

## SUMMARY

# DRAFT GUNGAHLIN DISTRICT PLANNING STRATEGY


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



It sets the direction and intended future planning outcomes for the district, across the suburbs of Amaroo, Bonner, Casey, Crace, Forde, Franklin, Gungahlin, Hall, Harrison, Jacka, Kenny, Mitchell, Moncrieff, Ngunnawal, Nicholls, Palmerston, Taylor, and Throsby.

## What residents value about the Gungahlin District

Gungahlin is home to Canberra's northernmost town centre. Gungahlin residents said there is much to value in the district that makes it a great place to live. They particularly value:

- the natural environment with greenery throughout the district in the variety of parklands, open spaces, water bodies like Yerrabi Pond and nature reserves including Mulligans Flat Woodland Sanctuary
  - the walkable suburbs and connections created by foot and cycle paths to shops, playgrounds, and open space
  - improved access to the city with the introduction of light rail
  - the number of cat-free suburbs to help protect local wildlife
  - Gold Creek precinct with galleries, shops, cafes, and historical areas.
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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 Gungahlin these are:

### 5 big drivers

### Directions for Gungahlin

 <b>Blue-green network</b>	<ul style="list-style-type: none"><li>• Enhance connectivity corridors for threatened species and woodland and grassland habitats between nature reserves including Kinlyside, Percival Hill, Mulangarri, Goorooyaroo, Nadjung Mada, Budjan Galingji and Mulligans Flat.</li><li>• Restore waterways and riparian corridors including along Ginninderra Creek and around Yerrabi and Gungahlin ponds to enhance water quality, aquatic and terrestrial riparian habitat and recreational values.</li></ul>
 <b>Economic access and opportunity across the city</b>	<ul style="list-style-type: none"><li>• Provide future economic opportunities by ensuring capacity for employment floorspace specifically including office uses in the Gungahlin town centre and positioning the centre to attract future development.</li><li>• Protect the critical urban services role and function of Mitchell for northern Canberra.</li></ul>
 <b>Strategic movement to support city growth</b>	<ul style="list-style-type: none"><li>• Enhance public transport connections between Casey, Moncrieff and Amaroo group centres and the growing suburbs north of the Gungahlin town centre.</li></ul>
 <b>Sustainable neighbourhoods</b>	<ul style="list-style-type: none"><li>• Develop new greenfield suburbs (Jacka and Kenny) as exemplars of sustainable neighbourhoods, including appropriate zero carbon transition initiatives.</li></ul>
 <b>Inclusive centres and communities</b>	<ul style="list-style-type: none"><li>• Deliver new schools, Amaroo tennis centre, Casey Community Recreation Irrigated Park (CRIP) and a community centre in the town centre alongside other new community and recreational facilities to address existing identified gaps and future demand.</li></ul>



## Initiatives

A range of **initiatives** will deliver on the Future 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 Gungahlin with further detail available in the Draft Gungahlin District Strategy.



### Have your say on the Draft Gungahlin District Strategy

The Gungahlin Strategy is in **draft** form. We are seeking community feedback to find out what you think about it. 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 Gungahlin 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>



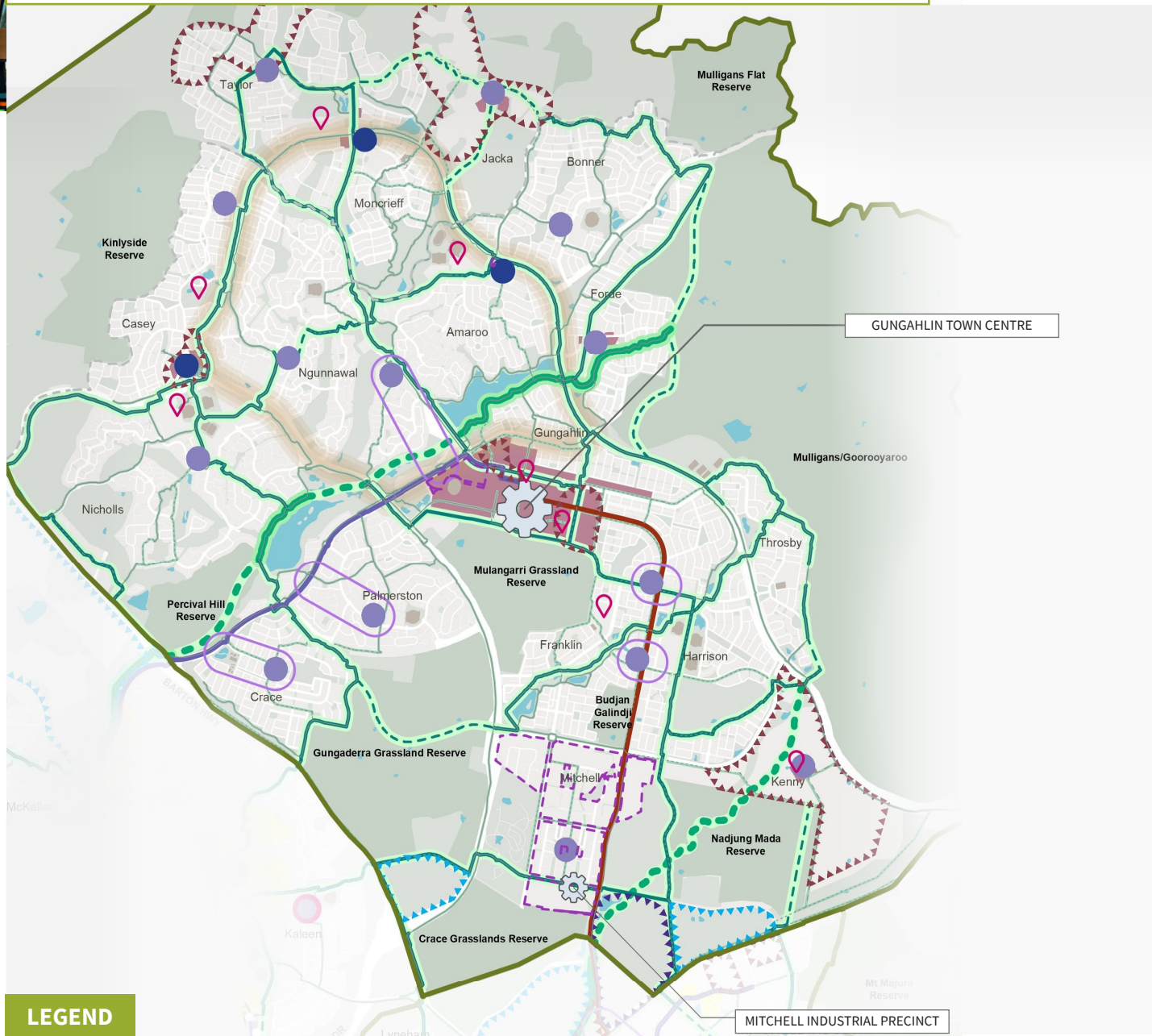


## Change areas

Each district strategy includes **proposed**, **possible**, and **potential** key development sites and change area/s, which are included on the map below. For Gungahlin, this includes:

- ① Rural Block 800 Gungahlin
- ② Rural Block 348 Gungahlin
- ③ Rural Block 864 Gungahlin
- ④ Rural Block 765 Gungahlin
- ⑤ Rural Block 466 Gungahlin

## Draft Gungahlin District Strategy Plan



### LEGEND

#### Sustainable Neighbourhoods

- Future Investigation Areas
- Rapid Stop to Local Centre 200m Connections
- Rapid Stop to Group Centre 400m Connections
- Key Sites and Change Areas
- 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
- 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 connectivity corridors and links between areas of threatened species and nature reserves including:
  - between Hall Cemetery to Kinlyside, including Halls Creek and Gooromon Ponds Creek, and the hills and ridges around the north of the district connecting to Mulligans Flat Nature Reserve, Gorooyarroo Nature Reserve and into East Canberra (Mount Majura Nature Reserve).
  - between Percival Hill Nature Reserve through Crace to Gungahleria Grasslands Nature Reserve, Mulangarri Nature Reserve and Crace Grasslands Nature Reserve.
  - Budjan Galindji Nature Reserve across Harrison to Gorooyarroo Nature Reserve.
- Enhance and restore waterways and riparian corridors along the two main Ginninderra Creek tributaries from Percival Hill Nature Reserve through to Taylor and Bonner, Gungahleria Creek and Sullivans Creek waterways and around Yerrabi and Gungahlin Ponds.
- Deliver Healthy Waterways Stage 2 initiatives for the district including the Yerrabi Pond floating wetland to enhance water quality.
- Implement enhanced water sensitive urban design (WSUD) as part of all future development proposals in the district.
- Create new connections in the blue-green network to address gaps and restore environmental, recreational, and social values in open spaces across the district, including in new greenfield suburbs.
- Explore opportunities to establish wildlife crossings on the Federal Highway and Horse Park Drive to re-establish connectivity between the important woodland and grassland habitat of Nadjung Mada, Gorooyarroo and Mount Majura nature reserves.



### Economic access and opportunity across the city

- Undertake detailed analysis of the need and capacity for employment floorspace in the Gungahlin town centre to inform changes to the Territory Plan to preserve space specifically for future employment uses and meet strategic employment targets.
- Undertake detailed analysis of need and capacity for employment floorspace across the Gungahlin district to inform planning and land use controls for future group and local centres in greenfield suburbs.
- Make sure any future development proposals in the vicinity of Mitchell do not impinge on its capacity to retain and grow industrial and urban services uses.
- Prepare a land use and economic development plan for the Gungahlin town centre including competitive positioning analysis, community-based economic development and targeted collaboration with government departments and relevant industry sectors with a view to attracting employment floorspace development.
- Review the role and function of the Gold Creek tourism precinct in parallel with planning for future development at the CSIRO Ginninderra site (in Belconnen District).



### Strategic movement to support city growth

- Investigate and plan for new rapid transport to service the northern suburbs of Gungahlin District, connecting the town centre to the three group centres (Casey, Moncrieff, Amaroo) to cater for expected growth in the population, improve accessibility and reduce car dependency in these areas.
- Investigate upgrades to priority active travel routes in line with implementation of the ACT Transport Strategy, including along the Barton Highway adjacent to Palmerston and Crace, along Flemington Road and within Franklin and Gungahlin town centre.
- Facilitate expansion of the micro-mobility network to the Gungahlin district and other initiatives to facilitate an enhanced multimodal network in line with the ACT Transport Strategy.
- Maintain capacity for freight and heavy vehicles on key roads into Mitchell to support its industrial and urban services function, including potential for extension of Morisset Drive to the Federal Highway to reduce road pressures and heavy vehicle traffic on Flemington Road.



### Sustainable neighbourhoods

- Undertake further detailed analysis and modelling to identify future housing needs not able to be met by change areas across the Gungahlin district.
- Undertake detailed analysis and planning for Gungahlin 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.
- Apply district strategy objectives, particularly those supporting sustainable neighbourhoods, to any future planning for centres, including place planning in the Gungahlin town centre.
- Continue planning for selected key sites identified on the Gungahlin District Strategy Plan.
- Identify and prioritise local-scale projects to promote active streets, celebrating existing leafy areas and local centres, in line with the implementation of the ACT Transport Strategy, and integrating urban improvement approaches.
- Development precincts 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.
- Implement planning and design provisions that encourage the supply of affordable housing, including in new greenfield suburbs and future residential in the town centre.



### Inclusive centres and communities

- Continue to plan for and deliver new group and local centres in greenfield precincts to support development of surrounding local communities.
- Undertake a review of group and local centres to investigate appropriate planning and non-planning initiatives to support their ongoing viability and role as a community meeting place.
- Deliver planned new facilities including new and expanded schools, Amaroo tennis centre, Casey CRIP, and a new community centre in the town centre.
- Undertake further detailed analysis to inform planning and identify potential sites for future facilities to address identified demand gaps, including for indoor sports facilities and schools. This includes collaboration across government directorates and with the community.
- Include sufficient community facility zoned land and facilities to cater to expected population growth in planning for greenfield suburbs including Jacka and Kenny.