

# TURNER

## Neighbourhood Plan

A sustainable future for Turner



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 Turner Neighbourhood Plan.

In particular we wish to thank the members of the Former Turner 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.

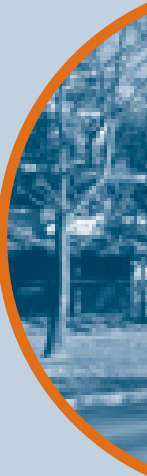
We also extend our gratitude to those who provided submissions during the draft Neighbourhood Plan public testing period from 14 October to 3 November. Over 130 changes to the Turner Neighbourhood Plan have been made as a result of this feedback.

Planning and Land Management  
**February 2003**

The Turner Neighbourhood Character Study produced all photographs appearing in this document. PALM thanks participants for their efforts.

---

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.





# TURNER

## Neighbourhood Plan

A sustainable future for Turner



Prepared by the  
Neighbourhood Planning &  
Community Partnerships Team

# Foreword

Neighbourhood Planning is about enhancing the quality of life of a neighbourhood and 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 PALM worked with all those with an interest in Turner to develop the Turner Neighbourhood Plan. This involved a series of collaborations including two open forum workshops, face-to-face interviews, a focus group, school-based activities, and a householder and business/employee survey. The Neighbourhood Planning process highlighted five key issues in Turner:

- Housing;
- Streetscape;
- Open space;
- Traffic and parking; 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 Turner Interim Community Reference Panel for their consideration. The most feasible options are incorporated here in the Turner Neighbourhood Plan as strategies and actions. These strategies and actions have been developed to assist Turner achieve its vision of becoming:

*an inner city garden suburb with strong links to the past, striving towards sustainability; it will have a diverse community enjoying a safe and livable environment.*



*The interface of suburban Turner (Watson Street) and Sullivans Creek*

The layout of the Turner Neighbourhood Plan is guided by three general questions. Parts 1 and 2 are based on the question of 'Where is Turner now?' Part 3 provides an answer to the question 'Where does Turner want to be in the future?' by outlining Turner's vision and goals. Parts 4 and 5 respond to the question, 'How can Turner achieve its vision?' by detailing the strategies, recommendations and actions needed for the neighbourhood to meet its goals. The Neighbourhood Planning Group that will incorporate Turner will be responsible for assisting with the implementation of the Turner Neighbourhood Plan and its ongoing review. It is proposed that existing or proposed studies and local area master plans – such as Section Master Plans – relating to the Turner neighbourhood will form an integral part of the Turner Neighbourhood Plan.

# Contents

Acknowledgments

Foreword

<b>PART 1</b>	<b>Setting the Scene</b>	<b>1</b>
	About Neighbourhood Planning	1
	Turner: a unique suburb in a unique city	5
<b>PART 2</b>	<b>The Turner Neighbourhood Character Statement</b>	<b>13</b>
<b>PART 3</b>	<b>A Vision for Turner</b>	<b>25</b>
	The Vision Statement	26
	The Goals	26
<b>PART 4</b>	<b>Achieving the Vision</b>	<b>28</b>
	The Neighbourhood: Goals, Objectives and Strategies	28
	Neighbourhood Precincts	36



## 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 of 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 that in those suburbs where change is occurring rapidly that this change is sympathetic to the existing neighbourhood character and that the desirable environmental and social qualities so appreciated in Canberra are maintained. Importantly, this understanding of neighbourhood values needs to acknowledge the wider Canberra setting of which the neighbourhood is a part. This will enhance the likelihood of the neighbourhood achieving its vision.

### 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 that future. The 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 objectives and strategies, and the Turner Implementation Plan.

## WHAT COLLABORATION ACTIVITIES HAVE OCCURRED?

Neighbourhood Planning seeks the views of a wide variety of stakeholders, including those who do not normally participate in planning activities. To this end, the following collaborative techniques have been undertaken during 2002:

- an Open Forum Workshop at the the Turner School on 9 April;
- face-to-face interviews held at the O'Connor shops on Saturday 4 May;
- a two-hour Focus Group attended by a variety of Turner-based community groups on 17 May;
- activities held at the Turner School during May;
- a Householder Survey and Business Owner and Employee Survey held mid-May to early June; and
- a Moving Forward Together workshop held at the Turner Bowling Club on 22 July.

## WHAT DID THE COLLABORATION ACTIVITIES REVEAL?

### Proximity to shops and facilities

It is obvious that the people who appreciate Turner as a place enjoy its proximity to the facilities provided by Civic, the shops and the ANU. The neighbourhood enjoys the near-by recreational facilities such as the sports ovals and the Tennis Club. The Turner School is also deemed as a major education and community asset to the neighbourhood.

### The shops and facilities

There is general satisfaction with both the quantity and quality of cafes, shops and restaurants in Turner, despite the fact that the neighbourhood is unusual in not having its own local shopping centre by name. This appears to suggest that people have adopted as their own the shops at O'Connor and in Civic. There were a number of comments regarding the need to improve certain aspects of the local facilities. These included increasing the diversity and size of the local shops, and ensuring that the facilities are adequate for a changing population.

## The landscape



*Haig Park looking from Froggatt Street, with the Treehouse Preschool and Childcare Centre*

streetscapes and wide verges. Participants also showed general support for the work of the Sullivan's Creek Catchment Group.

Turner's garden city character, particularly its mature, predominantly exotic treed landscape, larger gardens and wide verges, is very popular. 99% of the Householder Survey respondents liked the neighbourhood's streetscapes while 100% expressed satisfaction with the parks and gardens. There were 71 comments made at the Open Forum Workshop in regard to participants appreciating the current

## Housing



*A typical Turner streetscape (Bent Street)*

cottages; similar comments were also raised at the Focus Group, including the need for high-quality and sympathetic architecture. 43.7% of the Householder Survey respondents were very satisfied with the quantity of low-density housing, while 26.3% were very satisfied with its quality. However, in terms of medium-density housing, the Survey results show that there is somewhat of a polarisation with a tendency towards dissatisfaction. 24.7% of Householders were dissatisfied with the quantity of medium-density housing, whilst 12.9% were satisfied. 17.7% are dissatisfied with its quality, with 7.6% indicating that they were satisfied.

The issue of the type and form of housing is highly significant to the Turner neighbourhood. The list of concerns ranged from putting a halt to what is perceived as high-density/high-rise development to restricting further development including dual-occupancy housing. Heritage issues were raised at the Open Forum Workshop, particularly in regard to the retention of the older

## Traffic and parking

It appears that there is general dissatisfaction with Turner's traffic and parking arrangements, including concerns about all-day parking on residential streets. The adequacy of parking at the O'Connor shops is also an area of concern. There was also general support for the permanent inclusion of the 50km/hour rule in all residential streets in the neighbourhood. The conservation of the heritage character of housing that gives a sense of Canberra's history is a high priority. Another important issue for the suburb is the need for redevelopment and the provision of more public housing in the suburb.

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

There was significant mention of the need for better maintenance of footpaths and lighting in Turner. Concerns were also expressed regarding the need for improved drainage and lighting, better pedestrian crossings, and better wheelchair access to bus stops.



*The Sullivans Creek bike path*

### Safety

Living in a safe place is important to the Turner neighbourhood. A slight majority of those who live, work and play in Turner believe that their suburb is safe. Street design, a sense of community, the appearance of the suburb, and lighting and footpaths are all believed to contribute to a feeling of safety.

### Change

In terms of the speed of change in this neighbourhood, the vast majority of residents believe that Turner is changing at a moderate to high speed. Of those who answered this question, a significant majority (71%) considered this change to be bad. These findings need to be considered in relation to residents' views on recent property developments – most believe that recent developments are not sympathetic to the established feel of the suburb.

For more detailed information regarding the results of the collaborations, please refer to *Reflecting Turner: a summary*. For the recommendations and actions developed to address the issues highlighted above 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 this Turner Neighbourhood Plan. To obtain a copy of resources used in the development of the Turner 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**.

# Turner: a unique suburb in a unique city

---

Neighbourhood Planning in Turner 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 internationally competitive, and an environment that is maintained and enhanced. During 2002 the ACT Government, in partnership with the community and housing industry, 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 an 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 are also being developed simultaneously with the Turner 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 Turner Neighbourhood Plan acknowledges that certain areas in the neighbourhood, most notably Northbourne Avenue and Black Mountain, have key roles in promoting Canberra's National significance.

The neighbourhood of Turner started work on developing the Turner Neighbourhood Plan in early 2002 at approximately the same time as work commenced on the Canberra Plan. Whilst the Turner 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 ultimately influence the Turner Neighbourhood Plan as it provides a Canberra wide context for change management. The Spatial Plan is about managing competing uses of space. The Turner 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 Turner 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 likely to increase, assuming that redevelopment continues. In comparison, the populations of Woden, Belconnen and North Tuggeranong will decrease.

The surrounding region, particularly the Yarrowlumla and Eurobodalla Shires and 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 have increased 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 used in this section is sourced from *Your Canberra Your Future - changes and challenges - the Canberra Spatial Plan*, July 2002 (Planning and Land Management).

## TURNER AND THE INNER NORTH

The Turner neighbourhood is within very easy walking distance of Civic, the bustling social and commercial heart of the ACT (refer to the Neighbourhood Planning ~ Context Map on page 9). It is also close to the bush campus of the Australian National University (ANU), and the art and cultural precinct of Civic West. Turner does not have its own shopping centre by name, instead relying on the nearby O'Connor shops and to some extent Civic. O'Connor provides a vibrant and popular centre that services both the O'Connor and Turner neighbourhoods as well as the rest of the Inner North and even further afield. It provides a cafe, bar and number of restaurants, mixed with the convenient services provided by a chemist, post office, supermarket, doctor and real estate agent amongst many others. The Inner North comprises a group of established suburbs located within approximately a five or six kilometre radius from Civic, all of which are highly sought after because of their proximity to services and the high-quality established environment.

The Turner neighbourhood is largely residential although it does include commercial areas in the south-east adjacent to Civic and the north-east corner adjacent to Northbourne Avenue. Turner's proximity to Northbourne Avenue and Civic provides convenient access to jobs, major recreational, entertainment and community facilities.

According to the Australian Bureau of Statistics, the estimated resident population of Turner at June 2001 was approximately 2,049 (source: Regional Population Growth 2000-1 Catalogue 32180.0 Australian Bureau of Statistics). Turner makes up 5% of North Canberra's population and 0.7% of the total population of the ACT. The population peaked at 2,670 in 1964 and then generally declined over the years. However, the population is forecast to increase in the next few years. For instance, it is forecast to increase to 2,300 in 2005 and to 2,500 in 2010 (source: Demographics ACT, Chief Minister's Department, ACT Government). Surrounding suburbs such as Braddon are also forecasted to increase: from 2,844 in 2001 to 4,250 in 2010. This would amount to a 11% increase by 2005 and 18% increase by 2010 from current levels. Population projections for North Canberra indicate that the current district population of 39,550 will increase to 41,200 in 2005 and to 45,050 in 2010. These figures equate to an increase of 4% and 12% respectively (sources: Regional Population Growth 2000-1 Catalogue 32180.0 Australian Bureau of Statistics and Demographics ACT, Chief Minister's Department, ACT Government).

The net residential density for Turner as at June 2000 was 13.3 dwellings per hectare. This compares with 12.3 dwellings per hectare for North Canberra.

In August 2001, 13.9% of the people in Turner were aged between 0 and 14 years old. This compares with 14.8% for North Canberra and 21.1% for the ACT. The 65 years and older age group for Turner (11.7%) is slightly lower than for North Canberra (11%) but higher than the ACT as a whole (8%).

Approximately 6% of the population of Turner are 15-19 year olds. Recent research shows that young people are less likely to live in South Canberra as this age group is increasingly attracted to North Canberra for employment and lifestyle choices, moving into the new housing developments. By the year 2010 North Canberra is likely to overtake North Tuggeranong and South Belconnen as the main place for young people to live.

The median age for Turner in August 2001 was 31 years. This compares with 32 years for North Canberra (Braddon was also 31 years, O'Connor 33 years, and Ainslie 36 years) and 32 years for the ACT (source: Australian Bureau of Statistics – Census of Population and Housing, Selected Social and Housing Characteristics ACT – 2015.8 2001). The average household size in Turner at the time of the 2001 census was 2.1 persons per dwelling. This compared with 2.7 persons per household for the ACT. The net population density for Turner is 24.2 persons per hectare. This compares to 26.1 persons per hectare for North Canberra. In December 2001 there were 885 dwellings in Turner. Of these, 88 (10%) were dual occupancies and 403 (46%) were multi-units.

According to the Australian Bureau of Statistics (source: Census of Population and Housing, Selected Social and Housing Characteristics ACT – 2015.8 2001), Turner ranked 91st out of 107 neighbourhoods with a median weekly individual income of \$422 compared to Braddon which was placed 66th with \$515 and O'Connor placed at 71st at \$511.

Refer to Figures 1-4 for more information regarding Turner's household size and mix, dwelling types, family types, dwelling ownership and cost.

**FIGURE 1** Turner's household mix in context

Suburb	Family (no.)	Lone person (no.)	Group (no.)	Total	Mean (persons)
Turner	382	264	96	833	2.1
Braddon	466	590	155	1,353	1.8
O'Connor	1,082	543	205	1,924	2.3

Source: Australian Bureau of Statistics 2001 Census

**FIGURE 2** Turner's dwellings in context

Suburb	Occupied private dwellings	Unoccupied private dwellings	Non-private dwellings	Total
Turner	833	52	–	885
Braddon	1,353	156	10	1,519
O'Connor	1,924	132	3	2,059

Source: Australian Bureau of Statistics 2001 Census

**FIGURE 3** Turner's family types in context

Suburb	Couple family with dependent children	Couple family with non-dependent children	Couple family without children	One parent family	Other family	Total
Turner	122	8	169	75	12	386
Braddon	106	9	241	67	28	451
O'Connor	352	38	482	179	35	1,086

Source: Australian Bureau of Statistics 2001 Census

**FIGURE 4** Turner's dwelling ownership and cost of dwellings in context

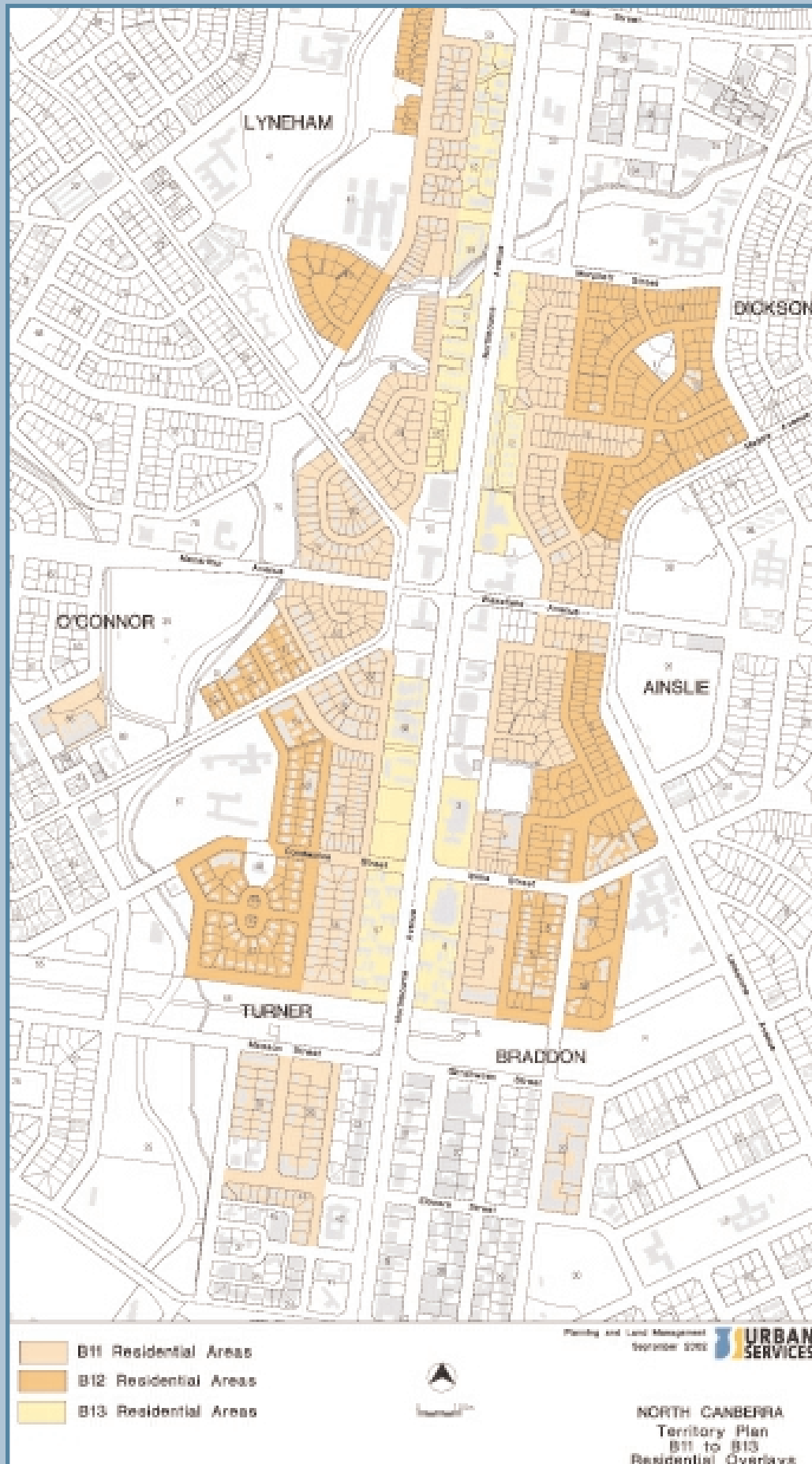
Suburb	Fully owned dwellings	Being purchased—number of dwellings	Being purchased—median monthly loan repayments	Rented—dwellings	Rented—median weekly rent	Total occupied private dwellings—number of dwellings	Total occupied private dwellings—persons in occupied private dwellings
Turner	194	95	\$1,258	463	\$171	833	1,755
Braddon	179	141	\$1,289	865	\$144	1,353	2,530
O'Connor	627	430	\$1,120	760	\$187	1,924	4,400

Source: Australian Bureau of Statistics 2001 Census

NEIGHBOURHOOD PLANNING ~ Context Map



## NORTH CANBERRA ~ TERRITORY PLAN B11 TO B13: Residential Overlays



## THE CHANGING FACE OF TURNER

In the recent past the Turner neighbourhood has experienced considerable change, particularly in terms of housing developments. Where once the suburb was comprised of mostly single-storey stand-alone dwellings, there are now a number of dual-occupancy and many more multi-unit and multi-storey developments. In December 2001 there were 885 dwellings in the neighbourhood – 10% of these were dual-occupancies, and 46% were multi-unit dwellings, many of which have been constructed in the last five years. (In comparison, Braddon has 73% multi-unit dwellings.) A further 500 dwellings are currently under construction, again most of which will be multi-unit development. The areas of the Turner neighbourhood which are closest to Civic and Northbourne Avenue, and are zoned as B11, B12 and B13 (and encourage medium to high-density housing), have experienced the most significant change. Refer to the map of North Canberra ~ Territory Plan B11 to B13: Residential Overlays on page 11 for the location of B11, B12 and B13 areas in the Inner North, and the maps of Turner Territory Plan Land Use Policies on page 17 and Turner Territory Plan Map 1:7000 on page 19 for the location of these specific land-use policies in Turner.

The issue of type and form of housing is highly significant to the Turner neighbourhood. The neighbourhood has expressed concern regarding the rate and type of change. In regard to this there has been concern expressed over new developments in the area. Numerous comments of varying intensity were received during the Neighbourhood Planning collaboration process calling for development restrictions. In particular, there have been calls for restrictions on the perceived medium and high-density development, reductions in dual occupancies and the prevention of overlooking and overshadowing of neighbourhood properties by new developments. There has also been some opposition to B11, B12, B13 and The Garden City Variation Government land-use policies. These policies have been the key clearly stated givens of the Neighbourhood Planning program. However there has been some opportunity throughout the program to review the Garden City Variation 'General' areas and review how the B11, B12 and B13 land-use policies can be better implemented to protect the special qualities of Turner. Heritage issues were also raised, particularly in regard to the retention of the older cottages. In general, the neighbourhood believes that new residential developments are for the most part unsympathetic to the established feel of Turner.



*A beautiful sight – autumn trees in Haig Park*

The issue of housing cannot be divorced from the issue of landscape. Turner's garden city character, particularly its tree-lined streets, larger gardens and wide verges, is clearly very popular. There is a desire from the neighbourhood that new residential developments complement and enhance the existing landscape amenity, particularly in terms of the existing mature treescape on both public and private land.

The neighbourhood's key concerns regarding housing and landscape are: front, rear and side setbacks, the articulation of the front building line to prevent the 'wall of development' experienced elsewhere in the ACT; achieving appropriate solar access; preservation of significant trees both on verges and on leased land; and ensuring adequate on-site carparking for multi-unit developments.



## 2 The Turner 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 background

Turner was generally first settled in 1940 although a small section in the south-west of the neighbourhood was built in the 1930s where CSIRO personnel were housed. Turner is named after Sir George Turner, a Legislator and Federalist. The suburb is located in North Canberra, a valley made distinct by Black Mountain Reserve to the south, O'Connor Ridge to the west and the imposing Mount Ainslie and Mount Majura further to the east (all these landmarks are classified as Designated Land under the National Capital Authority's National Capital Plan). Many parts of the neighbourhood afford spectacular views to these landmarks. The basic structure of Turner, with its mature, exotic tree canopy and wide grass verges, was a part of Walter Burley Griffin's original vision for the city, which sought to create a healthy environment in a garden setting. It is interesting to note that Boldrewood Street was once the main road into Civic before Barry Drive was constructed.

### Boundaries

The wedge-like shape of the suburb is bordered by Nicolson Street and Barry Drive, Northbourne Avenue (the major transport corridor into and out of Canberra and is classified as Designated Land under the National Capital Authority's National Capital Plan) and David Street. However the open spaces of Black Mountain Reserve and the campus of the Australian National University also provide edges to the neighbourhood. For more information regarding boundaries and land-use policies, refer to the map Turner Territory Plan Land Use Policies on page 17.

## Natural environment and open space networks

Turner is situated roughly halfway between two significant and well-known Canberra landmarks – Black Mountain to the west and Mount Ainslie to the east. There are some excellent views of these landmarks from a number of vantage points within Turner. The Turner neighbourhood shares part of the Inner North Open Space Network, which is a key element of the Inner North's urban character. This Network, based primarily on



*Looking along Masson Street to the Black Mountain Reserve. Haig Park, to the right, is a major element of Turner's – and the Inner North's – open space system.*

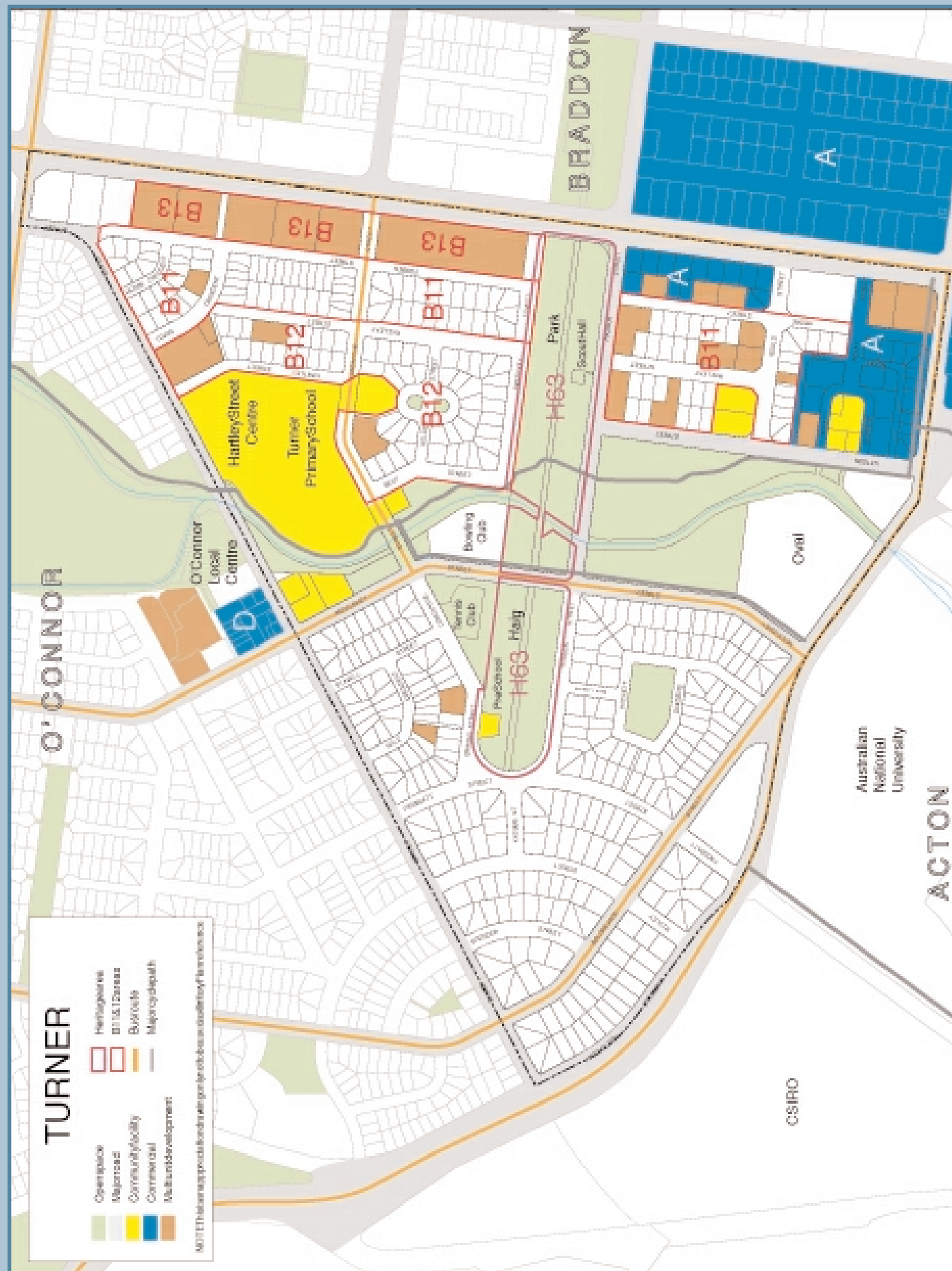
Sullivans Creek, extends from the campus of the Australian National University through O'Connor and onto Lyneham and North Lyneham. The Sullivans Creek Open Space Corridor is an important recreation area, providing a pedestrian/cycle link between the employment and commercial areas of Dickson and Civic and the Australian National University. The heritage-listed Haig Park forms an integral part of this Network and in many ways is the central park for the neighbourhood. Haig Park is the major public open space in the area and is designated a 'District Park', with Northbourne Oval having restricted access for recreation. (A 'District Park' is an extensive informal park, grassland is mown and can range in size from 4 to 10 hectares. They serve a minimum catchment of between 25,000 to 50,000 people and offer a diversity of recreational facilities such as barbecues, adventure playgrounds, skateboarding facilities etc.). Refer to the map of Turner ~ Territory Plan Open Space: 1:7000 on page 21 for locations of Turner's various open space assets.

## Built environment and building types

Turner's built form is varied. It was originally predominantly comprised of redbrick bungalow-style dwellings built from the early 1940s onwards. However, there has been considerable change over the last five to ten years due to large single dwellings and dual-occupancies and B11, B12 and B13 land-use policies which allow for increased residential density; the increase in the amount of commercial developments has also changed some areas of the neighbourhood. As a consequence of this change, Turner can now be divided into five distinct areas, each with a different built environment: West Turner, Haig Park/Sullivans Creek, south-east of Haig Park, north-east of Haig Park, and the Northbourne Avenue Corridor. For the exact location of Turner's precincts, refer to the map of Turner Neighbourhood Precincts on page 27.

The area north of Haig Park is becoming more densely populated due to an increasing trend for multi-unit redevelopment since the introduction of the B11, B12 and B13 residential policies in 1993. These policies form a key component of the ACT Government's commitment to concentrating housing density along key transport corridors to increase sustainability. The area south-east of Haig Park has undergone the most significant amount

## TURNER Territory Plan Land Use Policies





TURNER ~ Territory Plan Open Space Map: 1:7000





*Recent multi-unit housing in Condamine Street, opposite the Turner School*



*Recent multi-unit housing in Masson Street.*

of change, and whilst a few of the original cottages remain, the character of the built form is influenced by the presence of one to three storey multi-unit residential development and buildings associated with commercial activity. This new development is mostly comprised of either terrace-style developments or apartments. The Northbourne Avenue Corridor has also undergone considerable change over the last ten years, mostly due to the construction of office complexes of up to four storeys. There is also the as-yet-incomplete residential tower on the corner of Northbourne Avenue and Masson Street, and a ten-storey residential tower on the corner of Northbourne Avenue and Condamine Street, which is also currently under construction. The area of the Turner neighbourhood that remains relatively intact as a garden city suburb is West Turner. Here many of the original redbrick bungalows on large blocks remain, although some have been removed to make way for larger family homes or for dual occupancies.

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

Status	Place	Section and Block
1	3 Spencer Street	Section 31 Block 3
1	49 Froggatt Street	Section 34 Block 3
1*	Police Citizens Youth Club	Section 35 Block 4
1	Ukrainian Orthodox Church	Section 37 Blocks 4-5
1*	Canberra National Seventh Day Adventist Church	Section 38 Block 9
1	Holy Trinity Lutheran Church	Section 38 Block 9
1*	39 Moore Street	Section 39 Block 9
1	Northbourne Avenue	
1	Northbourne Flats (refer also Braddon)	Section 57 Block 1
1	Haig Park (refer also Braddon)	Section 65 Blocks 1-3 & 9
3	Section 66 Blocks 4,9-13,18,19,22	
R1	Section 47	Section 47 Blocks 1-24 (decision 9/7/01)

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

**Status 1\*** Indicates a revision within the last year.

**Status 3** Included in the Heritage Places Register as Appendix V of the Territory Plan

**Status R1** Places rejected from inclusion to an Interim Heritage Place Register by the ACT Heritage Council

## Community facilities

Turner is serviced by a number of highly valued community facilities. Perhaps the jewel in Turner's crown is Turner School, which not only has served the area well as an educational facility, but also in many ways forms the heart of the neighbourhood (allowing Haig Park to operate as the lungs). The Bowling Club, the Tennis Club, Havelock House and a number of religious institutions also provide quality community resources. The following is a list of the key community resources in Turner – it is not an exhaustive list and is included here to demonstrate the diversity of such resources available in the Turner neighbourhood:

Category	Facility
<b>Aged care</b>	Canberra Senior Citizens Centre
<b>Childcare</b>	Treehouse Preschool and Childcare Centre Christopher Robin Children's Garden
<b>Religious</b>	Finnish Holy Trinity Lutheran Church Turner Baptist Church Friends Meeting House Ukrainian Orthodox Church Turner Seventh Day Adventist Church
<b>Education</b>	Turner Primary School
<b>Multi-cultural</b>	Alliance Francaise Polish Australian Club Australian-Croatian Club
<b>Sports</b>	Turner Tennis Courts Canberra North Bowling Club
<b>Other</b>	Mckay Gardens Professional Centre Havelock House Police and Citizens Youth Club - Turner Beaufront Court First Canberra Scout Hall Hartley Street Centre



*Turner Primary School – a major educational and community resource*

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

Turner's street layout is unique. It is composed of both rectangular sections, reminiscent of the older areas of Australia's larger cities, and the more curvilinear crescents often associated with the garden city movement. Two areas, Hackett Gardens and Holder Street, are focused on a central pocket park. Key streets in Turner, which not only carry significant volumes of traffic but also serve as bus routes, are Boldrewood Street, McCaughey Street, and Condamine Street.

## Trees and vegetation

Turner's vegetation is predominantly exotic and deciduous. Most of the neighbourhood's streets are lined with avenues of trees. Froggatt Street is a particularly fine example of a garden city streetscape – it is planted with oaks (*Quercus lusitanica*) and London Planes (*Platanus orientalis*). Some streets, such as David Street and McKay Gardens are planted with Eucalypts (mostly *Eucalyptus mannifera*, *E. bicostata*, and *E. cinerea*). Hackett Gardens, Stawell Street and Hartley Street have wonderful plantings of Chinese Elms (*Ulmus parvifolia*). Boldrewood Street is unusual in having London Planes (*Platanus orientalis*) at the Civic end and Pin Oaks (*Quercus pallustris*) at the Froggatt Street end. Ridley Street and McCaughey Street are planted with Celtis australis, which is registered in the ACT as a weed and will be replanted over time with a different species as the existing trees start to decline. Another street deserving a special mention is Ormond Street, which is planted with Snow Gums (*Eucalyptus pauciflora*). In many ways the neighbourhood also borrows the native vegetation that surrounds it, including the native and indigenous vegetation on Black Mountain.



Hartley Street – Elms (*Ulmus parvifolia*)

## Turner's Precincts

The Turner neighbourhood is divided into five distinct precincts, most of which are defined by the green corridors of Haig Park and Sullivans Creek. (Refer to the map on page 27 for the location of Turner's precincts.) The establishment of precincts recognises the fact that the different areas of the Turner neighbourhood now have different characteristics, land-use purposes and building types and densities. Subsequently the priorities of the residents of each precinct may differ.

## TURNER Neighbourhood Precincts



## Precinct 1 West Turner

### THE BOUNDARIES

West Turner is bordered by Barry Drive to the south, McCaughey Street to the east, and David Street to the north. It includes the western end of Haig Park, which incorporates the Tree House Preschool.

### THE CHARACTER

The precinct is mostly comprised of single-storey detached bungalows built prior to World War Two on the largest blocks in Turner. The typical streetscape is characterised by wide nature strips, generous set-backs and mature street trees. Many of the streetscapes, particularly Froggatt Street with its combination of oak and plane trees, are mature and spectacular. The topography is gently rising up to the base of Black Mountain Reserve. The street pattern is generally radial in nature, but does include Hackett Gardens, a series of angular streets focused on a centrally placed pocket park. West Turner is not zoned as B11, B12 or B13. Recent changes to the suburban character of this precinct have largely been as a result of dual-occupancy development and the construction of large, modern houses that fill a significant portion of the blocks. The community rates as significant the park at the corner of Froggatt and Boldrewood Streets.

## Precinct 2 Haig Park/Sullivans Creek

### THE BOUNDARIES

Haig Park is sited east/west and extends through to the neighbouring suburb of Braddon. In Turner it is bordered by Masson Street to the south, Northbourne Avenue to the east, Greenway Street and the Turner Bowling Club to the north, and Condamine, Ormond and Froggatt Streets to the west. The Sullivans Creek Open Space Network runs north/south from Turner and through O'Connor and Lyneham. In Turner it is bordered by Barry Drive to the south, Watson and Bent Streets to the east (including the Turner School), David Street to the north, and McCaughey Street to the west.

### THE CHARACTER

Haig Park is a long, thin rectangular park predominantly planted with pines (*Pinus radiata*), although there are a number of exotic and native species planted throughout, including *Cedrus deodara*, *Cupressus sempervirens stricta* (as well as a non-stricta variety which is no longer commercially propagated), *Quercus pallustris* and *Fraxinus* species. Facilities are limited to footpaths, bike paths, seats and a playground. Some spaces within the park are undefined, a factor leading to its limited ability to meet the recreational needs of the Turner neighbourhood. Sullivans Creek has a varied landscape character, from large tracts of open grassland to more intimate spaces defined by groves of trees. The catchment area for Sullivans Creek incorporates virtually the entire region of North Canberra and finally flows into Lake Burley Griffin through the Australian National University. The Creek and its tributaries are concrete-lined channels for much of their length. The Sullivans Creek Catchment Group is an innovative volunteer-based community group that has worked with technical experts to develop a vision for sustainable urban water management in North Canberra. The Sullivans Creek Catchment Group with assistance from community volunteers, local business and Government are seeking to develop and construct a network of urban wetlands in Sullivans Creek Catchment. The first retrofitted wetland in the ACT was developed in September 2001 adjacent to David Street, O'Connor. The wetland was funded largely by the private sector. Community volunteers have planted over 60,000 native water plants, grasses, trees and shrubs. The David Street wetland site has quickly become a highly valued asset for the Turner community. The Turner neighbourhood values this significant green space and supports the beautification and environmental work currently being proposed by the Sullivans Creek Catchment Group.

## **Precinct 3** South-east of Haig Park

### **THE BOUNDARIES**

This precinct is bordered by Barry Drive to the south, Northbourne Avenue to the east, Masson Street to the north, and Watson Street to the west.

### **THE CHARACTER**

This precinct of Turner has undergone considerable change over the last five to seven years, with a significant number of the original single-storey red-brick dwellings (built prior to World War Two) removed to make way for higher density townhouse and apartment-style residential development. As the Territory Plan defines the southern-most part of this precinct as Civic there has also been considerable redevelopment in the form of commercial buildings (including professional and medical centres). Because of this change, the character is now more urban than suburban. Architectural style is varied. All sections in this precinct have been identified as B11, B12 or B13 redevelopment under specific land-use policies in the Territory Plan. The B11, B12 and B13 policies have the effect of increasing building heights in sections in the vicinity of Northbourne Avenue. Refer to the map on page 11 for more information.

## **Precinct 4** North-east of Haig Park

### **THE BOUNDARIES**

This precinct is bordered by Greenway Street to the south, Forbes Street to the east, David Street to the north, and Hartley, Condamine and Bent Streets to the west. The green open spaces associated with the Hartley Street Centre, Turner Primary School, Sullivans Creek and Haig Park, also form part of the boundaries.

### **THE CHARACTER**

Although there has been significant change in terms of housing type (for example, there are now more townhouses and apartments than previously existed), this area remains primarily comprised of largely single-storey detached dwellings in garden settings. The streetscapes are mature and dramatic, and the rear gardens provide a fine background landscape setting to the dwellings. The land is slightly elevated allowing some areas of this precinct, notably Hartley Street, views over West Turner.

## **Precinct 5** Northbourne Avenue Corridor

### **THE BOUNDARIES**

This precinct is bordered by Barry Drive to the south, Northbourne Avenue to the west, Macarthur Avenue to the north, and Forbes and Moore Streets to the west.

### **THE CHARACTER**

In the past ten years this long, thin precinct has undergone considerable change. Buildings fronting Northbourne Avenue are predominantly four-storey modern office complexes. Whilst there are some original dwellings remaining in the southern end of the precinct, most of these will be removed to make way for higher density residential development or office complexes. The mature streetscapes and their associated wide nature strips remain. Havelock House is a building of community significance. There is also a considerable amount of public housing in the form of Northbourne Flats and Condamine Court.

A vision is a succinct 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 Turner 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 Turner Interim Community Reference Panel. Goals have also been developed which emphasise the main aspects of the vision.

## THE VISION FOR TURNER

*Turner in the future will be an inner city garden suburb with strong links to the past, striving towards sustainability. It will have a diverse community enjoying a safe and livable environment.*

## THE GOALS FOR ACHIEVING THE VISION

**GOAL 1** Turner's distinctive setting and garden city qualities will provide a strong link to the past.

**OBJECTIVE 1** Retain and conserve the cultural and heritage places and features.

**OBJECTIVE 2** Identify and reinforce the distinctive qualities of the streets and precincts.

**OBJECTIVE 3** Provide opportunities for people to enjoy the distinctive semi-urban qualities of Turner.

**GOAL 2** Turner is a livable, sustainable neighbourhood adjacent to Civic.

**OBJECTIVE 1** Ensure that access – vehicular, bicycle and pedestrian – to and through the suburb is convenient, safe and serves people of all ages and mobilities.

**OBJECTIVE 2** Promote design, construction and management of buildings (including urban and suburban housing), streets and open spaces that are robust and sustainable.

**OBJECTIVE 3** Create a choice of living, working and playing opportunities that cater for a range of ages, mobility, income etc.

---

**GOAL 3** Turner has a strong community spirit.

**OBJECTIVE 1** Encourage a range in the profile of households (ie households of differing ages, incomes, culture etc) that are attracted to live, work or play in Turner.

**OBJECTIVE 2** Establish good access to a variety of opportunities and places for the community to meet and interact.

**OBJECTIVE 3** Foster the development of community-based cultural programs.

This part of the Turner 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 the neighbourhood will achieve the vision. An objective is something that is sought or aimed for and is more specific than a goal. Strategies detail the initiatives that can be employed to meet an objective. Actions are the activities that will be implemented by ACT Government agencies and other stakeholders. The actions are listed in the Implementation and Review Schedule which is in the inside back cover pocket. 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 the Turner 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. It is proposed that many of the strategies and actions included in this Neighbourhood Plan will become an area of specific policy under the Territory Plan.

## The Neighbourhood: Goals, Objectives and Strategies

### TURNER URBAN DESIGN STRATEGIES

The focus of the following principles is to create a physical environment in Turner that will allow the neighbourhood to achieve its vision. The principles:

- respond to the differing precincts and characters in Turner;
- 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; and
- will guide the priority and character of ACT Government programs and actions in the neighbourhood.

## GOAL 1

**Turner's distinctive setting and Garden City qualities will provide a strong link to the past.**

### OBJECTIVES

*To achieve the long-term goal of a high-quality setting for Turner, the Neighbourhood Plan is based on the achievement of the following short- to medium-term objectives.*

- OBJECTIVE 1** Retain and conserve the cultural and heritage places and features.
- OBJECTIVE 2** Identify and reinforce the distinctive qualities of the streets and precincts.
- OBJECTIVE 3** Provide opportunities for people to enjoy the distinctive semi-urban qualities of Turner.

### STRATEGIES

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

#### The precincts

- Recognise and protect the qualities that establish the local identity and distinctiveness of each precinct.
- Retain and reinforce the backdrops, vistas and view corridors important in the precincts.
- Heritage spaces and places are to be conserved and interpretive opportunities for people to understand the value of these places are to be encouraged.

#### Housing

- Built forms are innovative but responsive to the distinct qualities of the precincts, the street and neighbourhood buildings. Specifically, new residential developments, particularly in terms of building mass, form (type) and scale, are to recognise and respect those principles that have established the garden city character.
- Building setback contributes to streetscape character and the opportunities for front garden planting. The maintenance of generally uniform building alignment will be achieved by responding to the setback of existing adjoining development. The Urban Housing Code provides guidance on determining appropriate setbacks based on adjoining development context. Control Plans for each section include minimum setback distances based on the Urban Housing Code guidance. Refer to the Section Master Plans for more information.
- Building elevations to the street are to be well articulated, providing scale and visual interest to the street.
- Residential developments are to respect the 'garden' qualities of the neighbourhood.

- The visual impact of car access and storage is to be minimised. This can be done by appropriately siting driveways and garages/carports, and using materials that blend these facilities into the landscape and built form.
- Recognise Turner's established tree canopy in new residential developments and ensure that replacement plantings maintain this canopy.
- Within the opportunities and constraints of particular blocks and sections, recognise and reinforce the retention of vegetation on private leases.
- Ensure new residential developments do not adversely affect the amenity of those residents who wish to continue living in the area or compromise their ability to relocate elsewhere.

*For more information regarding housing and how it relates to specific sections in Turner, please refer to the relevant Section Master Plan.*

### **Open space**

- Open spaces, such as Haig Park, that has heritage or cultural significance, are to be conserved; the provision of appropriate signage will assist interpretation.
- The existing open spaces are to be protected and the network and diversity of spaces added to.
- Open spaces are to be designed to maximise the microclimate. This can be done by providing sunny, sheltered locations in winter and shady areas for summer.
- A range of open spaces that offer a choice of experiences and activities for people of all ages and mobilities should be identified, protected and established.
- A sense of safety and security in the public open spaces is to be provided by maximising access, ensuring there is a diversity of residential development, and ensuring there is an appropriate level of lighting.

### **The streets**

- The pattern and rhythm of street trees is to be maintained.
- The specific character, backdrop and vistas of each street are to be recognised and reinforced.
- The verge widths and character are to be retained.

## GOAL 2

**Turner is a livable, sustainable neighbourhood adjacent to Civic**

### OBJECTIVES

*To achieve the long-term goal of creating a livable, sustainable neighbourhood for Turner, the Neighbourhood Plan is based on the achievement of the following short- to medium-term objectives.*

- OBJECTIVE 1** Ensure that access – vehicular, bicycle and pedestrian – to and through the suburb is convenient, safe and serves people of all ages and mobility.
- OBJECTIVE 2** Promote design, construction and management of buildings (including urban and suburban housing), streets and open spaces that are robust and sustainable.
- OBJECTIVE 3** Create a choice of living, working and playing opportunities that cater for a range of ages, mobility and income.

### STRATEGIES

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

#### The Precincts

- The diversity of environments provided by the various precincts, including the bush-land areas, the open spaces and the various residential areas is to be maintained and reinforced.

#### Housing

- Higher density forms of housing, that will optimise the use of residential land, are to be located where people can easily access public transport and public open space.
- Residential development is to be designed to be environmentally responsive. Specifically, this is to include the provision of good solar access, cross ventilation, increasing the use of permeable surfaces, trapping run off and minimising water and energy consumption.
- The design and construction of built forms should be both robust (ie last a long time) and flexible (ie adaptable), allowing for easy adaptation as community, family and individual needs change over time.
- Construction materials should be durable and capable of being recycled.
- Privacy between dwellings and maintaining solar access for adjacent developments is to be a priority.

- A sense of safety and security for residents and visitors is to be a priority in the design of residential developments. This will include the design of identifiable, observable entries and ensuring that communal and public spaces benefit from passive surveillance.
- Private and public open spaces are to be clearly delineated.
- Ensure new residential developments do not adversely affect the amenity of those residents who wish to continue living in the area or compromise their ability to relocate elsewhere.

### **Public Open Space**

- The public open space is to be linked to those spaces in the adjacent areas in O'Connor, Braddon and the Australian National University, so as to reinforce and add to the diversity and quality of the regional system.
- The design, development and management of the open space network is to be undertaken in an environmentally responsive manner. This includes reducing or trapping stormwater run-off, using plant species that can tolerate the local conditions and materials that are durable and capable of being recycled.
- Open spaces are to be designed to maximise the microclimate. This can be done by providing sunny, sheltered locations in winter and shady areas for summer.
- A range of open spaces that offer a choice of experiences and activities should be identified, protected and established.
- A sense of safety and security in the public open spaces is to be provided by maximising access and overlooking of the spaces and ensuring there is an appropriate level of lighting.

### **The Streets**

- The streets are part of the public open space network – these provide links between the other components of the system, including the ovals, the parks and O'Connor shops.
- Streets are to be developed to safely accommodate a range of transport options – including walking and cycling; this will require appropriate paths, lighting and the installation of safe crossing points.
- Through traffic is to be managed and directed to use streets that have been designed to accommodate higher levels of use.
- On-street car parking is to be appropriately managed to discourage commuter parking in the streets.
- Common service trenches, which minimise the level of works and maintenance activity in the verge, are to be promoted in the streets.

### Access to local services

- Maintain and enhance the pedestrian and street linkages to Civic and to the O'Connor local centre; provide an accessible route of travel to accommodate those with special mobility needs.

### Networks and connections

- Encourage the use of public transport by providing conveniently located and safe bus stops and ensuring there are good pedestrian linkages to key areas/facilities; provide an accessible route of travel to accommodate those with special mobility needs.
- Promote and support bicycle and pedestrian access by ensuring the paths are conveniently connected to the regional systems and encouraging the provision of bicycle storage; provide an accessible route of travel to accommodate those with special mobility needs.

For more information regarding the Turner neighbourhood and the Garden City Variation, refer to the map on page 41.

## GOAL 3

### Turner has a strong community spirit

### OBJECTIVES

*To achieve the long-term goal of enhancing Turner's strong community spirit, the Neighbourhood Plan is based on the achievement of the following short- to medium-term objectives.*

- OBJECTIVE 1** Encourage a range in the profile of households (ie households of differing ages, incomes, culture etc) that are attracted to live, work or play in Turner.
- OBJECTIVE 2** Establish good access to a variety of opportunities and places for the community to meet and interact.
- OBJECTIVE 3** Foster the development of community-based cultural programs.

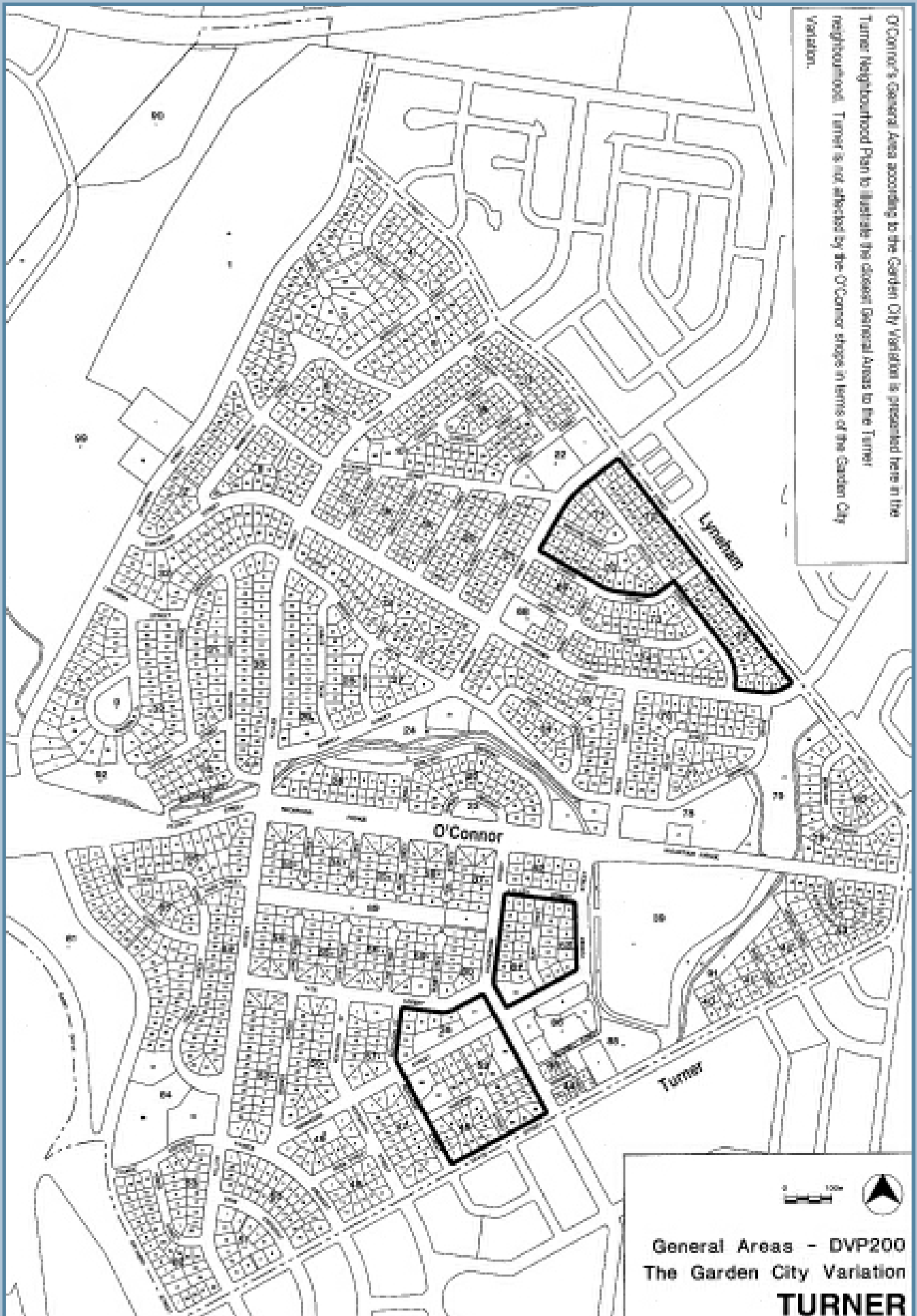
### STRATEGIES

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

#### The precincts

- Reinforce and increase the various opportunities to live, work and play that each precinct offers.

TURNER ~ Residential Core Areas DVP200: The Garden City Variation



## **Housing**

- A range of housing types is to be provided, including detached dwellings, townhouses and apartments.
- The design of dwellings should be flexible, offer a level of affordability for a range of income levels and include family friendly housing (ie 3-4 bedrooms), and the provision of easily accessible open space and parking facilities.
- In larger residential developments adjacent to Northbourne Avenue, some mixed use with commercial and community services is to be encouraged to improve the local amenity and services.
- Recognise the desire of most residents to experience the maintenance or improvement of their property values.

## **Public Open Space**

- Public parks and open spaces are to be designed as significant informal meeting spaces and are to be located where they will benefit from a level of adjacent activity.

## **The streets**

- A convenient and safe pedestrian network of paths, that provides access to the open spaces and ‘meeting places’, is to be established in all the streets; provide an accessible route of travel to accommodate those with special mobility needs.
- Within the constraints of blocks and sections, residential buildings are to address the street and provide identifiable pedestrian entries to enhance the level of activity to the street.

## **Networks and connections**

- Public transport should be affordable and convenient and provide access to the key ‘meeting’ and service centres.
- Cultural and community programs and events that celebrate Turner and that will encourage people to visit are to be fostered.
- Investigate the opportunities to provide an accessible meeting space (possibly near the O’Connor shops).

# Neighbourhood Precincts

## PRECINCT 1: WEST TURNER

The following precinct specific goals have been identified:

- GOAL 1** A high quality low-density garden city inspired setting.
- GOAL 2** A livable and sustainable suburban neighbourhood where key heritage elements are retained to enhance its character.
- GOAL 3** A strong family orientated community spirit.

## OBJECTIVES

The following objectives have been identified:

- OBJECTIVE 1** Maintain the distinctive garden city and family-oriented character of West Turner.
- OBJECTIVE 2** Retain and enhance the image and distinct natural areas of the Turner landscapes, specifically Black Mountain Reserve.
- OBJECTIVE 3** Provide easy and safe movement to key areas, specifically O'Connor Shops, Civic and Turner's community facilities.

## STRATEGIES

- P1-1** Maintain the precinct's high-quality landscape setting and abundance of mature and healthy street trees on both public and private land.
- P1-2** Identify, recognise and protect the qualities (particularly those of a heritage nature) that establish the precinct's inner-city suburban identity and distinctive character.
- P1-3** Retain and enhance existing view corridors to Black Mountain Reserve.
- P1-4** Provide a balance between human access/activity and wildlife habitat, particularly in relation to Black Mountain Reserve, and adjacent areas of Sullivans Creek and Haig Park.
- P1-5** Use Sullivans Creek to unify West Turner with the rest of the neighbourhood, ie use the open space network to provide links rather than divisions; all infrastructure work to be appropriate to the distinctive qualities of the parklands.
- P1-6** Provide appropriate pedestrian and vehicle lighting and safe routes of travel for pedestrians, cyclists and motor vehicles; provide an accessible route of travel to accommodate those with special mobility needs.
- P1-7** Do not zone Sections 53 and 54 as 'Residential Core' under The Garden City Variation to the Territory Plan.
- P1-8** Maintain and enhance the quality of open spaces.
- P1-9** Retain a mix of public and private housing.
- P1-10** Maximise permeable surfaces to reduce run-off and erosion and assist hydration.
- P1-11** Promote and support the use of public transport.
- P1-12** Retain heritage places and spaces.
- P1-13** Safeguard privacy and maximise and maintain light and sun access to dwellings.
- P1-14** Protect, maintain and replace street trees.

## PLANNING AND LAND MANAGEMENT

## PRECINCT 2: HAIG PARK/SULLIVANS CREEK

The following precinct specific goals have been identified:

**GOAL 1** A high-quality landscape setting.

**GOAL 2** A sustainable open space network.

### OBJECTIVES

The following objectives have been identified:

**OBJECTIVE 1** Maintain the diversity of open space experiences, including a high quality natural riverine and aquatic environment for Sullivans Creek.

**OBJECTIVE 2** Enhance the recreational opportunities within the precinct.

**OBJECTIVE 3** Link the neighbourhood via the provision of safe and easy movement.

### STRATEGIES

**P2-1** Maximise landscape setting by encouraging high-quality landscaping improvements.

**P2-2** Retain, enhance and add to existing view corridors to Black Mountain Reserve and Mount Ainslie.

**P2-3** Create a friendly and useable environment by providing small, intensively used open spaces with appropriate recreational facilities.

**P2-4** Enhance biodiversity by planting appropriate species and creating diverse habitats.

**P2-5** Ensure clear and easy networks for pedestrians, cyclists and vehicles, particularly between this precinct and neighbouring areas; provide an accessible route of travel to accommodate those with special mobility needs.

**P2-6** Provide a safe and accessible route of travel for both residents and employees.

**P2-7** Use Haig Park and Sullivans Creek to improve both visual and physical linkages to nearby neighbourhoods and the Australian National University.



*The junction of Haig Park and Sullivans Creek*

**P2-8** Use a coordinated suite of facilities and installations, such as barbecues, seats and lighting, to create cohesive open space.

**P2-9** Enhance the Turner School as a much-valued asset for the neighbourhood by supporting its function as a school, a community asset and a part of the Sullivans Creek open space network.

**P2-10** Foster programs and events that celebrate the area and that will encourage people to visit.

## PRECINCT 3: SOUTH-EAST OF HAIG PARK

The following precinct specific goal has been identified:

**GOAL** A livable and integrated range of commercial, community and residential development.

### OBJECTIVES

The following objectives have been identified for this precinct:

- OBJECTIVE 1** Maintain the distinctively diverse but predominantly urban character of this Civic-edge precinct.
- OBJECTIVE 2** Enhance the livability of the precinct by promoting easy access to high-quality and sustainable residential, commercial and community facilities.
- OBJECTIVE 3** Encourage night and daytime interaction between all those who live and work in this precinct.

### STRATEGIES

- P3-1** Maximise landscape setting by encouraging high-quality landscaping in new commercial and residential developments.
- P3-2** 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.
- P3-3** Retain, enhance and add to existing view corridors to Civic, Mount Ainslie and Black Mountain.
- P3-4** Create a friendly and useable environment by providing small, intensively used open spaces with appropriate recreational facilities.
- P3-5** Maintain and enhance the existing geometric street pattern.
- P3-6** Ensure clear and easy networks for pedestrians, cyclists and vehicles, particularly between this precinct and Civic.
- P3-7** Prioritise the need of pedestrians; provide an accessible route of travel to accommodate those with special mobility needs.
- P3-8** Provide appropriate pedestrian and street lighting.
- P3-9** Provide a safe and accessible route of travel for both residents and employees.
- P3-10** Encourage and support the use of public transport.
- P3-11** Ensure new residential developments have adequate on-site parking.
- P3-12** Ensure new residential developments do not adversely affect the amenity of those residents who wish to continue living in the area or compromise their ability to relocate elsewhere.
- P3-13** Retain a mix of public and private housing.
- P3-14** Ensure developments facilitate a reduction in water and energy consumption.
- P3-15** Protect, maintain and replace street trees.

For more information regarding housing and how it relates to specific sections in Turner, please refer to the relevant Section Master Plan.

### PLANNING AND LAND MANAGEMENT

## PRECINCT 4: NORTH-EAST OF HAIG PARK

The following precinct specific goals have been identified:

**GOAL 1** A high-quality garden city setting.

**GOAL 2** A livable and sustainable range of housing types.

### OBJECTIVES

The following objectives have been identified for this precinct:

- OBJECTIVE 1** Maintain the garden city-inspired character.
- OBJECTIVE 2** Enhance the precinct's existing high degree of livability by promoting high-quality residential developments.
- OBJECTIVE 3** Ensure easy access to facilities (most of which are located to the north and north-west of the neighbourhood) and a range of transport types.

### STRATEGIES

- P4-1** Maximise landscape setting by protecting key elements of the existing landscape and encouraging high-quality landscaping in new residential developments.
- P4-2** 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.
- P4-3** Retain and enhance existing view corridors, particularly to Black Mountain, Mount Majura and Mount Ainslie.
- P4-4** Create a friendly and useable environment by providing small, intensively used public open spaces with appropriate recreational facilities.
- P4-5** Maintain and enhance the existing geometric street pattern by retaining street trees, and ensuring buildings relate to the street rather than detract from it.
- P4-6** Ensure clear and easy networks for pedestrians, cyclists and vehicles.
- P4-7** Prioritise the need of pedestrians by providing appropriate infrastructure such as footpaths and crossings; provide an accessible route of travel to accommodate those with special mobility needs.
- P4-8** Provide appropriate lighting and footpaths.
- P4-9** Provide a safe and accessible route of travel for residents to facilities.
- P4-10** Ensure new residential developments have adequate on-site parking and, if necessary, visitor parking.
- P4-11** There is to be no redevelopment in Section 47 for seven (7) years following the endorsement of the Turner Neighbourhood Plan by the Minister for Planning.
- P4-12** There is to be no redevelopment of the western blocks of Section 63 for seven (7) years following the endorsement of the Turner Neighbourhood Plan by the Minister for Planning.
- P4-13** Ensure new residential developments do not adversely affect the amenity of those residents who wish to continue living in the area or compromise their ability to relocate elsewhere.
- P4-14** Retain a mix of public and private housing.
- P4-15** Promote and support the use of public transport.
- P4-16** Maximise permeable surfaces to reduce run-off and erosion and assist hydration.
- P4-17** Ensure developments facilitate a reduction in water and energy consumption.
- P4-18** Protect, maintain and replace street trees.

## PRECINCT 5: THE NORTHBOURNE AVENUE CORRIDOR

The following precinct specific goals have been identified:

**GOAL 1** A high-quality urban environment in a garden city setting.

**GOAL 2** A livable and integrated range of high-density commercial and residential development.

### OBJECTIVES

The following objectives have been identified for this precinct:

**OBJECTIVE 1** Maintain the urban, special-avenue character.

**OBJECTIVE 2** Enhance the livability of the precinct by promoting easy access to high-quality commercial and residential facilities.

**OBJECTIVE 3** Encourage night and daytime interaction between all those who live and work in this precinct.

### STRATEGIES

**P5-1** Maximise landscape setting by encouraging high-quality landscaping in new commercial and residential developments.

**P5-2** 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.

**P5-3** Retain, enhance and add to existing view corridors, particularly through to Civic.

**P5-4** Create a friendly and useable environment by providing small, intensively used public open spaces with appropriate recreational facilities.

**P5-5** Enhance the distinct avenue street pattern.

**P5-6** Ensure clear and easy networks for pedestrians, cyclists and vehicles, particularly between this precinct and Civic; provide an accessible route of travel to accommodate those with special mobility needs.

**P5-7** Ensure this precinct physically relates to both the Turner neighbourhood and the avenue. (The precinct has a dual role: it needs to provide an appropriate, high quality address to Canberra's main avenue; however it also needs to form an appropriate border to the Turner neighbourhood. In this way the east 'face' of the precinct will have a different character to the western 'face'.)

**P5-8** Prioritise the needs of pedestrians by providing appropriate lighting and footpaths.

**P5-9** Provide a safe route of travel for both residents and employees; provide an accessible route of travel to accommodate those with special mobility needs.

**P5-10** Ensure new developments have adequate on-site parking and, if necessary, visitor parking.

**P5-11** Recognise the diversity in culture and income level provided by the significant proportion of public housing in this precinct.

**P4-12** Promote and support the use of public transport.

**P4-13** Maximise permeable surfaces to reduce run-off and erosion and assist hydration.

**P4-14** Ensure developments facilitate a reduction in water and energy consumption.

**P4-15** Protect, maintain and replace street trees.

### PLANNING AND LAND MANAGEMENT

The logo features a stylized, abstract design on the left side of the page. It consists of a light blue curved shape at the top left, a white curved shape in the middle left, and a dark blue curved shape at the bottom left, all flowing into a larger, dark blue curved shape on the right side of the page.

## 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)