

DEVELOPMENT CONTROL PLAN

BLOCK 8 SECTION 5 BRUCE

DCP NO. 171/03/0004

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 most parts of the site with a small portion identified as Urban Open Space. All uses considered for the site should therefore be consistent with the land use policies contained in the relevant sections 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 DCP No. 171/03/0004 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 8 Section 5 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.

1.2 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.

1.3 Land Use

1.3.1 The Territory Plan shows two Land Use Policies applying to Block 8 Section 5 Bruce. They are the “Commercial E - Corridors and Office Sites” and “Urban Open Space”. The exact boundary between the two land use policy areas should be determined from the Territory Plan Map.



1.3.2 The portion of the site that has “Commercial E - Corridors and Office Sites” land use policy applying to it 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;

- Motel;
 - 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.

1.3.3 The portion of the site that has “Urban Open Space” land use policy applying to it shall be used for ‘parkland’.

2 GENERAL DESIGN OBJECTIVES

2.1 Public Domain

2.1.1 Development must reinforce and contribute to the quality of perimeter streets and the area within the site that is part of Bruce hilltop (south). Building(s) will front the street but should also take account of the hilltop by designing connecting spaces as attractive, safe and inviting elements within the development.

3 DEVELOPMENT CONTROLS

3.1 Development Intensity

3.1.1 The site area is 1.558 hectares. The maximum allowable gross floor area on the site shall be 12,460 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 The development should address and provide active frontage and pedestrian access to 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 the impact 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 8 Section 5 Bruce should be predominantly 2 storeys.

3.4 Setback

- 3.4.1 All buildings to be generally located within the Building Zone as shown in the DCP Drawing No. 171/03/0004.
- 3.4.2 A minimum building setback of 6 metres should be provided from Thynne Street. Minimum setbacks for buildings along the other side boundaries should be as shown in the DCP Drawing No. 171/03/0004.

3.5 Building Materials and Colours

- 3.5.1 Building materials should be consistent with those used in other developments in the area. 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 The development should include landscaping of the verge and the provision of street lighting and public footpaths and be generally in accordance with DCP Drawing No. 171/03/0004. Verge landscaping and footpaths are to be provided along the length of public road constructed as part of the development.

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 Vehicular Access

- 3.8.1 Vehicular access to the site is to be from Thynne Street as indicated on the DCP Drawing No. 171/03/0004.



3.8.2 As part of the development, public road access must be provided. This may be via either an extension of Thynne Street or construction of Watkins Street and that part of Thynne Street adjacent to the site. The preferred option should be determined in conjunction with the ACT Government, taking into account any commitments required of adjacent lessees.

3.8.3 All vehicular access to and from the site should meet the requirements of the Territory.

3.9 Car Parking

3.9.1 Car parking spaces should be provided on site in accordance with the current ACT Parking and Vehicular Access Guidelines.

3.9.2 Design and construction of car parking areas should be in accordance with AS2890.1.

3.9.3 Provision should be made on-site for the loading and unloading of all vehicles.

3.9.4 Major parking areas will not be permitted in the front of the building line.

3.9.5 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.

3.10 Mechanical Plant and Equipment

3.10.1 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.

3.11 Building Services, Storage and Service Areas

3.11.1 All building services (sewer, water, stormwater, electricity, gas, telephone) should be in accordance with the requirements of the ACT Government and other relevant Authorities.

3.11.2 Storage and service areas should be carefully sited, designed and screened from public view.

3.11.3 Provision should be made for the storage and removal of waste material in accordance with Territory standards.

3.11.4 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.

3.12 External Lighting

3.12.1 All public access areas on the site should be illuminated to appropriate standards.

3.12.2 Public street lighting is to be provided adjacent to the site along the length of public road constructed as part of this development.

3.13 Signs

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



3.14 Environmental Considerations

- 3.14.1 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.
- 3.14.2 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.
- 3.14.3 Stormwater run-off from the site should meet the requirements of the Territory.
- 3.14.4 The obligations and responsibilities of the *Environment Protection and Biodiversity Conservation Act 1999* apply to the land.

3.15 Noise Attenuation

- 3.15.1 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].

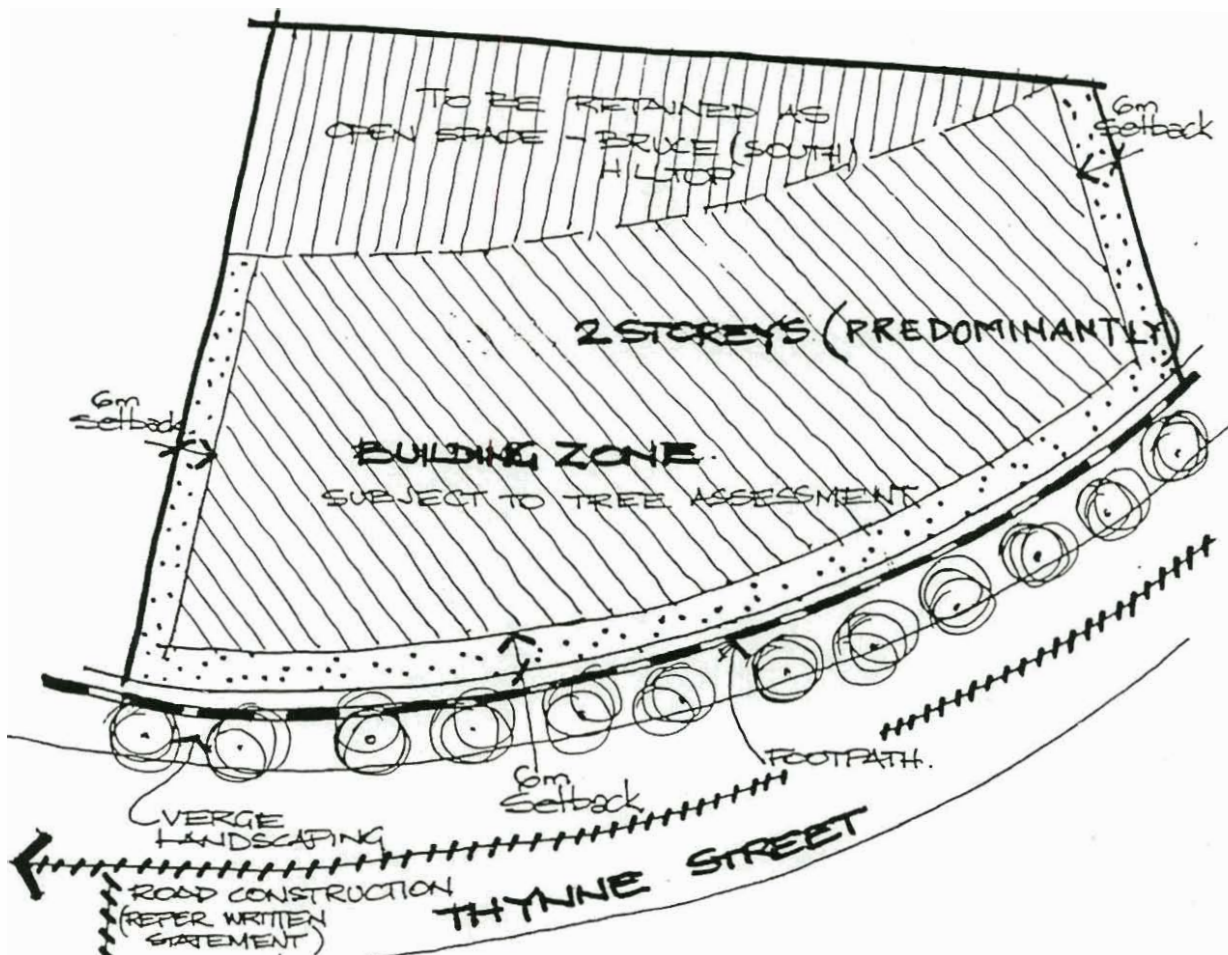
3.16 Estate Development Plan

- 3.16.1 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.

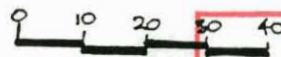
3.17 Off Site Works

- 3.17.1 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.





WATKINS STREET



National Capital Authority

APPROVED

Dequn

Chief Executive Date 16/4/03

VERGE LANDSCAPING.

FOOTPATH.

ROAD CONSTRUCTION (REFER WRITTEN STATEMENT)

BUILDING ZONE. 2 STOREYS. (PREDOMINANTLY)

OPEN SPACE BRUCE (SOUTH) HILLTOP.

LANDSCAPE ZONE



DEVELOPMENT CONTROL PLAN
BLOCK 8 SECTION 5 BRUCE
DCP Dwg No: 171/03/0004

NOT TO SCALE

DATE: MARCH 2003