

Planning and Development (Draft Variation Number 300) Public Availability Notice 2011

Gungahlin Town Centre – zoning changes, revisions to structure plans and the introduction of a precinct code

Notifiable instrument NI2011–603

made under the

***Planning and Development Act 2007*, section 70 (Public notice of documents given to Minister) and section 71 (Public availability notice – notice of interim effect etc)**

The ACT Planning and Land Authority is making available for public inspection Draft Variation to the Territory Plan 300 Gungahlin Town Centre, which was revised under section 68 of the *Planning and Development Act 2007* and was provided to the Minister for Environment and Sustainable Development under section 69.

Also available for inspection are related documents that have been given to the Minister which include background papers, a report on the issues raised in written comments about the variation and consultation undertaken with the public and mandatory government agencies.

The reports and background papers are available on line at www.actpla.act.gov.au. Copies are available for inspection for a period of at least 15 business days at Environment and Sustainable Development Directorate Customer Service Centre, 16 Challis Street Dickson, Monday to Friday between 8:30 am and 4:30 pm.

In accordance with section 72 of the *Planning and Development Act 2007*, the draft variation has interim effect. The period of interim effect commences on 7 October 2011 and continues until the end of the ‘defined period’, which means the period —

- (a) starting on the day (the ***notification day***) when the draft variation given to the Minister is notified under the *Legislation Act*; and
- (b) ending on the earliest of the following days:
 - (i) the day the corresponding plan variation, or part of it, commences;
 - (ii) the day the corresponding plan variation is rejected by the Legislative Assembly;
 - (iii) the day the corresponding plan variation is withdrawn in accordance with a requirement under section 76(3) (b) (v) or section 84 (3) (b);
 - (iv) the period of 1 year after notification day ends.

The Territory, the Executive, a Minister or a Territory Authority must not, during the defined period, do or approve the doing of anything that would be inconsistent with the Territory Plan if it were varied in accordance with the draft variation. At the same time, the Territory, the Executive, a Minister or a territory authority must not do or approve the doing of anything that would be inconsistent with the current Territory Plan under section 50 of the Act.

Ben Ponton
Delegate of the Planning and Land Authority

11 October 2011



ACT
Government
Environment and
Sustainable Development

**ACT Planning &
Land Authority**

Planning and Development Act 2007

Draft Variation to the Territory Plan 300

Gungahlin Town Centre: zoning changes,
revisions to structure plans for Gungahlin
and the introduction of a precinct code

October 2011

Draft variation submitted to the Minister
under section 69 of the *Planning and Development Act 2007*

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1. EXPLANATORY STATEMENT

1.1 Background

The draft variation has been prepared to implement the recommendations of the Gungahlin Town Centre Planning Report. The report, which was prepared by the ACT Planning and Land Authority, responded to issues raised by residents, businesses and other parties with interests in Gungahlin during consultations in 2008 as part of the Gungahlin Town Centre planning study. The Gungahlin Town Centre Planning Report is available at www.actpla.act.gov.au/Gungahlin.

The following key priorities were nominated during the consultation stage of the planning study:

- identify land suitable for future offices and employment
- improve traffic arrangements in the town centre, particularly on Hibberson Street
- enhance access and shelter between retail centres for pedestrians
- provide for future bus stations and
- facilitate the development of entertainment and recreation facilities

These matters have been addressed in the Gungahlin Town Centre planning report, which has been released as a background document to this draft variation.

The draft variation proposes to implement the recommendations of the planning report through the adoption of the following measures by:

- identifying land suitable for offices to the east of the town centre
- providing for development of a ring road to divert through traffic away from Hibberson Street
- extending the existing grid street pattern to undeveloped areas to the east of the town centre to encourage walking and cycling
- changing various provisions to enhance the public realm and enable small scale activities to operate in Gungahlin Place
- diverting the inter-town public transport route along Hibberson Street and specifying the location of bus stations in a new precinct code and
- ensuring entertainment activities are co-located with major shopping centres to encourage after-hours activity in the retail core.

These recommendations are to be implemented via a combination of rezoning land in Gungahlin Town Centre in the Territory Plan and establishing a local precinct code and revised structure plan for the centre to guide future development.

1.2 Summary of proposal

This draft variation proposes to amend the Territory Plan for the Gungahlin Town Centre by making the following changes:

- rezone land, including sites currently covered by an FUA overlay
- establish the Gungahlin Town Centre Precinct Code
- establish the Gungahlin Town Centre Structure Plan and substitute the existing Gungahlin Town Centre and Central Area Structure Plan with the Gungahlin Central Area Structure Plan, which omits reference to policies relevant to Gungahlin Town Centre
- remove Gungahlin-specific provisions, which are included in the precinct code for the town centre, from the Town Centres Development Code

The proposal is to meet the future land needs for retail, office accommodation and community facilities. Provisions will be inserted via a precinct code to enable development of entertainment facilities and a larger mix of uses in the town centre.

1.3 National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (the Plan) and to keep the Plan under constant review and propose amendments when necessary.

The Plan, which was published in the Commonwealth Gazette on 21 January 1990, is required to ensure Canberra and the Territory are planned and developed in accordance with their national significance. The *Australian Capital Territory (Planning and Land Management) Act 1988* also requires the Territory Plan is not inconsistent with the Plan. The area covered by this draft variation is within urban areas identified in the Plan.

1.4 Site description

Gungahlin Town Centre is the major hub for employment, shopping, social activities and public transport particularly servicing suburbs within the Gungahlin district. Gungahlin Town Centre (as shown in Figure 1.1) is bounded by Gundaroo Drive to the north-west, Gozzard Street and Anthony Rolfe Avenue to the north-east, Manning Clark Crescent and Mulanggari Grasslands nature reserve to the south-east, and open paddocks and Gungahlin Drive to the south west.

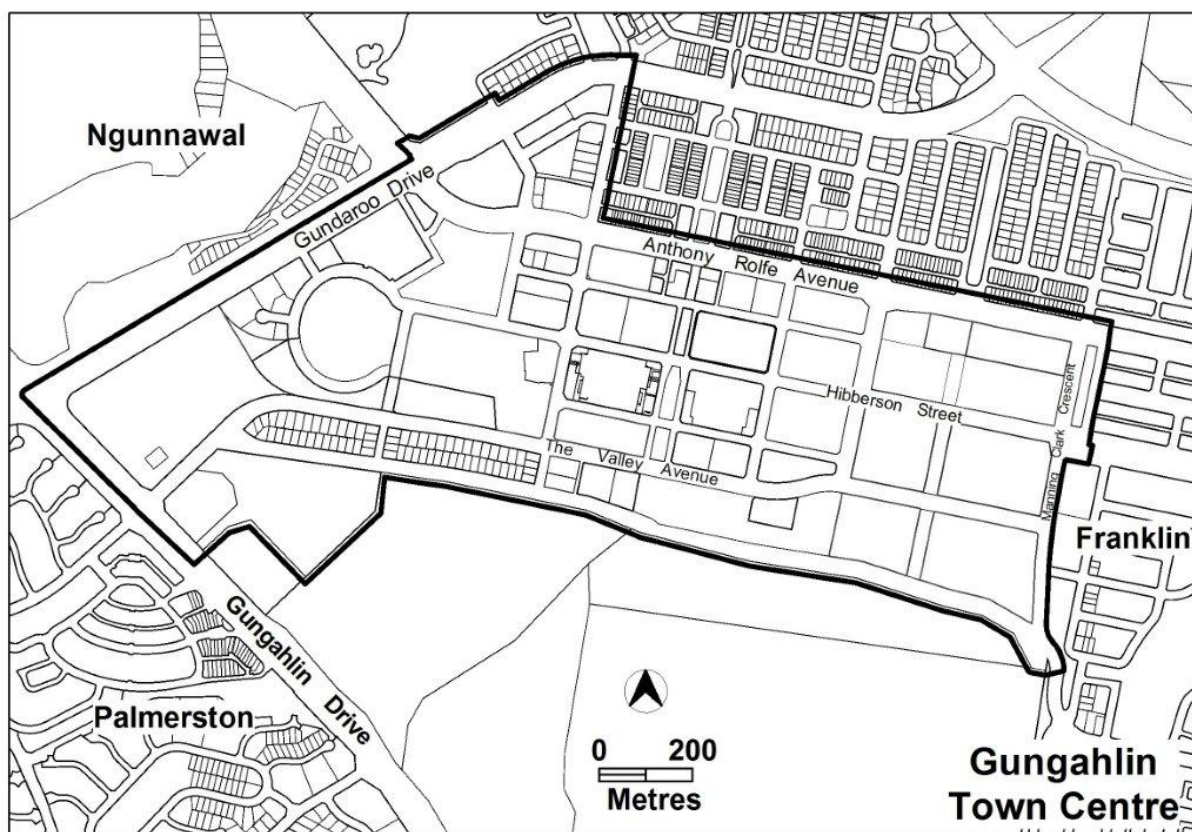


Figure 1.1 Gungahlin Town Centre

1.5 Current Territory Plan provisions

The existing Territory Plan map of the area subject to this draft variation is shown in Figure 1.2. The zoning in this area includes most commercial zones including CZ1 core, CZ2 business, CZ3 services, CZ5 mixed use and CZ6 leisure and accommodation. The remaining area is zoned a mixture of PRZ1 urban open space, PRZ2 restricted access recreation, community facility CFZ, RZ3 urban residential and TSZ1 transport.

Certain areas of Gungahlin Town Centre have a Future Urban Area (FUA) overlay as they are yet to be developed. The final zoning, while generally indicated on the Territory Plan map, will be set after an estate development plan is approved by ACTPLA in accordance with the provisions of a precinct code relating to the future urban areas.

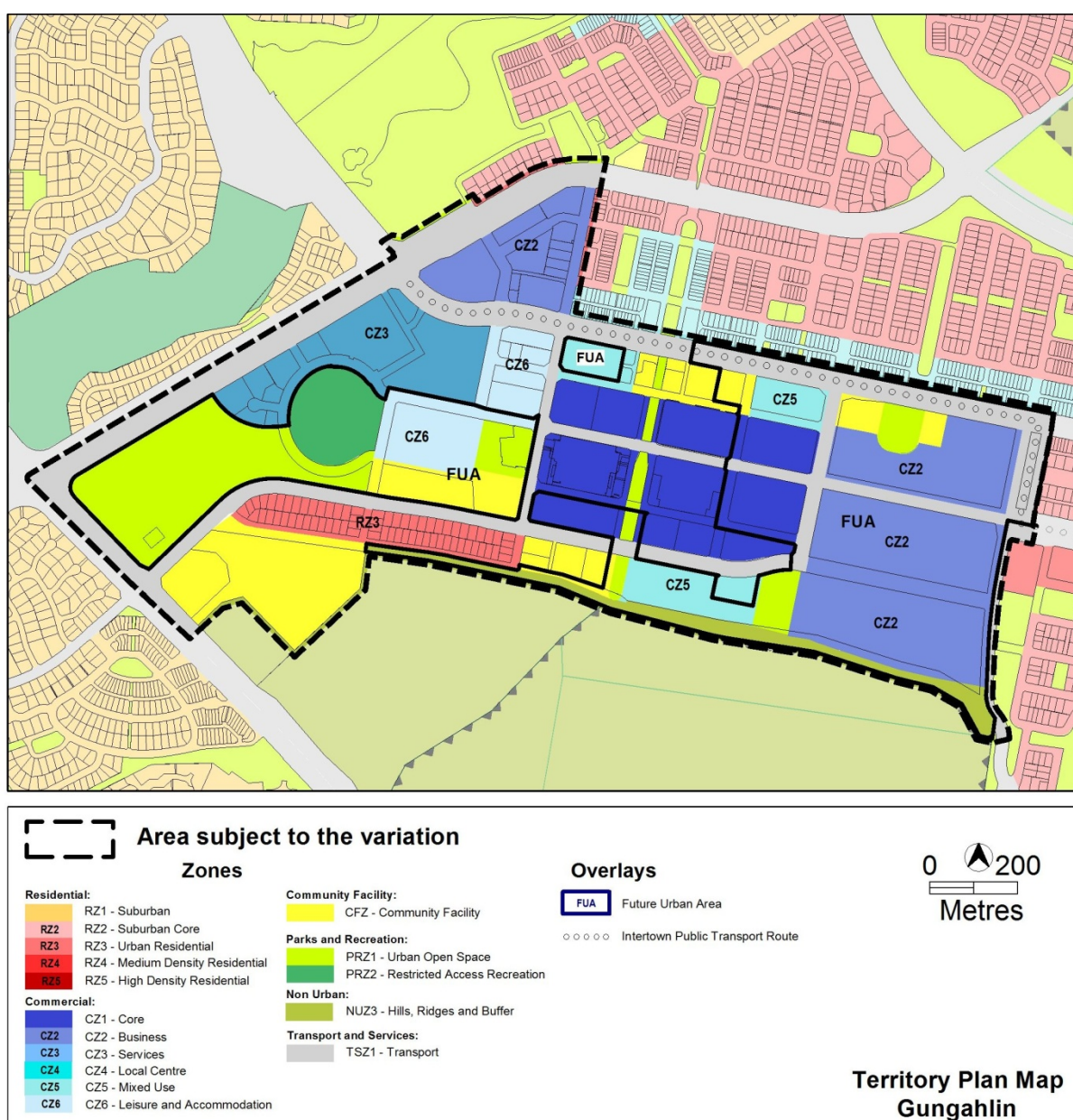


Figure 1.2 Current zoning on Territory Plan map of area subject to this draft variation

Planning policies seek to promote the town centre as a vibrant and viable commercial centre with various services and facilities and employment, and provide opportunities for high density residential development.

1.6 Changes to the Territory Plan

The changes proposed in this draft variation, which are contained in section 2 of this document, are designed to attract more retail, entertainment, and business to the town centre and improve the area's employment and economy.

1.7 Consultation on the exhibited draft variation

Draft Variation 300 was released for public comment on 30 November 2010. A consultation notice under section 63 of the *Planning and Development Act 2007* was placed on the ACT Legislation Register on 30 November 2010 and a notice was published in *the Canberra Times* on 1 December 2010. The full list of consultation activities undertaken on the draft variation can be found in the report on consultation. Written comments were invited by 28 February 2011. A total of eight submissions were received from the public as a result of the consultation process.

Elements of the proposal that attracted the most comments included:

- traffic, parking and function of the road network
- changes to building heights in Gungahlin Office (or Business) Park
- development in the public realm
- location and scale of active frontage
- scale of office and retail development
- building height / envelope and design controls

Key changes that attracted supporting comments included:

- objectives which relate to increased density, diversity of land uses and improved facilities, and provisions to reduce traffic on Hibberson Street
- driveway access restrictions along Hibberson Street and Gungahlin Place
- nominated location of four sites for public car parking
- proposed location of a cinema complex
- inclusion of Well Station track in a bushfire protection buffer and its inclusion in an open space network of off-road shared paths
- extension of a new linear park through main office area in town centre

These issues were addressed in the report on consultation that was prepared by ACTPLA in accordance with section 69(2)(c) of the *Planning and Development Act 2007*.

Various statutory authorities and government agencies, including the National Capital Authority, were also consulted on the draft variation. Comments received from these agencies were also addressed in the report on consultation.

1.8 Revisions to the exhibited draft variation and addendum to the Gungahlin Town Centre planning report

After consideration of public submissions and comments received from ACT Government agencies, a review of the draft variation was undertaken and changes were consequently made. In addition to minor changes (involving changes arising from technical amendments to remove a Future Urban Area (FUA) overlay, better representation of features on the map, minor editorial changes and renumbering, where required).

The following changes are reflected in the revised draft variation:

1. Changes to Draft Variation 300 – Gungahlin Town Centre

A. Territory Plan map

- changes have been made to the indicative zone of land under a FUA overlay:
 - the site north of The Valley Avenue and south of the proposed oval has been changed from PRZ1 urban open space to PRZ2 restricted access recreation to be consistent with the Gungahlin Oval site
 - a yellow dot has been added to the site at the south east corner of Anthony Rolfe Avenue and Gozzard Street to show it could be zoned as community facility CFZ zone

B. Territory Plan

- the following proposed changes, which involved the insertion of reference to the precinct code in various development tables, have been omitted as they are redundant:
 - item 1 variation to CZ1–CZ6 objectives and development tables, CZ1 core zone
 - item 2 variation to CZ1–CZ6 objectives and development tables, CZ2 core zone
 - item 3 variation to CZ1–CZ6 objectives and development tables, CZ3 core zone
 - item 4 variation to CZ1–CZ6 objectives and development tables, CZ5 core zone
 - item 13 variation to CFZ objectives and development table, CFZ community facility zone
 - item 14 variation to PRZ1–PRZ2 objectives and development table, PRZ1 urban open space zone
 - item 15 variation to PRZ1–PRZ2 objectives and development table, PRZ2 restricted access recreation zone
 - item 16 variation to TSZ1–TSZ2 objectives and development table, TSZ1 transport zone
- the following changes were made to the instructions:
 - items 5 to 12, which listed every change to the Town Centres Development Code, have been replaced with one instruction for all changes to the development code
 - the definition of *Datum Ground Level* is inserted into the Definitions section of the Territory Plan

2. Changes to Precinct Code – Gungahlin Town Centre

- Introduction
 - the note after Figure 1 was omitted as it was considered to be redundant
 - an explanation of the Future Urban Area (FUA) overlay was added
 - desired planning outcome item (b) has been amended to include a reference to ‘the environmental, social and economic benefits’ from town centre development
 - two additional items, which refer to supporting a strong employment base in Gungahlin and developing a variety of building heights in precinct 2b – business park, were added to the list of desired planning outcomes (n) and (o)
 - the explanation of definitions was revised as duplicate definitions (already contained within the Definitions section of the Territory Plan) have been removed

- Part A – Land Use and Subdivision
 - Figure 2 location of land available for zoning as community facility CFZ zone was updated and revised to include additional sites
 - criterion C3 concerning the road hierarchy was clarified
 - mandatory rule R4 about restrictions on residential use and serviced apartment in precinct 2a core office area was relocated to Part C(3) of the code. Figure 4 was omitted
 - rule R5 and criterion C5 and Figure 5 regarding the location of public transport stations were omitted. A revised provision and figure is included in part B of the code
 - Figure 6 trunk and cycling network was revised to show the location of the pedestrian network throughout the town centre
 - rule R7 and criterion C7 bushfire protection were reorganised and Figure 7 was revised to clarify the location of area A
 - criterion C8 regarding the location of sites for public car parking was omitted. Figure 8 was moved to part B where it is adjacent to a revised car parking provision
- Part B – General Development Controls
 - mandatory rule R9 restriction on location of major cinema complex was omitted as it is now regarded as a large retail anchor, which is addressed in a separate provision
 - a note was added to Figure 9 Entertainment Precinct for clarification
 - mandatory rules R10 and R12, and Figure 10 Restriction on front boundary building height was omitted as building height restrictions and building envelopes are addressed separately in part C
 - rule R14 and criterion C14, which set the minimum floor to ceiling height at ground level, was relocated to part C
 - Figure 11 main pedestrian areas and routes was relocated to part C
 - rule R15 was omitted and criterion C15 was revised to clarify the requirements for provision of facilities for public transport users in buildings adjacent to public transport stations on Hibberson Street / Flemington Road. Note: the rule and figure showing the location of public transport stations was relocated to criterion C15
 - rule R16 and criterion C16 have been revised to incorporate the elements of criterion C8 and former Figure 8 location of site for public car parking was moved to this location
 - Figure 11 Active frontage requirements was modified to remove mandatory active frontage from Gozzard Street
 - criterion C23 has been substituted with mandatory rule R13 and new Figure 7 restriction on blank facades
 - criterion C18 e) was changed to include a requirement for low level and high level landscape elements
- Part C – Area Specific Controls
 - criterion C25 regarding the location of public entrances was relocated
 - mandatory rules R26 and R27, which related to the development of a second large retail anchor, were substituted with a single provision and the definition of large retail anchor was added to the provision as a note
 - Figure 15 was omitted as it was redundant
 - rule R28 and criterion C28 were replaced by a mandatory rule that restricts development of serviced apartment and RESIDENTIAL USE
 - a new provision was added to limit the size of permanent buildings in Gungahlin Place
 - a new provision to protect solar access for street level activities and a new figure was added
 - mandatory rule R37 was clarified by including a note
 - mandatory rule R38, which relates to setback controls on development in the office core, was clarified and an extra figure was added

- criterion C39 was clarified to require that active uses are provided at ground level
- rule R42 was modified to defer the start of this provision until 30 November 2015 for recently sold sites, where owners may not have been able to achieve the floor space requirements established in their Territory leases
- criterion C42 had a further element added to cross reference the desired planning outcome of developing a campus style business park on land in Precinct 2b
- criterion C43 was clarified to require that active uses are provided at ground level
- rule R48, which refers to maximum building heights in precinct 3b major community and recreation facilities, was revised so the maximum building height is 14 metres to be consistent with the planning report
- rule R59 was relocated to be a note for rule R57
- rule R62, which required development to be built to front boundary and joined at party walls that effectively meant a 100% site coverage on some blocks, was revised to apply to frontages to Anthony Rolfe Avenue and main pedestrian areas and routes
- Appendix A – Road Reservations was revised to remove duplication of details covered in road design guidelines
- Appendix B – Definitions have been omitted and the definition of *datum ground level* (which was the only definition not already included in the Territory Plan) inserted into the Definitions section of the Territory Plan.

3. Changes to Gungahlin Town Centre Planning Report

- an addendum to the report was released to update population figures for Gungahlin

1.9 Interim effect

In accordance with section 72 of the *Planning and Development Act 2007*, the draft variation has interim effect. The period of interim effect commences on Friday 14 October 2011 and continues until the end of the 'defined period', which means the period —

- (a) starting on the day (the **notification day**) when the draft variation given to the Minister is notified under the Legislation Act (see section 70) and
- (b) ending on the earliest of the following days:
 - (i) the day the corresponding variation, or part of it, commences;
 - (ii) the day the corresponding variation is rejected by the Legislative Assembly;
 - (iii) the day the corresponding variation is withdrawn in accordance with a requirement under section 76 (3) (b) (v) or section 84 (3) (b);
 - (iv) the period of 1 year after notification day ends.

The Territory, the Executive, a Minister or a territory authority must not, during the defined period, do or approve the doing of anything that would be inconsistent with the Territory Plan if it were varied in accordance with the draft plan variation. At the same time, the Territory, the Executive, a Minister or a territory authority must not do or approve the doing of anything that would be inconsistent with the current Territory Plan under section 50 of the Act.

2. DRAFT VARIATION

Variation to the Territory Plan

The Territory Plan map is varied as indicated in Figure 2 for the area shown as subject to the draft variation.

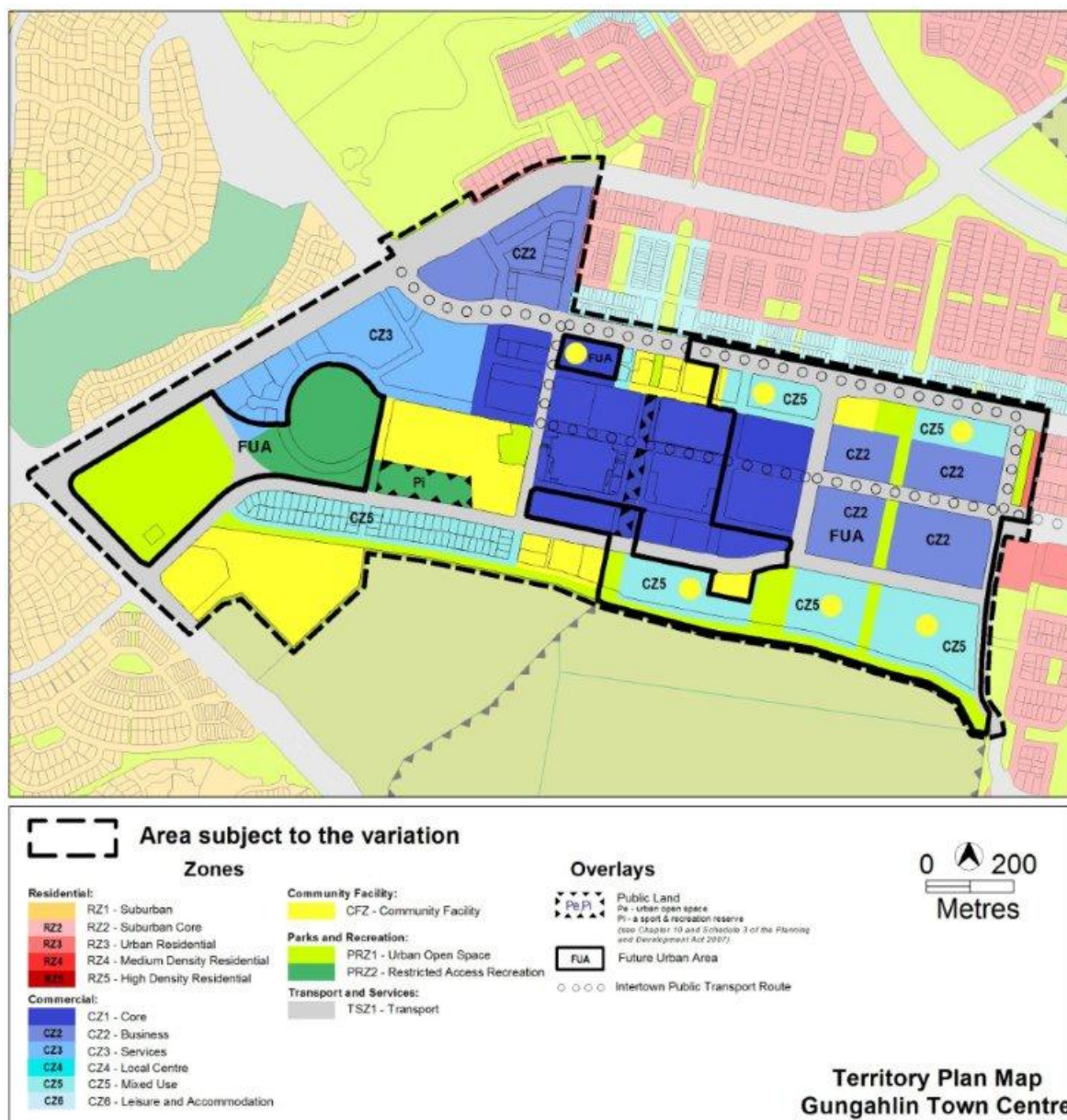


Figure 2 Proposed Territory Plan map

Variation to the Town Centres Development Code

1. Part A – Centre and Zone Specific Controls

Omit the following Gungahlin-specific provisions:

Under Part A – Town Centres – Overview

- Figure A2 Gungahlin Town Centre Zones

Under Part A (1) – Town Centres – CZ1 Core Zone

- 1.2 Gungahlin provisions including rules R2, R3 and R4 and criteria C2, C3 and C4
- 2.2 Gungahlin provisions including rules R7 and R8 and criteria C6, C7 and C8
- 3.3 Gungahlin provisions including criteria C15 and C16

Under Part A (2) – CZ2 Business Zone

- 2.2 Gungahlin provisions including rules R25 and R26 and criteria C25, C26 and C27
- 3.3 Gungahlin provisions including criterion C35

Under Part A (3) – CZ3 Services Zone

- 2.2 Gungahlin provisions including rules R44 and R45 and criteria C44 and C45
- 3.3 Gungahlin provisions including criterion C53 and Figure A6 Gungahlin – Main Pedestrian Areas and Routes

Revise table of contents of the Town Centres Development Code to reflect omission of Gungahlin-specific provisions and renumber accordingly

Variation to Precinct Codes

2. Precinct Codes

Insert Appendix A (Gungahlin Town Centre Precinct Code)

Variation to Structure Plans

3. Structure Plans

Insert Appendix B (Gungahlin Town Centre)

Substitute Gungahlin Town Centre and Central Area *with* Appendix C (Gungahlin Central Area)

Variation to Definitions

4. Part B – Definition of Terms

Insert

Datum ground level means the level of the surface of the ground as defined in a field survey and authorised by a qualified surveyor at the time of operational acceptance for greenfield development or prior to any new earthworks having occurred after that time.

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Precinct Code

Gungahlin Town Centre

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Introduction

Gungahlin Town Centre is the major hub for employment, shopping, social activities and public transport particularly serving suburbs within the Gungahlin district. **Gungahlin Town Centre** is bounded on the north-west by Gundaroo Drive, the south-west by Gungahlin Drive, Anthony Rolfe Avenue to the north, Manning Clark Crescent to the east and the Mulanggari Grasslands in the south.

Application

This **Precinct Code** applies to development on land in Gungahlin Town Centre in the District of Gungahlin as shown in Figure 1. This precinct code contains controls that apply to *blocks* in addition to the development and general codes for particular zones in the Territory Plan.

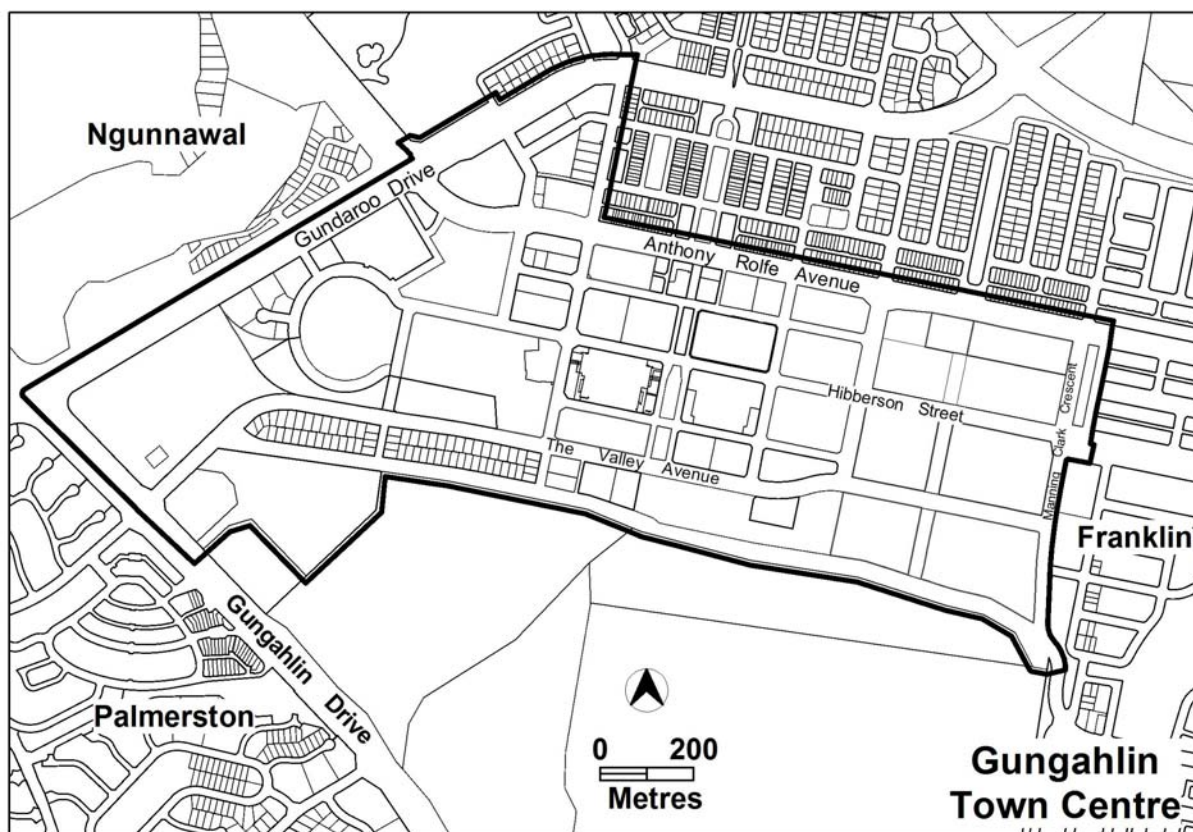


Figure 1 Area covered by this Precinct Code

Purpose

The purpose of this Precinct Code is to:

- guide the design and assessment of *estate development plans* (subdivision proposals) in **Gungahlin Town Centre**
- inform the allocation of final zones at the time when a parcel of land ceases to have a Future Urban Area (FUA) overlay (refer to note below) following subdivision
- guide the development of individual *blocks* in concert with other relevant codes under the *Territory Plan*
- support zone objectives and assessable uses in the development tables
- guide the development and management of the public realm.

A Future Urban Area (FUA) overlay on the Territory Plan map identifies land that has yet to be developed. The final zoning, while generally indicated on the Territory Plan map, will be set after an *estate development plan* has been approved in accordance with the provisions of a relevant precinct code.

Structure

This code has three parts

Part A – Land use and subdivision contains provisions for Future Urban Area land

Part B – General controls

Part C – Area specific controls

Generally, each part is divided into one or more elements. Each element has one or more rules, each having an associated criterion (unless the rule is mandatory). Rules provide quantitative, or definitive, controls, while criteria are chiefly qualitative in nature.

In some instances rules are mandatory and 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. Where both rule and criterion apply, compliance with the rule is deemed to satisfy the particular requirement. Provided the relevant criterion can be met, strict compliance with the rule is not required.

Desired planning outcomes

The intent of the development controls is to:

- (a) provide a mix of land use types and densities
- (b) provide opportunities for people to live, work and recreate which delivers environmental, social and economic benefits for the community
- (c) balance and protect residential amenity with the commercial uses
- (d) provide a safe and vibrant night time economy
- (e) ensure retail activity is well distributed around the retail core and future sites are viable through inclusion of an anchor store
- (f) promote social inclusion through providing accessible commercial and community facilities
- (g) provide a structure to the town centre that is robust, while recognising the changing needs of the town centre
- (h) continue the ‘main street’ character to Hibberson Street that promotes quality of public realm and a ‘human scale’ to the built form
- (i) provide public spaces and a street network that promotes pedestrian movement, particularly along Hibberson Street and Gungahlin Place
- (j) provide opportunity for a variety of public transport
- (k) build upon the distinct public domain character and provide opportunity for variety and change in the public realm
- (l) encourage flexibility and innovation in design of the built form and open space
- (m) provide a street network designed for low vehicle speeds and easy pedestrian access
- (n) support a strong employment base in the district of Gungahlin
- (o) provide a business park within precinct 2b that contains a variety of building heights consistent with a campus style development

Code hierarchy

Under the Planning and Development Act 2007, where more than one type of code applies to a development, the order of precedence 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 and references to legislation and other documents are italicised.

Most terms are defined in the Territory Plan although additional terms, which are specific to this code, have been included within the relevant part of the code.

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Part A – Land Use and Subdivision

This part applies to land with a Future Urban Area overlay in the town centre. Part B contains provisions that apply to all development within the area subject to this precinct code, while Part C contains additional area specific controls.

Element 1: Land use zones in Future Urban Area

Rules	Criteria
R1 Zones are allocated in accordance with the Territory Plan map.	C1 Zones identified in <i>estate development plans</i> are in accordance with the principles and policies set out in the structure plan.
R2 A minimum of 6 hectares of land is provided with a community facility zone within the area shown in Figure 2.	This is a mandatory requirement. There is no applicable criterion.

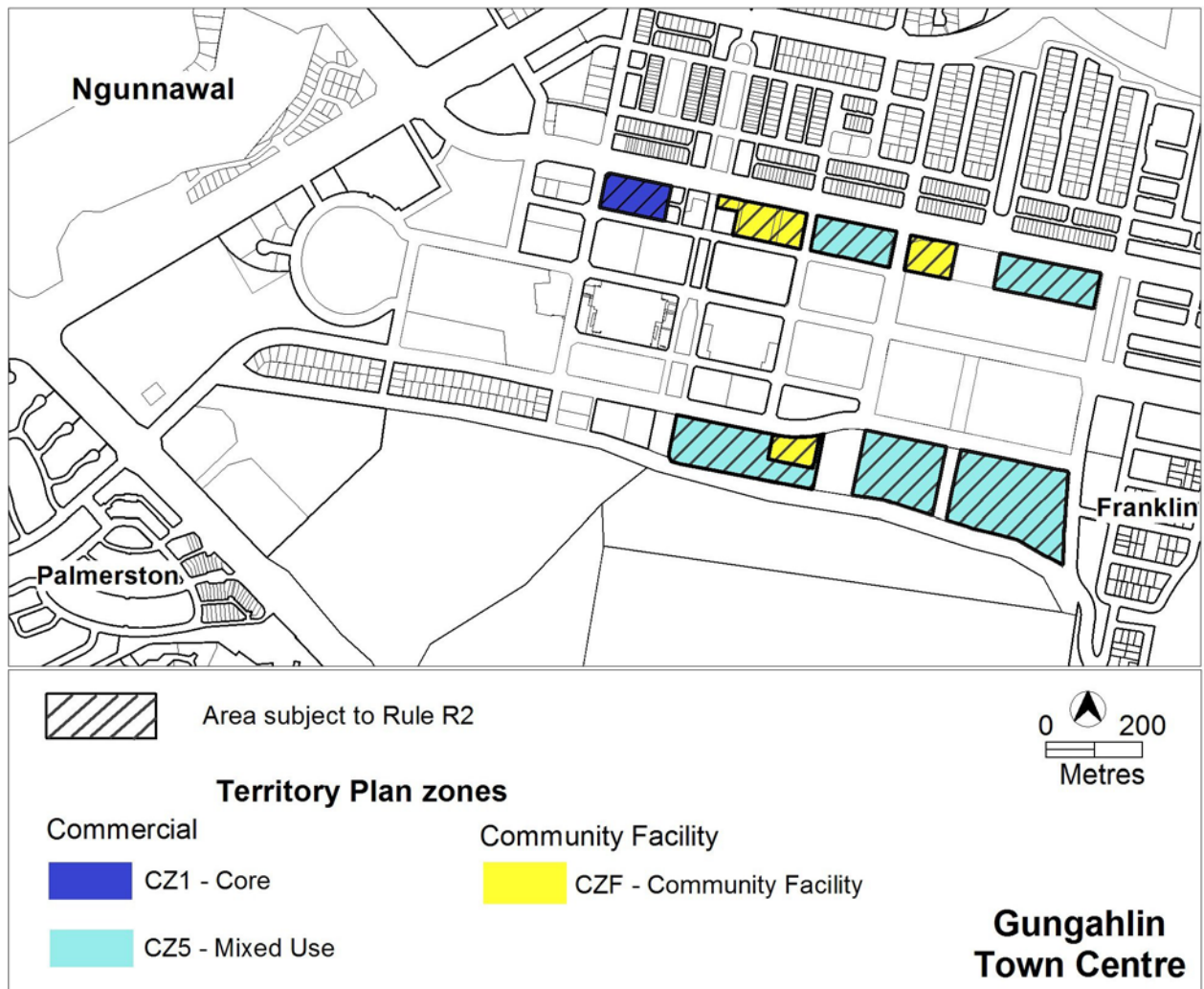


Figure 2 Location of land available for zoning as Community Facility CFZ zone

Element 2: Subdivision

Rules	Criteria
3.1 Road network	
<p>R3</p> <p>The design of each street complies with all of the following:</p> <ul style="list-style-type: none"> a) the road reservations specified in Appendix A b) the road hierarchy shown in Figure 3 	<p>C3</p> <p>Street design achieves all of the following:</p> <ul style="list-style-type: none"> a) street functions and facilities can be provided b) capable of accommodating traffic growth c) hierarchy of the network is clearly identifiable d) endorsed by TAMS

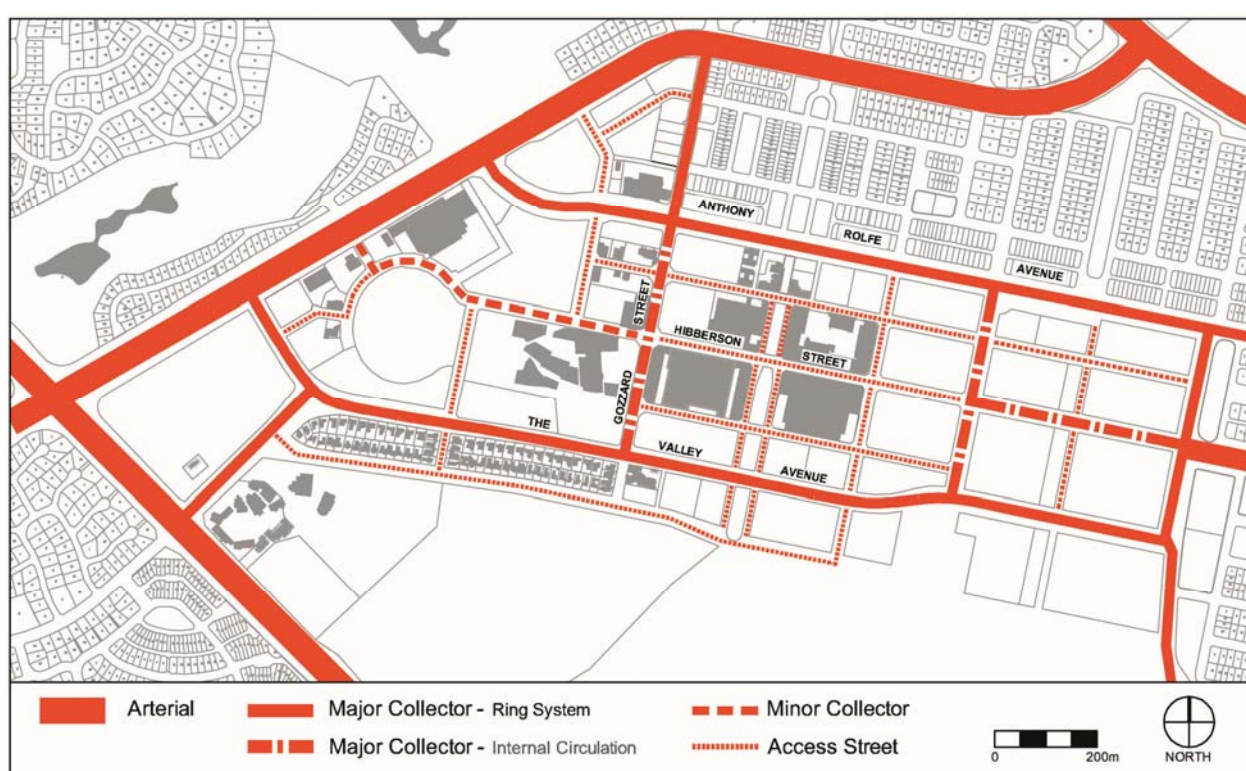


Figure 3 Road hierarchy

Rules	Criteria
3.4 Pedestrian and cyclist network	
<p>R4</p> <p>Pedestrian and cyclist network is consistent with the trunk walking and cycling network shown in Figure 4 and Appendix A.</p>	<p>C4</p> <p>Pedestrian and cyclist network meets all of the following:</p> <ul style="list-style-type: none"> a) supports walking and cycling b) provides a high level of accessibility to the existing network c) provides pedestrian and cycle facilities d) is endorsed by TAMS.

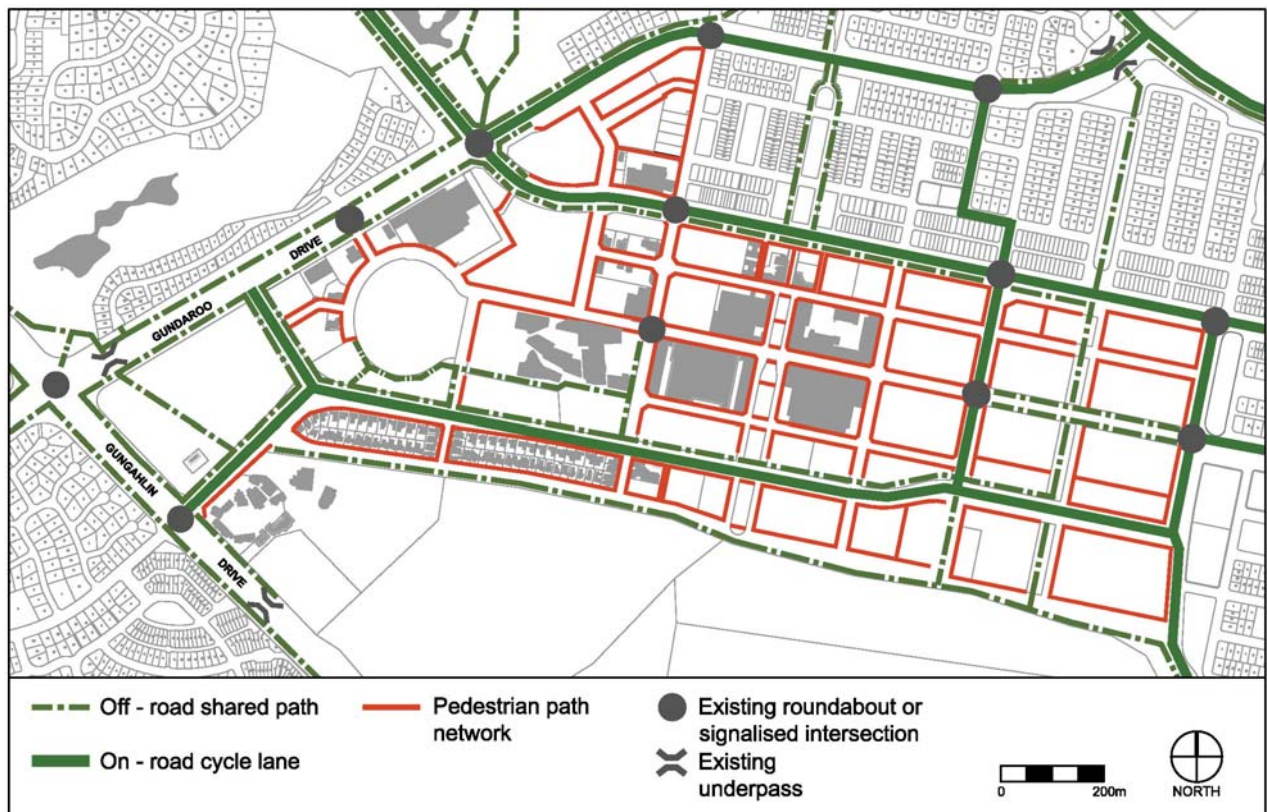


Figure 4 Trunk walking and cycling network

Rules	Criteria
3.5 Bushfire protection	
<p>R5</p> <p>Development in Area A complies with all of the following (see Figure 5):</p> <ul style="list-style-type: none"> a) Any development in Area A complies with <i>Planning for Bushfire Risk Mitigation General Code</i> b) A perimeter road is to be provided along the southern edge of Area A. All roads constructed within this area need to comply with ACT Fire Brigade standards c) Well Station Track is to be maintained as a fire trail and provide access gates from the perimeter road. d) Fencing between Well Station Track and Mulanggari Grassland is to comply with <i>Planning for Bushfire Risk Mitigation General Code</i> and be endorsed by the relevant land manager e) Hydrants are to be provided along the perimeter road to the satisfaction of ACT ESA f) Open space adjacent to the bushfire interface area within the town centre is maintained in accordance with the Strategic Bushfire Management Plan. <p>A bushfire risk assessment plan endorsed by the ACT Emergency Services Agency (ESA) and TAMS is required for any development within or adjacent to the bushfire prone area identified in Figure 5 as a 20m wide Inner Asset Protection Zone (IAPZ) within the Well Station Track reserve. The plan must not impose any bushfire management strategies within Mulanggari Grasslands. The bushfire management strategies identified in the bushfire risk management plan must be consistent with the standards specified in the Strategic Bushfire Management Plan (SBMP).</p>	<p>C5</p> <p>Development within or adjacent to the bushfire prone area identified in Figure 5 is endorsed by ESA, TAMS and any other relevant Government agencies. In making its assessment ESA, TAMS and any other relevant Government agencies will consider all of the following:</p> <ul style="list-style-type: none"> a) vegetation types and management b) access for emergency vehicles c) management objectives and values on the land to be effected by the proposed bushfire management strategies. <p>Development within this area must not impose any bushfire management strategies within Mulanggari Grasslands. If the proposed bushfire management strategies do not meet the standards specified in the Strategic Bushfire Management Plan, justification is required for any differences (for instance, reduced risk or alternative but equivalent strategy).</p>

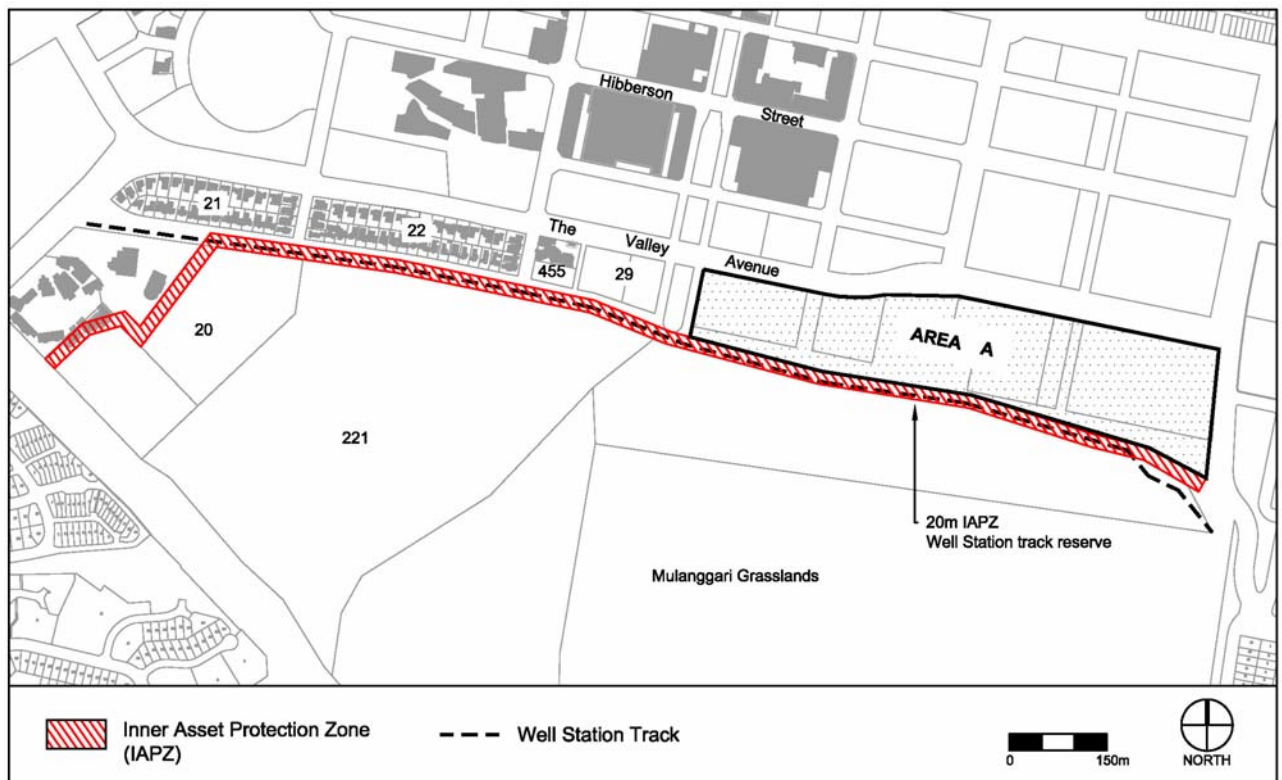


Figure 5 Bushfire protection

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Part B – General Development Controls

Element 2: Building and site controls

Rules	Criteria
2.1 Height of buildings	
R6 Minimum <i>height of buildings</i> is two (2) storeys however uses such as service stations, places of worship or ancillary structures may be one (1) storey.	C6 Buildings achieve a compact urban form and are consistent with the desired planning outcomes described in the introduction of this document.

Element 3: Built form

3.1 Building design - general	
There is no applicable rule.	C7 Development complies with all of the following: <ul style="list-style-type: none"> a) contributes to the desired planning outcomes of the town centre as described in the introduction of this document b) corner buildings contain focal points providing architectural interest and variety to the building design c) entrances to common lobbies for residential use provide strong visual connection to the street and ensure a high level of surveillance d) buildings incorporate sun shading to reduce summer sun into the building interior e) car parking structures are designed to integrate with the built form of adjoining development.
R8 Open structured car parks, loading docks and substations are not located on frontages to the street in the area shown in Figure 6.	This is a mandatory requirement. There is no applicable criterion.

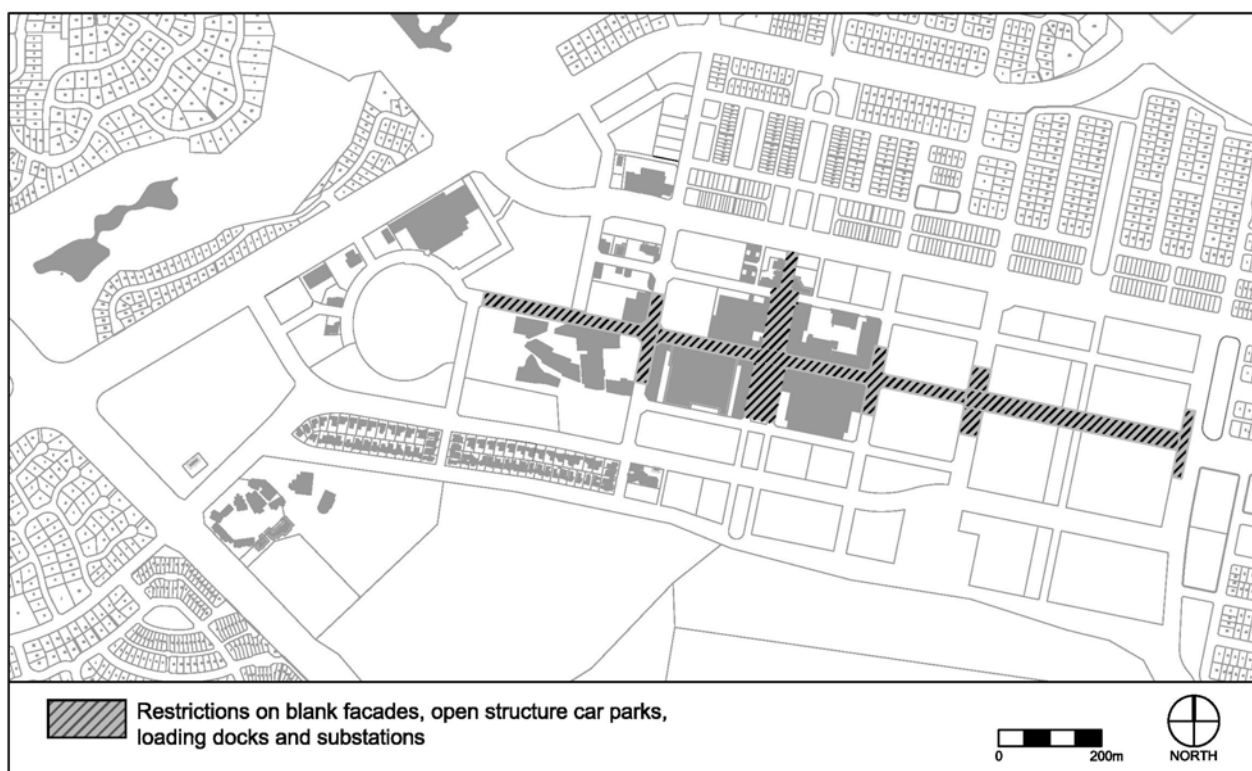


Figure 6 Restrictions on blank facades

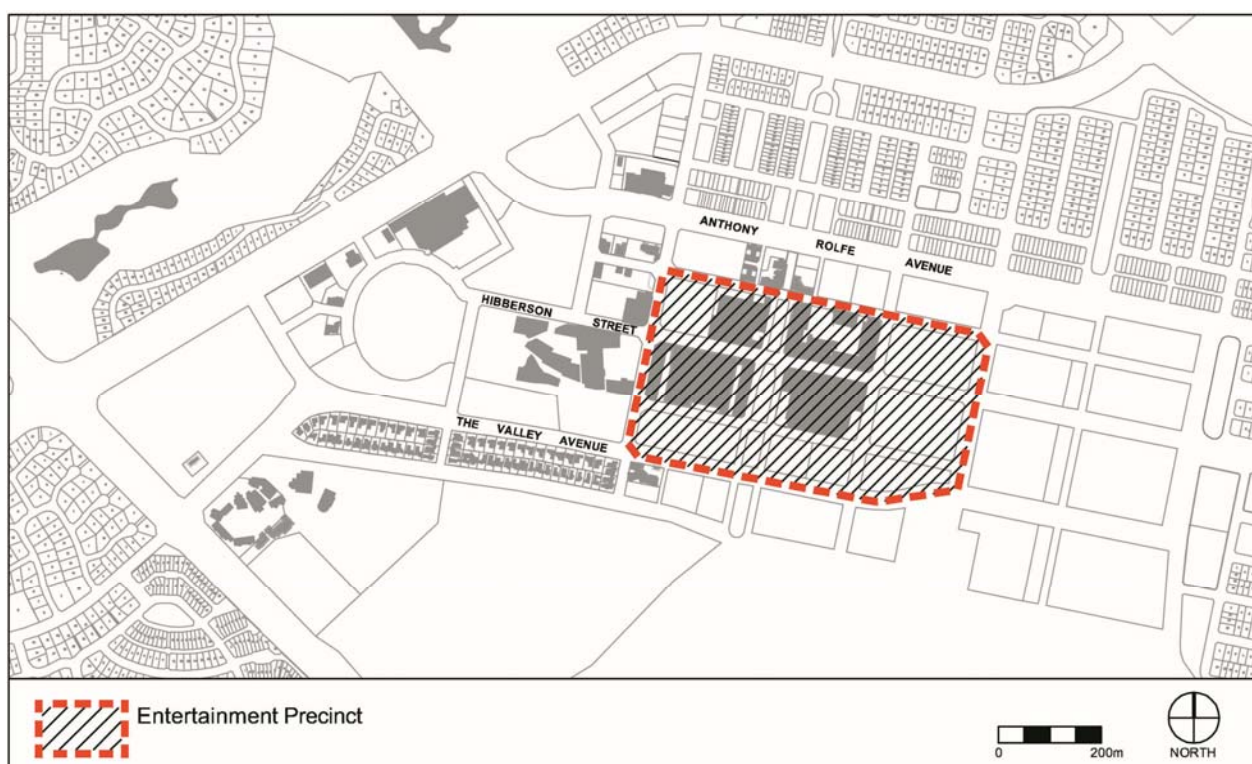


Figure 7 Entertainment precinct

Note: Land included in the entertainment precinct includes blocks that may be affected by noise from external sources. Development of multi unit housing in this area is subject to the noise attenuation requirements contained in the multi unit housing development code.

Rules	Criteria
3.2 Public transport stations and adjacent development	
<p>R9 Public transport stops or stations are provided at the locations shown in Figure 8.</p>	<p>C9 The location of public transport stations on Hibberson Street achieve all of the following:</p> <ul style="list-style-type: none"> a) supports public transport usage by town centre patrons b) provides access to retail and office areas c) is endorsed by TAMS
<p>There is no applicable rule.</p>	<p>C10 New buildings adjacent to a (current or future) public transport station shown in Figure 8 are designed to support public transport use by providing a comfortable environment for public transport patrons which is a short walking distance from a public transport station and locating a major public entrance of the development within close walking distance to the public transport station.</p>

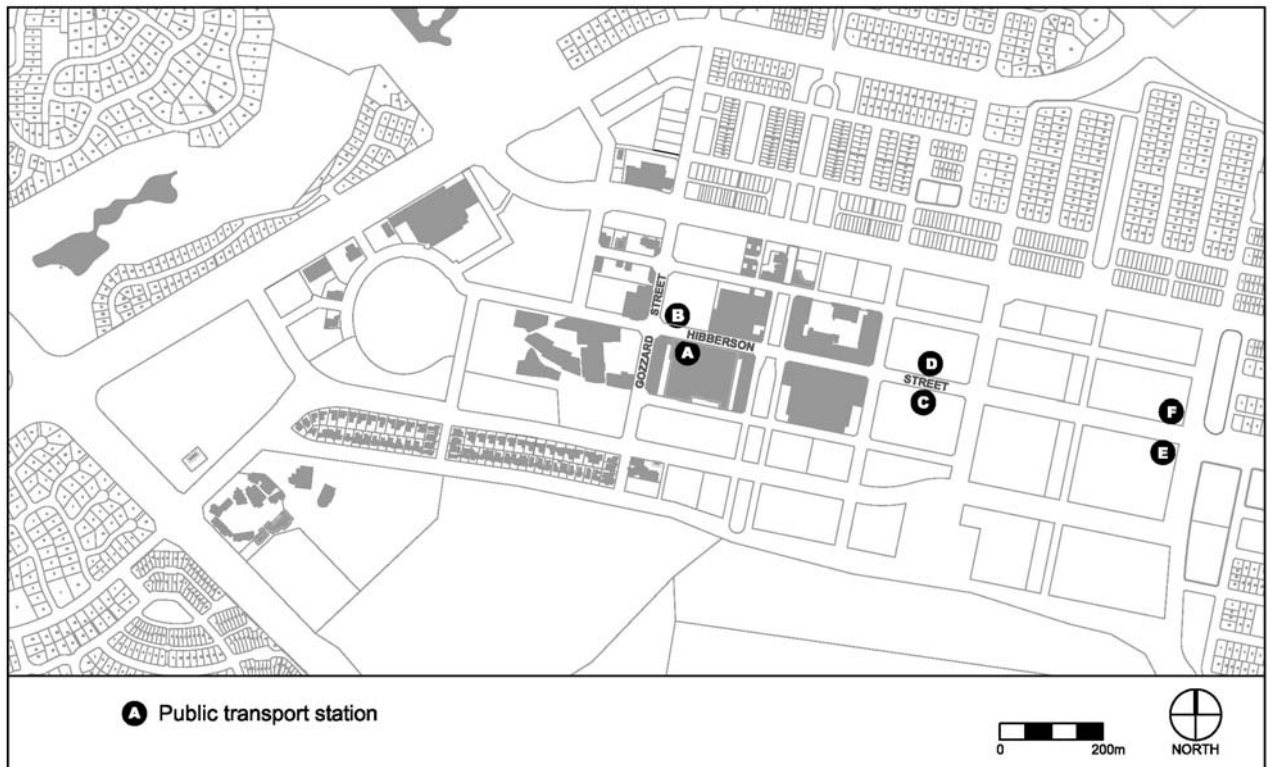


Figure 8 Public transport stations

Element 4: Parking and site access

Rules	Criteria
4.1 Sites for public car parking	
<p>R11</p> <p>Development on <i>sites</i> identified in Figure 9 includes one (1) of the following:</p> <ul style="list-style-type: none"> a) surface car park with number of spaces endorsed by TAMS b) other development where all of the following are provided: <ul style="list-style-type: none"> i) provide a number of car parking spaces endorsed by TAMS ii) accommodate onsite any additional demand for car parking generated by the development iii) ensure the number of car parking spaces identified in R11 b) i) remains available for public access iv) complies with the <i>Parking and Vehicular Access General Code</i>. 	<p>C11</p> <p>Development on <i>sites</i> identified in Figure 9 may be considered where the development achieves all of the following:</p> <ul style="list-style-type: none"> a) any additional parking provision requirements (under the <i>Parking and Vehicular Access General Code</i>) for the development b) makes a substantial contribution to the long-term public parking supply for the whole town centre as endorsed by TAMS.

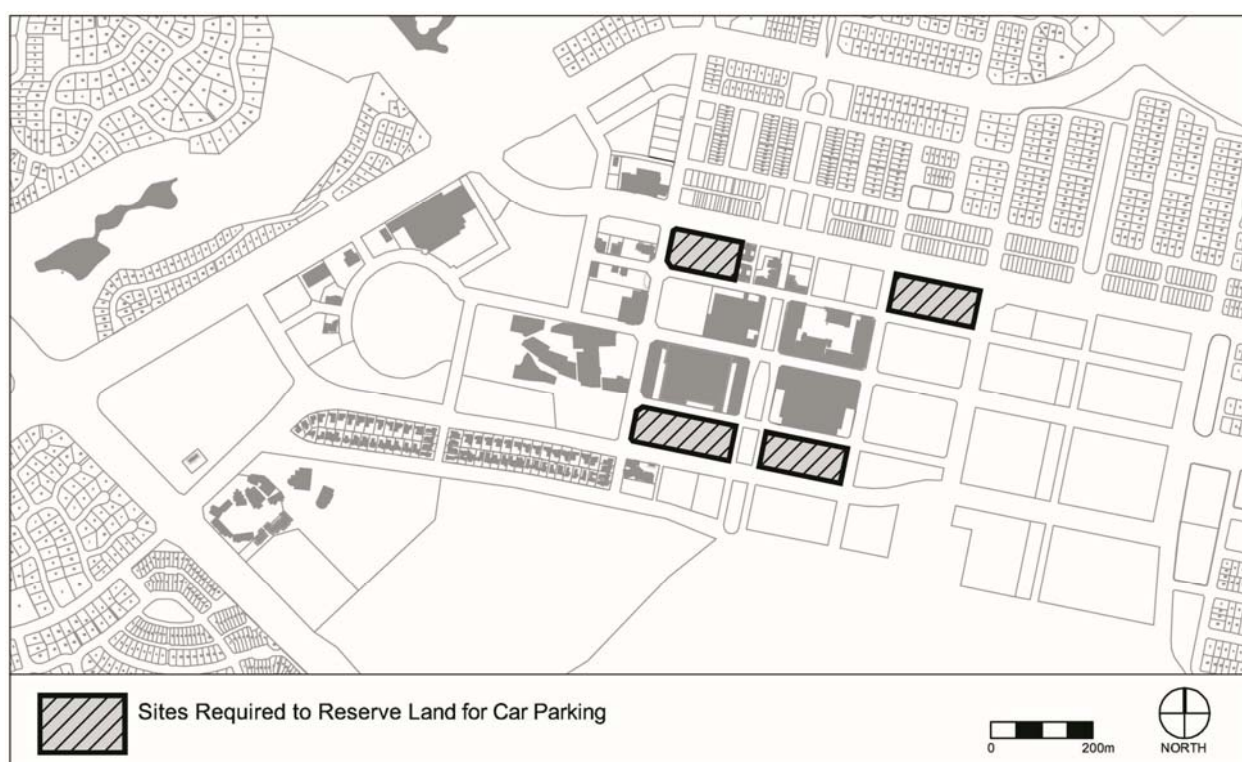


Figure 9 Location of *sites* for public car parking

Rules	Criteria
4.2 Restrictions on driveway access	
<p>R12</p> <p>Driveway access or egress to Hibberson Street, Flemington Road and Gungahlin Place is not permitted, other than for ceremonial and visitor access, in the areas shown in Figure 10.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

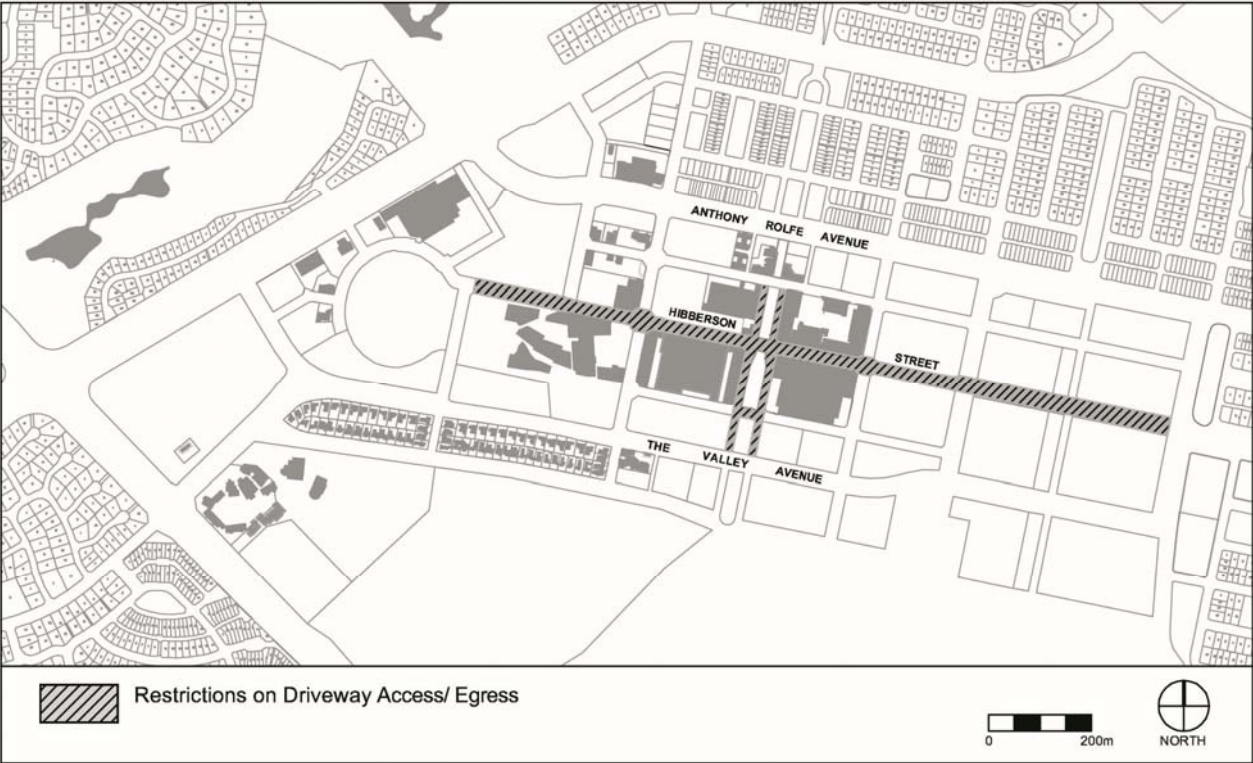


Figure 10 **Restriction on driveway access and egress**

Element 5: Amenity

Rules	Criteria
5.1 Design of Hibberson Street public realm	
There is no applicable rule.	<p>C13 Hibberson Street, between Gozzard Street and Kate Crace Street, has all of the following characteristics:</p> <ul style="list-style-type: none"> a) provides convenient pedestrian access along both sides of Hibberson Street to promote an accessible and safe environment for active shop fronts b) provides convenient and safe pedestrian access across Hibberson Street at appropriate locations between the adjacent retailing c) provides direct and visible pedestrian access to public transport facilities along Hibberson Street.
5.2 Design of Gungahlin Place public realm	
There is no applicable rule.	<p>C14 Gungahlin Place, between Ernest Cavanagh Street and The Valley Avenue, has all of the following characteristics:</p> <ul style="list-style-type: none"> a) provide direct and convenient east-west and north-south pedestrian access in Gungahlin Place between adjacent retailing and community amenities b) provide pedestrian access along both verges within Gungahlin Place to promote an accessible and safe environment for active shop fronts c) provide open space in Gungahlin Place that allows for outdoor seating areas and promotes uses such as community events, markets, cafes and kiosks d) provide unobtrusive weather protection and high quality landscaping within Gungahlin Place that is consistent with the surrounding character and use of Gungahlin Place.

Rules	Criteria
5.3 Active frontage	
<p>R15</p> <p>For building frontages shown as ‘Active Frontage – Mandatory’ in Figure 11, building design is to comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings fronting streets and / or public open spaces incorporate display windows and shop fronts at the ground floor level b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities c) buildings incorporate a minimum of two shop fronts and entrances per frontage. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R16</p> <p>For building frontages shown as ‘Active Frontage – Adaptable Built Form’ in Figure 11, building design is to comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings fronting streets and/or public open spaces incorporate display windows or shop fronts at the ground floor level b) direct pedestrian access at grade with the verge level is to be provided for access and egress for persons with disabilities. 	<p>C16</p> <p>For buildings fronting streets identified as ‘Active Frontage – Adaptable Built Form’ in Figure 11, development at ground floor level achieves all of the following:</p> <ul style="list-style-type: none"> a) be adaptable for shops b) where building access is provided, direct pedestrian access is at street level.
<p>R17</p> <p>For building frontages shown as “Partial Active Frontage” in Figure 11, no less than 20% of a frontage to the street or public open space incorporates shop fronts with pedestrian access at ground floor level.</p>	<p>C17</p> <p>Each street frontage of a development can be adapted to incorporate active frontages with direct pedestrian access.</p>

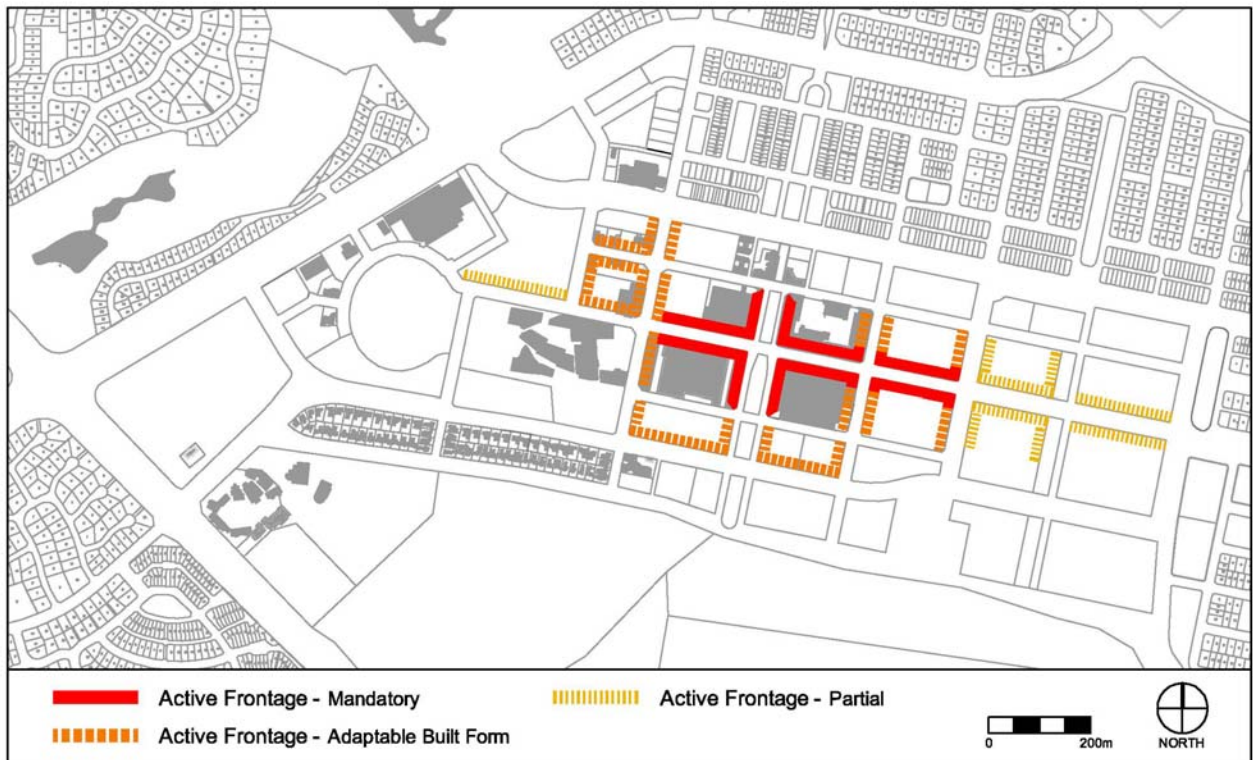


Figure 11 Active frontage requirements

Rules	Criteria
5.4 Landscape There is no applicable rule.	C18 Landscaping achieves all of the following: <ol style="list-style-type: none"> is sensitive to <i>site</i> attributes, including <i>streetscapes</i> and landscapes of documented heritage significance use of vegetation types and landscaping styles which complement the <i>streetscape</i> character and integrate with Gungahlin Place, linear parks, public spaces, reserves and public transport corridors contributes to energy efficiency and amenity of public space by providing substantial shade in summer, especially to west-facing windows and open car park areas, and admitting winter sunlight to outdoor and indoor spaces satisfies utility maintenance requirements and minimises the visual impact and risk of damage to aboveground and underground utilities provides landscaping with low and high elements which does not obscure or obstruct sightlines to building entries, paths and driveways to reduce the actual or perceived personal safety and security

	<ul style="list-style-type: none"> f) tree planting in and around car parks to provide shade and soften the visual impact of parking areas g) Water Sensitive Urban Design (WSUD) principles are applied to all landscape treatments within the town centre h) Drought tolerant plant species are used in both public and private realms to contribute to a high quality landscape character.
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Part C – Area Specific Controls

This part contains controls that apply to development within the selected areas in the Gungahlin Town Centre.

To remove any doubt, the provisions in this part apply to development in the precincts. Where there is any consistency between parts B and C, the latter shall prevail to the extent of any consistency.

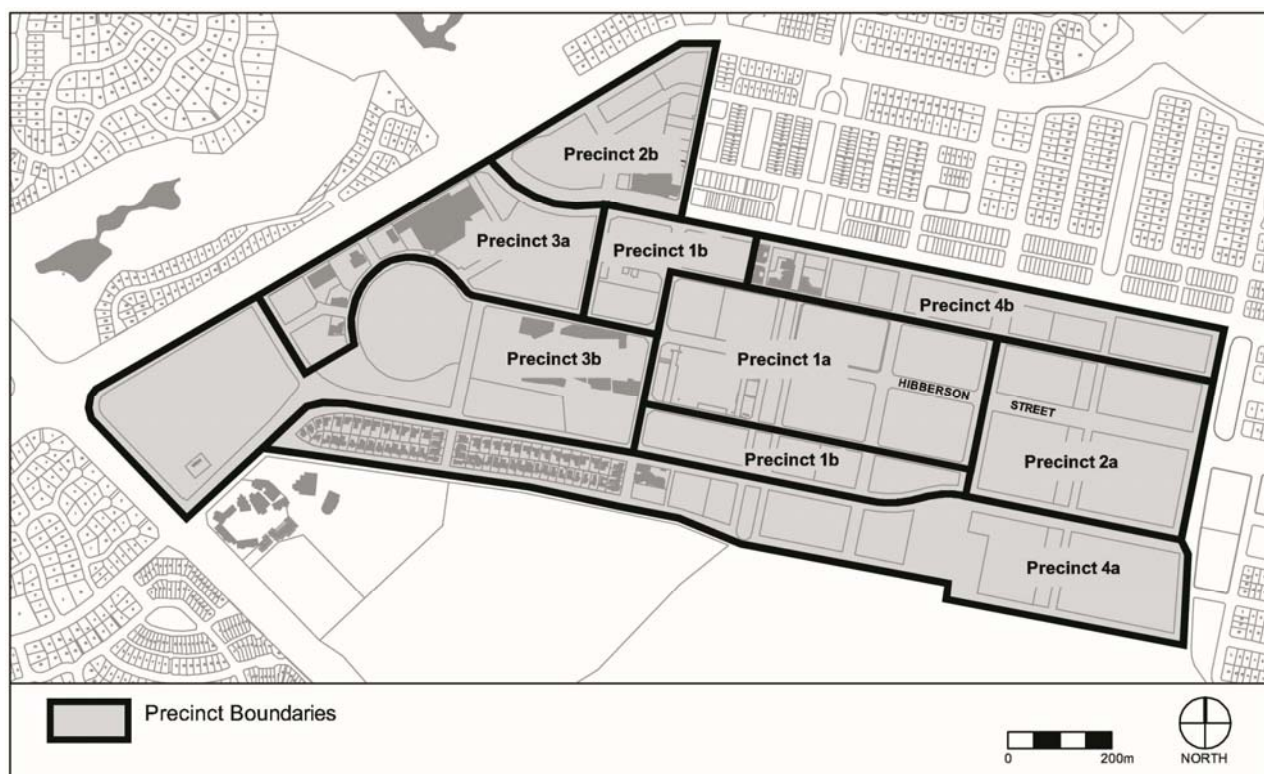


Figure 12 Precinct areas within the Gungahlin Town Centre

Gungahlin Town Centre has several precincts as the following:

Precinct 1a – Retail Core

Precinct 1b – Retail Core Mixed Use

Precinct 2a – Office Core

Precinct 2b – Office Park

Precinct 3a – Services and Trades

Precinct 3b – Major Community and Recreation Facilities

Precinct 4a – Southern Transition

Precinct 4b – Northern Transition

In this part

Large retail anchor means a department store, cinema complex with more than 3 screens or a supermarket or retail outlet of 1 200m² or more in *gross floor area*.

Part C(1) – Precinct 1a – Retail core

Element 1: Restrictions on use

Rules	Criteria
1.1 Protection of retail expansion opportunities	
<p>R19</p> <p>The following uses are not permitted on both the ground and first floors of buildings in Precinct 1a:</p> <p style="padding-left: 40px;"><i>Serviced apartment</i></p> <p style="padding-left: 40px;"><i>RESIDENTIAL USE</i></p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.2 Development in Gungahlin Place (Gungahlin sections 36, 37 and 38)	
<p>R20</p> <p>Development achieves all of the following:</p> <ul style="list-style-type: none"> a) a maximum of 200 m² GFA per section b) a maximum of 75m² GFA per tenancy c) is endorsed by the land custodian. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.3 Distribution and coordination of retail	
<p>R21</p> <p>Each section contains at least <i>one large retail anchor</i>.</p> <p>Note: The definition of <i>large retail anchor</i> can be found on the first page of Part C of this code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

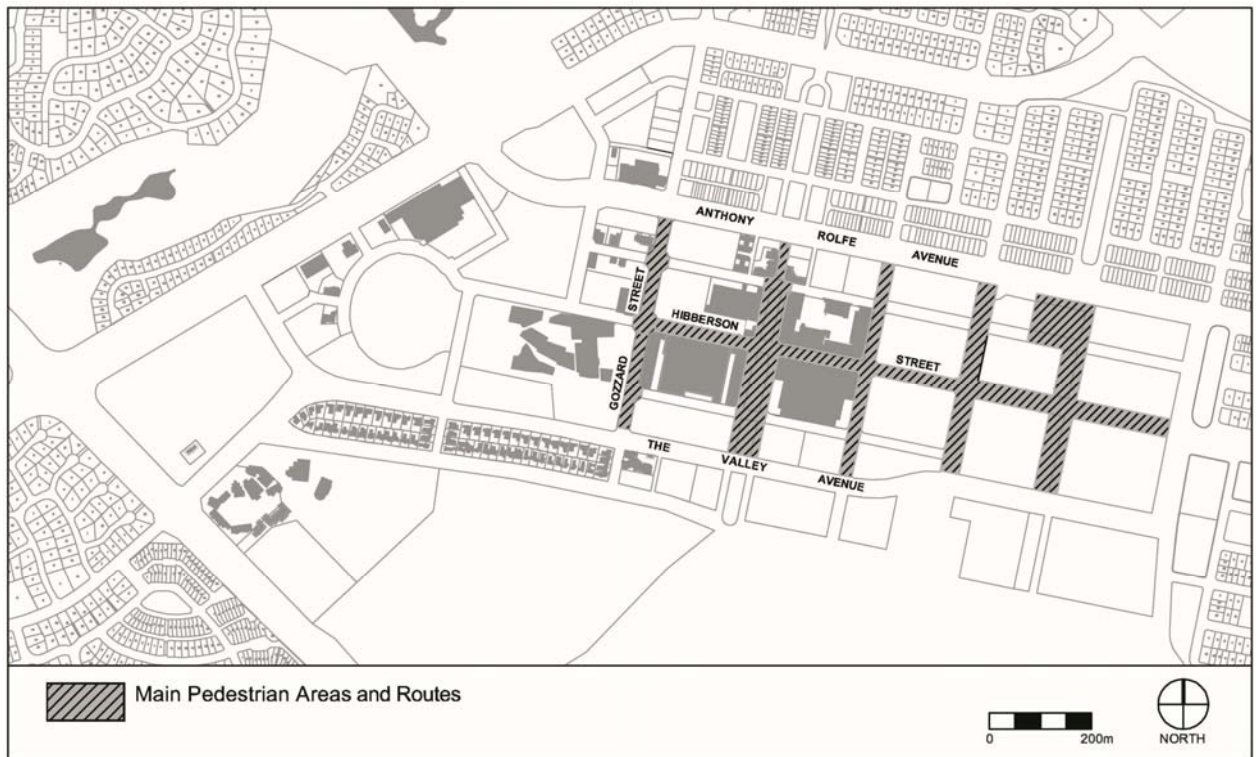
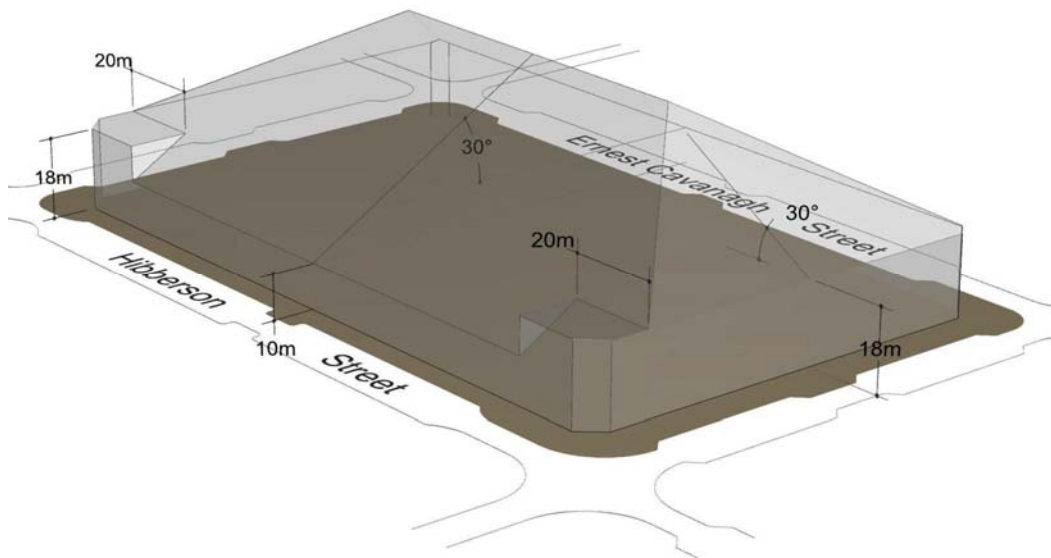


Figure 13 Main pedestrian areas and routes

Element 2: Building and site controls

Rules	Criteria
2.1 Building envelope	
<p>R22</p> <p>Rooftop building elements, including lift overruns and plant and equipment are contained within the building envelope controls shown in Figure 14 for <i>sites</i> north of Hibberson Street and Figure 15 for <i>sites</i> south of Hibberson Street.</p> <p>Note: Minor encroachments of building envelopes are addressed below, in a separate provision.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>



Note: This illustration shows a potential built form within the building envelope

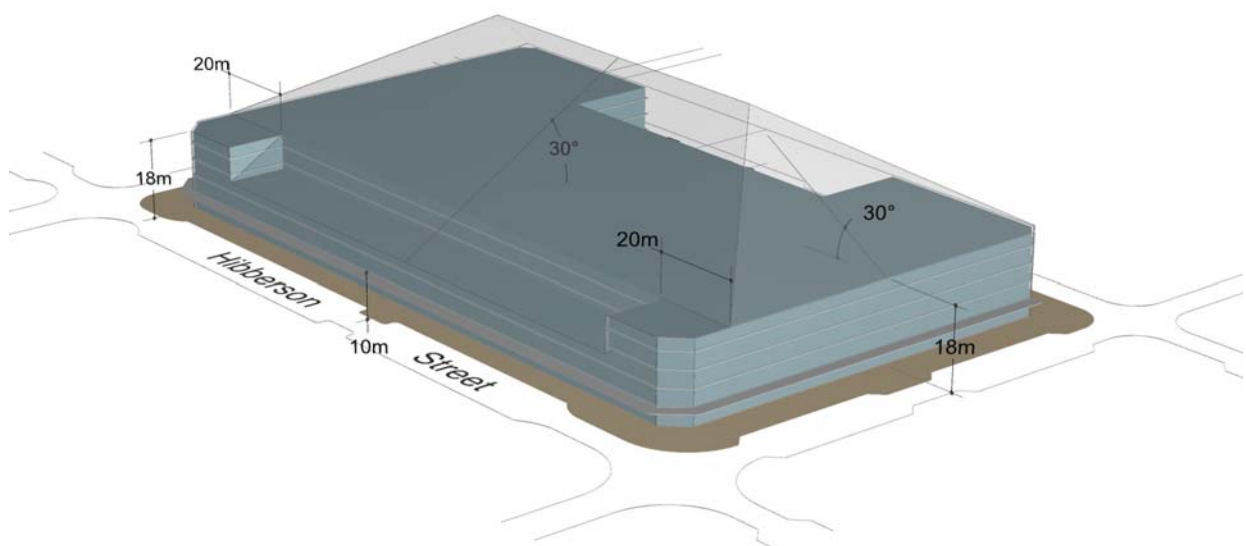
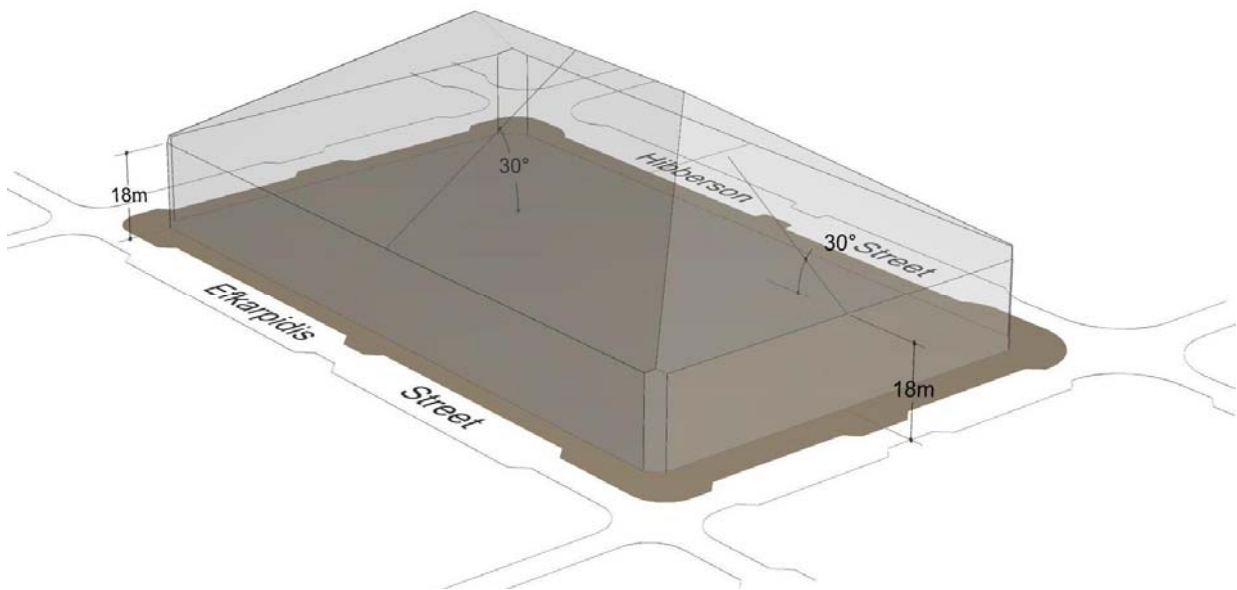


Figure 14 Building envelope in Precinct 1a (north side of Hibberson Street)



Note: This illustration shows a potential built form within the building envelope

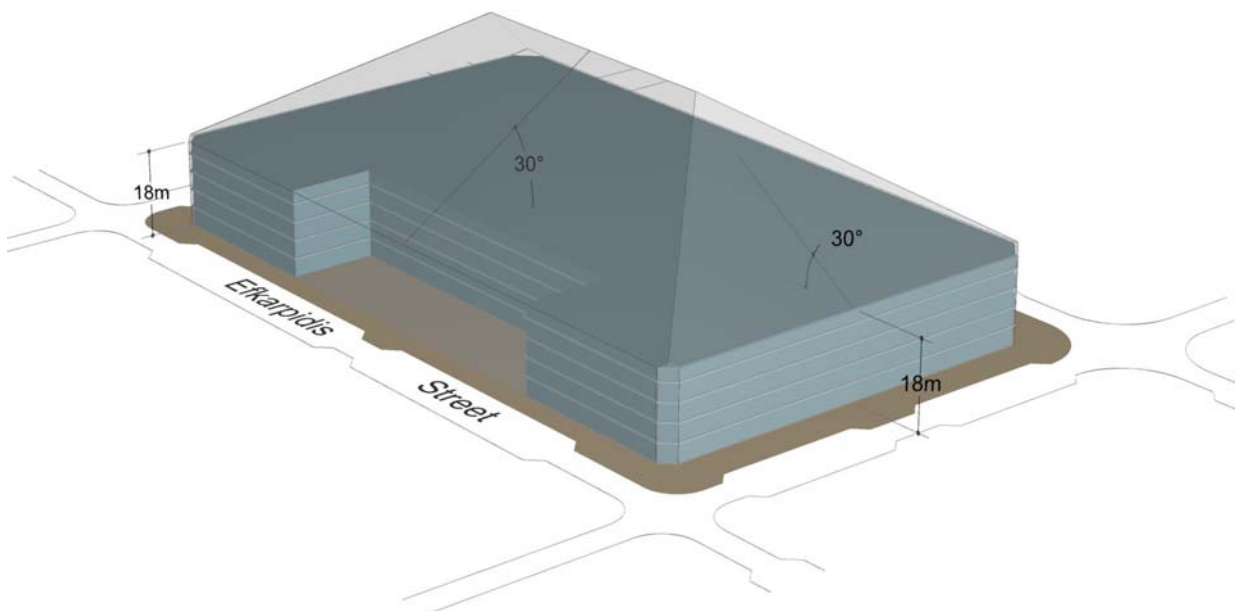


Figure 15 Building envelope in Precinct 1a (south side of Hibberson Street)

Rules	Criteria
2.2 Protection of solar access for activities on south side of Hibbersen Street	
<p>R23</p> <p>For development on sections on the northern side of Hibbersen Street, encroachment above the building envelope shown in Figure 14 is permitted only in the area identified in Figure 16 where all of the following is achieved:</p> <ol style="list-style-type: none"> on the vertical plane, the height of any building elements is a maximum 1.5m above the 30 degree pitch on the building envelope on the horizontal plane, the length of all building elements is a maximum of 15% of the length of each block frontage. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

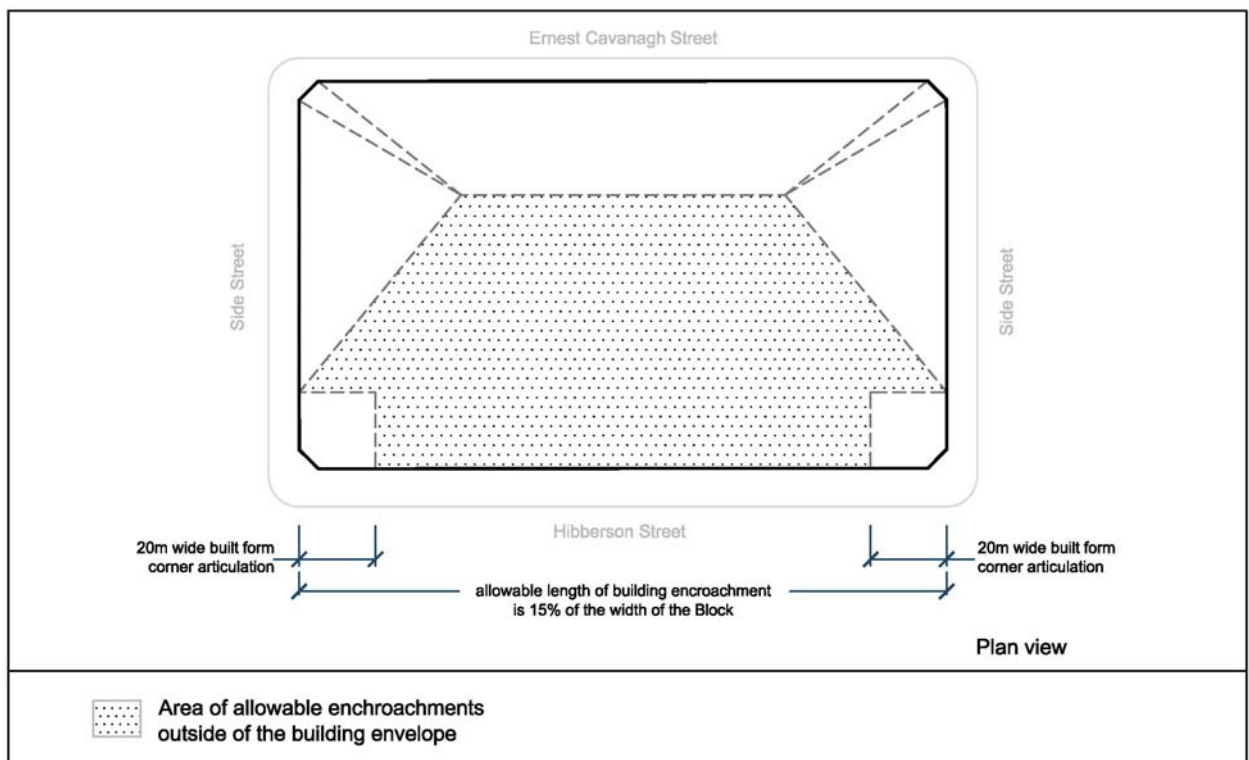


Figure 16 Building envelope in Precinct 1a (south side of Hibbersen Street)

2.3 Setbacks	
<p>R24</p> <p>Buildings are joined at party walls and built to the front property boundary.</p>	<p>C24</p> <p>Minor setbacks in building alignment may be permitted to provide small spaces for active uses along main pedestrian areas and routes identified in Figure 13.</p>

Element 3: Built form

Rules	Criteria
3.1 Building Design	
R25 The minimum ground floor level floor to ceiling height is 3.6m.	C25 Ground floor level of buildings are designed to be adaptable for commercial use.
There is no applicable rule.	C26 Major public entrances of retail centres achieve all of the following: <ul style="list-style-type: none"> a) are visible from the major public entrances of nearby retail centres b) provide convenient access between major public entrances of nearby retail centres.
3.1 Awnings	
R27 Buildings must incorporate awnings that comply with all of the following: <ul style="list-style-type: none"> a) cantilevered awnings for the full extent of the building frontage along main pedestrian areas and routes identified in Figure 13 b) awnings are to be a minimum of 3m in cantilever width c) awnings are to be a minimum height of 3m above finished pavement or ground level of the verge d) awnings are to be integrated into the building design at the first floor level. 	This is a mandatory requirement. There is no applicable criterion.

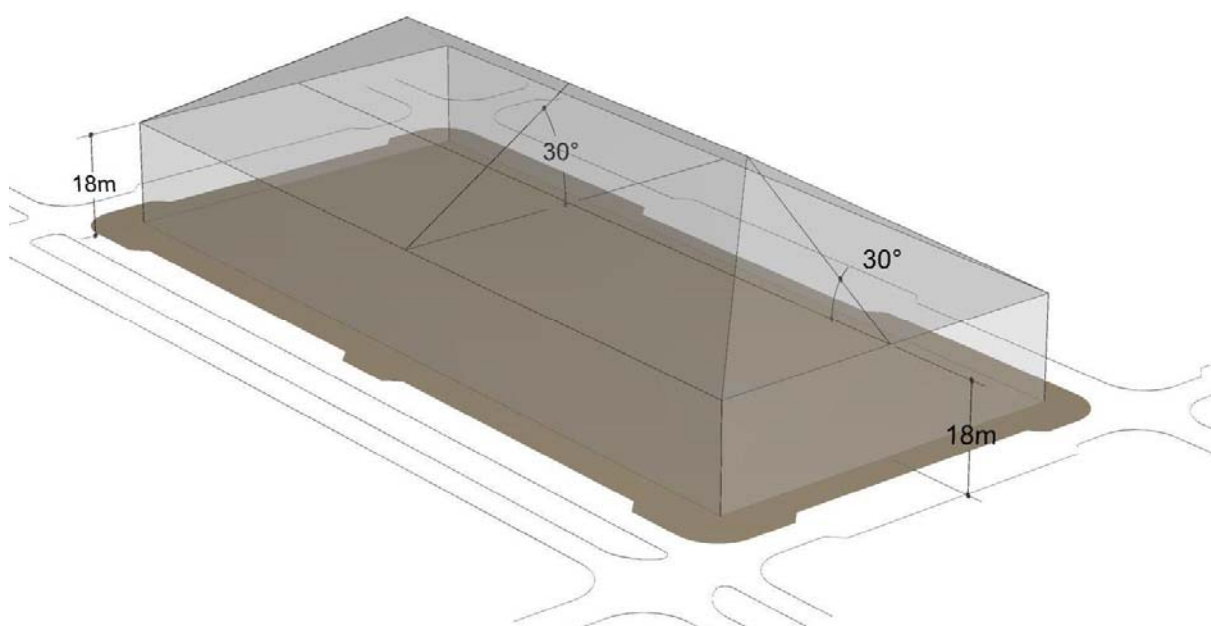
Part C(2) – Precinct 1b – Retail core mixed use

Element 1: Restrictions on use

Rules	Criteria
1.1 Scale of retail activity	
<p>R28</p> <p>Until the six sections in Precinct 1a contains one (1) <i>large retail anchor</i>, the following uses in Precinct 1b are restricted to a maximum of 200m² Gross Floor Area per tenancy:</p> <p><i>Department Store</i></p> <p><i>Discount Department Store</i></p> <p><i>Supermarket</i></p> <p><i>SHOP</i> selling food</p> <p>Note: This rule restricts the scale of the listed developments until the retail core area is developed. The definition of <i>large retail anchor</i> can be found on the first page of Part C of this code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.2 Serviced <i>apartment</i> and RESIDENTIAL USE	
<p>R29</p> <p>The following uses are not permitted on both the ground and first floors of buildings in Precinct 1b:</p> <p><i>Serviced apartment</i></p> <p><i>RESIDENTIAL USE</i></p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Building and site controls

2.1 Building envelope and setbacks	
<p>R30</p> <p>All building elements, including lift overruns and roof top plant are contained within the building envelope controls shown in Figure 17.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R31</p> <p>Buildings are joined at party walls and built to the front property boundary.</p>	<p>C31</p> <p>Minor setbacks in building alignment may be permitted to provide small spaces for active uses along main pedestrian areas and routes identified in Figure 13.</p>



Note: This illustration shows a potential built form within the building envelope

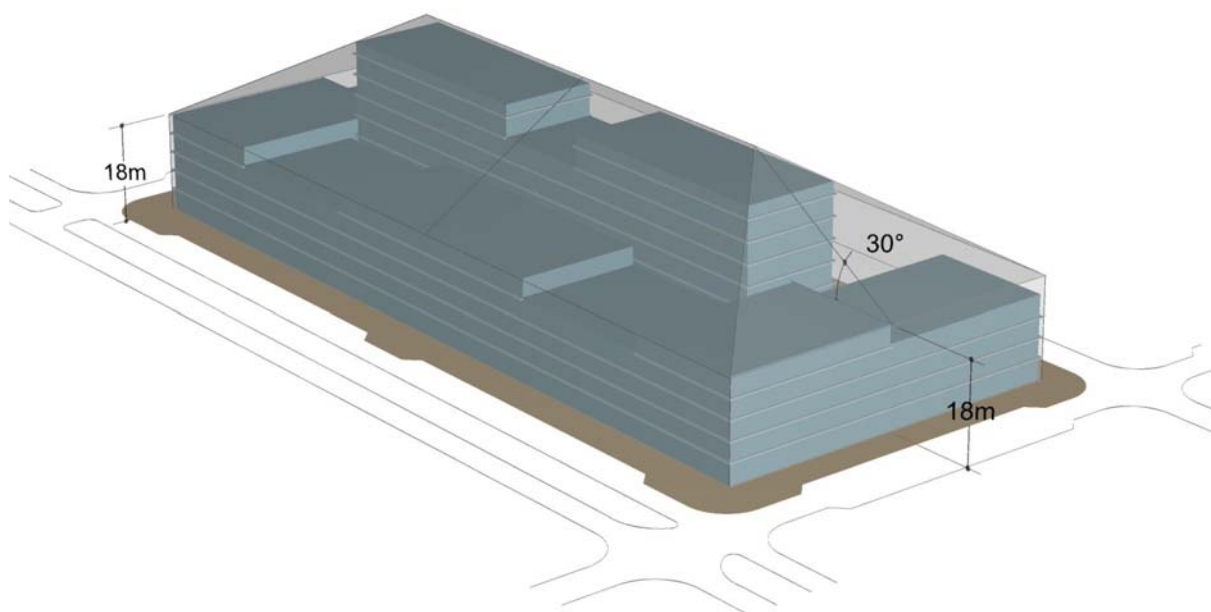


Figure 17 **Building envelope in Precinct 1b**

Element 3: Built form

Rules	Criteria
3.1 Building Design	
R32 The minimum ground floor level floor to ceiling height is 3.6m.	C32 Ground floor level of buildings are designed to be adaptable for commercial use.
3.2 Awnings	
R33 Buildings must incorporate awnings that comply with all of the following: a) cantilevered awnings for the full extent of the building frontage along main pedestrian areas and routes identified in Figure 13 b) awnings are to be a minimum of 3m in cantilever width c) awnings are to be a minimum height of 3m above finished pavement or ground level of the verge d) awnings are to be integrated into the building design at the first floor level.	This is a mandatory requirement. There is no applicable criterion.

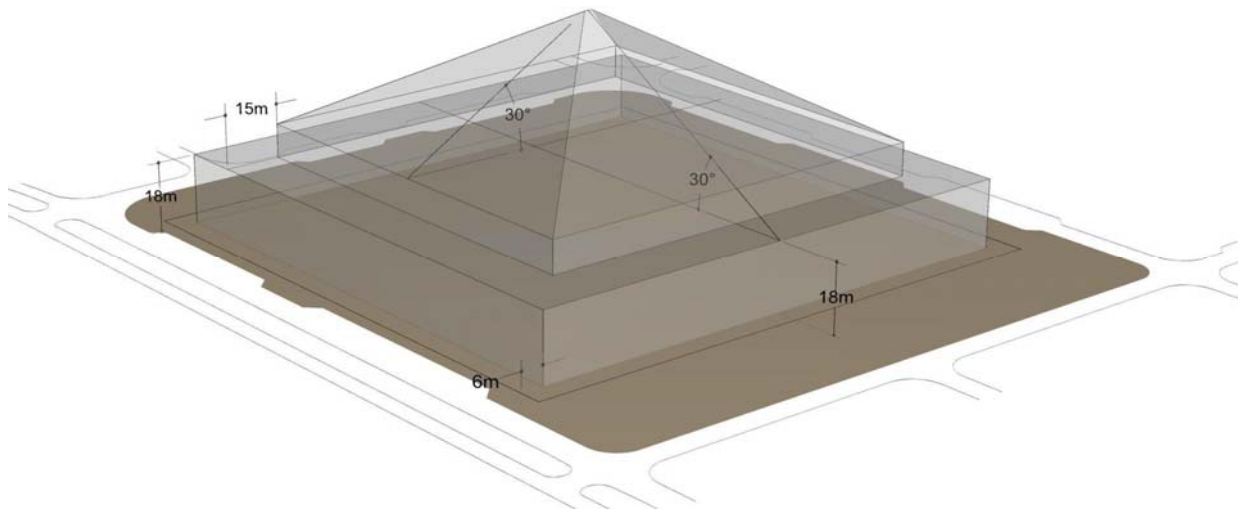
Part C(3) – Precinct 2a – Office core

Element 1: Restrictions on use

Rules	Criteria
1.1 Protection of office development	
<p>R34</p> <p>The following uses are not permitted on <i>sites</i> in Precinct 2a:</p> <p style="padding-left: 40px;"><i>Serviced apartment</i></p> <p style="padding-left: 40px;"><i>RESIDENTIAL USE</i></p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.2 Street level uses	
<p>R35</p> <p>A minimum of one (1) of the following uses is provided at the ground floor level adjacent to the street or main building entry for buildings of 2,000m² or greater:</p> <p style="padding-left: 40px;"><i>Business agency</i></p> <p style="padding-left: 40px;"><i>Drink establishment</i></p> <p style="padding-left: 40px;"><i>Health facility</i></p> <p style="padding-left: 40px;"><i>Public agency</i></p> <p style="padding-left: 40px;"><i>Restaurant</i></p> <p style="padding-left: 40px;"><i>SHOP</i> with a maximum GFA of 200m².</p>	<p>C35</p> <p>Buildings facing main pedestrian areas and routes identified in Figure 13 incorporate uses that generate activity at the ground level in the public space.</p>

Element 2: Building and site controls

2.1 Building envelope and setbacks	
<p>R36</p> <p>All building elements, including lift overruns and roof top plant are contained within the building envelope illustrated in Figure 18.</p> <p>Note: Building envelopes shown in Figure 18 and 19 are applied to whole sections in precinct 2a.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R37</p> <p>Minimum 6m setback to all front boundaries as illustrated in Figures 18 and 19.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>



Note: This illustration shows a potential built form within the building envelope

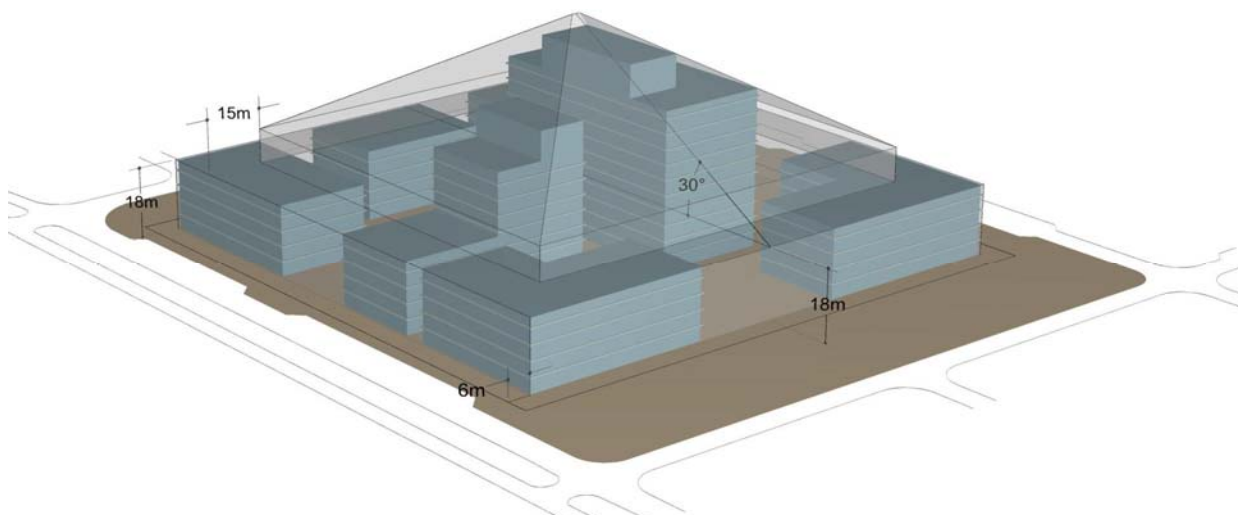


Figure 18 Building envelope in Precinct 2a

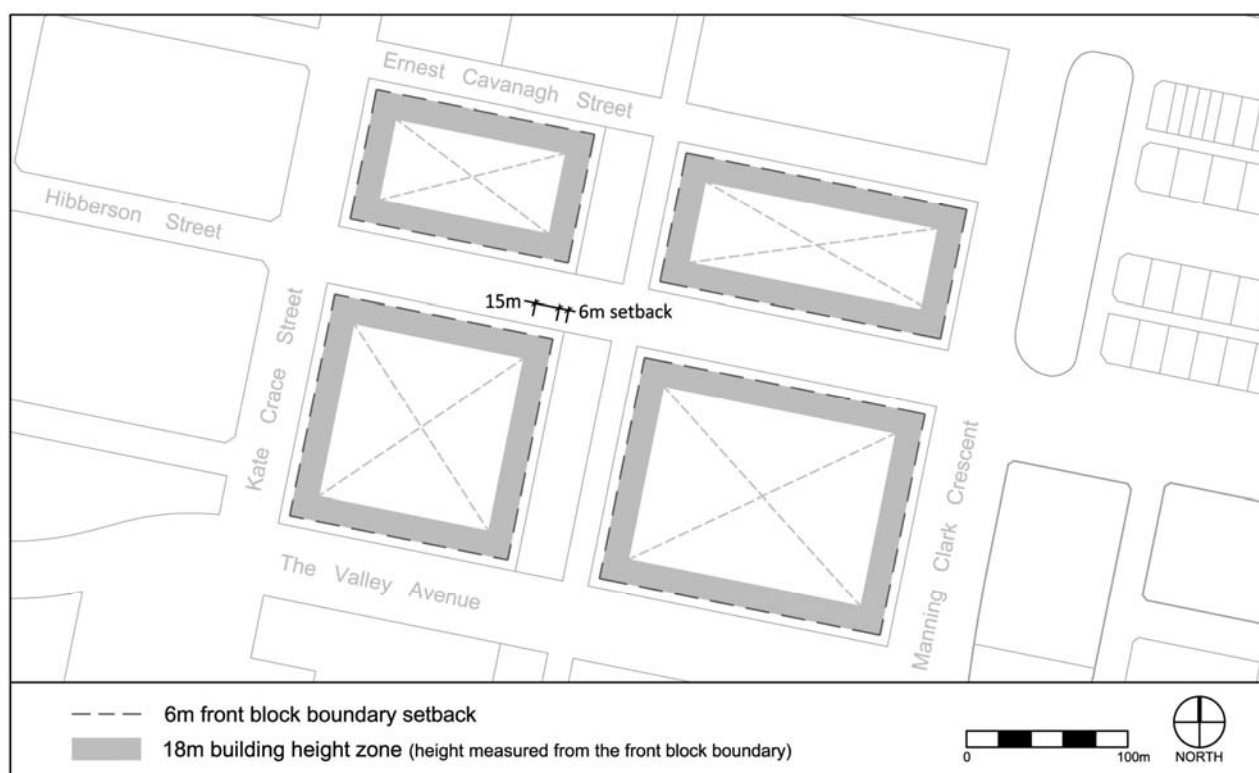


Figure 19 Setbacks and building height zones in Precinct 2a

Element 3: Built form

Rules	Criteria
3.1 Location of public entrances	
There is no applicable rule.	<p>C38</p> <p>To provide public entrances that are easily identifiable and convenient, the development achieves all of the following:</p> <ul style="list-style-type: none"> a) entrances to commercial and other uses provide a strong visual connection to the street b) the main building entrance relates to the overall bulk and scale of the building to emphasise the entrance to main lobby or foyer c) provide articulated building entrance to the street and/ or public space at grade with the adjoining verge or finished <i>site</i> levels.

Rules	Criteria
3.2 Landscape	
<p>There is no applicable rule.</p>	<p>C39 Provide a high quality landscape character to the office core Precinct 2a and achieve all of the following:</p> <ul style="list-style-type: none"> a) a documented landscape design showing how landscape associated with the development addresses all of the items described in criterion C18 in this code b) use vegetation types and landscaping styles which complement the <i>streetscape</i> character and integrate with the north-south linear park, public spaces, reserves and public transport corridors.

Part C(4) – Precinct 2b – Office park

Element 1: Restrictions on use

Rules	Criteria
1.1 Street level uses	
<p>R40</p> <p>A minimum of one (1) of the following uses is provided at the ground floor level abutting the street or main building entry for buildings of 2,000m² or greater:</p> <p><i>Business agency</i></p> <p><i>Drink establishment</i></p> <p><i>Health facility</i></p> <p><i>Public agency</i></p> <p><i>Restaurant</i></p> <p><i>SHOP</i></p>	<p>C40</p> <p>Buildings abutting the street or main building entry incorporate uses that generate activity at the ground level in the public space.</p>

Element 2: Building and site controls

2.1 Building height	
<p>R41</p> <p>Maximum <i>height of buildings</i> is 18 metres above the <i>datum ground level</i>.</p> <p>For leases granted before 30 November 2010, this provision will not apply until five (5) years from that date, being 30 November 2015.</p>	<p>C41</p> <p>Maximum <i>height of buildings</i> comply with all of the following:</p> <ul style="list-style-type: none"> a) are compatible with adjacent development b) are appropriate to scale and function of use c) minimise detrimental impacts, including overshadowing and excessive scale d) contribute to the desired planning outcomes.

Element 3: Built form

3.1 Location of public entrances	
<p>There is no applicable rule.</p>	<p>C42</p> <p>To provide public entrances that are easily identifiable and convenient, the development provides all of the following:</p> <ul style="list-style-type: none"> a) entrances to commercial and other uses provide a strong visual connection to the street b) the main building entrance relate to the overall bulk and scale of the building to emphasise the entrance to main lobby or foyer c) provide articulated building entrance to the street and/ or public space that is at grade with the adjoining verge or finished <i>site</i> levels.

Part C(5) – Precinct 3a – Services and Trades

Element 2: Building and site controls

Rules	Criteria
2.1 Height and setbacks	
R43 Maximum <i>height of buildings</i> is 14 metres above the <i>datum ground level</i> .	C43 <i>Height of buildings</i> comply with all of the following: <ul style="list-style-type: none"> a) are compatible with existing character in the Service Trades Precinct b) is appropriate to the scale and function of the use c) minimise detrimental impact to adjacent open space and development, including overshadowing and excessive scale.
R44 Buildings maintain a continuous <i>building line</i> along Hibberson Street.	C44 Building setbacks comply with all of the following: <ul style="list-style-type: none"> a) frontages to Hibberson Street maintain a continuous <i>building line</i> b) setbacks in building alignment may be permitted where it provides small spaces for active uses and / or building entrances.

Element 3: Built form

3.1 Building design	
There is no applicable rule.	C45 To provide development that is identifiable and contributes to the existing <i>streetscape</i> character, the development is to provide all of the following: <ul style="list-style-type: none"> a) entrances provide a strong visual connection to the street and ensure a high level of surveillance b) building frontages to streets provide interesting and attractive facades that positively contribute to the <i>streetscape</i>.

Part C(6) – Precinct 3b – Major Community and Recreation Facilities

Element 1: Building and site controls

Rules	Criteria
2.1 Height and setbacks	
<p>R46</p> <p>Maximum <i>height of buildings</i> is 14m above the <i>datum ground level</i>.</p>	<p>C46</p> <p>Maximum <i>height of buildings</i> comply with all of the following:</p> <ul style="list-style-type: none"> a) are compatible with adjacent development b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale.
<p>R47</p> <p>A minimum setback of 6 metres applies to Warwick Street and The Valley Avenue street frontages.</p>	<p>C47</p> <p>Setbacks comply with all of the following:</p> <ul style="list-style-type: none"> a) are compatible with adjacent development b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale.

Element 3: Built form

3.1 Building design	
<p>There is no applicable rule.</p>	<p>C48</p> <p>To provide development that is identifiable and contributes to the existing <i>streetscape</i> character, development achieves all of the following:</p> <ul style="list-style-type: none"> a) entrances have a strong visual connection to the street b) ensure a high level of surveillance c) building frontages to streets provide interesting and attractive facades that positively contribute to the <i>streetscape</i> d) building frontage onto The Valley Avenue is to provide articulation in the building facade.

Element 5: Amenity

5.1 Open space	
<p>There is no applicable rule.</p>	<p>C49</p> <p>Provide a landscape buffer along the southern <i>block</i> boundary parallel to The Valley Avenue that achieves all of the following:</p> <ul style="list-style-type: none"> a) variety in vegetation species and sizes b) vegetation types and landscaping styles that complement the <i>streetscape</i> character, particularly street trees on The Valley Avenue, public spaces and reserves c) is appropriate to the bulk and scale of the development.

Part C(7) – Precinct 4a – Southern Transition

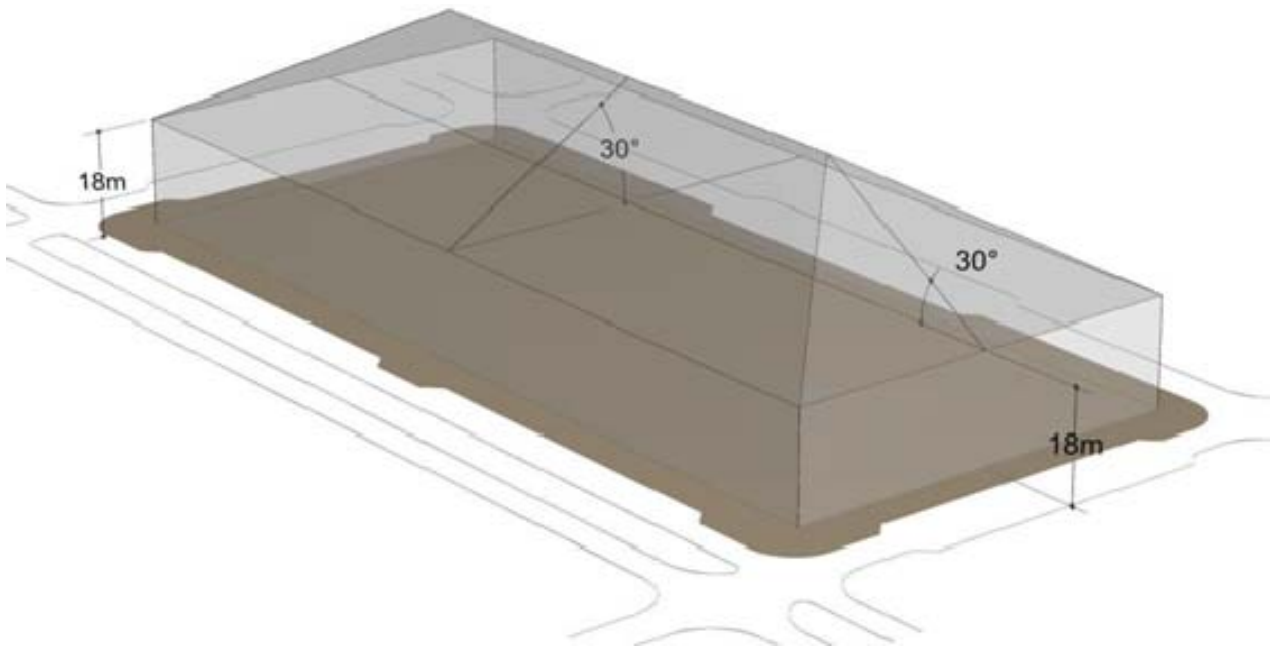
Element 2: Building and site controls

Rules	Criteria
2.1 Building envelope	
R50 All building elements, including lift overruns and roof top plant are contained within building envelope controls shown in Figure 20.	This is a mandatory requirement. There is no applicable criterion.
2.2 Redevelopment of sections 21 and 22 Gungahlin	
R51 Redevelopment, other than for a single <i>dwelling</i> , requires the amalgamation of a minimum of six (6) adjoining <i>blocks</i> . The resulting <i>block</i> is required to have a minimum area of 3000 m ² and approximately equal frontage to both The Valley Avenue and Delma View. Note: Where <i>block</i> amalgamation is approved, registered Lease and Development Conditions for individual <i>blocks</i> are no longer considered.	C51 Amalgamation of less than six (6) <i>blocks</i> is permitted where less than six (6) adjoining single <i>dwelling blocks</i> remain in a section and these adjoining single <i>dwelling blocks</i> are all amalgamated. The resulting <i>block</i> is required to have approximately equal frontage to both The Valley Avenue and Delma View.
R52 Redevelopment of more than two <i>blocks</i> for other than a single <i>dwelling</i> is not permitted where it adjoins an existing single <i>dwelling</i> that has an existing or approved redevelopment on the other side boundary, unless the single <i>dwelling site</i> is included in the amalgamation of <i>sites</i> .	This is a mandatory requirement. There is no applicable criterion.
R53 Subdivision, amalgamation and boundary realignments of <i>blocks</i> resulting in single <i>dwelling</i> development is not permitted.	C53 Minor boundary realignments to the side boundaries of redevelopment <i>sites</i> shared with single <i>dwelling blocks</i> is only permitted where the resulting development on the affected <i>blocks</i> is consistent with Rule R56 and Rule R57 of this Code.
R54 Redevelopment shall not result in the reduction of the <i>dwelling</i> numbers on the subject <i>blocks</i> to below that the existing at the close of business on 30 November 2010.	This is a mandatory requirement. There is no applicable criterion.
R55 Development is built to a minimum 4m <i>front boundary</i> setback to all street frontages.	C55 Minor encroachments into the front setback are permitted to allow for elements such as awnings, sun shading and roof overhang.

Rules	Criteria
<p>R56</p> <p>Articulation is provided to a minimum depth of 2m behind the front setback to all street frontages for all <i>storeys</i> in the development.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 3: Built form

3.1 Building design	
<p>There is no applicable rule.</p>	<p>C56</p> <p>Buildings are to contribute to the public realm that is safe and convenient by providing the following:</p> <ul style="list-style-type: none"> a) corner buildings are to provide focal points providing interest and variety b) building entrances are to be at grade with the adjoining verges or finished <i>site</i> levels to provide level building access c) entrances to commercial and residential uses are to provide a strong visual connection to the street d) entrances ensure a high level of surveillance.



Note: The following illustration shows a potential built form within the building envelope

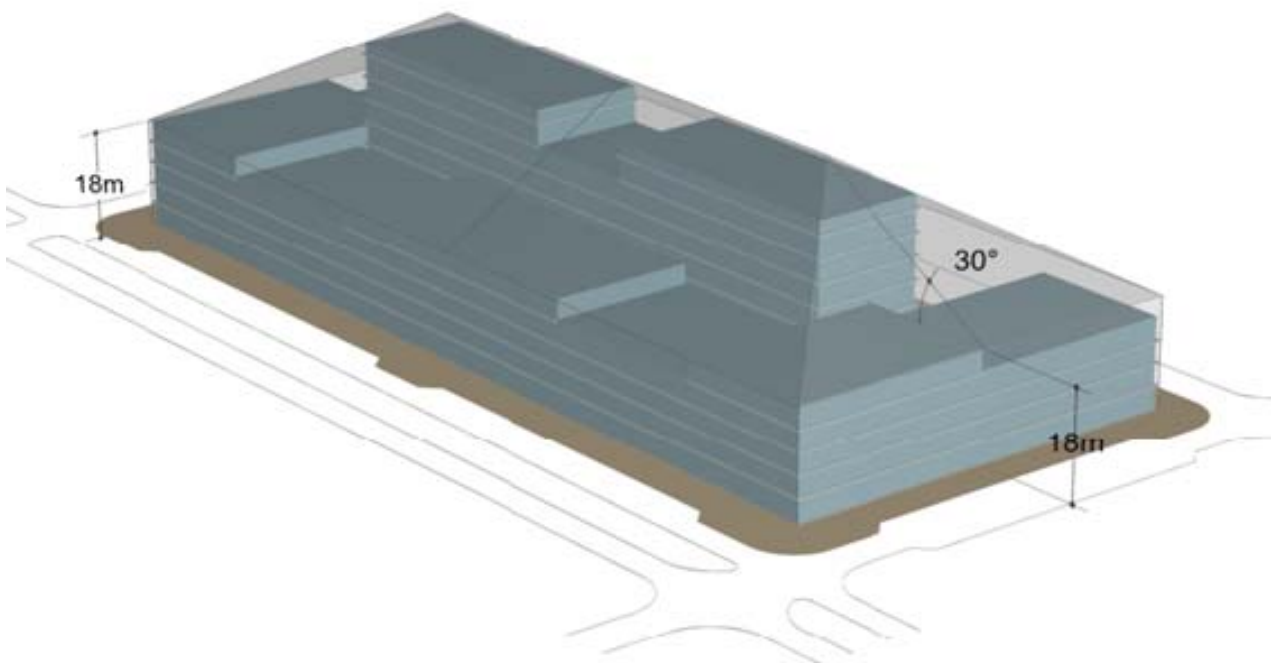


Figure 20 Building envelopes in Precinct 4a and Precinct 4b

Part C(8) – Precinct 4b – Northern Transition

Element 2: Building and site controls

Rules	Criteria
2.1 Building envelope and setbacks	
R58 All building elements, including lift overruns and roof top plant are contained within building envelope controls shown in Figure 20.	This is a mandatory requirement. There is no applicable criterion.
R59 Buildings are joined at party walls and built to the front property boundary along Anthony Rolfe Avenue and main pedestrian areas and routes identified in Figure 13.	C59 Minor setbacks in building alignment may be permitted to provide small spaces for active uses along main pedestrian areas and routes identified in Figure 13.

Element 3: Built form

3.1 Building design	
There is no applicable rule.	C60 Buildings are to contribute to the public realm that is safe and convenient by providing all of the following: <ul style="list-style-type: none"> a) corner buildings are to provide focal points giving interest and variety b) building entrances are to be at grade with the adjoining verges or finished <i>site</i> levels to provide level building access c) entrances to commercial and lobbies to residential use are to provide a strong visual connection to the street and ensure a high level of surveillance.
R61 Buildings must incorporate awnings that comply with the following: <ul style="list-style-type: none"> a) cantilevered awnings for the full extent of the building frontage along main pedestrian areas and routes identified in Figure 13 b) awnings are to be a minimum of 3m in cantilever width c) awnings are to be a minimum height of 3m above finished pavement or ground level of the verge d) awnings are to be integrated into the building design at the first floor level. 	This is a mandatory requirement. There is no applicable criterion.

Appendix A – Road Reservation

Table 1 Major collector street network requirements

Street name	The Valley Avenue	The Valley Avenue extension (up to Gundaroo Drive)	Flemington Road (Kate Crace Street to Hamer Street)	Kate Crace Street	North–south leg of ring system at eastern end of the town centre (adjacent to Hamer Street, Manning Clark Crescent south to The Valley Avenue)
Carriageway	4 traffic lanes	4 traffic lanes	2 traffic lanes	4 traffic lanes	4 traffic lanes
Median	required (including turning)	required	required	required (including turning)	required (including turning)
On-street car parking	both sides	not required	both sides	western side only	not required
Verge width each side (m)	7 (northern side) 7 (southern side)	8 (northern side) 7 (southern side)	7 (northern side) 7 (southern side)	7 (western side) 5 (eastern side)	7 (western side) 7 (eastern side)
Bike path each side	yes (refer Figure 4)	yes (refer Figure 4)	yes (refer Figure 4)	yes (refer Figure 4)	yes (refer Figure 4)
Service lane	on the southern side, with parking only on the northern side				
Bus lane each side			yes		

Table 2 Access street network requirements

Street name	Ernest Cavanagh Street	Access streets (not specifically listed above)	Hibberson Street	Hinder Street
Carriageway	2 traffic lanes	2 traffic lanes	continue current width	continue current width
Median	not required	not required		
On-street car parking each side (m)	yes (both sides)	yes (both sides)		
Verge	yes (both sides)	yes (both sides)		

Structure Plan

Gungahlin Town Centre

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1. INTRODUCTION

This structure plan sets out principles and policies for development of future urban areas in the Gungahlin town centre in line with section 91 of the *Planning and Development Act 2007*.

As the town centre for the Gungahlin district, development is to contribute to the diversity of housing types; the range of employment opportunities; and convenient, linked access to retail centres, community facilities and open space.

The Gungahlin Town Centre Precinct Code was prepared for the area subject to this structure plan.

2. APPLICATION

This Structure Plan applies to future urban area in the area shown in Figure 1. Areas outside the future urban area in Figure 1 are not subject to this Structure Plan.

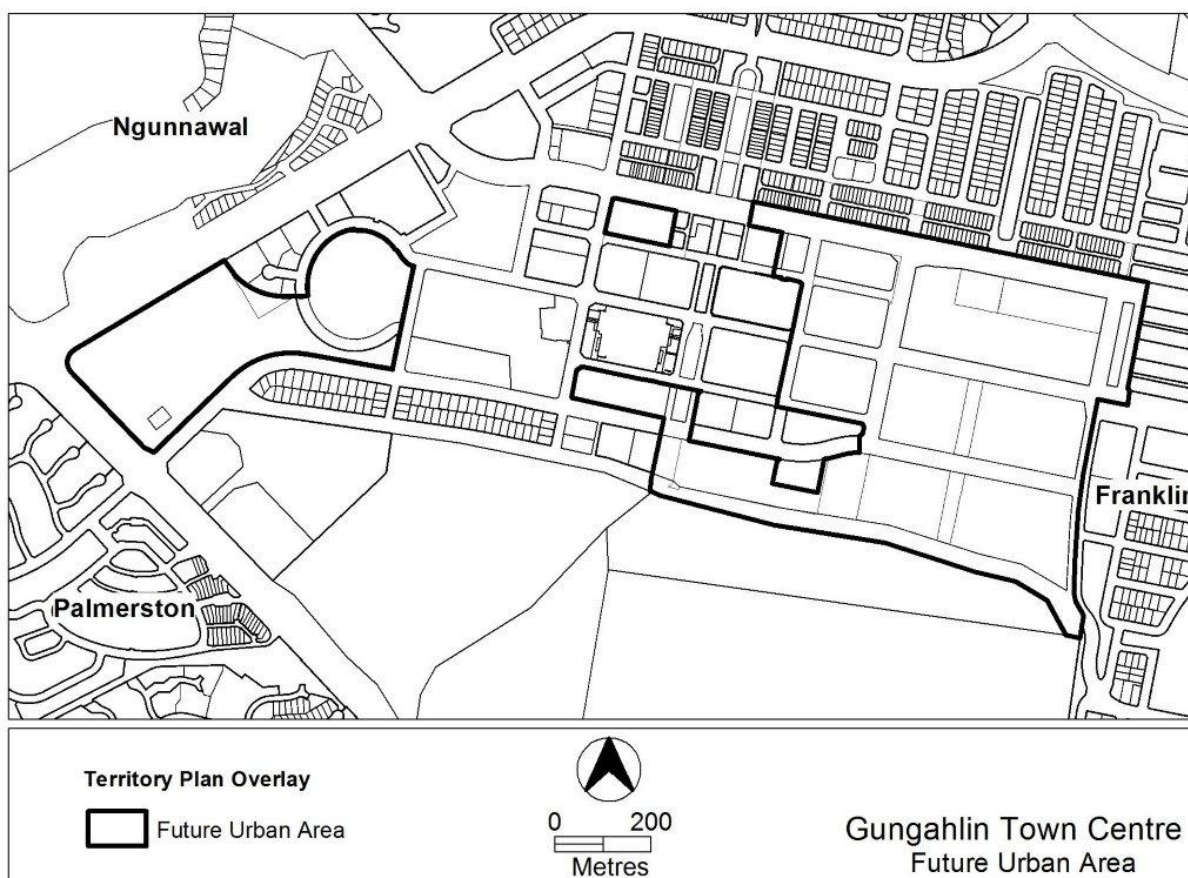


Figure 1 Location of area subject to this structure plan

3. PROHIBITED DEVELOPMENT

For the purposes of section 136(2) of the *Planning and Development Act 2007*, development by an entity is not prohibited, provided that the land on which the development is proposed was transferred to the entity by a Territory authority for the purpose of land development.

4. PRINCIPLES FOR THE DEVELOPMENT OF GUNGALIN TOWN CENTRE FUTURE URBAN AREA

The following principles will apply to development within the area subject to Gungahlin Town Centre structure plan:

1. The town centre is to provide the main commercial and community focus for the district population of Gungahlin.
2. Encourage the development of a retail environment in the Town Centre that creates a distinct point of difference from other centres.
3. The concentration of commercial and retail activity in the town centre is to ensure an efficient pattern of development.
4. Stage retail development to complement the growth in population of Gungahlin.
5. Planning policies are to promote the town centre as vibrant and viable with a wide range of services, facilities and employment and provide opportunities for higher density residential development.
6. Provide opportunities for business investment and employment that supports both daytime and night-time economic activities in the town centre.
7. To enable development of viable offices, large land parcels intended for this purpose should remain intact.
8. Support and encourage the location of ACT, Commonwealth Government and private sector offices within the Town Centre.
9. Higher density development in the town centre is to be encouraged, particularly in suitable locations that are well served by public transport.
10. Improvement to urban design and encouragement of mixed-use development, which provide for home-based employment and small scale workplaces, in the town centre is to enhance and strengthen its role.
11. Ensure residential uses within mixed use areas incorporate acoustic design measures to ensure that the provisions of the *Environment Protection Act* are complied with.

Street and movement system

12. The street network in the town centre is to promote low vehicle speeds, walking and cycling.
13. Designs of streets are to provide facilities for pedestrians and cyclists, which promote safety and convenience in the town centre.
14. Develop an urban form that is walkable, permeable and compact.
15. Provide a legible layout, with appropriate “landmarks” and adequate signage.
16. Provide an appropriate hierarchy of streets and other movement systems.
17. The road system in the town centre is developed which incorporates a hierarchical ring roads system to divert through traffic around the town centre and town centre traffic away from main pedestrian areas.
18. The road system is to protect the amenity of residential and commercial areas, and facilitate the efficient movement of major traffic flows and heavy vehicles.
19. The main path network for walking and cycling is to provide connections to the existing network.
20. Facilitate the use of bicycles for recreation by providing attractive and safe cycle ways integrated with the open space system.
21. Encourage the use of bicycles for transport by providing functional, convenient, safe and attractive cycle routes connecting major destinations and linking to district and metropolitan cycle ways, as well as providing bicycle racks and locking facilities in public areas.

Public transport

22. Development will be planned to encourage use of public transport, walking and cycling, including commuter cycling.
23. Public transport facilities are to form part of the transport network to promote convenient public transport access to users of the town centre.
24. Integrate public transport routes, including public transport facilities, into the most intense activity area of the Town Centre.
25. Routes will be reserved for an enhanced inter-town public transport system to provide public transport in a quick and efficient manner.
26. Ensure that the inter-town public transport system is compatible with light rail.
27. Locate public transport routes and stops within easy walking distances with numerous opportunities for boarding and alighting.

Car parking

28. Opportunities for car parking are to enable sufficient, safe and convenient use and access for users of the town centre.
29. Make ample parking space provision for car access by people with disabilities.
30. Provide convenient car parking for shoppers at a level of provision that will encourage the use of public transport but not disadvantage retailers in competition with other town centres.
31. Encourage the multiple use of parking areas by providing public car parking rather than private on-site parking.

Open space

32. Open space will be planned and maintained as an integrated, hierarchical system that provides for recreation activities, contributes to the legibility and character of urban development, and assists in the effective management of stormwater.
33. Policies are to promote high quality, creative design of development, urban spaces and landscape settings.
34. Provide a high quality of urban design, landscape, street furniture and lighting in all public spaces.
35. Provide spaces that are useable and pleasant, with spaces for quiet refectation, noisy activities, public rallies and casual meeting.

Design quality

36. Design quality within the town centre precinct and shared spaces will clearly define public and private realms, including spaces around buildings, as well as that of individual developments.
37. Provide major public spaces with a high level of environmental amenity, including provision for an adequate distribution of public toilets and public telephones.
38. Ensure that public spaces remain publicly accessible at all times and that they are safe to use.
39. Provide independent disability access within and to buildings, and throughout public places, in consultation with disability groups, especially wheelchair users, with particular attention being paid to kerb access, street surfaces and gradients.
40. Have regard for whole-of-life costing of facilities in the planning and design of public spaces.

Energy use

41. Encourage reduction in energy use in the construction and operation of infrastructure.

Storm water

42. Develop a storm water control and treatment system that encompasses principles of sustainability and is integrated into the general open space network.
43. Where possible, reuse storm water for irrigation (e.g. to adjacent ovals, community gardens and school playgrounds).
44. Encourage the development of individual or group on-site storm water storage and control systems.
45. Integrate overland storm water control systems into site developments, and limit the piping of storm water, wherever practicable, by designing residential streets and lanes with swales to cater for storm water runoff.
46. Control runoff from urban areas, both during and after the development phase in order to protect down stream water quality.

Urban design

47. Development will seek to ensure high-amenity, quality urban design outcomes within residential areas, heritage areas, major centres and activity nodes, and along principal approach routes.
48. In the Town Centre, the boulevard system turns east-west, and between the two boulevards is the main Street, which forms the active commercial/retail spine of the Town Core, flanked by buildings, which shield the larger buildings and the parking areas internal to the sections.
49. A second active spine of town common and town square crosses this system in a north-south direction, providing a lively but less intense link between the residential areas, the town core and the major parklands and reserves.
50. Encourage activities, particularly at street frontage level, that contribute to pedestrian activity and social interaction.
51. Where practicable, provide natural surveillance of public areas through active frontages in the ground level of buildings with particular reference to our-of-hours use.
52. Provide an urban form which is legible and has direct connections for pedestrians, cyclists and motor vehicles to adjoining areas.
53. Ensure that at each stage of its development the Town Centre has a sense of completeness.
54. Ensure that building forms, colours and materials provide human scale, harmony and variety.
55. Ensure that urban design is of the highest standards by an integrated use of materials and finishes throughout the Town Centre.
56. Define the edge of the Town Centre by peripheral streets and open space.

Cultural planning

57. Reflect the cultural significance of the Gungahlin area, including its landscape, ecosystem and history of occupation, in the design of the Town Centre, including residential areas and open spaces.
58. Integrate a community focused public art program into the Town Centre as an integral part of the development of landscape and urban form.
59. Involve artists, crafts people and the community with design teams and developers in the creation of a distinct and unique environment.
60. Provide for the expression of the diversity in ethnicity, custom and art form in the design of the public realm and the provision of public art.
61. Encourage collaboration of the community with artists, crafts people and artisans in the planning and design of Gungahlin including the creation of landmarks and gathering places with a sense of identity and place.

62. In the planning process facilitate cultural industry development and growth as part of the economic and commercial environment of Gungahlin.
63. In the planning process facilitate community and cultural development that reinforces the role of the site in providing and developing identity for the community, particularly with regard to the interaction between:
- Natural heritage;
 - Aboriginal heritage;
 - European heritage;
 - Open space systems;
 - Contemporary cultural diversity among residents;
 - Built form and streetscape design; and
 - Contemporary visual, craft, performing and community arts practice.

Bushfire protection

64. To minimise bushfire risk, construction standards for development adjoining the Mulanggari Grassland are to meet bushfire protection standards.

Equity

65. Provide sites for the equitable distribution of services and facilities having regard to the level of provision in other Town Centres and residential areas, and to the needs of different groups in the population.
66. Consider inter-generational equity in respect to planning for services and facilities.
67. Provide for a variety of affordable housing types and retirement housing, including public tenure.

Wellbeing precinct

68. Provide an area to the west of the Town Centre for education and recreation facilities.
69. An area in the west of the Town Centre is to provide a system of ponds in an area of urban open space which includes a diverse range of vegetation types and wildlife habitats within the storm water system

Structure Plan

Gungahlin Central Area

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Introduction

The following principles and policies were originally included in the repealed Territory Plan through a Territory Plan Variation as the principles and policies for the development of the Gungahlin Town Centre and Central Suburbs, 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, with several exclusions. Over time, parts of the former defined land area were undefined through statutory processes. The remaining areas to which these principles and policies apply are 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.

As part of the Territory Plan Variation No. 300, the town centre components have been removed from this structure plan and included in a dedicated structure plan for the town centre. This structure plan now only applies to the suburbs around the town centre. Further information on the area subject to this structure plan can be found in following Figure 1.1 and the Territory Plan map, available on the ACTPLA website.

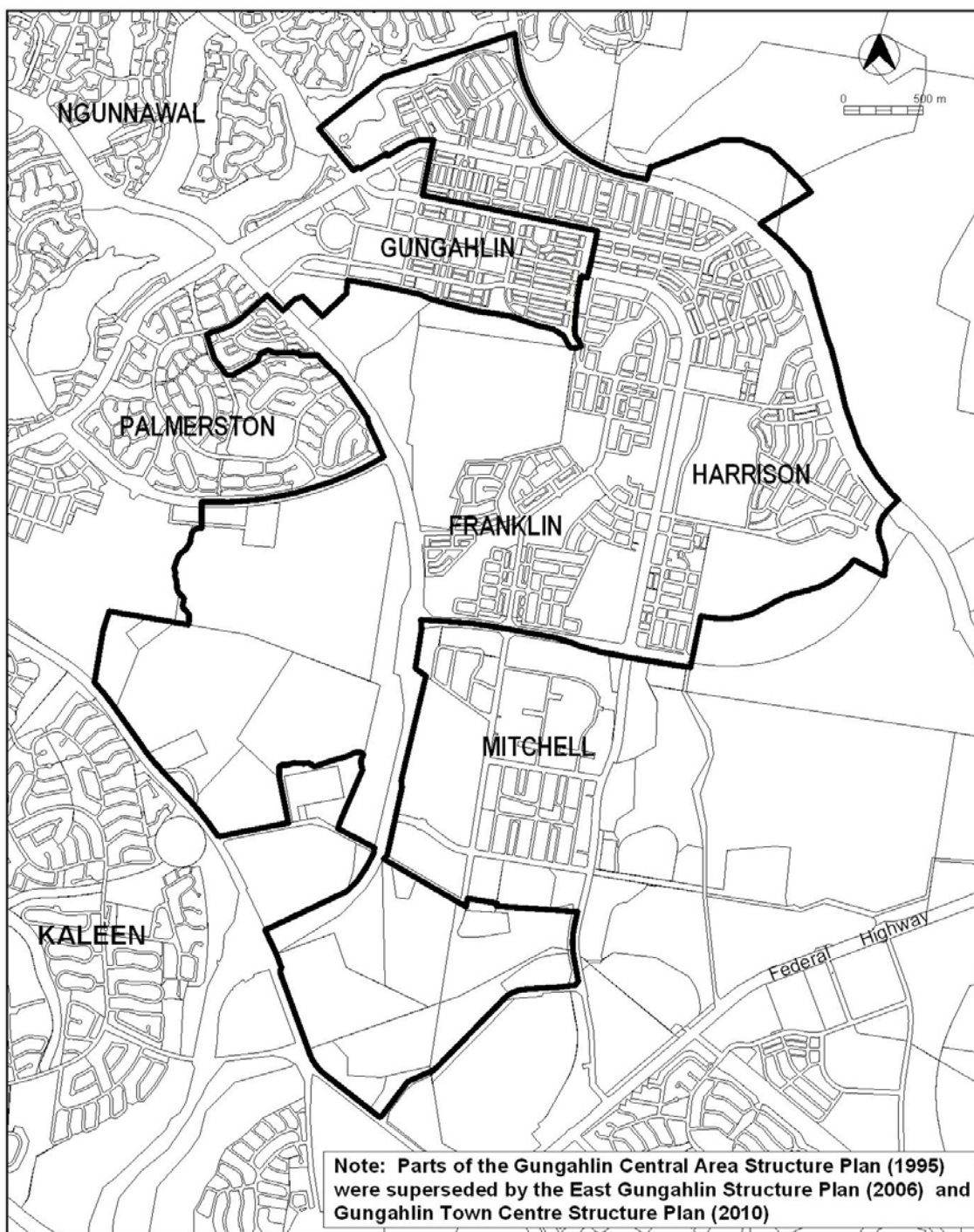


Figure 1.1 Area subject to the Structure Plan

Principles and Policies

Objectives

Central Suburbs

To provide a series of connected, overlapping residential areas around a series of local centres, schools, community facilities and open space.

To provide an urban structure that is simple, legible and flexible.

To encourage a mix of land uses, including appropriate commercial, retail and other uses that contribute to a diverse character.

To maintain and enhance natural systems and areas of conservation value.

To provide residential areas that are walkable, permeable and compact.

To encourage development that is ecologically sustainable, and minimises pollution through design and technology of stormwater, waste water, sewerage, traffic and other systems.

To limit the use of resources, discourage the use of non-renewable resources, and minimise the production of ozone depleting and greenhouse gas producing materials and practices.

To limit the consumption of energy and encourage the use of passive and active solar systems and energy efficient building design.

To provide a variety of housing types to meet housing needs at the present time and in the future.

To ensure housing densities support a viable, accessible, frequent and energy efficient public transport system.

To develop a landscape which is sympathetic to the cultural and heritage values of the area and conducive to a variety of uses and experiences, with a character that retains the inherent site values and cultural associations.

To create a landscape pattern that brings the open space network close to all urban development, providing access and amenity, and that correlates closely with the broader natural landscape setting.

To protect native grassland communities and habitats for threatened species through establishing and providing for the management of conservation areas. Those grassland conservation areas will establish the overall landscape character for the area, preserving the pastoral nature of the site, reinforcing the existing openness and broad scale, and allowing views to distant hills and recognisable features that identify the area with Canberra.

To maintain and create an open space system which is representative of local natural environments, e.g. forest on protected hills and valleys, woodland on hill slopes, grassland on lowlands and wetlands in valleys and drainage lines.

General Principles

Set out below are broad principles that are to guide the development of Gungahlin Central Suburbs. Development is to be in accordance with these broad principles. However, all of these principles should have equal weighting and none should be pre-eminent or interpreted in isolation of the planning context determined by the suite of principles.

Environment

Biodiversity

Provide for the conservation and enhancement of local biodiversity and natural habitats.

Provide for the protection of threatened species and their native grasslands habitats.

Energy

Make provision for the public transport system to be an integral part of the structure of the Central Suburbs.

Facilitate the use of natural energy systems (solar and other alternative energy sources) in building design and public infrastructure, including street lighting.

Facilitate pedestrian and bicycle movement within the Town Centre and Central Suburbs and from adjacent areas.

Encourage reduction in energy use in the construction and operation of infrastructure.

Water

Facilitate a reduction of water consumption by design and increased recycling of waste water.

Encourage reduction in water consumption by the use where appropriate of plant species indigenous to Gungahlin.

Control runoff from urban areas, both during and after the development phase in order to protect down stream water quality.

Building

Facilitate recycling of waste products and use of recycle products.

Give preference for materials which:

Cause minimum environmental impact and use of energy in terms of their extraction, manufacture and assembly;

Reduce the effects of indoor air pollution and sick building syndrome;

Can be reused, recycled and which minimise site contaminations; and

Have a minimum life cycle cost.

Encourage the use of low energy systems for lighting, heating and cooling, and appliances.

Provide for solar efficiency in buildings through orientation and design.

Ensure residential uses within mixed use areas incorporate acoustic design measures to ensure that the provisions of the Environment Protection Act are met.

Heritage

Conserve the natural and cultural heritage of the site.

Encourage public appreciation of the heritage of the site through appropriate interpretation.

Cultural Planning

Reflect the cultural significance of the Gungahlin area, including its landscape, ecosystem and history of occupation, in the design of the Central Suburbs, including residential areas and open spaces.

In the planning process facilitate community cultural development that reinforces the role of the site in providing and developing identity for the community, particularly with regard to the interaction between:

Natural heritage;

Aboriginal heritage;

European heritage;

Open space systems;

Contemporary cultural diversity among residents;

Built form and streetscape design; and

Contemporary visual, craft, performing and community arts practice.

Social

Access

Provide sites for community facilities amongst other uses where this enhances their access and community safety, and where their permanence can be assured.

Provide independent disability access within and to buildings, and throughout public places, in consultation with disability groups, especially wheelchair users, with particular attention being paid to kerb access, street surfaces and gradients.

Provide convenient bicycle and pedestrian access between transport nodes (public transport facilities and car parking) and retail, community and recreational facilities, and to adjoining suburbs.

Discourage through traffic where it provides a barrier to pedestrians, by the provision of convenient alternatives and by street design that calms traffic.

Make ample provision for car access by people with disabilities.

Enhance access and reduce costs and seek opportunities for co-location or joint provision of community and recreation facilities, or their inclusion in joint ventures.

Equity

Provide sites for the equitable distribution of services and facilities having regard to the level of provision in other Town Centres and residential areas, and to the needs of different groups in the population.

Consider inter-generational equity in respect to planning for services and facilities.

Provide for a variety of affordable housing types and retirement housing, including public tenure.

Amenity

Provide a legible layout, with appropriate “landmarks” and adequate signage.

Community safety

Where practicable, provide natural surveillance of public areas through active frontages in the ground level of buildings with particular reference to out-of-hours use.

Flexibility

Provide for long term flexibility in planning the urban area and in community use building design to accommodate different uses as needs change.

Provide opportunities collaborative and coordinated management of facilities.

Economic

Stage retail development to complement the growth in population of Gungahlin.

Encourage mixed use developments which provide for home-based employment and small scale workplaces,

Facilitate the development of viable local centres in the residential sectors which contain an appropriate mixture or residential development with other land uses.

Facilitate the development of local cultural industries at Gungahlin through the broad interaction of heritage, sustainable ecosystem, leisure/recreational, and creatively-based activities.

Transport

Streets

Provide an appropriate hierarchy of streets and other movement systems.

Provide a street system that is clear in use, character and connectivity.

Provide slow speed street environments where necessary, to ensure a high level of pedestrian amenity.

Provide direct connections for pedestrians and cyclists to the metropolitan and district pedestrian and cycle network.

Discourage unnecessary through traffic in the Central Suburbs.

Parking

Ensure car parking does not visually or functionally dominate other land uses.

Encourage on-street parking.

Encourage the multiple use of parking areas by providing public parking rather than private on-site parking.

Provide ample parking for people with disabilities adjacent to their destinations.

Public transport

Locate public transport routes and stops within easy walking distances with numerous opportunities for boarding and alighting.

Ensure that the Inter-Town Public Transport System is compatible with light rail.

Ensure that the residential sectors are conveniently served by public transport.

Pedestrians

Provide functional, convenient, safe and attractive pedestrian routes for both access and recreation.

Ensure that pedestrian routes are safe for all users.

Provide convenient pedestrian access from housing to shops, workplaces, facilities, schools and public transport stops.

Bicycles

Encourage the use of bicycles for transport by providing functional, convenient, safe and attractive cycle routes connecting major destinations and linking to district and metropolitan cycle ways, as well as providing bicycle racks and locking facilities in public areas.

Facilitate the use of bicycles for recreation by providing attractive and safe cycle ways integrated with the open space system.

Public Spaces

Provide major public spaces with a high level of environmental amenity, including provision for an adequate distribution of public toilets and public telephones. Ensure that public spaces remain publicly accessible at all times and that they are safe to use.

Ensure that public spaces have edges that are sufficiently developed to provide appropriate surveillance and liveliness.

Encourage community ownership of public spaces by providing for site-specific public art, community art projects, communities vents and performances, and land-care groups.

Have regard for whole-of-life costing of facilities in the planning and design of public spaces.

Provide a variety of public spaces that are capable of both formal and informal use.

Create a variety of spaces that provide areas for large and small gatherings.

Provide a high quality of urban design, landscape, street furniture and lighting in all public spaces.

Stormwater

Develop a stormwater control and treatment system that encompasses principles of sustainability.

Integrate the stormwater system into the general open space network.

Provide for a diverse range of vegetation types and wildlife habitats within the stormwater system and use this system to provide wildlife links.

Where possible, reuse stormwater for irrigation (e.g. to adjacent ovals, community gardens and school playgrounds).

Encourage the development of individual or group on-site stormwater storage and control systems.

Integrate overland stormwater control systems into site developments, and limit the piping of stormwater, wherever practicable, by designing residential streets and lanes with swales to cater for stormwater runoff.

Urban Design

Develop an urban form that is walkable, permeable and compact.

Provide for development that is mixed use with a significant proportion of residential development and a variety of housing types.

Develop an urban form which is robust and enables incremental development and flexibility.

Ensure that developments respond to the natural and cultural features of the site and preserve and enhance these where appropriate.

Base the urban form on a hierarchical network of streets that restrict vehicular speeds.

Provide residential sectors which have a distinct urban character and which are visually harmonious and legible.

Provide an urban form which is legible and has direct connections for pedestrians, cyclists and motor vehicles to adjoining areas.

Define the edges of the residential sector by peripheral streets, distinctive landscape treatment and appropriate building forms.

Ensure that the ground floor levels of buildings are integrated with adjoining verge or finished site levels for easy access, with any necessary level changes occurring within property boundaries.

Urban Structure Principles Central Suburbs

The following diagrams illustrate a framework for development that is based on a number of urban structure principles. Detailed planning in the Central Suburbs should generally conform to this planning framework and be consistent with its basic intent.

Central Suburbs Land Use

Central Suburbs land use is based on principles that:

Provide a gradient of residential densities which respond to the location of the housing.

Provide flexibility for change over time.

Ensure that all areas are served with necessary facilities and services within walking distance of housing.

Mix land uses as appropriate.

Integrate housing and on-residential land uses as far as appropriate.

Outside the Town Centre, provide for the location and integration of adequate community facilities within or adjacent to local centres or for their co-location with schools. Such community facility sites are to be allocated in implementation plans and may have a Community Facility Zone.

Land situated immediately north and north-east of Mitchell between Wells Station Drive and Mitchell are shown on the Territory Plan Map as retaining the existing Residential and Industrial Zones. These Zones are to be reviewed following surveys of the distribution of *Delma impar* in Kenny and Jerrabomberra Valley and a decision on the need for a grassland conservation area in the Kenny/North Mitchell area. Subject to the outcome of the review the policy may change to Industrial and/or Hills Ridges and Buffer Zones – Public Land nature conservation.

The residential areas of Throsby are shown as having Residential R1 Zone. Areas within Throsby may change to Residential R2 or R3 where they are part of an approved Estate Development Plan.

Provision may be made for a site for a service station on land with Broadacre Zone west of Mitchell at land release stage.

Central Suburbs Conservation

Provision is made for the conservation of threatened species and ecological communities through a series of conservation areas which encompass a variety of habitats and in which the area to perimeter ratio of maximised. The main principles are:

Establish conservation areas which are large enough and sufficiently buffered from development to ensure appropriate conservation will occur without undue policing.

Establish conservation areas and provide for management arrangements which are sufficient to conserve the threatened fauna and grasslands which they are designed to protect.

Make provision for necessary infrastructure development whilst ensuring such infrastructure development, including the provision of access, does not have significant adverse impact on the conservation.

Ensure land uses adjacent to conservation areas do not have a significant adverse impact on threatened species and native grassland.

Make the conservation areas part of the overall landscape character of Gungahlin by ensuring their visual integration into the open space system of Gungahlin.

The road indicated crossing the south eastern corner of the Gungaharra/Crace conservation area is included to ensure this plan is consistent with the National Capital Plan. The need for and alignment of this road will be reviewed, and if there is a proposal for its construction in Hills, ridges and Buffers Zone, it will be subject to further environmental impact assessment.

Additionally, as public land, any proposed road within a conservation area would be subject to the concurrence of the Conservator.

Central Suburbs Street and Movement System

The street and movement system is based on principles that:

Provide a hierarchy of streets and roads that are safe and appropriate to their function.

Integrate the street system with the natural features of the site, and use the streets as a means of enhancing and conserving the site's characteristics.

Use the design of the street system as a means of reinforcing the overall character of the area and its component parts.

Ensure that the street system is fully integrated with the existing and proposed system for the remainder of Gungahlin and the metropolitan area.

Improve safety, and limit vehicle speeds where appropriate, through road design.

Ensure that the pedestrian and cycle systems are an integral part of the overall transport system for the area.

Provide a street system that facilitates economical and convenient public transport provision.

Make provision for the future introduction of an Intertown Public Transport system.

Ensure that the urban form dictates the character and design of the street system, and not vice versa.

Central Suburbs Urban Open Space

The Central Suburbs urban open space system is based on principles that:

Create a hierarchy of open space, beginning with the streets as part of the open space system, and continuing through the local parks generally within two minutes' walk of dwellings, the watercourse parks system, the large urban parks, and the conservation areas.

Provide a safe, convenient open space network that links residential areas to community facilities and other destination points.

Ensure that the open space network is readily accessible from residential areas.

Provide for pedestrian linkages where appropriate into adjacent flora and fauna reserves.

Ensure that the open space network can function as carefully designed wildlife corridors and linkages.

Provide for the incorporation of a variety of experiences and uses within the open space system to enhance user amenity and cultural identity, including cycle and pedestrian paths, space for formal and informal sport and play, cultural events, and picnic and barbecue facilities.

Open spaces are planted with appropriate local native species, including grasses, where practicable.

Provide for the creation of a variety of appropriate flora and fauna habitats which will encourage bio-diversity.

Provide for the use of the open space system as a major non-vehicular circulation system by provision of safe and convenient links.

Encourage local residents to develop "ownership" of open space by directly relating housing and community facilities to the open space, and by ensuring that housing faces onto open space.

Ensure high levels of public access to and surveillance of open space by the provision of edge avenues with development facing across them to the open space.

Encourage the community to be involved in the planning, development and maintenance of appropriate parts of the open space system.

Provide ample and appropriate open space buffers to heritage sites of significance that aid in their interpretation and characterisation.

Develop and enhance the cultural, natural, and heritage features and characteristics of the open space system.

Establish appropriate uses compatible with conservation requirements where necessary.

Make provision for necessary public infrastructure including sewer and floodways.

Central Suburbs Urban Form

The main principles that underlie and create the urban form of the Central Suburbs are:

The reserves, watercourse park and open space system respond to the natural landscape form and the cultural values of the site, creating a generally north-east to south-west pattern of landscaped space.

This diagonal system is overlaid with a slightly modified rectangular grid of urban boulevards and east-west connector streets, providing an urban counterpoint to the natural diagonal.

The system defines the residential development areas which is of a readily walkable scale.

The urban boulevards are the location for denser residential development with a possibility of other mixed uses (in buildings of two to four storeys, mainly apartments), which gives the boulevards an urban character. This is reinforced by the location of the local centres on the boulevards at public transport stops.

Within the residential sectors, the street system is generally oriented east west, with wide road reserves and rear lane access to parking, and with densities decreasing away from the boulevards.

Where the residential areas front the park system, protection and visual access is provided by edge avenues, these are fronted by housing, dense where the avenues run east-west, and less dense where they run in other orientations.

Central Suburbs Landscape

The Central Suburbs landscape is based on principles that:

General

Establish a landscape that relates to the natural environment and promotes biodiversity by the use of local plant material and the incorporation of a variety of plant communities and habitats.

Establish culturally meaningful landscape settings for Aboriginal and post-contact sites of significance which enhance their preservation and interpretation.

Walking paths

Provide safe and accessible walking path systems that links residential areas with community facilities and the open space system.

Provide crossings of major roads by underpasses along the major watercourse park system and at-grade crossings, and ensure that all walking paths link to such crossings.

Ensure that underpasses have a high level of through visibility.

Provide all-weather surfaces on walking paths.

Separate commuter cycling routes from the walking paths.

Extend the walking path network to link the existing Gungahlin neighbourhoods.

Cycleways

Establish a safe and convenient two tier cycleway system;

A commuter system based on designated roadway lanes adjacent to the boulevards and arterials, linking the major facilities and surrounding districts; and

A recreational system based on the open space network linking residential areas with facilities such as schools and shops.

Roads

Establish a formal street system interlaced with the natural landscape patterns and the open space network.

Make the residential streets an integral part of the open space system and use them to provide for safe and convenient pedestrian circulation.

Use the streets to provide views to local open space and major external landscape features.

Design the landscape to deal effectively with road noise abatement to residential areas.

Conservation Areas

Make the conservation areas part of the overall landscape character of the Central Suburbs by ensuring their visual integration into the open space system of the area.

Watercourse Parks

Use the stormwater management and resultant open space system as a formative element in the design of the Central Suburbs.

Provide a linear park system running through the residential sectors which fulfils multiple functions

Provide a low environmental impact system for managing stormwater runoff.

Use this system to provide visual improvement and added environmental amenity of the area and potential for use as wildlife corridors.

Ensure that parks created to manage stormwater and the features within them, are located, sized and designed to be part of the total open space system of the Central Suburbs.

Local parks

Provide local parks in residential areas where private open space is limited and the distance to the public open space network is greater than 200m

Provide opportunities for productive community gardens and/or playgrounds within local parks

Community gardens

Encourage community gardens in higher density residential areas for use by local residents for growing flowers or vegetables.

Encourage composting facilities at each community garden area.

Re-use stormwater for irrigation of community gardens where practicable.

Central Suburbs Heritage

Use the landscape system to conserve and reinforce the cultural and heritage values of the Central Suburbs by inclusion of all significant heritage sites into landscape areas and the use of appropriate landscape measures to reinforce the significance of those sites.

Incorporate into an informal woodland park adjoining and linked to the Town Centre an area that includes two of the suficial chert sites and the ruins of "The Valley" homestead.

Incorporate the Red hill Ochre quarry into an open space sufficiently large to protect it from intrusion and any potential damage.

Incorporate the line of the historic Wells Station road into the Central Suburbs urban structure and allow development adjacent to it only in a manner sympathetic to its heritage nature but befitting its location in a densely developed urban area.

Incorporate Wells Station and Gungaderra homesteads into the landscape system to ensure an appropriate visual curtilage.

Provide a site adjacent to the informal woodland park for a Heritage and Discovery Centre which can facilitate activities, education, exhibition and interpretation related to the natural cultural and heritage values of the area.

Incorporate the Inglewood homestead site in urban open space and provide an open space link to the historic tree lanes in Mulligans Flat.

Central Suburbs Utilities

Services provision in the Central Suburbs is governed by principles that:

Locate all utilities, including telecommunication utilities where practicable, underground.

Establish trunk utilities easements in the master planning of each development area. Where practicable, these easements are not to be in conservation areas.

Where practicable locate utilities in common trenches.

Where practicable locate utilities in the road verge on one side only with common conduits at regular intervals under the carriageway to service the other side.

Central Suburbs Staging

Staging of development is based on the principles that:

The layout allows for staged growth whilst still maintaining a sense of completeness between stages.

The staging ensures a cohesive community structure and appropriate services at each stage of growth.

Vehicle, pedestrian and bicycle connections to existing adjacent suburbs are provided early in the development.

The broad landscape structure is established from the first stages of the development and includes open space and street planting.

Street construction is coordinated with other development, and phased to ensure efficient public transport access from the outset.

Progressive stabilisation is allowed for by reducing the area disturbed at any one time thus reducing the risk of soil erosion.