

# DEAKIN

## Neighbourhood Plan

A sustainable future for Deakin



ACT Government



building our city  
building our community

ACT Government



ACT PLANNING &  
LAND AUTHORITY

2003



## ACKNOWLEDGMENTS

We take this opportunity to acknowledge and thank all those who have shared their views, aspirations and ideas during the development of the Deakin Neighbourhood Plan.

In particular we wish to thank the members of the Former Deakin Interim Community Reference Panel, and staff of the various ACT Government agencies, including the Department of Urban Services, Department of Education, Youth and Family Services, Department of Health and Community Care, Department of Disability, Housing and Community Services, Chief Minister's Department and Justice and Community Safety. We also acknowledge the Neighbourhood Planning and Community Partnerships Team and the Urban Projects Team within Planning and Land Management (PALM), and also those members of the ACT Government and interested community members who volunteered their time as workshop facilitators.

We also extend our gratitude to those who provided submissions during the draft Neighbourhood Plan public testing period from 14 October to 3 November. Numerous changes to the Deakin Neighbourhood Plan have been made as a result of this feedback.

Planning and Land Management  
**February 2003**

All photographs appearing in this document were taken by participants in the Deakin Neighbourhood Character Study.

---

This document may contain references to **Planning and Land Management (PALM)** which was replaced by the new organisation on 1st July 2003 **ACT Planning and Land Authority (ACTPLA)**. This document will be updated over time to reflect the ACTPLA brand and business process.



# DEAKIN

## Neighbourhood Plan

A sustainable future for Deakin



Prepared by the  
Neighbourhood Planning &  
Community Partnerships Team

# “ Deakin

## **Democratic, Dynamic, Diverse, Delightful.**

**D**eakin is a unique residential suburb of Canberra, adjacent to the National Parliament and the Governor-General's Residence and accommodating the Prime Minister's Lodge. It is also the headquarters for many national industry, community and cultural associations.

**E**ducational centres of learning and play are provided in partnership with the community, to support a learning environment that nurtures excellence. Deakin is and should remain a hub of specialist health care services of the highest standard.

**A** mix of both residential and commercial development with adequate parking and public transport continues to sustain the community of Deakin. New commercial development ensures that the work environment is pleasant and in keeping with the area and residential quality of life is maintained.

**K**ey historical sites, parks and other green space, including the natural 'flow' of Red Hill into the suburb, are recognised and maintained for the whole of Canberra and the Australian community.

**I**n keeping with the Garden City concept Deakin's Garden City is preserved and considered in all planning and vision for the suburb.

**N**eeds of the community are paramount in all decisions and housing within the area meet the needs of all demographics maintaining the diversity of the Deakin community.”

### **The Former Deakin Interim Community Reference Panel's (ICRP) Vision Statement**

# Foreword

Neighbourhood Planning is about enhancing the quality of life of a neighbourhood and ensuring its social, environmental and economic sustainability. It is based on partnerships and collaboration between the ACT Government and those who live, work, play, learn and invest in a neighbourhood. A Neighbourhood Plan is a document that provides a future direction for a neighbourhood and the actions and initiatives required to create that future.

For a six-month period in 2002 the Neighbourhood Planning and Community Partnerships Team from Planning and Land Management (PALM) worked with all those with an interest in Deakin to develop the Deakin Neighbourhood Plan. This involved a series of collaborations including two open–forum workshops, face-to-face interviews at the Deakin shops, a focus group, school-based activities, and a householder and a business/employee survey. The Neighbourhood Planning Process highlighted four key issues in Deakin:

- Traffic and Parking;
- Housing;
- Landscape (both open space and streetscape); and
- Shops, facilities and infrastructure eg footpaths and lighting.

The issues and initiatives raised during these collaborations were provided to ACT Government agencies and the Deakin Interim Community Reference Panel for their consideration. The most efficient and effective options are incorporated in the Deakin Neighbourhood Plan as strategies.

This suite of strategies has been developed to assist in achieving the Deakin Neighbourhood Plan summarised vision

*Deakin in the future will continue to be a unique and diverse neighbourhood comprising a mix of both residential and commercial development, a vibrant shopping centre, educational centres, highest standard of specialist health care and key historical sites. It will be a safe, peaceful and livable environment.*

The layout of the Deakin Neighbourhood Plan is guided by three general questions. Parts 1 and 2 of the plan are based on the question of 'Where is Deakin now?' Part 3 provides an answer to the question 'Where does Deakin want to be in the future?' by outlining Deakin's vision and goals. Parts 4 and 5 respond to the question, 'How can Deakin achieve its vision?' by detailing the strategies



*A view of Carmichael Street looking towards the ranges beyond.*

Please note, this plan refers to the Draft Variation to the Territory Plan No.200, often referred to as the 'Garden City Variation' (May 2002).

needed for the neighbourhood to meet its goals. The Neighbourhood Planning Group which will incorporate Deakin will be responsible for assisting with the implementation of the Deakin Neighbourhood Plan and its ongoing review. It is proposed that existing or proposed studies and local area master plans – such as Local Centre Master Plans – relating to the Deakin neighbourhood will form an integral part of Deakin Neighbourhood Plan.

# Contents

Acknowledgments	
The Deakin ICRP's Vision Statement	ii
Foreword	iii
<b>PART 1 Setting the Scene</b>	<b>1</b>
About Neighbourhood Planning	1
Deakin: a unique suburb in a unique city	6
<b>PART 2 The Deakin Neighbourhood Character Statement</b>	<b>13</b>
<b>PART 3 A Vision for Deakin</b>	<b>22</b>
The Vision Statement	22
The Goals	22
<b>PART 4 Achieving the Vision</b>	<b>24</b>
The Neighbourhood: Goals, Objectives and Strategies	24
Neighbourhood Precincts	29





## About Neighbourhood Planning

### WHAT IS NEIGHBOURHOOD PLANNING?

Neighbourhood Planning is about planning for people. It means involving Canberrans in the decisions that affect the suburbs where they may live, work, learn, play and invest. Neighbourhood Planning is about enhancing the quality of life in a neighbourhood and ensuring its social, environmental and economic sustainability. It is about balancing the needs of the present without compromising the ability of future generations to meet their own needs. Neighbourhood Planning is not about retaining the status quo but ensuring in those suburbs where there is a change occurring that the change is sympathetic to the existing neighbourhood character and maintains the environmental and social qualities so appreciated in Canberra.

### WHAT ARE THE CORE PRINCIPLES OF NEIGHBOURHOOD PLANNING?

There are six core principles of Neighbourhood Planning in the ACT:

- **collaboration** – communities, interest groups and the Government working together to identify issues and possible options to resolve those issues;
- **partnership** – individuals, interest and industry groups, communities and the Government working together to help the neighbourhood achieve its vision;
- **representativeness** – the process is open to all those who live, work, learn, play and invest in the neighbourhood;
- **sustainability** – continued development and change to accommodate economic and population growth but in a manner which upholds community values, conserves natural resources, safeguards ecological systems, achieves reductions in the level of greenhouse gas emissions, and establishes the ACT as a model living environment for the 21st century;
- **dynamism** – the plan is not static and will be reviewed in order to respond to change; and
- **transparency** – the process maximises the free exchange of information and ideas.

### WHAT IS A NEIGHBOURHOOD PLAN?

A neighbourhood plan is a document that provides a future direction for a neighbourhood and the actions and initiatives required to create the future. The Deakin Neighbourhood Plan is divided into a number of discrete parts. Parts 1, 2 and 3 provide the strategic overview of the neighbourhood and highlight the neighbourhood's character and its vision for the future. Parts 4 and 5 detail the Plan strategies and provide the Deakin Implementation Plan.

## WHAT COLLABORATION ACTIVITIES HAVE OCCURRED?

Neighbourhood planning seeks the views of a wide variety of stakeholders, and also to engage those who do not normally participate in planning activities. To this end, the following collaborative techniques have been undertaken:

- an Open Forum Workshop at the Canberra Girls' Grammar School held on 26 March;
- face-to-face interviews held at the Deakin shops on Saturday morning 19 May;
- a two-hour Focus Group attended by a variety of invited Deakin-based community groups on 23 May;
- activities held at the Canberra Girls' Grammar (28 May) and Alfred Deakin High Schools during May;
- a Householder Survey and Business Owner and Employee Survey during May and June; and
- a Moving Forward Together Workshop held at the Croatia Deakin Soccer Club on 25 July.

## WHAT DID THE COLLABORATION ACTIVITIES REVEAL?

### The shops and facilities

Whilst most people like and enjoy their local shopping centre, they suggest that room for improvement exists. This includes beautifying and revitalising the centre and expanding on the diversity of shops currently available.

### The landscape

Deakin's landscape, particularly the aesthetically pleasing street trees, and wide nature strips is highly valued by almost all participants across the five collaboration methods. One hundred percent of the respondents to the Householder Survey liked the suburb's tree-lined streets. The majority of people also highly value the abundance of mature trees, parks and green spaces.

However, a small number of people identified areas for improvement. These include more planting of trees, more parks and green spaces, replacing trees as they die, greater level of maintenance of existing parks, clearer guidance and regulations on tree felling, street leaf sweeping, removal of graffiti and alternative uses for some open spaces and the quality of the open spaces at West Deakin.

## Housing

Although some participants approved of the current level of density, an overwhelming majority of people indicated that action needed to be taken to restrict development, limit heights of building, restrict dual occupancy and limit the number of multi-unit developments. This comment is interesting in that statistics show that in 2001 only 5% of dwellings in Deakin were dual occupancies and 7% multi-units.

In relation to the Householder Survey, 46% of respondents were very satisfied with the quantity of low density housing in Deakin and 31% were very satisfied with its quality. The respondents views were neutral with regards to the quantity and quality of medium density housing. In relation to the quantity of what is perceived as higher density housing, 26% appear very satisfied, 26% appear dissatisfied and about 29% remain neutral. In relation to the quality of higher density housing, 38% remain neutral, 24% appear dissatisfied and 15% appear very satisfied.

## Traffic and parking

The majority of participants have indicated that they are dissatisfied with issues concerning traffic, in terms of both speed and volume. 54% of the respondents to the Householder Survey said that they disliked the amount of traffic and the speed of traffic in the suburb.

Participants stated that they like residential areas free of through traffic and with adequate traffic control. Numerous comments at the workshops offered suggestions for improvement, including putting in traffic calming measures such as speed humps, reducing through traffic, replacing missing signs and road maintenance.

The Deakin Focus Group identified concerns in relation to traffic. These include: the need for pedestrian access to Deakin Shops from the car park, a general need for speed restrictions, Deakin being used as a short cut by non-residents of Deakin, improving the areas around the schools where parents drop off children and usage of and difficulties with Adelaide Avenue.

The Householder Survey identified a reasonable level of concern regarding traffic in Deakin. These are:

- Hopetoun Circuit is impacted somewhat by speed (32%), through traffic (33%), rat-running (35%), and traffic to commercial premises (23%).
- Kent Street is impacted somewhat by speed (27%), through traffic (39%), rat-running (43%), and traffic to commercial premises (24%).

Most of the respondents identified that, with the exception of parking at the local shops, they are satisfied with parking in Deakin. Nearly two-thirds of respondents to the Householder Survey and one-third of respondents to the Business and Employee Survey felt that there are large to major problems with parking at the local shops. The majority of

respondents to both these surveys have said that all day parking on residential streets is a small problem or no problem at all. Nearly three-quarters of respondents to the Business and Employee Survey and about half of the respondents to the Householder Survey regard a lack of enforcement of parking limits in Deakin as being a small or no problem.

## **Infrastructure, such as footpaths and cycle paths, and lighting**

A large majority (71%) of respondents to the Business and Employee Survey identified that there are sufficient cycle and footpaths. 66% of the respondents to the Householder Survey dislike the cycles and footpaths in Deakin although 57% of respondents to the Householder Survey identified that the sufficiency of cycle and footpaths presented little or no problem. This level of dissatisfaction requires further analysis to discover whether this is a function of the quantity of available cycle and footpaths, or some other concern, such as maintenance. 25% of respondents to this survey also identified that this presented a medium to major level of problem.

## **Safety**

Over two-thirds of the respondents to the Employee and Business Survey agreed with the statement regarding Deakin being a safe place to work. 89% of respondents to the Householder Survey like the level of safety in their suburb. However, other collaborations indicated a need for improvement of lighting in the suburb such as brighter lights for better illumination. Lighting is important in terms of understanding peoples' feelings of safety (43% of people who answered the Business and Employee Survey identified that the lighting in Deakin is of greater contribution to their feelings of safety, second to visible police presence – 76%).

## **Change**

In terms of the speed of change in this neighbourhood, the vast majority of people who filled in the Householder Survey and the Business and Employee Survey believe that Deakin is changing at a moderate speed. Of those residents who answered this question, a majority (60%) considered this change to be good. This is also consistent with the Survey respondents' views on recent property developments. The survey revealed that over 68% of householders believed that these developments are generally sympathetic to the established feel of the suburb. 80% of the Business and Employee Survey respondents agreed.

In terms of the changes to streetscape and parks, 28% of the Business and Employee Survey respondents believed that Deakin is looking better than it did five years ago, whilst 38% believed that there is no change. For Householders, 39% believed that it looks better than it did five years ago, while 12% believed that there is no change.

For more detailed information regarding the results of the collaborations, please refer to *Reflecting Deakin: a summary*. For the recommendations and actions developed to address these issues please refer to Parts 4 and 5.

The large range of aspirations, issues and ideas gathered during the various collaboration activities have directly influenced the development of the Deakin Neighbourhood Plan. To obtain a copy of resources used in the development of the Deakin Neighbourhood Plan, please refer to the Neighbourhood Planning website at

- [http://www.palm.act.gov.au/planning\\_and\\_development/neighbourhood\\_plans/index.htm](http://www.palm.act.gov.au/planning_and_development/neighbourhood_plans/index.htm)
- or contact the Neighbourhood Planning and Community Partnerships Team on **6205 0087**.

# Deakin: a unique suburb in a unique city

Neighbourhood Planning in Deakin is not occurring in isolation. The beginning of the new millennium saw an increasing recognition that the pace and type of change occurring in Canberra may not be sustainable without an overarching strategic framework to ensure a socially fairer community, an economy that is nationally and globally competitive and an environment that is maintained and enhanced. During 2002 the ACT Government, in partnership with the community and industry housing, started to develop a strategic framework by commencing work on a suite of inter-related strategies including the Canberra Social Plan, the Canberra Economic White Paper and the urban strategy known as the Canberra Spatial Plan. These three strategies are jointly known as the Canberra Plan. The ACT Sustainability Policy and Sustainable Transport Framework is also being developed simultaneously with the Deakin Neighbourhood Plan.

Another component of the overall planning context of Canberra is its role as National Capital. Areas of national significance are managed by the National Capital Plan. This Plan seeks to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The Deakin Neighbourhood Plan acknowledges that certain areas in the neighbourhood, most notable Adelaide Avenue, Melbourne Avenue (Sections 2,3, and 49), West Deakin (Sections 67 and 80) and the Red Hill Nature Reserve, have key roles in promoting Canberra's national significance.

The neighbourhood of Deakin started work on developing the Deakin Neighbourhood Plan in early 2002 at approximately the same time as work commenced on the Canberra Plan. Whilst the Deakin Neighbourhood Plan took six months to develop, some aspects of the Canberra Plan will take up to eighteen months to be completed. One of the suite of integrated strategies that makes up the Canberra Plan - the Spatial Plan - may influence the Deakin Neighbourhood Plan as it provides a Canberra wide context for change management. The Spatial Plan is about managing competing uses of space. The Deakin Neighbourhood Plan needs to be dynamic to respond to the changes anticipated in the Canberra Plan and the ACT Sustainability Policy. This means that the Deakin Neighbourhood Plan will be reviewed and refined regularly in order to respond to change. For more information regarding the review process, refer to the Implementation Plan and Review Schedule which is in the inside back cover pocket.

## THE CHANGING FACE OF CANBERRA

The population of Canberra is expected to grow by approximately 75,000 people over the next 25 years. This means that the population of Canberra will increase from the current population of 322,600 people to almost 400,000 people by 2026. Population growth will be highest in Gungahlin and the population of both north and south Canberra is also likely to increase assuming that redevelopment continues. In comparison the population of Woden, Belconnen and North Tuggeranong will decrease.

The surrounding region, particularly the Yarrowlumla and Eurobodalla Shires and the Queanbeyan City, is forecast to experience more modest growth with a projected increase of approximately 15,000 people. However, restrictions in the land supply in Canberra due to environmental and other constraints may force the population of the ACT to flow across the border into New South Wales. This may have profound social, environmental and economic consequences for Canberra and the ACT Sub-Region. To ensure a sustainable urban form, land use densities may need to increase in certain parts of Canberra. This would not only address the need for future housing supply and reduce development cost but also increase housing choice in established areas.

The population is ageing with the median age increasing from 33.1 years now to 40.4 years in 2016. The proportion of people aged over 75 years will more than double between 1996 and 2016. Conversely, the number of young adults aged between 18 and 24 years will decline by 30%.

In common with other Australian cities, Canberra has experienced declining average household size. There were 4.0 persons per dwelling in 1961 and 2.7 persons per dwelling in 1996. It is projected that this will decline to 2.4 people per dwelling by 2021. One and two person households will increase substantially and will represent nearly 66% of all households by 2021. This trend is a consequence of the ageing of the population such as later marriage, declining fertility, and increased separation and divorce. It has implications for planning and the provision of services such as schools, childcare centres and playgrounds and aged care.

Changes in household size, combined with high numbers of the population in the household formation age groups, have led to a new dwelling being constructed for every additional 1.2 people living in Canberra. Based on current forecasts Canberra will need an additional 44,500 dwellings to meet housing demand by 2026. Detached dwellings are the dominant (but declining) housing form.

Demographic data in this section is sourced from Your Canberra Your Future - changes and challenges - the Canberra Spatial Plan, July 2002 (Planning and Land Management).

## **DEAKIN AND THE INNER SOUTH**

Deakin is situated in an area of Canberra popularly called 'the Inner South', due to its location south of Lake Burley Griffin. The Inner South is one of the older parts of Canberra, and comprises the suburbs of Yarralumla, Parkes, Barton, Kingston, Manuka, Griffith, Red Hill and Narrabundah (refer the Neighbourhood Planning Context map on page 7). It is largely residential in nature.

The geographic and symbolic hub of the Inner South is the southern areas of the Parliamentary Triangle, whilst the community heart is comprised of the shopping centres of Manuka and Kingston which are renowned for their restaurants, cafes and bars. Some of the Inner South suburbs, such as Yarralumla and Kingston, have Lake Burley Griffin as their northern edges.

## THE CHANGING FACE OF DEAKIN

According to the Australian Bureau of Statistics, the population of Deakin has been declining gradually since it reached its peak of 3,636 people in 1969. By 2001 the population had decreased to 2,574 and it is projected that the population will further decline over the next few years to 2,350 in 2010. This would amount to a 7% decline in the suburb's population from the current level. This trend is in contrast with the population projections for the Inner South which indicate that the current population of 23,074 will increase to 24,850 in the year 2010, equating to a 7% increase. At present, Deakin and the Inner South make up 11% of the population and 0.8% of the total population of the ACT.

In June 1999, 31% of the population in Deakin was aged 55 and over. This compares with 25% for the Inner South and 16% for the ACT. The median age for Deakin in June 1999 was 42.1 years, compared with 37.8 and 32.4 for South Canberra and the ACT respectively. The age distribution in 30 June 1999 was as follows:

**FIGURE 1** Deakin's population in context

Age Distribution	Persons	(%) Deakin	(%) Inner South	(%) ACT
0-14 years	114	5	5	7
5-14 years	289	12	11	14
15-19 years	231	9	7	8
20-54 years	1084	44	52	55
55-64 years	212	9	9	8
65 +	538	22	16	8
<b>Total</b>	<b>2468</b>	<b>100</b>	<b>100</b>	<b>100</b>

Refer to Figures 2,3,4 and 5 for more information regarding housing characteristics, occupied private dwellings and family types occupying the dwellings.(Source: Australian Bureau of Statistics 2001 Census)

**FIGURE 2** Housing Characteristics

Suburb	Occupied private dwellings	Unoccupied private dwellings	Non-private dwellings	Total
<b>Deakin</b>	1,027	118	5	1,150
<b>Red Hill</b>	1,112	89	7	1,208
<b>Yarralumla</b>	1,204	121	3	1,328

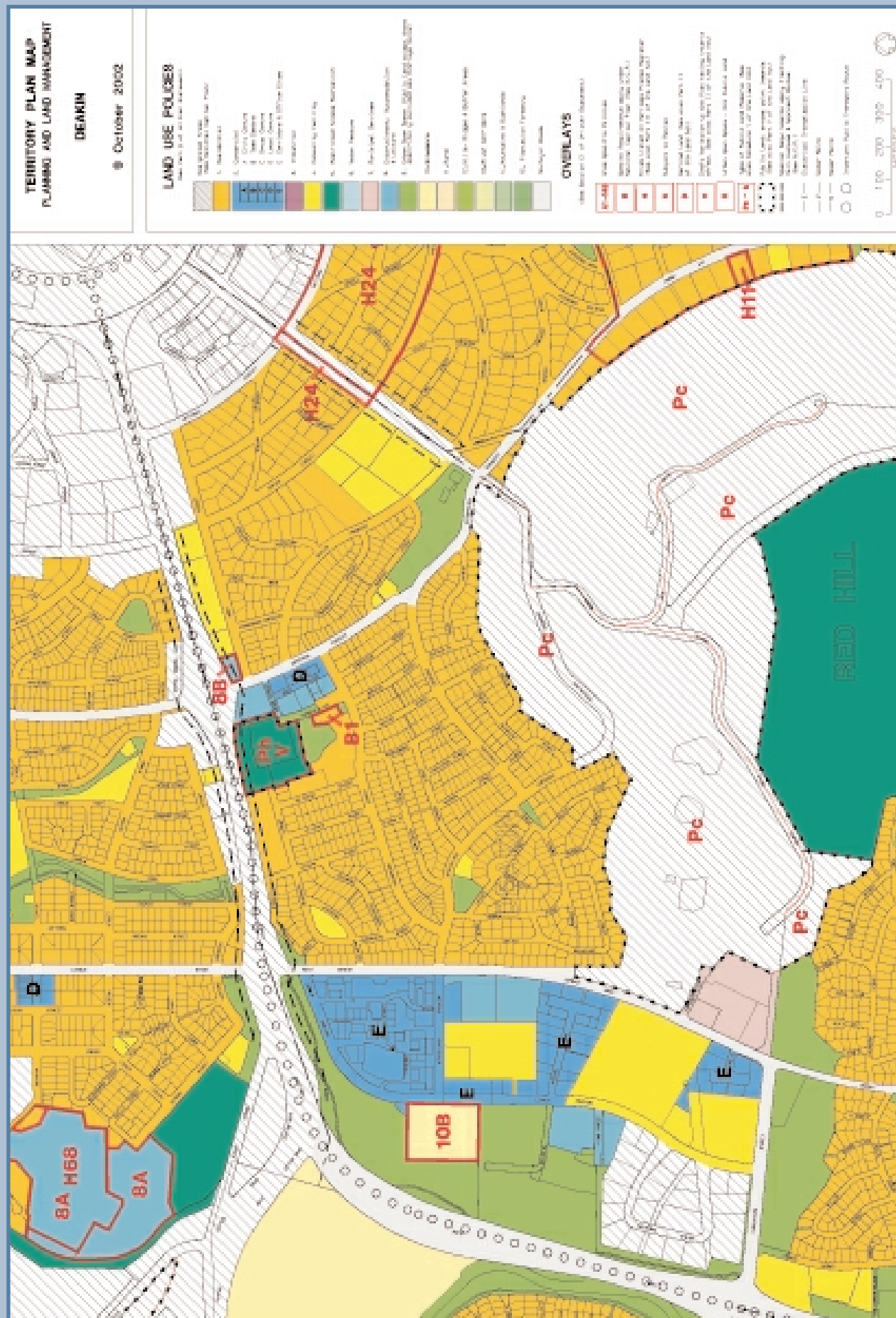
*Source: Australian Bureau of Statistics 2001 Census*



NEIGHBOURHOOD PLANNING ~ Context Map



doi:10.1371/journal.pone.0142002.g002



**FIGURE 3** Occupied Private Dwellings

Suburb	Fully owned	Being purchased	Median monthly loan repayment	Rented	Median weekly rent	Total
Deakin	512	223	\$1,389	225	\$209	1,027
Red Hill	481	198	\$1,567	344	\$143	1,112
Yarralumla	548	221	\$1,435	365	\$202	1,204

*Source: Australian Bureau of Statistics 2001 Census*

**FIGURE 4** Selected Household Characteristics

Suburb	Family	Lone person	Group	Size mean (c) persons	Total
Deakin	656	298	25	2.3	1,027
Red Hill	735	283	45	2.5	1,112
Yarralumla	801	292	49	2.4	1,204

*Source: Australian Bureau of Statistics 2001 Census*

**FIGURE 5** Family Type

Suburb	Couple family with dependent	Couple family with non-dependent children	Couple family without children	One parent family	Other family	Total
Deakin	259	45	284	65	6	659
Red Hill	308	36	267	119	9	739
Yarralumla	257	43	378	119	9	806

*Source: Australian Bureau of Statistics 2001 Census*

The main dwelling type in Deakin is mainly single residential. In December 2001, 5% of dwellings were dual occupancies and 7% multi-units. In 2001 the median dwelling (non-unit) price was \$400,000. The net residential density for Deakin, in June 2000, was 8.7 dwellings per hectare – this compares with 11.1 dwellings per hectare for the Inner South as a whole. The net population density is 19.2 persons per hectare. This is less than half the density of Kingston.

At the 2001 Census, the median weekly individual income for Deakin residents was \$673.00 and ranked as one of the highest in Canberra (14th out of the 98 suburbs surveyed).

For more information regarding Deakin's neighbourhood character and land-use policies, refer maps on pages 13 and 15.

# 2 The Deakin Neighbourhood Character Statement

*It is important to ensure that strategies for future neighbourhood change are consistent with the neighbourhood's essential character. These strategies can then be used as a basis for development planning controls and the reinforcement of local identity through public improvement so that growth and its effects can be appropriately managed.*

## History and general form

Deakin was first settled in 1928 and is named after Alfred Deakin, Australia's second Prime Minister. Deakin was one of the last suburbs to be settled in the district of South Canberra. The suburb is situated along a major transport corridor (Adelaide Avenue, which is listed as designated land under the National Capital Authority's National Capital Plan), providing convenient access to jobs, major recreation, entertainment and community uses. Deakin has a distinctive character with its wide tree-lined streets and a backdrop of the Red Hill Nature Reserve (also designated land under the National Capital Plan) on the southern side. West Deakin, with its commercial premises, community facilities and embassies, forms a distinctly separate portion of the suburb.



*Hopetoun Circuit looking towards Deakin Shops.  
Black Mountain can just be seen to the right.*

## Boundaries

Deakin is bordered by Adelaide Avenue (designated land under the National Capital Plan) to the north, Yarra Glen to the west, Carruthers Street and Red Hill to the south, and State Circle to the east. The imposing Red Hill forms a spectacular visual backdrop to the neighbourhood as well as providing a significant recreational resource.

## Natural environment and open space networks

Deakin has two major areas of open space: the network along Yarra Glen which is mostly open grassland with scattered deciduous tree plantings; and Red Hill which is predominantly characterised by native and indigenous vegetation with some areas of deciduous/exotic vegetation. Latrobe Park, between Stonehaven Circuit and Gawler Crescent, is a small community park and plays a very significant role in the neighbourhood. Groups which use the park as a playground, for sport and recreational activities include, Canberra Girls' Grammar Schools, the Deakin Pre-School, the Scout Group, local residents and families. For more information regarding Deakin's open space network, refer to the map on page 19.

## Built environment and building types

Deakin's built environment is comprised of significant larger single-storey dwellings in established gardens on generous blocks. Some streetscapes, most notably east of Hopetoun Circuit and within walking distance to the shops, are comprised mostly of smaller cottages with a distinctive character. In the past ten years there has been considerable dual-occupancy development resulting in some changes to the existing urban fabric. There is currently new multi-unit housing development under construction south of Deakin shops and adjacent to Adelaide Avenue.

## Deakin's heritage places

The following places in Deakin are listed on the ACT Heritage Council's ACT Heritage Places listing (dated 27 September 2002):

Status	Place	Section and Block
1	13 Canterbury Crescent	Section 2 Block 1
1	The Lodge	Section 3 Block 2
1	CCEGGS Boarding House	Section 9 Block 6
1	10 Gawler Crescent	Section 9 Block 6
1	11 Northcote Crescent	Section 9 Block 8
1	Deakin Anticline	Section 36 Block 9
1	Red Hill Rutidosis Site (includes part of Strickland Crescent Road Reserve)	Section 51 Block 41 (part) & Section 78 Block 8 (part)
1	Royal Australian Mint	Section 65 Block 1
1	Bus Shelter	Class E: MacGregor Street

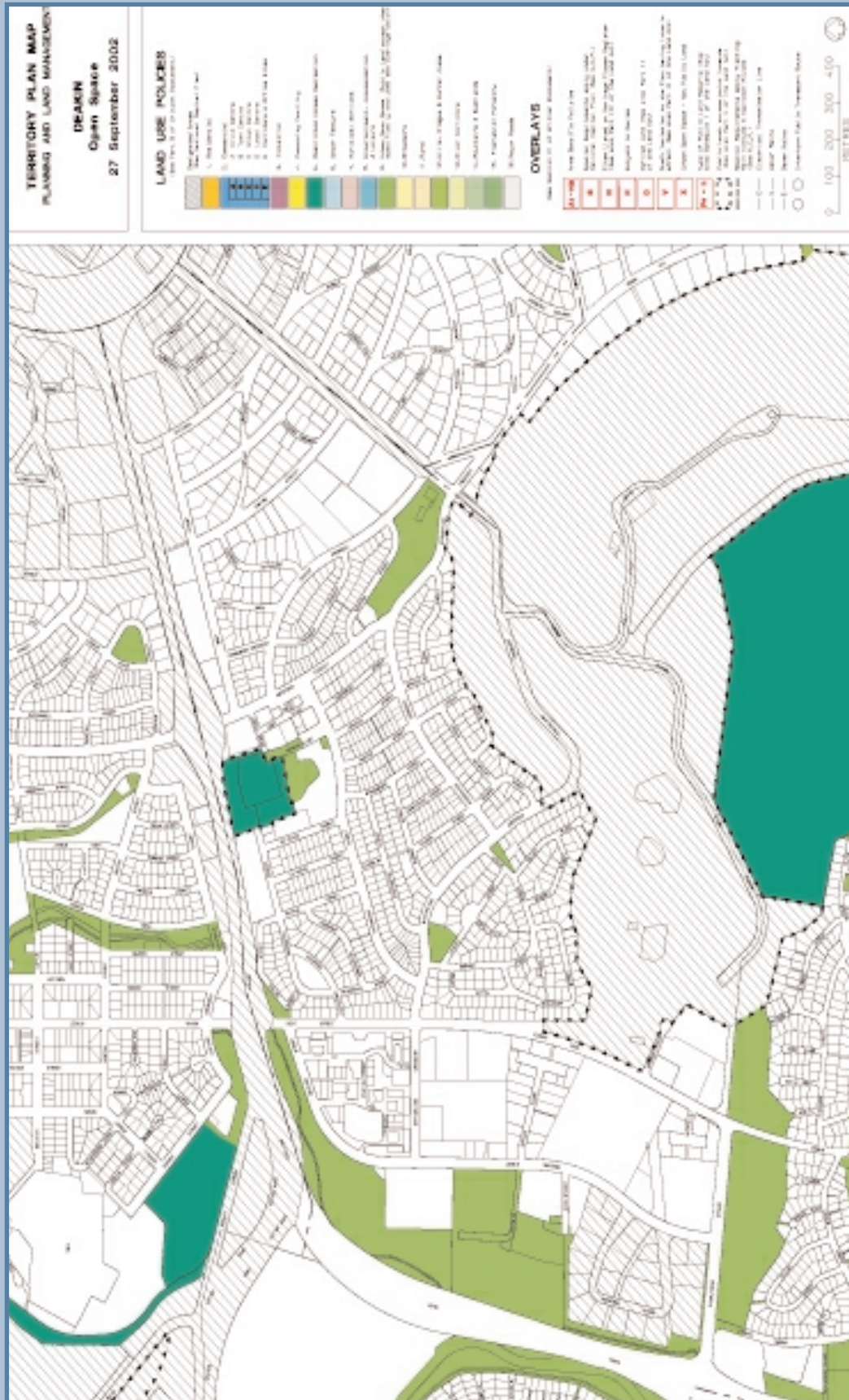
**Status 1** Nominated to an Interim Heritage Place Register. These places are being assessed according to priorities established by the ACT Heritage Council.



*The Deakin Anticline*



# DEAKIN ~ Territory Plan Map: Open Space



## Community facilities

Major services in the neighbourhood include Alfred Deakin High School, Canberra Girls' Grammar School (junior and senior), John James Memorial Hospital, and a number of community-based services as well as a religious institution. These institutions are highly valued by the Deakin community. Also of importance is the Deakin Pre School, which is the only community organised childcare facility in the neighbourhood. Deakin is also home to the Made from Australia Gallery and Beaver Gallery. The neighbourhood is also a popular location for the siting of embassies and prestigious residences for diplomatic personnel.

The following is a table of community facility services found in the Deakin neighbourhood.

**PLEASE NOTE:** this is not an exhaustive list of community resources, but is included here to illustrate the diversity of resources available in the Deakin neighbourhood.

Category	Facility
<b>Education</b>	Woden School
	Alfred Deakin High School
	Deakin Pre-school
	Canberra Girls' Grammar Senior School
	Canberra Girls' Grammar Junior School
	Canberra Girls' Grammar Preschool
<b>Religious organisations</b>	St Lukes Anglican Church
<b>Health/disability services</b>	John James Memorial Hospital
	Gloria Mckerrow House
<b>Childcare</b>	Children's Cubby House
<b>Welfare/community services</b>	ACROD House
	Soccer Canberra
<b>Health/disability services</b>	John James Memorial Hospital
	Lidia Perrin Day Hospital
	Hartley Lifecare inc
<b>Aged care</b>	The Grange Retirement Village
<b>Sports</b>	Croatian Deakin Soccer Club
	Deakin Health Spa
	South Canberra Netball Centre
	Oasis Indoor Recreation Centre
	The Bridge Club
<b>Other</b>	Latrobe Park Scout Hall
	Legacy House
	Canberra Girls' Grammar Tennis Courts





*John James Memorial Hospital in West Deakin*



*The Royal Australian Mint – a significant Deakin landmark*



*Le Hunt Street – one of Deakin's spectacular streetscapes, in this case a fine avenue of oaks (*Quercus bicolor*).*

## Street layout, patterns, hierarchy and sub-division patterns

The neighbourhood's street layout is predominantly curvilinear in nature. Key streets in Deakin, which not only carry significant volumes of traffic but also serve as bus routes, are Kent Street, MacGregor Street, Hopetoun Circuit, Gawler Crescent, and Melbourne Avenue. Stonehaven Crescent is also a major route for significant volumes of traffic.

## Trees and vegetation

Deakin's vegetation is a mix of deciduous and native tree plantings. Most of the neighbourhood's streets are lined with avenues of trees, many of which are planted with a variety of Eucalyptus species. Hopetoun Circuit is a particularly streetscape – it is planted with *Eucalyptus mannifera*. Some streets, such as Kent Street, are planted with a mix of deciduous (oaks) and natives (a variety of Eucalyptus species). Latrobe Park is predominantly planted with Eucalypts in open grassland. In many ways, the neighbourhood also borrows the native vegetation that surrounds it, including the largely indigenous vegetation on Red Hill.



*Latrobe Park – a special place and valuable community asset for the Deakin neighbourhood*



*The Red Hill Reserve, which forms one of the fine open space backdrops to Deakin*



*Latrobe Park – Scout Hall*

## Deakin's precincts

The Deakin neighbourhood is divided onto three distinct precincts. The first precinct is Residential Deakin which consists of a diverse range of houses in the neighbourhood. The second is the Deakin Local Shops in the centre of Deakin providing a variety of amenities. The third is West Deakin, accommodating commercial and professional buildings. (Refer to the map opposite for the location of Deakin's precincts.) The establishment of precincts recognises the fact that the different areas of the Deakin neighbourhood now have different characteristics, land-use purposes and building types and densities. Subsequently the priorities of the residents of each precinct may differ.

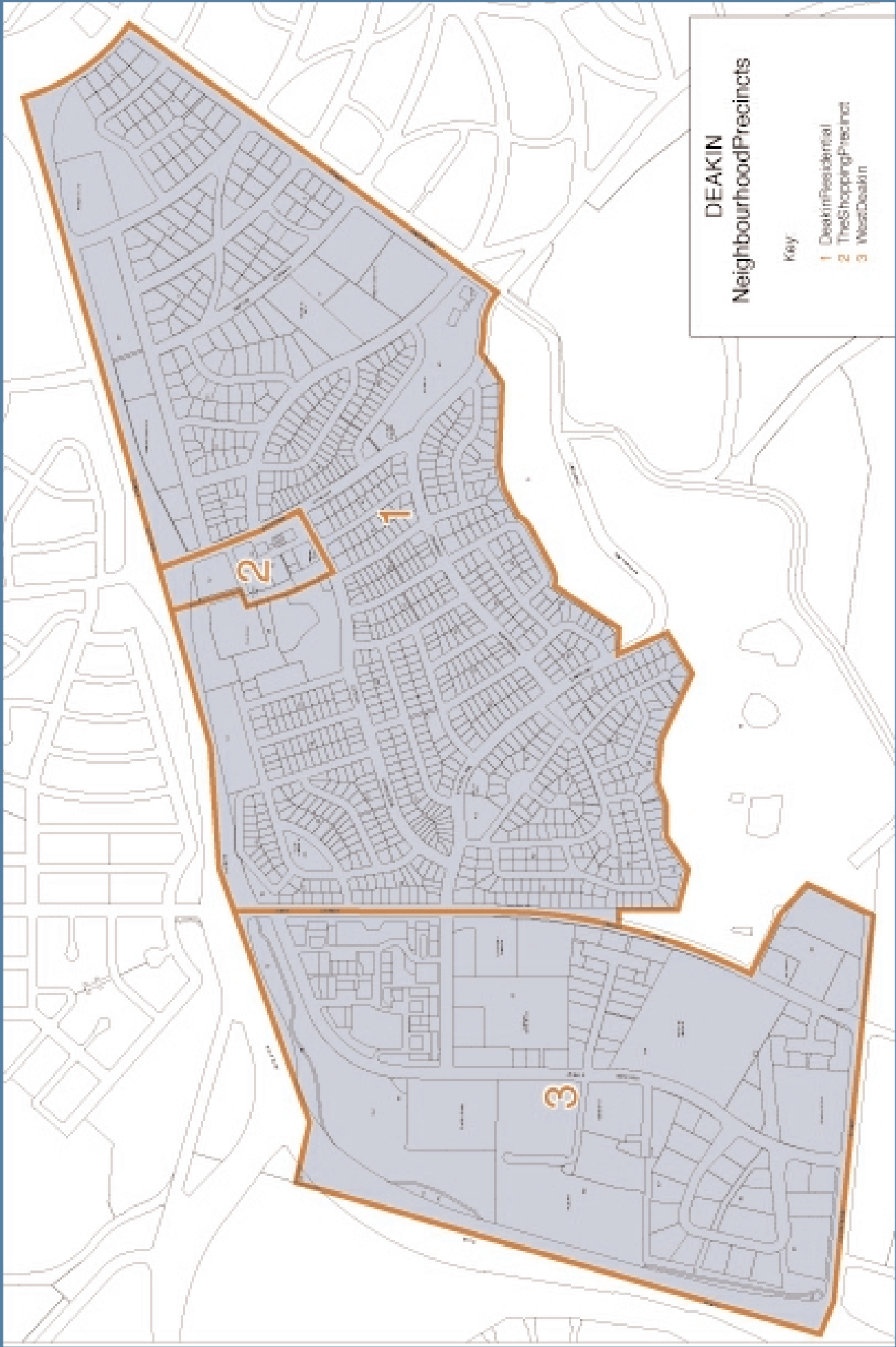
### Precinct 1 Residential Deakin

#### THE BOUNDARIES

The Deakin residential area is bordered by Adelaide Avenue to the north, Kent Street to the west and Melbourne Avenue to the south and State Circle to the east.

#### THE CHARACTER

The precinct is comprised predominantly of larger single-storey dwellings in established gardens and generous blocks. The area has a distinctive character with its wide tree-lined streets and a backdrop of the Red Hill Nature Reserve. The established tree canopy is impressive and highly valued by the neighbourhood. The Canberra Girls' Grammar Junior School is situated parallel to Adelaide Avenue and Grey Street with Melbourne Avenue, Empire Circuit and Gawler Crescent bordering the Canberra Girls' Grammar Senior School. The open spaces and the mature trees surrounding the school enhances the heritage buildings. The residential area inside State Circle, (The Lodge and Diplomatic Estate in Section 49 and the residential sites of Sections 2 and 3) are under the control of the National Capital Authority through the National Capital Plan.



## Precinct 2 The Deakin Local Shops

### THE BOUNDARIES

The precinct is bordered by Adelaide Avenue to the north, Hopetoun Circuit to the east, MacGregor Street to the south and Hannah Street to the west.

### THE CHARACTER

This is a vibrant local centre with a diversity of shops and facilities. It is divided into two zones defined by Duff Place. The shopping zone includes a supermarket,

Post Office, popular cafes, and Deakin Court which accommodates a number of professional offices. The Embassy Motel, Deakin Shell Service Station, The Gambit Coffee Shop and the Deakin local shopping centre face onto Hopetoun Circuit. The Gambit Coffee Shop accommodates an outside eating area bordering the open space, which is particularly popular on weekends. Free parking areas are allocated to the front and rear of the shopping centre.

Duff Place is located in the middle of the shopping centre and has 5-minute parking and loading zone areas. Although this is a two-way road it is narrow and congested and is mostly used as a service lane. The second zone, located west of Duff Place, accommodates mostly professional offices and clubs. The Grange Retirement Village and the Deakin Health Spa face onto MacGregor Street. The Deakin Health Spa has a small number of parking spaces at the front and at the back in Hannah Place. The Croatia Deakin Soccer Club faces onto the corner of Duff Place and Grose Street and accommodates parking spaces within the Club's boundary.



*The Deakin Shops, looking from Adelaide Avenue.  
Red Hill is in the background.*

## Precinct 3 West Deakin

### THE BOUNDARIES

Adelaide Avenue borders West Deakin to the south, Kent Street to the east, Carruthers Street to the north and Yarra Glen to the west.

### THE CHARACTER

This precinct has a markedly different character to residential Deakin and combines commercial, community, health, educational, and historical premises. The areas within Denison Street to the northwest, Kent Street to the east and Strickland Crescent to the south are comprised of buildings set in well-maintained gardens; many have internal courtyards. The main buildings around Champion Street, Thesiger Circuit and Giles Court accommodate office space for various companies. The John James Memorial Hospital faces onto Strickland Crescent with a semi-circular driveway, bordered by small shrubs and gardens, and parking bays allocated to medical professionals, patients and visitors forms the entrance. An open space lawn area and a variety of mostly deciduous trees enhance the appearance of the Hospital.



*The sporting facilities of West Deakin*



*A day out at the West Deakin Hellenic Bowling Club in Kent Street*

The West Deakin Hellenic Bowling Club is situated on the corner of Strickland Crescent and Kent Street and is surrounded by small shrubs with the entrance to the Bowling Club parking off Strickland Crescent. The Deakin Inn building faces Kent Street and is presently vacant. The Napier Close area faces onto Kent Street to the east and Denison Street to the west and features the Beaver Gallery with a picturesque, mostly turfed and garden area at the front. Denison Street carries a significant volume of traffic and is a major bus route for local schools. Some of the buildings facing onto Denison Street are the Royal Australian Mint surrounded by playing fields, the Alfred Deakin High School sites in its mostly native landscape and the Woden School. The Oasis Leisure Centre and the ACT Touch Association are in the area of Makin Place, Denison Street and King Street.

In the south west corner of West Deakin is a relatively new embassy precinct (Sections 67 and 80). These sections are controlled by the National Capital Authority through the National Capital Plan. West Deakin is undergoing change and renewal as some national institutions and other organisations such as the West Deakin Hellenic Bowling Club and the Deakin Inn investigate alternative futures. Refer to the map on page 25 for the location of Deakin's precincts.

A vision is a concise statement of what an area should be like in the future, a shared image of what a neighbourhood seeks to become. A vision statement for Deakin was prepared during the Neighbourhood Planning process. It drew upon the findings of the first stage of collaboration, 'Planning Together in the ACT' and input received from the Deakin Interim Community Reference Panel. Goals were also developed which emphasise the main aspects of the vision.

## THE VISION FOR DEAKIN

*Deakin in the future will continue to be a unique and diverse neighbourhood comprising a mix of both residential and commercial development, a vibrant shopping centre, educational centres, highest standard of specialist health care and key historical sites.*

*It will be a safe, peaceful and livable environment.*

## THE GOALS FOR ACHIEVING THE VISION

### **GOAL 1** A unique and diverse neighbourhood with a strong community spirit.

**OBJECTIVE 1** Establish a range of places for the community to meet and interact.

**OBJECTIVE 2** Create programs for community involvement/celebration.

**OBJECTIVE 3** Provide a range of 'networks' both physical and cultural.

### **GOAL 2** A safe, peaceful and livable environment

**OBJECTIVE 1** Create choice of living, working and playing opportunities so as to cater for a range of ages, mobility, income etc.

**OBJECTIVE 2** Ensure a high degree of safe access and a range of access opportunities to and through the suburb (vehicular, pedestrian and bicycle).

**OBJECTIVE 3** Promote environmentally responsible and sensitive design and management of streets, open spaces and high quality sustainable redevelopment.

---

**GOAL 3** Deakin's natural and cultural heritage is enhanced

**OBJECTIVE 1** Reflect and reinforce Deakin's special location in the National Capital.

**OBJECTIVE 2** Retain and enhance the heritage space and places.

**OBJECTIVE 3** Recognise and protect the distinctive qualities of streets.

**OBJECTIVE 4** Conserve, enhance and ensure access to open spaces, bushland and recreational areas.



This part of the Deakin Neighbourhood Plan is about how the neighbourhood will achieve its vision. It is described in a cascading way - broadly at first, becoming more detailed. It uses the following format:

- Goals;
- Objectives; and/or
- Strategies.

A goal is the aim or destination of a neighbourhood – it describes how we will achieve the vision. An objective is something that is sought or aimed for and is more specific than a goal. Strategies detail the principles that can be employed to meet an objective. Strategies and actions are the activities that will be implemented by ACT Government agencies and other stakeholders. The Actions are listed in Part 5 of this Neighbourhood Plan. It is important to note that the actions will change over time as they are implemented and completed. The goals, objectives and strategies in Part 4 are described at two scales. Firstly on a 'neighbourhood wide' scale – this is where the details of the strategies apply to the whole neighbourhood. The second scale is directed at a 'precinct' level. A precinct is an area that has a special character and is distinct from the rest of the neighbourhood. Strategies that are written under a particular precinct do not necessarily apply or have relevance to other precincts in the neighbourhood.

The strategies in this neighbourhood plan should be read in association with the Territory Plan and any other relevant ACT Government standards and guidelines. No part of this Neighbourhood Plan overrides the Territory Plan.

## The Neighbourhood: Goals, Objectives and Strategies

### DEAKIN URBAN DESIGN STRATEGIES

The focus of the following strategies is to create a physical environment in Deakin that will achieve the community's Vision.

These strategies:

- respond to the differing precincts and characters in Deakin;
- provide the framework against which the merits of any redevelopment or significant works can be assessed as in respect to the High Quality Sustainable Design Process;
- inform the development of more detailed planning instruments, including Area Specific Plans and Section Master Plans;
- will guide the priority and character of ACT Government programs and actions in the neighbourhood; and
- seek to stimulate initiatives to enhance the amenity of the suburb without relying solely on the ACT Government.

### PLANNING AND LAND MANAGEMENT



## GOAL 1

### A unique and diverse neighbourhood with a strong community spirit

## OBJECTIVES

*To achieve the long-term goal of creating a unique and diverse neighbourhood with a strong community spirit for Deakin, the Neighbourhood Plan is based on the achievement of the following short- to medium-term objectives.*

**OBJECTIVE 1** Establish a range of places for the community to meet and interact.

**OBJECTIVE 2** Create programs for community involvement/celebration.

**OBJECTIVE 3** Provide a range of 'networks' both physical and cultural.

## STRATEGIES

*To achieve the above short- to medium-term objectives, the following guiding strategies have been developed.*

**OBJECTIVE 1** Establish a range of places for the community to meet and interact.

- Enhance and focus activity at the shopping centre so it is a primary meeting place
- Support local sporting activities and utilise the sports grounds
- Provide informal spaces to encourage community to gather in streets

**OBJECTIVE 2** Create programs for community involvement/celebration.

- Continue the ongoing creation of a place the community would be proud of
- Establish networks and utilise the community buildings and halls located in the area

**OBJECTIVE 3** Provide a range of 'networks' both physical and cultural.

- Establish good streets, pedestrian system to provide safe access to meeting places
- Support opportunities for social interaction: formal and casual, organised and spontaneous

## GOAL 2

### A safe, peaceful and livable environment

## OBJECTIVES

*To achieve the long-term goal of creating a safe, peaceful and livable environment in Deakin, the Neighbourhood Plan is based on the achievement of the following short- to medium-term objectives.*

- OBJECTIVE 1** Create choice of living, working and playing opportunities so as to cater for a range of ages, mobility, income etc.
- OBJECTIVE 2** Ensure a high degree of safe access and a range of access opportunities to and through the suburb (vehicular, pedestrian and bicycle).
- OBJECTIVE 3** Promote environmentally responsible and sensitive design and management of streets, open spaces and high quality, sustainable redevelopment

## STRATEGIES

*To achieve the above short- to medium-term objectives, the following guiding strategies have been developed.*

- OBJECTIVE 1** Create choice of living, working and playing opportunities so as to cater for a range of ages, mobility, income etc.
- Provide a more diverse range of housing forms to improve choice for all household types, eg single people, families and the aged.
  - Provide a diversity of experiences/opportunities eg recreation, community facilities, social and community programs
  - Provide for a variety of users and uses
  - Protect the amenity of residents of Deakin (solar access, privacy and visual quality)
- OBJECTIVE 2** Ensure a high degree of safe access and a range of access opportunities to and through the suburb (vehicular, pedestrian and bicycle).
- Maintain and enhance the existing major transport networks to maximise choice of routes
  - Ensure clear, easy routes for pedestrians, cyclists and vehicles
  - Street design of major roads should reduce traffic speed rather than reduce traffic flow
  - Cluster similar land uses to improve access to facilities
  - Prioritise the needs of pedestrians
  - Provide safe road crossings
  - Support the use of public transport

**OBJECTIVE 3** Promote environmentally responsible and sensitive design and management of streets, open spaces and high quality, sustainable redevelopment

- Design units and homes with adequate privacy, sufficient solar access, suitable internal layout with living areas facing the street,
- Clearly define private space and the public realm
- Maintain Red Hill Nature Reserve to protect fauna and flora
- Within the opportunities and constraints of individual blocks and sections, provide quality developments with adequate privacy, sufficient solar access, and suitable internal layout with entrances and living/habitable areas facing the street.

## GOAL 3

**Deakin's natural and cultural heritage is enhanced**

### OBJECTIVES

*To ensure that the access to high quality facilities in Deakin is convenient and equitable the Neighbourhood Plan is based on the achievement of the following objectives.*

**OBJECTIVE 1** Reflect and reinforce Deakin's special location in the National Capital.

**OBJECTIVE 2** Retain and enhance the heritage space and places.

**OBJECTIVE 3** Recognise the distinctive qualities of the streets.

**OBJECTIVE 4** Conserve, enhance and ensure access to open spaces, bushland and recreational areas.

### STRATEGIES

**OBJECTIVE 1** Reflect and reinforce Deakin's special location in the National Capital.

- Recognise and protect the qualities that establish local identity and distinctiveness of each of the precincts
- Retain and reinforce the key backdrops, vistas and view corridors important in the suburb

**OBJECTIVE 2** Retain and enhance the heritage space and places.

- Define the public and private realm
- Heritage spaces and places are to be conserved; interpretative opportunities for people to understand the value of these places are to be encouraged

**OBJECTIVE 3** Recognise the distinctive qualities of the streets.

- Maintain landscape setting and street trees
- Respect the existing street pattern
- The street trees are to dominate over the buildings and the 'rhythm' of the street trees is to be maintained
- The verge widths and grassy verges are to be retained
- The visual impact of car access and storage is to be minimised

**OBJECTIVE 4** Conserve, enhance and ensure access to open spaces, bushland and recreational areas.

- Retain and reinforce the Red Hill Nature Reserve
- Support the dedication of the playground (open space) at the corner of Norman and Strickland Crescent
- A range of recreational opportunities that serve all people of different ages, mobility and interests are to be developed
- Facilities and opportunities that extend people's access and enjoyment of the open space are to be developed - this includes appropriate paths, signage, controlled parking areas etc;
- The existing open spaces are to be protected and the network and diversity of spaces added to
- A sense of safety and security in the public open spaces (passive surveillance) is to be provided by maximising access and overlooking of the spaces and ensuring there is an appropriate level of lighting

# Neighbourhood Precincts

## PRECINCT 1: RESIDENTIAL DEAKIN

### GOALS

*The following precinct specific goals have been identified:*

**GOAL 1** A strong family-orientated community spirit.

**GOAL 2** A livable, safe and sustainable suburban neighbourhood.

### OBJECTIVES

*The following objectives have been identified:*

**OBJECTIVE 1** Maintain the garden city character of Deakin

**OBJECTIVE 2** Provide a diverse range of housing types

**OBJECTIVE 3** Provide easy and safe movement to the local shopping area, the schools and services provided in Deakin and West Deakin



*An example of Deakin's original architecture*



*An edge of the Deakin neighbourhood – the intersection of Melbourne Avenue and State Circle with Parliament House in the background.*

## STRATEGIES

*The following strategies have been identified for this precinct:*

- P1-1** Maintain the high quality of the landscape setting and street trees.
- P1-2** Recognise and protect qualities that establish local identity and distinctiveness.
- P1-3** Retain, enhance and add to existing view corridors to Black Mountain, Red Hill and Parliament House.
- P1-4** Provide a balance between human access, activity and wildlife habitat, particularly in relation to Red Hill.
- P1-5** Preserve and enhance the open space network.
- P1-6** Maintain and enhance Latrobe Park's status as a significant community outdoor resource.
- P1-7** Provide appropriate pedestrian and street lighting.
- P1-8** Provide a safe and accessible route of travel for residents.
- P1-9** Support the use of public transport.
- P1-10** Sections 13,14,15,16 and 24 are to be zoned as 'Residential Core' areas under The Garden City Variation.



*Le Hunt Street – one of Deakin's spectacular streetscapes, in this case a fine avenue of oaks (Quercus bicolor).*

## PRECINCT 2: THE DEAKIN LOCAL SHOPS

### GOALS

*The following precinct specific goals have been identified:*

- GOAL 1** The Deakin local shops will be the centre of Deakin's strong community spirit.
- GOAL 2** The Deakin local shops will be a livable, accessible, safe and well-maintained local shopping environment.

### OBJECTIVES

The following objectives have been identified:

- OBJECTIVE 1** Enhance the commercial viability of the precinct.
- OBJECTIVE 2** Link the shops with the rest of the neighbourhood via the provision of safe and accessible routes of travel.
- OBJECTIVE 3** Provide attractive and well-maintained spaces and places.

### STRATEGIES

*The following strategies have been identified for this precinct:*

- P2-1** Maximise landscape setting by encouraging high-quality landscaping in new commercial and residential developments in and around the shops.
- P2-2** Maintain the Deakin Shops' local centre character.
- P2-3** Retain and enhance physical links to the Deakin Anticline.
- P2-4** Retain and enhance view corridors to Red Hill and Black Mountain.
- P2-5** Create a friendly environment via the provision of small, intensively used open spaces with appropriate solar access.
- P2-6** Ensure clear and easy networks for vehicles, pedestrians, and cyclists particularly between the shops and the adjacent residential areas.
- P2-7** Prioritise the needs of pedestrians.
- P2-8** Provide adequate carparking spaces for both shoppers and traders.
- P2-9** Support the use of public transport.
- P2-10** Ensure adjacent multi-unit residential developments have adequate on-site parking.



*The Gambit Coffee Shop at Deakin Shops*

## PRECINCT 3: WEST DEAKIN

### GOALS

*The following precinct specific goals have been identified:*

**GOAL 1** West Deakin will have a strong commercial, professional community spirit.

**GOAL 2** West Deakin will be a livable, accessible, safe and well-maintained commercial, professional and community environment.

### OBJECTIVES

*The following objectives have been identified for this precinct:*

**OBJECTIVE 1** Encourage a range of community networks.

**OBJECTIVE 2** Ensure a high degree of access to a range of access opportunities vehicular, pedestrian and bicycle to and through the precinct.

**OBJECTIVE 3** Ensure adequate solar access for both residential developments and landscapes.

**OBJECTIVE 4** Promote environmental sensitivity (ie minimal input).

### STRATEGIES

*The following strategies have been identified for this precinct:*

**P3-2** Maximise landscape setting by encouraging high-quality landscaping in new commercial developments.

**P3-2** Maintain West Deakin's diverse commercial, professional and community character.

**P3-3** Retain and enhance physical links to Residential Deakin.

**P3-4** Retain and enhance view corridors to Red Hill.

**P3-5** Create a healthy environment via the provision of small, intensively used open spaces with appropriate solar access.

**P3-6** Ensure clear and easy networks for vehicles, pedestrians, and cyclists, particularly between West Deakin and Residential Deakin.

**P3-7** Prioritise the needs of pedestrians.

**P3-8** Provide adequate carparking spaces for both workers and visitors.

**P3-9** Support the use of public transport.

**P3-10** Ensure new commercial developments have adequate on-site parking.

**P3-11** Develop a Master Plan for West Deakin to promote the better integration of a variety of land uses.



The logo consists of a light blue upper section and a dark blue lower section. A white, curved, brush-stroke-like shape separates the two sections, starting from the top left and curving towards the bottom right. In the dark blue section, there are several overlapping, curved, brush-stroke-like shapes in a darker shade of blue, creating a sense of movement and depth.

## ACT PLANNING & LAND AUTHORITY

16 Challis Street, Dickson

PO Box 1908 Canberra City ACT 2601

TEL: 02 6207 1923 ■ FAX: 02 6207 1925

PALM WEBSITE: [www.actpla.act.gov.au](http://www.actpla.act.gov.au)