

AMENDMENT

MACGREGOR LOCAL CENTRE MASTER PLAN

The Need for an Amendment

The Macgregor Local Centre Master Plan was completed in September 2001.

The Macgregor Medical Centre, located on Block 5 Section 58 Macgregor, is within the master plan area, however it was not originally shown to be altered as part of the proposals in the Master Plan. In mid 2002 the lessee of the block handed his lease back to the ACT Government and an opportunity now exists to incorporate the medical centre site into the area defined for redevelopment.

This amendment integrates the former medical centre site into the area defined for redevelopment within the Macgregor Local Centre Master Plan.

Planning and Design Principles

The planning and urban design objectives that informed the Macgregor Local Centre Master Plan (August 2001) remain. However the addition of Block 5 Section 58 has generated the following amendments:

- rationalise area available for redevelopment;
- provide a pleasant, active streetscape along Chalmers Place appropriate for commercial and residential activity. Chalmers Place is an important approach to the local centre and it should be designed to be safe, accessible and well vegetated;
- review legibility of public places and spaces including pedestrian paths and open spaces to optimise surveillance and safety; and
- built form, materials, massing and fenestration to reflect ESD principles and be sympathetic to the suburban context.

Amendments

The specific amendments are indicated on the attached Amended Master Plan that supersedes the former plan. These amendments are described below.

Site Areas

- Boundaries of potential development sites adjusted to incorporate Block 5 Section 58 Macgregor into Area A.

- Development opportunities adjusted resulting from increased area. The number of dwellings on Block A to be a maximum 19 dwellings and a minimum of 11 dwellings.

Pedestrian Network

- Pedestrian pathways in laneways relocated to increase safety through surveillance and activity. Access to public open space to be via kerb side path along Chalmers Place.
- Increase network of safe pedestrian access routes with new paths along the eastern side of Clode Crescent (adjoining the service station site) and Clode Place.
- Existing pathways to be upgraded along Osburn Drive and within adjacent open space areas.

Community Services

- Relocate the telephone box and post box to Chalmers Place as indicated on the Amended Master Plan.
- Remove proposed car parking from steeply sloping section of Chalmers Place.

Additional Development Controls for Area A

In addition to the development controls specified in the Macgregor Local Centre Master Plan (August 2001), the following development controls apply to Block A.

- Buildings are to address and overlook multiple frontages including the open space to the east, Chalmers Place and Clode Crescent.
- Buildings are to avoid overshadowing and oversighting of existing dwellings on Clode Place.
- Vehicle access to Area A is from Clode Place and/or Chalmers Place.
- Building setbacks to be consistent with existing setbacks in Clode Place and Clode Crescent.
- Relocate the existing telephone box and post box to the verge on Chalmers Place as indicated on the attached plan.

Additional Development Controls for Area B

- Buildings are to address and overlook multiple frontages including Chalmers Place and Osburn Drive.
- All vehicle access to Area B is from Chalmers Place.
- Building setback from Osburn Drive boundary is 6 metres.

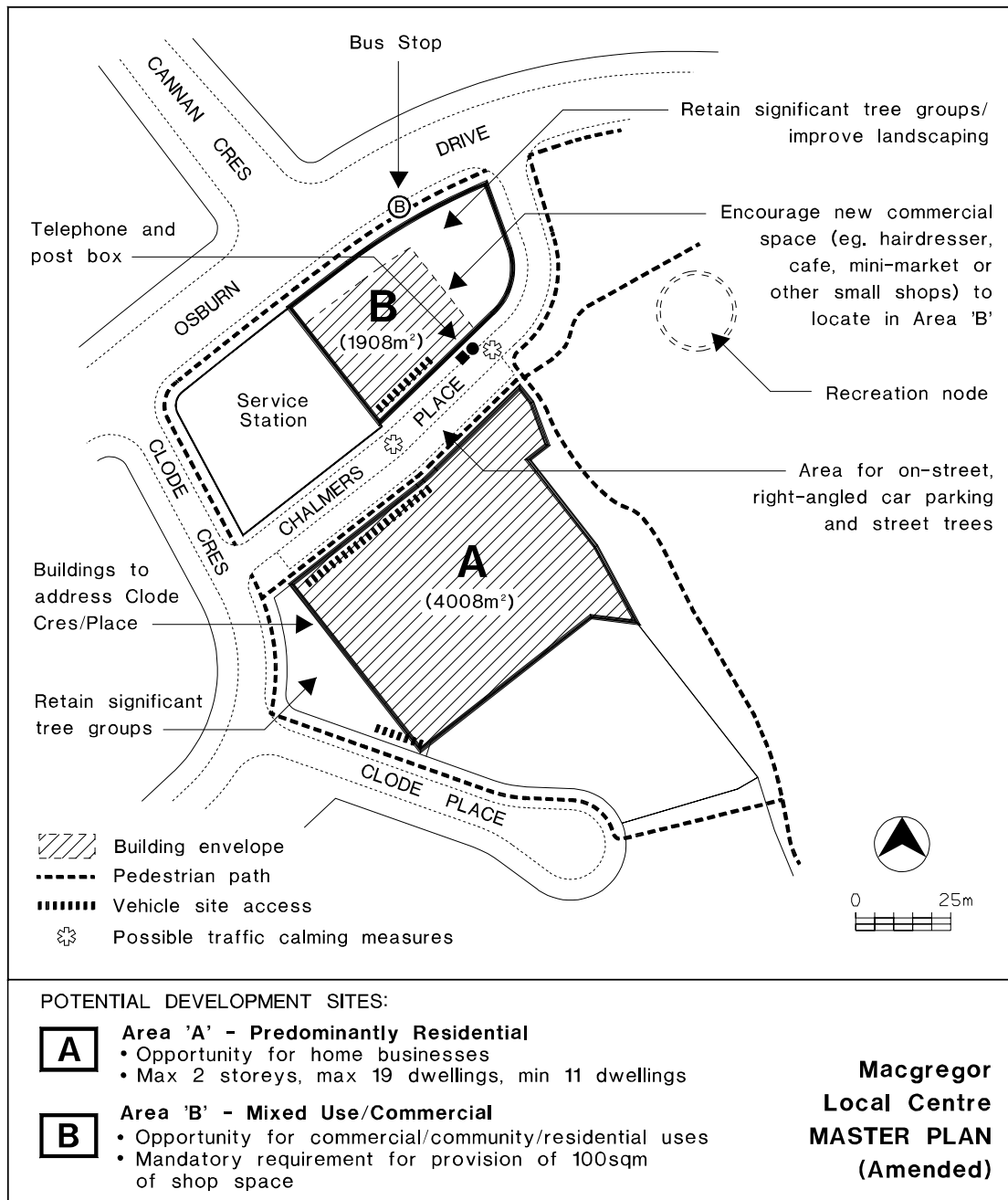
Additional Development Controls for Blocks A and B

- Landscape treatment to street frontages must ensure adequate surveillance of public areas.
- All residential development shall comply with the Design and Siting Code for Multi-Dwelling Developments at Appendix III.2 of the Territory Plan.
- Existing footpaths are to be upgraded and new paths placed as required and as shown on the attached plan.
- All future commercial development must conform with ACT Government requirements to store waste and recyclables within lease boundaries.
- The sites have existing trees to which the *Tree Protection (Interim Scheme) Act 2001* may apply. Any redevelopment must address vegetation management and legislation requirements.
- Any new development is required to take into account sustainability principles.

Additional Development Controls for Chalmers Place

Chalmers Place is a pedestrian priority environment with the following controls:

- Verges on both sides of Chalmers Place shall have tree planting to create an avenue.
- Pedestrian areas are to be paved. Use of impermeable paving surfaces is to be minimised.
- Mechanisms for traffic calming and/or pedestrian crossing of this street must be examined and implemented by the lessees of Blocks A and B.



Useful References

The following documents are available on the PALM website at:

<http://www.palm.act.gov.au/publications/index.htm>

- ACT Crime Prevention and Urban Design Resource Manual
- Designing for High Quality and Sustainability
- ACT Parking and Vehicular Access Guidelines
- The Guide to High Quality Residential Development in the ACT
- ACT Planning Guidelines for Access and Mobility

Other useful references may include:

- Design Standards for Urban Infrastructure
- Development Control Code for Best Practice Waste Management in the ACT