



ACT Planning &
Land Authority

Structure Plan

North Gungahlin

(including the suburbs of Bonner, Casey, Forde, Jacka,
Moncrieff, Taylor and Part of Amaroo and Ngunnawal)

March 2008

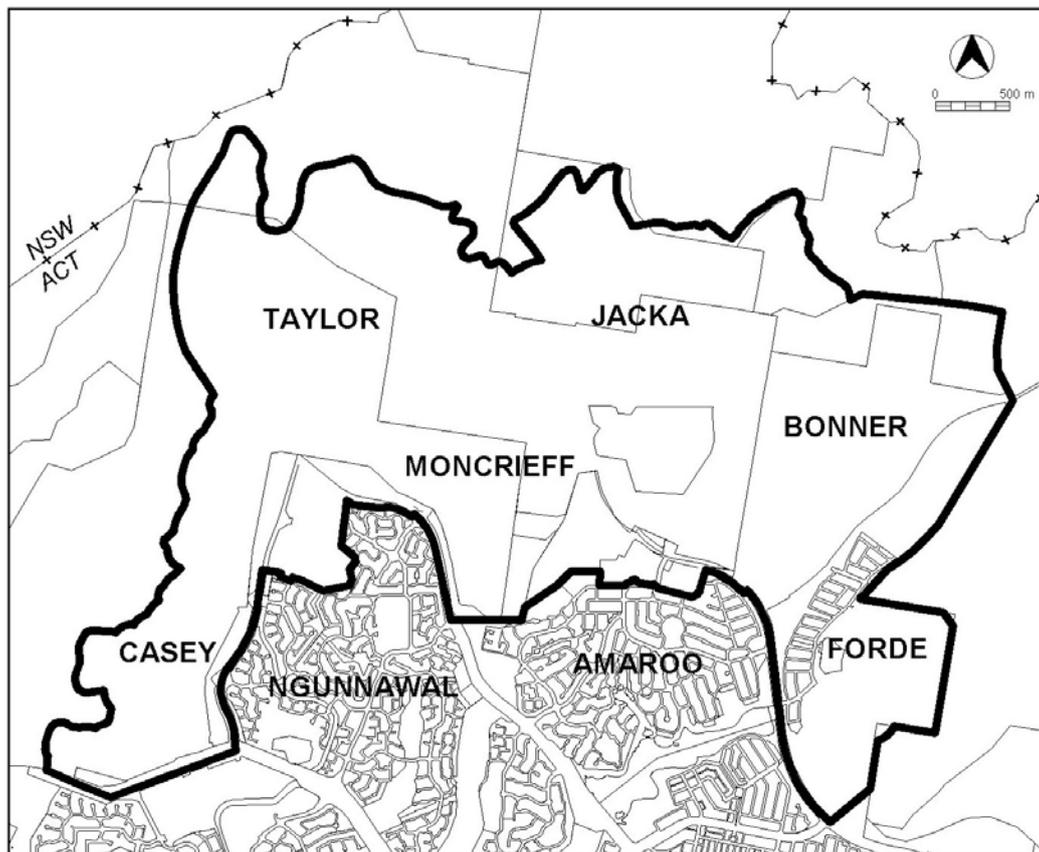
Introduction

The following principles and policies were originally included in the repealed Territory Plan through Variation No 130 as the principles and policies for the development of north Gungahlin, identified as 'defined land' in accordance with Subdivision 2.3.4 of the repealed *Land (Planning and Environment) Act 1991*.

To assist in understanding the original application of the principles and policies for the “defined land”, the area identified in this structure plan is the original “defined land” area. 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

Fig.1 Area subject to Structure Plan



Principles and Policies

The planning principles and policies for the broad structure are that:

1. development should encourage an environment that facilitates sustainability in terms of ecological, cultural, social and economic considerations;
2. the landscape setting and values of the site should be recognised and enhanced. Existing significant landscape features will be retained;
3. the local neighbourhood should be based on a walkable radius of 400m, and focussed on an activity node such as a basic unit of open space (such as a park and potential community facility);
4. residential areas should be based on a series of inter-connected suburbs (each generally containing 3 or 4 neighbourhoods) with their own local centre, typically adjoining a primary school site and open space corridor;
5. mixed and multiple uses will be permitted at all levels of the urban structure;
6. group centres serving larger populations should be well located on major roads in order to serve a cluster of suburbs to ensure the long term viability of the centre;
7. an integrated cycling route network should be created within and between communities consistent with national standards;
8. the open space system should form a continuous web of spaces that contains a sequence of destinations eg. centres, schools, parks, community facilities, ovals, ponds and hilltop lookouts;
9. the road hierarchy should be clearly legible and provide good and safe access to all users and encourage high levels of public transport usage;
10. the links between sustainable urban water management and downstream ecological impacts on flora and fauna, both through the direct impact of altered flow regimes caused by urban development and through water quality impacts partially driven by these altered flow regimes should be recognised. Appropriate sustainable urban water management measures will be adopted to protect downstream ecology; and
11. Aboriginal and historic heritage place will be recognised and significant sites conserved in public open space where appropriate.

The changes to the Territory Plan Map are detailed at Attachment A of the Variation. These changes reflect the various elements of the Structure Plan.

Following the Variation process, further detailed planning will be undertaken. This detailed planning could take the form of Concept Plans, Development Control Plans, Estate Development Plans and Implementation Plans, consistent with existing land use policies, design and siting codes and any relevant principles and policies for Defined Land. Other areas, notably the plans for Commercial Centres, major public open space and conservation areas, may require the preparation of Centre Master Plans and related Land Management Plans respectively.

Principles and Policies for Development of North Gungahlin

General Planning Principles

1. The development of North Gungahlin should incorporate sustainability principles including economic, social, cultural and economic considerations.
2. The landscape setting and values of the North Gungahlin urban area are to be recognised and enhanced. Boundary hills and significant internal ridges within the urban fabric are to be protected from development and planted with native vegetation. Significant trees should be incorporated into the urban fabric where possible.
3. Conservation and Heritage Precincts such as Horse Park Homestead and Wetlands are to be retained and protected within urban open space.
4. Detailed planning is to take advantage of the natural, cultural and heritage characteristics of the area and extend them to create a program to support and strengthen the community's identity.
5. The local neighbourhood is to be based on a walkable radius of 400m, and focussed on an activity node such as shops, community facility or school.
6. Community facility sites should be located close to public transport and in places where, for reasons of safety, people already have a cause to congregate particularly at shopping centres and schools.
7. Public open space, within close proximity to, local centres, together with various other nominated sites, may be utilised for possible community and recreation facility uses. The size and type of facility will be determined at a later detailed planning stage.
8. Retail centres serving larger populations should be well located on major roads in order to serve a cluster of suburbs and ensure the long-term viability of the centre.
9. Sustainable urban water management design principles are to be adopted to secure economic, social and environmental benefits of integrated 'water in the landscape' (including water sensitive urban design techniques) and 'total water cycle' based designs to achieve a better balance of water across the landscape.
10. An integrated cycling and pedestrian network should connect commercial centres, schools, parks, ovals, and hilltops and provide links to trunk routes.
11. The road hierarchy should be legible and provide good and safe access to all users and encourage high levels of public transport usage. Boulevards and Avenues are identified in specific locations.
12. Subdivision design should encourage housing diversity and enhance access to energy efficient house design. Higher density residential development is to be located around activity nodes and transport routes.
13. The national equestrian trail will be planned to move incrementally to follow the urban edge as development areas progress.
14. Major public utilities are to be provided as required.
15. Aboriginal and historic heritage places are to be recognised and significant sites conserved in public open space where appropriate.

16. Road connectivity with Gundaroo Road is to be maintained
17. The urban edge will be designed in accordance with any agreed outcomes of inquiries and reviews following the recent bushfires in the ACT

Suburbs

The Outline Plan generators diagrams and the Outline Plans indicate the manner in which the Territory Plan will be implemented for each suburb. The Outline Plans are included to assist in the understanding of the implications of the Variation to the Territory Plan.

Only the primary road system is shown on the Outline Plans and the alignments are representative of the planning intentions.

The Outline Plans indicate the location of the various land uses proposed for each suburb and reflect the requirements shown on the Outline Plan generators diagrams.

Forde

Forde is a highly defined suburb being contained by Mulligans Flat Nature Reserve, the Gundaroo Road connection into NSW and the major east-west arterial, Horse Park Drive. The suburb is located in the south east of the Structure Plan and is adjacent to the Gungahlin Town Centre.

General policies (refer to fig. 3)

- A. The local centre, will incorporate and be adjacent to areas of high density residential, community facilities and the central open space spine.
- B. A local bus route will be accommodated through the suburb via the local centre and areas of higher density.
- C. A water detention feature is required to the north and is to be located within the natural drainage line in open space.
- D. Edge roads to be utilised wherever possible as a buffer between residential development and areas of open space. An edge road shall be predominantly used as a buffer where the adjoining open space contains substantial cultural heritage or environmental value.
- E. Provide an area close to the local centre for a community facility site.
- F. Provide for an urban edge trail (equestrian and other uses) that will move incrementally as the urban edge develops.

Specific policies (refer to figs. 3 and 4)

1. Several areas are identified for open space, parkland, specifically to protect existing remnant tree patches with conservation values and to create an active recreation interface with Mulligans Flat Nature Reserve.
2. The main road access to the suburb from Horse Park Drive is to be of boulevard character up to the first major southern intersection.
3. An open space spine, along the natural creek line, is proposed through the suburb linking Mulligans Flat to the central and mixed-use higher density housing area. This spine will also accommodate such facilities as pedestrian pathways and cycleways.
4. Gundaroo Road reservation (within Forde) is to be retained in urban open space, thereby preserving the existing lines of trees. To the north, Gundaroo Road will form a buffer between the urban edge and Mulligan's Flat. This interface will be subject to special controls.
5. An area of swampy lowlands is to be retained in urban open space, adjacent to Horse Park Drive to the south of the suburb. The area is to be treated in a manner, which enhances its ecological value, consistent with the principles of sustainable urban water management.

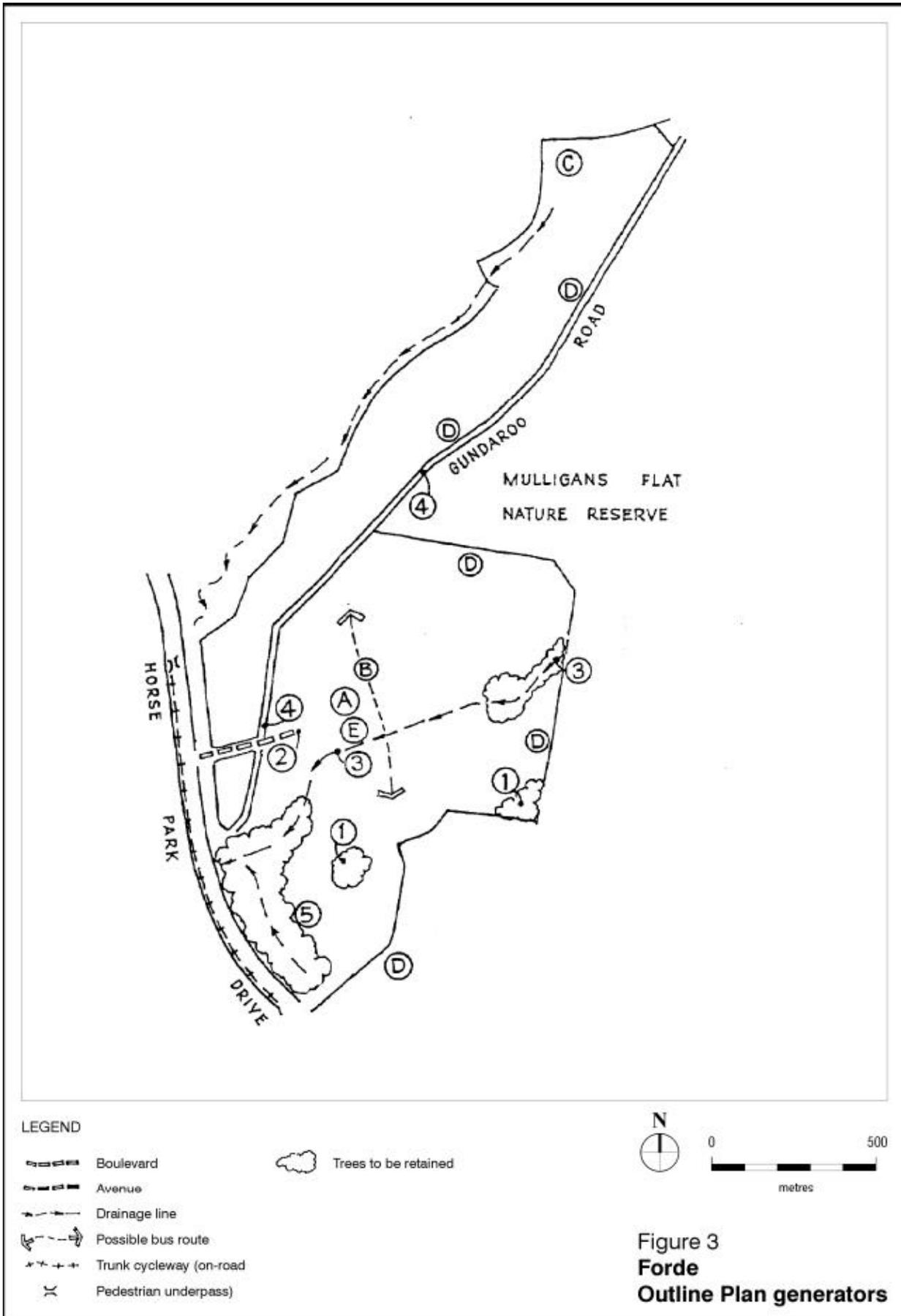


Figure 3

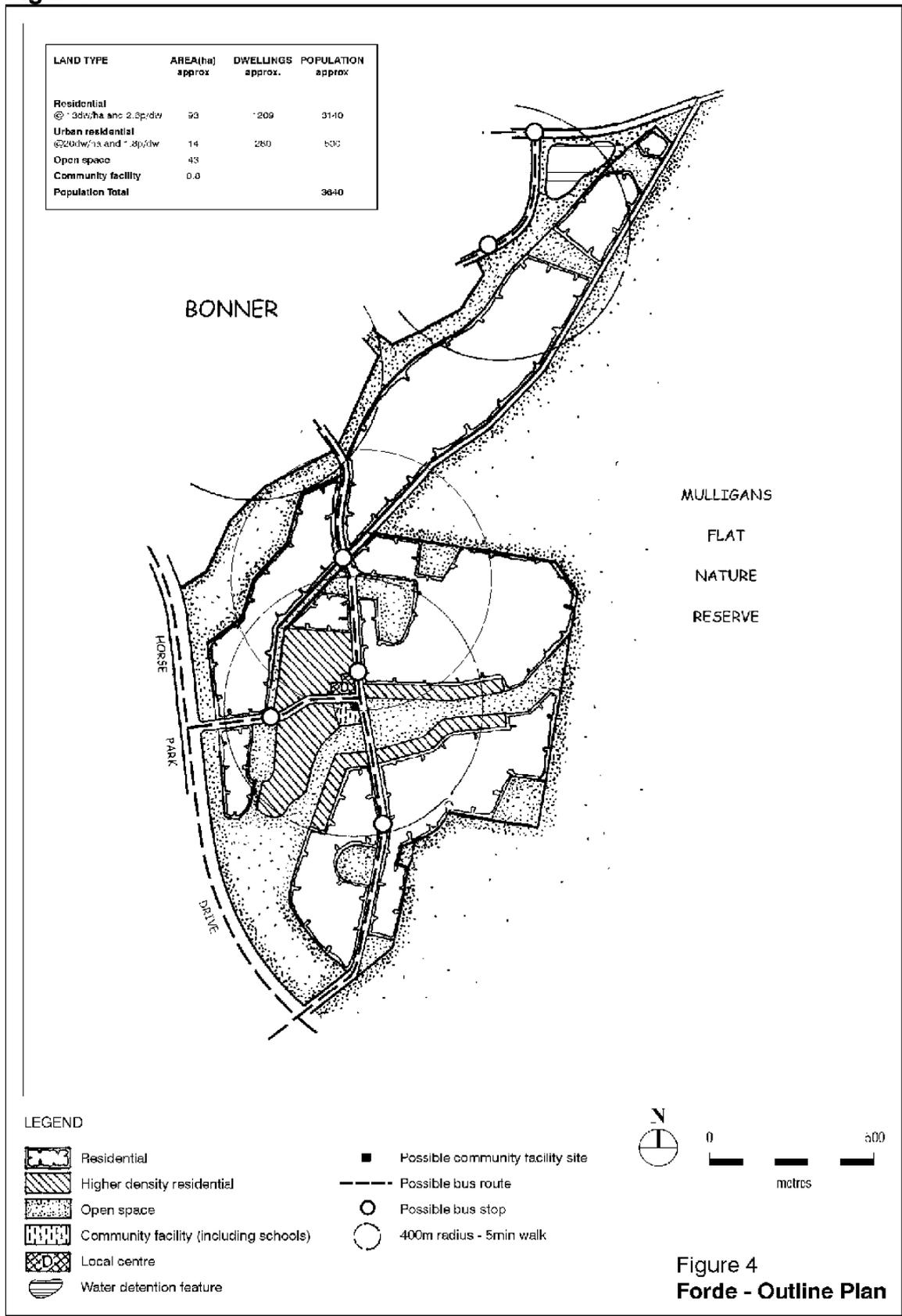


Figure 3

Bonner

Natural landscape features generally delineate the edges of this suburb with a ridge adjoining the western flank, open space to the east and woodlands within Hills, Ridges and Buffer land use area along the northern edge.

The suburb is located generally north of Forde and north east of Amaroo.

General Policies (Refer To Fig.5)

- A. Both the central north-south and eastern open space spines are based on existing drainage paths.
- B. A centrally located primary school and neighbourhood oval, adjacent to a mixed-use/higher density housing area, is required.
- C. The location of a local centre and associated higher density residential areas are placed at the intersection of the collector road system and bus routes to maximise exposure and encourage higher public transport usage.
- D. Opportunities are to be provided for small-scale community facility sites in open space in convenient locations predominantly along public transport routes.
- E. Edge roads are to be utilised wherever possible as a buffer between residential development and areas of open space. An edge road shall be predominantly used as a buffer where the adjoining open space contains substantial cultural heritage or environmental values.
- F. A water detention feature is required adjacent to the north-south open space spine.
- G. Local bus routes are to be provided through the suburb, encouraging public transport usage.
- H. Provide an area close to the local centre for a possible community facility site.
- I. Provide for an urban edge trail (equestrian and other uses) that will move incrementally as the urban edge develops.

Specific policies (refer to figs. 5 and 6)

- 1. The north-south ridge to the west of the suburb is to be retained and protected in urban open space.
- 2. The suburb is accessed from Horse Park Drive by two roads, each of which shall be boulevard status both in design and nature.
- 3. Trunk cycleway to be provided to connect to Horse Park Drive trunk cycleway.
- 4. Higher density housing is to be provided adjacent to the local centre.
- 5. Cultural and/or heritage site (Aboriginal Heritage) to be preserved within open space.
- 6. Maintain road connection with Gundaroo Road and NSW.

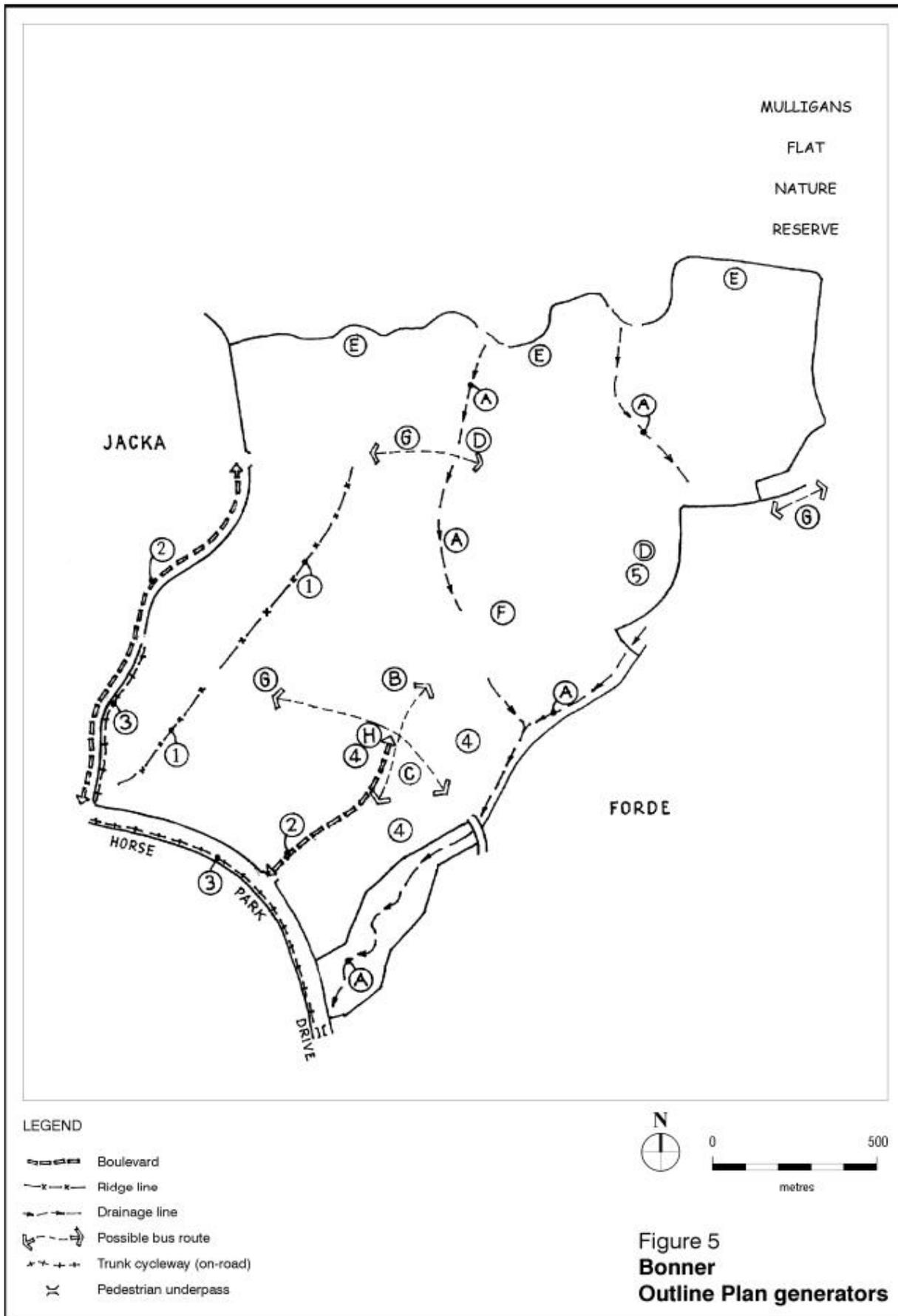
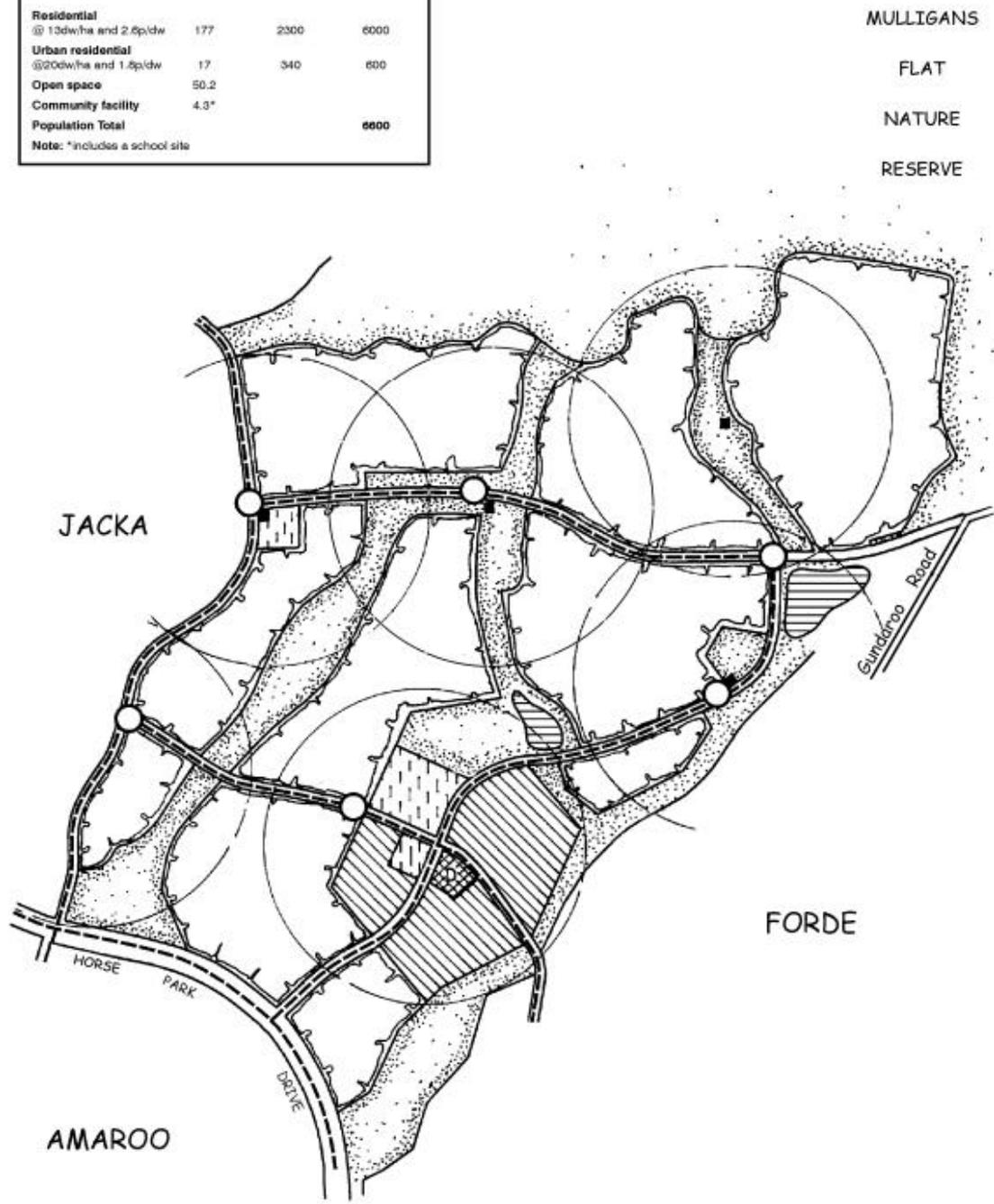


Figure 5

LAND TYPE	AREA(ha) approx	DWELLINGS approx.	POPULATION approx
Residential @ 13dw/ha and 2.8p/dw	177	2300	6000
Urban residential @ 20dw/ha and 1.8p/dw	17	340	600
Open space	50.2		
Community facility	4.3*		
Population Total			6600

Note: *includes a school site



LEGEND

- Residential
- Higher density residential
- Open space
- Community facility (including schools)
- Local centre
- Water detention feature

- Possible community facility site
- Possible bus route
- Possible bus stop
- 400m radius - 5min walk



Figure 6
Bonner - Outline Plan

Figure 6

Jacka

This is a relatively large, physically complex and interesting suburb located centrally within the Structure Plan area, and focuses on the Horse Park Wetlands and heritage precinct.

General policies (refer to fig. 7)

- A. The Horse Park Wetlands and heritage precinct is to be protected by inclusion within a substantial area of Urban Open Space (generally incorporating the curtilage boundaries identified by the Register of the National Estate listing for the wetland) which will be subject to specific planning policies and management practices. The precinct shall have high visibility and ease of access. The wetlands are to be protected by upstream stormwater management techniques.
- B. A local centre is to be located in the centre of the suburb incorporating areas of higher residential density.
- C. A primary school, neighbourhood oval and district playing fields are to be located upstream of the wetlands and central to the school catchment.
- D. Local bus routes to be provided through the suburb, encouraging public transport use.
- E. Edge roads are to be utilised wherever possible as a buffer between residential development and areas of open space. An edge road shall be predominantly used as a buffer where the adjoining open space contains substantial cultural heritage or environmental values.
- F. To ensure the integrity of water quality and flow to the wetland area, water management features are to be located upstream. The formation and design of these features will be the subject of further hydraulic studies.
- G. Opportunities are to be provided for small-scale community facility sites generally located in open space in convenient locations predominantly along public transport routes.
- H. Provide an area close to the local centre for a possible community facility site.
- I. Provide for an urban edge trail (equestrian and other uses) that will move incrementally as the urban edge develops.

Specific Policies (Refer To Figs.7 And 8)

1. A hilltop reserve lookout is to be located on the major spur of higher country to the west of wetlands area. This spur is to connect back to the permanent non-urban land to the north via open space.
2. Cultural natural and/or heritage sites are to be preserved within open space.
3. Existing drainage lines are to contribute to a linear park system.
4. Significant hilltops and ridges are to be retained in urban open space.
5. An area of higher density housing is to be provided adjacent to Amaroo Group Centre.

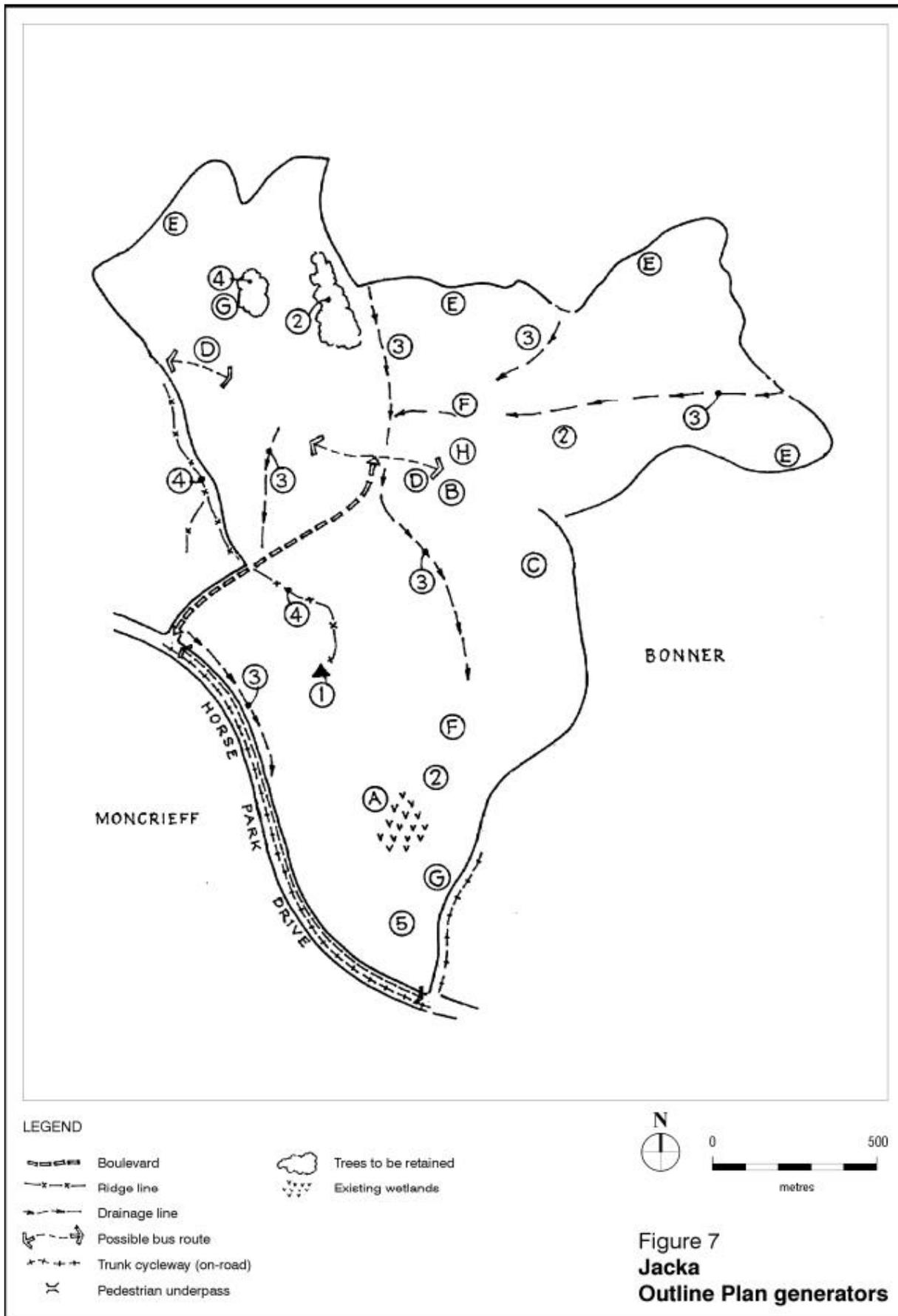


Figure 7

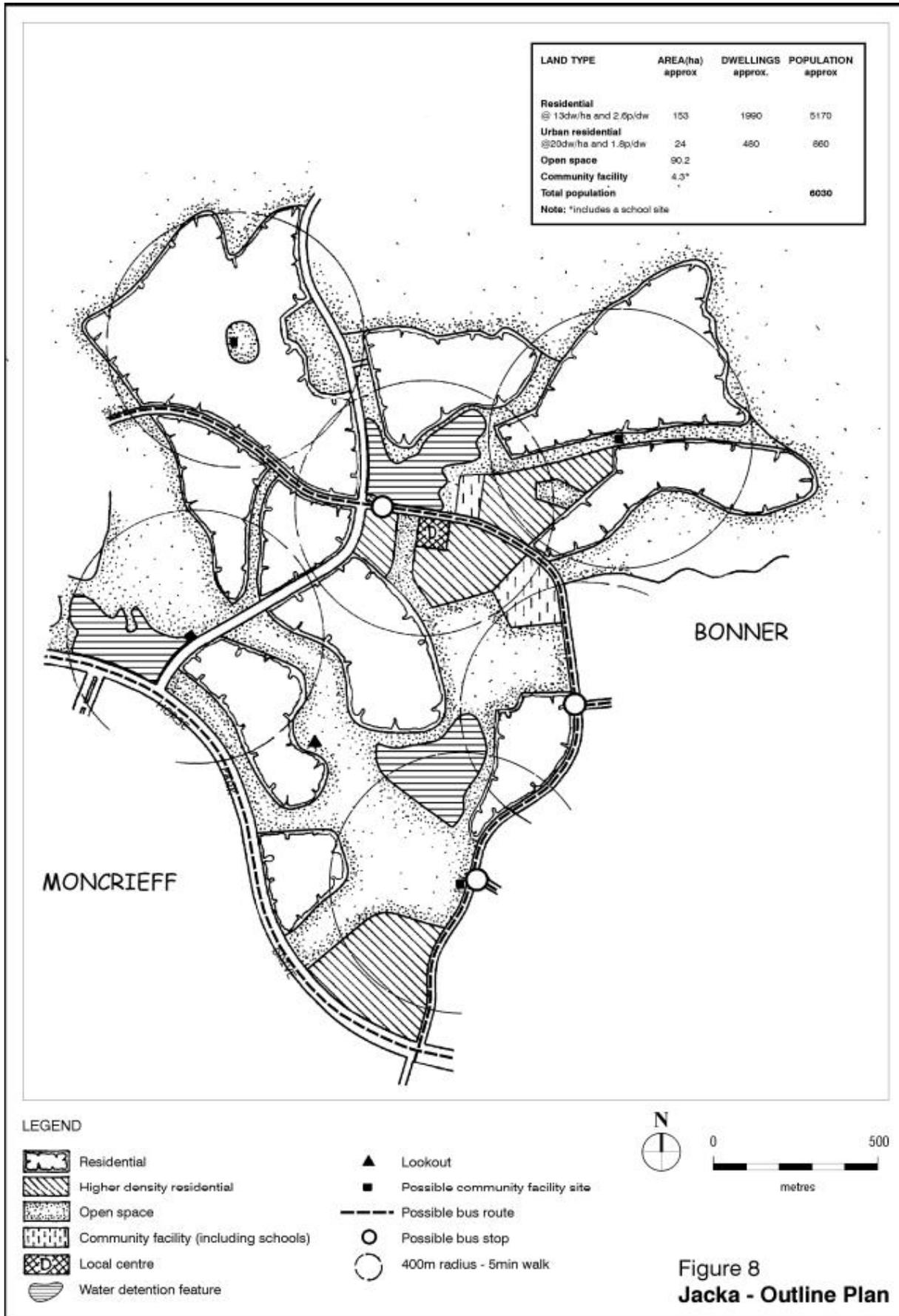


Figure 8

Moncrieff

This is a relatively small suburb, essentially made up of three hills and defined around its north, eastern and western boundaries by Horse Park Drive and is located north of the existing suburbs of Ngunnawal and Amaroo. The suburb is to be developed to provide a strong sense of local identity, achieved by creating hilltop parks.

General Policies (Refer To Fig.9)

- A. A group centre and higher density housing at the intersection of Horse Park and Mirrabei Drives shall be developed, in layout and design, on the principles of an 'urban village', closely aligned towards public transport use. Each of the intersecting roads shall be designed as urban boulevards, with at-grade pedestrian crossings. The precinct shall be integrated with the major open space system, directly to the north.
- B. Bushland revegetation shall be undertaken on the steeply sloped ridge on the eastern edge of Moncrieff overlooking the Amaroo District Playing Fields.
- C. Edge roads are to be utilised wherever possible as a buffer between residential development and areas of open space. An edge road shall be predominantly used as a buffer where the adjoining open space contains substantial cultural heritage or environmental values.
- D. Local bus routes are to be provided through the suburb, encouraging public transport usage.
- E. Open space spine is to be based on existing drainage paths.
- F. Opportunities are to be provided for small-scale community facility sites in open space in convenient locations predominantly along public transport routes.

Specific Policies (Refer To Figs.9 And 10)

- 1. A site is to be reserved for a potential secondary college adjacent to the group centre.
- 2. The east-west ridge that connects to a generally north-south avenue to Horse Park Drive is to be retained and protected.
- 3. Significant hilltops and ridges are to be retained in urban open space.
- 4. A trunk cycleway is to be provided along Mirrabei Drive connecting with trunk cycleway on Horse Park Drive.
- 5. An Inter-town Public Transport (IPT) route is to be provided along Mirrabei Drive with a terminus to be located at the group centre.
- 6. Roads are to be designed as boulevards.
- 7. The road connection to be designed as an avenue and align with water management feature as a terminating view.
- 8. No development is to be permitted on eastern escarpment.

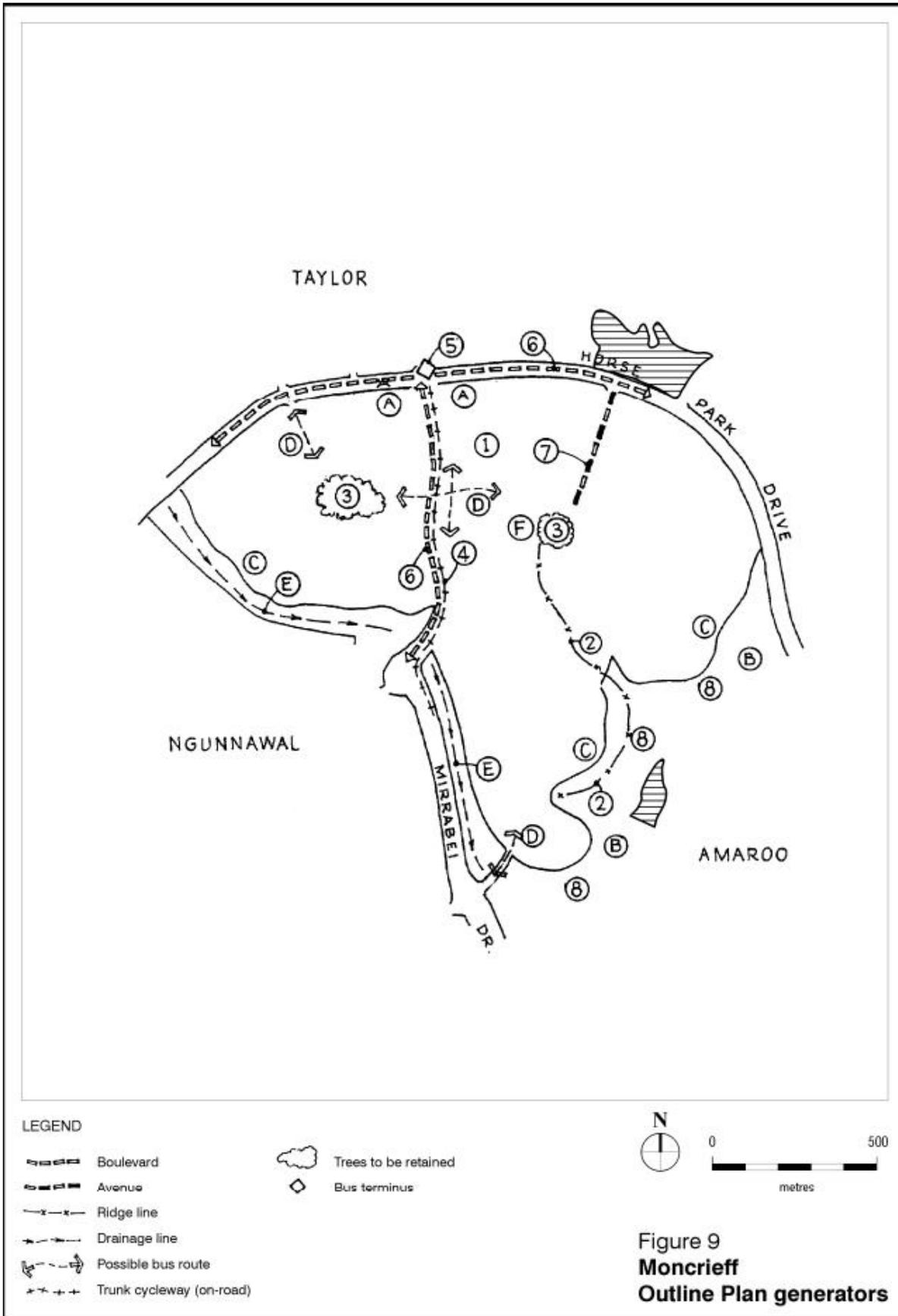
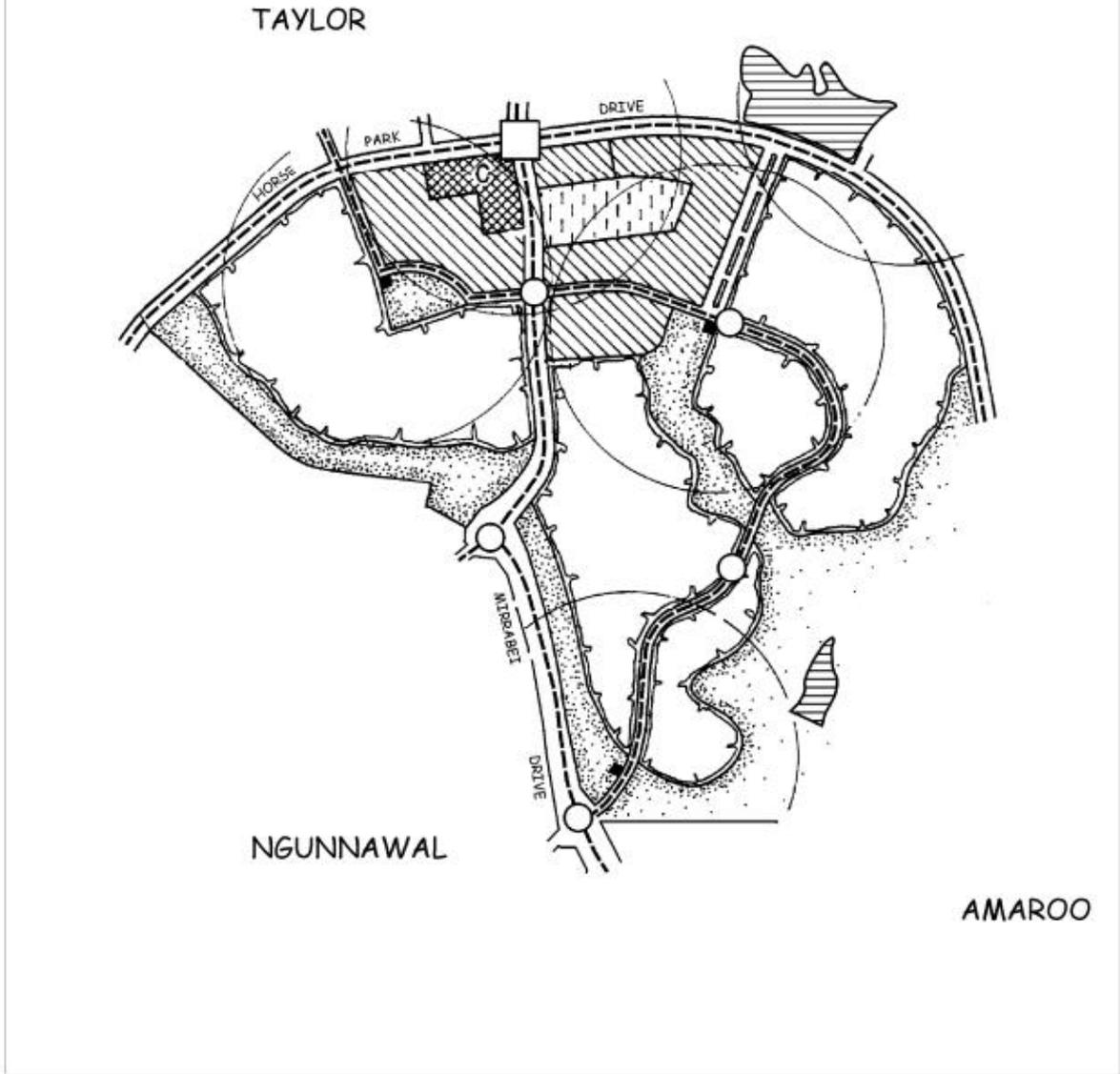


Figure 9

LAND TYPE	AREA(ha) approx	DWELLINGS approx.	POPULATION approx
Residential @ 13dw/ha and 2.6p/dw	100	1300	3380
Urban residential @20dw/ha and 1.8p/dw	24	480	860
Open space	22		
Community facility	4.6*		
Total population			4240

Note: *includes a reserved community site



LEGEND

- Residential
- Higher density residential
- Open space
- Community facility (including schools)
- Group centre
- Water detention feature

- Possible community facility site
- Possible bus route
- Possible bus stop
- Possible bus terminus
- 400m radius - 5min walk



**Figure 10
Moncrieff - Outline Plan**

Figure 10

Taylor

A relatively large suburb which provides the highest (Australian Height Datum) residential land in Canberra, is located in the north west corner of North Gungahlin.

General policies (refer to fig. 11)

- A. Two axes are defined which give structure to the area; North-south from the high country north of Taylor with a line of site to Black Mountain Tower, and east-west from Horse Park Wetland to One Tree Hill. These axes then form the basis for road and open space alignments.
- B. A local centre together with adjacent higher density housing is to be centrally located.
- C. District playing fields and a neighbourhood oval are to be located adjacent to government primary and high school sites.
- D. Landscaped floodways interconnect throughout the north of the suburb and terminate at a landscaped water management feature to the east.
- E. Local bus routes are to be provided through the suburb, encouraging public transport usage.
- F. Edge roads are to be utilised wherever possible as a buffer between residential development and areas of open space. An edge road shall be predominantly used as a buffer where the adjoining open space contains substantial cultural heritage or environmental values.
- G. Opportunities are to be provided for small-scale community facility sites in open space in convenient locations predominantly along public transport routes.
- H. Provide an area close to the local centre for a possible community facility site.
- I. Provide for an urban edge trail (equestrian and other uses) that will move incrementally as the urban edge develops.

Specific policies (refer to fig. 11 and 12)

- 1. A park is to be located on the hilltop.
- 2. Heritage site (European heritage - ruins) and adjacent significant trees are to be located in urban open space.
- 3. Part of the group centre and higher density housing shall be co-located opposite Moncrieff at intersection of major roads.

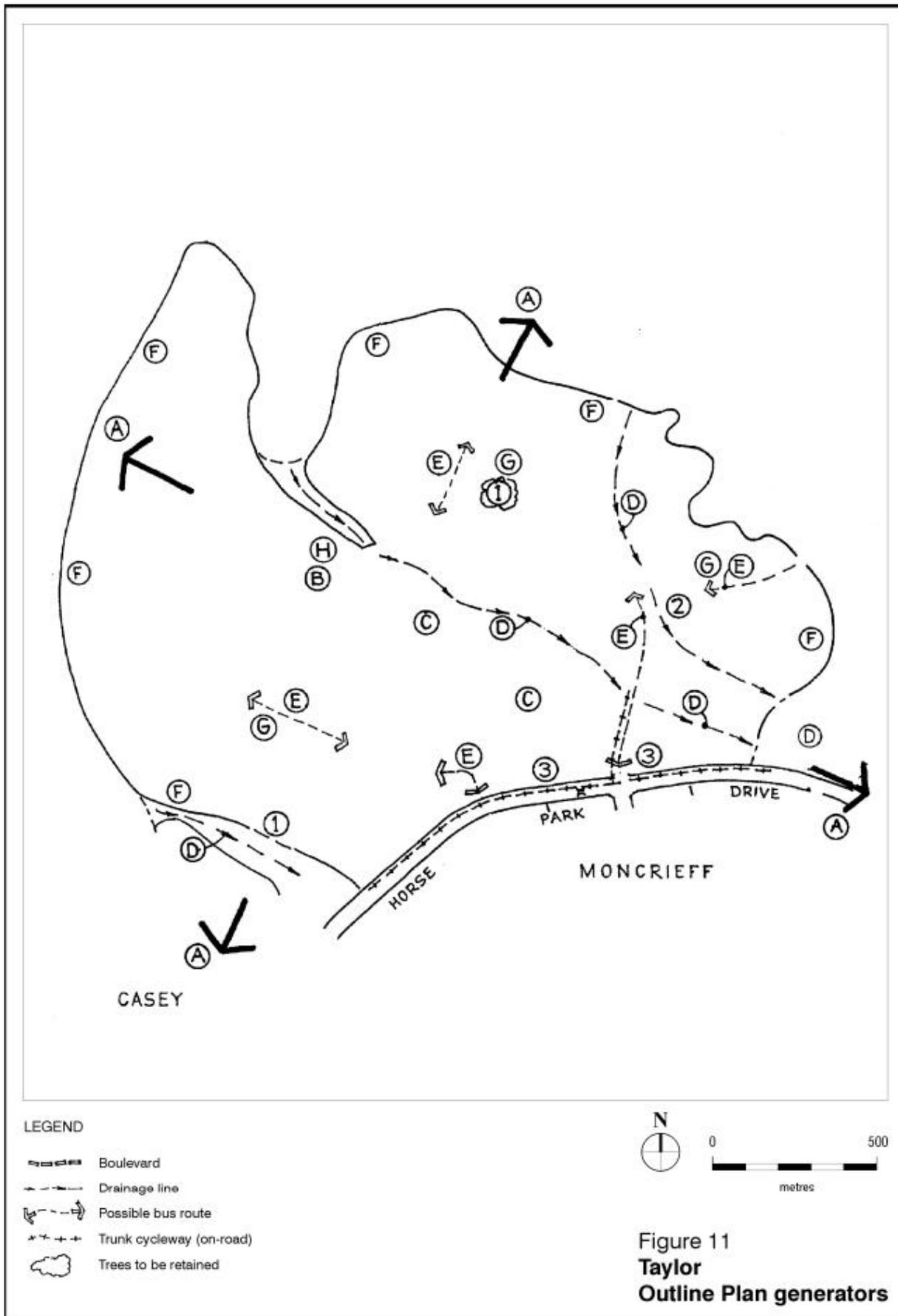


Figure 11

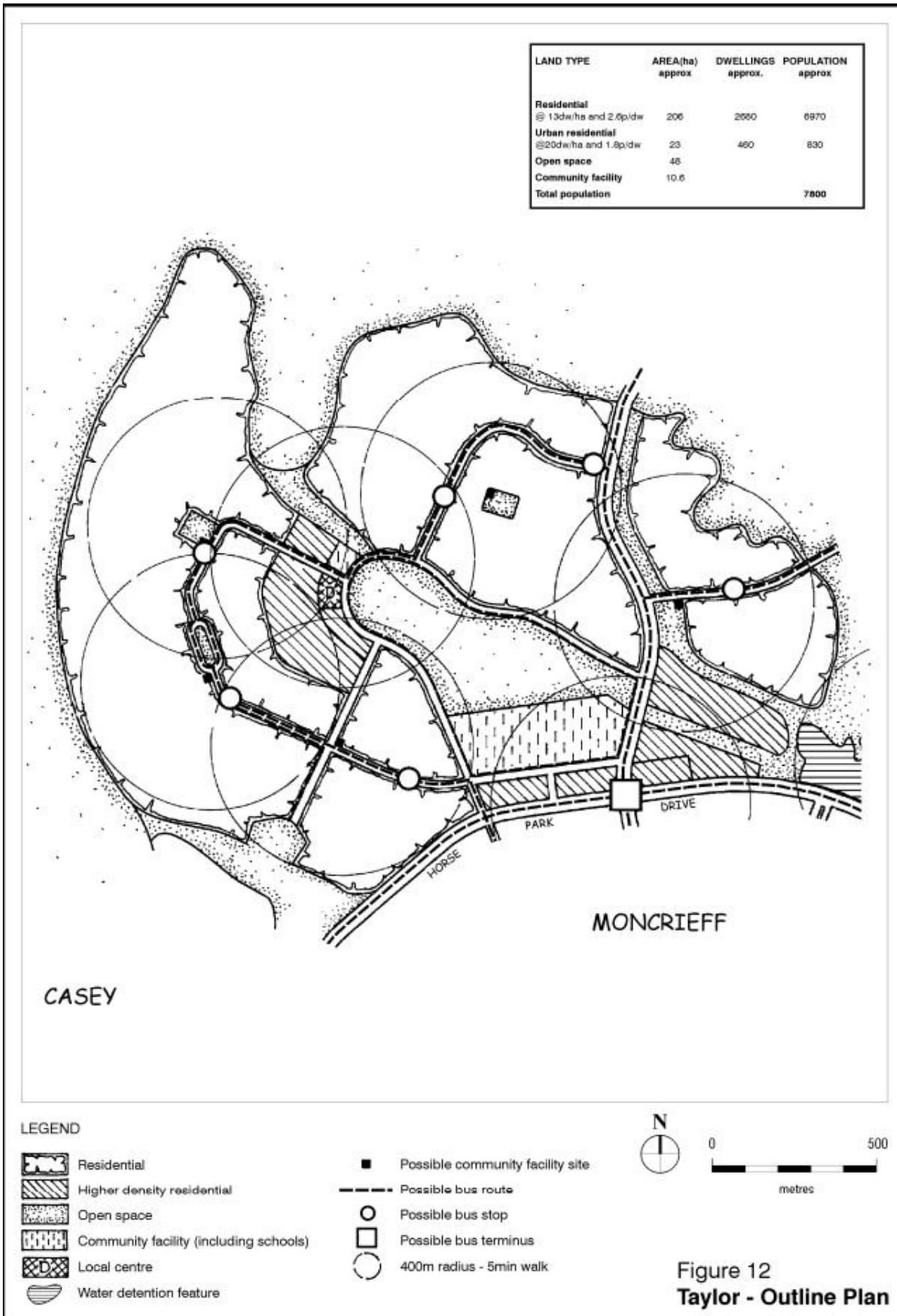


Figure 12

Casey

This suburb forms the western edge of North Gungahlin and occupies a relatively narrow strip of land between Horse Park Drive and the treed ridge lines to the west which form the visual backdrops, separating the suburb from Hall and the Kinlyside valley.

General policies (refer to fig. 13)

- A. A group centre with adjoining higher density housing and an open space site is to be developed in the southeastern corner at the intersection of Horse Park and Clarrie Hermes Drives.
- B. A local centre with adjoining higher density housing and an open space site is to be located to the north of the suburb.
- C. Edge roads are to be utilised wherever possible as a buffer between residential development and urban open space. An edge road shall be predominantly used as a buffer where the adjoining open space contains substantial cultural heritage or environmental values.
- D. A local bus route is to be provided through the suburb via the local and group centres and areas of higher density.
- E. Opportunities are to be provided for small-scale community facility sites in open space in convenient locations predominantly along public transport routes.
- F. Provide an area close to the local centre for a possible community facility site.

Specific Policies (Refer To Figs.13 And14)

- 1. A possible road connection to the Kinlyside Valley is to be identified to the north of the suburb.
- 2. A neighbourhood playing field to be located within the east-west linear park.
- 3. A significant stand of trees with high conservation value marking an old north-south road alignment adjacent to Horse Park Drive is to be protected, retained and managed within the urban open space system. An edge road is to be provided adjacent to the old north-south road alignment and adjacent trees.
- 4. Stands of trees with high conservation value bisect the suburb and enhance the bushland character of the resultant open space linkage back to the ridge. This link is to be preserved in the form of an east-west linear park.

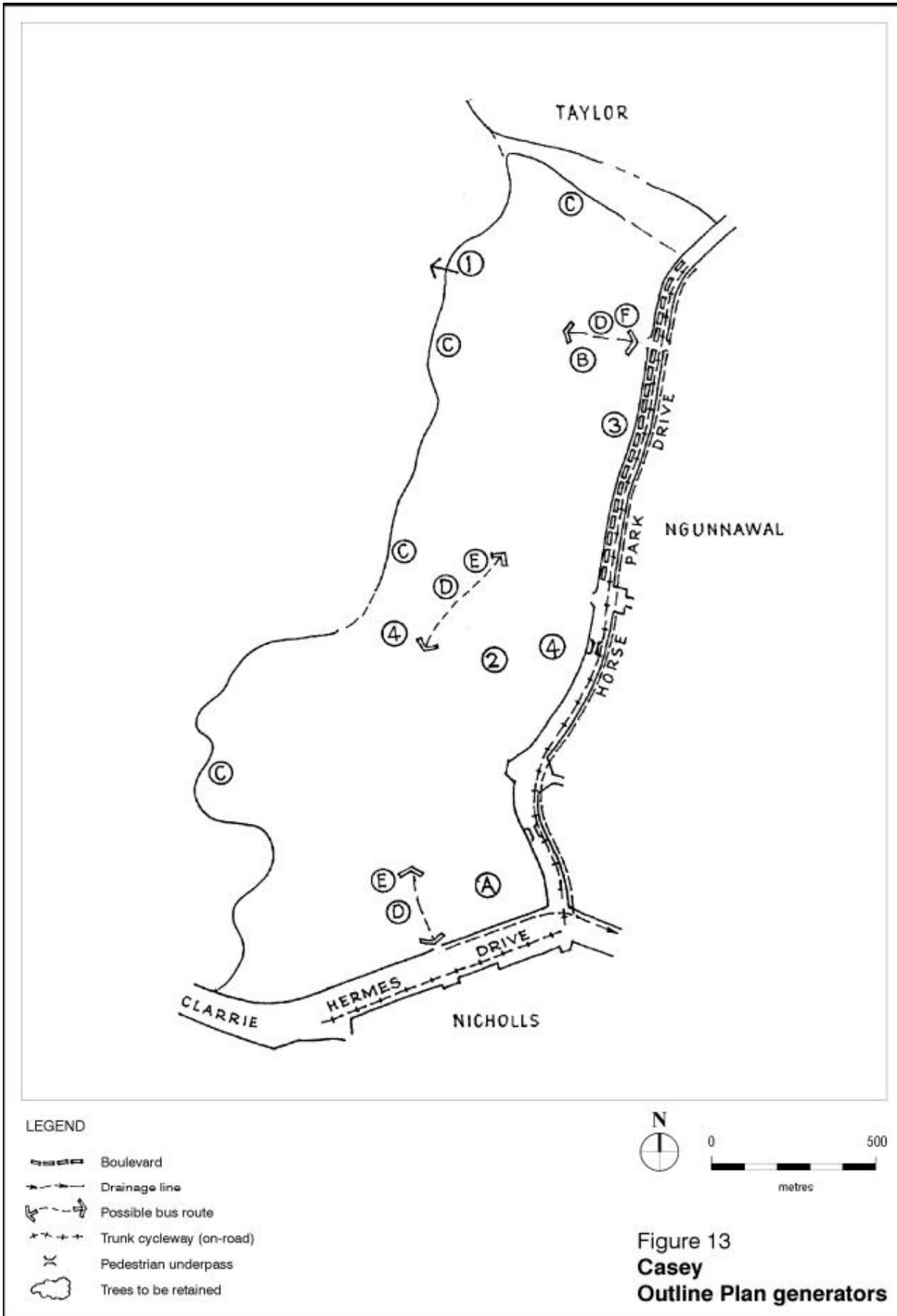
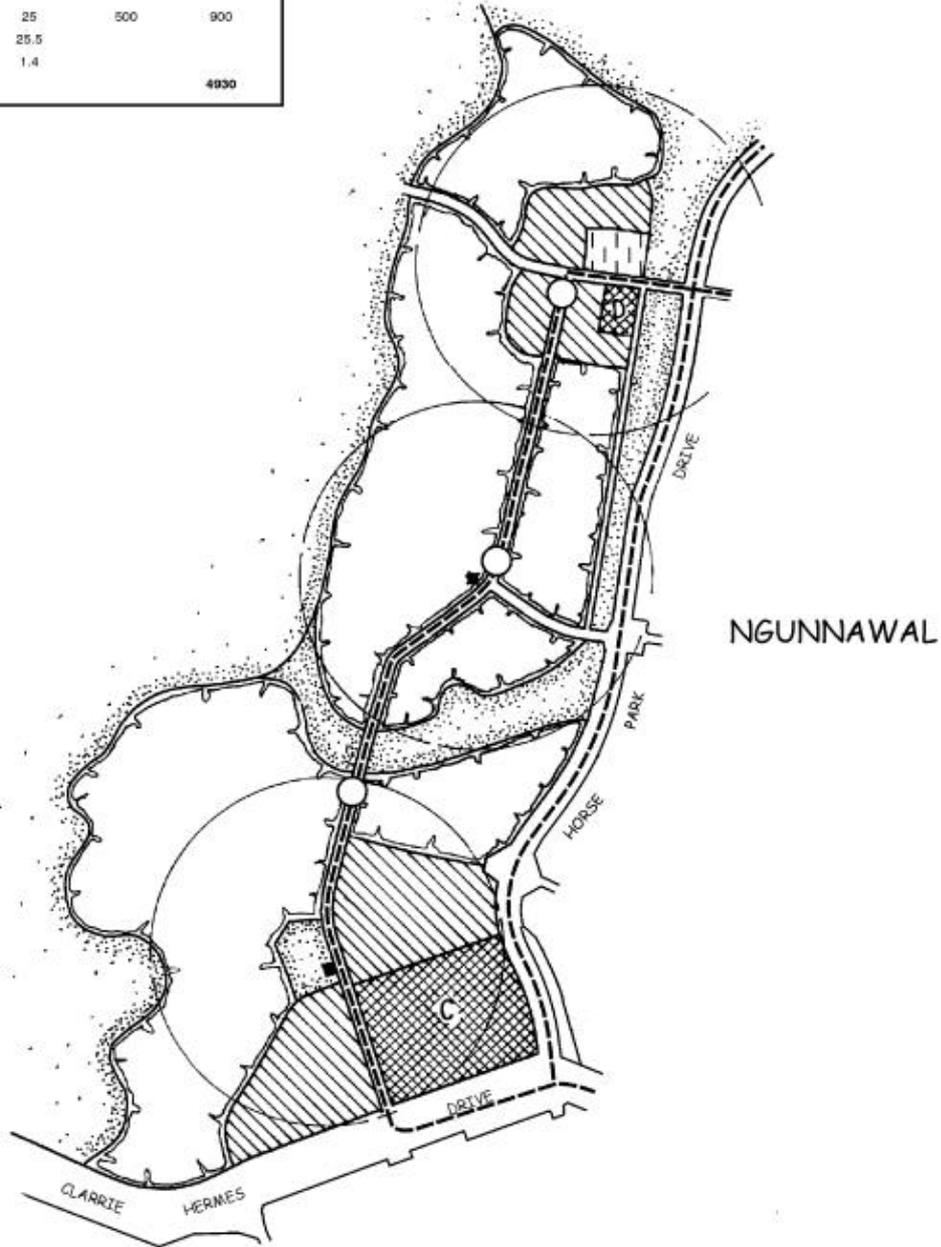


Figure 13

LAND TYPE	AREA(ha) approx	DWELLINGS approx.	POPULATION approx
Residential @ 13dw/ha and 2.6p/dw	119	1550	4030
Urban residential @20dw/ha and 1.8p/dw	25	500	900
Open space	25.5		
Community facility	1.4		
Population Total			4930



LEGEND

- Residential
- Higher density residential
- Open space
- Community facility (including schools)
- Local centre
- Group centre

- Possible community facility site
- Possible bus route
- Possible bus stop
- 400m radius - 5min walk



**Figure 14
Casey - Outline Plan**

Figure 14

Part Ngunnawal

(Refer to Fig. 15A)

A relatively small area of low-density housing remains to be developed in north west Ngunnawal.

A local park protecting existing stands of trees is to be established on the small ridge along the eastern flank of this area. Identify possible site for community facility.

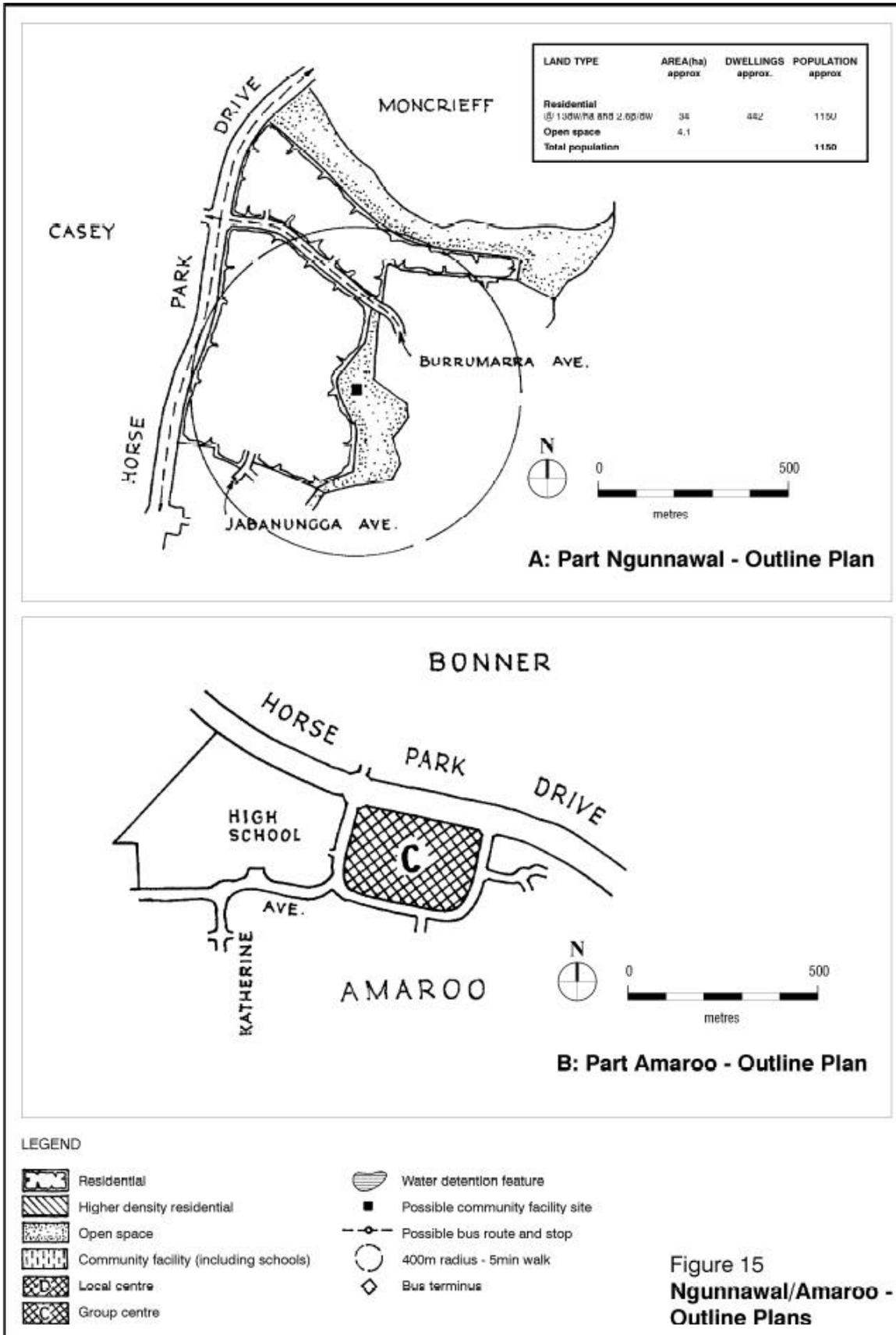
Burrumarra Avenue is to be extended through the precinct as the main collector road, providing a direct link to Casey Local Centre.

Part Amaroo

(Refer to Fig. 15B)

The area comprises the Amaroo Community Precinct and contains a proposed group centre.

Development of the group centre shall be in stages and incorporate opportunities for commercial uses, community facilities and higher density residential housing.



Figures 15A and 15B