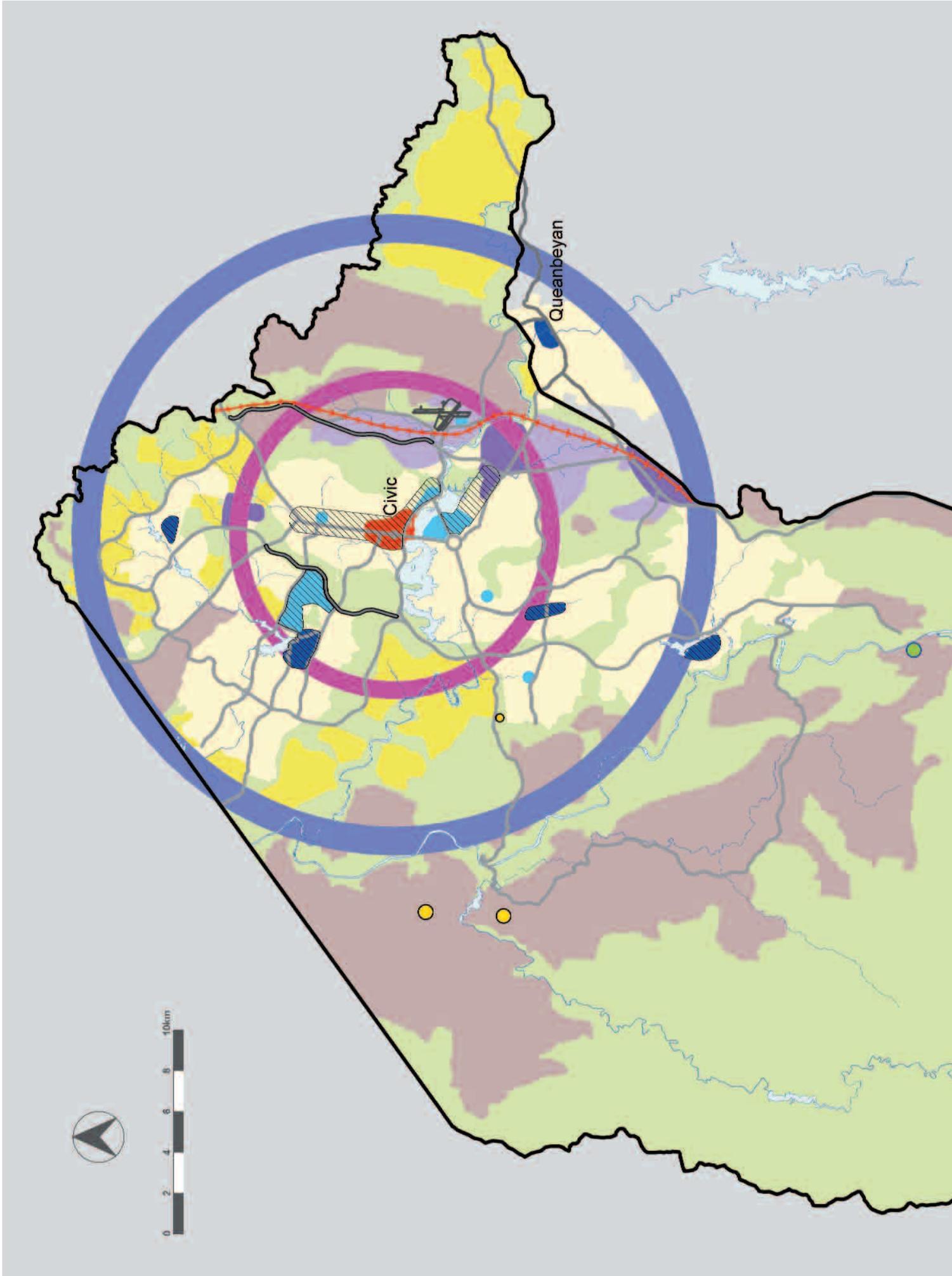


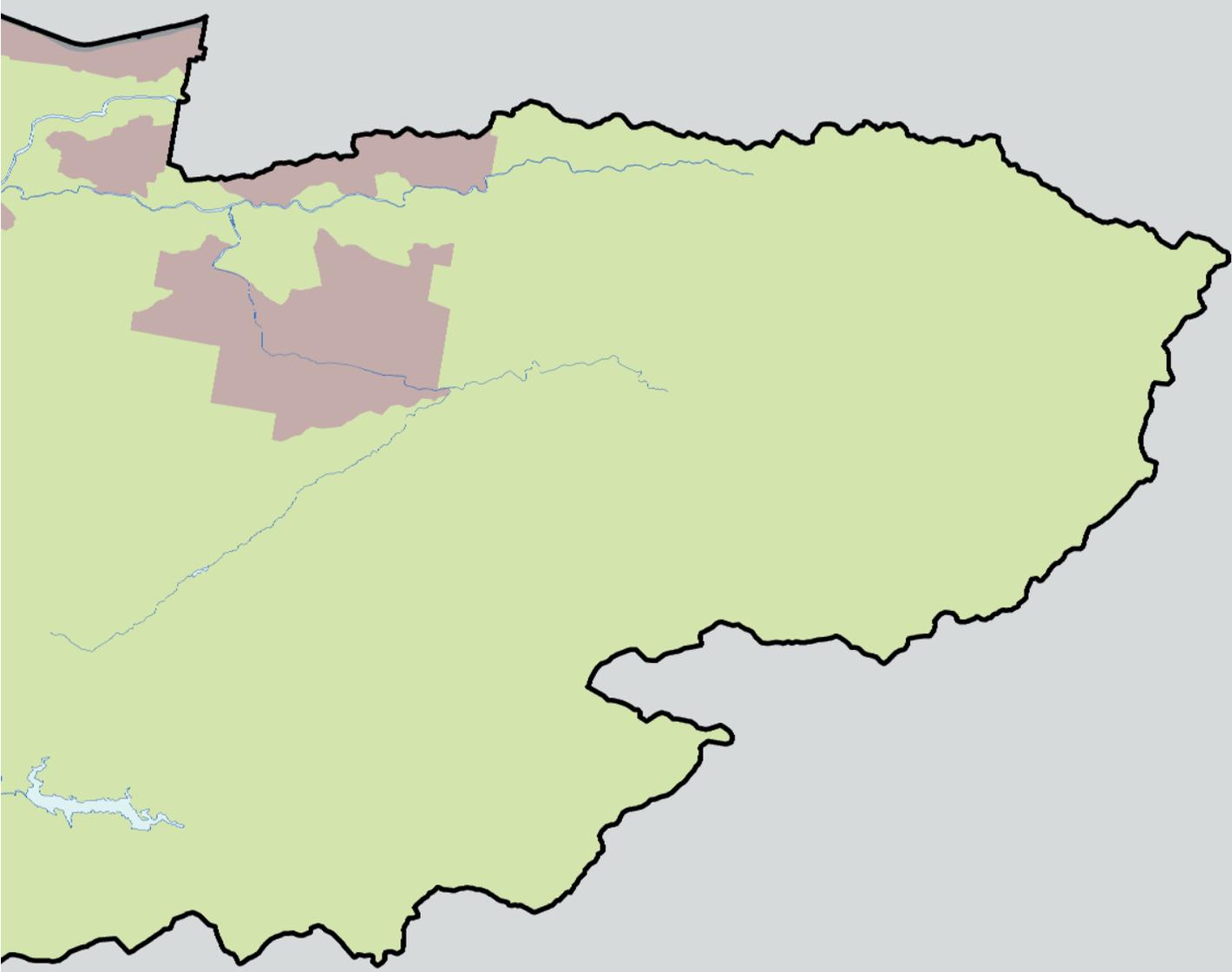
THE CANBERRA SPATIAL PLAN



THE CANBERRA SPATIAL PLAN

MARCH 2004





Urban Growth Containment Line

Residential Intensification Line

Areas targeted for Residential Intensification

Urban

Future Urban

Civic (City Centre)

Town Centre

Activity Node

Industrial

Future Employment Corridor

Landscape Setting

Rural Setting

Rural Village

Under Investigation for Rural Village

Major Roads

Canberra International Airport Runways

Planned Major Roads (Majura Drive alignment and Gungahlin Drive extension)

Potential High Speed Rail

Waterways and Lakes

ACT Border

The maps of *The Canberra Spatial Plan* outline the Strategic Direction for the development of Canberra over the next 30 years and beyond. Policy boundaries are not to be regarded as precise and are intended to inform more detailed planning.

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Our Indigenous heritage

Aboriginal people have lived in the region now known as the Australian Capital Territory for tens of thousands of years. The European colonisation of Australia disrupted Aboriginal traditional land use and has constrained the association of Aboriginal people with land. The ACT and wider region is still occupied by descendants of the Aboriginal people who lived in this area and places of Aboriginal cultural heritage provide tangible reminders of their traditional land use.

The relationship of Aboriginal people to the lands of the ACT and the significance of the cultural heritage places that demonstrate traditional Aboriginal land use, to the Aboriginal and wider community is recognised. The Ngunnawal people are acknowledged as the traditional owners of this land.

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Message from the Minister for Planning

I have great pleasure in presenting *The Canberra Spatial Plan*. The release of *The Canberra Spatial Plan* is the culmination of the community working together for nearly two years to develop the key strategic planning document which will guide development of our city for the next 30 years.

The community involvement in the development of the Spatial Plan began in April 2002 with the Government's publication of the full and inclusive process to be undertaken. The involvement of the community has been invaluable in ensuring that the output of this process, this Spatial Plan responds to the needs and aspirations of Canberrans.

It has been an important time for establishing the future vision for our city. Together we have developed a plan that will help ensure prosperity and sustainability for us and for future residents. *The Canberra Spatial Plan* will help enhance our world class and unique city for future generations.

Thank you to all those who have participated in the development of *The Canberra Spatial Plan*. This is a landmark document which you have helped shape. Your contributions are not just to Canberra today but to the future Canberra.

You have helped establish the framework for Canberra in the 21st Century: a city like no other; planned with its people and for future generations.

Simon Corbell MLA
Minister for Planning



1 The future direction for Canberra

The Canberra Spatial Plan outlines a strategic direction that will help manage change and provide for growth to achieve the social, environmental and economic sustainability of Canberra. Under the umbrella of *The Canberra Plan*, it forms part of a comprehensive, integrated strategic plan for Canberra's future. *The Canberra Spatial Plan* reflects the community's aspirations for the future of the city and its setting.

Purpose of The Canberra Spatial Plan

The purpose of *The Canberra Spatial Plan* is to provide clear strategic directions for the development of Canberra over the next 30 years and beyond, but with the flexibility required to respond to change. It is the Territory's key strategic planning document for directing and managing urban growth and change.

With its focus on spatial planning – how we use space (the land and environs of the ACT) and manage competing demands for space – it will ensure that Canberra can achieve a more sustainable, prosperous and equitable future.

Based on community aspirations and detailed planning analysis, it provides a Canberra-wide context within which neighbourhood and district planning policies can be set. It maps a course of short, medium and long term actions to support the strategic approach to the key urban development issues facing Canberra. It helps to improve understanding of and response to issues and implications that have geographical or physical and spatial dimensions. The policies provide a clear framework within which all of the stakeholders in Canberra's future can plan their own activities to best effect.

The Spatial Plan is intended to guide the Territory in its allocation of resources, such as the use of land and the construction of capital works as well as to inform changes to both the National Capital Plan and the Territory Plan. The Spatial Plan will not replace the Territory Plan – it is a strategic document to guide more detailed planning. It sets the framework for spatially based decision making in the future and outlines the actions needed to achieve the strategic direction for Canberra over the next 30 years.

Context of The Canberra Spatial Plan

The Canberra Spatial Plan was developed through a two year process of consultation and planning review. This section outlines the context within which the Spatial Plan was developed.

THE CANBERRA PLAN

In October 2001, the ACT Government made a commitment to the people of Canberra to develop a new strategic framework to guide the development of the Territory over the coming generation.

The Canberra Plan is that framework. It defines a direction for Canberra and supports a program of integrated initiatives that will lead to its achievement.

The Canberra Plan comprises a suite of three primary elements:

- an Economic White Paper;
- a Social Plan; and
- this Spatial Plan.

Together these components provide an integrated strategy for strengthening our economy and its capacity to deliver opportunities for all Canberrans. At the same time *The Canberra Plan* will enhance social justice and community cohesion and opportunity, and improve our ability to

manage competing demands for resources, land and preservation of our environment.

The Canberra Plan is a framework for resolving long term issues. It is not the detailed solution to all those issues. It won't provide clear-cut answers to every situation but it will insist on an integrated approach to enable diverse policies to be mutually supporting.

Because the modern city is so interconnected, *The Canberra Plan* will strengthen the cross-sectoral approach to emerging issues. These cross-sectoral approaches will be regularly tested to measure their effectiveness as circumstances change. *The Canberra Plan* will establish a long-term agenda that will involve rethinking the way we live, use resources, and do business. It will also challenge present and future ACT elected leaders to look beyond the horizon of the electoral cycle with new perspectives, constructive dialogue and innovative solutions. Above all, *The Canberra Plan* will articulate a common vision of a desirable future which addresses practical concerns shaping the lives of Canberra's people as they live, work, learn and play.

NATIONAL CAPITAL PLAN

Planning within the Territory is guided by the Commonwealth, through the National Capital Plan and the National Capital Authority, as well as the ACT Government and its planning authority. The National Capital Plan provides a general policy framework for land use and planning in the Territory, and more specifically guides the planning, design and development of areas of the Territory that have been identified as having national capital importance (Designated Areas). The General Policy Plan - Metropolitan Canberra in the National Capital Plan broadly adopted the 1984 Metropolitan Policy Plan which was based on a comprehensive review of earlier metropolitan plans, including the 1967 plan (the Y-Plan). The General Policy Plan sets out the current planned arrangement of major land uses in the Territory.

Any significant departure from the metropolitan planning structure for the Territory contained in the National Capital Plan requires the Commonwealth's agreement to amend the National Capital Plan. Any such amendment would include consideration of matters of national significance.

Matters of national significance in the planning and development of Canberra and the Territory to be protected as identified in the National Capital Plan include:

- securing Walter Burley Griffin's planning legacy;
- maintaining a metropolitan structure plan that includes a hierarchy of centres and defines the urban/non-urban relationship;
- maintaining the rural and National Capital Open Space setting of the national capital;
- providing for a system of inter-town public transport;
- minimising traffic congestion in the Central National Area;
- maintaining high quality design for entry points and along approach routes to the Central National Area; and
- maintaining a legible and functional hierarchy of roads in the Territory.

TERRITORY PLAN

The Territory Plan is the key statutory planning document in the ACT, providing the policy framework for the administration of planning in the ACT. The purpose of the Territory Plan is to manage land use change and development in a manner consistent with strategic directions set by the ACT Government, Legislative Assembly and the community. It must not be inconsistent with the National Capital Plan. The Territory Plan includes broad principles and policies that guide development, through land use specific objectives and policies. These principles and policies reflect the following goals:

- sustainable development;
- the achievement of an efficient, healthy and liveable city;
- economic vitality;
- community wellbeing;
- environmental leadership; and
- high quality design.

The National Capital Plan and the Territory Plan are established under the *Australian Capital Territory (Planning and Land Management) Act 1988*.

ACHIEVING SUSTAINABILITY

Sustainability is crucial to Canberra's future and integral to the ACT Government's vision for a future Canberra. *People Place Prosperity: a policy for sustainability in the ACT* defines what sustainability means for the ACT and commits the Government to embedding the principles of sustainability into the way we do business. It underpins the development of *The Canberra Plan* and *The Canberra Spatial Plan*.

People Place Prosperity states that the concept of sustainability has three key components:

- recognition of the interdependence of social, economic and environmental wellbeing;
- a focus on equity and fairness, and that we need to take account of the effect of our actions on others in an interdependent world; and
- recognition that meeting the needs of today must not be at the expense of future generations being able to meet their own needs.

The understanding of sustainability adopted by the ACT Government is one that recognises the need for a long term perspective, the need for responsibilities and benefits to be shared equitably, and the

interdependence of the economy, environment and society. A key issue relating to the application of sustainability principles is the development of a framework that resolves the conflicts between various principles in relation to specific actions or policies.

The Organisation for Economic Co-operation and Development (OECD) in its 2001 urban renaissance review of Canberra, noted that a sustainable city was one that was able to:

- maximise its competitiveness in a globalising economy;
- strengthen social cohesion;
- sustain quality, diversity and the character of place;
- reconcile partnership and leadership;
- achieve flexibility in decision-making;
- create better city-regional linkages;
- empower communities;
- manage urban growth better, both at the centre and periphery of urban areas;
- plan for its future with clear goals and priorities;
- adopt an integrative strategy that reconciles economic, social and environmental objectives; and
- promote rules and incentives that foster more sustainable practices.

The Canberra Spatial Plan responds to the OECD report by seeking to achieve a true urban renaissance city through a range of integrated initiatives. *The Canberra Spatial Plan* will strengthen Civic as the central business district (CBD). It will limit the continued dispersal of the urban form. It will achieve a more compact series of districts principally within the ACT and hence closer to the central employment areas, including the CBD. *The Canberra Spatial Plan* will also achieve a more sustainable urban form by providing increased opportunities for higher density residential development in central locations thereby reducing travel distances and the consumption of land, water and energy. It recognises changed employment

patterns and locations and seeks to reinforce a central employment area supported by a series of centres that are connected by public transport and provide diverse employment opportunities.

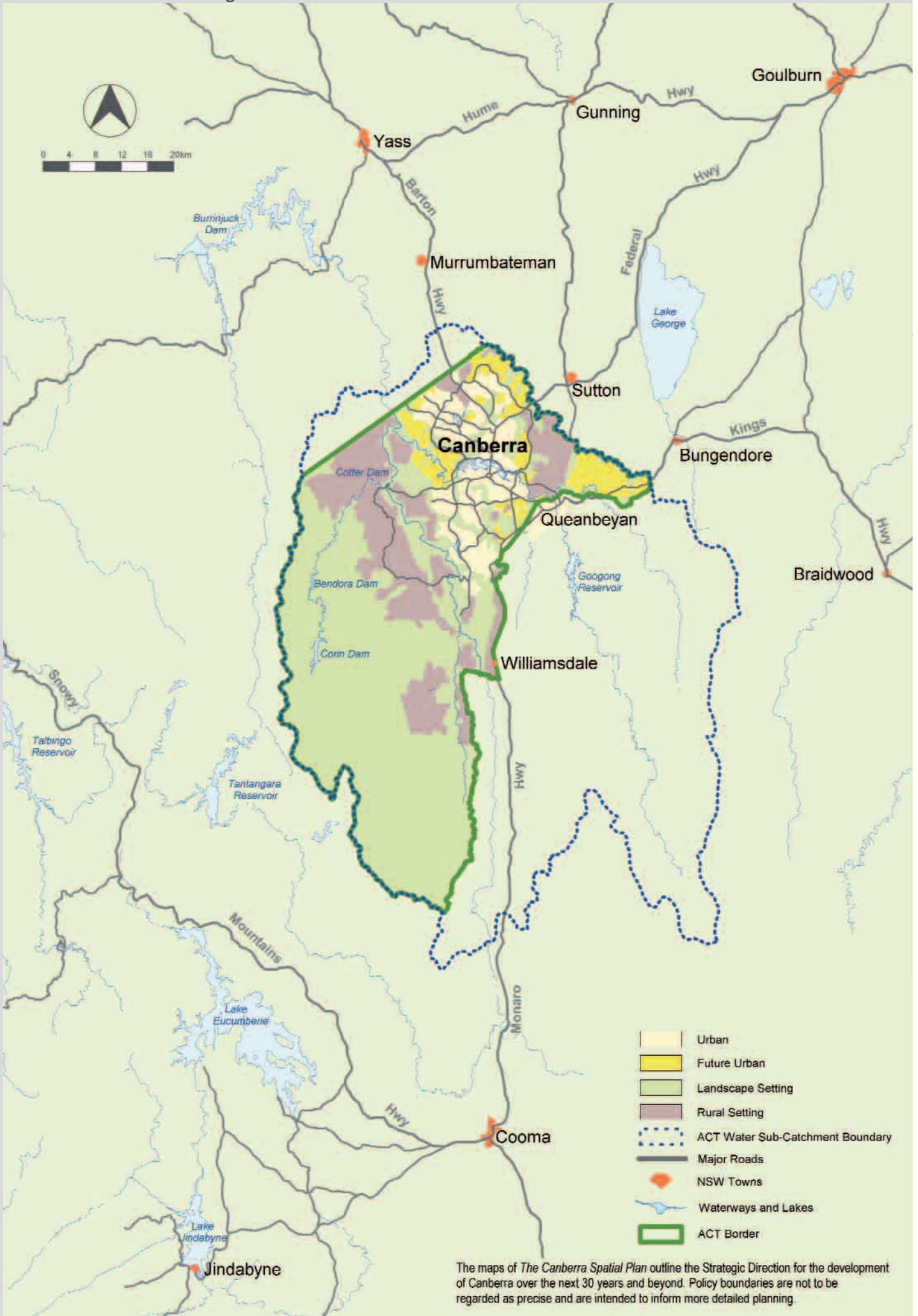
CANBERRA AS PART OF A REGION

The ACT and surrounding NSW region includes the settlements of Canberra and its rural villages, the City of Queanbeyan, and a number of towns and villages including Yass, Murrumbateman, Bungendore, Sutton, Gunning, Gundaroo, Binalong and Bredbo (**Map 2 – ACT and Surrounding NSW**).

Currently approximately 376,000 people live within this region, which makes it the largest inland growth region in Australia. In recent years, surrounding NSW has experienced rates of growth higher than those in the ACT. This growth is considered to be partly due to economic factors, the outflow from the Sydney corridor and a reflection of lifestyle changes.

The City of Queanbeyan, part of the Greater Queanbeyan local government area, located immediately adjacent to the Territory's eastern border, effectively forms part of metropolitan Canberra, and while operating within a different jurisdiction with its own local government, has similar characteristics to Canberra's districts. It has a strong commercial core (town centre) supported by residential neighbourhoods, industrial activities and a range of other land uses and services.

The ACT Government and surrounding jurisdictions have been working together for a number of years on many policy matters. From a planning perspective, this culminated in the development of the *ACT and Sub-Region Planning Strategy* that was formally adopted in 1998. While that strategy provided a strategic context for future development, subsequent changes in environmental and economic relationships, government policies, community expectations and emerging governance arrangements for the sub-region mean that a new strategy to address planning issues for the region is required.



A range of issues affect the whole region, not just the ACT. They include: the accommodation of future population growth, water management and environmental protection, support for economic diversity and growth, regional transport linkages, and provision of facilities and services.

The Canberra Spatial Plan provides a very important context and framework for an ACT strategic position to inform revised regional approaches to planning and development. The Plan identifies the need for a Regional Management Framework and also outlines how the Territory will participate in the Sydney-Canberra Corridor Strategy.

ACCOMMODATING POPULATION CHANGE IN THE ACT

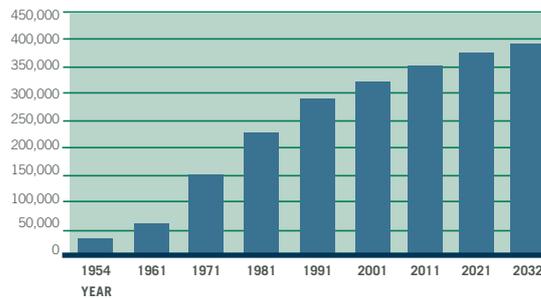
POPULATION GROWTH

Population growth, demographic change and household change underpin the need to plan for growth and change in Canberra and surrounding NSW.

At June 2002, the ACT's estimated resident population was 321,800 and neighbouring Queanbeyan's was 33,300. There were 114,800 occupied dwellings (an average of 2.6 persons per household) in the ACT and 15,500 in Queanbeyan, in August 2001. *The Australian Capital Territory Population Projections 2002 – 2032 and Beyond* predicts that on current trends the population of Canberra would grow to approximately 389,000 by 2032 (**Graph 1**). This reflects continuing low levels of fertility and net migration to Canberra of about 500 people per year (a figure derived from averaging in-migration rates over the last few years). It is expected that the ACT will have an increasingly ageing population, with an estimated median age of 43.3 years in 2032.

GRAPH 1 OFFICIAL PROJECTED POPULATION GROWTH – ACT AT 2003

Source *The Australian Capital Territory Population Projections 2002–2032 and Beyond*, ACT Government 2003



While the Spatial Plan recognises the ACT Government population forecasts, it is important to also plan for the implications of high end forecasts. The Australian Bureau of Statistics high end forecasts predict an ACT population of 460,000 by 2032. The high end projection would require annual net immigration to the ACT and surrounding NSW of around 2,500 (including retention of young people in Canberra following completion of tertiary training).

The Spatial Plan does not propose population targets but does provide the framework to accommodate a range of population growth scenarios. Local economic prosperity or external factors, such as migration policy and/or continued growth of Sydney and pressure for development in the corridor between Canberra and Sydney, could have an impact on future population growth.

Prudent planning therefore requires that *The Canberra Spatial Plan* caters for both moderate and high population projections – that is for a population of between 389,000 and 460,000 for the ACT and between 430,000 and 500,000 for Canberra-Queanbeyan.

DWELLING DEMAND

At June 2001 there were 121,749 dwellings in the ACT. Between 1991 and 2001 there were 23,391 additional dwellings in the ACT, of which 61 per cent were separate houses. Dwelling approvals in Queanbeyan, Yass and Yarralumla between 1996 and 2001 totalled 3,000. Almost 65 per cent of these were in Queanbeyan and over 90 per cent of these approvals were for separate houses.

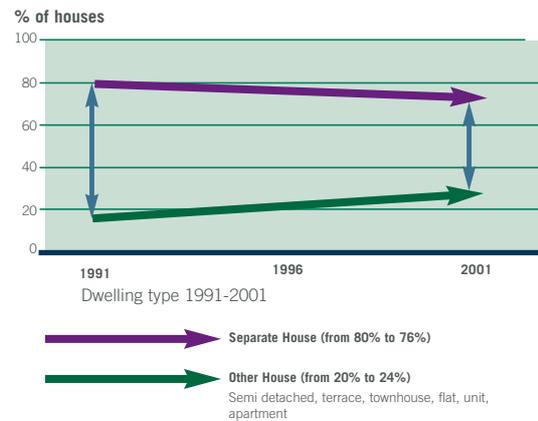
The housing types developed in Canberra and the surrounding region reflect a general, Australia wide, shift towards construction of higher density dwellings, such as townhouses, apartments and flats. For example, between 1991 and 2001 there was a 4 per cent decrease in the stock of separate houses in the ACT (as a percentage of total housing) and a 4 per cent increase in other types of houses. This trend away from detached housing is expected to continue over time (Graph 2).

Household size is declining and even the low or moderate population growth currently projected would mean a higher rate of household formation than population growth alone would indicate. It is predicted that the average household size will decrease from 2.6 persons currently to 2.2 persons by 2032. This will impact on the housing needs and preferences of the population, as will the predicted shift to an ageing population over the same time frame. (Graph 3).

The predicted ageing of the population (Graph 4) will require additional housing solutions, specifically for aged people.

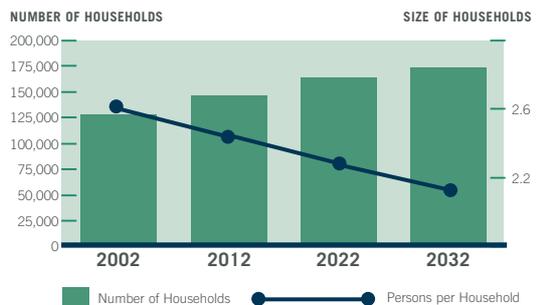
GRAPH 2 CHANGING HOUSING STOCK

Source Australian Bureau of Statistics 1991, 1996, 2001 census



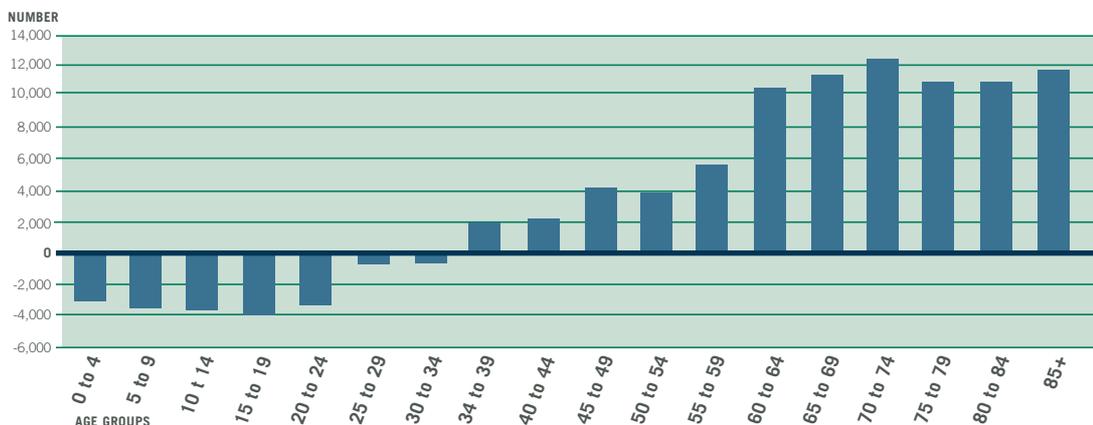
GRAPH 3 HOUSEHOLD SIZE AND HOUSEHOLD NUMBER

Source The Australian Capital Territory Population Projections 2002-2032 and Beyond, ACT Government 2003 and Census of Population and Housing 2001, 2015.8 ABS 2002



GRAPH 4 POPULATION CHANGE BY AGE GROUP (BETWEEN 2002 AND 2032)

Source The Australian Capital Territory Population Projections 2002-2032 and Beyond, ACT Government 2003



Based on the current official population projections, household size and expected demographic changes the number of dwellings in Canberra-Queanbeyan could increase by 58,000 by 2032. If the population increased to 500,000, some 90,000 additional dwellings would be needed.

Whatever the future holds in terms of housing demand, the current committed areas alone will not meet the estimated demand for housing in and around Canberra under the current official moderate and high growth projections. Current capacity for residential development within the ACT includes:

- vacant sites with the capacity for 10,000 dwellings within established areas, including Bruce, McKellar, Lawson, West Bonython, East O'Malley and North Watson; and
- use of greenfields parcels in Gungahlin and Dunlop with a capacity of up to 30,000 dwellings.

Areas are also under investigation for urban development in various locations outside of the ACT, including Tralee and Googong, located south and south west of Queanbeyan and Sutton, north east of Canberra.

While it is difficult to predict with certainty future housing preferences, an increase in demand for higher density housing to about 50 per cent (due to declining household size) has been assumed, with sufficient flexibility in the planning to respond to both higher and lower levels of demand for various housing types.

New areas have been identified in *The Canberra Spatial Plan* within the ACT for future residential development to meet projected demand and to accommodate higher levels of development, should this occur.

EMPLOYMENT AND ECONOMIC PROSPERITY

EMPLOYMENT PROSPERITY

Traditionally, Canberra's economy has had a very different structure to the national economy, with the public sector its main base for much of the 20th Century. The Commonwealth will continue to be the cornerstone of the ACT economy. There is still the capacity to attract other Commonwealth agencies to the ACT and strengthen Canberra's role as the seat of Federal Government. However, it is expected that the share of office space occupied by the Federal Government (currently 83 per cent of office space in the ACT) will decline over the next 25-30 years. The ACT's economy is diversifying, particularly into information communication technology (ICT) and knowledge based industries. One of the Territory's key objectives is to continue to support and nurture this diversification to reduce the ACT's dependence on the Commonwealth for its future prosperity.

Today, small business is vital to the future strengthening of the economy. There are now 20,000 small businesses in the ACT, comprising more than 96 per cent of all private sector businesses. Four out of five of these are home-based.

A major employment and economic issue facing the ACT concerns the ageing of the population. Without population growth, it is predicted that Canberra faces a significant shortfall in employable aged people within 10 years, as the proportion of people aged 65 years and over is projected to increase from about 8 per cent of the population to over 20 per cent by 2032.

Economic competitiveness is increasingly dependant on the creation, commercialisation and use of new knowledge and high level skills, learning, creativity and adaptation. Canberra has many of the attributes required to ensure success in this new environment.

The Economic White Paper addresses employment and economic growth for the ACT, outlining an economic and industry policy framework to achieve sustainable growth and development. The Spatial Plan will complement *The Economic White Paper* by facilitating the development of a city environment that supports the achievement of the community's economic objectives.

Some of the characteristics of Canberra that will, if managed appropriately, assist in supporting economic growth, especially in the new knowledge based economy, include:

- its highly skilled community (in 2001 26 per cent of the population aged 15 to 24 had a university bachelor degree or higher compared to the national average of 6 per cent);
- its proximity to national government;
- its role as the national capital - access to government and national institutions – the National Museum of Australia has consolidated the role by complementing the other national attractions such as the National Gallery of Australia, the Australian War Memorial and Parliament House;
- its higher education and research facilities – three major universities (Australian National University, Australian Defence Force Academy and the University of Canberra), the CSIRO; 22 cooperative research centres; the Canberra Institute of Technology;
- the urban amenity – the short journeys to work, the clean air, the low pollution, safety, the high quality health and educational services, the recreational services including proximity to the coast, the snow and the bush;
- its international reputation as a well planned city;
- the ability to quickly respond to major opportunities by having efficient administrative structures (two tiers of government rather than three) and a supply of vacant sites under Territory government control that can be made available at relatively short notice; and

- access to domestic and international markets - the improvement of transport infrastructure - highway upgrading (making Canberra accessible to Sydney, Australia's global city, and the larger consumer market) and the international airport providing better access to Australia and the world for business, tourism and freight.

The Economic White Paper has identified education as one of the largest exports of the ACT, providing some \$100 million per annum. It has identified the retention of recent graduates as a factor in the long term economic prosperity of the city – without the injection or retention of greater numbers of young people, Canberra will find it more difficult to sustainable human services for its ageing population and sustainable funding to maintain its ageing infrastructure. Spatial factors that contribute to the retention and attraction of young people include lifestyle (access to recreation and cultural activities, night life and restaurants) and housing choice (affordability and accessibility to employment, education and centres of activity).

EMPLOYMENT LOCATION

The corridor from Belconnen to Civic and south Canberra through to Fyshwick, Canberra International Airport and Queanbeyan accommodates 70 per cent of current jobs. At July 2003, 29 per cent of the office stock in Canberra was in Civic. The office market vacancy rate in Civic was 4.7 per cent, the lowest recorded CBD vacancy in office space in Australia. The available office stock within Civic is not attractive to a wide range of tenants, with limited A and B-grade space. With no space to move existing tenants to in the city centre while current office space is being refurbished, tenants at times have little option other than to go elsewhere, such as to Barton and the Canberra International Airport (Brindabella Business Park). The vacancy rates, however, support the industry's view that there is substantial unmet demand for additional office space in Civic and indeed in Canberra generally.

Why the new structure for Canberra

The 1967 Y-Plan which has remained as the key strategic plan until now, provided for Canberra to grow through the creation of separate districts in the form of a 'Y' (**Figure 1**). *The Canberra Spatial Plan* departs from the Y-Plan in key areas by seeking to provide a more sustainable and compact city form. However, it does not resile from the multicentred model of the Y-Plan, nor 'undo' it.

In developing *The Canberra Spatial Plan*, consideration was given to areas that were capable of urban development within the ACT (**Map 3 – Urban Capable Land**). These areas were identified through examination of factors that may constrain, or potentially limit, the location of future urban development,

including social, physical and environmental constraints. Generally these are areas currently undeveloped for urban purposes but excluding conservation areas, river corridors, habitats for endangered species and areas of steeply sloping land (20% or more).

Sustainability principles were applied to determine suitability of this land for urban settlement (**Map 4 – Urban Suitable Land**). Key issues included maximising access to and use of existing services and facilities and infrastructure, minimising the need for new transport links and travel times, maintaining the sense of place of the city, protecting biodiversity, ensuring fiscal responsibility for the Territory and supporting employment opportunities.

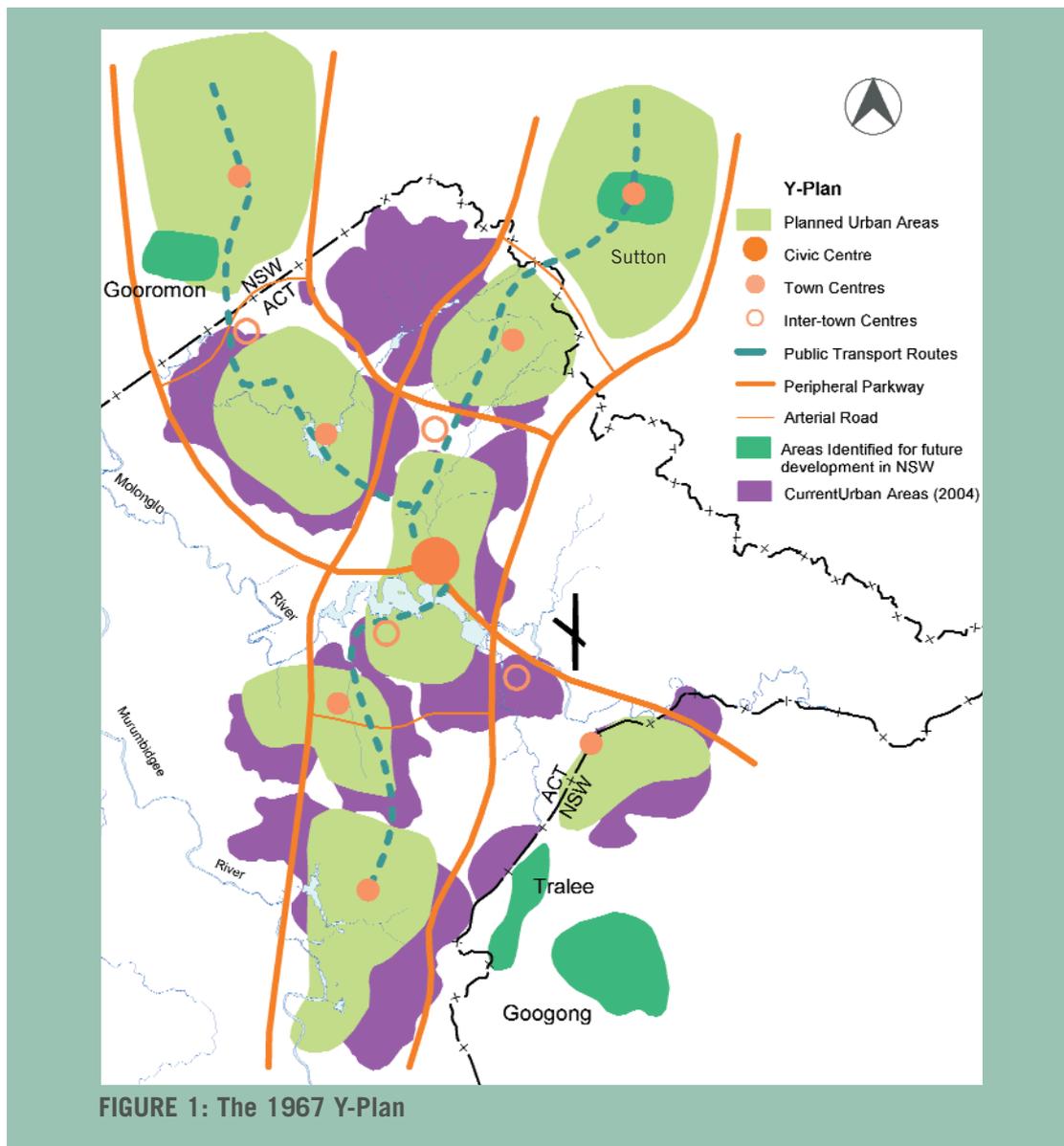
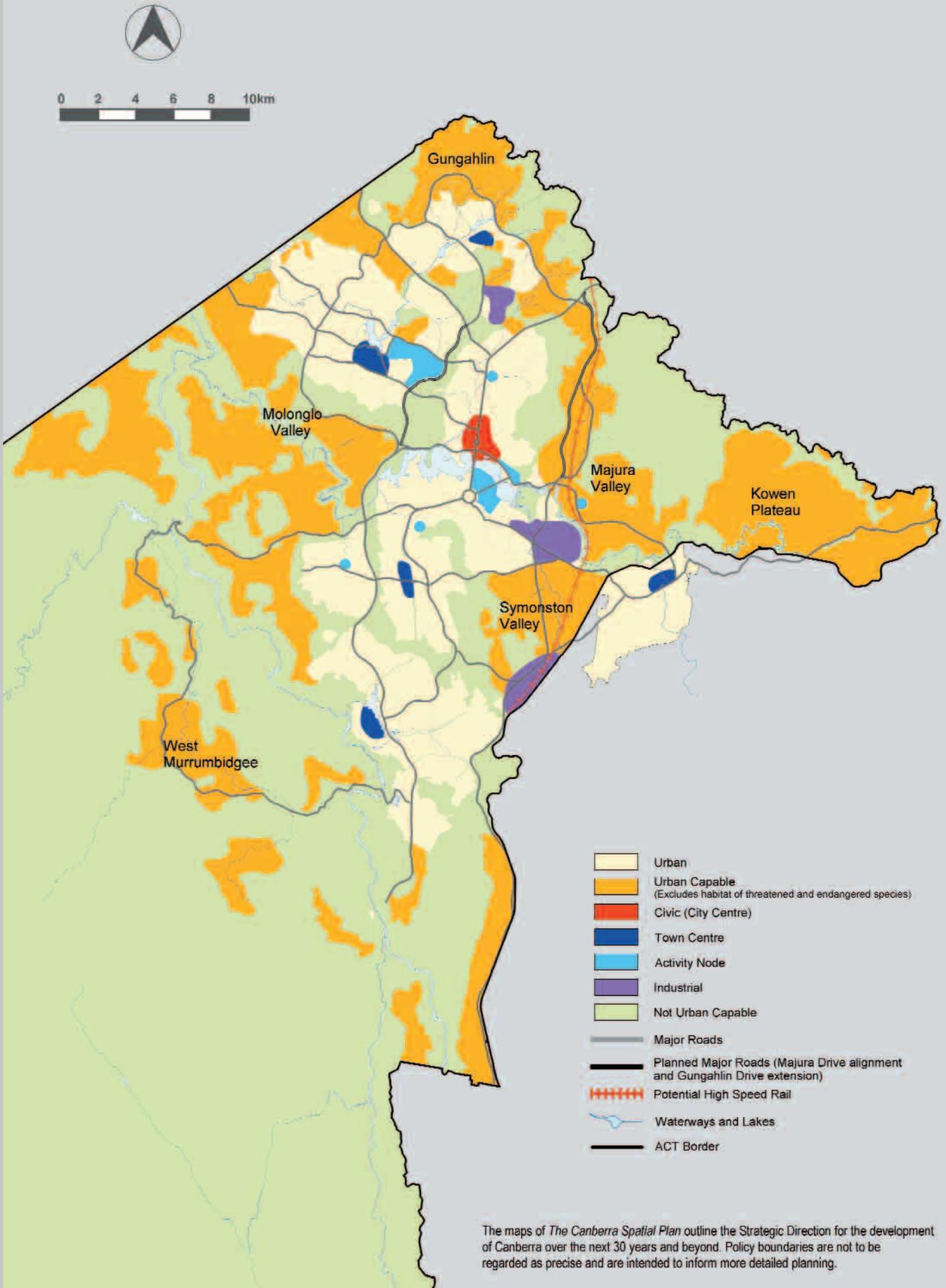


FIGURE 1: The 1967 Y-Plan



The maps of *The Canberra Spatial Plan* outline the Strategic Direction for the development of Canberra over the next 30 years and beyond. Policy boundaries are not to be regarded as precise and are intended to inform more detailed planning.

1 CONTAINING GROWTH

The Strategic Direction provides an urban settlement strategy that contains growth within approximately 15 kilometres of the city centre over the next 30 years (reflecting the need to contain sprawl).

2 RESIDENTIAL INTENSIFICATION

Residential intensification will be within a 7.5 kilometre radius of the city centre over the next 15 years and will accommodate the predicted demand for a wider range of housing in locations close to employment and services.

3 LOCATING NEW RESIDENTIAL AREAS

The Molonglo Valley and the Kowen Plateau are identified as future greenfields residential development areas to meet the predicted demand for housing for low and medium density housing in addition to completion of Gungahlin.

The Molonglo Valley will provide high levels of accessibility into Civic, Belconnen, Woden and Tuggeranong, allowing residents ease of access to different places of employment, services and education institutions.

Development on the Kowen Plateau will also result in short journeys to central and eastern places of employment and education, including Queanbeyan.

4 LOCATING EMPLOYMENT

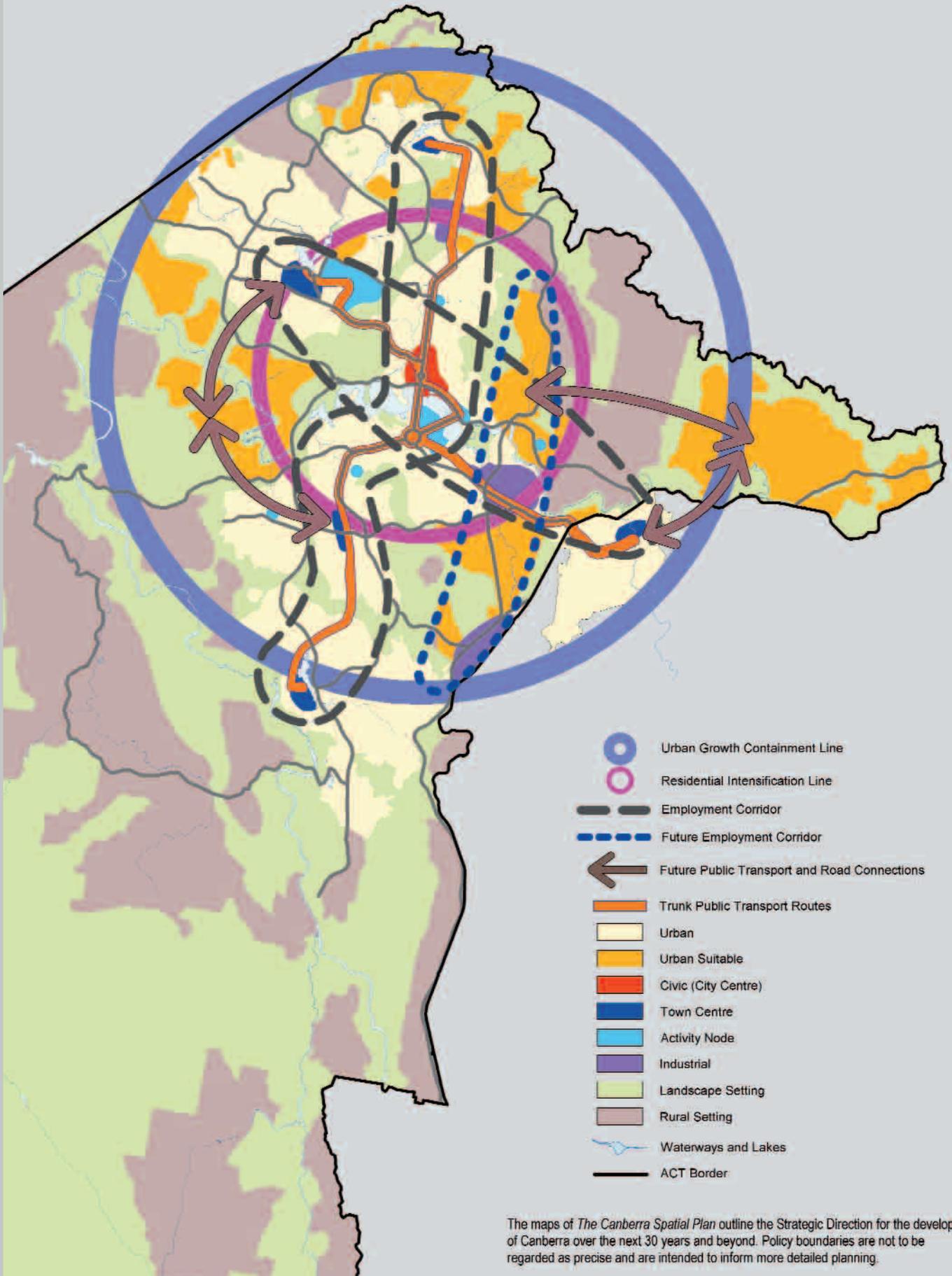
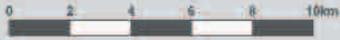
Three key employment corridors will concentrate development on major transport routes. Civic and the town centres will be the primary focus for future employment growth within these corridors. Activity nodes within the corridors will also accommodate employment growth, but to a lesser extent than Civic and the town centres.

5 PROTECTING BIODIVERSITY

The protection of wildlife corridors through the whole of the ACT and containment of growth within a 15 kilometre radius minimises the impact of urban growth on areas of high conservation value.

6 GOOD TRAVEL CONNECTIONS

The location of future residential development, including new greenfields areas, redevelopment and urban renewal will minimise trip length and journey times.



-  Urban Growth Containment Line
-  Residential Intensification Line
-  Employment Corridor
-  Future Employment Corridor
-  Future Public Transport and Road Connections
-  Trunk Public Transport Routes
-  Urban
-  Urban Suitable
-  Civic (City Centre)
-  Town Centre
-  Activity Node
-  Industrial
-  Landscape Setting
-  Rural Setting
-  Waterways and Lakes
-  ACT Border

The maps of *The Canberra Spatial Plan* outline the Strategic Direction for the development of Canberra over the next 30 years and beyond. Policy boundaries are not to be regarded as precise and are intended to inform more detailed planning.

2 The Canberra Spatial Plan – An Overview

The Canberra Spatial Plan broadly describes the Canberra to which we as a community aspire. It recognises that the community of Canberra will be different in 30 years time. It outlines the characteristics encapsulated in the Strategic Direction and the key initiatives to achieve the goals and objectives underpinning the plan. *The Canberra Spatial Plan* also includes a detailed implementation plan and mechanisms for regular review.

The Strategic Direction – A More Compact City

It is expected that in 30 years time there will be more people living in Canberra. As a proportion of the total community it is also clearly predicted that there will be a lot more older people and a lot less younger people.

Unless there is a significant change to Australia's immigration policies, the population of Australia will experience moderate growth rates. This growth will need to be accommodated somewhere, and there is already significant concern about the impact the concentration of growth on the coast is having, especially in the Sydney basin. While Canberra is an inland city, requiring careful planning and environmental management, there is confidence that we can relieve some population pressure from the larger metropolitan areas.

The Canberra Spatial Plan therefore puts in place a framework that encourages and facilitates population growth and seeks to ensure that we can sustainably provide for this community of the future, with a population of up to half a million for the Canberra-Queanbeyan metropolitan area.

The Canberra Spatial Plan aims for a Canberra that in 2032 will have the following characteristics:

Canberra: the liveable city, enjoyed by all



An inclusive community, valuing the diversity of its people. It will be a city where people can walk or cycle, enjoying the network of paths, on and off-road, as they travel within and across the city or enjoy the recreational opportunities the city and its rural and natural setting can offer. It will be a safe city where people can enjoy their lives without undue concerns about the impact of natural hazards. Canberra will be an accessible city. People will be able to travel easily from one place in the city to another and services will be readily available.

Canberra will be an international city with a dynamic heart

A thriving and vibrant city centre. The city centre will attract residents and visitors, to meet with friends, share ideas, enjoy cultural events and enjoy the sense of place and architecture of a great modern city. The city centre will be the focus of commerce for the region and will attract national and international businesses. Above all, it will provide a home for our locally grown businesses and Territory and Commonwealth government agencies while proudly standing as the nation's capital.



Canberra will be a city of choice



A choice of housing will provide for the diverse range of households that will make up our community. People will be able to choose to live their whole lives in their local neighbourhood but will be able to move to various types of housing that best suit their needs at a particular stage in life. Many more people will be living within Central Canberra where they can enjoy the lifestyle offered by a vibrant international city. Families will have the choice of housing appropriate for the needs of their growing children. Older people will have access to a range of housing and services appropriate to their needs. There will be a range of affordable housing options. Workplaces will be diverse, and many people will have the opportunity to work from home, but clustering jobs around existing commercial centres will ensure a more sustainable public transport system and minimise the length of the journey to work or to education facilities.

Canberra will be a place where the natural and cultural environment is respected and protected

Nature will continue to be a part of the city and will frame the urban areas. Air quality will be excellent, energy will be used efficiently and cleanly and the quality of water discharged to our natural waterways will be of the highest environmental standard. Water use will be managed wisely and within the environmental capabilities of the region. The regional significance of the remaining bushland will be valued. Canberra will be a city where growth has been largely contained within a 15 kilometre radius of the city centre. Set within rolling hills and green spaces, with the backdrop of the Australian bush, interspersed with lakes that all can enjoy, Canberra will be a beautiful city renowned as one of the world's great 20th and 21st Century planned cities.



Goals and Objectives Underpinning the Spatial Plan

The Spatial Plan provides for the future urban development of the Territory in a more sustainable manner. Core values that underpin the spatial planning of Canberra have emerged from consultation with the community and have been translated into a series of goals and objectives that the Spatial Plan is designed to achieve.

GOAL	CREATE AND MAINTAIN A HEALTHY COMMUNITY
OBJECTIVES	<ul style="list-style-type: none"> ■ Provide opportunities for a diverse range of housing for the full range of household types and lifestyle preferences. ■ Facilitate the equitable distribution of services and facilities, including education and health care, arts and recreational facilities. ■ Maximise safety and perceptions of safety within the community. ■ Facilitate an environment that provides shared access to public spaces and promotes healthy activities.
GOAL	SUSTAIN EMPLOYMENT OPPORTUNITIES
OBJECTIVES	<ul style="list-style-type: none"> ■ Facilitate a prosperous city. ■ Facilitate a vibrant, robust and culturally stimulating city centre. ■ Support viable town centres as a focus for each district. ■ Provide flexible opportunities and appropriate locations for establishing and growing business.
GOAL	RETAIN EASE OF MOVEMENT AND FACILITATE GOOD TRAVEL CONNECTIONS
OBJECTIVES	<ul style="list-style-type: none"> ■ Establish a more sustainable and more responsive transport system. ■ Maintain and enhance the ease of getting around. ■ Maximise linkages and access to services and employment for the population of Canberra and surrounding NSW. ■ Minimise travel time and journey distance between urban residential areas and the main centres of employment and services for the ACT and surrounding NSW.
GOAL	MAINTAIN A UNIQUE SENSE OF PLACE
OBJECTIVES	<ul style="list-style-type: none"> ■ Support Canberra's role as the national capital. ■ Retain and strengthen the open space network, including the hills, ridges, natural watercourses and gullies. ■ Recognise the importance of cultural and natural heritage. ■ Facilitate a high quality built environment.
GOAL	RESPECT THE NATURAL ENVIRONMENT
OBJECTIVES	<ul style="list-style-type: none"> ■ Create and establish a built form and city layout that minimises resource consumption, including water and energy use. ■ Protect and enhance biodiversity through nature reserves and maintaining connectivity between them. ■ Maintain water quality and availability. ■ Maintain air quality.
GOAL	ENSURE FISCAL RESPONSIBILITY
OBJECTIVES	<ul style="list-style-type: none"> ■ Facilitate the provision of physical, social and cultural infrastructure in a coordinated and cost effective manner. ■ Facilitate improved efficiency of existing urban infrastructure such as schools, health care, transport systems, water supply, wastewater management, stormwater management, electricity and telecommunications.

Key Initiatives

The Canberra Spatial Plan Strategic Direction comprises a series of key elements that are identified on **Map 1**. These elements describe the spatial relationships that will guide the development of Canberra over the next 30 years.

THE 13 KEY INITIATIVES that are critical to achieve the Strategic Direction are outlined on **Map 1**.

Maps 2 and 5 – 11 illustrate the key initiatives relating to achievement of the Strategic Direction:

- Map 2 – ACT and Surrounding NSW
- Map 5 – Future Residential Areas
- Map 6 – Implementation Sequencing
- Map 7 – Biodiversity Conservation
- Map 8 – Transport Connections
- Map 9 – Bushfire Abatement Zone
- Map 10 – Areas of National Capital Significance
- Map 11 – Clearance Zones

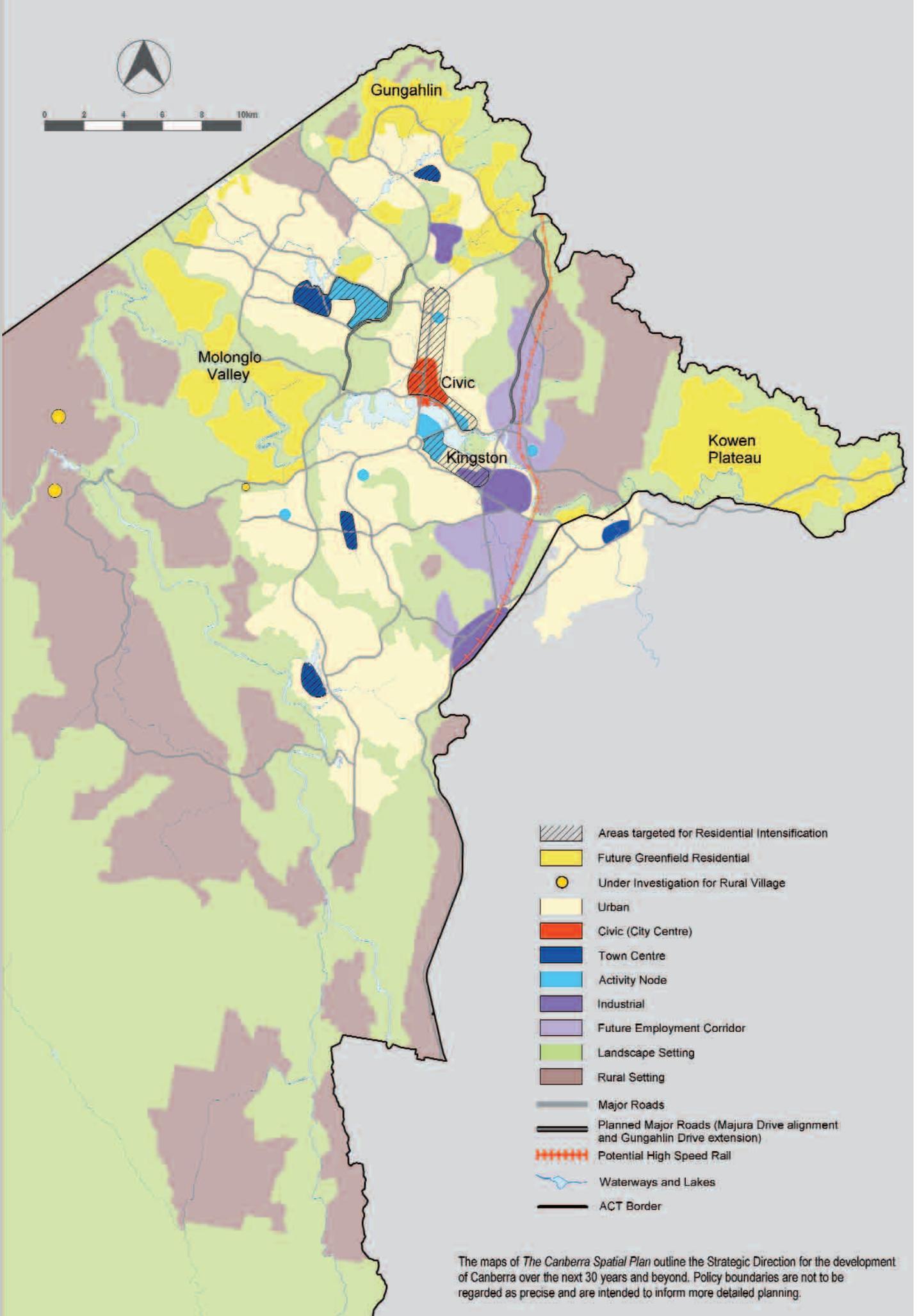
Key initiatives of the Spatial Plan include:

- **HIGHER DENSITY RESIDENTIAL DEVELOPMENT** within the existing urban area, providing easy access between home and places of work, education, community services and cultural activities. Primarily this increased population will occur within Central Canberra in Civic, along Northbourne Avenue, Constitution Avenue, in Barton, Kingston and around the town centres with limited change to existing suburban areas. People will enjoy a choice of housing. (**Map 5 – Future Residential Areas**)
- **FUTURE RESIDENTIAL SETTLEMENT** will continue to take place in Gungahlin, and subject to detailed suitability and feasibility investigations followed by

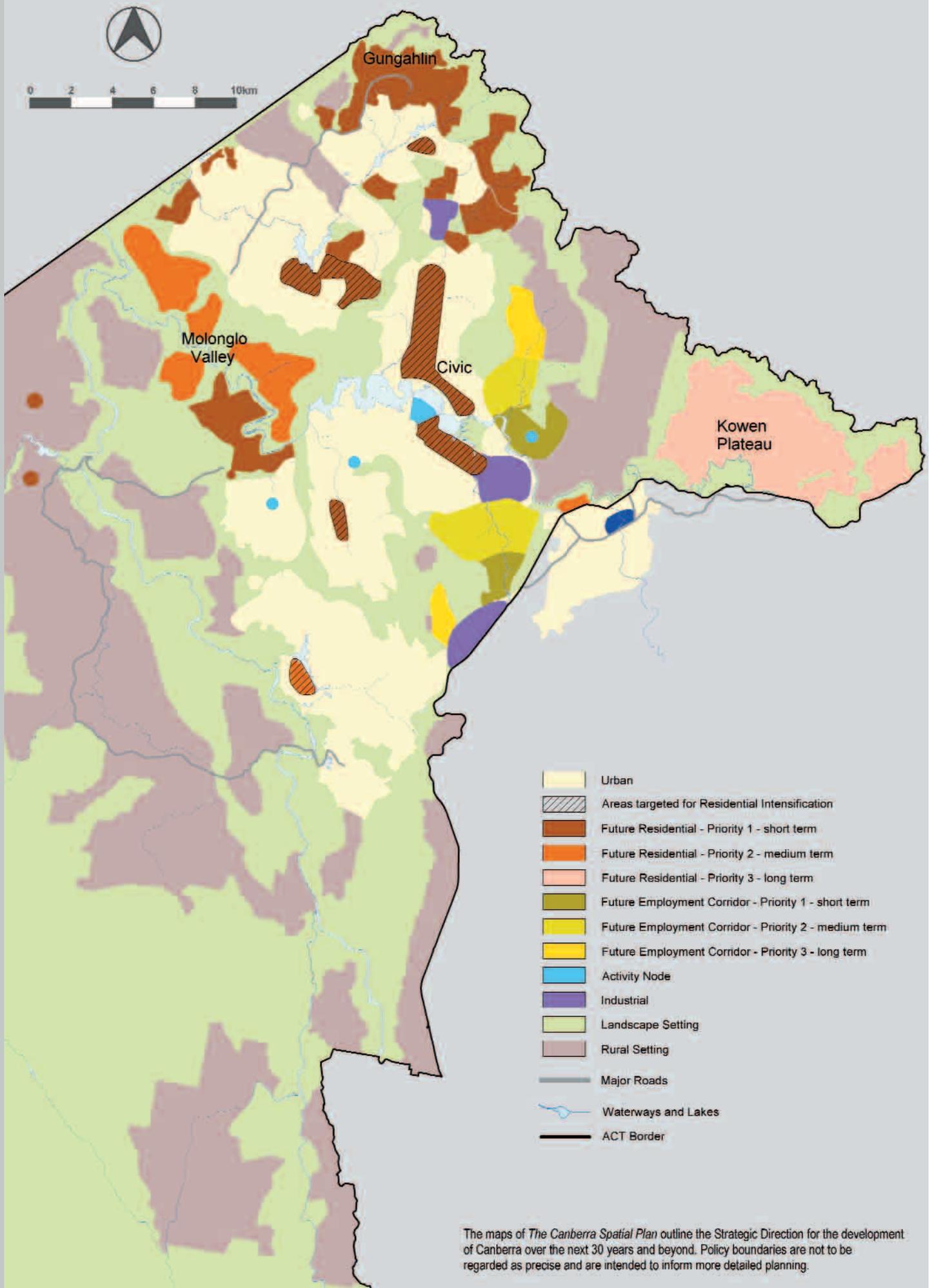
necessary policy amendments, will also commence in the Molonglo Valley in the short to medium term. If the city continues to grow in population beyond the capacity of these areas, further settlement will be accommodated on the Kowen Plateau. (**Map 5 – Future Residential Areas and Map 6 – Implementation Sequencing**)

- Civic and the central area will form a **STRONG DYNAMIC HEART** to the Territory and surrounding NSW – a centre of culture, business, ideas and creativity; retaining and attracting jobs, people and important events. (**Map 1 – The Canberra Spatial Plan - Strategic Direction**)
- Civic and existing centres will be the focus of **EMPLOYMENT GROWTH**, with existing corridors of employment being reinforced by clustering at nodes along transport corridors (additional district activity nodes will be located in the Molonglo Valley and the Kowen Plateau when these areas are developed). (**Map 4 – Urban Suitable Land**)
- Future industrial, broadacre and transport related employment growth will be accommodated within existing industrial areas and the corridor comprising Majura and Symonston valleys including the airport and Hume. (**Map 1 – The Canberra Spatial Plan - Strategic Direction**)
- Nature reserves and other land which provides significant habitats for wildlife within the urban and non-urban areas will be managed for **BIODIVERSITY CONSERVATION** and linked together with the region by corridors that enable wildlife movement. (**Map 7 – Biodiversity Conservation**)

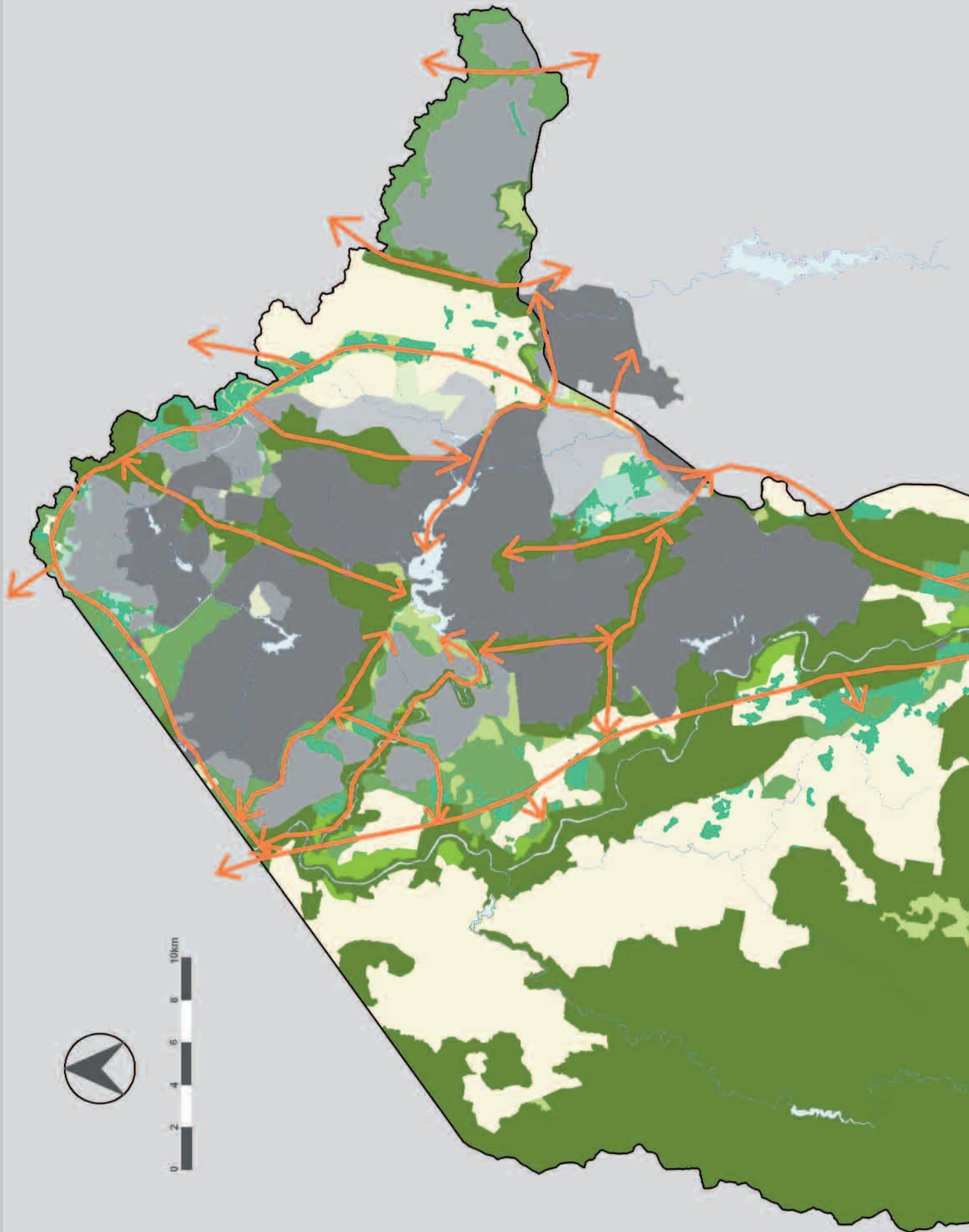
- Major **TRANSPORT CONNECTIONS**, including public transport, will link the town centres to Civic, and link future urban settlement in the Molonglo Valley and the Kowen Plateau to major employment corridors; Majura Highway will be upgraded to form part of a critical regional transport link and together with Gungahlin Drive will form the major outer by-passes of Civic, keeping through traffic away from the heart of the city. **(Map 8 – Transport Connections)**
- A **BUSHFIRE ABATEMENT ZONE** will be declared and managed to protect the city from the possible impacts of major bushfire events. **(Map 9 – Bushfire Abatement Zone)**
- The non-urban areas that form the **RURAL SETTING** of the city (outside of nature conservation areas) will be primarily used for sustainable agriculture (including forestry west of the Murrumbidgee River). Historical rural settlements form part of the rural setting. **(Map 1 – The Canberra Spatial Plan - Strategic Direction)**
- The **WATER** catchments for the existing dams supplying water to Canberra and the catchment of possible future potable water supply dams for the ACT and its region will be protected from any development that would adversely affect the quality of that water. The sub-catchments of the ACT watercourses will be managed to protect water quality. **(Map 2 – ACT and Surrounding NSW)**
- The elements that contribute to the **NATIONAL CAPITAL SIGNIFICANCE** of the ACT will be preserved. These include the Central National Area, the landscape setting including the National Capital Open Space System, major approach routes (Barton Highway, Federal Highway, Majura Highway and Monaro Highway) and the roads connecting them to the Central National Area (described as National Capital Vista Routes on **Map 10 – Areas of National Capital Significance**).
- Significant assets that provide **OPPORTUNITIES FOR FUTURE ECONOMIC GROWTH** of the Territory will be protected. These include the Mount Stromlo Observatory and Canberra International Airport. An Aircraft Noise Protection Corridor is identified for the Majura-Symonston Valleys. The Territory will not locate any residential development within these valleys where residents would be unacceptably impacted by airport noise. A low light zone is established around Mount Stromlo Observatory to enable the continued operation of this facility as the Molonglo Valley is developed. **(Map 11 – Clearance Zones)**
- Development in the region is the responsibility of the NSW Government and surrounding local government. The Spatial Plan introduces strategic policies to input to the **SUSTAINABLE DEVELOPMENT OF THE ACT AND REGION** particularly with regard to water, biodiversity conservation, urban form and employment location, transport and service delivery. **(Map 2 – ACT and Surrounding NSW)**



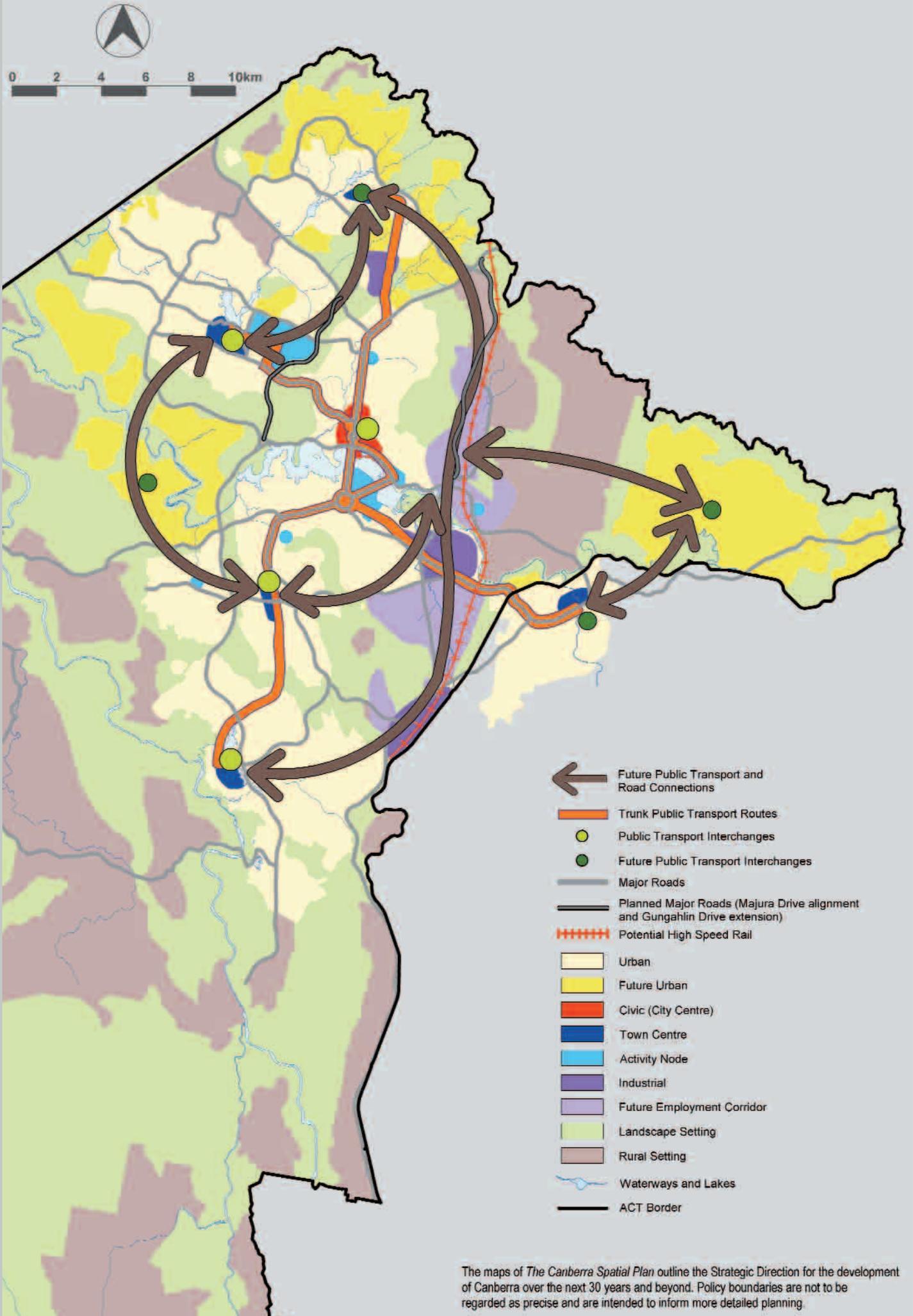
The maps of *The Canberra Spatial Plan* outline the Strategic Direction for the development of Canberra over the next 30 years and beyond. Policy boundaries are not to be regarded as precise and are intended to inform more detailed planning.



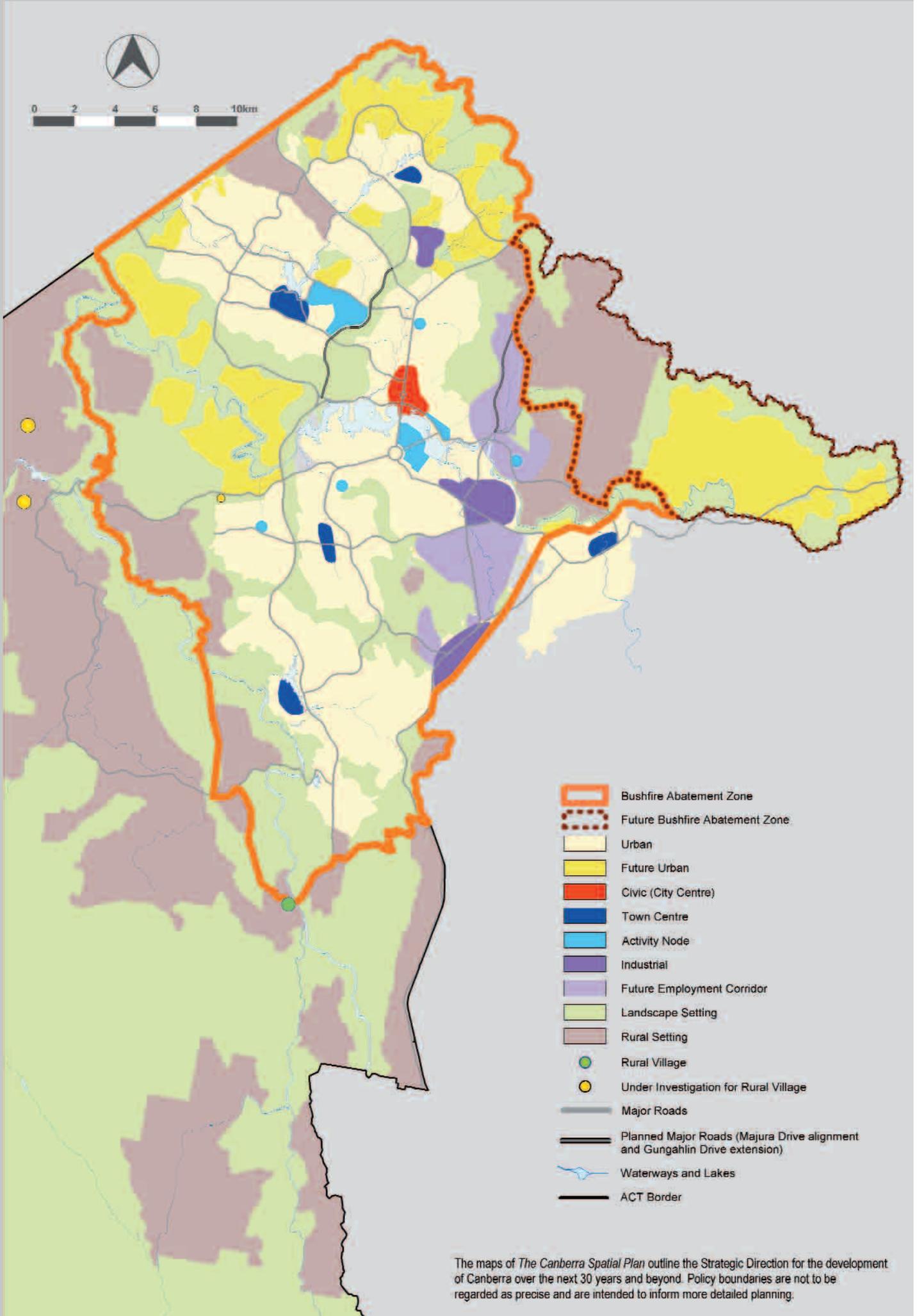
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MAP 8 Transport Connections

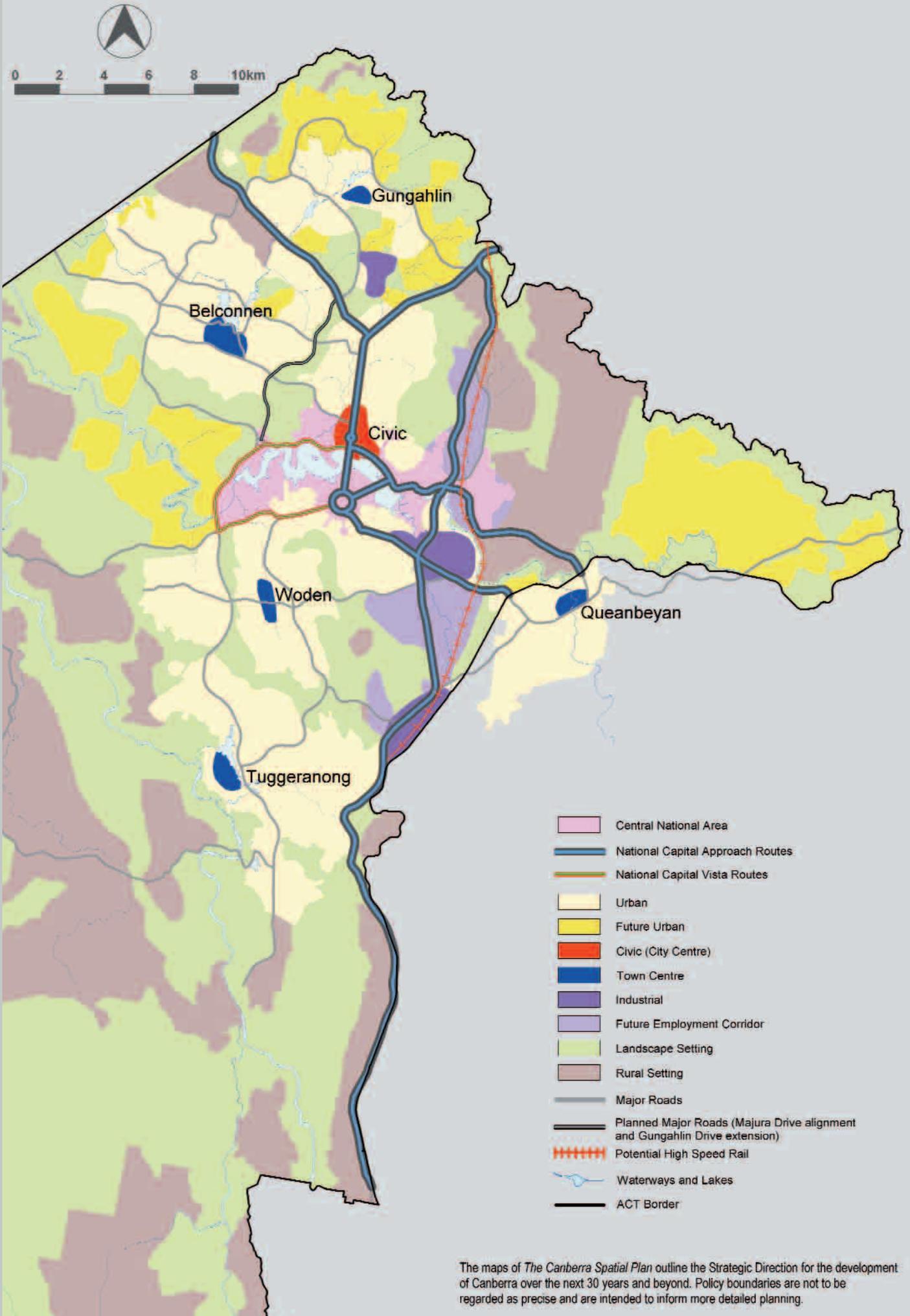


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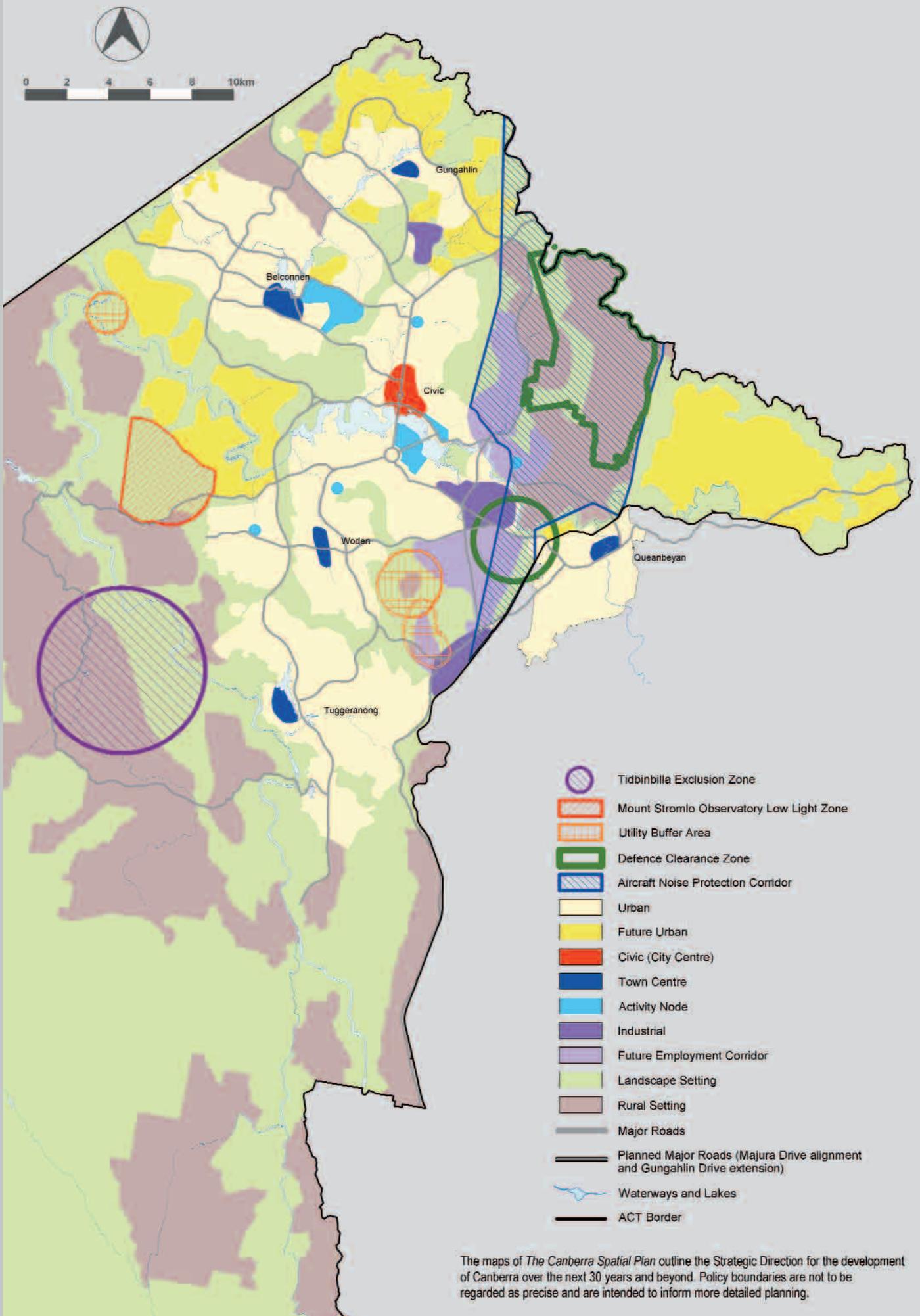
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MAP 10 Areas of National Capital Significance



The maps of *The Canberra Spatial Plan* outline the Strategic Direction for the development of Canberra over the next 30 years and beyond. Policy boundaries are not to be regarded as precise and are intended to inform more detailed planning.

MAP 11 Clearance Zones



The maps of *The Canberra Spatial Plan* outline the Strategic Direction for the development of Canberra over the next 30 years and beyond. Policy boundaries are not to be regarded as precise and are intended to inform more detailed planning.

Implementation

The Spatial Plan will be implemented through a range of measures over the next 30 years including:

- land release;
- investment in infrastructure;
- Central Canberra Implementation Program;
- master plans for urban renewal sites;
- policy changes to the Territory Plan and the National Capital Plan; and
- further investigations.

An implementation framework has been developed to ensure that the Strategic Direction can be achieved over the next 25-30 years. Section 4 outlines the policy response and actions to achieve specific outcomes in implementing *The Canberra Spatial Plan*. Section 5 summarises the implementation strategy.

For the plan to be successfully implemented, it will require coordination across the activities of many government agencies, private sector interests and the community. It will require continuity over time, but with regular monitoring to enable review where circumstances warrant. The activities of the Commonwealth, NSW and surrounding local governments will also influence the implementation of the plan. A Regional Management Framework will be established to ensure effective implementation of cross-border actions. The Territory will also participate in the preparation of the Sydney-Canberra Corridor Strategy.

Measuring progress

The Spatial Plan is a working document. The intention is that implementation of the Plan will be regularly monitored, reviewed and updated as progress towards the Strategic Direction for Canberra is gauged. Actions will be taken to respond to emerging issues or changing demands. The Plan contains indicators for measuring progress and identifying opportunities or issues where appropriate. If the indicators show the objectives of the Plan are not being achieved, then new or revised strategies will be developed. Monitoring and review measures are outlined in Section 4 in relation to each goal and objective of *The Canberra Spatial Plan*.

The first review will occur within two years of the adoption of the Plan, with the review to report to Government and be provided to the Legislative Assembly. Subsequently, monitoring will occur biennially and there will be a major review every five years to ensure the continual relevance of the plan's policy response, actions and indicators and the implementation strategy. Adjustments to the Plan will be made where appropriate. The goals and broad strategic direction will remain constant over time to ensure certainty and consistency in decision making.

3 Principles of The Canberra Spatial Plan

The key principles underpinning the Spatial Plan are:

- Containing growth
- Residential intensification
- Centralising new residential areas
- Locating employment
- Protecting biodiversity
- Good travel connections
- Sustainable growth of the region

The rationale behind these principles is outlined in this section.

Containing growth

The Canberra Spatial Plan provides an urban settlement strategy that contains up to 50 per cent of the projected urban growth in the ACT and surrounding NSW within the existing urban area of Canberra. In addition, the Strategic Direction aims to contain up to 90 per cent of future urban development projected to occur in the 30 year time frame of the Spatial Plan to areas no further from Civic than the suburbs of Gungahlin (approximately 15 km).

The containment of the city within a 15 kilometre radius of the city centre reflects the aspirations of our community to restrain urban expansion. Containment will assist in maintaining a more sustainable city form in terms of the following:

- **Limiting travel time and distance** - by minimising journey length between home, employment, education, retail centres, recreation and services. The alternative (as outlined in *The ACT and Sub-Region Planning Strategy 1998*) proposes future urban growth in the locality of Gooromon–Jeir to the north west of the ACT. Gooromon–Jeir was originally identified as a future urban area in the Y-Plan of 1967. The Y-Plan was based on significant levels of containment of trips within distinct urban areas (the districts around each town centre). Despite 30 years of planning, these levels of containment have not been achieved – for example, Tuggeranong (which is approaching completion) contains 25 per cent of the residential population of Canberra, but only 9 per cent of the employment, meaning that most of the people living in Tuggeranong must travel elsewhere for jobs. Similarly, whilst education institutions in the Government system and food based retailing are well distributed in each district so trips to these are largely contained, tertiary education is centralised in the city centre and Belconnen, and 30 per cent of retail

floor space (the vast majority of the bulky goods retailing for the ACT) is located in Fyshwick. Further dispersment of the urban development to areas like Gooromon–Jeir is not likely to achieve any higher levels of containment (indeed, the trend is towards lesser containment as trips become more complex). Thus, by ensuring that new residential development occurs either within the existing urban area, or close to existing development, trip lengths are minimised.

- **Accessibility** - Canberrans value the high levels of accessibility offered by the well planned layout of the city and its roads. Public transport access, particularly to the areas most distant from employment, is good by Australian city standards, but the time taken from origin to destination means that people relying on public transport do not have high levels of access. By containing the extent of future urban development to no further than 15 kilometres from the city centre, the high levels of accessibility the city currently offers will be retained and enhanced as more people are able to live close to centres of employment and services. A city structure that offers centralised employment, by district and in the central area, with retail and other services provided at the district level, optimises the operation of a public transport system while at the same time allowing for a distribution of private vehicle traffic that avoids congestion of trunk routes (as would be the case if Gooromon–Jeir was to be the next major area of development).
- **Increasing the vibrancy of the city centre** - containing growth within a distance that allows easy access to the city centre, and encouraging significant additional residential development in and around the city centre will increase the vibrancy of that centre by creating 24 hour activity.

- **Biodiversity conservation and environmental protection** - containing outward spread of the city so that the ‘footprint’ of the city on the landscape is minimised (whilst balancing it with the need to provide housing choice) assists greatly in protecting biodiversity. Containing urban development also minimises the impacts of urban growth on the environment by reducing the per capita production of greenhouse gases and consumption of energy.

Residential intensification

The encouragement of residential intensification within a 7.5 kilometre radius of the city centre over the next 15 years is one of the key principles of *The Canberra Spatial Plan*. This will ensure that up to 50 per cent of the predicted future urban growth will be located close to existing major employment areas and existing services and facilities including schools. It will also continue to contain the city within its setting of rolling hills and green spaces, ensuring retention of the agricultural areas which contribute to the economy and help create the rural setting for the city and minimise impact on urban spread areas of high conservation value.

Increased residential intensification will respond to the predicted demand for greater housing choice (as more single and two person households form and fewer households desire to live in standard low density detached dwellings). Higher density residential developments will be targeted to specific areas. Rather than being dispersed throughout the suburbs, intensification will occur at major employment centres (Civic, the town centres and Barton), along the major Griffin legacy boulevards of Northbourne Avenue and Constitution Avenue and in major urban renewal sites (such as Kingston and west Fyshwick). Further development in these locations will retain the ease of

movement within the city by encouraging people to use alternative forms of transport to their place of employment (which will be within walking distance). Greater diversity of land uses, including residential development, in areas such as Central Canberra, including Barton and Russell will also facilitate shorter journeys to work and enhance connectivity between residential areas and employment nodes. Existing low density residential areas will generally not be subject to residential intensification. The subsequent savings in provision of major new infrastructure (roads, sewerage etc) will ensure a more sustainable use of resources.

Locating new residential areas

Two major new areas for residential development are identified, in addition to the completion of Gungahlin and residential intensification within the existing urban area of Canberra.

MOLONGLO VALLEY, to the west of Central Canberra between Belconnen and Weston Creek, will complete the urban edge of Canberra to the west. The Molonglo Valley is framed by undulating hills, including Dairy Farmers Hill to the east and Mount Stromlo to the south west, and is bisected by the lower reaches of the Molonglo River, downstream of Scrivener Dam and Lake Burley Griffin. The valley is largely grazing country and also contained the Stromlo Forest softwood pine plantations prior to the 2003 bushfires.

Modification to the natural vegetation in much of the valley has been significant, although substantial areas of Yellow Box-Red Gum remain. The area has been identified as capable for urban development based on an analysis of the physical characteristics of the site. Due to its proximity to existing services and employment centres, the Molonglo Valley is considered highly suitable for urban development.

The Molonglo Valley presents a number of significant opportunities to undertake development in a more sustainable way:

- Residents would be able to access good public transport links to the employment centres of Belconnen, Civic, Barton/Parkes, Woden and Tuggeranong. With the advantage of relatively short travel distances, time savings would be significant versus the alternative of this new development occurring in more remote areas such as in Gooromon–Jeir or Googong in NSW.
- By locating new residential development where residents can access the major employment locations, pressure on the east-west road links would be reduced. If this development was located in Gooromon–Jeir, or Googong to the south of Queanbeyan for example, most pressure on the transport system would come from the north and north-west or the east and ultimately have greater impacts on the road system in Belconnen and the Central Area than would development in Molonglo Valley.
- This development will effectively reduce the length of Canberra’s western urban edge which is the most exposed to fire. A well-designed Bushfire Abatement Zone can be built into the design of the development (for example, through the location of sports fields) and can help shield some of the more vulnerable parts of the city from the high risk of fire along the western path.
- The existing areas of Yellow Box-Red Gum can be further protected and linked to provide wildlife corridors, connecting northern and southern endangered ecological communities.

Development within Molonglo Valley would enable the efficient use of treated effluent from the Lower Molonglo Water Treatment Plant, particularly for watering gardens and public areas, thereby reducing the demands

from a growing population for potable water. This would also respond to the Territory’s water strategy to substantially increase the reuse of treated effluent and could allow for some irrigated sports fields to mitigate against fire. Development in the Molonglo Valley will also facilitate the introduction of necessary environmental safeguards for the water quality of the Molonglo and Murrumbidgee River system, including water quality control measures that reduce the impact of existing urban runoff from Woden and Weston Creek.

THE KOWEN PLATEAU is located east of the metropolitan area of Canberra and north of the City of Queanbeyan. It is currently primarily used for softwood plantation and therefore has experienced significant modification to the original vegetation. Although not as well located as Molonglo Valley, Kowen Plateau is situated relatively close to major employment areas within the Territory and Queanbeyan.

The Kowen Plateau is included in the long-term residential settlement strategy but may be brought forward if more detailed analysis of Molonglo Valley shows that this area is constrained for development. Further investigations, undertaken with the National Capital Authority will establish in more detail the capacity of the Molonglo Valley, in particular, the implications of protecting areas of national capital significance. Should these investigations identify further constraints, additional greenfield areas will be needed to cater for population growth up to 500,000. Kowen Plateau is the next best location after Molonglo Valley for future urban development within the ACT and within a reasonable travel distance of major employment centres and services. Kowen Plateau has the capacity to accommodate growth well beyond a population of 500,000 in the ACT-Queanbeyan area.

Centralising employment

Three key employment corridors are identified as part of *The Canberra Spatial Plan*. The corridors are major transport corridors, providing key inter-town and regional connections via public and private transport. Civic and the town centres will be the primary focus for future employment growth within these corridors. Activity nodes within the corridors will also accommodate employment growth, but to a lesser extent than Civic and the town centres. Growth and retention of employment in Civic and town centres which are well served by public transport is highly desirable as it reduces overall travel, encourages multi-purpose trips and contributes to the vibrancy and support of businesses in centres. These centres are also suitable for further residential development creating the potential for a close relationship between dwellings and jobs, and thereby reducing the necessity for long journey to work trips.

While the Gungahlin to Tuggeranong corridor and the Belconnen to Queanbeyan corridor focus on the establishment of centres along these transport routes, the second north-south corridor along the Majura and Monaro Highways is envisaged to play a slightly different role, with different land use characteristics. Much of this area is affected by aircraft noise, making it unsuitable for residential development. This, combined with its access to good transport connections makes it highly desirable for land-extensive uses. These uses are the type that may require good access for heavy vehicles and would not be appropriate in more central locations in and around Civic and the town centres because of the necessarily less efficient use of land involved.

Protecting the natural environment

The containment of growth within a 15 kilometre radius of the city centre reduces the potential land take for residential development and also reduces pressure on areas of high conservation value which could otherwise be severely impacted by future urban development. The location of future residential development will ensure that areas identified as having significant biodiversity values, such as threatened species and ecological communities and habitat for threatened species are protected from development. Urban intensification and the location of new residential areas on trunk public transport routes will encourage use of public transport and support a more viable and rapid public transport system, as well as facilitating other modes of sustainable transport thereby reducing greenhouse gas emissions and resource use.

Good travel connections

One of the goals of the Spatial Plan is to retain ease of movement and facilitate good travel connections. This goal responds to the very high value that Canberrans place on the ease within which they can get around the city. The location of future residential development, including new greenfields areas, redevelopment and urban renewal will minimise journey times and trip length. A closer relationship between jobs, services and homes will also enable more people to use walking and cycling as an alternative method of transport that supports a healthy lifestyle.

Sustainable growth of the region

It is the responsibility of the Territory, Commonwealth and NSW Governments, with input from affected local government areas, to determine what is the most appropriate and sustainable urban settlement pattern to accommodate growth in Canberra and surrounding NSW.

The Spatial Plan of necessity cannot treat Canberra as an island but must also consider the surrounding NSW region. The Strategic Direction is that the metropolitan structure of Canberra should be contained, and centred around the principal business and cultural district, Civic, with a degree of local self containment based on a series of town centres, including Queanbeyan. To achieve this more compact city structure, a greater proportion of population growth is planned to be accommodated within the ACT rather than assuming it will be taken up by surrounding NSW. This city structure will provide, over time, the urban concentrations necessary for a more sustainable transport system and for

the efficient provision of infrastructure. The more compact city form will also ensure a lesser impact in terms of resource consumption and environmental protection.

The Territory acknowledges that planning for the areas outside the ACT is the responsibility of NSW State and Local Governments. However, the cross-border issues relating to water, transport and other service delivery, as well as the opportunities for improved economic development that the synergistic growth of Canberra and its region offers, makes it imperative that a regional approach to managing growth and change is attained. Accordingly, the Territory Government will work cooperatively to address cross-border issues, including through the establishment of a Regional Management Framework and participation in the preparation of the Sydney-Canberra Corridor Strategy, with a view to reaching agreements to achieve sustainable management of growth in the region.

4 Achieving The Canberra Spatial Plan goals

The purpose of this section of *The Canberra Spatial Plan* is to identify the actions that will flow from adopting the Strategic Direction for Canberra. It does this by outlining the goals and objectives to be addressed through the implementation of *The Canberra Spatial Plan*. It then outlines the policy response that underpins the actions to be initiated when *The Canberra Spatial Plan* is adopted.

GOAL Create and maintain a healthy community

HOUSING

OBJECTIVE ~ Provide opportunities for a diverse range of housing for the full range of household types and lifestyle preferences

Over time there has been a shift towards construction of higher density dwellings, such as townhouses, apartments and flats. This shift reflects a trend that has been experienced in most Australian cities over the last 10 to 15 years. *The Canberra Spatial Plan* enables a range of dwellings to be provided to match household types and lifestyle preferences. All members of a community should be able to access housing that meets their needs, including access to public housing. Thus, the provision of stable, secure and affordable housing is a critical element of a more sustainable community. Additional land is also required to provide for aged care accommodation in the short term and this trend will continue to increase in the long term.

Policy response

- The Spatial Plan identifies proposed urban areas within the ACT for future development to meet projected demand of between 58,000 and 90,000 additional dwellings. The residential settlement strategy provides for:
 - ~ Consolidation of development in existing areas, particularly in and adjacent to Civic and town centres and along major transport corridors, through redevelopment and development, using both unused and underused land. In total approximately 41,500 to 45,000 additional dwellings can be catered for through consolidation in the Spatial Plan (including 4,500 dwellings within the current urban limits of Queanbeyan City).
 - Continuation of some greenfields, medium and low density development in Gungahlin – approximately 28,000 additional dwellings (dependent on the outcomes of detailed structure planning).
 - The Molonglo Valley to become the next residential settlement area, with between 12,500 to 20,000 dwellings (dependent on the outcomes of detailed urban suitability assessment and structure planning).
 - The Kowen Plateau to be a long term (at least 15-20 years) urban settlement area, depending on the level of population growth – up to 8,000 dwellings could be provided by 2032, with a total capacity of up to 26,000 dwellings to be made available (dependent on the outcomes of detailed structure planning).
- Overall, housing choice will be achieved through a mix of residential releases balanced between greenfields development, redevelopment and development within existing urban areas. Such a mix will reflect the projected demand for medium to higher density dwellings due to changing household characteristics.
- To protect the character and amenity of existing suburban areas of the ACT, residential redevelopment will be strategically directed to locations which will contribute to overall levels of accessibility to facilities and services and reduce dependency on vehicle use. In the short to medium term, this will mean further opportunities for redevelopment will be primarily within Civic, the Northbourne Avenue corridor, Constitution Avenue, the town centres of Belconnen, Gungahlin and Woden and around key nodes including Kingston, Dickson, Barton and Russell.
- The principle of the life cycle neighbourhood is adopted so that housing for the ageing population can be provided in the best locations to meet the diverse needs of the community. This will be particularly relevant within established areas so that people can remain living in their familiar environment close to existing social networks, that is, to enable 'ageing in place'.
- Greenfields development and major redevelopment and urban renewal projects will ensure opportunities for a range of housing to provide for life cycle ageing in place, including housing for families, adaptable housing, older persons accommodation and affordable housing for young people and social housing (public and community housing) in appropriate locations with high levels of accessibility to services and public transport.
- Within non-urban areas, residential development (villages and rural settlements) and other institutional and tourism related uses, will only be considered where sustainability principles can be met, including:
 - sufficient water resources are available;
 - acceptable bushfire risk;
 - acceptable effluent and water management;
 - equitable and timely access to facilities and services are available without undue cost; and
 - efficient and cost effective provision of infrastructure.

Actions

- Timely release of land to meet the predicted demand for medium and low density housing choices within greenfields areas. This will occur simultaneously with the completion of areas committed for residential development in Gungahlin and a shift towards higher density urban form within the existing urban areas facilitated by release of additional sites in Civic and other key locations.
- In the short term the effectiveness and appropriateness of the Territory Plan's residential policies to meet housing demand and housing choice will be evaluated.
- Work with the NSW Government on regional planning, including input to the Sydney-Canberra Corridor Strategy.
- In the short term, the ACT Government will work with the National Capital Authority towards an amendment to the Metropolitan Structure Plan in the National Capital Plan to include the Molonglo Valley and the Kowen Plateau as future urban areas.
- A joint study between the ACT Government and the National Capital Authority will determine the areas suitable for urban development in the Molonglo Valley. This investigation will inform a joint amendment to the National Capital Plan and variation to the Territory Plan. It will also inform the preparation of documentation for environmental impact assessment and other statutory requirements before the development can proceed. The policy variations where appropriate will be completed by 2006 to allow development to commence by 2007/2008.
- In the medium term, detailed structure planning will determine the urban form and structure for the Kowen Plateau.
- Master planning will identify the suitability of other potential residential development areas identified for residential intensification. Investigations will ensure these areas are consistent with sustainable planning principles, including proximity to existing infrastructure, proximity to transport services, environmental constraints and proximity to services and facilities.
- Introduce lease and development controls on selected sites to ensure a minimum provision of affordable housing.
- The land release program will be reviewed and managed to ensure supply keeps up with the demand to achieve sustainable provision of affordable housing.
- Residential planning policies will be reviewed to address the need for small scale residential development within existing suburbs to provide affordable and adaptable housing and allow ageing in place.
- Planning policies will be reviewed to ensure sufficient flexibility to cater for the increased trend towards home-based care and supported accommodation.
- Housing preferences (price, dwelling type and location) and needs of the ageing population will be monitored to identify the appropriate mix of housing. Land and planning controls will be put in place to facilitate the required mix.
- The minimum requirements for the provision of accessible and adaptable housing will be progressively increased through planning and building legislation and regulation.
- Adaptable housing standards will be adopted in various government land releases so that the range of housing needs of an ageing population can be met.
- Further investigations will be undertaken to determine whether Uriarra, Pierces Creek and Stromlo settlements can be rebuilt as sustainable rural villages consistent with the recommendations of *Shaping Our Territory*. If sustainability is demonstrated the villages will be rebuilt.

Outcomes

- Dwelling demand for the full range of household types met.
- Adequate choice of housing type and location provided.
- Adequate and affordable housing and public housing available in accessible locations through the urban areas.
- Adequate adaptable housing for the disabled and aged.
- Representative mix of demographics (including age profile) in each suburb or neighbourhood throughout Canberra.

Monitoring indicators

- The total number of new dwellings within 7.5 kilometres radius of the city centre as percentage of total new dwellings.
- The total number of new dwellings within the 15 kilometre radius of the city centre as percentage of total new dwellings in ACT and in ACT sub-region.
- The net migration gain or loss of population in the ACT.
- Housing affordability indicator.
- House price to income ratio.
- Affordable housing as a proportion of total housing.
- Proportion of affordable housing close to transport and employment opportunities and services.
- The number of adaptable and accessible developments per capita.



GOAL Create and maintain a healthy community

SERVICES AND FACILITIES

OBJECTIVE ~ Facilitate the equitable distribution of services and facilities, including education and health care, arts and recreational facilities

Canberrans have traditionally enjoyed good access to services and facilities, such as schools and health services (including hospitals and child care), sport and recreation facilities, community facilities and religious and cultural facilities.

As the ACT's population ages there will be increased and changing demands for health services and facilities. A key trend is the move to more community-based health care facilities and services, within established and new urban areas of the ACT. Also, the ageing population in the ACT will affect the school enrolment levels, leading to declining enrolment numbers in some schools.

The Economic White Paper includes strategies to improve the quality and range of education options within the Territory and strengthen partnerships between educational institutions and industry, which the Spatial Plan seeks to support through a range of initiatives.

The Social Plan has a strong emphasis on supporting the disadvantaged in our community and ensuring children have the best opportunities to learn and become successful members of the community. The Spatial Plan supports these objectives.

Policy response

- Planning for community services and facilities will be based on the need to:
 - ~ retain flexibility to respond to emerging needs and changing conditions;
 - ~ determine needs and priorities of the local population as people move into areas;
 - ~ foster cooperative commitment amongst service providers; and
 - ~ adapt solutions to local circumstances and priorities.
- All new greenfields areas and redevelopment and urban renewal sites will have access to the range of services, facilities and infrastructure required to meet the needs of the communities, including telecommunications. The monitoring and refining of population forecasts as population growth occurs will be integral to this planning. The urban settlement pattern will ensure that new residential areas maximise the use of and access to existing community facilities and services.
- Residential areas will be located close to existing services, infrastructure and facilities to facilitate improved efficiency of urban infrastructure.
- New greenfield development areas will be carefully managed to ensure these communities are provided with services and other facilities as early as possible.
- Schools will be provided in new settlement areas. The implementation strategy for the Spatial Plan will ensure that thresholds for facilities are reached in a timely manner so residents have equitable access to educational facilities. The sequence of development and the provision of infrastructure will be programmed so that maximum efficiency of the schools infrastructure provided in these areas will be achieved.
- Flexibility in the use of sites and facilities for health care and other community services will be encouraged so that changing needs can be quickly and efficiently accommodated.
- Well located sites will be provided in new urban areas to cater for the anticipated range of community health care and other facility needs.

Actions

- Consultation and liaison will continue with Government agencies, service providers and peak community and industry groups to ensure that adequate and appropriate community services sites and relevant infrastructure are provided and maintained within the ACT, both within existing areas and proposed new areas. This includes ensuring appropriate location of schools, colleges, child care centres, health facilities and other community services.
- Detailed structure planning will address the need for educational facilities, health care services and facilities within new urban areas, including ensuring services and facilities are provided during stages of development to meet community needs in new areas.
- Assess the need for additional arts, cultural and community facilities within Civic and the town centres.

Outcomes

- Accessibility of community, recreation and cultural facilities and activities.
- Accessibility of health facilities and services.

Monitoring indicators

- The average frequency of public transport services to health, education, community and recreation facilities.
- The average distance users travel to access health, education, community and recreation facilities.
- The number of students in previously declining school catchments.
- Occupancy of schools as a ratio of physical capacity.
- Waiting lists for schools, educational facilities and child care centres.



SAFETY

OBJECTIVE ~ Maximise safety and perceptions of safety within the community

Significant social, environmental and economic losses can result from natural hazards. In the ACT, planning needs to respond to the risk of bush fires, floods, severe storms and high winds. Each has different requirements for risk mitigation. Land use planning can effectively reduce the risk from natural hazards and guide the appropriate management of such areas.

Bushfires

Following the bushfires of January 2003, *The Inquiry into the Operational Response to the January 2003 Bushfires in the ACT* (McLeod Report) made a number of recommendations about planning principles to minimise risk of fire hazard, including identifying the need to undertake further investigations into a Bushfire Abatement Zone, bushfire protection planning principles and declaration of a Bushfire Prone Area.

Current treatments, physical design standards and guidelines, and management approaches for Canberra's urban edge, including planned future residential areas have been further investigated. A broadscale fire hazard assessment has been undertaken to determine the level of bushfire risk across the ACT and whether any areas in the ACT need to be declared as bushfire prone areas.

The Canberra Spatial Plan defines a Bushfire Abatement Zone based on the Strategic Direction for the city's growth **Map 9 (Bushfire Abatement Zone)**. The objective of the abatement area is to limit the fire fuels thus reducing the potential hazard.

Other hazards

Urban development is designed to be protected from the impacts of flood events, generally up to the 100 year Average Recurrence Interval (100 year ARI). This protection is provided by the construction of drainage systems including floodways, piped drainage systems, retarding basins, lakes and ponds, and the retention of vegetation within catchments.

Other natural hazards for the ACT include severe storms and strong winds which have the potential to affect a large number of dwellings.

There are utilities that are required to support the function of the city, including refuse areas, quarries, recycling stations and sewage treatment plants. These have the potential to impact on human health and safety and general amenity and wellbeing. Due to this potential hazard to the community, buffer areas are required around these public utilities.

Policy response

- The Bushfire Abatement Zone (**Map 9 – Bushfire Abatement Zone**) will mitigate the risk of bushfire hazards to life and property within metropolitan Canberra. Fuel management within this zone will be site specific to respond to the threat and conserve the landscape qualities of the "bush capital". The Bushfire Abatement Zone has been defined relating to both existing urban areas and future urban areas.
- The Bushfire Prone Area will be declared for the ACT's non-urban areas to ensure fire risk is assessed and appropriate building standards are applied under the Building Code of Australia.
- Bushfire risk mitigation measures will be built into the design of all new development areas.
- Urban development will not be permitted in areas that are at high risk of major natural hazards.
- To ensure safety to the public and minimise health and amenity impacts from utilities required as a part of the urban infrastructure, utility buffer areas have been included (**Map 11 – Clearance Zones**).

Actions

- A Bushfire Abatement Zone has been defined and principles for land planning, including land use restrictions and performance measures for fire hazard reduction will be implemented. These will be adopted by ACTPLA and the relevant land managers.
- The Bushfire Prone Area will be declared and site specific assessments will be required for proposed residential buildings in accordance with the Building Code of Australia.
- The investigations undertaken as a part of the detailed planning for new greenfields residential areas will continue to consider the potential fire, storm and flood hazards.
- Careful planning and management is required to ensure the vegetation in the Molonglo Gorge does not act as an unacceptable fire risk.
- Careful planning of Kowen Plateau and implementation of fuel management strategies will ensure that the western facing escarpment does not present an unacceptable danger to development on the plateau and beyond.

Outcomes

- Minimise the risk to the community from bushfires.
- Minimise the risk to the community from floods and other natural hazards.
- Minimise the risk to the community from health and amenity impacts associated with human infrastructure.

Monitoring indicators

- The land managed for fuel reduction in the Bushfire Abatement Zone.
- The annual cost of property damaged by fire.
- The annual cost of property damaged by a flood event or other natural hazard.
- Health of population as affected by emissions from human infrastructure.



GOAL Create and maintain a healthy community

RECREATIONAL ACTIVITIES

OBJECTIVE ~ Facilitate an environment that provides shared access to public space and promotes healthy activities

Canberrans enjoy a high quality open space network that is valued as a recreational resource, and for its visual amenity and environmental values. Canberrans are also well served through the provision of a range of recreational facilities. Access to open space and recreation areas is highly valued by the community and encourages physical activity.

Policy response

- Recreation facilities and spaces will be provided as part of the urban development in the Molonglo Valley and the Kowen Plateau as well as in Gungahlin. This includes the recreational opportunities identified for the Stromlo/Deek's Forest Park area. Recreational facilities will contribute to Canberra's landscape character and sustainable environmental management, including for urban stormwater runoff and groundwater recharge.
- The short term recreational use of areas should not adversely affect the potential needs and long term future land uses, such as where land is identified as capable of urban development.
- Residential development will be located in close proximity to major recreational areas to encourage use of areas.
- Recreational opportunities will be equitably distributed throughout Canberra.

Actions

- Provide a range of formal and informal recreational activities (such as pathways, walking trails, horse trails, access in forest areas, lakes and rivers, indigenous educational areas, camping and wildlife/visitor displays) to meet the identified needs of the Canberra community and visitors.
- Protect important nature conservation areas from any adverse effects of recreational activities.
- Plan for the provision of a range of sports and active recreation facilities at the local and regional levels across the city.

Outcome

- Supportive environments for physical activity, passive recreation and entertainment accessible to all the community.

Monitoring indicators

- The proportion of green spaces for recreation located within 200 metres from housing.
- The extent of cycleway and pedestrian paths.
- Proportion of non-urban areas accessible for recreational purposes.
- Annual usage of major recreation facilities.



GOAL Sustain employment opportunities

ECONOMIC DEVELOPMENT

OBJECTIVE ~ Facilitate a prosperous city

A range of opportunities are identified in *The Economic White Paper* for economic and industry growth for Canberra. These include building on our competitive advantages in research by fostering clustering of key industries; recognising the high quality infrastructure in place, and galvanising a supportive planning system to:

- realise the potential of Civic;
- develop in key nodes along corridors;
- create a sustainable transport system; and
- retain and attract the best range of skilled people to the ACT.

Policy response

- The key characteristics of the city that contribute to economic growth will be enhanced. These characteristics include its role as the national capital and the seat of Federal Parliament, the ease of getting around the city, the safe and clean environment, and the vibrancy of centres as places of social, cultural and business exchange.
- The attractive lifestyle offered by the landscape setting and urban form will be enhanced, as will the high quality services and infrastructure currently provided including utilities, transport, telecommunications, and public services and facilities.
- A range of housing choices will ensure the preferences of tertiary graduates are met and that the lifestyle qualities that younger people enjoy are enhanced within the ACT.
- Activity nodes are identified to provide for and encourage economic and employment growth that benefits both the ACT and surrounding NSW.

Actions

- Restrictions on the size and types of development in Civic and the town centres (including the requirement for preliminary assessments for buildings over 7,000m² and the retail moratorium) will be lifted.
- Land will be released for both residential and commercial development within Civic and the town centres as a first priority and other activity nodes where demand warrants.
- The feasibility of limited land release for affordable housing projects targeted towards young people in and close to the city centre and other significant education and employment nodes will be investigated. If economic benefits are identified, an implementation strategy will be developed to achieve a range of affordable housing in locations that support economic development.
- An investment strategy will be developed to ensure that sufficient infrastructure, including information, communication and technology (ICT) infrastructure, is available to all businesses to support business growth.
- Participate in the preparation of the Sydney-Canberra Corridor Strategy to ensure future directions for employment growth are reflected within planning for surrounding NSW.
- Strategic investment in the public realm to add value to the overall development of the city and enhance the unique built environment qualities of Canberra.

Outcomes

- Vibrant, active and prosperous city centre and town centres.
- Visually attractive built form and city layout.
- Employment growth in the ACT.

Monitoring indicators

- Public and private capital expenditure on upgrading the public realm per annum.
- Office and retail vacancy rates in employment nodes.
- Proportion of office development in Civic and the town centres as proportion of total office employment.
- Growth in employment numbers.



GOAL Sustain employment opportunities

CITY CENTRE

OBJECTIVE ~ Facilitate a vibrant, robust and culturally stimulating city centre

Griffin's original plan for Canberra placed a traditional city centre at the apex of the Parliamentary Triangle. Planning in the 1960s set in place policies that distributed employment more broadly and encouraged employment and commercial development away from Civic as the central business district, contributing to a declining city centre. Of even greater significance to Civic more recently has been the release and development of substantial office space in Barton, Parkes, Russell and at the airport. Canberra's central area is therefore not configured as a traditional Central Business District (CBD). Employment in the central area is dispersed, and its critical mass is diluted by distance and the physical and visual separation created by Lake Burley Griffin.

Policy response

- Civic will form a strong and stimulating city centre for the ACT and surrounding NSW. This is consistent with, and implements, the recommendations of the OECD report on Canberra's urban renaissance.
- Support a stronger and more vibrant city centre to attract businesses and additional residents by encouraging residential intensification within Central Canberra, increasing the housing choice for people wishing to live close to places of work, education, community services and cultural activities.
- Increase competitiveness of Civic as an employment/commercial centre by freeing up development controls and releasing more land for development.
- Provide opportunities for government departments and the private sector to locate in Civic.
- Invest in upgrading the public realm and in strategic infrastructure to support the development of Civic and make it a more attractive place.

Actions

- Timely release of land in Civic for additional commercial floorspace and residential development so that demand does not divert to other locations.
- Review the Territory Plan and planning controls for Civic and other centres to achieve more flexible land use controls and to remove restrictions that slow development timelines. This will help ensure that these centres can compete successfully with areas outside the planning control of the ACT Government.
- Release land in targeted areas to support the clustering of businesses around existing and newly developing centres, such as National ICT Australia Limited (NICTA) in Civic.
- Work collaboratively with the National Capital Authority to rationalise planning requirements and processes generally, and in Civic in particular.
- Proceed with a Central Canberra Implementation Program, in close association with the National Capital Authority (with particular reference to the Griffin Legacy project) and other civic leaders, agreeing the approach and priorities for the next stage of development and revitalisation of Central Canberra along the following themes:
 - access;
 - the land use mix;
 - investment – private and public;
 - environmental leadership;
 - promotion and events; and
 - exemplary urban design.

Outcomes

- Vibrant city centre.
- Employment and residential growth in Civic.
- Adequate and affordable accommodation for students close to tertiary education facilities.

Monitoring indicators

- The increased number of new dwellings within Civic, Inner South and Inner North as a percentage of total dwellings.
- The number of redevelopments in Civic as amount of total floor space in Civic and Canberra.
- The number of jobs in Civic as proportion of total.
- Office vacancy rate in Civic.
- Retail turnover in Civic as proportion of total ACT.
- Tourist visitation to Civic as proportion of visitation to Canberra.
- Total number of visitors to Canberra (business and tourist).
- Proportion of affordable dwellings in Civic and Central Canberra.



GOAL Sustain employment opportunities

TOWN CENTRES

OBJECTIVE ~ Support viable town centres as a focus for each district

The Y-Plan for Canberra included town centres in each new district which would contain employment within each district and thus reduce the journey to work as well as minimise traffic congestion in Civic. Town centres are generally economically successful and prosperous and this trend will be supported and enhanced through the Spatial Plan.

Policy response

- Higher density residential development, and choice of housing types within the existing urban areas, predominantly within the town centres, to provide for people wishing to live close to places of work, education, community services and cultural activities.
- Encourage employment growth in the town centres by freeing up development control.
- Improve the attractiveness of town centres as places to live, work and for recreation.
- Improve transport links to town centres.

Actions

- Introduce flexible land use controls to allow town centres to respond to market demand to support their roles as centres within each district including lifting the retail moratorium.
- Further investigate the role and extent of activity nodes within the Molonglo Valley and Kowen Plateau future urban areas as part of the detailed structure planning process for these areas.
- Upgrade transport interchange facilities and pedestrian and cycleway access to and through town centres.
- Upgrade infrastructure and increase investment in the public realm in the town centres.

Outcomes

- Vibrant town centres.
- Improved range of services in town centres
- Employment growth in the town centres.

Monitoring indicators

- The number of new dwellings developed in or near town centres as a proportion of total ACT.
- The number of redevelopments in town centres as a proportion of total floorspace in town centres.
- The number of jobs in town centres as a proportion of total ACT.
- Office and retail vacancy rate in town centres.
- Proportion of district population accessing services in own town centre versus other centres outside the district.



GOAL Sustain employment opportunities

EMPLOYMENT LOCATION

OBJECTIVE ~ Provide flexible opportunities and appropriate locations for establishing and growing business

Employment location has been central to the planning of the ACT and is still important to achieving an efficient transport system, effective government investment in infrastructure and the location of facilities and services and achieving a stronger and more diverse economic base for the future of the city and surrounding NSW. The current trends, and availability of land within the existing town centres and Civic, indicate that there will be continued employment growth within these areas. Over recent years retail trends have affected different retail sectors and floor space locational requirements within the ACT. In the retail sector, greater flexibility and choice in retailing is warranted in locations appropriate to changing retail trends.

Policy response

- Decisions on the location of major employment growth will be guided by principles that will seek to:
 - concentrate employment in activity nodes well serviced by public transport and supported by a complementary range of services;
 - each of the activity nodes to accommodate no more than 5–10 per cent of total employment in the ACT;
 - improve the vitality of Civic;
 - reduce commuting time; and
 - attract skilled and high-technology industries to the ACT.
- There will be three major employment corridors that will ensure maximum use of existing and upgraded transport infrastructure and minimise the journey to work:
 - **An east-west corridor** of activity nodes from Belconnen, through Bruce (including the University of Canberra) and the Australian National University at Acton, Civic, Russell, Campbell, Barton and Parkes through to Fyshwick, the Canberra International Airport and Queanbeyan. This corridor includes major education institutions, health and sporting facilities and key office employment locations in Civic, and the Central National Area. It also includes the significant centre of Fyshwick.
 - **A primary north-south corridor** characterised by a series of well connected nodes, from Gungahlin Town Centre, including Mitchell, through to Dickson, Civic, Deakin and the Woden and Tuggeranong Town Centres.
 - **A second north-south corridor** along the Majura and Monaro Highways, from Majura Valley through to Symonston and the Jerrabomberra Valley, including the existing Hume industrial area. This corridor is identified for the growth of industrial, broadacre commercial, tourism, recreation and transport related activities when additional land is required (ie, over the medium to long term). This largely industrial area also intersects with the Canberra International Airport and Fyshwick, providing good access to these areas for heavy vehicles without the need to travel through the centre of Canberra.
- To encourage a more sustainable urban form, a mix of land uses will be encouraged in areas that have been previously dominated by single land uses. This will include residential development within the Barton and Russell areas and along Northbourne Avenue to complement the employment provided in this area.
- Opportunities will be provided in a range of locations for premises of different types, sizes and costs to meet the needs of various sectors of the economy. This will include in strategic locations facilitating co-location of complementary businesses and research centres.

Actions

- Sufficient land will be released in Civic to meet demand for office space and encourage greater employment growth in the central city area.
- Initiate a variation to the Territory Plan and pursue amendments to the National Capital Plan to ensure that the three employment corridors reflect their strategic role.
- Develop a retail strategy to provide the necessary flexibility in retailing within the ACT and reflect changing retail patterns.
- Further investigations will be undertaken to identify in detail potential land for industrial and related employment purposes in the corridor along the Monaro Highway in Jerrabomberra, Symonston and Majura.

Outcomes

- Employment growth focused in Civic, town centres and activity nodes.
- Maximised clustering effect of similar or complementary industries.

Monitoring indicators

- Office vacancy rates in Civic and the town centres compared with other activity nodes.
- Office floor space in Civic and town centres as proportion of total ACT.
- Retail floorspace in Civic, town centres and activity nodes as proportion of total retail floorspace in ACT and Queanbeyan.
- Changes in industrial floorspace in activity nodes and industrial areas.
- The number of jobs in Civic and the town centres as a proportion of total.
- The number of jobs in each activity node relative to jobs in the town centres and Civic.
- Retail vacancies in Civic compared with town centres.



GOAL Sustain employment opportunities

PROTECTING OPPORTUNITIES FOR EMPLOYMENT GROWTH

OBJECTIVE ~ Provide opportunities for key businesses established in the ACT to grow further

The Canberra International Airport, Mount Stromlo Observatory and the agricultural and forestry industries are all recognised as assets for the ACT and surrounding NSW and elements of the local economy that provide opportunities for further growth of related businesses.

Canberra International Airport

In order to protect the airport as a significant transport asset for the region, its operations need to be unconstrained by the potential limiting effects of residential development where airport noise would impact on residents. Conversely, growth at the airport must have regard to the need to protect significant biodiversity assets on and around the airport.

The scale and nature of development at the airport provides employment opportunities not available elsewhere in the ACT. Planning to ensure that the airport continues to play a major role in this region as a regional transport hub, bringing new jobs to the region, is of fundamental importance. NSW areas are also affected by aircraft noise while the economic benefits of the airport are also important to NSW.

Mount Stromlo Observatory

The ACT Government has committed to assisting the Australian National University (ANU) to re-establish the observatory and its associated research and educational facilities, subsequent to their destruction in the fires of January 2003. Special consideration has been given to the impact of light pollution as a result of urban development in the Molonglo Valley.

Policy response

- The Canberra International Airport is recognised as critical infrastructure for the Canberra region as well as an employment node within the ACT. The Aircraft Noise Protection Corridor (**Map 11 – Clearance zones**) identifies areas within the ACT that are affected significantly by aircraft noise. The Territory will not locate any residential development within these valleys where residents would be adversely impacted by airport noise (the 20 ANEF is the national standard that will be adopted to ensure this outcome).
- Land uses requiring large areas of land which are not adversely affected by aircraft noise will be directed to locate within the Aircraft Noise Protection Corridor. These uses will include industrial activities, regional recreational and tourist facilities; transport related businesses; creative industries (such as studios); high technology manufacturing and bulky goods retailing. The suitability of these activities in this corridor is further enhanced by the ease of access to the regional transport network. The location of these uses in this corridor, rather than in other parts of metropolitan Canberra, will also assist in keeping heavy vehicles out of the Central Area and the town centres.

Policy response

- Any development within the defined low light zone of the Observatory (as shown on **Map 11 – Clearance Zones**) must be in accordance with acceptable operational requirements of the Observatory.
- Minimise the night sky impact of light pollution from urban development in Molonglo Valley. As development at the same, or higher, altitude as the Observatory significantly increases the amount of light pollution affecting the Observatory, urban design for any such development will ensure light emissions are within acceptable operational requirements of the Observatory. The facilities that cause the greatest light pollution impacts are lighting for public recreation areas, petrol stations and street lights. Measures will be taken to reduce the upward spillage of light and adverse impact of light from these facilities on the Observatory.

Actions

- Initiate a variation to the Territory Plan to include the 20 ANEF (Australian Noise Exposure Forecast) as a clearance zone within which residential development will not be allowed.
- The ACT Government will enter into detailed discussions with NSW state and local governments as part of the development of a Regional Management Framework to ensure airport operations are not limited by residential development in areas that are likely to be adversely impacted by aircraft noise.
- Further investigations will be undertaken to identify in detail potential land for industrial and related employment purposes around the airport and future nature reserves.

Outcome

- Airport continues to grow as a regional transport hub.

Monitoring indicator

- Employment in transport related industries located at the airport as proportion of overall employment in region.

Actions

- Detailed structure planning and urban design will be undertaken to ensure that light pollution associated with road alignments, building elevations, street lighting and the location of recreation facilities does not adversely impact the Observatory. This will include introducing standards to minimise upward light spillage and the retrofitting of new light fittings in nearby existing suburbs.
- The impact of light pollution will be minimised within those areas included within the low light zone shown on **Map 11 – Clearance Zones**. This will be considered in detailed structure planning and urban design to ensure the Observatory is not adversely impacted.
- Further investigation will be undertaken into lifecycle replacement of light fittings elsewhere in the Territory to ensure low upward spill.
- Landscape screening will be reintroduced between the Observatory and urban areas, and particular attention will be given to the design of Deek's Forest Park which surrounds the Observatory.

Outcome

- Observatory operations unaffected by light emissions from urban development.

Monitoring indicators

- Number of low pressure sodium vapour luminaries installed within the ACT per annum.
- Overall artificial light level within Molonglo Valley and within the defined low light zone.

GOAL Sustain employment opportunities

PROTECTING OPPORTUNITIES FOR EMPLOYMENT GROWTH

OBJECTIVE ~ Provide opportunities for key businesses established in the ACT to grow further

Agricultural and forestry industries are recognised as assets for the ACT and surrounding NSW and elements of the local economy that provide opportunities for further growth of related businesses.

Agricultural industry and forestry

The rural lands within the ACT provide a distinctive landscape setting for the urban areas while the rural businesses located in these areas contribute to the local and regional economy. While softwood plantations close to urban areas will not be replaced following the January 2003 bushfires, softwood plantations west of the Murrumbidgee River will remain part of the non-urban area of the ACT, as will those in the Kowen area until urban development occurs on the Plateau.

Policy response

- The whole of the area west of the Murrumbidgee will continue to be managed as the key non-urban setting for the city of Canberra.
- The non-urban areas of the ACT will continue to be used and managed in a manner that recognises the important natural landscape assets such as remnant native vegetation, including woodlands.
- Agriculture and forestry will be supported in areas where sustainability principles are met.

Actions

- Further investigate and identify the range of uses that would be compatible with, and safeguard, agricultural industries including forestry and the landscape setting of the national capital.
- Further investigate the capability, suitability and sustainability of uses within the non-urban areas west of the Murrumbidgee River, consistent with the Government's response to *Shaping Our Territory*.

Outcomes

- Adequate opportunities for the agricultural industry to grow.
- Retention of substantial agricultural areas as part of Canberra's landscape setting.

Monitoring indicators

- The amount of land (hectares) used for agricultural and forestry purposes.
- Contribution of agricultural activities (including forestry) to Gross State Product.



GOAL Retain ease of movement and facilitate good travel connections

SUSTAINABLE TRANSPORT

OBJECTIVE ~ Establish a more sustainable and responsive transport system

The Spatial Plan integrates with *The Sustainable Transport Plan*, which seeks to achieve a more sustainable transport system for Canberra over the next 20 to 30 years. This is essential to better satisfy the economic, social and environmental goals of the community now and in the future.

The Sustainable Transport Plan will move Canberra to a transport system that retains Canberra's high levels of accessibility, but with lower per capita costs and less negative impacts. It also facilitates a shift of travel from cars towards a greater reliance on walking, cycling and public transport. Such a system, implemented cost effectively, will provide net benefits through reduced costs (financial, social and environmental) including reduced greenhouse gas emissions, reduced air and noise pollution, fewer accidents and higher levels of physical activity. The transport sector is a major contributor to ACT greenhouse gas emission profile and successful implementation of *The Sustainable Transport Plan* is a critical element of the *ACT Greenhouse Strategy 2000*.

A key to achieving *The Sustainable Transport Plan* is the progressive shift towards an urban form that supports shorter trips and encourages people to walk or cycle. The Spatial Plan provides this urban form. *The Sustainable Transport Plan* encourages improvement of public transport services at activity nodes along key transport corridors. This will support intensification of development along these corridors in line with the urban containment principle of the Spatial Plan.

Policy response

- Concentrating more development and ensuring a greater mix of land uses in and around Civic, existing town centres and at key activity nodes on transport corridors to provide an urban form more supportive of sustainable transport options.
- Higher population densities will be located in and around Civic and the town centres and at key nodes along transport corridors to encourage greater accessibility, including by walking and cycling.
- A mix of land uses will be encouraged in centres and other employment nodes to reduce the need for and length of travel (as shown on **Map 5 – Future Residential Areas**).
- Trunk Public Transport Routes will be developed to improve transit services, including by providing a separate right of way for public transport. There will be more intensive land uses around stations and at interchanges.
- Physical activity will be encouraged through the location of new residential development within walking distance of activity nodes, town centres and the city centre.
- Frequency, reliability, comfort, safety and security of public transport will be increased to encourage greater use of the system.
- Improvements to trunk and local cycling and walking infrastructure and facilities will support more use of these modes.
- Measures to encourage the community to use more sustainable transport particularly walking, cycling and public transport will be introduced.
- New greenfields development areas will be oriented around high quality public transport and walking and cycling. These will be linked to existing town centres through transport corridors - for both public transport and private travel (as shown on **Map 8 – Transport Connections**).

Actions

- Dedicated trunk public transport routes will be constructed initially between Gungahlin and City, and Belconnen and City. They will, in the first instance, be used by buses, with the potential to convert to light rail in the longer term.
- Public transport priority systems and dedicated public transport routes will be provided at the initial stages of development of new greenfield and major urban renewal sites.
- Trunk cycle and community path network improvements will be provided at the initial stages of development of new greenfield and major urban renewal sites as well as in and connecting to town centres and Civic.
- Parking policies will be introduced to minimise the use of private motor vehicles for commuting.
- High quality transit stations/interchanges will be developed along the Trunk Public Transport Routes, and integrated into the town centres and Civic (priority actions are the development of new transit facilities in Woden and Belconnen).
- Improvement of public transport services including introduction of:
 - bus priority measures;
 - real-time information systems; and
 - demand-responsive feeder services.

Outcomes

- Reduced need for and length of travel.
- Increased accessibility for present and future generations.
- An integrated transport and land use approach to new development and redevelopment areas – transit oriented development.
- Transport support for urban regeneration and intensification.
- More active lifestyles and a safer and healthier community.
- A greater use of walking, cycling and public transport, with targets of:
 - 20 per cent of work trips by 2011 by walking, cycling and public transport; and
 - 30 per cent of work trips by 2026 by walking, cycling and public transport.
- Reduced greenhouse gas emissions attributed to the transport sector.

Monitoring indicators

- The average trip distance of all journeys between travel destinations.
- The average travel time of all journeys.
- Vehicle kilometres travelled per year per capita.
- The percentage of jobs in centres held by residents of the same district.
- The percentage of trips taken using an alternative mode of transport to the car.
- Public transport patronage as a percentage of total journeys.
- Greenhouse gas emissions attributed to the transport sector.



Photograph courtesy of Sandy Spears

GOAL Retain ease of movement and facilitate good travel connections

EASE OF GETTING AROUND

OBJECTIVE ~ Maintain and enhance the ease of getting around

Canberrans currently enjoy a high level of accessibility. This key element of Canberra today is retained within the Spatial Plan and is supported by *The Sustainable Transport Plan*. *The Sustainable Transport Plan* identifies the benefits to the community of walking and cycling as a travel mode. This highlights the need to ensure that centres and neighbourhoods support and encourage walking and cycling and that there are good links between walking and cycling and public transport.

Policy response

- New arterial roads will be developed in line with growth but after giving attention to public transport services to new areas. In particular, Gungahlin Drive Extension and Majura Parkway will be provided as Gungahlin continues to develop.
- Reduction of through traffic in Civic, Central Canberra and town centres.
- The development of the Molonglo Valley will necessitate the upgrading of key routes that serve this area, including links with Belconnen and Weston Creek/Woden and Parkes Way and Tuggeranong Parkway.
- Development on the Kowen Plateau will require new road links between Majura Road and the Plateau.
- Improvements to pedestrian safety and amenity and improved cycling and walking access to and around Civic, the town centres and local areas.
- New greenfields development areas, including the Molonglo Valley and the Kowen Plateau, will be oriented around high quality public transport and walking and cycling. These will be linked to existing town centres through transport corridors - public transport and roads (as shown on **Map 8 – Transport Connections**).

Actions

- Strategies will be introduced to improve pedestrian and cycle access and use of Civic and the town centres and residential areas.
- Transport corridors will be provided or upgraded when appropriate to connect urban areas, including connecting the new residential areas in Molonglo Valley and Kowen Plateau to existing employment and service centres. Future transport connections are shown on **Map 8 – Transport Connections**.
- Detailed structure planning of new greenfields areas will address transport connections, including roads, public transport, walking and cycling.
- Development of Gungahlin Drive Extension and Majura Parkway to reduce through traffic in Civic and North Canberra.

Outcomes

- Highly accessible city on foot, bicycle and with public transport.
- Easy and quick to get around by private vehicle.

Monitoring indicators

- The proportion of residential dwellings located within a maximum radius of 400 metres from a rapid and frequent public transport service and trunk cycle paths.
- The percentage of trips taken using an alternative mode of transport to the car.
- Public transport patronage as a percentage of total journeys.
- The amount spent on public transport infrastructure improvements, including bus priority measures as proportion of total transport infrastructure budget.
- The amount spent on the creation and maintenance of footpaths or multi-use paths.
- Average trip time (average time spent travelling each day).
- The attractiveness of town centres, commercial centres and local areas for pedestrian and cyclists.



GOAL Retain ease of movement and facilitate good travel connections

REGIONAL LINKAGES AND ACCESS

OBJECTIVE ~ Maximise linkages and access to services and employment for the population of Canberra and surrounding NSW

OBJECTIVE ~ Minimise travel time and journey distance between urban residential areas and the main centres of employment and services for the ACT and surrounding NSW

Planning for the sustainable future of the ACT and surrounding NSW is best achieved with the cooperation and collaboration of all levels of government with an interest in Canberra and its surrounds. *The Canberra Spatial Plan* provides a very important context, and an ACT framework, for revised regional approaches to planning and development.

The Spatial Plan accommodates a greater proportion of future growth close to the core of the metropolitan area to decrease resource consumption and environmental impact and help achieve a more sustainable transport system and efficient use of infrastructure. The release of more land for urban development in the ACT will influence the spatial development pattern of surrounding NSW.

Policy response

- The Spatial Plan locates future urban development for the ACT in the areas that result in the best social, environmental and economic outcomes.
- Planning decisions should, wherever practicable, be made in the interests of the sustainability of the broader region. While recognising the existence of administrative boundaries, decisions should strive to achieve planning outcomes that benefit both the ACT and surrounding NSW.
- Queanbeyan is recognised as part of the urban structure for Canberra, providing important facilities and services as well as accommodating a significant proportion of the urban population. Planning for the urban growth of Canberra therefore needs to be well integrated with planning for Queanbeyan.
- Support the development of Canberra International Airport as an economic generator for Canberra and the region.
- Seek to maintain and enhance rail services between Canberra and Sydney including supporting further investigation and investment into the high speed train connection.

Actions

- The ACT Government will work closely with the NSW Government on the issues of regional management and development. To assist in the implementation of the Spatial Plan a Regional Management Framework will be developed between the governments to ensure cooperative management of critical issues, such as water supply, urban development programs (including location, sequencing and timing of urban development) and related urban infrastructure such as roads. The framework will take account of the new local government boundaries within NSW. The ACT Government will also participate in the development of the Sydney-Canberra Corridor Strategy.
- Appropriate development sites will be provided for a range of land uses that meet projected demand within the ACT and surrounding NSW. The ACT Government will work with the National Capital Authority, NSW State and Local Governments to ensure the development of an urban form that meets the needs of the communities of the ACT and NSW.
- Continued development of the Civic-Queanbeyan corridor will necessitate improved road and public transport capacity to these areas and restrictions on public transport services across the border will be removed.

Outcomes

- Enhanced regional linkages – physical, economic and social.
- Accommodate up to 90 per cent of future development of the ACT sub-region within the ACT to maximise linkages to services and employment.

Monitoring indicators

- Amount spent on transport infrastructure to create regional linkages per capita ACT and NSW sub-region.
- Amount of vacant industrial/commercial land available per capita.
- Growth in employment by location.
- Average travel distance for journey to work per capita ACT and sub-region.



GOAL Maintain a unique sense of place

THE NATIONAL CAPITAL

OBJECTIVE ~ Support Canberra's role as the national capital

As the national capital, Canberra is the symbolic heart of Australia. It represents Australian society, culture and diversity, and the attitudes of the nation. The buildings and physical elements of the city are important to the character of the national capital, as is the significance of the city in the hearts and minds of all Australians. The landscape setting of the ACT has also been a central element of Canberra's planning policy, establishing Canberra's image as the 'bush capital' and as a garden city.

Policy response

- Preserve landscape features that give the national capital its character and setting.
- Key elements of Walter Burley Griffin's formally adopted plan for Canberra will be respected and reinforced within the proposed urban settlement pattern.
- Approaches and backdrops to the city and its national institutions (shown on **Map 10 – Areas of National Capital Significance**) will be enhanced and strengthened. The Central National Area as defined by the National Capital Plan will be enhanced and strengthened with life brought into the area by allowing housing in areas where office employment occurs.
- Open space between urban areas will be conserved as visual separation buffers as indicated in the landscape setting.
- Areas that are identified as the rural setting surrounding the city will be retained.
- Key vistas will be retained within new settlement areas.
- The 'garden city' principles will be retained, with urban open space within districts protected.

Actions

- Preserve the Territory's bush capital image by continuing to protect hills, ridges and gullies, watercourses and major water features (including the urban lakes) from urban development through the National Capital Plan and the Territory Plan. All areas indicated as landscape setting and rural setting in the Spatial Plan will be appropriately protected through amendments to the National Capital Plan and variations to the Territory Plan.
- Working with the National Capital Authority, the Territory will limit any undesirable effects of urban growth and change on key elements of the national capital and of Walter Burley Griffin's plan.
- Working with the National Capital Authority, the Territory will identify any required amendments to the National Capital Plan to allow mixed land uses in the Central National Area so that residential development can occur in appropriate locations adjacent to, and within, major employment areas.
- Create a clear sense of arrival into the Territory from the major approach routes, including the gateway through Majura Road. Clear entry statements will be established (the treatment of which will need to be determined). The city's approach routes will be protected, including those outside the ACT borders, as far as possible from inappropriate ad hoc development by providing enough development opportunities in more appropriate locations to satisfy market demand and through agreements with NSW State and Local Governments.

Outcomes

- Unique national capital elements protected while enabling growth and change.
- The bush capital image preserved.
- The 'garden city' principles retained.
- Hills, ridges and gullies protected as part of the landscape setting of Canberra.
- Entry into the national capital more clearly marked.

Monitoring indicators

- Hectares of hills, ridges and gullies managed as open space.
- Number of people living in the Central National Area.
- Feedback from Canberrans and visitors about the importance of Canberra as the national capital (particularly through National Capital Authority surveys).



Photograph by Alan Benson

GOAL Maintain a unique sense of place

OPEN SPACE

OBJECTIVE ~ Retain and strengthen the open space network, including the hills, ridges, natural watercourses and gullies

The open space network is a fundamental part of the city's amenity, being the 'seeing space' of the immediate landscape setting for which Canberra is internationally renowned.

Policy response

- The hills, ridges, waterways, major water features and gullies will be retained as the landscape setting.
- There will be no additional urban development on hilltops and steeply sloping ridges.

Actions

- Landscape and visual assessments of proposed greenfield development areas in the Molonglo Valley and the Kowen Plateau will be undertaken as a part of the detailed structure planning process. This will include identification of any key vistas that should be retained.
- The landscape setting areas shown on **Map 1 – The Canberra Spatial Plan - Strategic Direction** will be predominantly protected as the landscape setting for the city (hills, ridges and gullies) through amendment to the National Capital Plan and variations to the Territory Plan where protection is not currently in place.
- The recommendations of *Shaping Our Territory* will be implemented to increase access to important open space and recreation areas.

Outcomes

- Preserved and enhanced open space networks.
- Access to, and enjoyment of, open space areas.
- Retention of bush capital setting.

Monitoring indicators

- Change in hectares of land designated as urban open space.
- Change in hectares of land designated as hills, ridges and buffer areas.
- Change in hectares of land designated as mountains and bushland.
- Change in hectares of land designated as river corridors.
- Feedback from Canberrans and visitors about their enjoyment of the open space networks in Canberra.



GOAL Maintain a unique sense of place

CULTURAL AND NATURAL HERITAGE

OBJECTIVE ~ Recognise the importance of cultural and natural heritage

The ACT has a rich natural and cultural heritage encompassing both Indigenous and European cultural values. This heritage is an integral part of the urban and rural fabric of Canberra. Past planning has created a national capital city of international renown. Places already identified as having heritage significance are protected in the Heritage Places Register.

Policy response

- All greenfields development and redevelopment and urban renewal projects will acknowledge cultural and natural heritage sites of Indigenous and European significance.
- The outcomes of the Griffin Legacy project by the National Capital Authority will inform the future planning and development of Central Canberra.

Actions

- Comprehensive heritage surveys will be undertaken in future urban areas identified in the Spatial Plan, initially for the Molonglo Valley area, followed by the Kowen Plateau. There will also be studies of major urban renewal sites.
- The development approval system will continue to consider heritage issues and ensure the protection of heritage values. Future development will be sympathetic and complementary.
- Proceed with a Central Canberra Implementation Program, in close association with the National Capital Authority (with particular reference to the Griffin Legacy project) and other civic leaders, agreeing the approach and priorities for the next stage of development and revitalisation of Central Canberra along the following themes:
 - access;
 - the land use mix;
 - investment – private and public;
 - environmental leadership;
 - promotion and events; and
 - exemplary urban design.

Outcomes

- The heritage register truly represents and protects the diverse nature of ACT heritage.
- The Indigenous community is fully engaged in the identification and protection of Indigenous sites of significance.
- Critical elements of Walter Burley Griffin's plan for Canberra will be protected and implemented.

Monitoring indicators

- Proportion of identified heritage places protected in the ACT Heritage Places Register.
- Proportion of Griffin plan completed.



GOAL Maintain a unique sense of place

HIGH QUALITY BUILT ENVIRONMENT

OBJECTIVE ~ Facilitate a high quality built environment

Good urban design enriches the experience of the city, creates a unique sense of place and has the capacity to add to the community's cultural and economic well being. The value and significance of committing to urban design is recognised and urban design strategies and detailed design policies will be developed to enhance the performance of the urban environment, including the quality urban architecture and the environmental design of new subdivisions.

Policy response

- Invest strategically in the public realm to add value to the overall development of the city and enhance the unique landscape qualities of Canberra.
- Encourage high quality urban design in all areas of the city including greenfield development, urban consolidation and renewal sites.

Actions

- Invest in public realm improvements.
- Develop policies that clearly articulate the character and quality of the built and landscape form.
- Develop strategies that define key areas for improvements and facilitate the implementation of these improvements.
- Establish an ACT Urban Design Charter.
- Prepare design guidelines for new subdivisions.

Outcomes

- High standards of urban design throughout the city.
- Enhanced amenity and environmental performance of urban areas.
- The community feels safe, has pride in and enjoys the experience of living and working in Canberra's urban environment.
- Investment is attracted to Civic and town centres.

Monitoring indicators

- Urban design awards.
- Investment and employment in Civic and town centres.
- Community satisfaction with quality of new urban development.



GOAL Respect the natural environment

RESOURCE USE

OBJECTIVE ~ Create and establish a built form and city layout that minimises resource consumption, including water and energy use

Water use

Water resource management is a key issue for the ACT, with *Think water, act water: a draft strategy for sustainable water resources management (2003)* providing a framework for managing, using and conserving the water resources of the region. The Spatial Plan encourages a built form that minimises the consumption of water to assist in improving water resource management.

Non-renewable energy

The Spatial Plan will result in an urban structure that encourages more sustainable energy use through the reduced need for private vehicle travel and through residential and commercial development that will reduce the resource requirements per capita.

Policy response

- Total growth in the ACT and surrounding NSW will be limited by the capacity to provide potable water.
- Innovative ways to ensure an environmentally sustainable secure water supply to provide for the population growth associated with achieving sustainable economic wellbeing for Canberra will be adopted. A new source of potable water supply will be provided for the ACT when required and after consideration of alternatives.
- The location, amount and rate of land released will be linked to availability of a sustainable new source of water supply.
- Within greenfields development and urban renewal sites, appropriate water sensitive urban design principles will be adopted to ensure stormwater use, greywater reuse and effluent treatment and reuse.
- Future greenfields development will incorporate water sensitive urban design principles.
- The residential settlement strategy of the Spatial Plan reflects the broad direction for future water supply by containing urban growth and encouraging residential intensification.
- Residential development will continue to occur only in locations that do not compromise the security of future water supply.
- Stormwater and effluent reuse will be increased for existing and new urban areas.

Policy response

- Future urban settlements and urban renewal areas will be located to minimise journey times and hence energy use related to travel.
- All new residential development will meet a five star energy efficiency rating consistent with national standards.
- New commercial development will be energy efficient.

Actions

- Planning for an adequate new water supply will be undertaken with ACTEW in the context of an agreed regional water supply strategy.
- To assist in the implementation of the Spatial Plan a Regional Management Framework will be developed to ensure cooperative management of critical issues. The ACT Government will also participate in the development of the Sydney-Canberra Corridor Strategy.
- Amendments will be made to the sustainable development design guidelines to ensure new developments and redevelopments meet appropriate water sensitive urban design standards, including for:
 - the reduced consumption of potable water; and
 - the use of alternative water sources, including rainwater, greywater and treated effluent.
- Education and partnership programs will encourage the incorporation of water sensitive urban design principles into existing developments.
- Strategies will be developed to encourage retrofitting of existing dwellings, buildings and landscapes to encourage more effective water use.
- Regulations requiring water efficiency measures will be considered.
- Where it is economically sensible and suitable the use of water reclaimed from the sewerage system will be incorporated into developments as an alternative to potable water for non-potable uses.

Actions

- Further investigation into the following issues will be undertaken in association with the Commonwealth and State Governments:
 - building type and energy use, including embodied energy; and
 - energy use in travel.
- Subsequently, a system will be established to raise the minimum sustainability performance of buildings (for example, requiring energy and water saving features and stormwater runoff reduction). The system, which will be enforced through statutory quantitative requirements, will assist commercial and residential developers and home owners to provide more sustainable housing and commercial premises. It is likely to include rewards for those providing the highest levels of sustainable development.
- Working with the Australian Building Codes Board, further investigate the introduction of Green Star – the energy efficiency rating methodology developed by the Green Building Council of Australia for commercial and multi-storey residential buildings.
- Support the use of renewable energy.

Outcomes

- Minimise water use.
- Minimise the consumption of potable water for non-potable uses.
- Provide secure water supply for the population of the ACT.

Monitoring indicators

- The annual per capita potable water usage.
- The annual total water usage in relation to sustainable yield.
- Potable water used in public and private open space areas and gardens.
- Amount of effluent and stormwater reuse.

Outcomes

- Minimise non-renewable energy use and associated greenhouse gas emissions and costs to the community.

Monitoring indicators

- The annual per capita energy usage of non-renewable energy.
- The proportion of renewable energy use compared with non-renewable energy use.
- The proportion of commercial buildings with a higher than average rating for energy efficiency (such as Green Star).

GOAL Respect the natural environment

BIODIVERSITY CONSERVATION

OBJECTIVE ~ Protect and enhance biodiversity through nature reserves and maintaining connectivity between them

The natural habitats of the ACT are a part of the region's ecological resources. As development pressures are exerted in the ACT and surrounding areas, these natural habitats need to be protected. Nature conservation priorities already identified include native grassland and habitat for threatened lizards and other species in the Majura and Jerrabomberra valleys, woodlands around Gungahlin, at Symonston, Hume and west of Stromlo, and the Molonglo River corridor. There is scope for woodland restoration projects in the non-urban parts of the ACT. **Map 7 – Biodiversity Conservation** shows the key nature conservation areas and wildlife corridors that will be protected under the Spatial Plan.

Policy response

- The Spatial Plan supports the initiatives of the *Woodlands for Wildlife: ACT Lowland Woodland Conservation Strategy* and the *Planning Framework for Natural Ecosystems of the ACT and NSW Southern Tablelands*. It identifies for protection the full range of natural ecosystems found in the ACT, including native grasslands and Yellow Box-Red Gum grassy woodland, and wildlife corridors that provide connectivity and linkages between key nature conservation areas.
- The areas identified as having significant biodiversity values due to the existence of threatened species, ecological communities and habitat for threatened species will be included in nature conservation areas.
- The major river corridors, the urban hills and ridges, and the hills and reserves east and north of Gungahlin that create the main links for wildlife movement and connect into natural areas south and west of the Murrumbidgee River will be protected as wildlife corridors. At a smaller scale the numerous parks, waterways and landscape features in the urban area that provide links between private gardens and nearby bushland areas will also be recognised in planning policy.
- Development in the new employment corridor in Majura, Symonston and Jerrabomberra, including around the airport, will take into account the areas of native grassland and habitat for threatened species that are of significant nature conservation value.
- In the Molonglo Valley, environmentally sensitive areas of the Molonglo River corridor will be protected from the adverse impacts of the development.
- Those areas included in the rural setting, as shown on **Map 1** and which have biodiversity values, such as Yellow Box-Red Gum, will also be managed for conservation purposes.
- Conservation strategies for endangered ecological communities and threatened species will inform:
 - the priorities for conservation, including those most fundamental to achieving National and Territory conservation goals; and
 - species that require special protective measures.

Actions

- Further detailed investigations and structure planning for new greenfields areas and other urban development areas will include addressing requirements for environmental impact assessments, including assessing the biodiversity values of identified sites.
- Initiate a Territory Plan variation to ensure wildlife corridors are maintained primarily for wildlife movement.

Outcomes

- Key nature conservation assets and threatened species and ecological communities protected in nature reserves.
- A system of wildlife corridors to connect nature reserves developed and maintained.
- Protection of sensitive natural environments.

Monitoring indicators

- Hectares of threatened species habitats and ecological communities and other natural assets protected in nature reserves or under similar secure management as proportion of the total area of the ACT.
- Proportion of large, medium or small fragments of native vegetation with corridor connections.
- Proportion and area (hectares) of each ecological community protected in nature reserves.



GOAL Respect the natural environment

WATER QUALITY

OBJECTIVE ~ Maintain water quality and availability

Water resources management is a key sustainability issue that will influence the type and extent of future development within the ACT and surrounding NSW. *Think water, act water: a draft strategy for sustainable water resources management* (2003) provides the broad direction, targets and objectives for the management of ACT water resources.

Policy response

- The Spatial Plan supports the initiatives of the ACT water strategy in that it proposes an urban form and structure that ensures existing and possible future potable water catchment areas are protected.
- Urban areas are designed and managed to protect water quality in the receiving waters of the Molonglo and Murrumbidgee Rivers and ultimately the Murray–Darling River system.
- The ACT is committed to working with NSW State and Local Governments to ensure coordinated land use on both sides of the ACT border which encourage sustainable development and catchment protection.

Actions

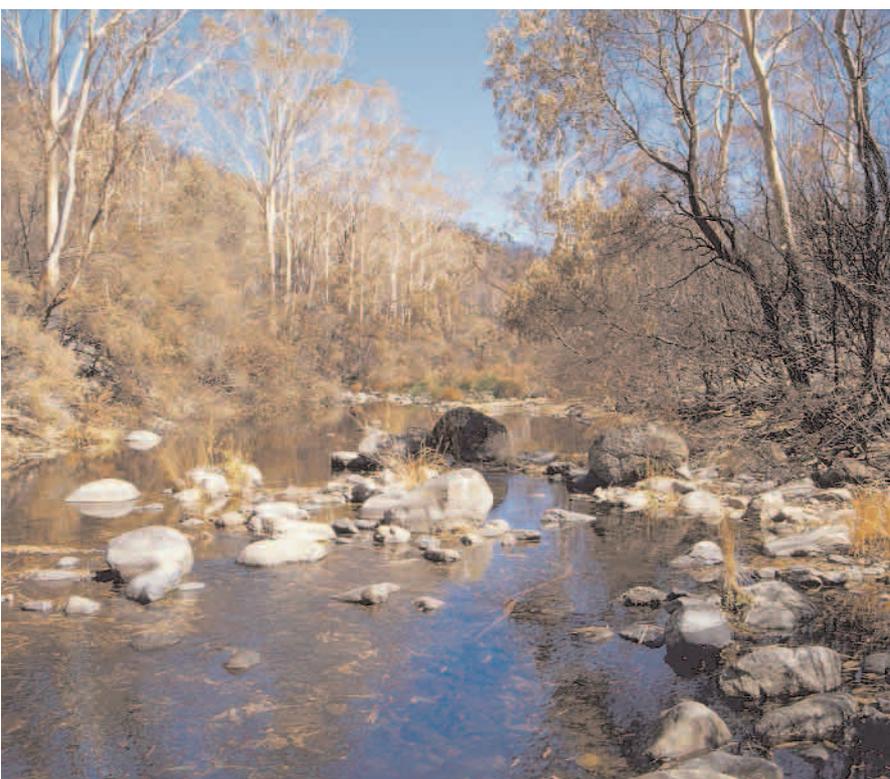
- To assist in the implementation of the Spatial Plan a Regional Management Framework will be developed to ensure cooperative management of critical issues. The ACT Government will also participate in the development of the Sydney-Canberra Corridor Strategy.
- Amendments will be made to the sustainable development design guidelines to ensure that new developments and redevelopment meet water sensitive urban design standards, including for:
 - improved stormwater runoff quality; and
 - reduced peak flow and volumes of urban stormwater runoff.
- Any development in the Molonglo Valley will introduce water quality management approaches which treat the stormwater currently flowing from the Weston Creek and Woden catchment areas as well as from the new urban development areas.

Outcomes

- The water quality in ACT rivers, lakes and aquifers protected to maintain and enhance environmental, amenity, recreational and designated use values and the health of people in the ACT and downstream.
- Rivers and streams maintained in a condition that supports threatened fish and riparian habitats.

Monitoring indicators

- The quality of water leaving the ACT in comparison with water entering the ACT.
- The quality of groundwater in relation to the extent and severity of pollution.
- The quality of groundwater in relation to extent and severity of salinity.
- The number of water quality monitoring sites for which water quality has been assessed as good, moderate and poor compared with standards.
- Proportion of length of rivers and streams that support:
 - threatened fish, and
 - native vegetation.



GOAL Respect the natural environment

AIR QUALITY

OBJECTIVE ~ Maintain air quality

The *ACT Greenhouse Strategy 2000* addresses greenhouse gas emission issues. Environmental protection measures, managed through Environment ACT, seek to reduce atmospheric pollution.

Policy response

- The Spatial Plan supports the initiatives of the *ACT Greenhouse Strategy 2000* and reduction in air pollution in that it proposes an urban form and structure that:
 - minimises car use by reducing total travel distances;
 - encourages alternative travel modes such as walking, cycling and public transport;
 - encourages more efficient commercial building stock by providing opportunities for new commercial development to replace older and less energy efficient buildings; and
 - encourages decreased residential energy use through higher density housing and more efficient lower density housing.
- Planning policies and regulations will continue to control atmospheric pollutants, including those generated through wood-fired heaters.

Actions

- Release land for the development of energy efficient dwellings within and adjacent to existing town centres and Civic, through urban renewal and increased residential densities.
- Release land for the development of new, more energy efficient commercial buildings, especially in Civic where the largest proportion of older commercial building stock remains.
- Introduce an energy efficiency rating system for commercial building consistent with national standards based on Green Star.
- Progressively increase education incentives and regulations to control air pollution, especially those generated through wood-fired heaters.

Outcomes

- The air quality of the ACT maintained.
- Decreased greenhouse gas emissions per year per capita.
- Less greenhouse gas emissions and other negative external impacts from private car use.

Monitoring indicators

- Greenhouse gas emissions per year (transport).
- Number of ACT households connected to gas as percentage of all households.
- Total fuel consumption in the ACT.
- Amount of pollutant particles in air.



GOAL Ensure fiscal responsibility

REGIONAL INFRASTRUCTURE PROVISION

OBJECTIVE ~ Facilitate the provision of physical, social and cultural infrastructure in a coordinated and cost effective manner

The ACT and surrounding NSW governments should enable and encourage economic and employment growth that provides for regional benefits and acknowledges the value of key regional infrastructure.

Policy response

- Infrastructure will be provided to correspond with land release and development to meet the projected demand for additional dwellings.
- Infrastructure will be provided to facilitate and support effective growth of employment centres.
- The outward spread of the city will be contained. This will help to ensure that existing ACT school sites, health care sites and other facilities are used to maximum efficiency, and that existing facilities can continue to operate efficiently.

Actions

- ACT to work cooperatively with Commonwealth, NSW and local governments to achieve planning outcomes that ensure residents have appropriate access to services and infrastructure across the ACT and surrounding NSW.
- Development of a Regional Management Framework between ACT and NSW Governments to ensure cooperative management of critical issues, such as water supply, urban development programs, including location, sequencing and timing of urban development and related urban infrastructure such as roads.
- Participate in the development of the Sydney-Canberra Corridor Strategy.
- Development and redevelopment sites within existing urban areas will be identified and planned to ensure a full range of housing types is provided to maximise the efficient use of existing social infrastructure.
- An investment strategy will be developed to ensure that infrastructure is provided in a coordinated and efficient manner.

Outcomes

- Agreed delivery program including funding for services and infrastructure across all levels of government in the ACT and surrounding NSW.
- Efficient use of existing school and other existing services and facilities.

Monitoring indicators

- Per capita expenditure on capital works program for new and upgraded infrastructure.
- Per capita expenditure on recurrent service delivery program.



Photograph courtesy of SMEC

GOAL Ensure fiscal responsibility

EFFICIENT USE OF INFRASTRUCTURE

OBJECTIVE ~ Facilitate improved efficiency of urban infrastructure such as transport systems, water supply, wastewater management, stormwater management, electricity and telecommunications

The scale of investment from the private sector reflects confidence within the city. This includes investment in homes, offices, shops and leisure facilities throughout the city. The implementation of the Spatial Plan will support that investment through the supply of key services and infrastructure and by encouraging appropriate types of investment into areas of need and opportunity. This investment will also be used to support the priorities of the Plan. Additional residential development within the existing urban area will result in infrastructure being required for:

- water quality control of stormwater for all urban catchments; and
- upgrading of the measured water quality within Lake Burley Griffin.

Policy response

- All new greenfields and new redevelopment and urban renewal sites in the ACT will be designed to a high quality, including provision of services and facilities and infrastructure, such as telecommunications.
- All water catchments for potential future water supply will be protected.

Actions

- An investment strategy will be developed to ensure that new infrastructure including roads, public transport, water supply, sewerage system and telecommunications, provided by governments and the private sector supports key planning, economic and social justice initiatives. This will also ensure that infrastructure operates to maximum efficiency, in the delivery of information and services to the community.
- The planning and installation of infrastructure for new and existing areas will be addressed through further investigation, structure planning initiatives and the Capital Works Program.
- In the medium to long term investment in infrastructure for the construction of Molonglo Valley and Kowen Plateau as a residential area, including the installation of water, sewer mains and pumps, stormwater systems and telecommunications.
- Upgrades of existing water, sewerage and stormwater systems will be provided to cater for urban renewal sites in Central Canberra and other locations as they occur. Continued provision will be required to Gungahlin, and upgrades and connections will be provided for the Molonglo Valley and the Kowen Plateau. Sustainable practices such as water reuse, including recycling greywater, stormwater and treated effluent, will be implemented.
- New sewage treatment plants will be provided for areas unable to be serviced by the current system, including the Kowen Plateau when needed. The reuse of Lower Molonglo treated sewage will be extended. The Capital Works Program will address and coordinate the infrastructure requirements to implement the Spatial Plan.

Outcomes

- Minimise cost per capita of provision of infrastructure.
- Protection of the water quality of the riverine system in the ACT.
- New infrastructure funded from revenue related to land sales.
- Recurrent costs for infrastructure maintenance contained to not exceed rates revenue.

Monitoring indicators

- Cost of infrastructure provision per capita.
- Revenue received from land sales per capita (per annum).
- Revenue received from rates per capita (per annum).
- Revenue received from stamp duty per capita (per annum).
- Quality of water in rivers and lakes.

5 Implementing The Canberra Spatial Plan

The implementation strategy of *The Canberra Spatial Plan* will use a number of tools and mechanisms over the timeframe of the Plan. This section highlights the key actions necessary to implement the Strategic Direction for Canberra. Many of these actions are a move away from the current planning policy in the ACT. However, as shown throughout the Plan, Canberra is facing critical issues and choices and strong planning decisions need to be made to ensure a more sustainable and viable future Canberra.

Implementation framework

An implementation framework has been developed to ensure that *The Canberra Spatial Plan* can be achieved over the next 30 years. The key interventions of the implementation framework include:

- land release;
- investment in infrastructure;
- Central Canberra Implementation Program;
- master plans for urban renewal sites;
- policy changes to the Territory Plan and the National Capital Plan; and
- further investigations.

Implementing the key initiatives of the Spatial Plan

A number of actions have been identified to achieve the goals and objectives of the Spatial Plan and are outlined in detail in Section 4. The actions related to the implementation of each of the key initiatives of the Spatial Plan are summarised below.

Higher Density Residential Development	
<p>Higher density residential development will be promoted within the existing urban area, providing easy access between home and places of work, education, community services and cultural activities. Primarily this increased development will occur in Civic, along Northbourne Avenue, Constitution Avenue, in Barton and Kingston and around the town centres with limited change to existing suburban areas. People will enjoy a choice of housing type and location.</p>	<p>SHORT TERM IMPLEMENTATION</p> <ul style="list-style-type: none"> ■ Release of land for residential development in Civic. ■ Preparation of master plans for major urban renewal sites in Central Canberra. ■ Allow flexible development of priority urban renewal sites, particularly for affordable housing projects. ■ Working with the National Capital Authority, identify any required amendments to the National Capital Plan to allow mixed land uses in the Central National Area so that residential development can occur in appropriate locations adjacent to, and within, major employment areas.
	<p>MEDIUM TERM IMPLEMENTATION</p> <ul style="list-style-type: none"> ■ Progressively require the provision of more adaptable and accessible housing. ■ Review residential planning policies to address the need for small scale residential development within existing suburbs for affordable and adaptable housing.
Future Residential Settlement	
<p>Future residential settlement will continue to take place in Gungahlin, and by 2006 necessary policy amendments will be in place to allow commencement of development in the Molonglo Valley by 2007/08. If the population of the city continues to grow beyond the capacity of these areas, further settlement will occur on the Kowen Plateau.</p>	<p>SHORT TERM IMPLEMENTATION</p> <ul style="list-style-type: none"> ■ Working with the National Capital Authority, undertake detailed investigations in the Molonglo Valley to determine areas suitable for residential development. ■ Initiate joint amendment to the National Capital Plan and variation to the Territory Plan to allow for residential development in the Molonglo Valley subject to outcomes of detailed investigations. ■ Review effectiveness and appropriateness of the Territory Plan's residential policies to meet housing demand and housing choice. ■ Initiate planning policy amendments for the Kowen Plateau as a future urban area. ■ Comprehensive heritage survey to be undertaken in the Molonglo Valley.
	<p>MEDIUM TERM IMPLEMENTATION</p> <ul style="list-style-type: none"> ■ Urban development of Molonglo Valley. ■ Infrastructure investment in Molonglo Valley, including water quality. ■ Detailed investigation and structure planning of the Kowen Plateau to determine the urban form.
	<p>LONG TERM IMPLEMENTATION</p> <ul style="list-style-type: none"> ■ Investment in infrastructure for the construction of the Kowen Plateau as a residential area. ■ Undertake comprehensive heritage survey in the Kowen Plateau.

Strong Dynamic Heart

Civic and the central area will form a strong dynamic heart to the Territory and surrounding NSW – a centre of culture, business, ideas and creativity; retaining and attracting jobs, people and important events.

SHORT TERM IMPLEMENTATION

- Timely release of land in Civic for additional commercial floorspace and residential development.
- Proceed with Central Canberra Implementation Program.
- Work collaboratively with the National Capital Authority to rationalise planning requirements and processes generally, and in Civic in particular.
- Provide incentives for development in Civic through the planning approvals process (for example, remove the requirement for preliminary assessments if proposals are consistent with the land use policy).
- Preparation of master plans for major urban renewal sites in Central Canberra.
- A review of planning procedures governing the release of land to ensure timely and efficient release of additional land in Central Canberra.
- Investigate the feasibility of introducing incentives for development in Civic (and the town centres).
- Investigate feasibility of limited land release for affordable housing and student housing projects in, and close to, the city centre and other significant education and employment nodes.

Employment Growth

Civic and existing centres will be the focus of employment growth, with existing corridors of employment reinforced by clustering at nodes along the corridors (additional district activity nodes will be located in the Molonglo Valley and the Kowen Plateau as these areas develop).

SHORT TERM IMPLEMENTATION

- Release sufficient land in Civic to meet demand for office space.
- Retail moratorium on town centres removed.
- Provide incentives for development in Civic through the planning approvals process (for example, remove the requirement for preliminary assessments if proposals are consistent with the land use policy).
- Amend the National Capital Plan to allow a greater mix of uses in the Central National Area.
- Develop an investment strategy to ensure cost effective and efficient provision of infrastructure, including ICT infrastructure, to support the growth of Canberra.
- Participation in the preparation of the Sydney-Canberra Corridor Strategy to ensure future directions for employment growth are reflected within planning for surrounding NSW.

Future Industrial Growth

Future industrial, broadacre and transport related employment growth will be accommodated within existing industrial areas and the corridor comprising Majura and Symonston valleys including the Airport and Hume.

SHORT TERM IMPLEMENTATION

- Initiate a variation to the Territory Plan to ensure that the three employment corridors reflect their strategic role.
- Further investigations to identify in detail potential land for industrial and related employment purposes in the corridor along the Monaro Highway in Jerrabomberra, Symonston and Majura.

MEDIUM TERM IMPLEMENTATION

- Initiate variations required to the Territory Plan to continue growth in the Majura-Symonston corridor.

Biodiversity Conservation

Nature reserves and other land within the urban and non-urban areas, which provide significant habitats for wildlife, will be managed and protected for nature conservation and linked to each other and the region by corridors that enable wildlife movement.

SHORT TERM IMPLEMENTATION

- Identify additional required conservation reserves.
- Assessment of areas that contribute to the landscape setting to identify the need for protection through planning variations.
- Development of new recreational areas and protection of wildlife corridors in the Molonglo Valley.
- Detailed investigations for future urban areas will address requirements for environmental impact assessments, including the biodiversity values.

MEDIUM TERM IMPLEMENTATION

- Initiate planning amendment to protect landscape setting where planning policy not in place.

Transport Connections

Major transport connections, including public transport, will link the town centres to Civic, and link future urban settlement in the Molonglo Valley and the Kowen Plateau into major employment corridors; Majura Highway will be upgraded to form part of a critical regional transport link and together with Gungahlin Drive will form the major outer by-passes of Civic, keeping through traffic away from the heart of the city.

SHORT TERM IMPLEMENTATION

- Public transport priority systems and dedicated public transport routes will be provided at the initial stages of development of new greenfield and major urban renewal sites.
- Redevelopment of interchange facilities at Woden and Belconnen.

MEDIUM TERM IMPLEMENTATION

- Detailed structure planning of new greenfields areas will address transport connections, including roads, public transport, walking and cycling to encourage less private car usage.
- Transport corridors will be provided or upgraded when appropriate to connect urban areas (including connecting the new residential areas in Molonglo Valley and Kowen Plateau) to existing employment and service centres.
- Installation of trunk cycle and community path network improvements.
- Changes to parking policies to minimise the use of private motor vehicles for commuting.
- Dedicated trunk public transport routes constructed between Gungahlin and Civic, and Belconnen and Civic.

LONG TERM IMPLEMENTATION

- Introduction of new bus priority measures.
- Development of high quality transit stations along trunk public transport routes and integrated into the town centres.

Bushfire Abatement Zone

A Bushfire Abatement Zone will be declared and managed to protect the city from the possible impacts of major bushfire events.

SHORT TERM IMPLEMENTATION

- A Bushfire Abatement Zone to be declared through necessary regulations to guide land management to reduce fuel loads.
- Introduction of building controls for bushfire prone areas in accordance with the Building Code of Australia.
- A Bushfire Prone Area declared over all lands outside the urban area, requiring site-specific risk assessment to determine building standards under the Building Code of Australia.
- Implementation of land planning principles, including land use restrictions and performance measures for fire hazard reduction.

MEDIUM TERM IMPLEMENTATION

- Further investigations for new greenfields residential areas will consider potential risk of major natural hazards, including possible changes that may be required to update the Bushfire Abatement Zone to reflect the change in land use.
- Careful planning and management of land use of Kowen Plateau to ensure the western facing escarpment does not present an unacceptable danger to development on the Plateau.

The Rural Setting

The non-urban areas that form the rural setting for the city (outside of nature conservation areas) will be primarily used for sustainable agriculture including forestry west of the Murrumbidgee River; rural settlements will form part of the rural setting as they are rebuilt following the 2003 bushfires.

SHORT TERM IMPLEMENTATION

- Further investigate the capability, suitability and sustainability of land uses within the non-urban areas west of the Murrumbidgee River, consistent with the Government's response to *Shaping Our Territory*.

Water

The water catchments for the existing dams supplying water to Canberra and the catchment of possible future potable water supply dams for the ACT and its region will be protected from any development that would adversely affect the quality of that water.

SHORT TERM IMPLEMENTATION

- Planning for an adequate new water supply undertaken with ACTEW in the context of an agreed regional water supply strategy.
- Amendments to sustainable development design guidelines to ensure new developments and redevelopment meet appropriate water sensitive urban design standards.

MEDIUM TERM IMPLEMENTATION

- Consideration of regulations for water efficiency measures.
- Molonglo Valley development to introduce water quality control measures for the existing metropolitan area.

Areas of National Capital Significance

The elements that contribute to the national capital significance of the ACT will be preserved. These are the Central National Area, the landscape setting including the National Capital Open Space System, major approach routes (along the Barton Highway, Federal Highway, Majura Highway and Monaro Highway) and the roads connecting them to the Central National Area.

SHORT TERM IMPLEMENTATION

- Proceed with a Central Canberra Implementation Program with the National Capital Authority and others.

MEDIUM TERM IMPLEMENTATION

- Working with the National Capital Authority, limit any undesirable effects of growth on key elements of the national capital and of Walter Burley Griffin's plan, including reference to the recommendations of the Griffin Legacy project.
- Create a clear sense of arrival into the Territory from major approach routes, by establishing clear entry statements and protecting the approach routes from inappropriate ad hoc development by providing sufficient development opportunities in more appropriate locations.

Protecting Opportunities for Employment Growth

Significant assets that contribute to the economic viability of the Territory will be protected. These include the Mount Stromlo Observatory and Canberra International Airport. An Aircraft Noise Protection Corridor is identified for the Majura-Symonston Valleys and the Territory will not locate any residential development within these valleys where residents would be adversely impacted by aircraft noise. A low light zone is established around Mount Stromlo Observatory to enable the continued operation of this facility as the Molonglo Valley is developed.

SHORT TERM IMPLEMENTATION

- Initiate a variation to the Territory Plan to include the 20 ANEF (Australian Noise Exposure Forecast) as a clearance zone from the Canberra International Airport within which residential development will not be allowed.
- Further investigations to identify in detail potential land for industrial and related employment purposes in the Majura-Symonston Valleys.
- Detailed structure planning and urban design undertaken to ensure that light pollution associated with road alignments, building elevations, street lighting and the location of recreation facilities does not adversely impact Mount Stromlo Observatory.
- Reintroduction of landscape screening between Mount Stromlo Observatory and urban areas through the construction of Deek's Forest Park.

MEDIUM TERM IMPLEMENTATION

- Investigate the need to undertake lifecycle replacement of light fittings within the Territory to ensure low upward light spill to assist the operations of Mount Stromlo Observatory.

Sustainable Growth for the Region

Development in the region will be informed by sustainability principles, particularly with regard to water, biodiversity conservation, urban form and employment location, transport and service delivery.

SHORT TERM IMPLEMENTATION

- Develop a Regional Management Framework between ACT and NSW State and Local governments to ensure cooperative management of critical issues.
- Introduction of a code of practice for Water Sensitive Urban Design principles.
- Development of an investment strategy to ensure infrastructure provided in a coordinated and efficient manner.
- Detailed structure planning will address the need for community services and facilities, including health care and education facilities within new urban areas.
- Amendments to sustainable development design guidelines to incorporate appropriate water sensitive urban design standards.
- Participate in the preparation of the Sydney-Canberra Corridor Strategy.

MEDIUM TERM IMPLEMENTATION

- Planning and installation of infrastructure for new and existing areas to be addressed through further investigation, structure planning initiatives and the Capital Works Program and provision of services within established and new areas.

6 Glossary

ACT AND SUB-REGION PLANNING STRATEGY: Released in 1998, the strategy provides an integrated planning framework to guide regional development and resource management to a population of 560,000 by 2021. It forms the basis for the current intergovernment agreement on urban settlement in the sub-region.

AUSTRALIAN NOISE EXPOSURE FORECAST (ANEF): A scientific measure of aircraft noise exposure around aerodromes that is used to assess average community response to aircraft noise.

AVERAGE RECURRENCE INTERVAL (ARI): ARI (measured in years) is a term used to describe flood size. It is a means of describing how likely a flood is to occur in a given year. For example, a 100 year ARI flood is a flood that occurs or is exceeded on average once every 100 years.

BIODIVERSITY: The variability among living organisms from all sources, including land based and aquatic ecosystems, and the ecosystems of which they are part. These include diversity within species, between species, and of ecosystems.

BROWNFIELDS AREA: An area, usually of an industrial nature, which has been built on in the past, and is no longer used.

COMMUNITY FACILITIES: Facilities provided either by government or non-government agencies for the benefit of, and use of, the community (such as schools, churches, hospitals and theatres).

DWELLING: A building, or portion of a building where people live.

GREENFIELDS AREA: An area that has not previously been developed but is intended to be developed.

GREENHOUSE GAS EMISSIONS: Emissions into the atmosphere of gases that affect the temperature and climate of the earth's surface. The main greenhouse gases emitted due to human activity are carbon dioxide (CO₂), methane (CH₄) and nitrous oxide (N₂O).

HIGH DENSITY HOUSING: Over 60 dwellings per hectare and generally five storeys or more high, for example apartment buildings.

HOUSEHOLD: One person or a group of people who usually live in the same dwelling and make common provision for living essentials.

INFILL: The construction of new buildings on previously undeveloped sites within established areas but not on public open space.

INTENSIFICATION: The increase of dwelling densities above that which was there previously, including infill and urban consolidation.

MEDIUM DENSITY HOUSING: Generally between 25 to 60 dwellings per hectare and not usually more than three or four storeys in height. Examples are townhouses and terrace housing.

NATIONAL CAPITAL AUTHORITY (NCA): The NCA is the Commonwealth agency responsible for securing the Commonwealth's continuing interest in the National Capital. Its planning jurisdiction applies throughout the Territory. It is responsible for works approval in the Designated Areas. National Capital aspects of Canberra include elements such as the inner hills and ridges, main avenues and approach routes to the city and the Central National Area.

NATIONAL CAPITAL PLAN: Prepared and administered by the NCA it establishes a broad framework for land use and development and its object is to ensure that Canberra and the Territory are planned and developed in accordance with their national significance.

SOCIAL HOUSING: Housing provided by Government (public housing) and community organisations (community housing).

SPRAWL: The generally low density and often uncoordinated expansion of urban areas.

TERRITORY PLAN: The ACT's statutory land use plan, which is made up of the Territory Plan Map and the Written Statement and aims to manage land use change and development within the ACT in a manner consistent with strategic directions and in a way not inconsistent with the National Capital Plan.

URBAN AREA: The interface between the predominantly urban and non-urban areas at the edges of the city. It includes both leased and unleased lands.

URBAN CONSOLIDATION: The increase of dwelling densities within established areas over and above that which is already there through infill or redevelopment of existing buildings.

URBAN EDGE: The urban edge comprises a wide range of both urban and per urban spaces that include leased and unleased lands.

URBAN INTERFACE: The urban interface is the area of the urban edge where there is a greatest human use and greatest need for intervention to the landscape to reduce fire hazards to protect life and property.

URBAN OPEN SPACE: Areas that are set aside within the city boundaries for recreational uses with unrestricted public access, such as parks, playing fields, landscape buffers and community paths, but does not include National Parks or nature reserves.

URBAN RENEWAL: Urban renewal is defined as the revitalisation of established urban areas to provide for a greater range of housing, employment and social activities.

