



ACT Planning &
Land Authority

Structure Plan

East Gungahlin

(including the suburbs of Kenny, Throsby,
Part of Harrison and
Goorooyarroo Nature Reserve)

March 2008

Introduction

The following principles and policies were originally included in the repealed Territory Plan through Variation No 231 as the principles and policies for the development of the East Gungahlin, identified as 'defined land' in accordance with Subdivision 2.3.4 of the repealed *Land (Planning and Environment) Act 1991*.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

1.1 Planning Principles for East Gungahlin

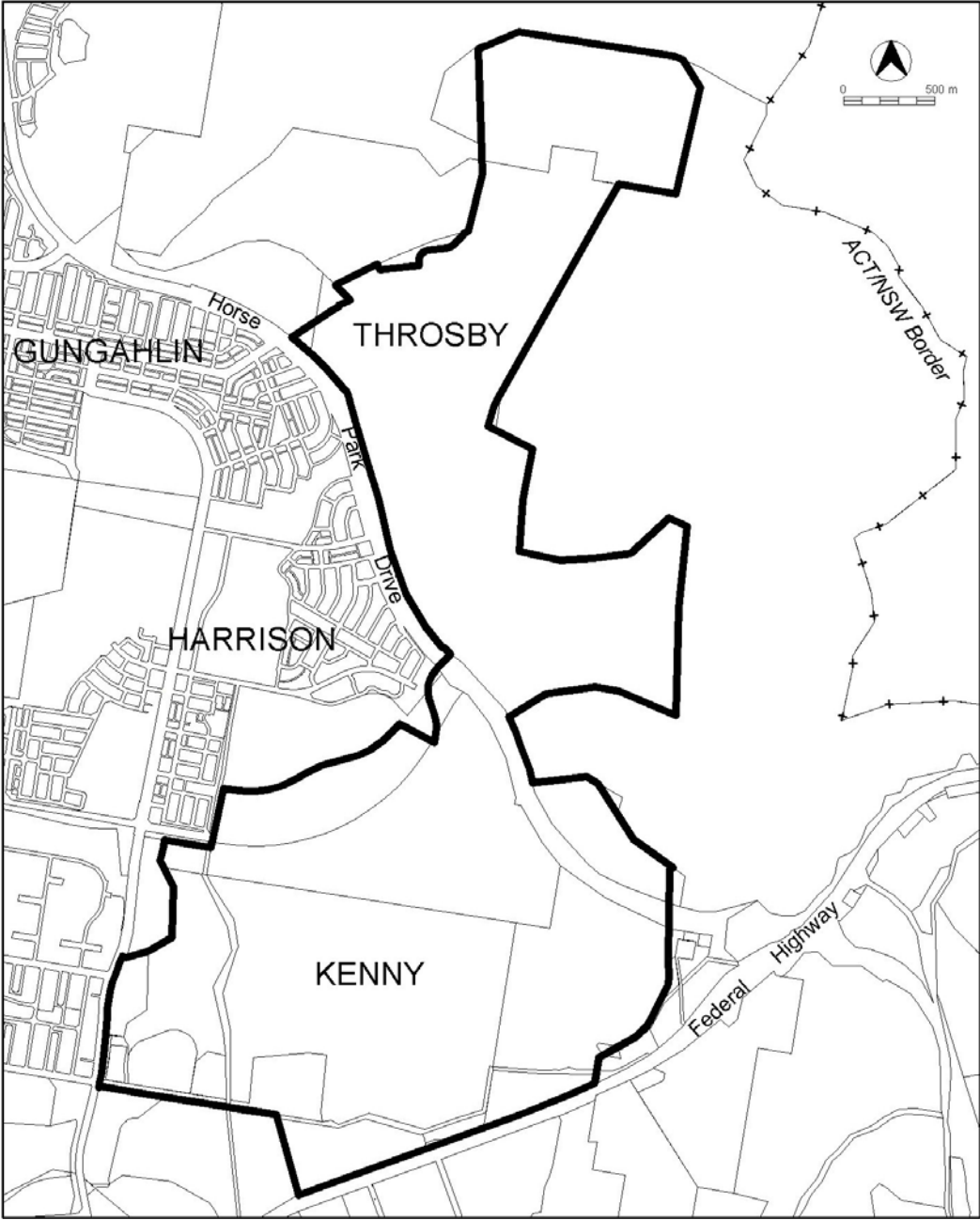
1.1.1 General

The general planning principles and policies for East Gungahlin are:

1. Development should be sustainable in terms of ecological, cultural, social and economic considerations.
2. To establish conservation areas and provide for management arrangements which are sufficient to conserve threatened fauna, woodlands and grasslands.
3. To ensure land uses adjacent to conservation areas do not have significant adverse impacts on threatened species.
4. The landscape setting and values of the site should be recognised and enhanced. Existing significant landscape features will be retained.
5. The local neighbourhood should be based on a walkable radius of 400m from an activity node, such as a local centre, park or community facility.
6. Residential areas should be arranged in a series of inter-connected suburbs, each with their own local centre, typically adjoining a primary school site and open space corridor.

7. Mixed uses will be permitted adjacent to commercial centres and other key locations.
8. Group centres serving larger populations should be well located on major roads in order to serve a cluster of suburbs.
9. An integrated cycling route network should be created within and between communities consistent with national standards.
10. The open space network should connect key destinations such as local centres, group centres, schools, parks, community facilities, ovals, ponds and hilltop lookouts.
11. The road hierarchy should be clearly legible and provide good and safe access to all users.
12. The pattern of urban development should encourage high levels of public transport usage.
13. The links between sustainable urban water management and downstream ecological impacts on flora and fauna should be recognised. The potential for urban development to alter flow rates and degraded water quality should be addressed and appropriate sustainable urban water management measures adopted accordingly.
14. Aboriginal and European heritage places will be recognised and significant sites conserved in public open space where appropriate. Land uses adjacent to places to be conserved are not to have significant adverse impacts on the retention of the place.
15. Conservation area will be part of the overall landscape character of East Gungahlin. Strategies will be developed at the detail planning stage to protect the interface of conservation from urban development impacts.

Figure 2.1 Area Subject to the Structure Plan



1.2 Principles and Policies for East Gungahlin

The broad principles set out below are to guide the development of East Gungahlin. Development is to be in accordance with these broad principles. However, all of these principles should have equal weighting and none should be pre-eminent or interpreted in isolation of the planning context determined by the suite of principles.

1.2.1 General Planning Principles and Policies

- a) To provide a series of connected, overlapping residential areas around a series of local centres, schools, community facilities and open space.
- b) To provide an urban structure that is simple, legible and flexible.
- c) To encourage a mix of land uses, including appropriate commercial, retail and other uses, which contribute to a diverse character.
- d) To maintain and enhance natural systems and protect key natural areas.
- e) To provide residential areas that are walkable, permeable and compact.
- f) To encourage development that is ecologically sustainable, and minimise pollution through design and technology of stormwater, wastewater, sewerage, traffic and other systems.
- g) To limit and discourage the use of non-renewable resources.
- h) To limit the consumption of energy and encourage the use of passive and active solar systems and energy efficient building design.
- i) To provide a variety of housing types to meet housing needs at the present time and in the future.
- j) To ensure housing densities support a viable, accessible, frequent and energy efficient public transport system.
- k) To develop a landscape that is sympathetic to the cultural and heritage values of the area and conducive to a variety of uses and natural experiences, with a character that retains the inherent site values and cultural associations.
- l) To create a landscape pattern that brings the open space network close to all urban development, providing access and amenity, and that correlates closely with the broader natural landscape setting.
- m) To maintain and create an open space system, which is representative of local natural environments, e.g. forest on protected hills, woodland on hill slopes, grassland on lowlands and wetlands in valleys and drainage lines.

1.2.2 Kenny and part Harrison

General Policies (Refer to Figure 3)

- A. A Group Centre with adjoining higher density housing is to be developed at a major road intersection with Horse Park Drive.
- B. Edge roads to be utilised wherever possible as a buffer between residential development, urban open space, nature reserves, heritage precinct and other adjoining land uses.
- C. A local bus route is to be provided through the suburb via the Group Centre, areas of higher density and primary school site, encouraging public transport usage.
- D. Opportunities are to be provided for small-scale community facility sites in open spaces in convenient locations predominantly along public transport routes.
- E. Neighbourhood oval to be located adjacent to proposed Government Primary School.
- F. A water detention feature is required as part of Sullivan's Creek Drainage Study.
- G. Higher density and mixed-use residential areas will be located adjacent to the primary school.

Development is to be for Broadacre purposes that complement the reserve.

Specific Policies (Refer to Figures 3 and 4)

- 1.Existing drainage lines to contribute to linear park
- 2.Cultural and / or natural heritage sites are to be preserved within open space and provide a pedestrian/cycling underpass to urban areas of Kenny east of Horse Park Drive.
- 3.Cycleway/pedestrian link to be provided within open space.
- 4.Wells Station Road (heritage trail) and adjacent trees to be retained in open space.
- 5.Ensure Sandford Street extension to Federal Highway connection.

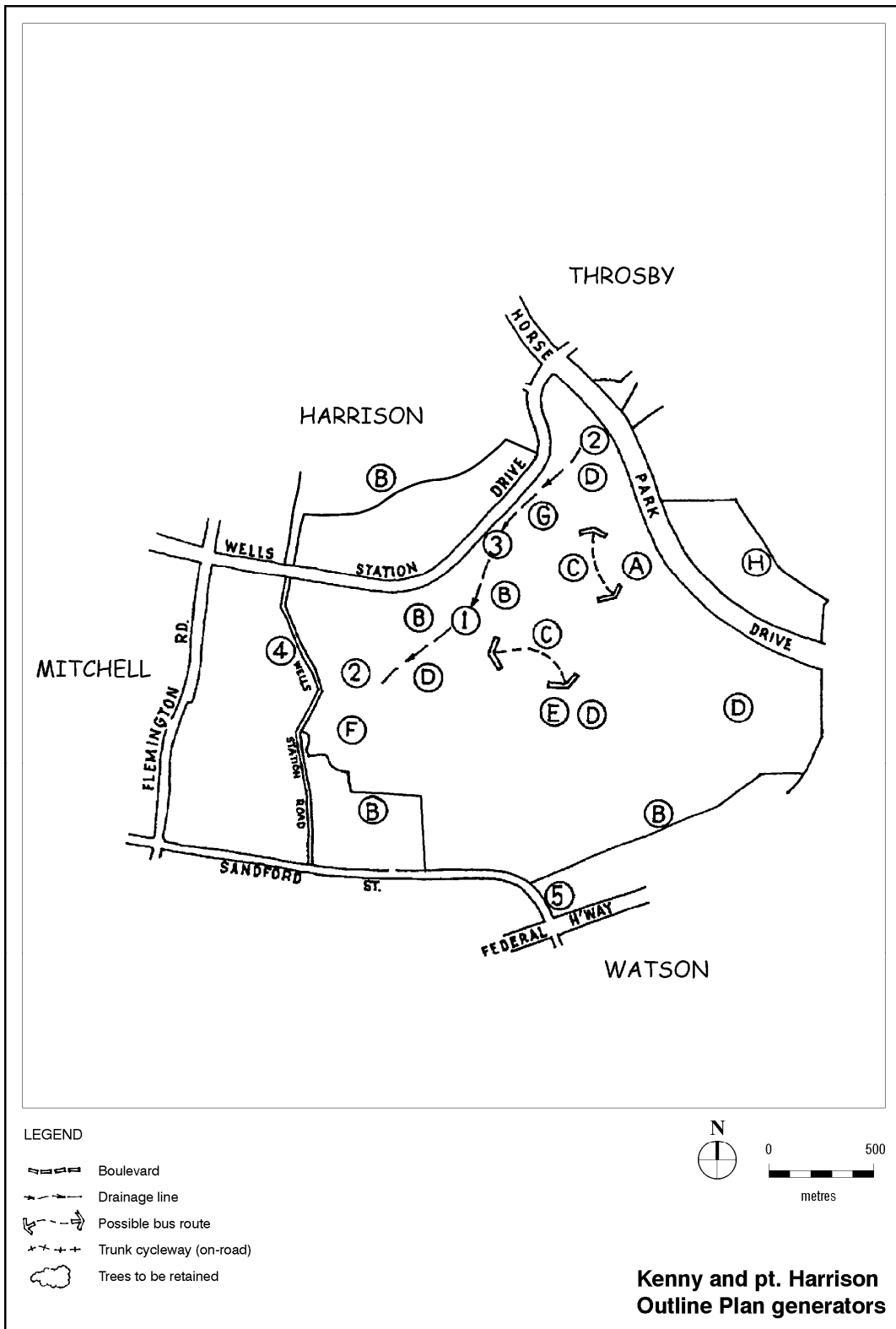


Figure 3

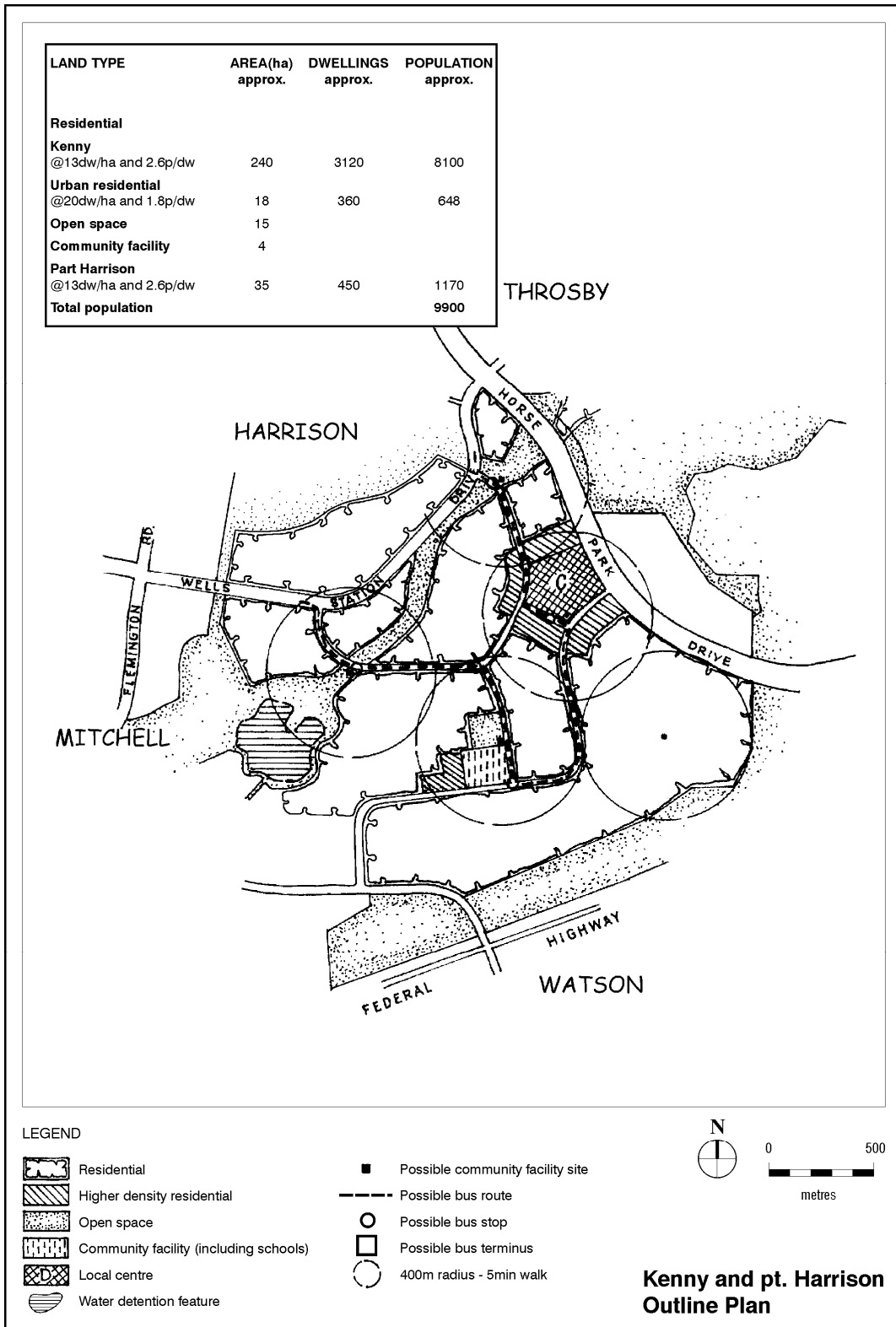


Figure 4

1.2.3 Throsby

General Policies (Refer to Figure 5)

- A. The local centre will incorporate and be adjacent to areas of higher density housing and community facilities sites. Higher density areas may include provision for mixed-use development.
- B. A local bus route to be accommodated through the suburb via the local centre, areas of higher density and schools.
- C. Water detention features are required 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, areas of open space and nature reserves.
- E. Provide an area close to the local centre for a community facility site.
- F. Government Primary school to be located centrally within the suburb.
- G. Opportunities are to be provided for small-scale community facility sites in open space in convenient locations.

Specific Policies (Refer Figures 5 and 6)

- 1. Road connections to the suburb to be from extensions of Anthony Rolfe Avenue and Wells Station Drive.
- 2. Cultural natural and/or heritage sites are to be retained in open space.
- 3. Existing drainage lines to contribute to linear parks and combine pedestrian and cycleway links.
- 4. Areas of higher density housing to be located along major transport routes within the suburb and adjacent to local centre.
- 5. Site to be identified for denominational Secondary School adjacent to District Playing fields.
- 6. Suitable site to be identified for District Playing Fields.
- 7. The land uses for the northern part of Throsby with Gorooyarroo and Mulligans Flat Nature Reserves will be confirmed closer to land release, following an assessment of the environmental values within the reserves.

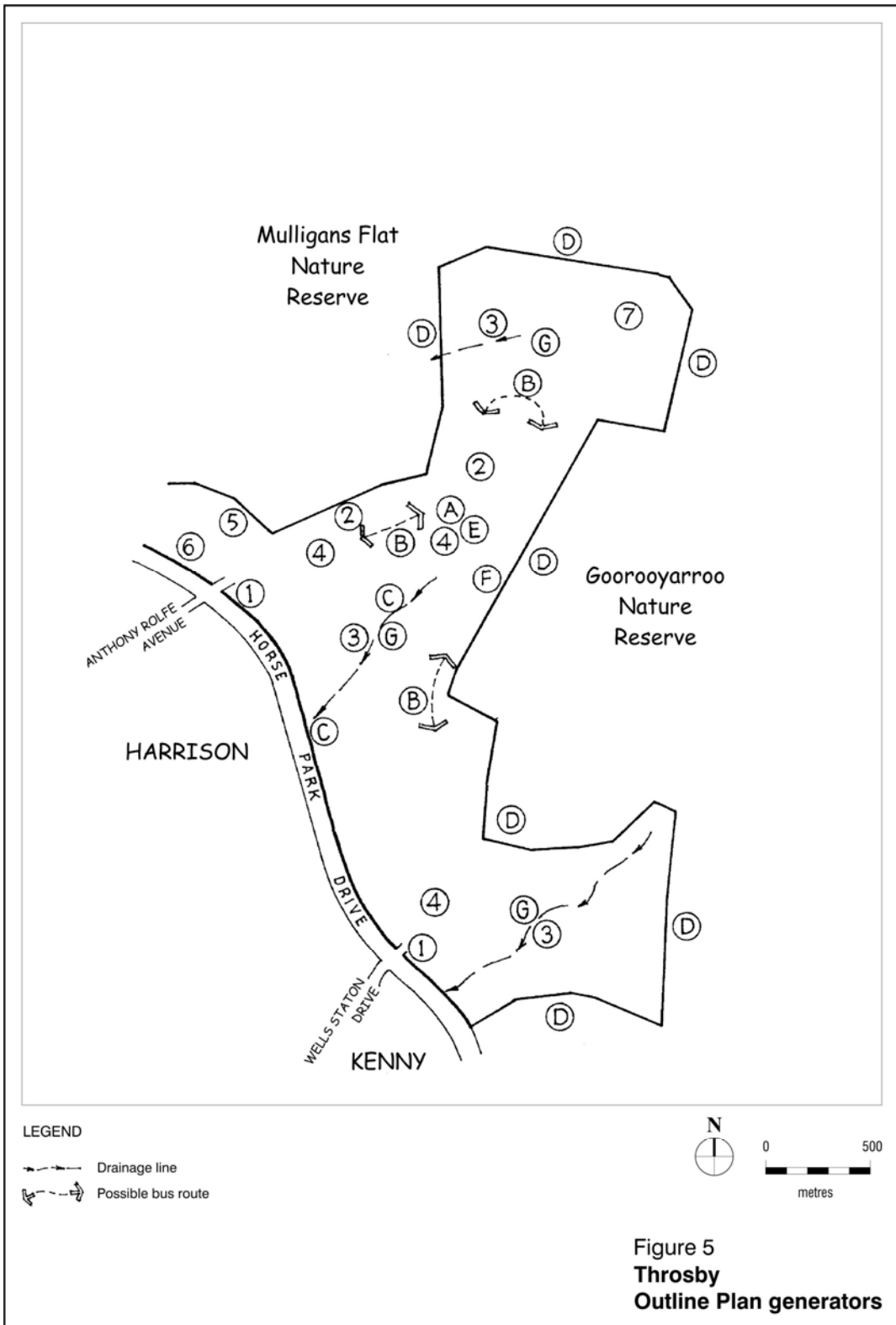


Figure 5
Throsby
Outline Plan generators

Figure 5

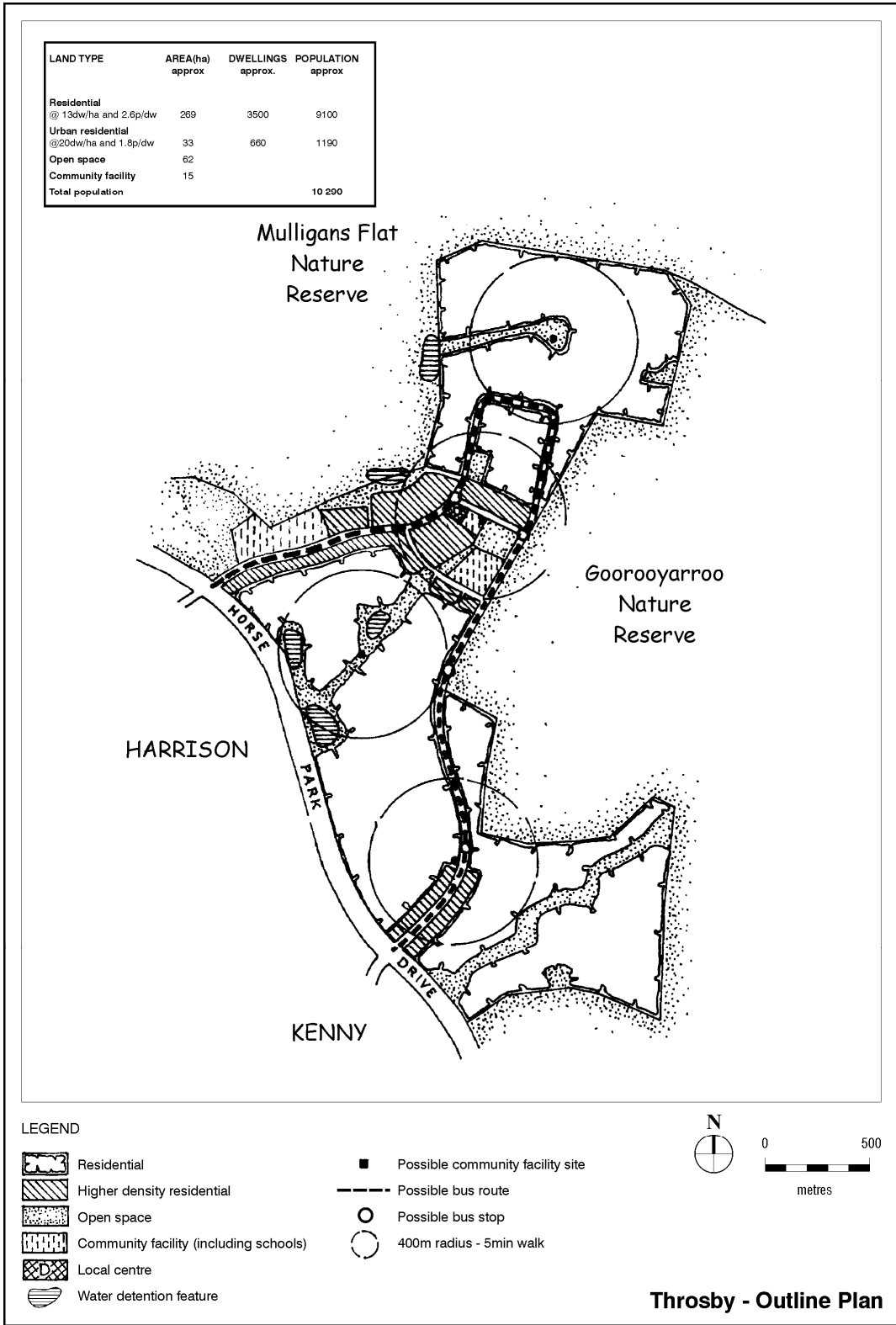


Figure 6