



02 March 2023

**Environment, Planning and Sustainable Development
Directorate (EPSDD)**
Level 1, 480 Northbourne Avenue, Dickson, ACT 2602

Dear District Planning Team,

As a major property owner within the *Inner South* and the project lead of the *Owners Group of Section 6 | Fyshwick*, we have been working with a team of Consultants over the past twelve months to provide our vision for the *East Lake Place Plan*.

Section 6 | Fyshwick forms almost 10% of the 100 hectares identified for the East Lake Place Plan. The area is a key hub of the Inner South that presents a great opportunity for urban intensification to feed life and amenity into the immediate area and its surrounding suburbs.

We note that the East Lake Place Plan does not consider the wider Inner South District and thus provide you with our proposal for it be incorporated into the Inner South District Plan.

We see that the addition of a tram line down Wentworth Ave and potential relocation of the Heavy Rail Corridor further towards Queanbeyan would open areas up for urban renewal and growth. The addition of a tram line, development of Section 6 and its surrounds would:

- Facilitate better use of the transport corridor, be it Light Rail and/or the Heavy Rail
- Creating a designated and central access node and route to Sydney, NSW and
- Provide an opportunity for Urban Infill/Intensification to cater for Canberra's growth and continued improvement of the city.

Thus, on behalf of the Owners Group of Section 6, we strongly believe that our proposal should be considered and used to inform the Principles for East Lake within the Inner South District Plan.

We would also like to facilitate a meeting to discuss the long-term vision and plan for the area should a date be available in the coming months.

Please feel free to get in touch should you have any further questions or require additional detail.

Yours faithfully,

A large black rectangular box redacting the signature of the Development Manager.

____ – JEGA
Development Manager

cc: _____ – JEGA
cc: _____ – Canberra Airport Group

DEAKIN LOCAL CENTRE

PARLIAMENTARY PRECINCT

Jamabomberra Wetlands Reserve

Fyshwick

Section 6 | Fyshwick

4

3

2

1

Capital Hill

Stirling Park

Yarralumla

Yarralumla Equine Park Offset Reserve

St Marks Native Grassland

Bowen Park

Barton

Telopea Park

Capital Crescent

Barton Gardens

Red Hill Reserve

Red Hill

Narrabundah

WEST DEAKIN PRECINCT

CANBERRA RAILWAY STATION

FYSHWICK INNOVATION PRECINCT

NARRABUNDAH LOCAL CENTRE

FYSHWICK



Appendix 2 – Section 6 Masterplan Study incl. Light/Heavy Rail Corridor

Nov 2022



JEGA

Fyshwick Master Plan



Sire Location

COX



LIGHT RAIL CORRIDORS
OPTION 1



Light Rail Stage 2



Light Rail Future Stage



Proposed Site

LIGHT RAIL CORRIDORS
OPTION 2



Light Rail Stage 2



Light Rail Future Stage



Proposed Site

LIGHT RAIL CORRIDORS
OPTION3



- Light Rail Stage 2
- Light Rail Future Stage
- Proposed Site

Return Brief

- Mixed Use Development
- Entire Section 6 including Government Land
- Aiming RL617 Height
- Keep all block separated as they are owned
- The formation project on block 2 is approved DA and ready to commence next year Q1 2023
- JEGA wants the section to be unique design excellence. "South Griffith", "Forrest Heights"







Site Analysis

Access



Site Analysis

Aspect + Geometry



Site Analysis

New Train Station



Site Analysis

Future Development



Site Analysis

Future Links





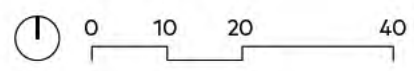
OPTION 1

1. Improve quality of public domain. Add landscaped green spaces for community use
2. Adopt sustainability principles into all aspects of the design
3. Improve pedestrian connections to and through the JEGA owned blocks
4. Consider future public transport
5. Accommodate growing population & commercial use. High density development. RL 617
6. Create opportunity for retail
7. Increased building heights to better accommodate the population and mix of uses

OPTION 1 - STAGE 2



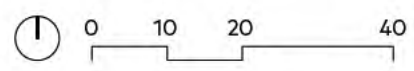
- COMM
- RESI
- RETAIL - @ GF
- LANDSCAPE



OPTION 1 - STAGE 1



- COMM
- RESI
- RETAIL - @ GF
- LANDSCAPE





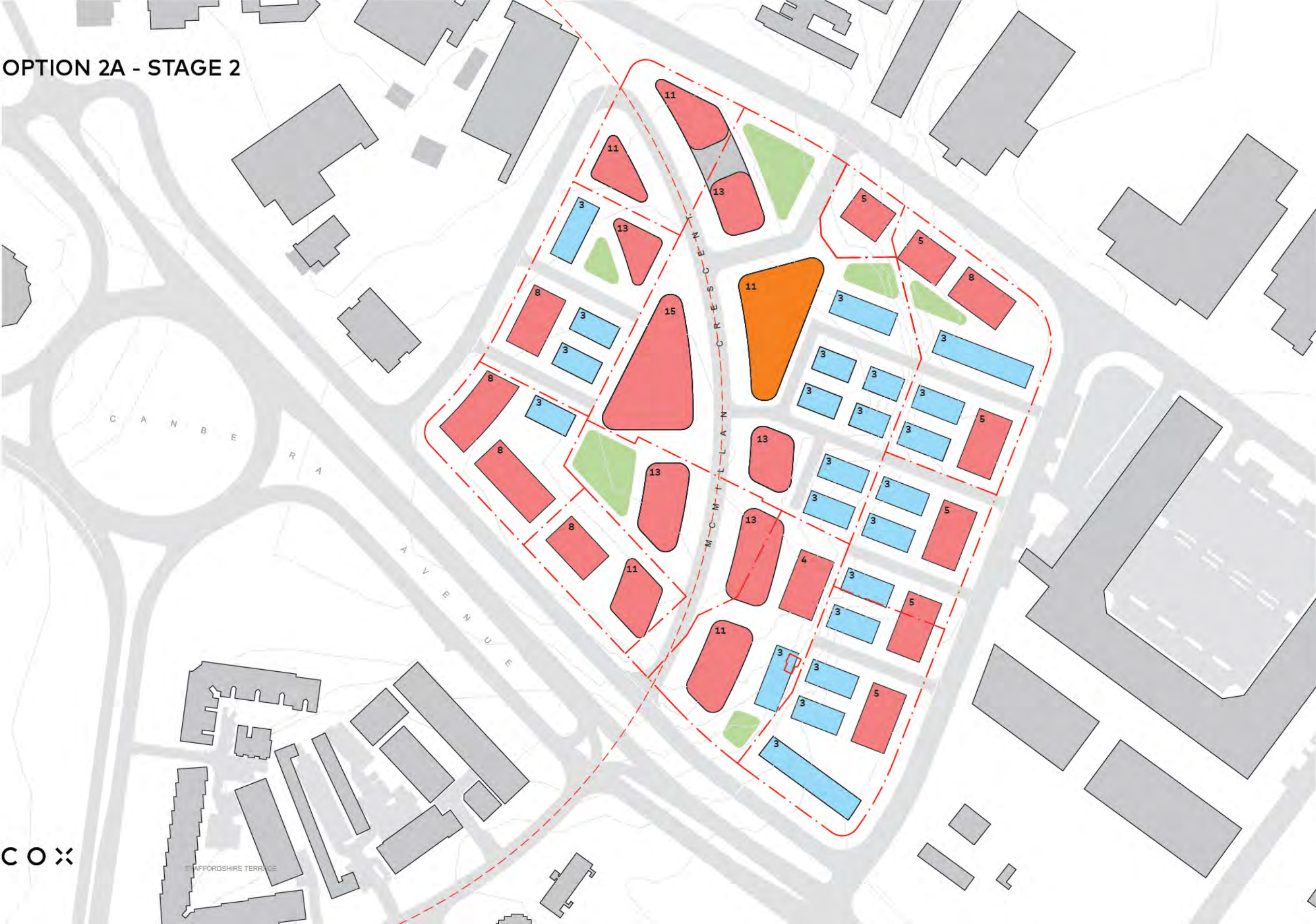
The Griffin Plan



OPTION 2

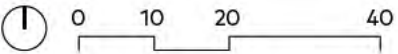
1. Reinforce the Griffin's geometry of Canberra.
2. Break up the 'super block'.
3. Create a new integrated precinct.

OPTION 2A - STAGE 2

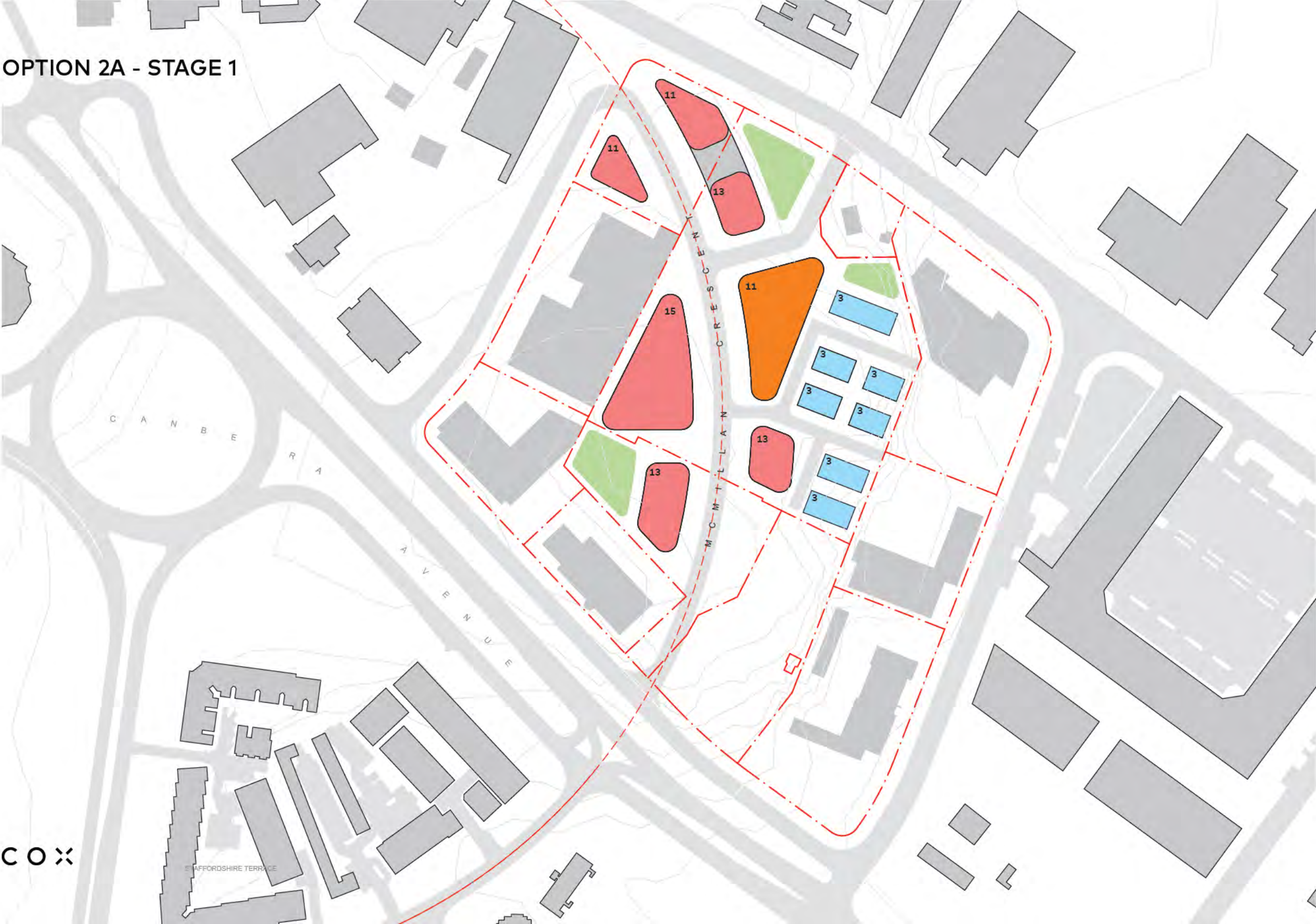


• INTERFACES SAME AS KINGSBOROUGH

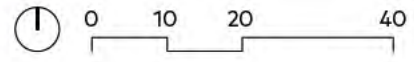
- COMM
- RESI
- TOWNIES
- RETAIL - @ GF
- LANDSCAPE



OPTION 2A - STAGE 1



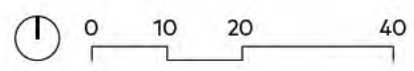
- COMM
- RESI
- TOWNIES
- RETAIL - @ GF
- LANDSCAPE



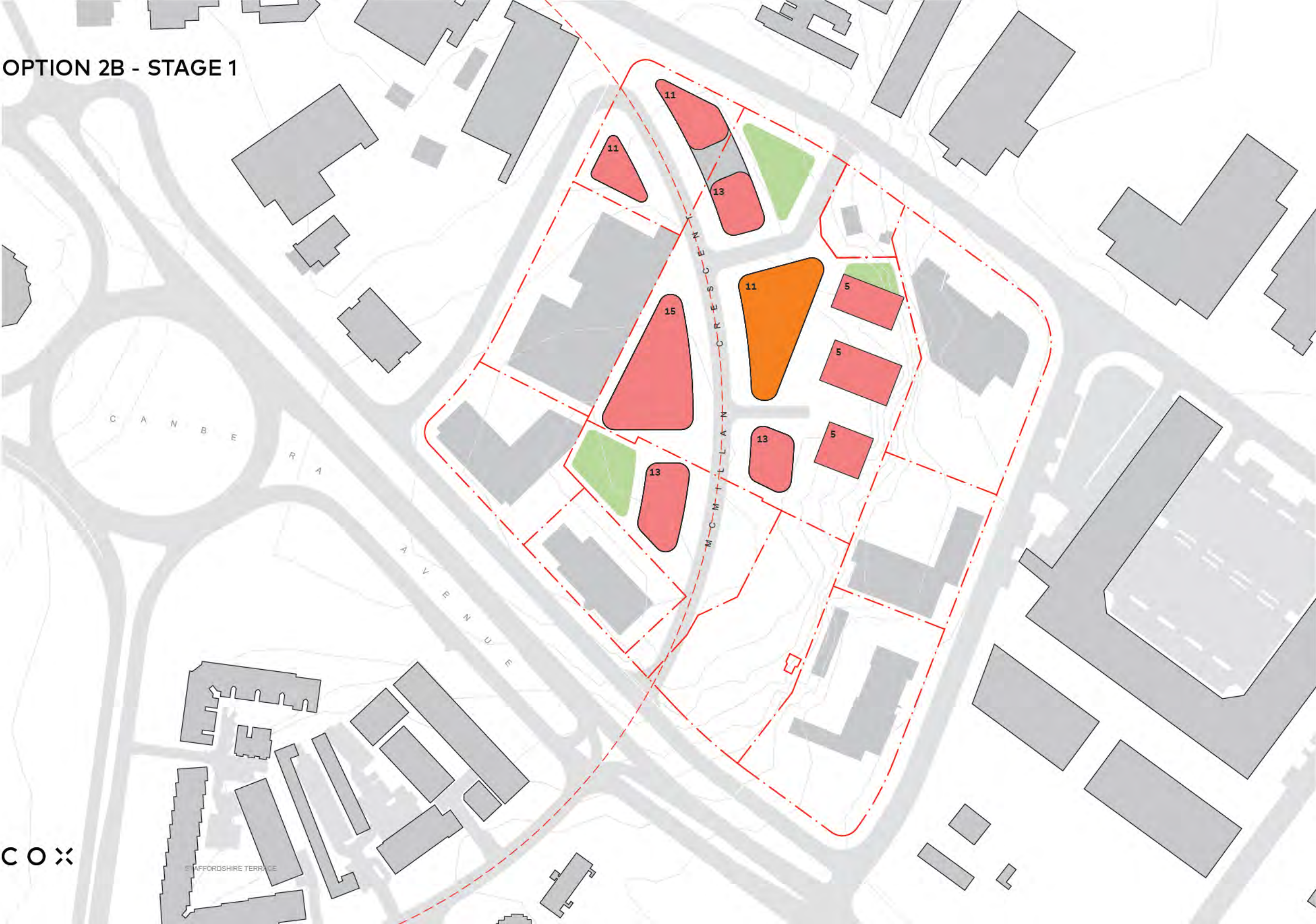
OPTION 2B - STAGE 2



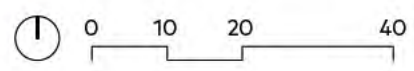
- COMM
- RESI
- TOWNIES
- RETAIL - @ GF
- LANDSCAPE



OPTION 2B - STAGE 1



- COMM
- RESI
- TOWNIES
- RETAIL - @ GF
- LANDSCAPE



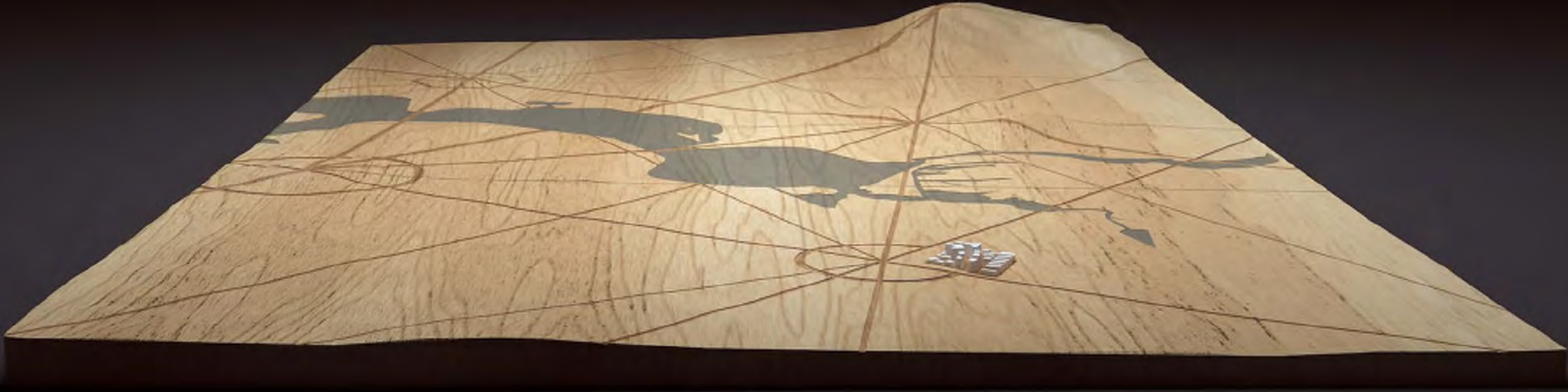
Option 1

Stage 2



Option 2

Context



Option 2A

Stage 2



Option 2B

Stage 2



Option 1

Stage 2



Option 2A

Stage 2



Option 2B

Stage 2



COX

