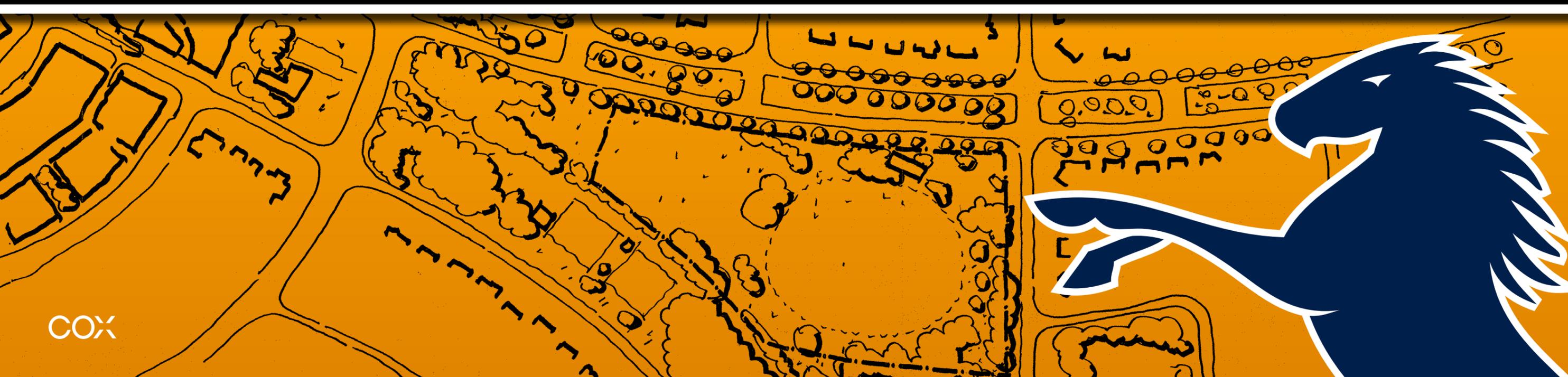


# BRUMBIES HQ

NOVEMBER 2009

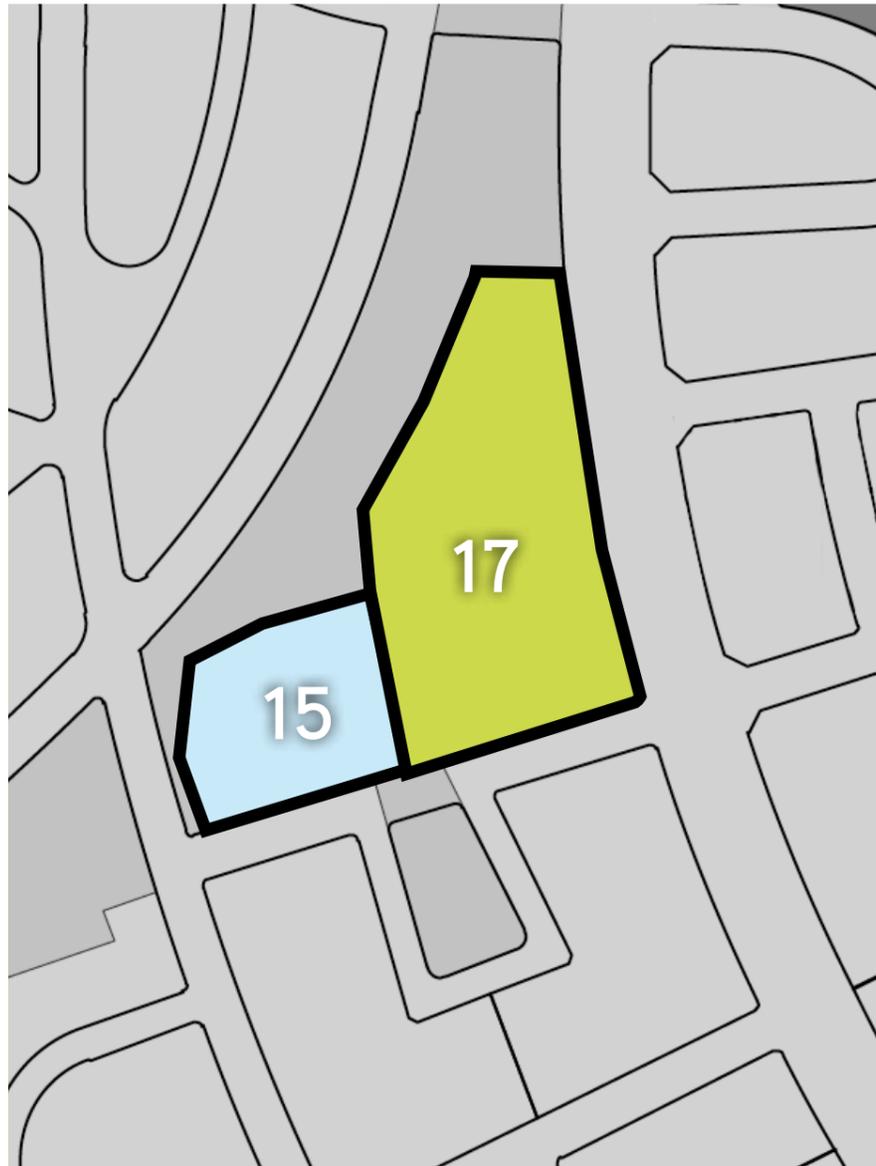




# LOCATION PLAN

BRUMBIES HQ [ACT RUGBY UNION]  
COX HUMPHRIES MOSS | NOVEMBER 2009





**BLOCK 17 (PRZ1)**

- TYPICALLY SINGLE STOREY
- 6M SETBACK
- TYPICALLY 200M<sup>2</sup> GFA

**BLOCK 15 (CZ6)**

- TYPICALLY 2 STOREYS
- 6M SETBACK
- NO PLOT RATIO RESTRICTION

**Block 15**  
CZ6 - Leisure & Accommodation

Permissible Uses
Ancillary use
Aquatic recreation facility
Car park
Caravan park/camping ground
Club
COMMERCIAL ACCOMMODATION USE
COMMUNITY USE
Consolidation
Craft workshop
Demolition
Drink establishment
Drive-in cinema
Group or organised camp
Indoor entertainment facility
Indoor recreation facility
Minor use
Outdoor recreation facility
Overnight camping area
Parkland
Pedestrian plaza
Place of assembly
Public agency
Public transport facility
Restaurant
SHOP
Subdivision
Temporary use
Tourist facility
Zoological facility

**Zone Objectives**

- a) Provide for the development of entertainment, accommodation and leisure facilities for residents of and visitors to the ACT and surrounding region
- b) Protect leisure and accommodation uses from competition from higher order commercial uses, and encourage activities that enhance the region's economic diversity and employment prospects
- c) Ensure leisure and accommodation facilities have convenient access to public transport
- d) Protect the amenity of nearby residential areas, with regard to noise, traffic, parking and privacy
- e) Ensure the location of facilities, and their design and landscaping is compatible with environmental values
- f) Ensure that the bulk, scale, size, design and landscaping of development is compatible with the surrounding landscape
- g) Encourage activity at street frontage level and provide an appropriate level of surveillance of the public realm

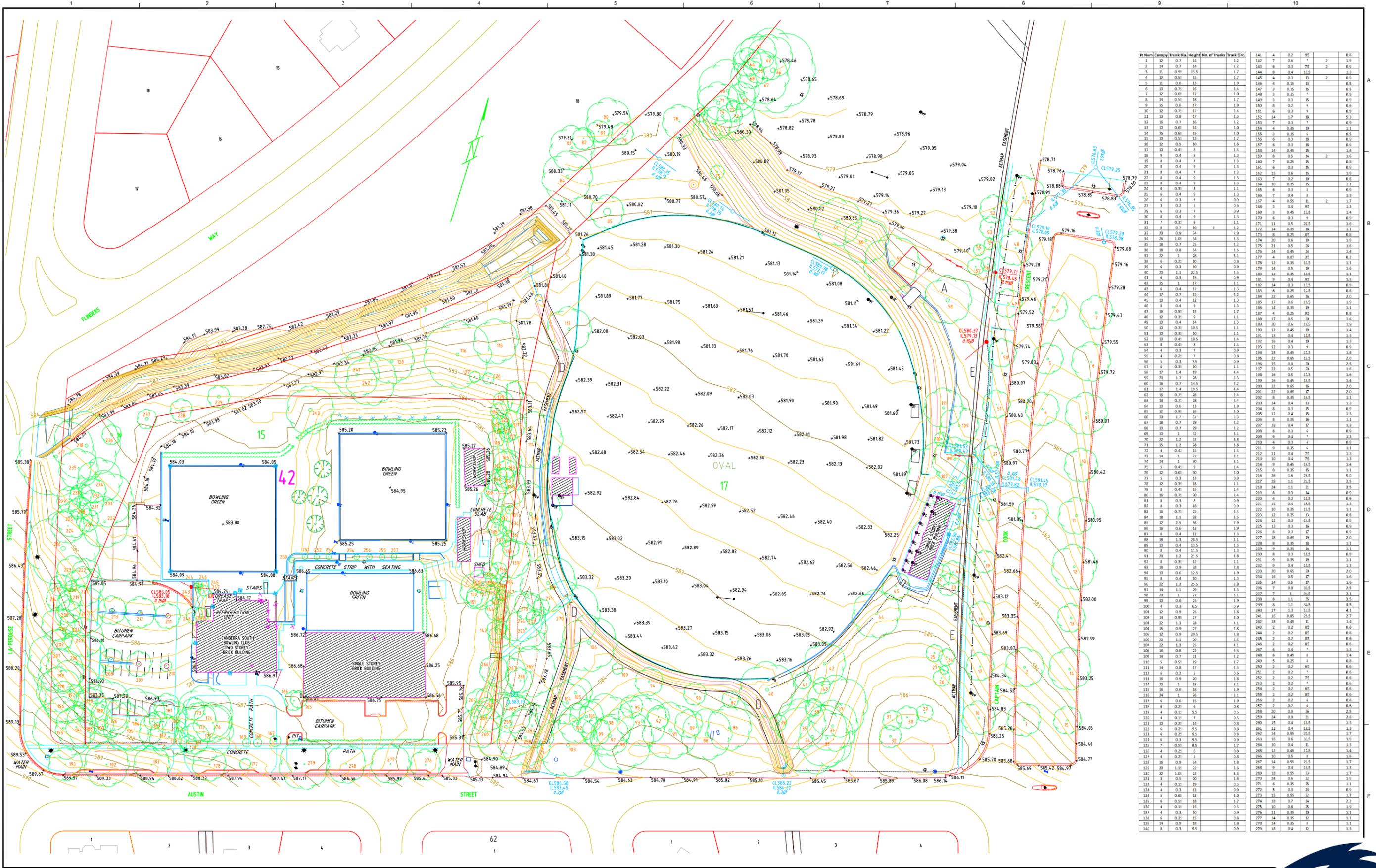
**Block 17**  
PRZ1 - Urban Open Space Zone

Permissible Uses
Ancillary use
Aquatic recreation facility
Community activity centre
Consolidation
Demolition
Major Utility Installation
Minor use
Municipal depot
Outdoor recreation facility
Parkland
Playing field
Sign
Subdivision
Temporary use

**Zone Objectives**

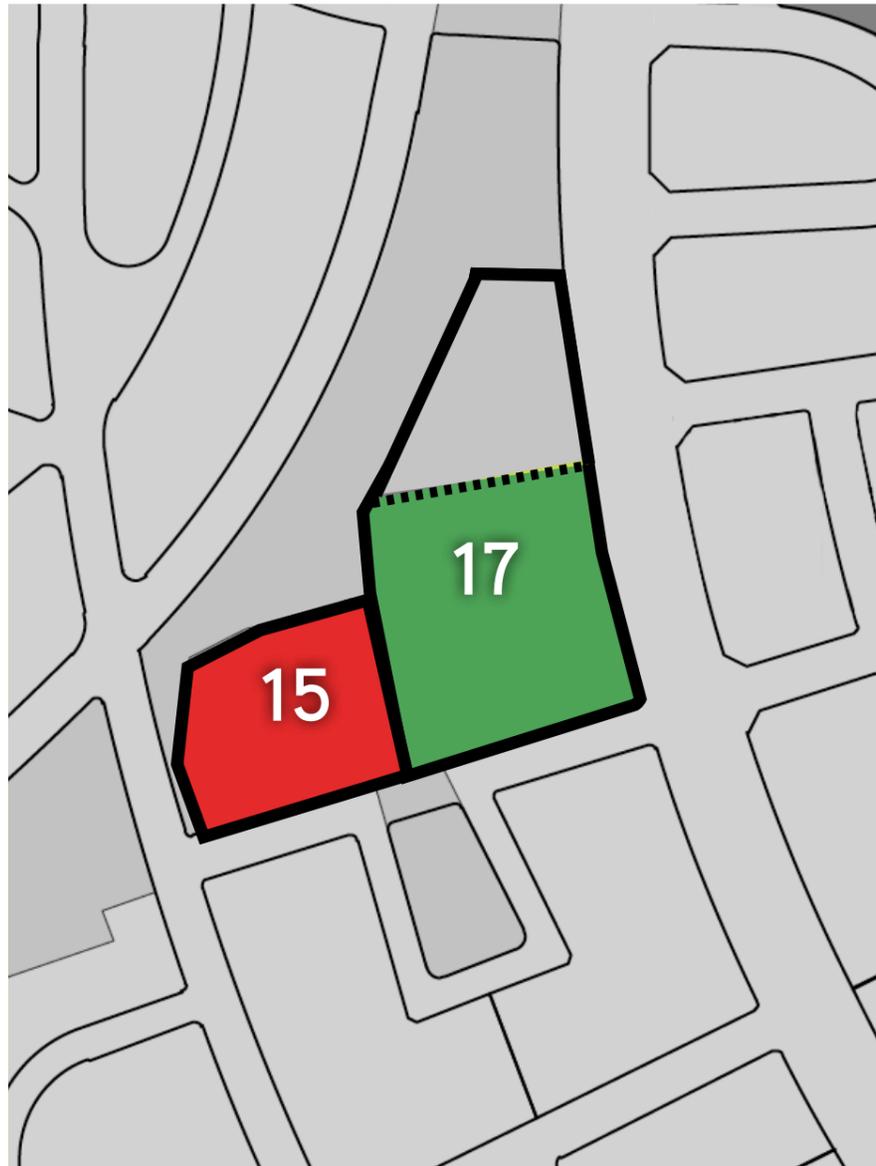
- a) Provide an appropriate quality, quantity and distribution of parks and open spaces that will contribute to the recreational and social needs of the community
- b) Establish a variety of settings that will support a range of recreational and leisure activities as well as protect flora and fauna habitats and corridors, natural and cultural features and landscape character
- c) Allow for stormwater drainage and the protection of water quality, stream flows and stream environs in a sustainable, environmentally responsible manner and which provides opportunities for the community to interact with and interpret the natural environment
- d) Allow for ancillary uses that support the care, management and enjoyment of these open spaces including park maintenance depots, small-scale community activity centres
- e) Ensure that development does not unacceptably affect the landscape or scenic quality of the area, adequacy of open space for other purposes, access to open space, or amenity of adjoining residents
- f) Provide for integrated land and water planning and management





Pl Num	Canopy	Trunk Dia.	Height	No. of Trunks	Trunk Circ.					
1	12	0.7	14	2.2	142	7	0.6	7	2	1.9
2	14	0.7	14	2.2	141	6	0.3	75	2	0.8
3	11	0.50	13.5	1.7	144	8	0.4	11.5	1	0.9
4	12	0.50	13	1.7	145	4	0.3	13	2	0.9
5	11	0.60	13	1.9	146	4	0.15	13		0.5
6	10	0.70	16	2.4	147	3	0.15	8		0.5
7	12	0.62	17	2.0	148	3	0.15	7		0.5
8	14	0.50	18	1.7	149	3	0.3	15		0.9
9	10	0.6	17	1.9	150	8	0.2	1		0.6
10	12	0.70	17	2.4	151	6	0.3	1		0.9
11	13	0.8	17	2.5	152	14	1.7	8		5.3
12	18	0.7	16	2.2	153	1	0.3	1		0.9
13	15	0.62	14	2.0	154	4	0.15	30	1.1	1.1
14	15	0.62	15	2.0	155	3	0.15	1		0.5
15	15	0.50	13	1.7	156	6	0.3	18		0.9
16	17	0.5	10	1.6	157	6	0.3	18		0.9
17	15	0.41	8	1.4	158	14	0.45	15		1.4
18	9	0.4	8	1.3	159	8	0.5	14	2	1.6
19	8	0.4	7	1.3	160	7	0.25	15		0.8
20	8	0.4	9	1.3	161	6	0.3	15		0.9
21	8	0.4	7	1.3	162	15	0.6	15		1.0
22	8	0.4	9	1.3	163	7	0.2	10		0.6
23	8	0.4	9	1.3	164	10	0.35	15		1.1
24	6	0.3	8	1.1	165	6	0.3	1		0.9
25	6	0.4	9	1.3	166	7	0.4	1		1.3
26	6	0.3	7	1.1	167	4	0.55	11	2	1.3
27	1	0.2	1	0.6	168	3	0.4	105		1.3
28	0	0.3	7	0.9	169	3	0.45	11.5		1.4
29	8	0.4	9	1.3	170	6	0.3	1		0.9
30	7	0.30	9	1.1	171	11	0.5	21.5		1.6
31	8	0.7	10	2.2	172	14	0.35	10		1.1
32	8	0.9	10	2.8	173	8	0.35	105		0.8
33	20	1.1	27.5	3.5	180	12	0.35	11.5		1.1
34	20	1.2	28	3.6	181	14	0.4	105		1.3
35	18	0.7	25	2.2	175	21	0.5	16		1.6
36	18	0.8	24	2.5	176	14	0.45	14		1.4
37	22	1.0	28	3.1	177	4	0.07	15		0.2
38	6	0.3	10	1.0	178	10	0.35	10		1.1
39	6	0.3	10	0.9	179	14	0.5	10		1.2
40	20	1.1	27.5	3.5	180	12	0.35	11.5		1.1
41	4	0.3	15	1.1	182	14	0.4	105		1.3
42	15	1	17	3.1	182	14	0.5	11.5		0.9
43	6	0.4	17	1.3	183	6	0.35	11.5		0.8
44	10	0.3	15	1.1	184	22	0.65	16		2.0
45	10	0.4	12	1.3	185	17	0.6	11.5		1.9
46	8	0.4	9	1.3	186	14	0.35	10		1.1
47	15	0.50	13	1.7	187	4	0.35	105		0.8
48	10	0.3	9	1.1	188	17	0.7	10		1.6
49	10	0.4	14	1.1	189	20	0.6	10.5		1.9
50	10	0.31	16.5	1.1	190	12	0.45	10		1.4
51	10	0.3	10	1.1	191	12	0.4	11.5		1.1
52	10	0.41	10.5	1.4	192	16	0.4	10		1.3
53	8	0.45	8	1.4	193	12	0.3	1		0.9
54	4	0.3	7	0.9	194	15	0.45	11.5		1.4
55	5	0.2	7	0.8	195	20	0.65	10.5		2.0
56	5	0.3	7.5	0.9	196	20	0.65	10.5		2.0
57	6	0.31	10	1.1	197	22	0.5	20		1.6
58	7	0.4	19	1.4	198	16	0.5	11.5		1.4
59	20	1.7	28	5.3	199	14	0.45	11.5		1.4
60	15	0.7	14.5	2.2	200	22	0.65	17		2.0
61	15	0.7	14.5	2.2	201	22	0.65	17		2.0
62	15	0.7	14.5	2.2	202	22	0.65	17		2.0
63	13	0.75	28	2.4	203	14	0.35	11.5		1.3
64	10	0.6	13	1.9	204	8	0.3	15		0.9
65	12	0.8	28	3.0	205	12	0.4	15		1.1
66	10	0.7	29	2.2	207	18	0.4	17		1.3
67	18	0.7	29	2.2	207	18	0.4	17		1.3
68	10	0.6	29	2.2	208	8	0.3	1		0.9
69	10	0.6	29	2.2	209	9	0.4	1		1.3
70	22	1.2	32	3.8	210	4	0.3	1		0.9
71	15	1.2	28	3.8	211	9	0.35	1		1.1
72	4	0.41	13	1.4	212	11	0.4	75	1.3	1.3
73	14	1	27	3.1	213	10	0.4	75	1.3	1.3
74	14	1	30	3.1	214	9	0.45	11.5		1.4
75	5	0.40	10	1.0	215	8	0.35	15		1.1
76	12	0.60	30	2.0	216	26	1.6	20.5		5.0
77	5	0.3	13	0.9	217	20	1.1	21.5		3.5
78	10	0.30	18	1.1	218	14	0.35	11.5		1.1
79	8	0.41	15	1.4	218	24	1.1	11		3.5
80	15	0.71	30	2.4	219	8	0.3	14		0.9
81	8	0.3	8	0.9	221	14	0.4	11.5		1.3
82	4	0.3	18	1.0	220	4	0.2	11.5		0.6
83	15	0.75	25	2.4	222	10	0.35	11.5		1.1
84	18	1.1	28	3.5	224	12	0.35	10		0.8
85	12	2.5	30	1.9	224	12	0.3	14.5		0.9
86	15	0.6	13	1.9	225	13	0.3	16		0.9
87	6	0.4	12	1.3	226	11	0.3	17		0.9
88	18	1.3	29.5	4.1	227	14	0.35	10		2.0
89	10	0.3	15	1.1	228	8	0.35	14		1.1
90	8	0.4	1.5	1.3	230	4	0.3	11.5		0.9
91	20	1.2	2.5	3.8	231	9	0.35	10		1.1
92	10	0.3	15	1.1	232	9	0.35	10		1.1
93	15	0.9	27	2.8	232	9	0.4	11.5		1.3
94	10	0.6	11.5	1.9	233	20	0.65	20		2.0
95	10	0.6	11.5	1.9	234	14	0.4	14		1.4
96	22	1.2	25.5	3.5	235	14	0.5	17		1.6
97	14	1.1	29	3.5	236	7	0.8	16.5		2.5
98	20	1.1	27	3.1	237	7	1	16.5		3.1
99	10	0.6	25	1.9	238	8	1.1	16		3.5
100	4	0.3	6.5	0.9	239	8	1.1	16.5		3.5
101	12	0.9	25	2.8	240	17	1.3	11.5		4.1
102	14	0.8	27	3.0	241	16	0.85	21.5		2.7
103	22	1.3	28	4.1	242	18	0.45	11		1.4
104	15	0.9	27	2.8	243	2	0.2	85		0.8
105	12	0.9	29.5	2.8	244	2	0.2	85		0.6
106	20	1.1	20	3.5	245	2	0.2	85		0.6
107	22	1.3	25	4.1	246	2	0.2	85		0.6
108	15	0.8	22	2.5	247	4	0.4	1		1.3
109	14	0.7	21	2.2	248	5	0.45	1		1.4
110	5	0.5	19	1.7	249	5	0.25	1		0.8
111	14	0.8	17	2.5	250	2	0.2	65		0.6
112	6	0.2	5	0.6	251	2	0.2	75		0.6
113	18	0.9	20	2.8	252	2	0.2	75		0.6
114	20	1	18	3.1	253	2	0.2	7		0.6
115	18	0.6	18	1.9	254	2	0.2	65		0.6
116	26	1	25	3.1	255	2	0.2	65		0.6
117	4	0.6	15	1.9	256	2	0.2	4		0.6
118	6	0.21	5	0.8	257	2	0.2	5		0.6
119	4	0.31	5.5	0.5	258	20	0.8	16		2.5
120	4	0.31	7	0.5	259	24	0.9	11		2.8
121	10	0.21	14	0.8	260	15	0.4	11.5		1.3
122	6	0.21	9.5	0.8	261	12	0.4	11.5		1.3
123	4	0.21	9.5	0.8	262	14	0.6	11.5		1.7
124	6	0.3	9.5	0.9	263	16	0.6	11.5		1.9
125	7	0.31	8.5	1.7	264	30	0.4	11		1.3
126	4	0.21	5	0.8	265	12	0.45	11.5		1.4
127	4	0.21	5	0.8	266	10	0.5	11		1.3
128	18	0.9	24	2.8	267	14	0.55	21.5		1.7
129	20	1.1	22	3.6	268	9	0.4	11.5		1.3
130	20	1.02	23	3.3	269	18	0.55	11		1.7
131	1	0.5	20	1.6	270	24	0.6	12		1.9
132	4	0.31	19	0.5	271	6	0.35	15		1.1
133	4	0.3	13	0.9	272	5	0.3	13		0.9
134	5	0.60	13	2.0	273	15	0.55	12		1.7
135	4	0.50	18	1.7	274	18	0.7	14		2.2
136	4	0.51	15	0.5	275	10	0.6	16		1.8
137	4	0.3	10	0.9	276	11	0.55	10		1.1
138	4	0.21	15	0.8	277	14	0.5	12		1.1
139	14	0.9	18	2.8	278	14	0.35	1		1.1
140	8	0.3	9.5	0.9	279	18	0.4	1		1.3





**VARY PART BLOCK 17 FROM PRZ1 TO PRZ2**

- 2 STOREYS
- 6M SETBACK

**VARY BLOCK 15 FROM CZ6 (LEISURE AND ACCOMMODATION) TO RZ4 (MEDIUM DENSITY RESIDENTIAL)**

- MAXIMUM 3 STOREYS
- MAXIMUM PLOT RATIO 80%

**Block 15**  
**RZ4 - Medium Density Residential Zone**

Permissible Uses
Ancillary use
Boarding house
Child care centre
Community activity centre
Consolidation
Demolition
Habitable Suite
Guest house
Health facility
Home business
Minor use
Multi-unit housing
Parkland
Relocatable unit
Residential care accommodation
Retirement complex
Sign
Single dwelling housing
Special dwelling
Subdivision
Supportive housing
Temporary Use
Zone Objectives
a) Create a wide range of affordable and sustainable housing choices within a medium density residential environment to accommodate population growth and meet changing household and community needs
b) Ensure development respects and contributes to the neighbourhood and landscape character of residential areas whilst carefully managing change in suitable locations
c) Provide increased opportunities for medium density residential development, particularly in areas close to commercial and employment centers and along major transport corridors
d) Achieve developments with a high standard of residential amenity in medium-density areas
e) Provide opportunities for home based employment consistent with residential amenity
f) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity
g) Promote energy efficiency and conservation and sustainable water use

**Block 17**  
**PRZ2 - Restricted Access Recreation Zone**

Permissible Uses
Ancillary use
Aquatic recreation facility
Car park
Child care centre
Communications facility
Community activity centre
Consolidation
Demolition
Indoor recreation facility
Major Utility Installation
Minor use
Outdoor recreation facility
Parkland
Playing field
Public agency
Sign
Subdivision
Temporary use
Zone Objectives
a) Accommodate facilities that will meet the recreational needs and demands of the community and are appropriately located for the potential users of the facility
b) Make provision for a range of sport and recreation facilities, whether in public or private ownership that may be commercial in nature
c) Ensure the amenity of adjoining development is not unacceptably affected by the operation of sport and recreation facilities, particularly in terms of noise, traffic, parking, privacy and outside lighting at night
d) Design and landscaping of development is to be compatible with the surrounding landscape

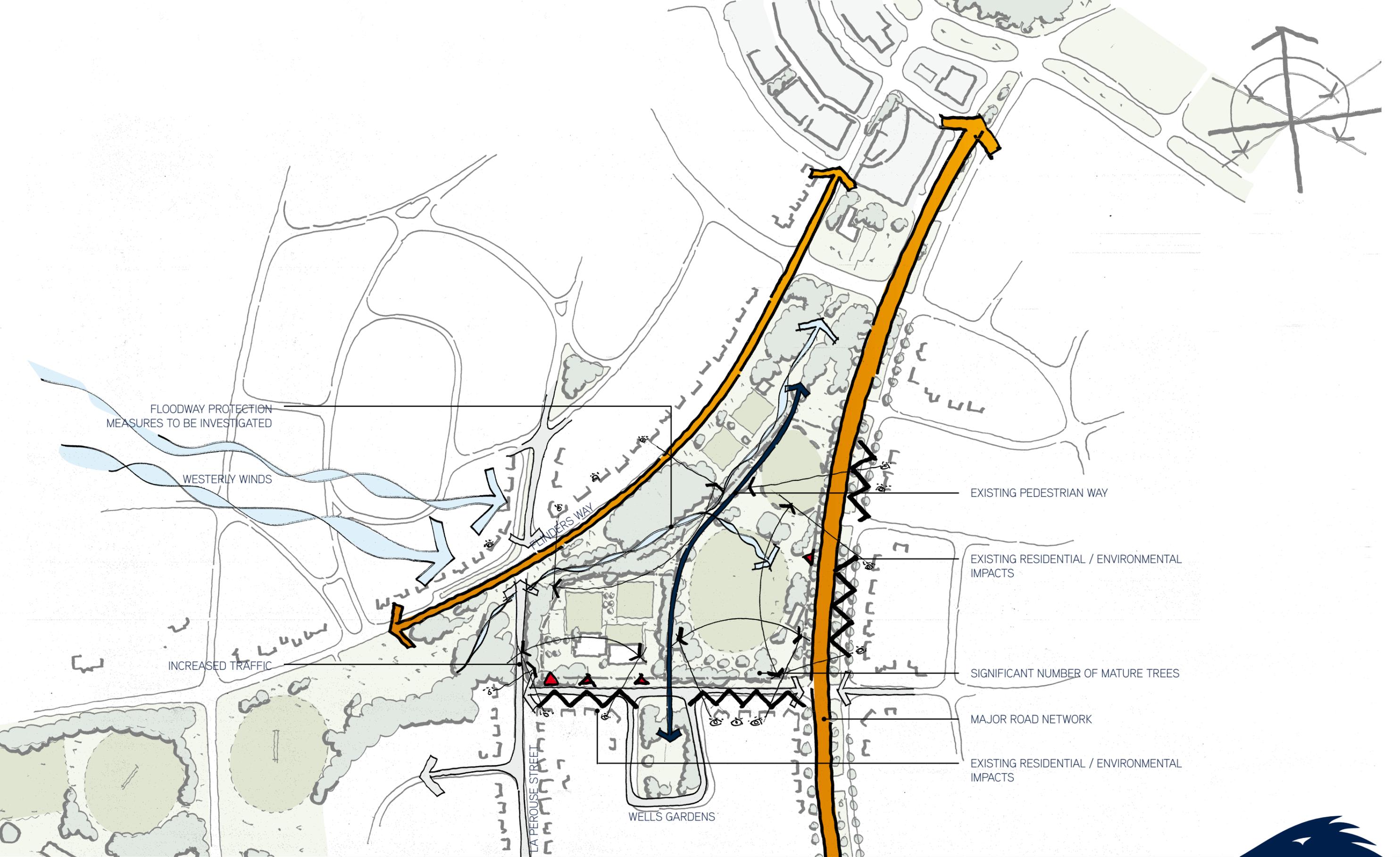




# EXISTING CONTEXT

BRUMBIES HQ [ACT RUGBY UNION]  
 COX HUMPHRIES MOSS | NOVEMBER 2009





# CONSTRAINTS

BRUMBIES HQ [ACT RUGBY UNION]  
 COX HUMPHRIES MOSS | NOVEMBER 2009

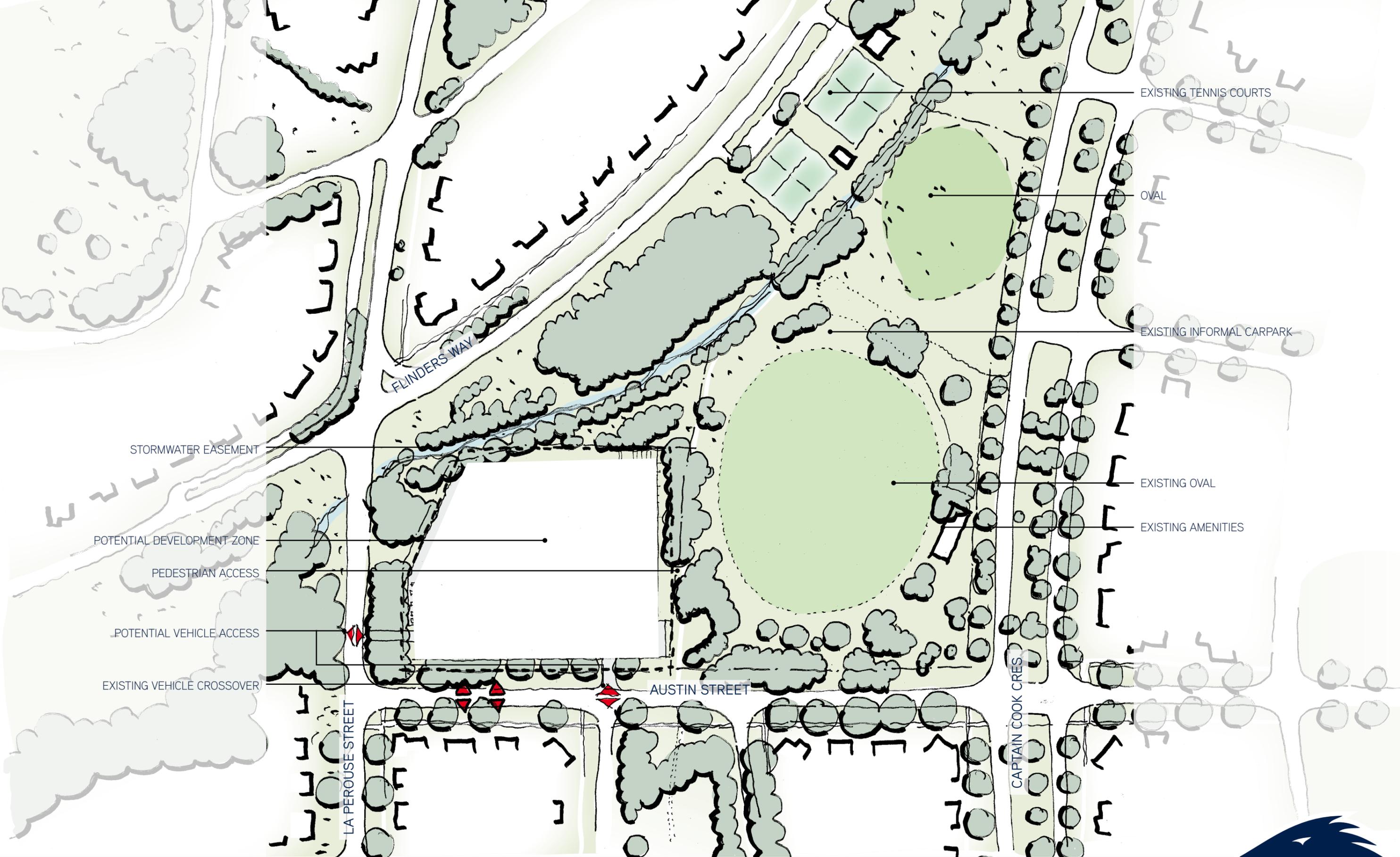


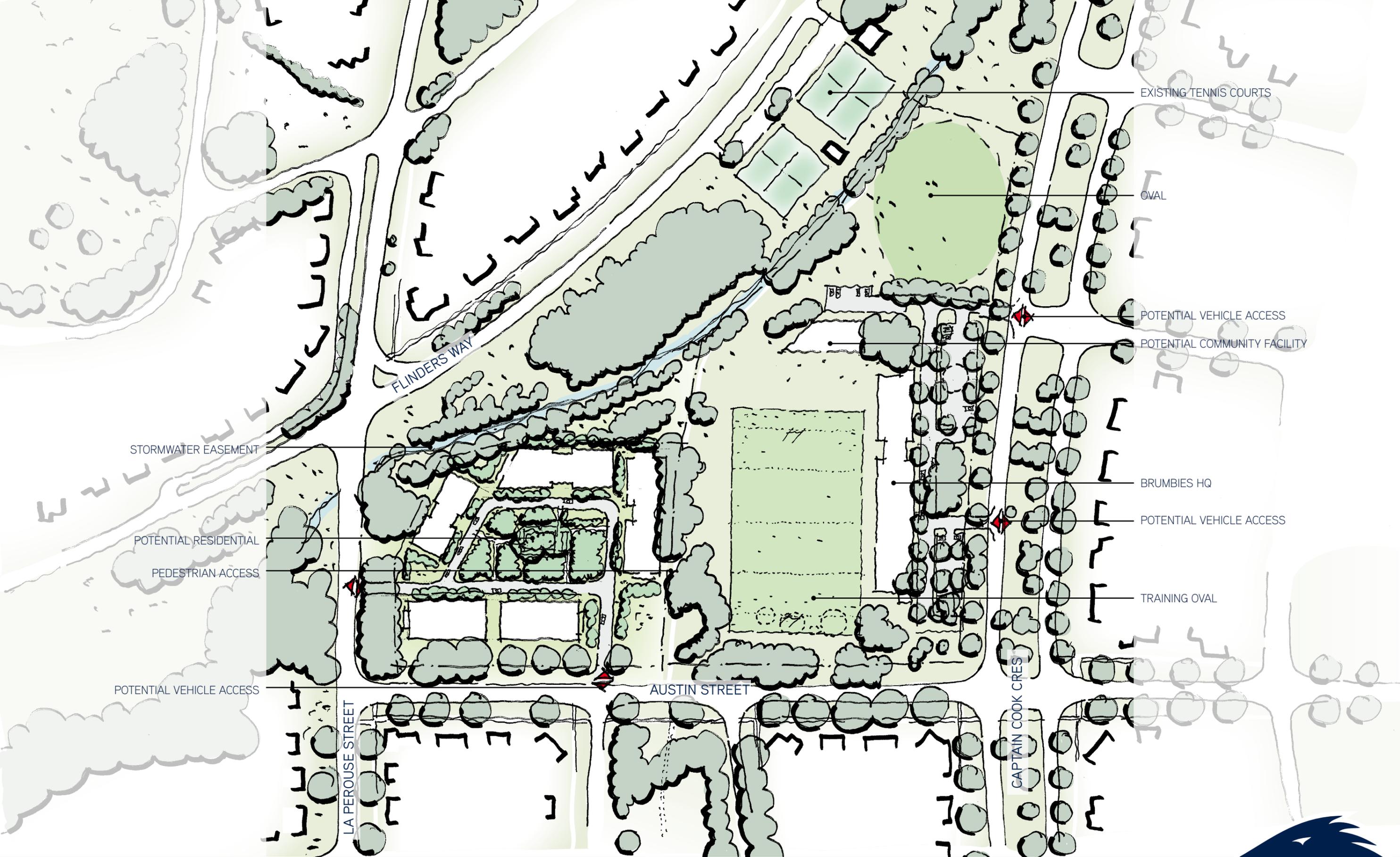


# OPPORTUNITIES

BRUMBIES HQ [ACT RUGBY UNION]  
COX HUMPHRIES MOSS | NOVEMBER 2009







## PLANNING REPORT FORMAT AND ISSUES TO BE ADDRESSED

### 1. Background to the Proposal

- ♦ Name and address of lessee and Proponent
- ♦ Location (precise description including map)
- ♦ Description of the proposal (intended purpose, type and form of development)
- ♦ Existing use of site and surrounding development details
- ♦ Land tenure arrangements and administrative responsibilities (e.g. National Land, Unleased Territory land or leased land)
- ♦ Existing Lease conditions (including whether the lease has concessional status)
- ♦ Details of any direct grants

### 2. Planning Policy Context

Details of existing policy framework including:

- ♦ National Capital Plan
- ♦ Assessment against the Statement of Strategic Directions in the Territory Plan
- ♦ Strategic Policy documents including Spatial Plan and the Sustainable Transport Plan/Statement of Planning Intent
- ♦ Neighbourhood Plans (if applicable)
- ♦ Master Plans (if applicable)
- ♦ Other applicable studies/guidelines/publications
- ♦ Any relevant Development Control Plans
- ♦ Existing Plans of Management or Action Plans relating to Public Land
- ♦ Existing Heritage requirements
- ♦ Relevant cross border studies/ agreements with Local Government and NSW State Planning authorities

### 3. Site Constraints and Opportunities

Existing Physical Environment

- ♦ Topography
- ♦ Landscape characteristics e.g. vegetation/tree survey
- ♦ Physical infrastructure eg roads and traffic conditions, car parking, other modes of transport, sewerage, water, gas, electricity, stormwater, telecommunications)
- ♦ Hazards eg bushfire identification, flooding, site contamination

Existing Human Environment

- ♦ Social infrastructure including community, shopping and recreation facilities
- ♦ Access to public transport
- ♦ Visual assessment, urban design/ streetscape character, sunlight and shade
- ♦ Urban amenity eg noise, odour, light spill impacts, safety
- ♦ Cultural & Heritage – Natural, Aboriginal and European

Existing Non Human Biological Environment

- ♦ Ecological
- ♦ Flora and Fauna
- ♦ Soil and water quality

### 4. Strategic Context and Alternative Development Options

- ♦ Development demands/Trends
- ♦ Estimated catchments/ Distribution analysis
- ♦ Demography
- ♦ Employment distribution/ opportunities.
- ♦ Sustainability issues
- ♦ Viability of existing use
- ♦ Demand for alternative uses permitted under existing zoning and a needs assessment of other potential uses
- ♦ Advantages and disadvantages of alternative development options

### 5. Recommended Use

- ♦ Detailed description of proposal (land uses, building form, bulk, urban design, landscaping, site layout access, associated community facilities and other ancillary uses)
- ♦ Contextual links
- ♦ Proposed lease and tenure arrangements (eg if a supportive housing proposal)
- ♦ Proposed implementation timeframes
- ♦ Proposed Policy Framework and Planning Controls

### 6. Detailed Impact Assessment

- ♦ A review of the proposal against triggers for an EIS Assessment in schedule 4 of the *Planning and Development Act 2007* (particularly if a lease deconcessionalisation is being considered)
- ♦ Impacts on
  - Physical Environment (including both vehicular and non-vehicular transport networks, stormwater drainage)
  - Human Environment
  - Social Environment (existing uses of urban open space including Wells Gardens and impact of this proposal)
  - Non Human Biological Environment (existing mature trees)

### 7. Consultation

- ♦ Details of consultation undertaken eg notifications, formal presentations, sessions, number of attendees
- ♦ Principal Issues, outcomes etc.
- ♦ Responses to issues raised
- ♦ Copies of relevant correspondence

### 8. Summary Recommendations





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The Cox Group Pty Ltd ACN 002 535 891

