



ACT Planning &
Land Authority

Structure Plan

Bruce Central Precinct

Sections 5, 15, 32, 34, 75, and
Section 85 Block 2 and Section 33 Block 13

March 2008

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Introduction

The following principles and policies were originally included in the repealed Territory Plan through Variation No 176 as the principles and policies for the development of Bruce Central Precinct, identified as 'defined land' in accordance with Subdivision 2.3.4 of the repealed *Land (Planning and Environment) Act 1991*.

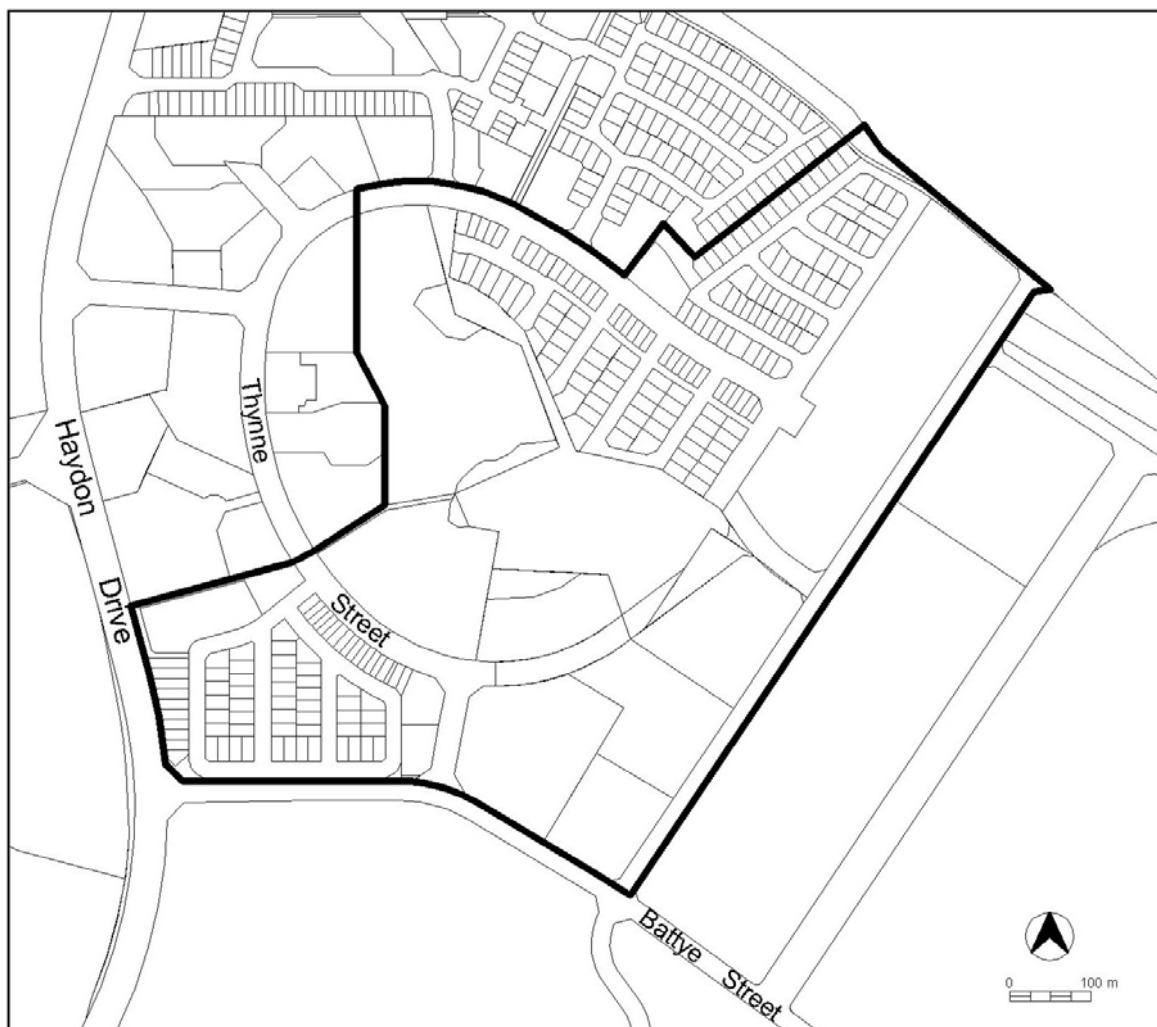
To assist in understanding the original application of the principles and policies for the "defined land", the area identified in this structure plan is the original "defined land" area. Over time, part of the former defined land areas was undefined through statutory processes. The remaining areas to which these principles and policies apply is now identified in the current Territory Plan map as a future urban area, pursuant to section 50(2)(a) of the *Planning and Development Act 2007* (the Act). This structure plan sets out the principles and policies that apply to the area in accordance with section 91 of the Act. Concept plans may be prepared for all or part of the area subject to the structure plan.

Further information on the area subject to this structure plan can be found in the original Territory Plan Variation, available on the ACTPLA website.

The Structure Plan applies to land within the Bruce central precinct as follows:

- Vacant land of over 50 hectares including Section 5 Blocks 8 & 9, Section 15 Blocks 1 & 2, Section 32 Block 9, Section 34 Block 10, Section 75 Blocks 1 & 3, & Section 85 Block 2 in Bruce,
- Developed land within Fern Hill Park including Section 32 Blocks 3,5,8,12 and 13, Section 33 Block 13 and Section 34 Blocks 3,5,7,8,9 and 11, Section 75 Blocks 2 & 4 and
- The proposed local centre site at Section 34 Block 12.

Figure 1 Area Subject to the Structure Plan



Principles and Policies for the Development Bruce Central Precinct

General Planning Principles

Development shall acknowledge the strategic location of the site in terms of its central position, accessibility to adjacent uses and proximity to the IPT corridor. Medium to higher density development shall be permitted in the southern part of the site in recognition of its strategic location.

Development shall provide an integrated, high quality environment for working, living and leisure and incorporate a variety of land uses including continued expansion of technology based enterprises and non retail commercial uses as well as residential uses, open space, commercial accommodation, indoor entertainment and recreation.

Residential areas are to provide for a range of densities, building heights and design themes. These areas will cater for a wide range of lifestyle choices for a diverse cross-section of demographic and socio-economic groups in the community.

Commercial uses are to be consolidated around the southern part of the site, ensuring scope for continued expansion of Fern Hill Park and the need for commercial exposure and site access.

Buildings shall achieve best practice environmentally sustainable standards and exemplary urban design and architecture.

Development shall provide an environment that facilitates pedestrian movement as well as the use of bicycles and public transport. Access for the precinct shall link with adjacent land uses by extending the surrounding pattern of paths and streets and adopting a form that is easily recognised as belonging to, and accessible to, the wider community.

The layout, subdivision and design of development within the site shall integrate with, and minimise, potential adverse impacts on adjacent development.

Land Use

Mixed use development is permitted with an emphasis on protecting amenity between adjacent uses, while allowing development to respond to market demands. The boundaries between land use policies shall incorporate the flexibility to respond to market demand at the time development occurs. The actual boundary between the Residential Zones and the Commercial Zones may be adjusted as the development progresses. Zones must be indicated on an Estate Development Plan.

Residential development within Commercial Zones must incorporate noise attenuation measures. Commercial and advanced technology uses are the preferred uses along

Battye, Braybrooke, Watkin and Thynne Streets within Commercial E areas. The ground floor level of any residential buildings along these streets, within Commercial Zones is to be designed to be adaptable for commercial use.

Commercial uses which have the potential to generate significant noise levels such as clubs, hotels and drink establishments are to be appropriately designed and located to minimise impacts on any existing residential development. All noise generating activities are to meet the relevant criteria of the Environment Protection Regulations.

Urban Design

New development shall create a strong built edge along Thynne Street to reinforce its circular form. The existing landscaped street setting along Thynne Street shall be continued. New development shall address the street frontage and be setback a minimum of 6 metres.

Strong built form and street addresses to both Battye, Braybrooke and Watkin Streets shall create edges to the site. A ten metre setback shall be provided to Battye and Braybrooke Street and a 6 metre setback to Watkin Street. This setback shall provide space for landscaped foreground to new buildings.

The built form shall provide for medium to high density development and shall reflect the non-suburban character of the area and its special nature as a mixed use precinct offering a diversity of business, technology, and residential development opportunities. The commercial and mixed use areas in particular shall have a contemporary and bold architectural character in a landscape setting.

Access for people with disabilities, people with prams and ageing people is to be an integral part of the design of Bruce. Major public spaces are to have a high level of environmental amenity and are to remain publicly accessible at all times. They are to be designed to foster safety for the users.

Building heights shall vary from predominantly 2 to 5 storeys. The majority of the buildings within the Residential land use policy areas shall be 2 storeys but may be up to 3 storeys. Buildings in the Commercial Zones shall generally be a minimum of 2 storeys but may be up to 3 storeys where provided for in an approved Building Envelope Plan. Building heights and setbacks shall be indicated on an Estate Development Plan covering logical development parcels.

To mark appropriate focal points and key activities within the area, buildings up to 5 storeys or other features may be considered in landmark locations. Current possible locations for such buildings are in the vicinity of Haydon Drive, Battye Street, Watkins Street and Braybrooke Street where they support the IPT route.

Other landmark locations will be considered in the context of an integrated plan for the whole of the Bruce precinct which considers existing master plans for the Institute of Sport and the University of Canberra and any future plans for these major institutions and for the CIT and Radford College.

The integrated plan should also consider the visual and physical relationship of the Bruce precinct to the surrounding suburbs and the Belconnen Town Centre and identify key activity nodes where landmark buildings may be appropriate for the precinct particularly along the proposed IPT route corridor.

Roads and Access

Site access shall be confined to several main points off the existing public road network, as shown on Figure 2. Specific site access and egress shall include:

- Eardley Street to Haydon Drive
- Battye Street to Haydon Drive
- Thynne Street (north & south);
- Watkin Street to Battye Street;
- Ginninderra Dr via Braybrooke Street.

Eardley Street via Haydon Drive is located on the western side of the site and is signalised. At present, it is the only access/egress to the Fern Hill Park and Huntley Estate residential area. This access shall be retained in the new development.

Thynne Street shall be completed as a collector road circling the hilltop area and linking all parts of the precinct. Thynne Street will accommodate and provide access to a range of land uses including the existing Fern Hill development, existing and proposed medium and high density residential development and commercial business development.

A new intersection shall be created off Battye Street on the southern side of the site to connect with Watkin Street (not yet constructed). This will improve general site access/egress. Another new access/egress is to be constructed at the north east corner of the site from Thynne Street to Braybrooke Street, with provision for an additional access to Braybrooke Street if required.

Proposed IPT Route and Public Transport

Provision shall be made for an IPT route within a public corridor along Haydon Drive and Battye Street to provide for express two-way public transport. Provision shall be maintained for the IPT route around the south-west corner of the site (Haydon/ Battye) including provision for a dedicated at grade public transport reservation for two-way movement in this area.

Higher density commercial and residential development shall be promoted in the south-west corner of the precinct to complement and facilitate access to and use of this IPT route.

Where the IPT route cannot be accommodated to meet operational, customer convenience and passenger station requirements within the Haydon Drive and Battye Street road reserves, then land shall be negotiated from the lessees of sites along these streets to accommodate the route.

In addition, development shall enable the provision for public transport within the site by acknowledging Thynne Street and Watkin Street as the main connecting routes.

Bicycle and Pedestrian Pathways

The location of pedestrian and bicycle paths shall be consistent with the general network planned for the precinct, as shown in Figure 2.

The major trunk cycle route from inner Canberra to Kaleen which crosses the north east corner of the site shall be relocated to allow integration with the proposed urban development.

Development shall incorporate design principles for bicycle movement that will encourage greater use of bicycles within the site and to adjacent areas by:

- establishing a local network in new development areas;
- retaining the links to underpass across Ginninderra Drive;
- creating links to adjacent land uses and community facilities.

The path links to adjacent facilities such as AIS and Bruce Stadium are to be via the existing path system that services these sites. The path system forming part of the development shall contain connections to the existing path system to connect the development with these facilities.

A link to the proposed IPT stop shall be provided within Section 34 Block 10 along the northern edge of the block.

Open Space and Landscaping

New public open space shall be created on the Bruce hilltops to protect and retain the remnant woodland and native understorey and other mature tree planting in these locations. The open space is to be managed to retain the native understorey which is not to be replaced with irrigated grass. Two hilltop parks comprising of at least 4 hectares shall be provided as central neighbourhood parks in the Urban Open Space land use policy. A strong pedestrian/ public open space link shall be retained between these areas.

Remnant or mature trees in other locations throughout the site are to be retained where possible within open space, pedestrian areas or within street verges. A detailed trees survey shall be required as part of the Estate Development Plan for each site.

In addition to the two public open space hilltop areas, public open space shall be provided as local neighbourhood parks in residential areas. The detailed boundaries of the Urban Open Space Zones will be specified on the Estate Development Plan required at the subdivision approval stage for each site.

Views and pedestrian access to the hilltop open spaces shall be provided from Haydon Drive, Watkin Street, Ginninderra Drive, and the AIS entrance along Leverrier Street as shown on Figure 2. A landscaped visual axis shall be created and maintained from the main entry square of the AIS in Leverrier Street to Bruce hilltop (south) as a means of retaining visual links between key elements of the Bruce precinct, and to enhance the visual impact of a national institution. This link will be achieved by way of development

constraints on buildings and creation of a possible road or wide landscaped public path as an open space reservation.

Detailed landscape plans shall be included in approved Estate Development Plans for relevant parts of the site, but will include the following broad principles:

- Street planting along Battye Street and Braybrooke Streets is to be formal and comprise of local native species, or be in accordance with an approved landscape masterplan for the Institute of Sport (AIS).
- Street planting along Thynne Street (within the Commercial E area) and Watkin Street is to be similar to street planting in Fern Hill Park.
- Planting along the pedestrian/vehicular access from Braybrooke Street to Thynne Street is to be formal and comprise of exotic species to correspond with formal avenue planting from the AIS.
- Existing screen planting along Haydon Drive and Ginninderra Drive is to be retained and is to be enhanced where appropriate.

Environment and Sustainability

Development shall provide for the conservation and enhancement of local biodiversity and natural habitats. Existing native trees, including those planted in recent years by existing lessees are to be retained where possible throughout the site.

Best practice environmental controls are to be adopted to ensure development and activities on the site do not adversely impact on surrounding areas.

Development shall encourage the use of low energy systems for lighting, heating and cooling, and appliances. Buildings shall be orientated and designed to provide for solar efficiency. Development shall utilise existing infrastructure and encourage urban design that reduces potable water consumption and increases recycling of waste water.

Landscape elements are to maximise stormwater infiltration and minimise irrigation needs. Development is to ensure that adequate downstream water quality is maintained.

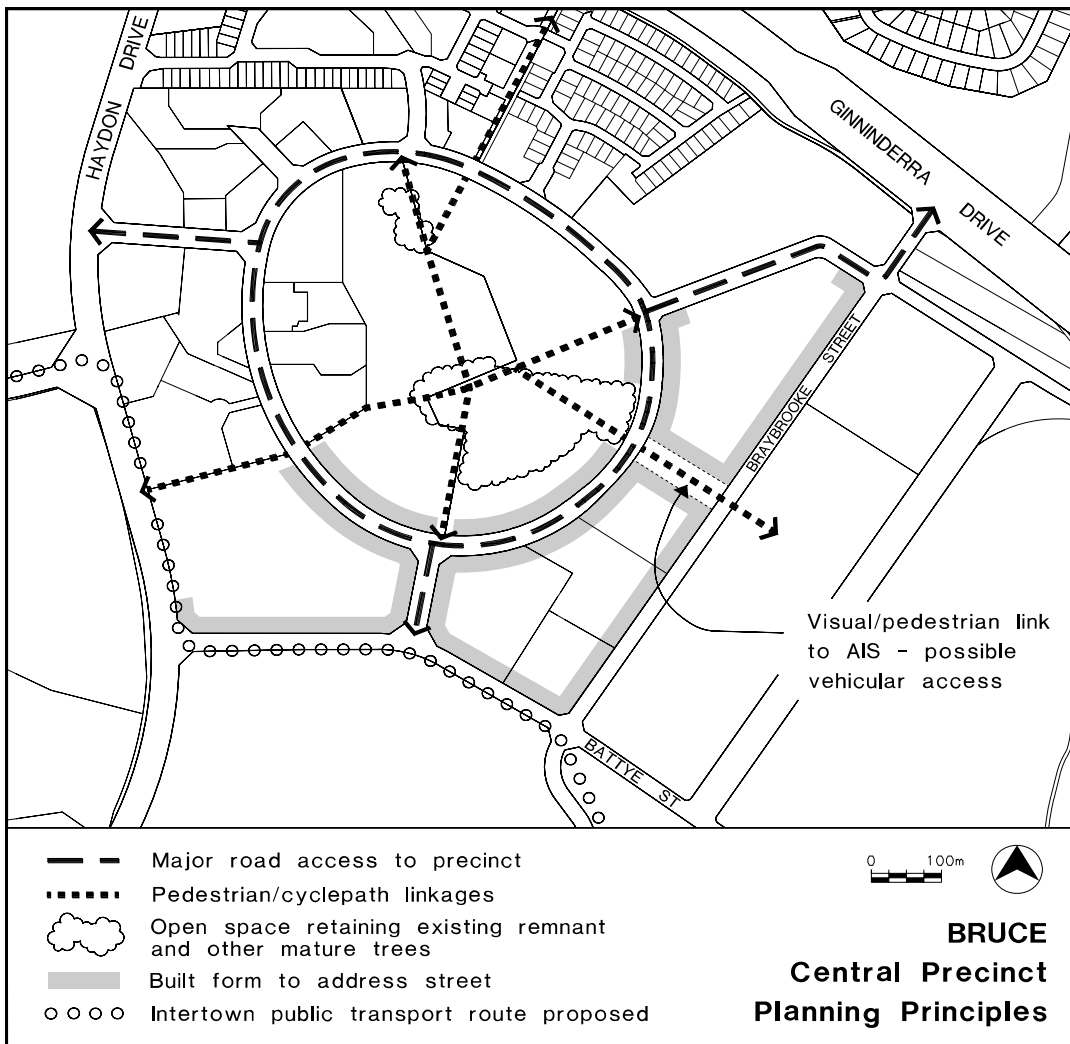


Figure 2: Planning Principles