


## SUMMARY

# DRAFT BELCONNEN DISTRICT PLANNING STRATEGY

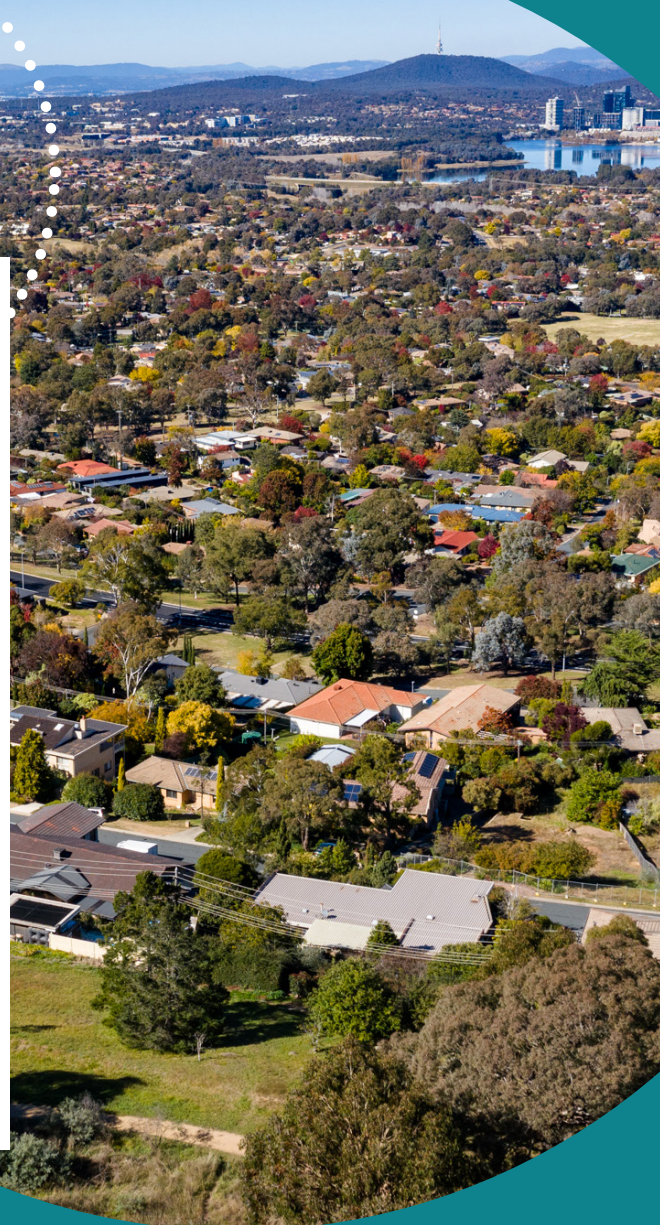
The District Strategy is a vision for how we live, work, play and care for community in Belconnen.



It sets the direction and intended future planning outcomes for the district, across the suburbs of Aranda, Belconnen, Bruce, Charnwood, Cook, Dunlop, Evatt, Florey, Flynn, Fraser, Giralang, Hawker, Higgins, Holt, Kaleen, Latham, Lawson, Macgregor, Macnamara, Macquarie, McKellar, Melba, Page, Scullin, Spence, Strathnairn and Weetangera.

## What residents value about Belconnen

Belconnen has the largest population of the nine districts, with its own unique characteristics that make it a great place to live. Through previous consultations the community has told us about the things they value the most about living in Belconnen:

- the welcoming and culturally diverse community
  - the amenity of Lake Ginninderra and riparian corridors like Ginninderra Creek and the Molonglo River
  - being surrounded by green open space
  - views of surrounding hills and ridges
  - foot and cycle paths for people to enjoy the walkable suburbs
  - the variety of, and closeness to, shops, restaurants, businesses, services and access to public transport
  - Belconnen town centre
  - employment destinations including Belconnen town centre, the AIS, CIT, Calvary Hospital, University of Canberra, UC Hospital.
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## Future directions

Each district strategy is informed by five drivers.

The drivers align with a set of future directions that tell us the focus of the strategy. For Belconnen these are:

### 5 big drivers

### Directions for Belconnen

 <b>Blue-green network</b>	<ul style="list-style-type: none"><li>• Protect and enhance environmental and cultural values through priority connections including Ginninderra Creek riparian corridor, Halls Creek, Gooromon Ponds and key grassland and woodland habitat corridors.</li><li>• Extend the blue-green network including in Macgregor, Charnwood, Lawson and Kaleen.</li></ul>
 <b>Economic access and opportunity across the city</b>	<ul style="list-style-type: none"><li>• Strengthen the economic and employment role of the Belconnen town centre and Kippax group centre.</li><li>• Develop an integrated Belconnen Education and Sports Innovation Precinct, building on quality institutions such as Calvary and UC hospitals and the AIS.</li></ul>
 <b>Strategic movement to support city growth</b>	<ul style="list-style-type: none"><li>• Connect Belconnen town centre into the light rail network.</li><li>• Enhance accessibility and reduce travel times by public transport to jobs and services for residents in north and west Belconnen.</li></ul>
 <b>Sustainable neighbourhoods</b>	<ul style="list-style-type: none"><li>• Develop Belconnen town centre as a commercial and mixed-use hub integrated with development in surrounding suburbs.</li><li>• Catalyse sustainable urban development based on the rapid corridors and future light rail.</li><li>• Develop Ginninderry as an exemplar 21st century suburb based on sustainable neighbourhood objectives.</li></ul>
 <b>Inclusive centres and communities</b>	<ul style="list-style-type: none"><li>• Consider the role and function of existing group and local centres, including in north and west Belconnen with a focus on local enterprise and community life, and undertake investigation in these and other centres to support community development.</li></ul>



## Initiatives

A range of **initiatives** will deliver on the directions. Some are already planned or underway, and some are planned in the short term (5 years), medium term (10 years), long term (20 years) and longer term (more than 20 years).

The last page of this document has a full list of the initiatives for Belconnen, with further detail available in the Draft Belconnen District Strategy.



### Have your say on the **Draft Belconnen District Strategy**

The Belconnen Strategy is in **draft** form. We are seeking community feedback to find out what you think about it. In particular, we are seeking your views on **key development sites and change areas** and proposed **initiatives**, including what you think is most important, and what you think we should explore further.

You can find out more, read the Draft Belconnen District Strategy and have your say through a series of in-person and online activities by visiting: <https://yoursayconversations.act.gov.au/act-planning-review>





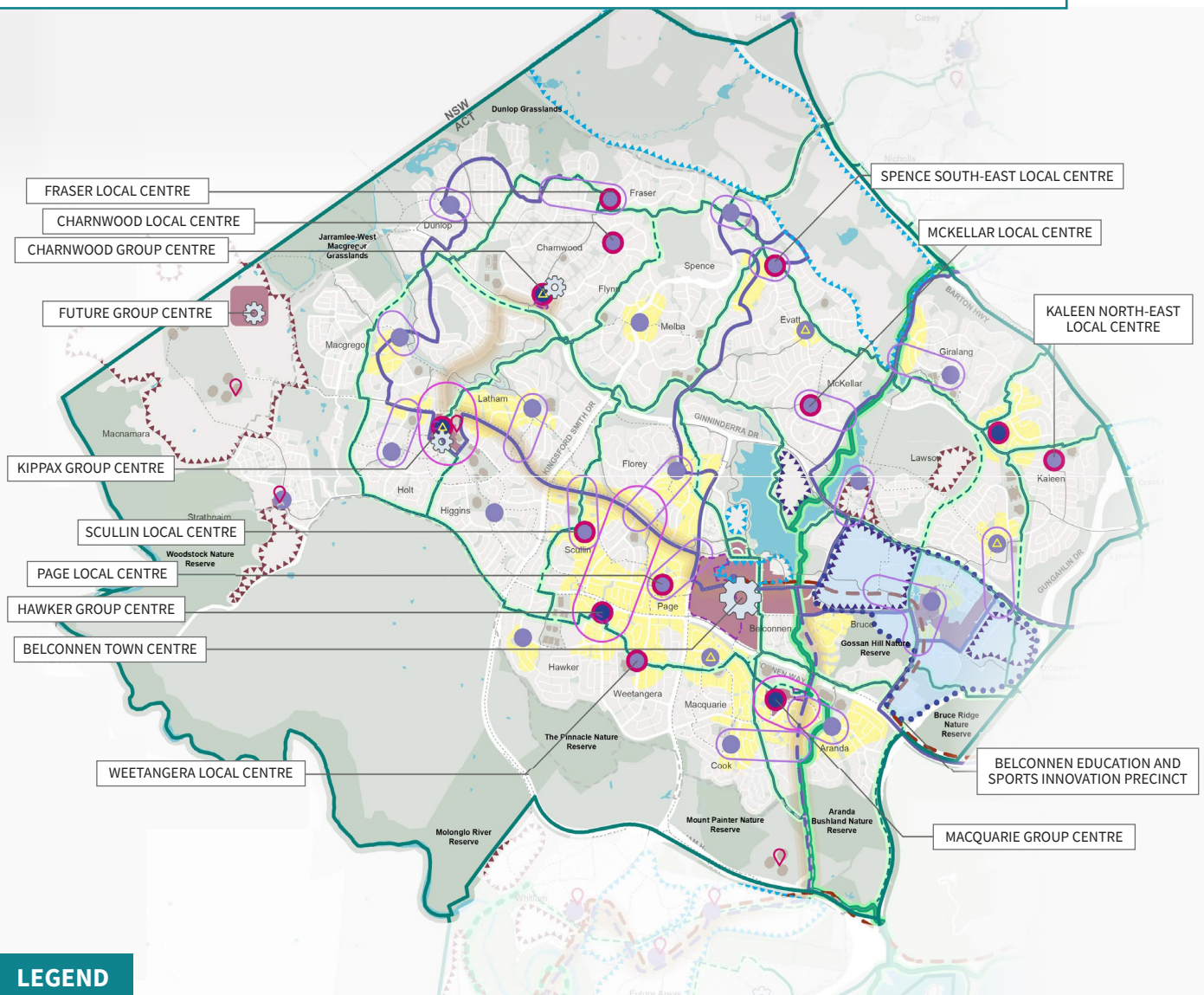
## Change areas

Each district strategy includes **proposed**, **possible**, and **potential** key development sites and change areas, which are included on the map below.

For Belconnen, these include:

- ① Belconnen town centre (west)
- ② Belconnen town centre (east)
- ③ Lake Ginninderra (west)
- ④ Lake Ginninderra (east)
- ⑤ Block 71, Section 52 Holt
- ⑥ Lawson North

## Draft Belconnen District Strategy Plan



### LEGEND

#### Sustainable Neighbourhoods

- Future Investigation Areas
- Rapid Stop to Local Centre 200m Connections
- Rapid Stop to Group Centre 400m Connections
- ▲▲▲▲▲ Proposed
- ▲▲▲▲▲ Possible
- ▲▲▲▲▲ Potential

#### Inclusive Centres and Communities

- New Community and Recreation Facilities
- Possible Centre Revitalisation Opportunity
- Shopping Centre Improvement Program Underway

#### Strategic Movement

- Current Light Rail Corridor
- - - Proposed Light Rail Corridor
- Current Rapid Bus Corridor
- - - Proposed Rapid Bus Corridor
- Current Active Travel Community Network
- - - Proposed Active Travel Community Network
- Bicentennial National Trail
- - - Strategic Investigation Corridor
- High Speed Rail Alignment
- - - Proposed
- - - Alternate

#### Blue-Green Network

- Open Space
- Nature Reserve
- Water Bodies
- Sportsfields
- Existing Connections
- Primary
- - - Secondary
- - - Possible Future Connections
- - - Primary
- - - Secondary

#### Economic Access and Opportunity

- Economic and Employment Focus
- City/ Town/Group/Local Centre
- Service Trades/Industrial
- Local Centre
- Group Centre
- Innovation Precinct

*Note: This is a common legend for all similar district plans and not all items listed will appear on this drawing*



### Waterways and green space network (blue-green network)

- Enhance Lake Ginninderra as adjacent areas develop, including reimagining the lake's frontage and connection with surrounding areas. Consider opportunities for additional lakeside canopy coverage, new pedestrian bridges and linear parks.
- Conserve, restore and reconnect priority areas of high-quality connected grassland to support endangered species, particularly at the north and south-western peripheries of the district and in Lawson.
- Conserve and restore threatened and other priority woodland areas and enhance key connectivity for native flora and fauna. Include Barton Highway, Kuringa/Baldwin Drive, Ginninderra Drive, Belconnen Hills Woodland Complex and Molonglo Catchment Complex.
- Protect and enhance Molonglo River, Ginninderra Creek, Halls Creek and Gooromon Ponds catchments and riparian corridors for aquatic species. Continue to conserve the floodway reserves for their significant role in reducing flood impacts for the surrounding communities.
- Allow for restoration and WSUD of drainage lines around Kaleen to improve connections to and water quality within Ginninderra Creek.
- Protect Umbabong District Park (Latham) as a place of significance for Aboriginal heritage and culture.
- Implement enhanced water sensitive urban design as part of all future development proposals in the district, including implementation of Kippax in line with the Territory Plan.
- Utilise and enhance the green network as areas are developed to provide greater amenity and connectivity within and between suburbs according to ecologically sensitive urban design provisions, including enhanced canopy coverage for new path networks.



### Economic access and opportunity across the city

- Identify opportunities to strengthen Belconnen town centre's economic and employment role in the district informed by future detailed place planning and including:
  - prospects for reinforcing and attracting additional commercial and professional services activities including ensuring sufficient floorspace for such activities in future
  - building it as a stronger economic hub linked to surrounding suburbs such as Jamison, Macquarie, Weetangera and Hawker
  - retaining zoning and employment capacity of light industrial/service trades area adjacent to the town centre.
- Review role of and undertake detailed analysis of capacity in group centres across Belconnen for more employment floorspace, particularly for Kippax as the key group centre in north and west Belconnen.
- In greenfield planning for Ginninderry, make sure land allocated and floorspace capacity is sufficient to meet strategic targets for employment and develop associated measures to attract economic activities.
- Develop an innovation precinct based around Bruce and the existing assets of UC, hospital precincts, CIT and AIS, including shared economic aims, co-location of complementary uses, better internal connectivity and building on future light rail route from Belconnen to Canberra Airport (subject to confirmation of alignment).



### Strategic movement to support city growth

- Further investigation and future delivery of the light rail network to Belconnen town centre, connecting to the City Centre and Canberra Airport.
- Plan for an additional rapid transport connection between Belconnen and Molonglo Valley.
- Investigate and invest in structural transport between growth areas in Ginninderry and Kippax to cater to growth in demand as population grows.
- Investigate additional strategic transport connections between west Belconnen and main employment centres in the east, including a possible rapid link to Charnwood group centre and extension of light rail to Kippax in future.
- Improve the 'last kilometre' freight network around Kippax.
- Review current and future rapid transport stops to make sure these align with town and group centre catchments to support focussed renewal and the sustainable neighbourhoods agenda.
- Expansion of micro-mobility network across the district and centres currently poorly serviced by public transport, and other initiatives to facilitate enhanced multimodal network in line with the implementation of the ACT Transport Strategy and the Micro-mobility Review 2021.
- Implement upgrades to priority active travel routes identified in the implementation of the ACT Transport Strategy – including between Southern Cross Drive and Belconnen Way linking Kippax and Belconnen town centre, and Lake Ginninderra Circuit path and connecting paths to the town centre and Southern Cross Drive via Florey.



### Sustainable neighbourhoods

- Further detailed analysis and modelling to identify future housing needs not able to be met by change areas across Belconnen District.
- Detailed analysis and planning for Belconnen future investigation areas to accommodate future housing and facilitate desired urban character based on suitability and transect analysis and opportunities in identified 200m/400m stop-to-centre connection areas.
- Planning for proposed, possible and potential change areas including Ginninderry and future Ginninderra precinct to protect recognised heritage and cultural values.
- Place planning for centres (including key economic centres like Belconnen town centre and other group centres) to apply district strategy objectives, particularly those supporting the sustainable neighbourhoods agenda.
- Continue planning for selected key sites identified on Belconnen District Strategy Plan according to ideas and principles described below (see principles for selected key sites and change areas).
- Identify and prioritise local-scale projects to promote active streets, celebrating existing leafy areas and centres, in line with the implementation of the ACT Transport Strategy and 'urban improvement' approaches.
- Development precincts to demonstrate and achieve improved tree canopy cover, permeability and urban heat outcomes when compared to similar past precincts.
- All development precincts to provide the infrastructure needed to deliver the zero carbon transition, with additional precinct-based initiatives to also be encouraged.
- Investigate planning and design provisions that encourage the supply of affordable housing.



### Inclusive communities and centres

- Identify possible local and group centres for investigation of appropriate planning and non-planning initiatives to support their ongoing viability and role as a community meeting place. Initial possibilities:
  - Group centres: Hawker, Charnwood, Jamison and Kaleen
  - Local centres: Fraser, McKellar, Scullin, Charnwood, Kaleen (northeast), Page, Spence (southeast) and Weetangera.
- Undertake detailed localised analysis to inform and confirm the need for new community and recreational facilities in Belconnen District. This includes collaboration across government directorates and with the community.
- Deliver planned new community facilities including a P-6 school at Strathnairn and playing fields in the south of the district.
- Identify unleased/available sites within Belconnen District and assess their suitability for facilities for which there is identified demand.
- Include sufficient community facility zoned land and facilities to cater to expected population growth in planning for Ginninderry (and, over the longer term, the CSIRO Ginninderra development).
- Make sure sufficient land is identified and preserved for social and community uses alongside residential growth to accompany areas of change and support economic development in further detailed planning for Belconnen District.