



Structure Plan

Kingston Foreshore

March 2008

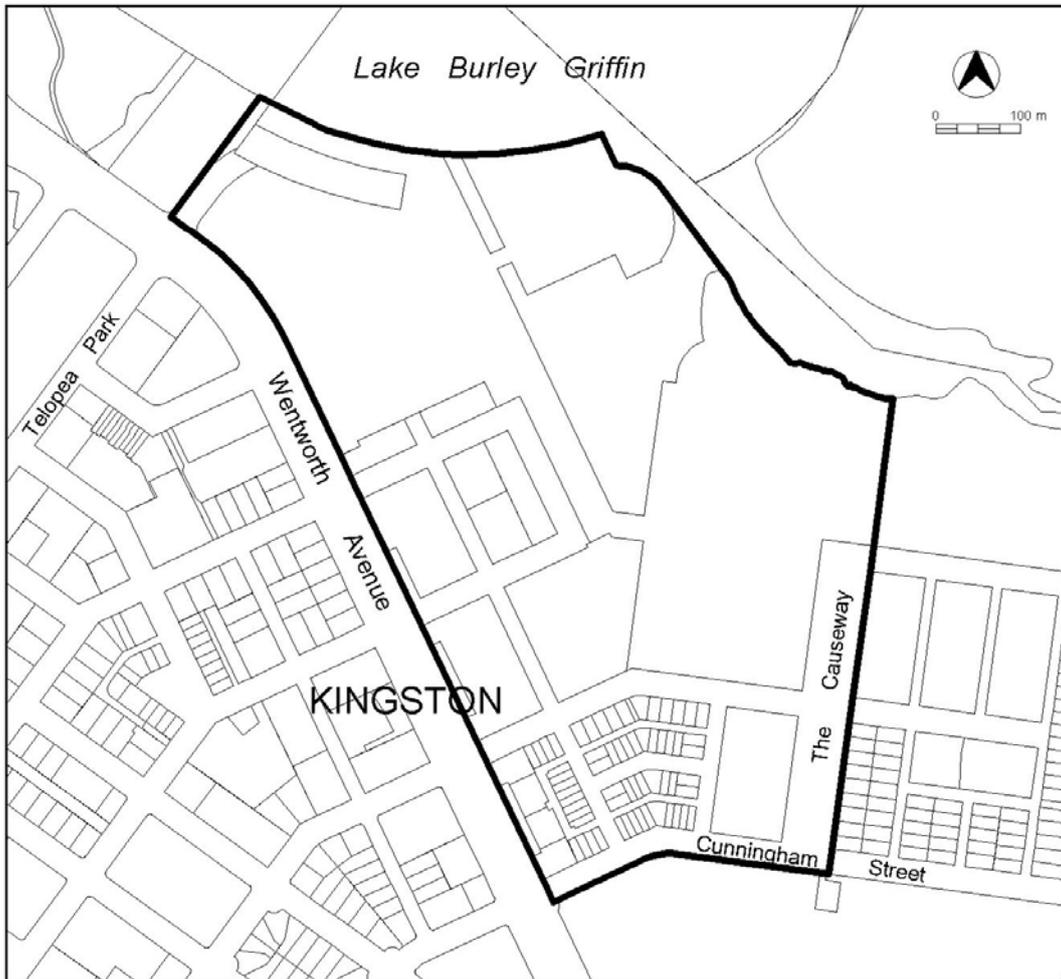
Introduction

The following principles and policies were originally included in the repealed Territory Plan through Variation No 113 as the principles and policies for the development of the Kingston Foreshore, identified as 'defined land' in accordance with Subdivision 2.3.4 of the repealed *Land (Planning and Environment) Act 1991*. The objectives that were added to the Territory Plan through Variation No 113 have also been included.

To assist in understanding the original application of the principles and policies for the “defined land”, the area identified in this structure plan is the original “defined land” area. Over time, part of the former defined land areas was undefined through statutory processes. The remaining areas to which these principles and policies apply is now identified in the current Territory Plan map as a future urban area, pursuant to section 50(2)(a) of the *Planning and Development Act 2007* (the Act). This structure plan sets out the principles and policies that apply to the area in accordance with section 91 of the Act. Concept plans may be prepared for all or part of the area subject to the structure plan.

Further information on the area subject to this structure plan can be found in the original Territory Plan Variation, available on the ACTPLA website.

Figure 1 Area subject to Structure Plan



Principles and Policies for Development Kingston Foreshore

Objectives

The development concept embodies a number of design objectives to protect and promote the idea of a modern mixed use development area integrating with the structural concepts of the Walter Burley Griffin Plan for Canberra.

While some prescriptive guidelines will be required, it is recognised that design excellence will not be delivered by rigid controls alone or predetermined style aesthetics. It is proposed to adopt a robust urban design framework that will foster outstanding design responses and initiatives for each and every part of this project.

The ten qualitative design objectives below are key aspects of the development concept.

1. To provide a contemporary interpretation of the original Walter Burley Griffin design for Kingston as an important part of the National Capital.
2. To ensure that the heritage significance of the site is recognised and that in particular the Power House remains a landmark building.
3. To achieve best practice environmentally sustainable development.
4. To provide mixed land use development near the lake which offers quality places to live, work and visit and complements the overall vision for the ACT.
5. To achieve an environment with pedestrian scale and discipline and one which places less reliance on the need for cars.
6. To achieve exemplary urban design in terms of views, vistas containment, environmental quality, design, and architecture.
7. To articulate the public domain, occupying approximately fifty percent of the site, by extending the surrounding pattern of paths and streets and adopting a form that is easily recognised as belonging to and accessible to the wider community.
8. To provide fine grain incremental development.
9. To create over time a very high quality built and natural environment that is “walk up” in scale, exciting and adventurous in design and purposeful in detail.
10. To present a best practice model for further exemplary development for Canberra the community and, Canberra the National Capital.

General objectives

- (a) Create a vibrant mixed use water front development incorporating a strong arts, cultural and tourism theme.
- (b) Create an efficient and sustainable urban environment providing a diversity of living, working and recreation opportunities and to undertake development using best practice environmentally sustainable development principles.
- (c) Reflect and celebrate the cultural significance of the site.
- (d) Provide the Canberra community with opportunities to express their interest, diversity, aspirations, innovation and talents in a manner which can be experienced by residential and visitors alike.
- (e) Enhance and support the primacy of the Parliamentary Zone as the setting for National Capital functions.
- (f) Strengthen and enhance the major symbolic features of the Griffin plan.
- (g) Provide opportunities for residents and visitors to access and experience the foreshore in multiple ways.
- (h) Make provision for a range of uses which are complementary to the role of the Kingston Group Centre but which are not principally related to the convenience shopping functions of the Centre.
- (i) Undertake development in a manner consistent with the management principles for Lake Burley Griffin and Jerrabomberra Wetlands.

General Principles

1. Urban Structure and Design

- (a) Base the design framework of the development on a contemporary interpretation of Griffin's plan for the area and the lake foreshore of East Basin. The framework, as presented through the road pattern, is to provide an integration into the existing Kingston grid to ensure a continuity of urban grain and road pattern.
- (b) Develop a formal boat harbour formed by the geometry of the streets to ensure a unique sense of place by direct relationship with the existing pattern of streets and paths of the surrounding areas.
- (c) Create a simple, integrated, efficient and safe road network with a hierarchical network of streets which restrict vehicular speed. A continuous pattern of streets and laneways is to provide clarity to the definition of development sites, public parks and open space.
- (d) Develop an urban form, with deliberate built edges to a formal pattern of streets, lanes and paths, to reinforce the pattern of development at vehicular scale and the finer pedestrian scale.
- (e) Create an urban form that is walkable, permeable and compact and one that provides functional, convenient, safe and attractive pedestrian routes for both access and recreation.

- (f) Create built environments which reflect and celebrate the cultural history of the area and the community.
- (g) Provide fully integrated transport links, including pedestrian and cycle paths, ferry services, bus and rail services. Develop public transport routes and facilities to ensure the safe interchange of transport modes. Ensure car parking does not visually or functionally dominate other land uses.
- (h) Create cohesive areas of open space to form an integrated and contiguous parklands system extending from the foreshore throughout the site. Ensure that public spaces have edges that are sufficiently developed to provide appropriate surveillance and liveliness. Integrate the stormwater system into the general open space network.
- (i) Encourage the use of bicycles for transport by providing functional, convenient, safe and attractive cycle routes connecting major activities and linking to district and metropolitan cycleways.
- (j) Access for people with disabilities, people with prams and ageing people is to be an integral part of the design of Kingston Foreshore.

2. Land Use

- (a) Retain a working boat harbour and lake maintenance facility. The boat harbour is to continue to be available for boat operators on the lake, boat servicing and facilities for lake and dam maintenance.
- (b) Encourage a range of uses to create a vibrant mixed use water front development incorporating a strong arts, cultural and tourism theme.
- (c) Provide for a mix of uses including arts and cultural, entertainment, community, residential, convenience retail, offices, street markets, professional suites, restaurants and cafes, education, hotel accommodation, tourist attractions and indoor markets and ensure that the uses are complementary to the role of the Kingston Group Centre but which are not principally related to the convenience shopping functions of the Centre.
- (d) Provide major public spaces with a high level of environmental amenity. Ensure that the public spaces remain publicly accessible at all times and that they are designed to foster safety for the users. Create a variety of spaces which provide areas for large and small gatherings. Ensure that all members of the community are able to freely enjoy and use the site through the range of uses provided and their integration with the public domain.
- (e) Planning for community facilities will be flexible to allow for changing community needs, and will facilitate multiple use of facilities. Maximise public safety and minimise risks through the configuration of uses, together with the urban design of buildings and spaces.

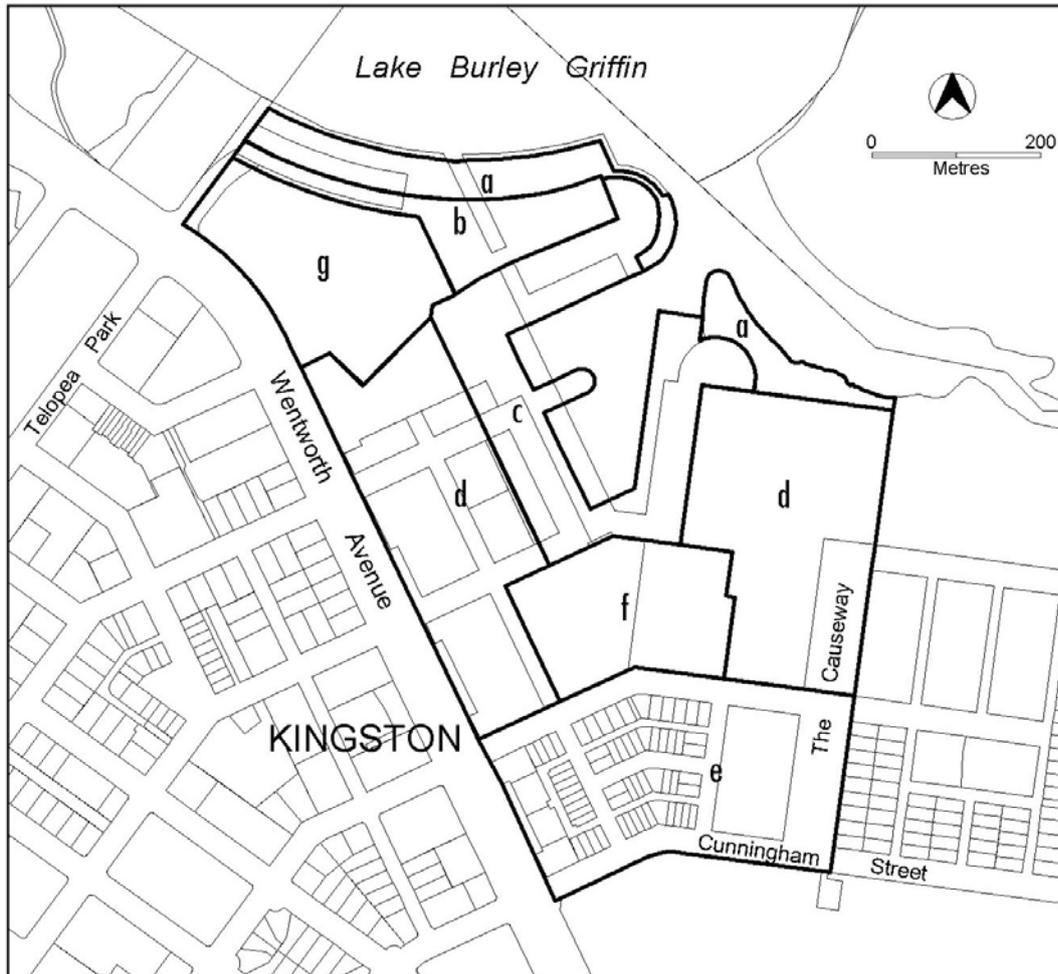
- (f) Facilitate the development of local cultural industries at Kingston Foreshore through the broad interaction of heritage, sustainable ecosystem, leisure/recreational and creatively-based activities.

3. Precincts

- (a) Maintain a precinct plan approach to ensure the best possible balance of land use across the site. The precincts will largely comprise places to live, work and stay and include a variety of cultural and arts activities.
- (b) Ensure a range of precincts to recognise the unique contribution of the lakeshore, the harbour, the heritage places, and the adjoining avenues and streets to the overall character of the Kingston Foreshore Development.
- (c) The Lakefront precinct will provide foreshore development as an interface with foreshore parkland in a manner which encourages interaction between residents and visitors.
- (d) The Power House precinct is to preserve and protect the heritage significant buildings and elements in a manner which encourages adaptive reuse, public access to, and experience and understanding of, the heritage significance of the place.
- (e) The Harbour Front precinct is to provide an interface between the functions of the public domain, water borne activities on Lake Burley Griffin, and appropriate entertainment and commercial activities.
- (f) The Wentworth Avenue and Causeway precincts are to provide for an appropriate transition from the adjacent residential areas to the foreshore and provide multiple opportunities for living and working. Development on Wentworth Avenue is to reinforce its character as an important Avenue.
- (g) The Common precinct is to provide for a range of outdoor recreational activities and community services providing for the needs of the community.
- (h) The Cunningham Street precinct is to provide for a diversity of employment, research and educational opportunities with an emphasis on emerging technologies, in particular those related to environmentally sustainable development and other aspects of urban life. The precinct provides a transition between the foreshore, adjacent areas and uses associated with the railway and the Fyshwick industrial area.
- (i) The Foreshore Parklands precinct is to provide for continued public access to the foreshore of Lake Burley Griffin and Jerrabomberra Creek within a landscape feature which unifies the National Capital's central area and the surrounding hills. The precinct will be predominantly open space parklands.
- (j) Ensure precinct boundaries are based on the main elements of the design framework.

- (k) The general location of precinct boundaries is shown on Figure X. The detailed location of precinct boundaries will be specified on approval of the plans of subdivision for the land.

Kingston Foreshore Precincts a-g



Precinct a

- (a) Reflect the intentions of Walter Burley Griffin's Plan for East Basin.
- (b) Provide continued public access to the foreshore of Lake Burley Griffin.
- (c) Conserve and develop Lake Burley Griffin and the foreshore as the major landscape feature, which unifies the national Capital's central precincts and the surrounding inner hills.
- (d) Preserve the area as predominantly open space parklands in a manner consistent with the area's national symbolism as the city's key visual and landscape element.
- (e) Protect the nature conservation values of the Jerrabomberra Wetlands Nature Reserve, particularly the sensitive refuge area from the impacts of noise, lighting and litter.

Precinct b

- (a) Provide an interface between the foreshore development, open space parkland and Lake Burley Griffin, which encourages interaction between residents and visitors.
- (b) Present and aesthetic urban design appearance to the lake, which is not in conflict with the landscape objectives of the Foreshore Parklands Precinct.
- (c) Provide the opportunity for residential units and commercial accommodation uses to ensure diversity of use and social interaction.
- (d) Encourage activities at street and promenade level which contribute to pedestrian activity and social interaction.
- (e) Provide leisure and recreation activities related to Lake Burley Griffin.
- (f) Ensure public access to the water is maintained and reinforce.

Precinct c

- (a) Provide an interface between the functions of the public domain, water borne activities on Lake Burley Griffin and appropriate entertainment and commercial activities.
- (b) Encourage a mix of land uses which contribute to a diverse and active character and provide multiple opportunities for living and working.
- (c) Encourage activities at promenade frontage level which contribute to pedestrian activity and social interaction.
- (d) Make provision for uses which require access to the water or support water based activities.
- (e) Make provision for commercial activities which are complementary, but secondary to the primary retail role of the Kingston and Manuka Group Centres.
- (f) Provide leisure and recreational activities related to Lake Burley Griffin.
- (g) Ensure public access to the water is maintained and reinforce.

Precinct d

- (a) Provide an appropriate transition from the adjacent residential uses to the foreshore.
- (b) Encourage a mix of land uses which contribute to a diverse and active character and provide multiple opportunities for living and working.
- (c) Reinforce the character of Wentworth Avenue as an important Avenue by facilitating the development of prestigious buildings which contribute to the quality and intensity of development of the avenue.
- (d) Ensure the continued effective function of Wentworth Avenue as a major traffic route, improve pedestrian safety and recognise its role in the parking strategy for the wider Kingston area.

- (e) Provide opportunities for the development of land uses which will benefit from the good visibility and high level of accessibility afforded to properties with a frontage to Wentworth Avenue and The Causeway.
- (f) Ensure that traffic and parking generated by the development does not unacceptably affect the safe and efficient functioning of the existing roads or cause an unacceptable nuisance to existing residents.

Precinct e

- (a) Provide a diversity of employment, research and educational opportunities with an emphasis on emerging technologies, in particular those related to environmentally sustainable development and other aspects of urban life.
- (b) Encourage a mix of land uses which contribute to a diverse and active character and provide multiple opportunities for living and working.
- (c) Provide an area of transition between the foreshore, adjacent areas and uses associated with the railway and the Fyshwick industrial area.
- (d) Reinforce the character of Wentworth Avenue as an important Avenue by facilitating the development of prestigious buildings which contribute to the quality and intensity of development of the avenue.
- (e) Ensure that traffic and parking generated by the development does not unacceptably affect the safe and efficient functioning of the existing roads or cause an unacceptable nuisance to existing residents.

Precinct f

- (a) Provide for a range of outdoor recreational activities serving the needs of the community.
- (b) Enable the government and non-government agencies to acquire sufficient and appropriate sites for the provision of community facilities in an open space setting.
- (c) Enable the multi-use and co-location of facilities for the efficient use of sites.
- (d) Provide ready access for the public by locating the facilities close to public transport routes.
- (e) Ensure that the amenity of surrounding areas is not unacceptably affected by the operation of the community facilities, particularly in terms of noise, traffic, parking and privacy.

Precinct g

- (a) Preserve and protect the heritage significant building and elements in a manner which encourages adaptive reuse.
- (b) Provide opportunities for activities and facilities to be integrated with the historic building and setting of the Power House.
- (c) Promote public access to, and experience and understanding of, the heritage significance of the place.
- (d) Respect significant views to and from the Power House.

4. Environment:

- (a) Recognise the uniqueness of the site's setting in an environmentally sensitive location on the foreshores of Lake Burley Griffin and adjacent to the Jerrabomberra Wetlands in the design and implementation of the development.
- (b) Ensure that development is consistent with a Kingston Foreshore Environmental Management Plan and the objective of ecological sustainability which underpins the development of the Kingston site. Adopt best practice environmental controls to ensure development and activities on the site do not adversely impact on surrounding areas.
- (c) Provide for the conservation and enhancement of local biodiversity and natural habitats.
- (d) Develop a strategy to reduce energy use in the construction and operation of infrastructure.
- (e) Develop a strategy to reduce potable water consumption and increase recycling of waste water.
- (f) Develop a strategy to ensure recycling of waste products and use of recycled products. Give preference for materials which:
 - cause minimum environmental impact and use of energy in terms of their extraction,
 - manufacture and assembly;
 - reduce the effects of indoor air pollution and sick building syndrome;
 - can be reused, recycled and which minimise site contamination; and
 - have a minimum life cycle cost.
- (g) Develop a strategy to ensure the use of low energy systems for lighting, heating and cooling, and appliances. Provide for solar efficiency in buildings through orientation and design. Ensure residential uses within mixed use areas incorporate acoustic design measures to ensure that the provisions of the Environment Protection Act are complied with and the noise levels generated from adjacent uses are minimised.
- (h) Minimise the spill effects or escape of light into the night sky.

5. Landscape:

- (a) Provide an extension of the East Basin landscape character.
- (b) Provide a transition between the exotic deciduous and evergreen street trees of Kingston; Telopea and Bowen Parks and the natural systems of Jerrabomberra Creek and Jerrabomberra Wetlands.

- (c) Provide environmental protection and solar access consistent with ESD principles.
- (d) Utilise landscape to maximise stormwater infiltration and minimise irrigation needs.
- (e) Landscape character is to reflect the planning objectives for each precinct.

6. Heritage:

- (a) Ensure that the Kingston Power House Historic Precinct is conserved and appropriately maintained consistent with its heritage significance. Strongly reflect the cultural significance of the site as the historic commercial and industrial heart of Canberra in the urban design and presentation of the development.
- (b) Encourage public appreciation of the heritage values of the site through appropriate interpretation within the Kingston Power House Historic Precinct and in neighbouring precincts.
- (c) Promote the conservation, reinstatement, consolidation and interpretation of the historic fabric and encourage its adaptive reuse.

7. Cultural:

- (a) Provide opportunities for artists, crafts people and the community to express their interests, backgrounds, aspirations and talents through the development of Kingston Foreshore and the creation of a distinct and unique environment.
- (b) Integrate a community-focussed public art program into Kingston Foreshore as an integral part of the development of landscape and urban form.
- (c) Reflect and strengthen the unique qualities of the natural environment and the identity of the community of Kingston.
- (d) Provide an environment that encourages local employment initiatives and community interaction.
- (e) Meet the practical, spiritual and creative needs of the Kingston community.
- (f) Contribute towards achieving and maintaining a shared vision between the ACT Government and the Canberra community.