

Moncrieff Concept Plan



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1 INTRODUCTION

The Moncrieff Concept Plan outlines the applicable requirements that will inform future detail planning for the new suburb, ahead of land release. The Concept Plan also identifies the important planning requirements for the suburb and issues that require further assessment in the future.

The Moncrieff Concept Plan has been adopted as a Planning Guideline under the Territory Plan. As such, the Concept Plan guides future detailed (subdivision) planning and will be taken into consideration in the determination of the estate development plan (subdivision) development application.

2 BACKGROUND

Concept planning is the next stage towards development after the 2003 Variation to Territory Plan No.130 (North Gungahlin). It provides a greater level of information for the suburb including land uses, infrastructure requirements, higher order road network, key features, dwelling yield and the suburb's boundaries.

The Territory Plan identifies that Moncrieff contains Residential, Commercial, Community Facility and Urban Open Space land use policy areas (**Figure 1**). The suburb is also identified as having a Defined Land Overlay.

According to Variation to the Territory Plan 130, it is proposed that Moncrieff will accommodate approximately 1800 dwellings, a group centre and a large community facility site. This community facility site is identified as a government secondary college reserve site.

The 2004 Canberra Spatial Plan also confirmed the completion of development in Gungahlin including Moncrieff.

3 SUBURB DESCRIPTION

The suburb is essentially made up of three hills and is located north of the existing suburbs of Ngunnawal and Amaroo (**Figure 2**). The future Horse Park Drive extension defines the suburb's northern boundary.

The suburb is relatively small in comparison to other Gungahlin suburbs with an area of approximately 200ha, of which approximately 130ha is developable.

The suburb contains areas of Yellow Box-Red Gum Woodlands, Lowland Woodland and Secondary Grasslands. The suburb is currently under rural lease and agistment.

4 CONCEPT PLAN

The Moncrieff Concept Plan is shown in **Figure 3** and is supported by the Important Planning Requirements **Figure 4**.

A number of planning principles together with the relevant principles from Variation to the Territory Plan No. 130 have informed the Concept Plan. These planning principles include:

- The development of the suburb shall be sustainable in terms of economic, social, cultural and economic.
- The local neighbourhood is to be based on a walkable radius of 400m and focused on an activity node such as shops or community use.
- There shall be an integrated local cycling and pedestrian network that also provides links to trunk routes.
- The road hierarchy should be legible and provide good and safe access for all users and encourage high levels of public transport usage.
- Subdivision design should encourage housing diversity and optimise solar orientation. Higher density residential development is to be located around activity nodes and along transport routes.
- Aboriginal and historic heritage places are to be recognised and significant sites conserved in public open space, where appropriate.
- A group centre together with higher density housing is to be located at the intersection of Horse Park and Mirrabei Drives. The precinct's design shall be based on the principles of an 'urban village', closely aligned towards public transport use. Each of the intersecting roads shall be designed as urban boulevards, with at-grade pedestrian crossings.
- Significant hilltops and ridges are to be retained in urban open space.
- Incorporate Water Sensitive Urban Design elements such as retention ponds, swales and rainwater gardens for sustainable stormwater management and achieve targets identified in the Waterways – Water Sensitive urban Design General Code.

5 IMPORTANT PLANNING REQUIREMENTS

The Important Planning Requirements for Moncrieff are graphically represented in **Figure 4** and described below.

5.1 Dwelling Numbers and Housing Mix

The proposed block yield for Moncrieff is approximately 1800 dwellings. The suburb is to contain a variety in housing types including:

- Standard residential;
- medium and higher density residential (consistent with the provisions of Residential B8 and B9 Area Specific Policies of the Territory Plan) adjacent to the commercial centre, main community facility site and along Horse Park Drive;
- Compact block housing in the locations identified in the *Compact Block Housing for New Estates: Interim Territory Plan Guideline* August 2007; and
- “affordable housing” in accordance with the *Affordable Housing Action Plan*.

5.2 Commercial Site

A group centre shall be provided. However, due to the suburb's small catchment, the size and functions of the centre shall be similar to a larger local centre, such as Ainslie (3,965m² GFA) or O'Connor (3,559m² GFA).

Accordingly, the gross floor area of the group centre shall be approximately 4,000m² with the retail component including a supermarket being approximately 2500m². The centre's site area shall be approximately 2ha.

5.3 Community Facility Site(s)

Variation to the Territory Plan No. 130 requires that a site be reserved for a government secondary college. The Department of Education and Training has confirmed that a 5ha site shall be reserved in the suburb for future educational use. A decision on the education facility will be made in the future closer to land release. The site shall be in close proximity to the commercial centre and have a Community Facility Land Use Policy.

An additional 1ha community facility site shall be provided within this general location for community use. Further small-scale community facility sites, consistent with the Territory Plan, may also be provided in Urban Open Space.

5.4 Subdivision

Subdivision design shall:

- provide for a high level of permeability and connectivity within the suburb and with adjoining areas;

- ensure optimum solar orientation of residential blocks;
- provide housing diversity with increased residential densities adjacent to the commercial/community precinct, along Horse Park Drive and around areas of open space;
- maintain visual links to prominent landscape features within the subdivision and beyond.
- ensure views to the broad landscape from arterial roads are maintained whilst providing appropriate buffer planting to adjacent residential areas.
- incorporate best practice ecological sustainable design; and
- no development is permitted on the eastern escarpment.

5.5 Roads and Access

Access to the suburb shall be from Horse Park Drive and Mirrabai Drive. The suburb's main access will be from the Horse Park Drive / Mirrabai Drive intersection at the commercial/community precinct. This intersection shall be a signalised intersection, which will in the future be extended to access Taylor. The signalised intersection will also assist with safer pedestrian movement between Moncrieff and Taylor.

Horse Park and Mirrabai Drives shall be designed as boulevards/arterial roads. Roads within the suburb that connect with Horse Park and Mirrabai Drives are to be designed as collector roads.

The collector road connection to Horse Park Drive in northeast Moncrieff shall be aligned between the open space ridge and the future water quality control pond in Taylor, to provide a terminating view.

Edge roads are to be utilised as a buffers between areas of residential development and open space. Edge roads or service roads are to be predominately utilised along Horse Park Drive.

Roads are to be appropriately planted with street trees that strengthen and enhances legibility of the street hierarchy for all users.

5.6 Public Transport and Inter-town Public Transport Route

Local bus routes are to be provided through the suburb and along Horse Park Drive to encourage public transport usage. Actual bus routes and the location of bus stops will be determined by ACTION at the appropriate time to ensure at least 90% of dwellings will be within 400 metres of a bus stop.

Provision shall be made to accommodate the Inter-town Public Transport (IPT) route along Mirrabai Drive (from the town centre) to Horse Park Drive. A terminus is to be located at the commercial/community precinct.

5.7 Pedestrian / Cycle Network

Pedestrian paths are to be provided along all local streets and on both sides of the main roads within the suburb. Paths are also to connect to and link areas of open space, and connect to the wider network and adjacent areas. The path network shall be convenient and safe movement within and through the suburb.

In accordance with the Draft Gungahlin Cycleway Master Plan, on-road cycling lanes are proposed along Horse Park Drive. In addition, a series of on-road and off-road local cycling facilities will be provided within the suburb. These local facilities will be integrated and connected to the truck network.

5.8 Equestrian Trails

With development in North Gungahlin progressing, the National Trail (horse riding trail) will need to be incrementally moved to follow the urban edge. Any relocation as a result of the development of Moncrieff will occur prior to development commencing to ensure amenity for riders is continued and potential areas of conflict are minimised.

5.9 Open Space

The landscape setting and values of the North Gungahlin are to be recognised and enhanced through the incorporation of native plants indigenous to the area, where possible. Boundary hills and significant internal ridges are to be protected from development and planted with native vegetation.

No development is to be permitted on eastern escarpment.

Bushland revegetation shall be undertaken on the steeply sloped ridge on the eastern edge of Moncrieff overlooking the Amaroo District Playing Fields.

Open space spines are to be based on existing drainage paths. The east-west ridge that connects to a generally north-south avenue to Horse Park Drive is to be retained and protected.

Significant hilltops and ridges are to be retained in Urban Open Space. Remnant stands of woodland are to be retained within pocket parks and open space, where appropriate.

Local parks and playgrounds are to be provided through the suburb. Parks and playgrounds should incorporate strong and distinctive planting to enhance legibility although care should be taken with the selection of trees adjacent to playgrounds.

5.10 Suburb Entry Features

The main entries to the suburb from Horse Park Drive and Mirrabei Drive shall have strong and distinctive entry features including place-making elements such as signage and formal planting to enhance the sense of arrival.

5.11 Trees

All exceptional value trees are to be retained in open space. A significant proportion of high value trees are also to be retained in open space, road reserves and within large blocks. Other trees are to be retained wherever possible.

However, the issue of tree retention and removal consistent with the requirements of the *Tree Protection Act 2005* will be considered further at the Estate Development Plan stage.

5.12 Water Sensitive Urban Design (WSUD)

In order to meet ACT Government sustainable development guidelines including *Water Ways: Water Sensitive Urban Design General Code*, the following WSUD treatments are to be included in the suburb:

- Water quality control pond and wetland at the downstream end of the south west catchment;
- Bio swales and bio retention basins in the northern catchments;
- Swale drains at edge roads where gradients are suitable;
- Direct runoff from edge road surfaces to open space areas;
- Possible infiltration zones at street trees;
- Rainwater tanks on blocks; and
- Any other requirement as specified in *Water Ways: Water Sensitive Urban Design General Code*.

5.13 Urban Edge Treatment

The suburb adjoins two open space corridors that separate the suburb from Ngunnawal and Amaroo. The suburb's northern boundary is formed by Horse Park Drive. The areas of open space are to be appropriately planned and managed to provide local amenity and passive recreation.

5.14 Staging of Development

The southern part of Moncrieff can be released as the first stage of development, as the area can be accessed off Mirrabei Drive. Release areas in the north of the suburb will require the construction of Horse Park Drive or at least the final design of the road.

5.15 Infrastructure/Services

The majority of trunk infrastructure (stormwater, sewerage and water) are in the general area but will need to be extended to service the suburb.

6 OFF-SITE WORKS / CAPITAL WORKS ITEMS

A number of items are required to service Moncrieff. These includes:

- extension of Horse Park Drive (approximately 3.6km) and a number of intersections;
- extension of the Mirrabai Drive together with provision for a future inter-town public transport route and terminus at the commercial/community precinct;
- stormwater management and a water quality control pond on the northern side of Horse Park Drive;
- extension of services to Moncrieff; and
- bushland regeneration on the ridge overlooking the Amaroo District playing fields.

7 FURTHER INVESTIGATIONS

Prior to the development of the suburb, further detail investigations are required to be undertaken that are beyond the scope of this Concept Plan. These include:

- a tree survey and assessment;
- a contamination assessment report;
- an environmental assessment;
- a heritage assessment;
- a bushfire risk assessment;
- an engineering/infrastructure/services assessment;
- a traffic and noise assessment;
- a geotechnical assessment;
- water sensitive urban design measures adopted within the site should be investigated in detail to determine that the measures proposed do not adversely affect any other infrastructure or private property, prior to finalisation of the road and block layout for incorporating into the development documentation; and
- an assessment to determine whether aged person facilities are required to be provided in the suburb, if a site is required then it will be reserved for such a future use.

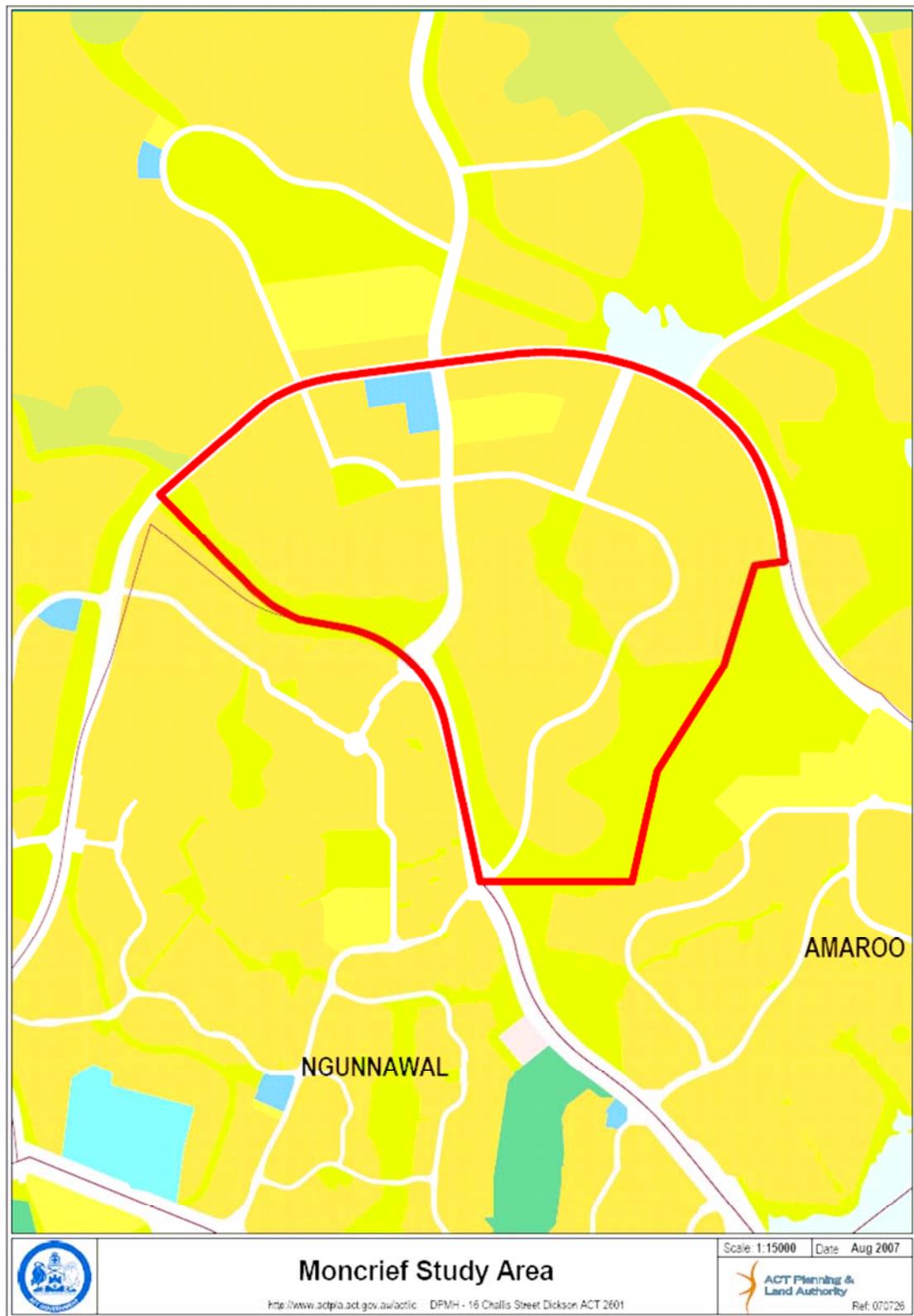


Figure 1 – Territory Plan



Figure 2 - Moncrieff

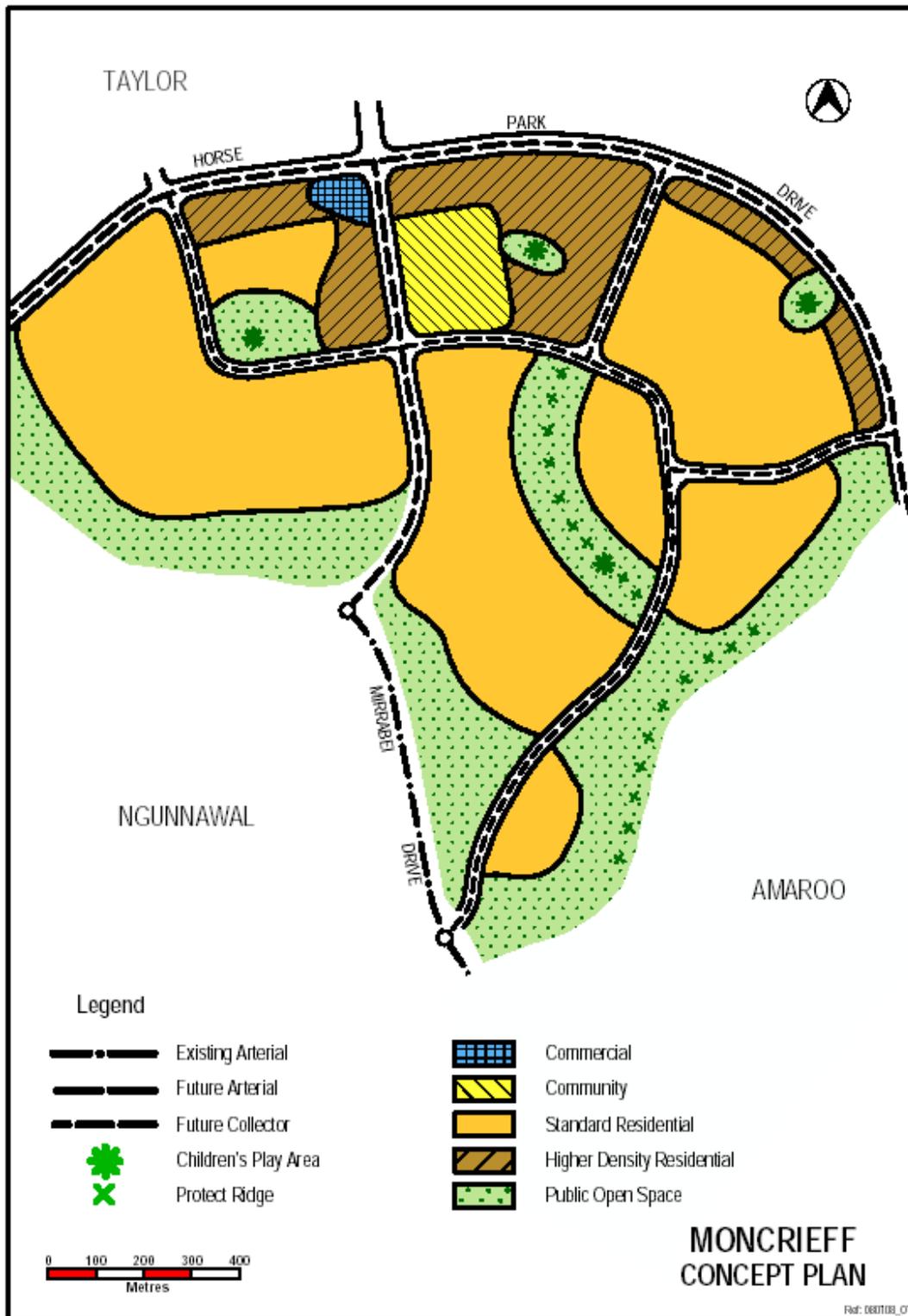


Figure 3 – Concept Plan

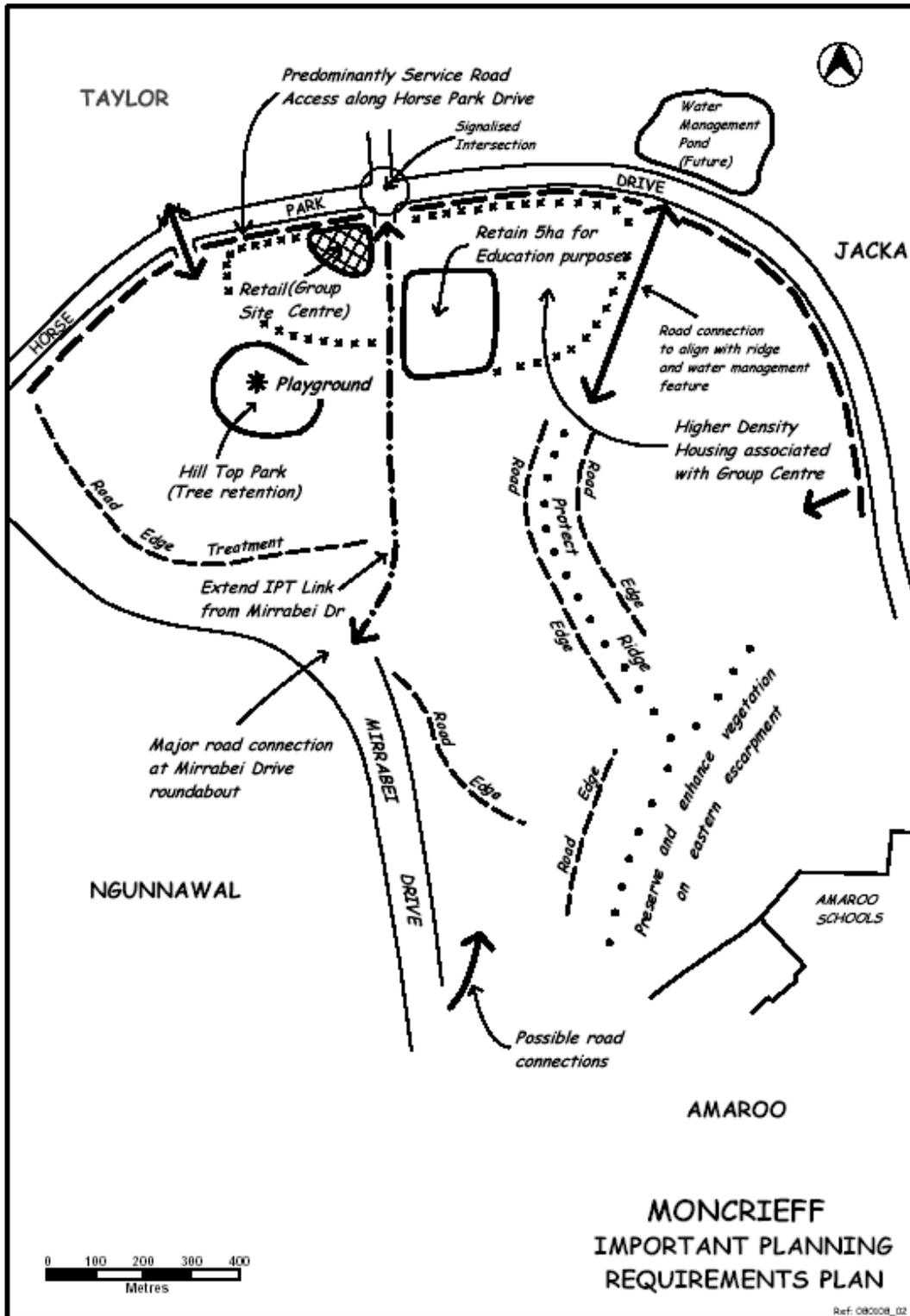


Figure 4 – Important Planning Requirements