



Draft East Lake Place Plan (Part 01)

April 2023



Acknowledgement of Country

We acknowledge the Ngunnawal people, the Traditional Custodians of the ACT and surrounding regions. We would like to pay our respects to their elders past and present and thank them for their continual and significant contribution to these lands on which we live, work and enjoy.

We acknowledge the deep understanding and connection Ngunnawal people have to their culture, lands and waterways. We acknowledge the pain and trauma past policies and actions have caused for Ngunnawal people and recognise that they continue to affect their communities today.

We acknowledge truth telling holds an important role in the healing process and understand the great importance for the wider Canberra community to connect with, recognise and learn from the Ngunnawal people, the first peoples of this land.



Jerrabomberra Creek and Wetlands, Canberra

**Yuma Dhawura nguna ngurumbangu gunanggu
Ngunnawal.**

**Nginggada dindi dhawura Ngunnawalbun
yindjumaralidjinyin.**

Mura bidji mulanggaridjindjula.

This is Ngunnawal, ancestral/spiritual, homeland.

**We all always respect elders, male and female, as well as
Ngunnawal country itself.**

They always keep the pathways of their ancestors alive.

They walk together as one.

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Jerrabomberra Wetlands Nature Reserve, Canberra

Executive Summary

Overview

East Lake is in Ngunnawal Country – a piece of land located between Kingston and the emerging Dairy Road precinct. It is ideally located and central to the Griffin Plan, home to the Canberra–Sydney interstate railway, on the doorstep of the nationally significant Jerrabomberra Wetlands Nature Reserve and includes the emerging Kingston Arts Precinct, Kingston Foreshore, Canberra Institute of Technology (CIT) Fyshwick and the Fyshwick Fresh Food Markets.

This stakeholder and community-led place plan captures the identity, character and values of East Lake within its context and establishes the vision and key design principles to guide future planning, design and urban renewal.

The vision of East Lake has been developed by the people who live, work and play in and around East Lake and surrounding suburbs.

"East Lake will be a celebration of its history, people, the environment and its special connection to the surrounding Jerrabomberra Wetlands."

The following nine place principles provide a creative and strategic framework for the future planning.

East Lake place principles:

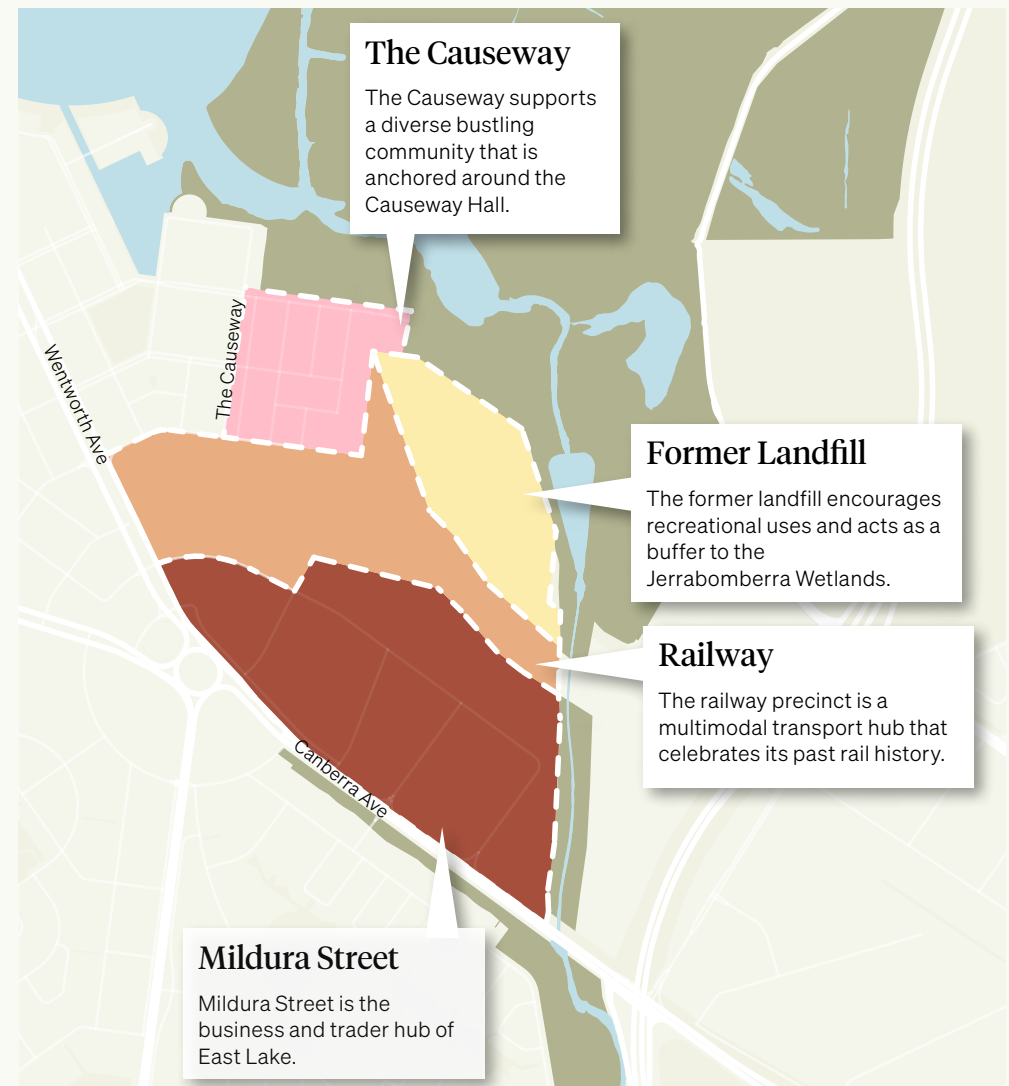
- Connecting to Ngunnawal Country
- Sustainable
- Celebrating history
- Protecting the wetlands
- Delivering high quality public realm
- Supporting business
- Prioritising active travel & public transport
- Delivering diverse housing
- Creating a destination

The project establishes an urban design concept and implementation framework that details how future development of East Lake will be directed to support and safeguard the principles.

This document is both visionary and realistic; it is supported by analysis which is specific and meaningful, to guide the successful realisation of a sustainable East Lake community and a destination which becomes much loved for all of Canberra.

East Lake will be a celebration of its history, people, the environment and its special connection to the surrounding Jerrabomberra Wetlands.

Character Areas of Future East Lake



Executive Summary

Urban Design Concept

The urban design concept for East Lake is led by the community. It will be focused on continuing Nggunawal cultural guidance and interpretation.

Three themes shared through cultural guidance are interwoven:

Wiinyu: Sun element
Dhawura: Land element
Ngadjung: Water element

These guiding elements allow for a recalibration of the making of cities, improving our urban environment and creating reimagined places with a deeper meaning to all who live, work, visit and pass through.

Fundamental to this is the focus on high quality public realm and open spaces; streets prioritising pedestrians and connections; supporting the community with high quality facilities; sustainability; and the legacy of the Griffins' Plans for the national capital.

The urban design concept is expressed through:

- Nggunawal Story of Place
- Structural Elements - themes
- Green Network
- Blue Network
- Street Structure
- Transport Framework
- Active Travel Structure
- Community Facilities

Key

Water Jerrabomberra Wetlands

Character Places – Precincts

Causeway Railway
Former Landfill Mildura Street

Transport – Rail & Bus

Rail
Rapid network – Existing
Rapid network – Future

Connections

Long-term opportunities for new connections over time. There are many ways these may be interpreted such as the design of buildings, or as a series of streets, pedestrian connections, visual links and/or landscape or interpreted through public art. Further consultation with leaseholders is required.

Green Network

Includes:
Avenues – formal green network
Parks – canopy continuity
Plazas – urban space and hubs
Community spaces
Dog Park
Informal recreation, walking, and landscape rehabilitation
Informal recreation opportunities such as trails within regenerated landscape appropriate to the wetland interface
Recreation opportunities eg: outdoor play or future natural amphitheatre
Long-term opportunities for new green spaces and green network connections. Further consultation with leaseholders is required.

Edge streets provide a public edge to public spaces and provide a buffer for bushfire asset protection requirements

Blue Network

Water movement to Wetlands with Water Sensitive Urban Design (WSUD) creates environmental buffers
Water Sensitive Urban Design (WSUD) under street or structure
Street design focuses on natural water flows, filtration and landscape with canopy supporting biodiversity corridors and water quality entering the Wetlands.

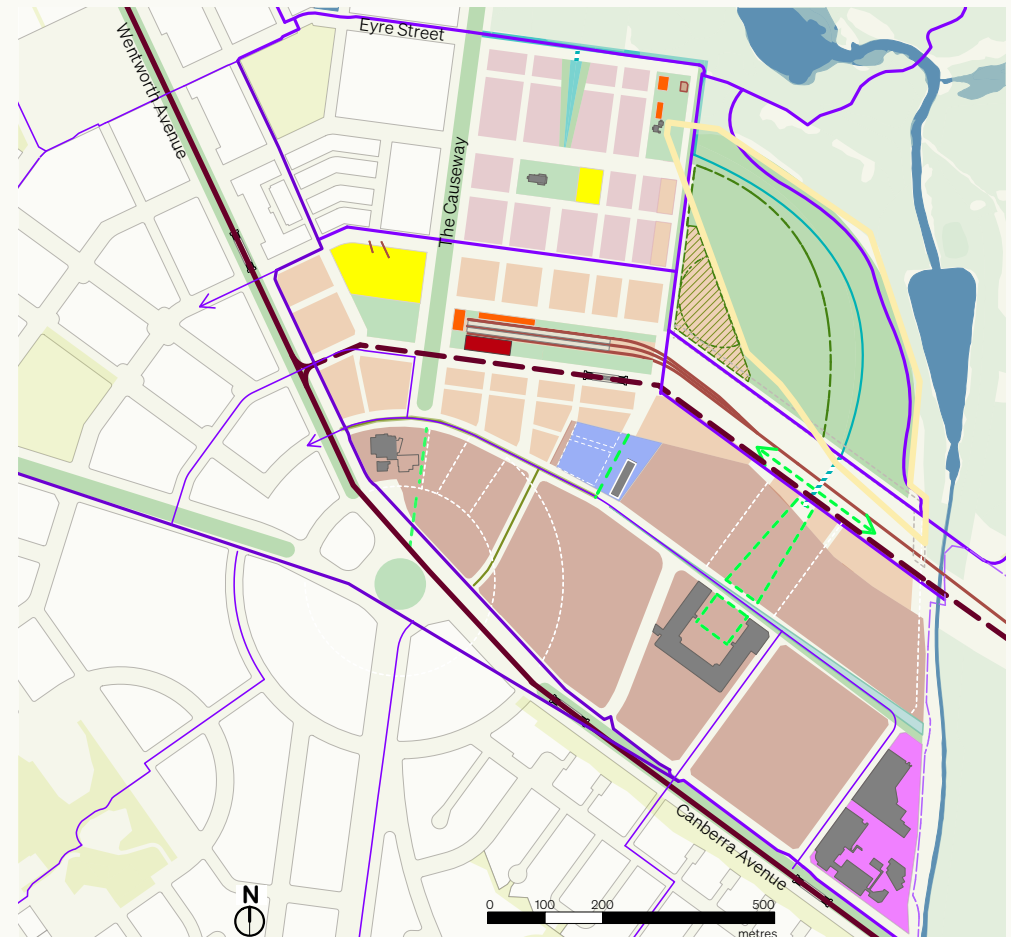
Active Travel

Principal routes and Main routes
Local routes beyond

Active Travel strategy promotes cycling and other active movement throughout East Lake. Extensions of Principal and Main routes will connect into new community links on new streets and through new open spaces for moving safely within and around East Lake and beyond

The urban design concept reflects key design principles established through consultation with communities within and beyond East Lake.

Urban Design Concept Overview



Community Facilities

Public building – Transport
Cultural – Rail Museum, heritage, Wetland Visitor and Cultural centre
Education – early childhood and care; primary K-6
Education – CIT – future innovation precinct
Community uses and associated spaces, supporting services. Further consultation with leaseholders is required.

01 Project Understanding

Introduction

East Lake Place Planning Project

The ACT Government Environment Planning and Sustainable Development Directorate (EPSDD) is responsible for delivering planning and urban renewal policies, programs and projects beyond the city renewal precinct that aim to improve the liveability of our city.

The East Lake urban renewal precinct in Canberra's Inner South is identified in ACT planning and sustainable development policies for urban intensification and regeneration. This is based on the strategic location of this area; proximity to transport and services; existing land uses and infrastructure.

Since 2004 EPSDD has undertaken a range of preliminary planning and site investigation studies, including stakeholder and community engagement activities. These studies have identified a range of issues and opportunities, including land

management, planning, housing, remediation, infrastructure and other works required to facilitate future changes.

The East Lake place planning project is now positioned for finalising the planning to guide the future of this strategic location in collaboration with stakeholders and the community.

A team of specialists have been working with the ACT Government, key stakeholders and the community, respecting Ngunnawal tangible and intangible cultural values to develop this place plan.

This place plan is a stakeholder and community-led place proposition that captures the identity, character and values of the East Lake precinct within its context and establishes the key design principles to guide future planning, design and renewal.

“The primary objective of this project is to finalise the planning for the East Lake precinct in collaboration with the community and key stakeholders to guide future urban renewal and regeneration, land release, housing, sustainable development and infrastructure.”

– Environment, Planning and Sustainable Development Directorate, 2022

The East Lake place plan considers ACT Government objectives that can be progressed through the implementation of the place plan as follows:

- Creating great places for people to connect, make, create, learn, live and move
- Responding to cultural and historic heritage values of the area
- Collaborating with residents, businesses, organisations, land owners and managers to enable them to contribute to shaping the area
- Encouraging a diverse mix of land uses
- Planning for a mix of housing types and densities
- Recognising the Canberra Institute of Technology (CIT) as a skills and training leader with strategic industry, business and trade sector connections, including opportunities to further connect to the ACT's innovation industries
- Facilitating the transition towards sustainability and resilience
- Delivering on the commitment for urban renewal in the East Lake precinct to be well integrated with the Jerrabomberra Wetlands Nature Reserve
- Guiding place making and people-focused urban design
- Capturing information for ACT Government to facilitate land supply and release of suitable areas to deliver Indicative Land Release Program (ILRP)
- Planning for future interstate passenger rail requirements and improving connections with ACT's transport network
- Planning to increase the visibility of Ngunnawal culture, heritage, values and aspirations through incorporating shared facilities for cultural, economic and interpretive opportunities.

What is a Place Plan?

What is a Place Plan?

Place plans provide a framework to help the ACT Government work in partnership with the community to realise a shared vision for the project area.

Developments and neighbourhoods shaped by the principles of placemaking not only succeed on a practical level but can increase quality of life, provide a sense of belonging and have emotional resonance (City Renewal Authority, Great Place Guide 2020). This East Lake Place Plan will identify what is special about the area and provide planning guidance for future development, open spaces and community uses as the area changes over time.



CRA Great Place Guide 2020



Fyshwick Fresh Food Markets, Canberra

Understanding Place Planning

Place plans articulate the character of an area, its history, heritage and natural assets and its aspirations economically, environmentally, socially, culturally and aesthetically.

A successful place needs to offer four qualities: it should be accessible; it should be comfortable and have a good image; people should be able to engage in an array of activities; and it should be sociable. With these characteristics in mind, the possibilities are endless as to what type of a place can be successful, whether it is a street, waterfront, playground, market or park (Project for Public Spaces, 2016).

East Lake is identified in the draft Inner South district strategy as an area of future change. The collaboration with community and stakeholders on the place plan will inform these proposed changes.

How will the East Lake Place Plan Guide Renewal?

- Inform technical assessments and a Planning and Response Report, which may include transport and environmental considerations
- Implement the strategic directions set out in the Inner South District Strategy
- Suggest possible land use changes in the area
- Identify upgrades to the public realm and opportunities for privately-leased sites
- Develop a strategy to implement community and stakeholder led ideas in short, medium and long-term initiatives
- Celebrate the thriving living culture of Ngunnawal Country and provide principles to guide a great place where Canberrans will love to live, work and play



Jerrabomberra Wetlands Nature Reserve, Canberra

Policy and Key Documents

ACT Planning Strategy



Strategic vision for planning in the ACT that provides a framework for a range of actions, supporting sustainable urban growth.

Municipal Infrastructure Standard



Utilising the AusSpec document framework allowing for design consistency across all government jurisdictions.

ACT Transport Strategy



ACT Transport Strategy helps set the scene and vision for a liveable and well connected city.

Wellbeing Framework



Informed by extensive community consultation, this framework provides high level wellbeing indicator outcomes for Canberra.

ACT Climate Change Strategy



Preparing for climate change by achieving reduced emission targets set by the ACT for 2025.

ACT Housing Strategy



This strategy provides a roadmap for housing in the ACT for the next decade. It is based around five goals that focus improvements in the housing market.

Living Infrastructure Plan



Aligned with ACT Planning Strategy's direction to integrate living infrastructure and sustainable design, making Canberra a resilient city.






Inner South District Strategy



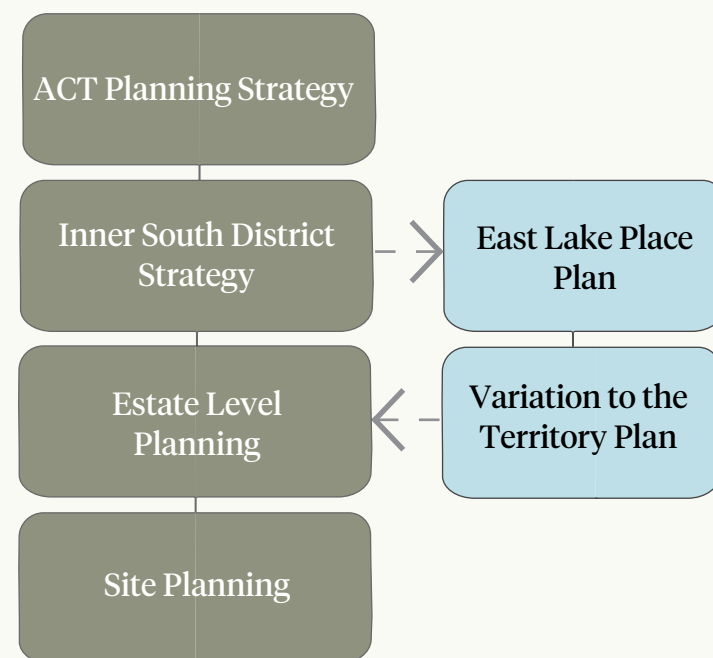
Putting the themes and directions from the ACT Planning Strategy into a more localised context.

Statutory Planning and Policies for East Lake

District strategies are proposed to sit under the ACT Planning Strategy and are guided by 5 big drivers that inform the specific directions and initiatives to be delivered in each district. In the draft Inner South District Strategy, East Lake is identified as an ‘area of change’.

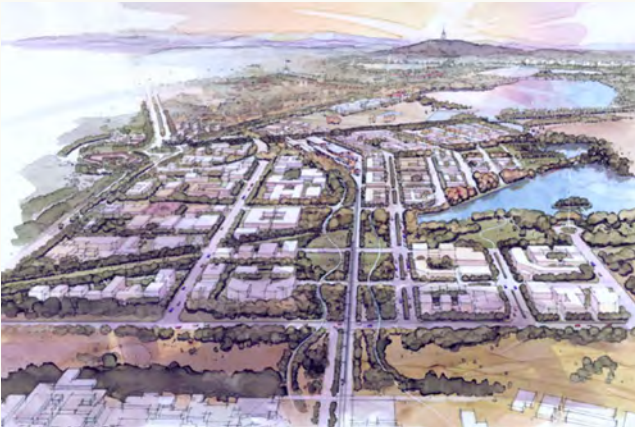
5 Big Drivers	Directions for Inner South
 <p>Blue-green network</p>	<p>Strengthen the liveable blue-green network primary and secondary connections including around Lake Burley Griffin, Captain Cook Crescent, Flinders Way and Telopea Park.</p> <p>Develop appropriate green space buffers and other measures to limit impact of future development at East Lake and Dairy Road on the Jerrabomberra Wetlands.</p>
 <p>Economic access and opportunity across the city</p>	<p>Retain, protect and support capacity for industrial and urban services uses in the ACT's premier enterprise precinct of Fyshwick and avoid conflicting uses.</p> <p>Support expansion of West Deakin as an employment hub building on existing health specialisation and proximity to future light rail.</p>
 <p>Strategic movement to support city growth</p>	<p>Plan for and deliver light rail from the City Centre to Woden.</p> <p>Investigate the opportunity for a multimodal hub around Canberra Railway Station.</p> <p>Retain function and accessibility of important freight routes in and around Fyshwick and through the District.</p>
 <p>Sustainable neighbourhoods</p>	<p>Deliver a mix of housing types, social housing, connectivity to transport including light rail in urban renewal precincts while integrating and protecting the environment with East Lake being a sustainable neighbourhoods exemplar.</p>
 <p>Inclusive centres and communities</p>	<p>Deliver new community infrastructure to meet district demand for facilities.</p>

The place plan sits outside of the statutory framework but will guide a variation to the Territory Plan making sure that community views inform decision making. Community participation is a fundamental element of a good planning system.



Project History

Project Background



2007 Artist's Impression

2007 East Lake Urban Renewal – Draft Planning Report & Consultation

Following the release of the 2007 East Lake Urban Renewal Draft Planning Report, the community engagement documented the desire to develop a sustainable community with housing diversity which was well served by public transport. It was important to the community that the development ensured the protection and conservation of the Jerrabomberra Wetlands.

“The vision for East Lake is to become a lively, high-density urban community providing an Australian showcase of sustainable development.” - 2007 Draft Planning report and consultation

2010 East Lake Urban Renewal Project and Consultation

The preferred design taken to community in the 2010 East Lake Urban Renewal Project included higher intensity residential corridors along major roads and facing open spaces, a school, green streets, a Mildura Street 'town centre' and a relocated railway line and station, as well as sensitive buffer to the wetlands. The scheme showed 45% of the dwellings in East Lake as compact individual blocks to meet the government target at the time of 4000 dwellings. The community generally supported the preferred development option but also queried the use of green streets as open spaces and welcomed the opportunity for ongoing engagement and dialogue with the government.



2010 Preferred Design



ACT Planning Strategy

ACT Planning Strategy (2012) & Consultation

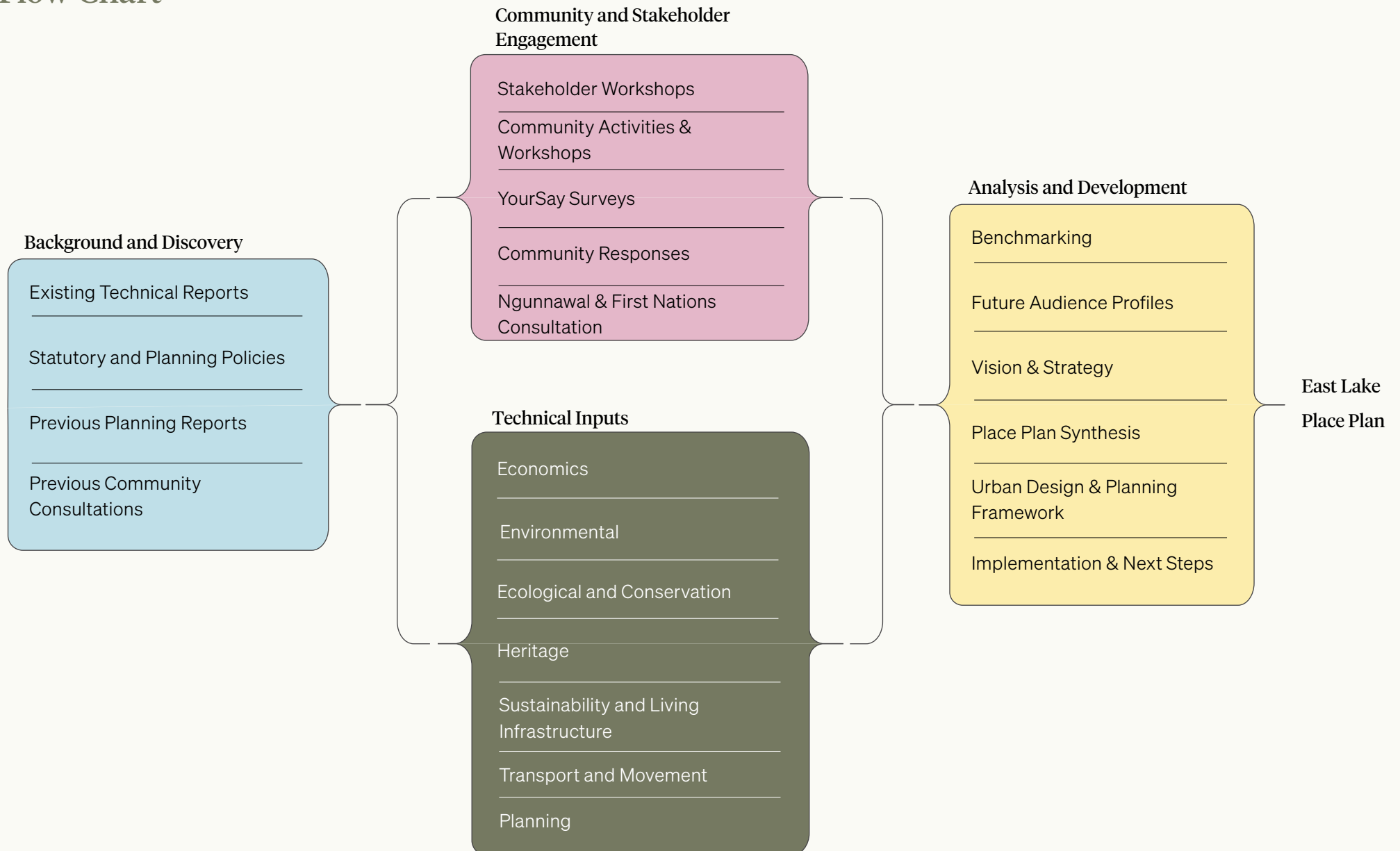
The ACT Planning Strategy (2012), which was the result of extensive consultation, documented the strategy to create a more compact, efficient city by focusing urban intensification. One of the goals was to continue the development of Kingston Foreshore and prioritise development of East Lake to establish an exemplary sustainable development.

Rapid public transport and active travel networks were identified as critical in connecting East Lake to greater Canberra.

Continued investment in cycle and pedestrian routes for new developments at Gungahlin, Molonglo Valley and East Lake was prioritised.

It was also noted that education infrastructure would be required in the new residential areas of urban intensification such as East Lake.

Project Methodology Flow Chart



East Lake Place Plan

Timeline



02 Understanding People

People of East Lake Overview

The evolution of East Lake will be underpinned by an understanding of those who live, work and visit in the area.

Ngunnawal people have been living on this land for tens of thousands of years; they were the first people to walk this land, the first people to speak on this land, the first people to manage and care for Country.

As East Lake experiences residential and worker population growth, the challenge of achieving sustainable development will be significant. Long-term investment will need to balance the Jerrabomberra Wetlands Nature Reserve's biodiversity whilst developing housing and public infrastructure to facilitate a dynamic and innovative place to work, play, raise a family and foster a social community.

Through the background analysis, community consultation and discussions with businesses and traders in East Lake, there are audience typologies that exist or are emerging and within these categories exist communities with different wants and needs.



Fyshwick Fresh Food Markets, Canberra

People of East Lake Residents

Causeway Residents



The Causeway Residents have lived in the area either for a long time or are recent arrivals, yet all with strong ties to the community and history of the area. Residents enjoy living there but wish to see community facilities and infrastructure restored after a period of decline. They want to see the history of the area celebrated, especially Causeway Hall.

Nearby Neighbours



Families, retirees and professionals live in the surrounding areas of Kingston Foreshore, Narrabundah and Griffith. Many work from home while others commute to other areas of Canberra. These nearby residents want continued access to a high-quality public realm to enjoy the green recreational spaces in their spare time.

People of East Lake Residents

Young Progressives



Young Progressives' high level of education and social awareness means they have a strong understanding of human impact on the planet. They pursue ethical products, places and experiences. They have passionate views on what a sustainable future of their city should look like – engaging civically and socially if given the opportunity.

Established Lifestyles



Established Lifestyles have lived in the area for a while and want rich and diverse places to relax, either through volunteering at the wetlands or enjoying the area's natural beauty with family and friends. With Canberra's empty-nester and pre-retiree population increasing, this group will have increasing influence as they look to preserve the established character and history of the area.

People of East Lake Workers

Artisanal Traders



Continuing the area's history of light industry and manufacture, Artisanal Traders produce carefully crafted furniture, food and crafts in the area. Their output – from Three Mills Bakery to Thor's Hammer – feeds directly into the personality and community of the area, forming a rich creative backbone. Artisanal Traders will be interested in promoting a new vision for East Lake, making it a destination worthy of visiting for its own sake, that will be positive for their business and work life.

Everyday Retail and Services



Everyday Retail and Services provide local and nearby residents with convenient offers to enhance their day-to-day experiences. From hairdressers to cafés and doctor's surgeries to takeaway shops, these are the unsung heroes of the area. Everyday Retail and Services want consistent trade and connection to the community they serve.

People of East Lake Workers

Volunteers



Volunteers appreciate the existing history and community values of the area and volunteer their time at the Salvos, Canberra Railway Museum, Canberra City Farm, the Women's Shed inside Thor's Hammer and the Jerrabomberra Wetlands Nature Reserve. They want to see the stories of East Lake's past incorporated into the future community.

Knowledge Workers



Knowledge Workers are dynamic, high-level white collar workers across broad fields, including public administration and scientific and technical services. These knowledge-based professionals unwind after work at Capital Brewing Company or Joe's Bar. Workers often have an interest in the new apartment developments in the area and look forward to an increase in activation and growth of East Lake.

People of East Lake

Visitors

Destination Seekers



Destination Seekers visit Fyshwick Fresh Food Markets for produce, explore the artisanal goods at Three Mills Bakery or undertake a weekend class at Thor's Hammer. They seek destinations that are family friendly such as the Canberra Railway Museum, Canberra City Farm and Jerrabomberra Wetlands Nature Reserve. Destination Seekers want to see the area become even more lively with local events, festivals and cultural activities.

CIT Students



Students visit throughout the week to study at the nearby Canberra Institute of Technology. With some travelling from interstate, they would benefit from investment in diverse housing and a nearby accommodation offer. CIT Students would like to have more reasons to stay in the area, particularly to unwind during lunch breaks or after class. Students from local colleges and high schools also visit East Lake for casual work and to participate and share in all East Lake has to offer.

People of East Lake Visitors

Active Educators



Active Educators visit the Jerrabomberra Wetlands Nature Reserve as part of their primary, secondary or tertiary education. Exploring Ngunnawal and First Nations and colonial histories of the site or the science of sustainability, these educators guide visitors to undertake discovery trails and identify resident critters. Active Educators will be concerned if their visits and the Jerrabomberra Wetlands themselves are not protected.

Natural Explorers



Attracted by East Lake's scale and the natural beauty of the wetlands, Natural Explorers visit the area during their recreational time. The quiet trails throughout the area encourage visitors to get outside, either for active fitness pursuits or birdwatching. Natural Explorers will be concerned about the human impact if their active enjoyment of the area is not preserved and promoted.

Community Engagement Methodology

Engagement Approach

Through July and August 2022, community engagement included a variety of events and activities to involve stakeholders and the community to capture place identity, character and values to inform the place plan.

This collaborative approach generated an awareness of the project, and helped set the high-level strategic vision, planning objectives, and urban design concept for the future of the area.

At the heart of the engagement process was the ambition to understand the cultural and historic values of the area, including the memories and stories of the Ngunnawal people and their Connection to Country.

“I have fond memories of riding bikes through the back of the Jerrabomberra Wetlands, accessing waterways to look for yabbies and exploring and walking the train tracks.”

– The Causeway Resident

Goals of Engagement

The process sought to raise awareness and create an understanding of planning objectives in the East Lake area, and the purpose and role of the East Lake Place Plan in delivering these objectives

- seek community’s knowledge and aspirations for East Lake and ensure a wide range of stakeholder and community views are heard
- through the delivery of engagement activities, build connections with identified past and current community members and stakeholders to ensure the contribution of their ideas, their knowledge and their understanding of East Lake
- ensure the community is empowered and understand that they are a part of the process
- provide community with opportunity for exchange of knowledge through multiple channels and platforms.

>6,500

We delivered more than 6,500 postcards to residents, businesses, and public buildings in the Inner South

136

We received 136 completed community surveys via YourSay

>240

We spoke to more than 240 businesses in and surrounding the project area

>90

More than 90 people attended a Jerrabomberra Wetlands community event hosted with the Woodlands and Wetlands Trust

17

We presented at 1 community council public meeting and hosted 2 walkshops, 7 pop up stalls, 6 collaborative workshops, and 1 Causeway drop in session

43

We received 43 completed trader/business surveys via YourSay

3,420

We reached 3,420 people via YourSay

>500

We received feedback from more than 500 individuals during the engagement period

Community Engagement Activities & Events

YourSay

The ACT Government YourSay website, featured an East Lake Place Plan section which introduced the project, explaining how to engage with it. The website had online surveys for community members and traders, a photo wall for contributions from the community and listed all the face-to-face activities that were to take place during the engagement period. It also allowed people to register to stay up to date.

Postcards

More than 6,500 postcards introducing the project and directing people to the YourSay website were delivered in the area and to community facilities, schools, cafés and restaurants in the Inner South.

Community Presentation

A project presentation to the Inner South Canberra Community Council informed members and attendees of the project goals and how to participate in the project during the consultation period.

Social Media Posts

Social media posts on the ACT Government, EPSDD, the ACT Parks and Conservation Service and Jerrabomberra Wetlands Facebook pages directed people to YourSay and alerted the community to events.

Community & Traders Surveys

136 online surveys were completed by members of the community capturing their knowledge of the area and their visions for its future.

43 online trader surveys were completed by traders in and around East Lake.

Trader Door to Door Visits

The Engagement team visited over 240 businesses within the East Lake project site and the surrounding area to let them know about the project and to undertake a trader survey with them or direct them to the survey online for them to complete in their own time.

Pop-Up Stalls

Six pop-up stalls were located in multiple areas within and around the project area over two weeks, at the Kingston Arts Precinct, Kingston Foreshore, CIT, Griffith Shops, Jerrabomberra Wetlands Nature Reserve and Mildura Street in Fyshwick.

Walkshops

Two walkshops around the project area for the community were hosted by the project team.

Stakeholder Workshops

Six stakeholder workshop sessions were held at the Eastlake Football Club in Griffith to understand the particular concerns, ideas and visions of identified stakeholder groups.

Drop-In Session

A drop-in session was held at the Causeway Hall in Kingston for Causeway residents.

Community Event

The final community event of the consultation period was the Jerrabomberra Wetlands Community Event. Activities for all ages were co-hosted with the Woodlands and Wetlands Trust including Understanding Bush and Waterbugs, a Tails and Trails Adventure and a Bush Tucker and Connecting with Country Walk. A pop-up stall was also set up at the event.

Community Engagement Activities & Events

Jerrabomberra Wetlands Community Event ↓

This community event, co-hosted with the Woodlands and Wetlands Trust, was enjoyed by people of all ages.



Walkshop ↑

Walkshops around East Lake gave members of the community the opportunity to share local insights, stories and ideas for the future.



Jerrabomberra Wetlands Pop Up Stall ↑

Engagement with Wetland Community sharing their connection to the area surrounding East Lake.



Kingston Foreshore & Kingston Arts Precinct ↑

Pop-up stalls adjacent to East Lake in the Foreshore area engaged with community.



External Stakeholder Workshop ↑

Engagement with the community and identified stakeholders.



Mildura Street ↑

Pop-up stall on Mildura Street engaged with the community who often visit East Lake.



CIT ↑

Pop-up stall at CIT Fyshwick engaged with staff and students.



Community Engagement Key Learnings

Feedback from the community and stakeholder engagement has been individually analysed. The following key learnings were gathered through the YourSay community member and trader surveys, pop up stalls, stakeholder workshops, walkshops, community event and a drop-in session.

Visit yoursayconversations.act.gov.au to read the East Lake Listening Report and stay up to date with the project.

We asked businesses and traders what they value most about the area ↓

Accessible and Central Location

We asked the community to vote on their favourite place to visit and a place that needs improving in East Lake ↓

Top Voted Favourite Place



Fyshwick Fresh Food Markets

Top Voted Place To Improve



Railway Station

Highly valued by Community

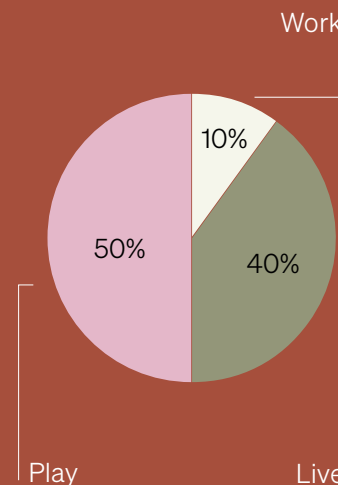


Jerrabomberra Wetlands Nature Reserve

We asked the community to share ideas and tell us what they value most about East Lake ↑

We asked the community what their connection to East Lake is ↓

Connection to East Lake



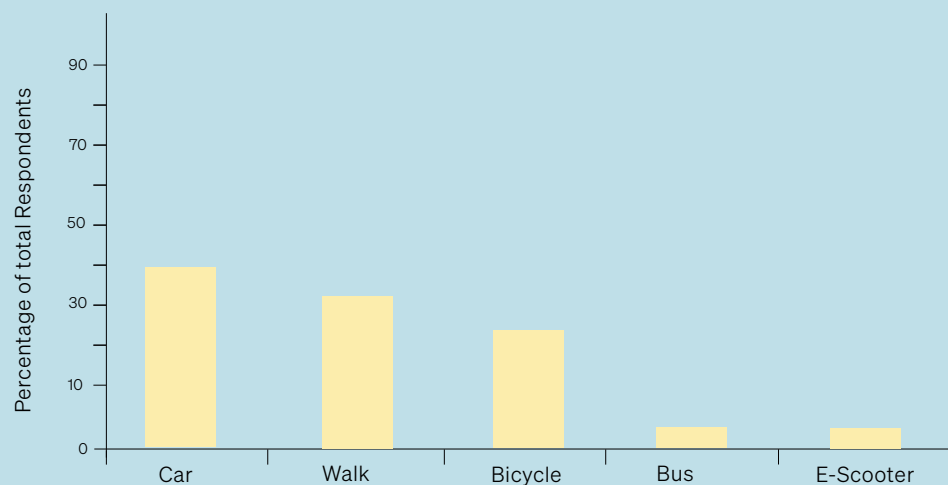
Most Popular Request



Improve Active Travel and Public Transport

We frequently heard that active travel and public transport connections need to be improved in and around East Lake ↑

How do you get to East Lake? (%)



We asked the community how they get to East Lake ↑

Community Engagement

Key Learnings

Future Vision

We asked the community to describe future East Lake in three words ↓

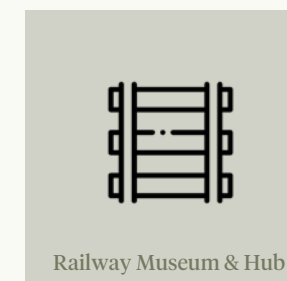
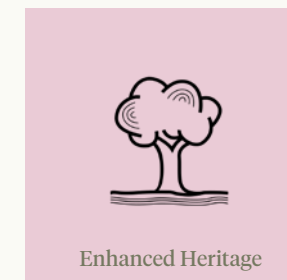
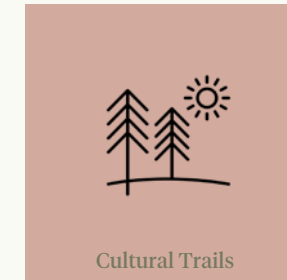


“Exemplary urban renewal area respecting its relationship with the Jerrabomberra Wetlands Nature Reserve, the heritage assets and historical importance of the area.”

– Community member

↑ We asked the community what they want East Lake to be known for in the future

Top Voted Future Ideas



↑ We asked community what they would like to see included in the future of East Lake ↑

03 Understanding Place

Understanding Place

Connection to Ngunnawal Country



Ginninginderry (Ginninderra) Plains, New South Wales
Artist: Robert Hoddle

Understanding Place

"The moderate climate of the Canberra region and its location within the wider Murrumbidgee River catchment has been shown to be conducive to First Nations peoples (Ngunawal) occupation in the past. East Lake lies within an extensive resource base associated with a multitude of water sources. These water sources are made up of the Molonglo River, Jerrabomberra creek and other, unnamed creeks. Habitats associated with these water systems would have supported a wide range of animals and plants.

Due to its environmental setting, the Canberra landscape would have been subject to a variety of human activities, primarily due to the presence of good resource availability followed by the presence of permanent water sources in the immediate area. Activities undertaken in this landscape would have included camping, hunting, gathering, cooking, ceremonies and other cultural activities associated with semi-permanent settlement sites in the region.

East Lake has a deep time story and, whilst changed from its original form and natural systems to what it is today, through Ngunawal cultural guidance the landscape and water will be interwoven through future layers as an urban place, allowing the community to connect to this place.

Country is not just the physical land we see in front of us. It is a part of us and we are a part of it. When Country is sick we become sick, for First Nations people we feel a deep sense of responsibility to care for our mother and all her inhabitants.

This is an important opportunity to be a part of the process of how East Lake looks into the future, ensuring that Country is cared for and First Nations culture is celebrated."

Tyronne Bell,
Traditional Custodian

Within the community there are different spellings of 'Ngunnawal'. The Traditional Custodians advising on the East Lake place planning project use the spelling 'Ngunawal'.

Understanding Place

"Daramulan created Ngunnawal Country giving us our spirituality, culture, lore and law, customs and traditions. We walk as galambany (together) keeping strong our ancestral connections linked to the present towards a stronger community and environment today and for the future. Maliyan flew across Ngunnawal Country spreading her wings and laying her eggs creating the large rock formations across Country. As Maliyan flew she created the mountains, the waterways, the trees, the animals, the fish, the insects, the plants, the valleys, the pathways and songlines.

The land and waterways on Ngunnawal Country have sustained all life including our people, plants and animals since time immemorial. The waterways carried our songlines across the land. Songlines are the Ngunnawal memory code that gives us information from the landscape telling the stories of vital knowledges, cultural values

and wisdom. The Songlines are a potent form of cultural memory and the passing on of stories to future generations. The waterways are all connected to each other through the Ngunnawal people informing ceremony, language, song, dance, art and the oral tradition of storylines weaving our history and present with each other and our environment."

Dhawura Ngunnawal Caring for Country Committee

Understanding Place

First Nations Story of Place



Yankee Hat rock art, Namadgi National Park, Canberra

Understanding Place

"Story of place for First Nations people will undeniably be different to how European or non-Indigenous history is viewed and documented. Often we view European stories and places within the historical buildings and architecture or the historical accounts of how people first arrived to a place.

First Nations stories are embedded in the land. It is in the shapes of our landscapes often depicting animals, providing a great understanding of the important songlines and dreaming tracks interwoven through Country.

It is defining landscape markers that separated a group's territory from another's, the lore and cultural protocols tied to these areas and how we interact with each other in trade and ceremony. It's our teaching stories taught to young children of how the natural world came to be and the greater meaning behind this, which more often than not hold a deeper understanding of how we should live as people in community.

It's the knowledge of Country, songs and dances as they have been absorbed into the rocks, rivers and trees over thousands of generations and still hold the memories of our ancestors. Our stories don't come from the ancient ruins of former towns and empires, they are as old as the creation itself and hold important keys to unlock better understanding of who we really are."

Tyronne Bell,
Traditional Custodian

Understanding Place Palaeo-Landscape

Palaeo-landscape

It has been supposed that the observable channels across the Jerrabomberra Wetlands Nature Reserve are palaeochannels.

Palaeochannels are commonly defined as deposits of unconsolidated sediments whose properties reflect the course and flow of former, sometimes ancient river and stream channel systems which are currently inactive.

Soils and Geology

Most of the study area sits on elevated ground. This ground forms low gradient basal slopes that define the edge of the Jerrabomberra Creek and Molonglo River floodplains.

In most areas this elevated ground has formed from Early Silurian aged shale, limestones and siltstones belonging to the Canberra Formation that was laid down in the warm shallow seas that once covered the now Canberra region.






The limestone across Canberra is widely dispersed and deep in nature,

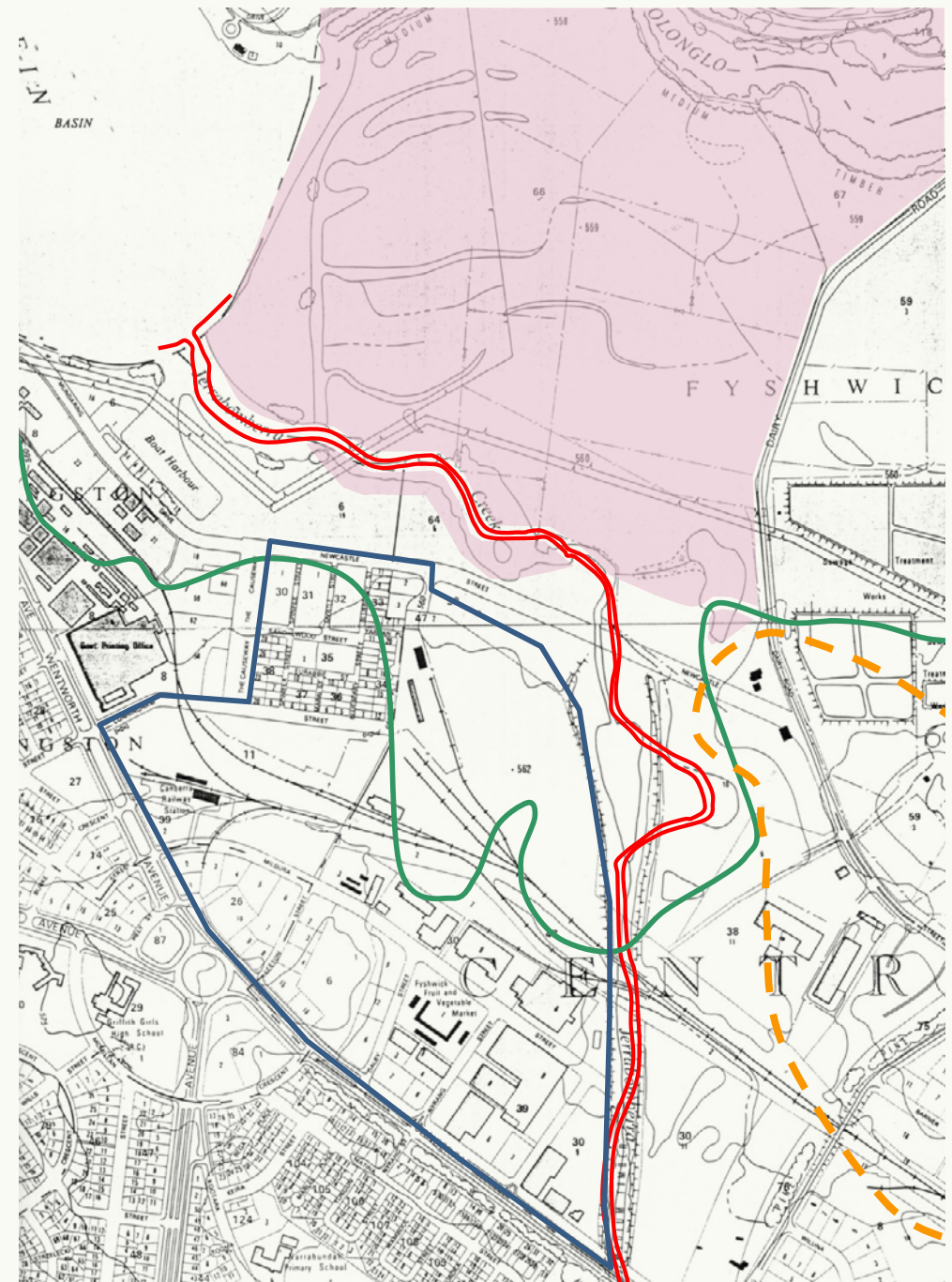
like an iceberg. Within the study area, in the north eastern fence line adjacent to Eyre St, in the boundary of the former Weights and Measures building (Newcastle House) is one such limestone outcrop. It is one of two remaining outcrops within the area.

Vegetation

Prior to European land use, the vegetation of the study area is thought to have been dominated by woodland (savanna) and grasslands. Natural grasslands are thought to have been present across most of the Molonglo Valley floor and basal slopes between Acton Peninsula and Fyshwick, and the lower Jerrabomberra Valley.

Key

-  Course of Jerrabomberra Creek circa 1912
-  Approximate shoreline of Postulated Pleistocene Lake
-  Approximate boundary of Tertiary Gravels
-  Area of identified palaeo channels
-  East Lake study area boundary



Understanding Place European History

The area in which the East Lake study area is located is identified on several historical maps, including one produced in 1832 as part of Campbell's Duntroon Estate. The property was used for the grazing of sheep and cattle.

Acquired by the Commonwealth Government in 1912, and with the establishment of the Australian Federal Territory, much of the local pastoral land was resumed to make way for residential and industry development.

Blocks between Canberra Avenue and the Molonglo River were identified as the Mill Flat Soldier Settlement Area, established in 1920. East Lake partially sits in this area. The area continued to be part of land dedicated to farming and was heavily associated with the development of the local Canberra dairy industry.

David Cargill was an employer who contributed greatly to the development of the dairy industry. His family were employers of many families from the Causeway and he was also known for his success in

farming practices and establishment of other industries.

The basic layout of The Causeway was established in 1925/26. This settlement was established during the construction of Canberra, erected as one of the major camps to house the builders of Canberra. Over time, the settlement grew, adapted and was modified based on the needs of the local community. After the initial camps were developed, more permanent dwellings were constructed and recreational facilities were provided including the Causeway Hall.

The Canberra Rail network was first established in November 1913 when the line between Canberra and Queanbeyan began construction. The area south of the railway has been a hub of urbanisation since the establishment of the builders' camps. From this point, even prior to the construction of the Causeway houses, the area began to form as an industrial precinct. Access to transportation at Canberra Railway Station was essential to this area.



The Causeway

Aerial view of the The Causeway circa 1941-42



Dairy Industry

The heritage listed Milk Treatment Depot at 2 Mildura Street, Fyshwick



Old Canberra Railway Station

In 1924, the first public station was opened adjacent to Uriarra Road, now Wentworth Avenue



Causeway Hall

The Construction of the Causeway Hall by volunteer workmen in 1927

Understanding Place

The Past - The Griffin Plans

The winning entry for the 1911 Australian Federal Capital City Design Competition, prepared by architects Walter Burley Griffin (1876–1937) and Marion Mahony Griffin (1871–1961) comprised many iterations. They were based on ideas of a garden city, the recognition of water, topographical landmarks, the shape of the land, of natural systems, and the solemnity of significance being the nation's capital of colonial Australia.

The the Griffins' plan for the national capital presented a different spatial ordering to the place, with defined axes of land and water that would be constructed. Avenues, monuments and street geometries would radiate from Capital Hill as a cultural, ceremonial and physical axial reference linking to Mount Ainslie. The formation of Lake Burley Griffin reconfigured the Molonglo River and confluence with Jerrabomberra Creek.

The image of the Griffins' Plan of 1918 has been overlaid with The Causeway axis from Hume Circle north that

extended across the proposed lake to Russell, and the envisioned Central Rail Station. The rail line met at the East Lake Circle that became the partly constructed Hume Circle. Four lake crossings were proposed.

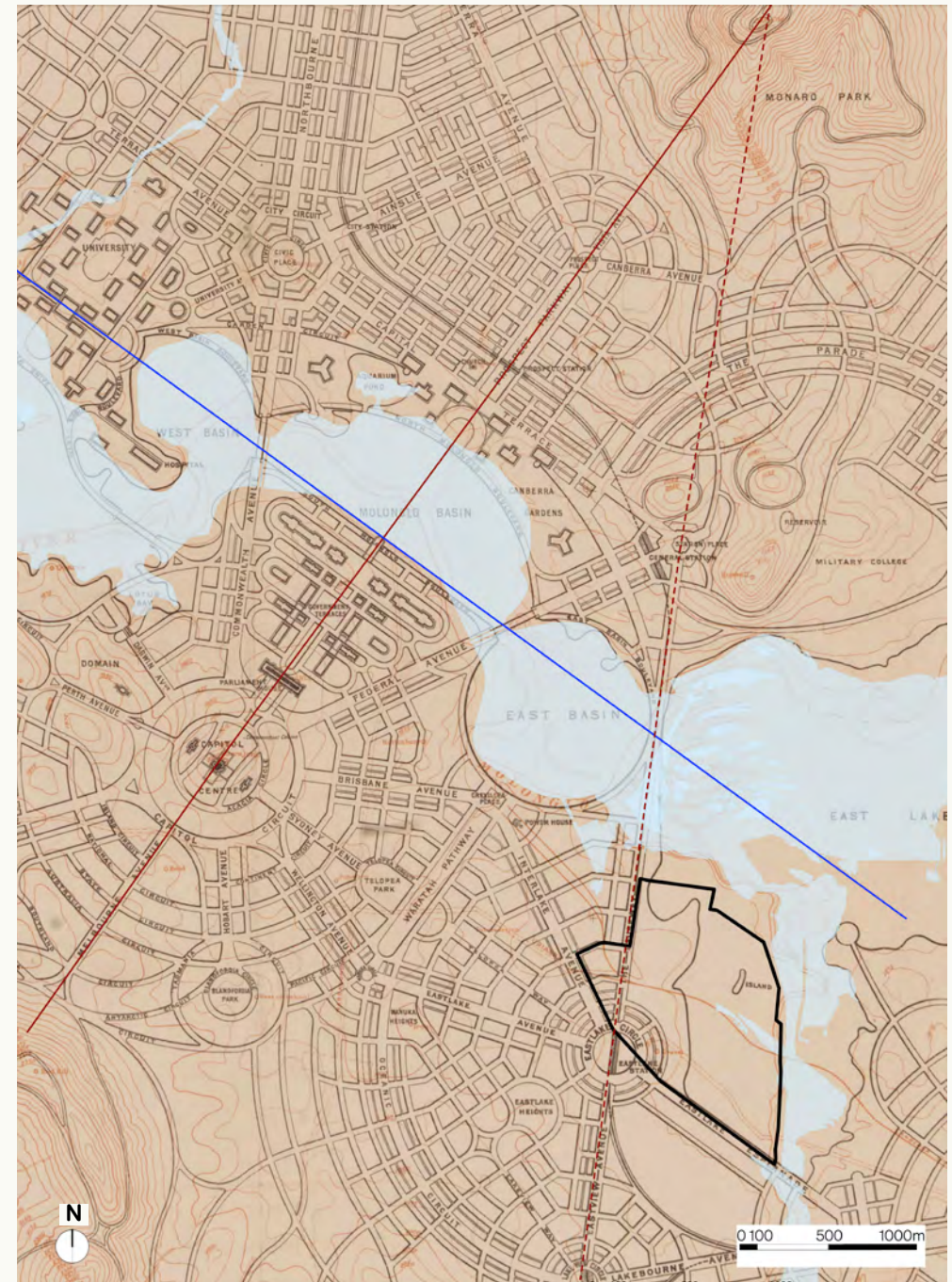
Within East Lake, the constructed fabric of Canberra's history includes The Causeway Hall, Cargill's Cottage, the Dairy Farmers Co-op, and remnant railway lines (plus additional imprints of former lines) and the adjacent Jerrabomberra Wetlands. The deep time past remains visible with an outcrop of limestone fossils at the north-eastern corner of East Lake representing the continuum of historical layering. This is one of the last two remaining locations within the constructed Canberra.

Key

Overlays on Griffins' Plan of 1918 - image source: National Archives

- East Lake study area
- Water + 1-in-100 year flood overlay
- Axis overlays
 - Water axis
 - Land axis
 - Mt Ainslie - Mugga Mugga axis

Note: Contours at 25 feet intervals



Understanding Place

Geology Soils Vegetation

The geology tells the deep time story of the place.

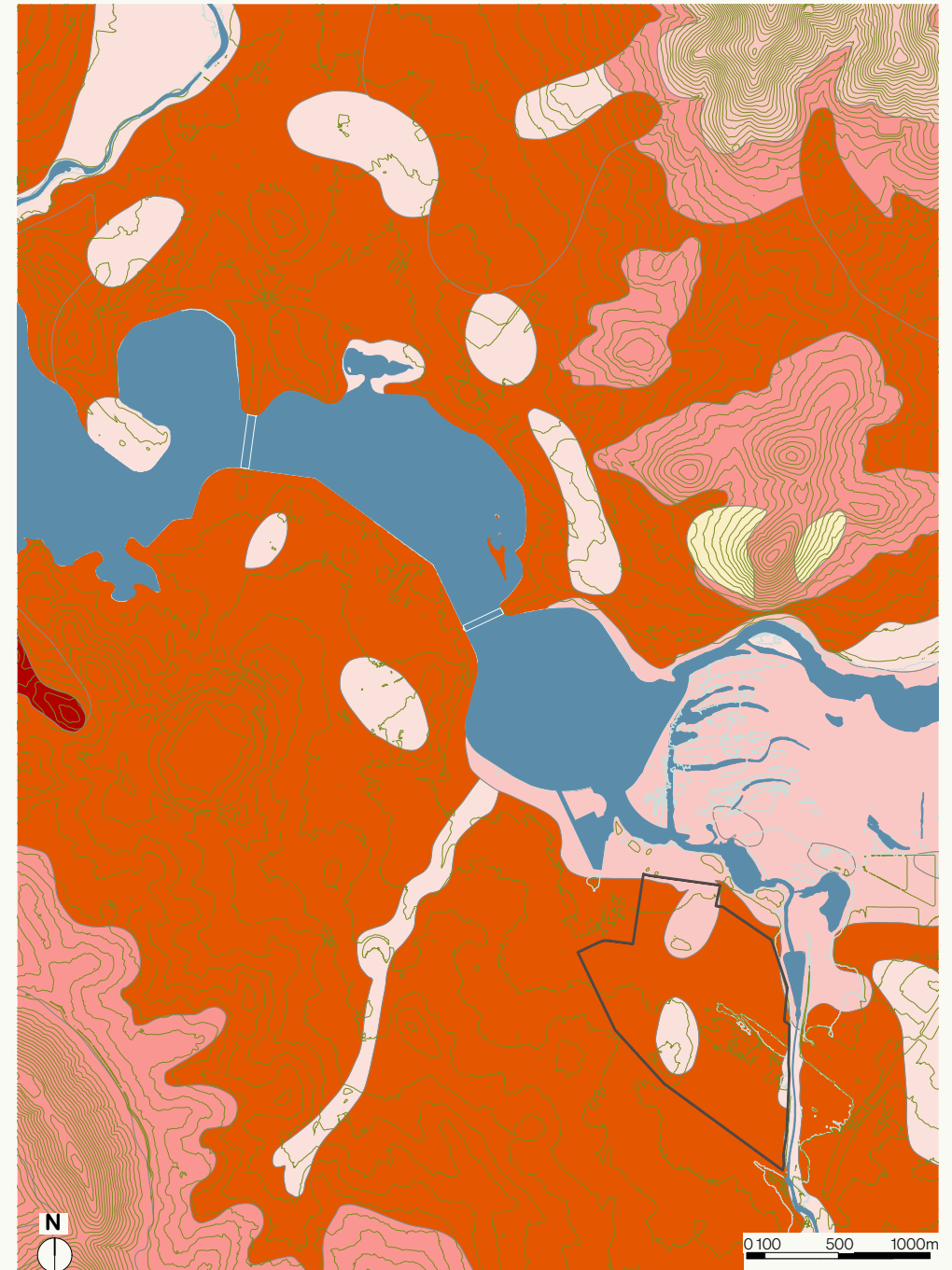
It sets the character and colour of the land, the vegetation types and mixes, the creatures that inhabit it.

Despite the disturbance of the original soil and geology, understanding the soil structures now will facilitate the selection of plant species that can help to repair and heal the place to become a more healthy and biodiversity connected place.

East Lake is comprised mostly of Transferral soils with an area to the north of Colluvial and a small area to the south west of Alluvial soils.

Key

Site	Erosional residual
Aeolian	Residual
Alluvial	Residual vestigial
Colluvial	Transferral
Disturbed	Vestigial
Erosional	White
Erosional colluvial	



Understanding Place

Vegetation and Canopy

Vegetation and Tree Canopy

The ACT has many varied ecosystems. The vegetation consists of native and introduced species. The main vegetation types across the ACT are shrub-lands, grasslands, forests and wetlands.

Most of these vegetation types come together and weave within and around Canberra where urban canopy becomes an important component in creating liveable cities and places.

Focusing on vegetation types and canopy cover around East Lake, it is evident that existing canopy is lacking. However, this needs to be considered with the wetlands stretching from Jerrabomberra to Narrabundah, which has a rich cultural heritage along with being a diverse ecological environment of naturally treeless grasslands that are key values to protect.

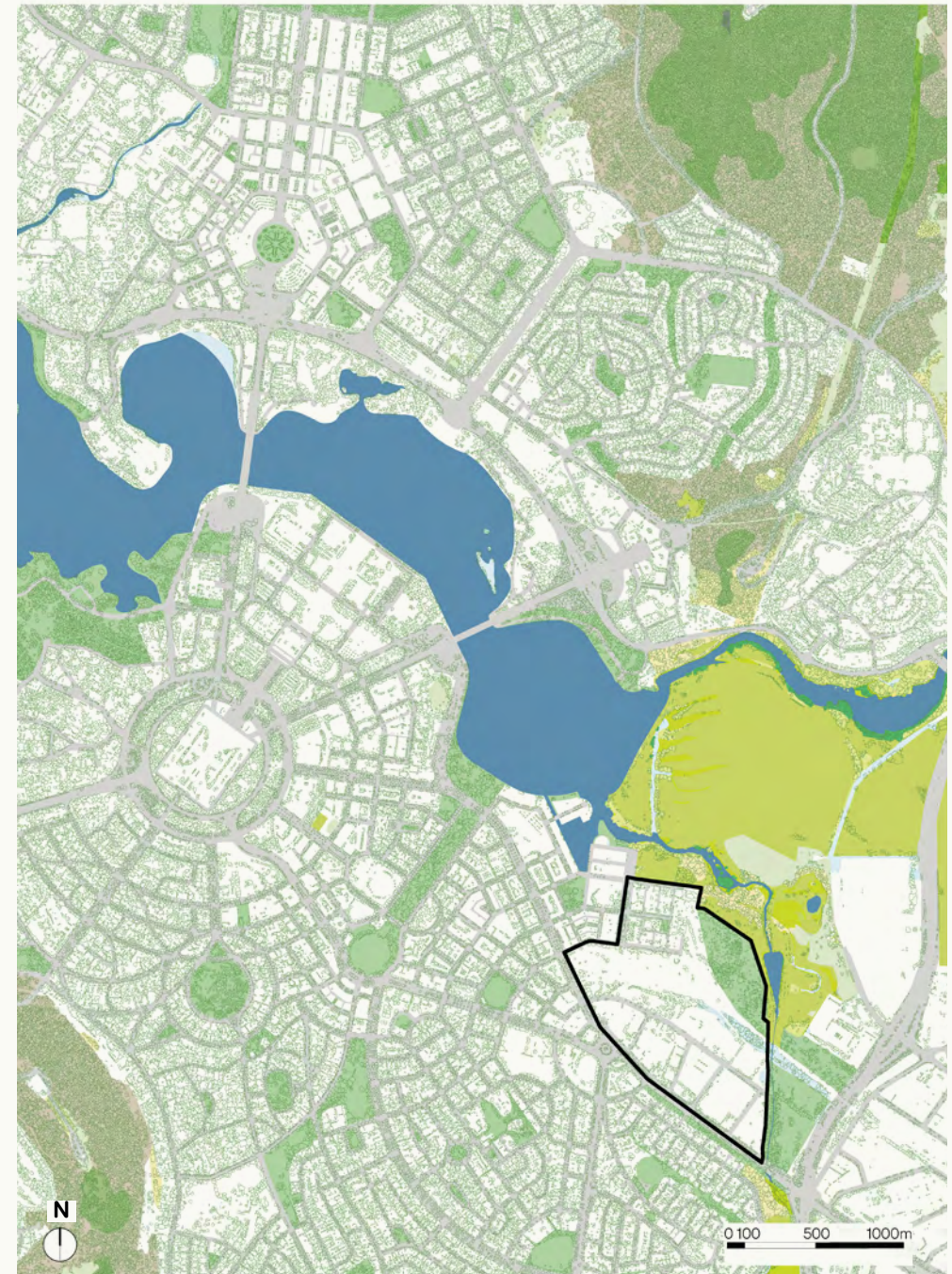
The Former Landfill area currently creates an important buffer to the wetlands. Access around these areas needs to protect the delicate wetlands habitat while allowing public access in a

way that educates people and helps the community enjoy it.

New development and changes to the area should celebrate and preserve East Lake's wetlands corridor and locate new canopy appropriately, maintaining the natural values.

Key

Plantation	Exotic Grassland
Sand	Exotic Woodland
Urban	Exotic Shrubland
Wetland	Grassland
Woodland	Open Forest
Water	Site
Flood Line (1 in 100 years)	



Understanding Place

Green - Blue Networks

Topography and Water

East Lake meets at the confluence of two large water catchments – Jerrabomberra Creek and the Molonglo River – at the East Basin of the lake. The land is low-lying, with parts prone to flooding and slow-receding ponding in storm events. Understanding the water courses and land levels will be essential to facilitate the natural system flow of water making its way through the wetlands to the lake. Mt Ainslie and Mt Mugga Mugga are way-finding markers visible from the Causeway and at various other locations.

Green Network Open Space

Understanding the continuum of the canopy within and beyond East Lake provides a basis for understanding where breaks of that continuity occur. This facilitates the repair and promotion of healthy biodiversity corridors and the Territory's objectives of urban forestation and mitigating urban heat.

Liveable Green Connections Active Travel

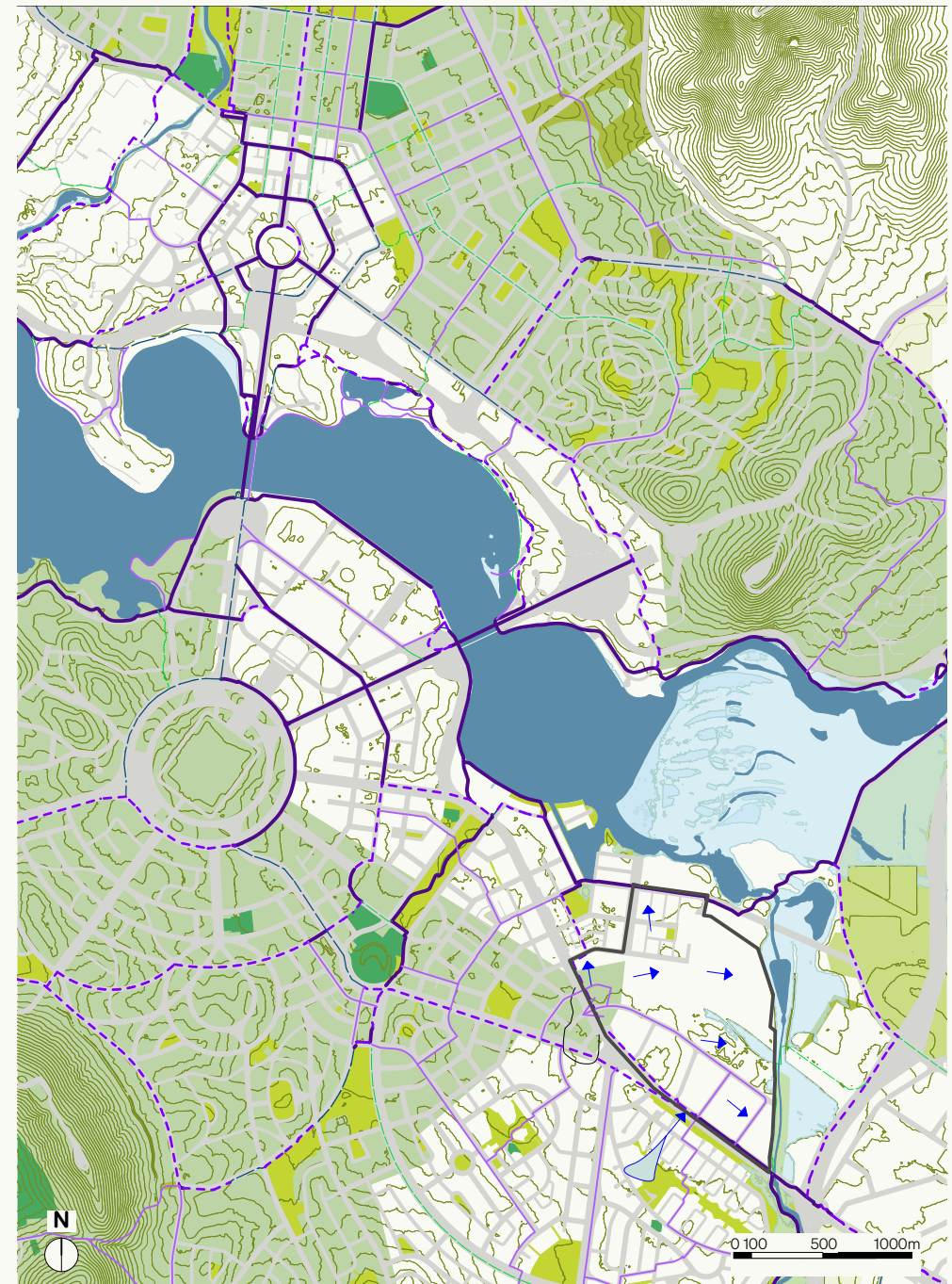
Cycle and pedestrian networks connect people and environment, and support a better quality of life.

The ACT Active Travel Plan comprises walking, cycling, scooting, skateboarding and other types of micromobility and include On Road Cycling and Community Routes.

- Liveable green network can complete the Causeway re-imagining and repairing Griffin's Causeway axis to Hume Circle
- Long-term vision for potential north south connection across the Lake
- East-West connections to Dairy Road reconsiders Eyre Street and East Lake connections beyond.

Key

— Site	— Main routes
Water	— Principal routes
1-in-100 year flood	— Local routes
Non-urban hills	→ Direction of water flow
ACT urban forest strategy-30% canopy	
Urban open space	



Understanding Place

Sustainable Neighbourhood

Streets - A Spatial Structure

The spatial layout of streets needs to consider mass movement of people and goods to meet demands generated as a city grows. Streets are the spatial structure of the city. They are its greatest public domain element, organising its form, the movement of people, water, landscape and creatures. They become a layer on Country.

The strength of the layout of Griffins' Plan for the national capital (realised in part, while diverted in others) provides a structure of strong axes and connectivity. It envisaged a garden city comprising smaller districts linked and served by public transport. The ideal of smaller garden city districts separated by bushland over time has evolved and resulted in the dominance of districts linked by freeways for private cars. Experiencing street networks differs from driver to pedestrian, cyclist and users of other active transport. East Lake can create a positive street hierarchy, focused on pedestrian and active travel experience, that also serves the movement of vehicles and transport.

Transport and Strategic Movement

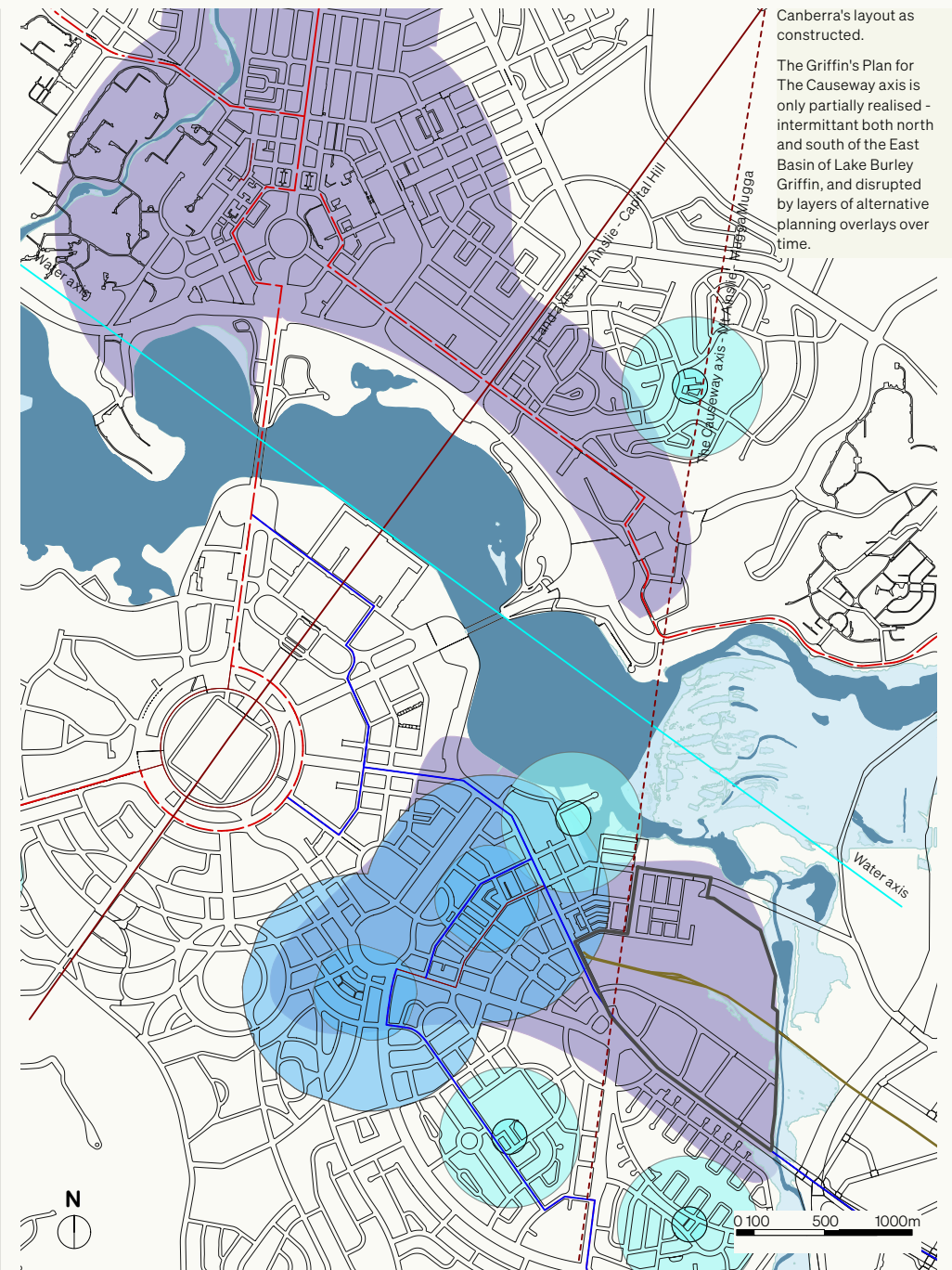
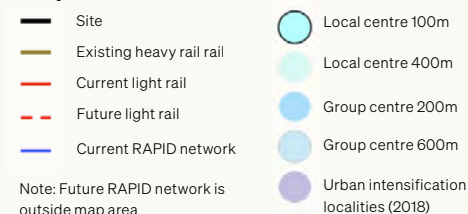
The mass movement of people and goods is a layer on the spatial structure of streets that must meet future demand generated by proposed development.

As Canberra has grown, the increasing connectivity of light rail, rapid bus, and active transport is providing a richer urban experience. East Lake can expand upon this connectivity to link around the Lake to the north, and to Dairy Road and Fyshwick to the east.

Diverse Centres

Thriving centres are close to transport and in areas with high amenity. East Lake has the potential to become a lively, diverse centre. East Lake's combination of precincts have very different attributes and characters within a walkable distance of each other.

Key



Understanding Place

Character Places

The key existing features of each of the character places are shown on the map. Understanding this existing condition is fundamental to shaping the future of East Lake.

Key

THE CAUSEWAY

- 1 The Causeway
- 2 Causeway Hall
- 3 Cargill's Cottage
- 4 Limestone outcrop
- 5 Wetland edge street

FORMER LANDFILL

- 6 Sensitive wetland edge
- 7 Low lying places prone to ponding
- 8 Long edge with the rail and sheds

RAILWAY

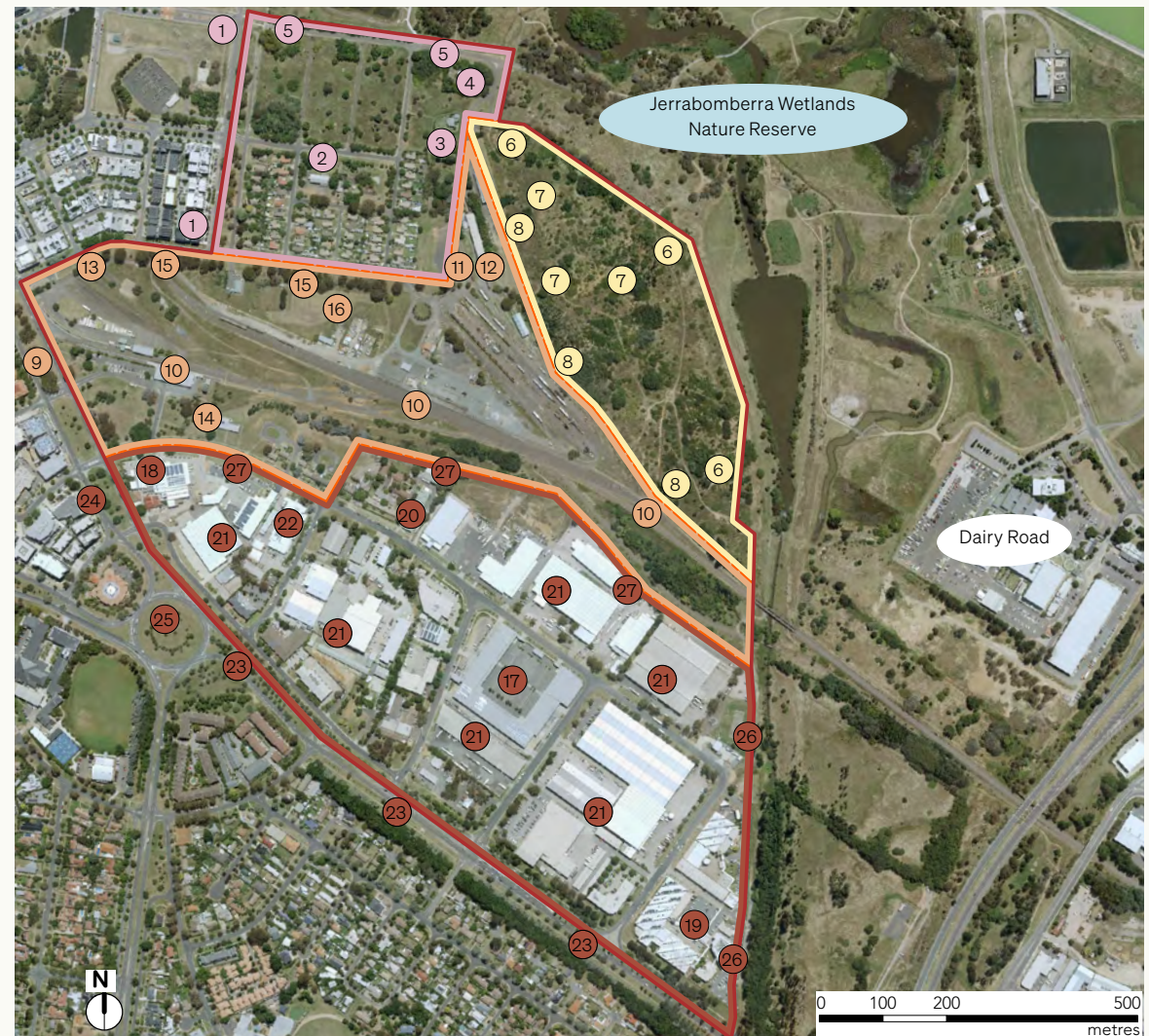
- 9 Wentworth Avenue edge
- 10 Canberra Station and operational rail
- 11 Railway Museum
- 12 Steam Loco 1210
- 13 Remnant rail lines
- 14 Aerial traces of former rail tracks to the Dairy Farmer's Co-op
- 15 Established grove of street trees
- 16 Low lying places prone to ponding

MILDURA STREET

- 17 Fyshwick Fresh Food Markets
- 18 Dairy Farmers Co-op
- 19 CIT Fyshwick
- 20 Salvation Army store
- 21 Industrial employment area
- 22 Adaptive re-use such as Thor's Hammer
- 23 Canberra Avenue edge
- 24 Wentworth Avenue edge
- 25 Hume Circle
- 26 Jerrabomberra Creek edge
- 27 Railway edge

JERRABOMBERRA WETLANDS Protected under the Heritage Act

East Lake is a distinctive place with an eclectic, diverse and interesting character not found elsewhere in Canberra.



Emerging Themes

Narrative Approach to Place

Three themes have emerged from the study of people and place in East Lake. The continuous relationship to Ngunnawal Country and its cultural importance has a powerful presence.

Sun - Wiinyu



Developing an experience that's greater than the sum of its parts forms the nucleus of East Lake. This nucleus is akin to the Sun, radiating cultural, social, physical and environmental connections.

It is important to maintain and strengthen existing connections between different diverse communities within and around East Lake.

New cultural and social connections between new and future developments, like Dairy Road and Kingston Arts Precinct, will be crucial to East Lake's success.

Dedicated nature corridors, cycling trails, public spaces and transport connections to the wider city will fortify the Ngunnawal story, existing walking, cycling and natural connections within the region.

Land - Dhawura



The integration and celebration of the natural environment into the built realm will define the future of East Lake. With a focus on a socially, civic minded and ecologically sustainable future, the development will emphasise and enhance its connection to Ngunnawal Country.

Considered urban responses – including restoring the visual connection to Mount Ainslie – will ground people in place while bringing nature as far into the urban realm as possible. This will further break down the border between the natural and built environments.

Lower density built forms alongside urban rewilding, native low-maintenance planting and tree-lined streets will ensure the scale of architecture and landscape reflects Ngunnawal and the character, proportions and people of East Lake.

Water - Ngadjung



The Ngunnawal connection to water will be maintained and celebrated in the East Lake development. Ngunnawal storytelling and education will bring this to life, while pivotal ecological practices will be co-created with First Nation communities to enhance the strength of connection and improve the overall result.

Water will be meaningfully integrated throughout the area, brought into the precincts and acting not just as an amenity but a fundamental component of everyday life.

Sensitive urban design responses will blur the boundary between water and land, bringing people closer to the junction between the natural and man-made.

04 Global Benchmarks

Global Benchmarks

Introduction

The following projects have been selected as they resonate with the key themes and design principles attributable to East Lake.

They aren't representative of the typologies being constructed but inspire what could be developed in the future.

These projects were selected based on criteria that includes site constraints, design, context, scale and potential development strategies.

They include urban renewal strategies with medium density character and water sensitive urban designs like the built form outcomes anticipated for East Lake.

Campbell Section 5 is an example of the Griffins' Legacy where public realm spaces and streets have been celebrated. The building forms have created a clear definition and character for those spaces and street axes interwoven with water and landscape.

Consideration of The Causeway and the Hume Circle with the surrounding street structure are important considerations for the Griffins' Legacy.

East Lake creates a place with an eclectic, diverse and interesting character not found elsewhere in Canberra.



Campbell Section 5, Canberra

Global Benchmarks

Urban Renewal Precincts

Hafen City, Hamburg, Germany



Waterfront development of former inner city port and industrial area

Hafen City has transformed the former industrial shipping port of Hamburg into an extension of the city centre as a mixed-use waterfront destination with high quality public domain network, urban streets, a range of park types and continuous public waterfront. Built form ranges predominantly from 4-10 storeys commensurate with Hamburg's historic centre, with point towers and taller public elements mainly in the east.

Key Takeaways

- Waterfront urban regeneration
- New residences and employment opportunities
- Interlinkages between the old and the new city

Victoria Park, Sydney, Australia



Streets are major components of the water sensitive urban design

Victoria Park is a former industrial site transformed into a new urban community east of Green Square Town Centre with high quality new streets, diverse open spaces and a range of robust medium-high density mixed-use buildings. This low lying area of the former Lachlan Swamp features a number of successful water-sensitive urban design strategies to assist flood mitigation and improve urban water quality.

Key Takeaways

- Industrial space redesigned as a mixed-use typology
- Water sensitive urban design strategy
- Improved high quality public realm

Global Benchmarks

Urban Renewal Precincts

Hammarby Sjöstad, Stockholm, Sweden



Apartment balconies overlooking parks or playgrounds in Hammarby Sjöstad

Hammarby Sjöstad was created on former port and industrial lands with the aim of limiting urban sprawl by reusing urban land whilst at the same time reducing energy use and waste. The precinct has a high percentage of well proportioned open spaces which cleanse and manage urban water in a celebratory manner. Built form is predominantly 4-6 storeys.

Key Takeaways

- Industrial area developed into an ecological sports arena and residential village
- Integration of infrastructure in planning from the start
- Large-scale water harvesting and filtration

Campbell Section 5, Canberra, Australia



More than 50% of the site is public domain, including the major new Hassett Park

Campbell Section 5 makes a contemporary urban project attuned to the Griffin Legacy works, including 5 new streets, 5 urban blocks, landscaped squares and a major new park with significant water sensitive urban design strategies. The precinct has major urban frontage and mixed use to Constitution Avenue, as well as 550 dwellings plus serviced apartments in 4-8 storey perimeter block forms.

Key Takeaways

- Masterplan attuned to the Griffin Legacy
- Social elements that join new community to the existing suburb of Campbell
- Blue green networks designed to improve inflows to Lake Burley Griffin

Draft East Lake Place Plan

Contact

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