



ACT

Government

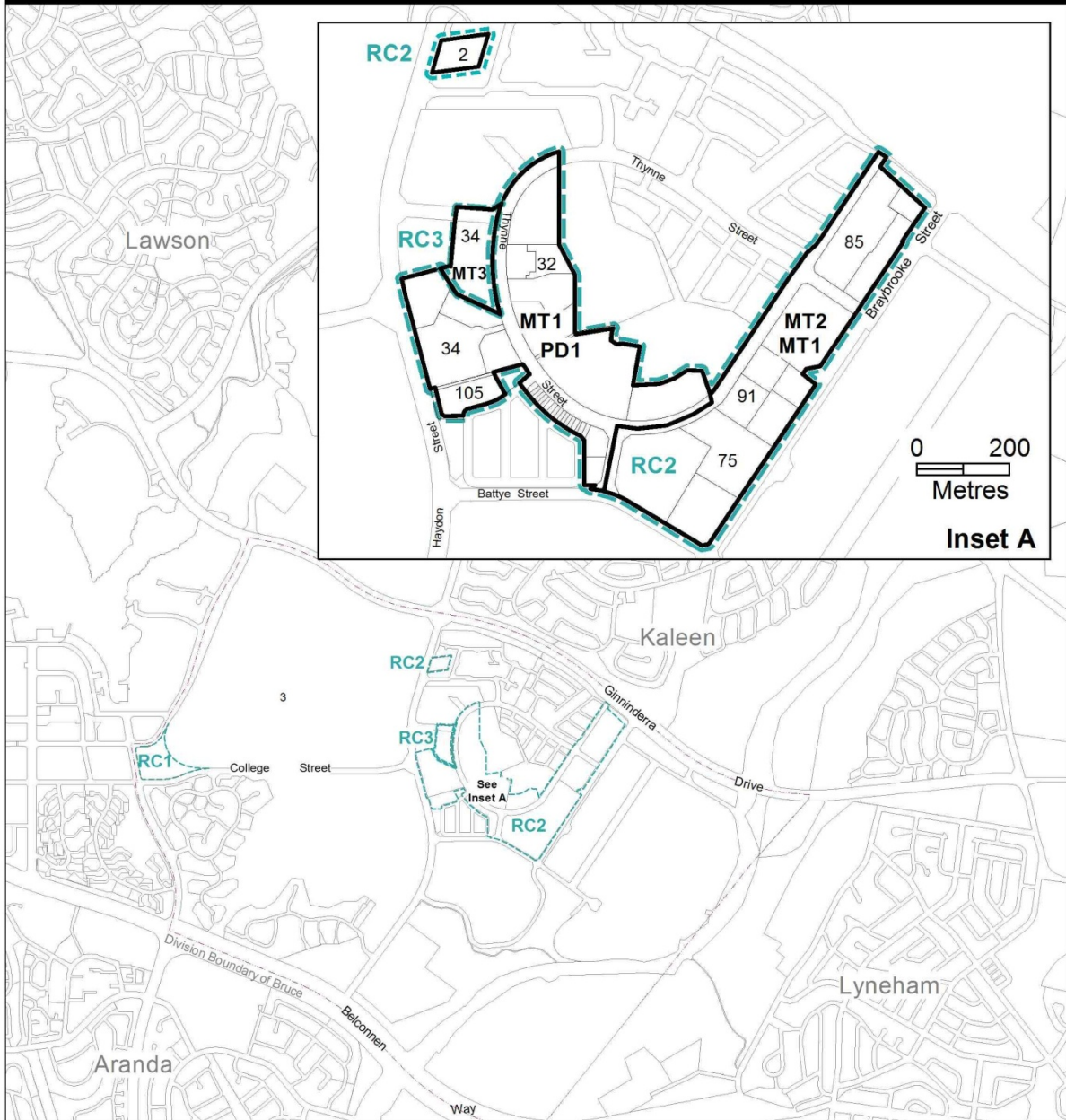
Environment and
Sustainable Development

Bruce Precinct Map and Code

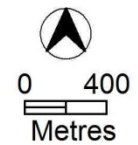
includes
part Belconnen Town Centre

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Bruce Precinct Map



- PD_n** Additional prohibited development applies see Table 1
- MT_n** Additional merit track development applies see Table 2
- RC_n** Additional rules and criteria apply see Bruce Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Bruce Precinct Map (identified as PDn or MTn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following tables constitute part of the relevant zone development table.

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	CZ5	<i>hotel</i>

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	CZ5	<i>defence installation drink establishment light industry place of assembly scientific research establishment store warehouse</i>
MT2	CZ5	<i>club</i>
MT3	CZ4	<i>drink establishment</i>

Bruce Precinct Code

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Introduction

Name

The name of this code is **Bruce Precinct Code**.

Application

The code applies to the Division of Bruce.

Purpose

This code provides additional planning, design and environmental controls for specific areas or blocks and may also contain references to provisions in other codes.

In conjunction with other relevant codes it will be used by the *Authority* to assess development applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

Structure

This code contains additional rules and/or criteria for particular blocks or parcels identified as areas RCn on the precinct map, to be read in conjunction with the relevant development code. It may also contain sub-parts.

Each element has one or more rules and, unless the respective rule is mandatory, each rule has an associated criterion. Rules provide quantitative, or definitive, controls. By contrast, criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules are accompanied by the words “This is a mandatory requirement. There is no applicable criterion.” Non-compliance with a mandatory rule will result in the refusal of the development application. Conversely, the words “There is no applicable rule” is found where a criterion only is applicable.

Code hierarchy

Under the *Planning and Development Act 2007*, where more than one type of code applies to a development, the order of precedence if there is inconsistency of provisions between codes is: precinct code, development code and general code.

If more than one precinct code applies to the site, the most recent precinct code takes precedence to the extent of any inconsistency.

Definitions

Defined terms, references to legislation and other documents are italicised.

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.

Acronyms

ACTPLA	Planning and Land Authority within the ACT Environment and Sustainable Development Directorate
EPA	ACT Environment Protection Authority
ESA	ACT Emergency Services Agency
ESDD	ACT Environment and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TAMS	ACT Territory and Municipal Services Directorate

Additional rules and criteria

This part applies to blocks and parcels identified in the Bruce Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Belconnen Town Centre (part)

This part applies to blocks and parcels identified in area RC1 shown on the Bruce Precinct Map. RC1 is part of the Belconnen Town Centre.

Element 1: Use

Rules	Criteria
1.1 SHOP – gross floor area	
R1 The maximum <i>gross floor area</i> of <i>SHOP</i> per tenancy is 200m ² .	C1 <i>SHOPS are limited to a scale appropriate to providing convenient shopping and personal services for the local workforce and residents.</i>

Element 2: Buildings

Rules	Criteria
2.1 Height of buildings	
There is no applicable rule.	C2 Buildings achieve all of the following <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> of Belconnen Town Centre b) scale appropriate to the function of the use c) minimal detrimental impacts including overshadowing and excessive scale Note: refer to Belconnen precinct map and code for the desired character of Belconnen Town Centre.
2.2 Materials and finishes	
There is no applicable rule.	C3 Building colours and materials achieve consistency with existing development in the town centre.

RC2 – Commercial Mixed Use Area

This part applies to blocks and parcels identified in area RC2 shown on the Bruce Precinct Map.

Element 3: Use

Rules	Criteria
3.1 Club and hotel	
<p>R4</p> <p>The following uses are only permitted along Battye Street, Braybrooke Street and Watkin Street:</p> <p>a) club</p> <p>b) hotel</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.2 Light industry	
<p>R5</p> <p>Light industry is 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 or paramedical goods, or other goods for scientific or technological use.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.3 SHOP – CZ5 – gross floor area	
<p>R6</p> <p>The maximum <i>gross floor area</i> is:</p> <p>a) for <i>SHOP</i> – 500m²</p> <p>b) for <i>supermarket</i> – 200m²</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 4: Buildings

Rules	Criteria
4.1 Number of storeys	
<p>There is no applicable rule.</p>	<p>C7</p> <p>The maximum height of buildings is generally 2 to 3 storeys. Buildings up to 5 storeys may be considered where all of the following is achieved:</p> <ul style="list-style-type: none"> a) mark appropriate focal points and key activities in landmark locations such as in the vicinity of Haydon Drive, Battye Street, Watkins Street and Braybrooke Street, or the Intertown Public Transport Route b) compatible with the <i>desired character</i> of, adjacent development and the visual and physical relationship between Bruce and the surrounding areas including the Belconnen Town Centre.
4.2 Plot ratios	
<p>There is no applicable rule.</p>	<p>C8</p> <p>Plot ratios comply with all of the following:</p> <ul style="list-style-type: none"> a) compatibility with existing adjacent development b) appropriate to the scale and function of use c) do not cause detrimental impacts including overshadowing and excessive scale. <p>The overall plot ratio in Bruce does not exceed 0.8 (80%) excluding public roads and public open space.</p>
4.3 Front setbacks	
<p>R9</p> <p>The minimum front setbacks are:</p> <ul style="list-style-type: none"> a) Battye Street and Braybrooke Street and Haydon Drive – 10 m b) Thynne Street and Watkin Street – 6 m. 	<p>C9</p> <p>Buildings fronting the following streets achieve:</p> <ul style="list-style-type: none"> a) Thynne Street <ul style="list-style-type: none"> i) a strong built edge to reinforce its circular form ii) continues the existing landscaped street setting b) Battye Street, Braybrooke Street and Watkin Street <ul style="list-style-type: none"> i) a strong built edge to the Bruce mixed use area ii) provides space for a landscaped foreground to new buildings.

Rules	Criteria
4.4 Ground floor residential – commercial adaptability	
There is no applicable rule.	C10 The ground floor level of residential buildings along Battye Street, Braybrooke Street, Watkin Street and Thynne Street are designed to be adaptable for commercial use.

RC3 – Bruce Local Centre

This part applies to blocks and parcels identified in area RC3 shown on the Bruce Precinct Map.

Element 5: Buildings

Rules	Criteria
5.1 Number of storeys	
R11 The maximum number of storeys is 2.	C11 Buildings achieve all of the following <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) scale appropriate to the function of the use c) minimal detrimental impacts including overshadowing and excessive scale The maximum number of storeys is 3.
5.2 Plot ratio	
R12 The maximum plot ratio is 80%.	C12 Buildings achieve all of the following <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) scale appropriate to the function of the use c) minimal detrimental impacts including overshadowing and excessive scale.