**APPROVED**  
  
 Chief Executive Date 6/8/98