



## Section 27, Barton, ACT

### Features

The development offers a mix of uses, including residential, commercial and community activities on a centrally located site adjacent to the National Area. The site forms the hub between large scale commercial uses, heritage housing and community uses in Barton. The site plan reflects the different uses on each frontage.

### Project / Design issues

The site was “impermeable” and of a different scale to surrounding blocks. The site is immediately adjacent to the Central National Area but outside the employment zone and therefore a key issue was the amount of commercial floorspace which would be permitted. The key design issue, apart from the scale of the site, was how the development could be integrated with the very different character of each street frontage (there are 5).

### Approach

Considerable negotiation with ACTPLA was required to achieve a commercially viable amount of office floorspace. Integration with the surrounding area was addressed by broadly “mirroring” the land uses on each frontage within the site. Extensive consultation with the community and responsiveness to their comments ensured a reasonable level of support for the project. A new internal road was incorporated into the master plan to ensure a more appropriate building block scale, enable strong built form to the streets and to separate land uses. This approach also created an internal open space.

### Project outcomes

The project will offer a model of mixed use development in the ACT.

### Summary

Location	National Circuit, Barton
Government Jurisdiction	ACT
Development scale	Total GFA of approximately 62,000m and site area of 2.5Ha
Purdons Role	Planner responsible for the planning study to secure a Variation to the Territory Plan. Involved in development of site planning concepts, land use mix, negotiations with ACTPLA, other government agencies, community organisations and local residents. Presentations to the Planning and Environment Committee of the Legislative Assembly.
Project Value	\$300 million



Aerial 2008 showing overall site