

SUMMARY

DRAFT INNER SOUTH DISTRICT PLANNING STRATEGY

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



It sets the direction and intended future planning outcomes for the district, across the suburbs of Barton, Deakin, Forrest, Fyshwick, Griffith, Kingston, Manuka, Narrabundah, Parkes, Red Hill and Yarralumla and surrounding areas. It includes Jerrabomberra Wetlands Reserve, East Lake (Lake Burley Griffin), Red Hill Reserve, Stirling Park and the Yarralumla Equestrian Park.

What residents value about the Inner South

The Inner South district has a special place in Canberra's history, with 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 the Inner South:

- central location, close to Lake Burley Griffin
- leafy suburbs, beautiful streetscapes and mix of old and new buildings
- 'heritage heart' of natural and cultural history, including Aboriginal heritage and nationally significant buildings
- sense of community and vibrant local shops, restaurants and businesses
- it's special places such as Blue Gum Point, Bullan Mura, Canberra Brickworks, Government House, Kingston Arts Precinct, Railway Station, Kingston foreshore, Manuka precinct, Redhill Lookout, Westbourne Woods and Weston Park.








Future directions

Each district strategy is informed by five drivers.

The drivers align with a set of future directions that tell us what the strategy focuses on. For the Inner South these are:

5 big drivers

Directions for Inner South

 Blue-green network	<ul style="list-style-type: none">• Strengthen the liveable blue-green network primary and secondary connections around Lake Burley Griffin, Captain Cook Crescent, Flinders Way and Telopea Park.• Develop appropriate green space buffers and other measures to limit the impact of future development at East Lake and Dairy Road on the Jerrabomberra Wetlands.
 Economic access and opportunity across the city	<ul style="list-style-type: none">• Retain, protect and support the capacity for industrial and urban services uses in the ACT's premier enterprise precinct of Fyshwick and avoid conflicting uses.• Support expansion of west Deakin as an employment hub, building on existing health specialisation and proximity to future light rail.
 Strategic movement to support city growth	<ul style="list-style-type: none">• Plan for and deliver light rail from the City Centre to Woden.• Investigate the opportunity for a multimodal hub around Canberra Railway Station.• Retain function and accessibility of important freight routes in and around Fyshwick and through the district.
 Sustainable neighbourhoods	<ul style="list-style-type: none">• Deliver a mix of housing types, social housing and connectivity to transport including light rail in urban renewal precincts, while integrating and protecting the environment. Build on East Lake as a sustainable neighbourhoods exemplar.
 Inclusive centres and communities	<ul style="list-style-type: none">• Deliver new community infrastructure to meet district demand for facilities.



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 the Inner South, with further detail available in the Draft Inner South District Strategy.



Have your say on the **Draft Inner South District Strategy**

The Inner South District 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 Inner South 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>

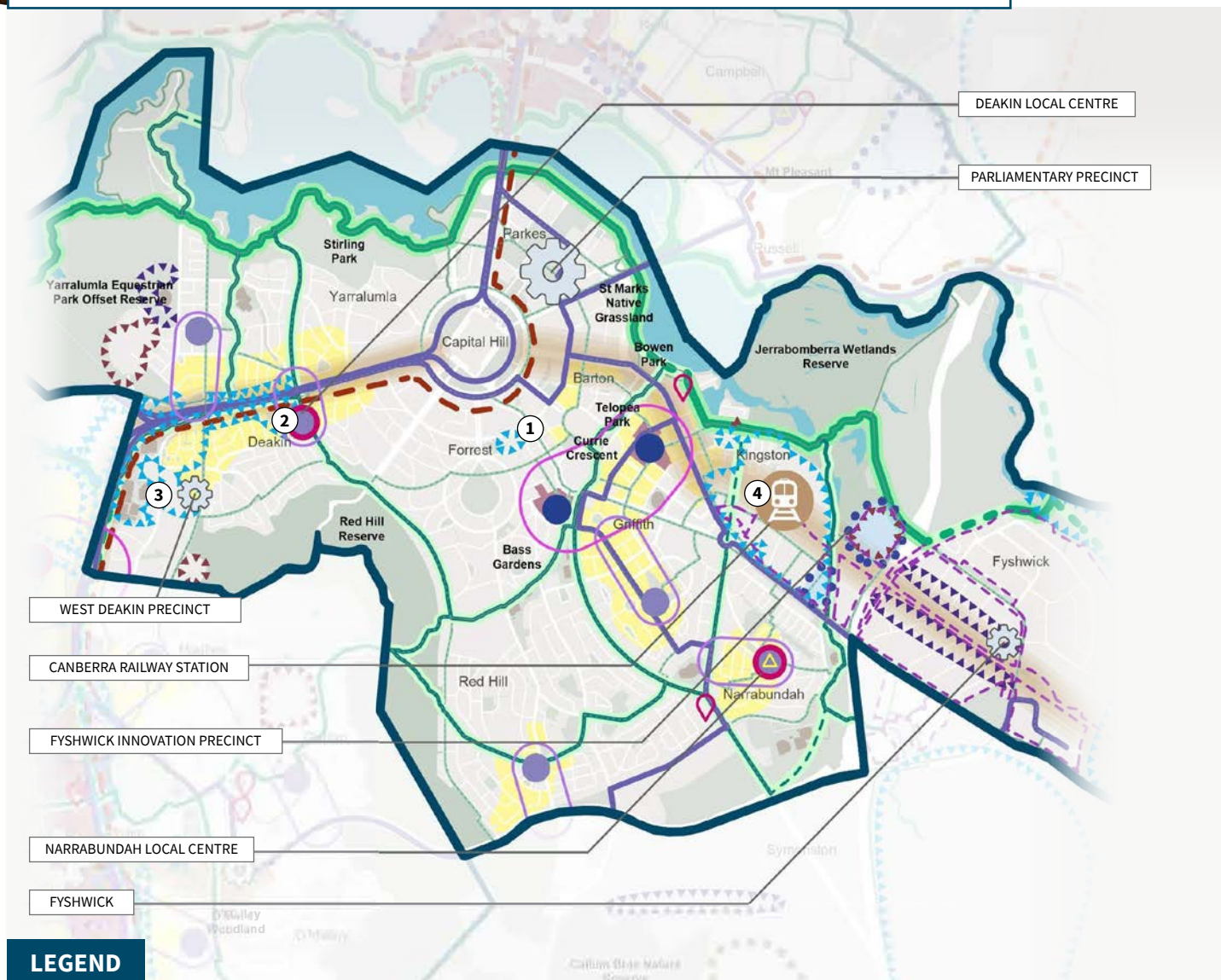


Change areas

Each district strategy includes **proposed, possible and potential** key development sites and change areas, which are included on the map on the next page. For the Inner South, this includes:

- ① National Circuit, Forrest
- ② Deakin Local Centre
- ③ West Deakin
- ④ East Lake – note, planning for East Lake is already underway and further community consultation will happen in coming months.

Draft Inner South 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**
- 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)

- Make sure new development minimises and mitigates impacts on cultural heritage qualities, including Garden City principles and sites of significance to the Ngunnawal people, while providing cultural education and interpretation opportunities.
- Protect and enhance the Jerrabomberra Wetlands Nature Reserve through suitable up-catchment WSUD measures and appropriate buffers between the reserve and future development at East Lake. This includes the provision of recreational and social green space at the southern edge to deter usage of sensitive areas and travel through them.
- Enhance and maintain grasslands along the Molonglo River corridor north and east of Fyshwick.
- Enhance the condition of the Jerrabomberra Creek corridor from Lake Burley Griffin through the Jerrabomberra Wetlands Nature Reserve and past Fyshwick.
- Enhance the condition of the Telopea Park creek corridor as a blue network connecting to Red Hill along Flinders Way. This blue network would link with key green environmental network sites of St Marks Native Grassland, Bowen Park, Telopea Park, Currie Crescent, Bass Gardens and Red Hill Nature Reserve.
- Implement enhanced WSUD as part of all future development proposals in the district, including East Lake.
- Use and enhance the primary and secondary liveable blue-green network as areas are developed to provide greater amenity and connectivity within and between suburbs. This includes enhanced canopy coverage for new path networks around Lake Burley Griffin, Captain Cook Crescent, Flinders Way and Telopea Park.



Economic access and opportunity across the city

- Review the role of and undertake detailed analysis of capacity in employment precincts for more employment floorspace across the district, particularly in Fyshwick and West Deakin, to inform place based planning and land use decision making.
- Review existing zoning and planning controls in Fyshwick industrial precinct to make sure industrial and urban services uses are retained, and limit capacity for non-industrial and potentially conflicting land uses.
- Planning for East Lake precinct to retain core functions of Mildura Street precinct and include appropriate buffers and planning to mitigate impact of potentially conflicting land use issues from future residential development.
- Investigate potential for establishment of an innovation precinct focussed on Fyshwick CIT campus building on the presence of the Fyshwick industrial area, Canberra Railway Station, the development of East Lake and commercial uses at Dairy Road.
- Review planning controls in West Deakin to make sure there is capacity for future employment growth, including increased building heights if appropriate and potential for commercial accommodation to support the hospital.



Strategic movement to support city growth

- Further investigation and future delivery of the light rail corridor along Commonwealth and Adelaide avenues, linking the district to the City Centre and Woden.
- Review rapid transport connections to support connectivity to local centres not currently serviced by rapid routes (Narrabundah and Red Hill) where possible and aligned with population growth, to support focussed renewal and sustainable neighbourhoods.
- Investigate the long term potential for enhanced rapid transport connections to Fyshwick (and beyond to Queanbeyan).
- Collaborate with the NSW Government, Queanbeyan–Palerang Regional Council and other key stakeholders in planning around Canberra Railway Station.
- Make sure future development and planning controls around Kingston and Fyshwick in particular support and maintain capacity for freight traffic in the district, including National Freight and B-double routes.
- Deliver upgrades and additions to the cycling network (including north-south connections across the Lake, around State Circle and Adelaide Avenue, Wentworth and Canberra Avenues and Monaro Highway linking to Dairy Road) and other initiatives to facilitate an enhanced multimodal network in line with the ACT Transport Strategy.



Sustainable neighbourhoods

- Further detailed analysis and modelling to identify future housing needs not able to be met by change areas across Inner South District, including confirmation of dwelling potential within the East Lake urban renewal precinct.
- Detailed analysis and planning for Inner South District 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.
- Continue planning for major development precincts within the district in line with sustainable neighbourhoods objectives, including selected key sites identified on Inner South District Strategy Plan and according to ideas and principles described.
- 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.
- 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: Narrabundah and Deakin local centres.
- Undertake detailed localised analysis to confirm the need and identify possible sites for new community and recreational facilities in Inner South District. This includes collaboration across government directorates and with the community.
- Continue planning for East Lake to understand the need and capacity for inclusion of community and recreational facilities to service the East Lake and Inner South District overall.
- Deliver planned new community facilities including a health hub and new arts facilities at Kingston Arts Precinct.
- Make sure sufficient land is identified and preserved for social and community uses to accompany any residential growth in major redevelopment precincts and contribute to meeting district demand, including infill development around the future light rail corridor where appropriate.