

Inner South, Woden and Weston Creek District

Canberra's Open Space ~ a Government commitment

Canberra's open space system is an important element of the city's structure and design and has helped maintain its garden city image. Open space in Canberra comprises both a formal network and other spaces which may be perceived by the community to be part of the formal network but are designated for other uses.

The ACT Government has committed to examine these other undeveloped spaces to determine which of them should be incorporated into the formal network and give the community greater certainty about open spaces.

The ACT Planning and Land Authority's Open Space Network Project was established to do this.

The project's initial findings are being implemented through Draft Variation to the Territory Plan No. 165 (Open Space Network Project). The Draft Variation identifies those sites which are proposed for inclusion into the formal open space network.

This brochure outlines the areas reviewed and the recommendations for each site in the Inner South, Woden and Weston Creek District.

Draft Variation No. 165 has been released for public consultation in conjunction with four brochures covering different parts of Canberra. You are invited to comment on the recommendations contained in these brochures and on the Draft Variation as part of the processes to bring the project's findings into effect. The Draft Variation is available from the Authority and for viewing at ACT Government Libraries.

At the project's completion, those 'developable' sites where the existing Territory Plan land use policy is to be retained, with the exception of sites within commercial centres, will be signposted to identify the site for future development, consistent with the Territory Plan.

The formal open space network and Urban Open Space have not been reviewed as part of this Project. It does not involve any removal of existing Urban Open Space. The Project only recommends additions.



Formal open space

Canberra's suburban areas include a planned formal open space network that includes pedestrian ways, sportsgrounds, urban parks and other landscaped spaces. The network provides opportunities for active and passive recreation, the protection of natural and cultural features, amenity and may perform a utilitarian function for community paths, stormwater drainage and minor public utilities. These areas are usually formally identified in the Territory Plan as Urban Open Space and, as such, have a high level of statutory protection.

The urban edge has a complementary open space network, which is associated with Canberra's hills, ridges and major river corridors. These areas are generally managed for conservation and recreation and are identified as Hills, Ridges and Buffer Areas in the Territory Plan and/or the National Capital Plan.

Other open spaces

In addition to the formal network, Canberra has other neighbourhood spaces that resemble Urban Open Space. While the community may perceive and use these in the same way, the Territory Plan does not classify them as Urban Open Space. These spaces include Government schools' ovals and grounds, public spaces at shopping centres, vacant blocks (unleased Territory land) intended for future development, and some parkland that lacks full statutory protection.

Open Space Network Project

The project involved reviewing 288 sites across Canberra and recommending, in consultation with the community, whether each site:

- is important to the open space network and should become part of the formal open space network;
- will be given other protection that recognises its open space value; or
- will retain its existing Territory Plan land use policy.

Assessment criteria for the review required each site to:

- be within the urban area;
- be closely associated with residential neighbourhoods;
- be unleased Territory Land; and
- generally have the appearance of open space.

The criteria excluded sites that are:

- on the Government's land release/sales program;
- subject to an ACT Government direct grant process;
- located within greenfield residential suburbs, town centres, City centre and industrial areas; or
- subject to a master plan process or other planning study.

Recommendations

The sites have been grouped into the following six broad categories and the review's findings are summarised below. (Note that the totals in the categories below refer to all of Canberra).

LAND STOCK

This category includes unleased Territory land that has a Territory Plan land use policy of Residential, Community Facility, Commercial, Restricted Access Recreation or Entertainment, Accommodation and Leisure. In policy terms, the sites or parts of them have been held for future development.

The project team reviewed 85 sites. Of these, 14 are recommended to become Urban Open Space, a further six for part of the site to become Urban Open Space and 65 to retain their existing land use policy and be identified as land stock to enable future development.



OPEN SPACE WITHOUT FULL STATUTORY PROTECTION

These sites are principally areas that have been planned and developed as open space but which are not identified as such by the Territory Plan. Also included are sites where a Government commitment to change the land use policy to Urban Open Space has yet to be formalised. Two other sites reviewed are managed as urban parks but are not reserved as public land area.

The team reviewed 29 sites and recommends that all the sites become Urban Open Space/Hills Ridges and Buffer Areas.

URBAN OPEN SPACE WITH X (SUBJECT TO REVIEW) OVERLAY

These sites are Urban Open Space with an X Overlay. The X Overlay indicates that a site is not public land and is subject to review to determine whether the site should be reserved as public land.

Of the 25 sites reviewed, 24 are recommended to have the X Overlay removed, which confirms the area as public land with full statutory protection. The remaining site (part Block 3 Section 20 Weetangera) is recommended to retain its X Overlay pending a decision sometime in the future on the use of an adjacent unleased Community Facility site (also part Block 3 Section 20 Weetangera). The Community Facility Land Use Policy is similarly recommended to be retained.

SCHOOL OVALS AND GROUNDS

This category encompasses landscaped grounds and/or ovals that are directly associated with ACT Government schools. All the grounds have a Community Facility Land Use Policy under the Territory Plan.

The review examined 77 school sites and recommends that part of each school's grounds be protected through a new Community Facility Area Specific Policy (4E). The Area Specific Policy will provide greater protection for the school's identified open space by only permitting development that is for education, recreation and/or parkland purposes and related activities. Any development proposal inconsistent with the Policy will require a Variation to the Territory Plan.

COMMERCIAL CENTRE 'OPEN SPACE'

These sites are unleased Territory land, principally within group or local shopping centres that are used for infrastructure, landscaping, pedestrian circulation or for similar public purposes. The Territory Plan identifies these sites as having either a Group Centre 'C' or Local Centre 'D' Commercial Land Use Policy. A small number of Community Facility sites and an Entertainment, Accommodation and Leisure site, which are immediately adjacent and closely associated with a commercial centre have also been reviewed.

The project team reviewed 72 unleased sites at 52 group and local shopping centres. Of these, it recommends that 13 sites become Urban Open Space. A further 59 are recommended to retain their existing land use policy but have their public place value recorded on the Land Assets Register. These public spaces are identified in the table, but due to their relatively small size they are not indicated on the map.

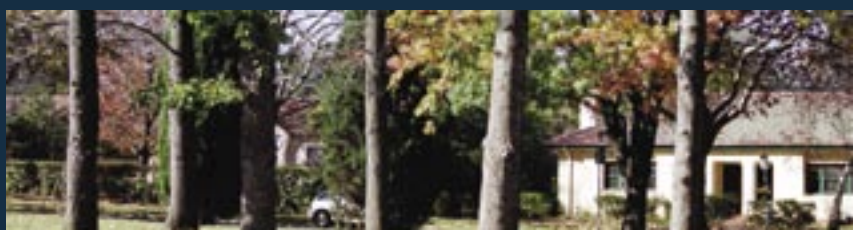
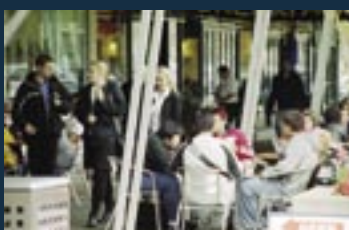
OTHER SPACES

In response to a specific request from the Conservator of Flora and Fauna, it is proposed that Draft Variation No. 165 also adds a Special Purpose Reserve Overlay to the existing Urban Open Space Land Use Policy for Blocks 13, 14 and 15 Section 487 Kambah to protect the endangered species located on these blocks.

DRAFT VARIATION NO. 165 may be viewed at:

- ~ ACT Planning and Land Authority Customer Service Centre, Ground Floor, South Building, Dame Pattie Menzies House, 16 Challis Street, Dickson (opposite the Motor Registry)
8:30am to 4:30pm weekdays. Copies of the draft plan variation can be obtained here;
- ~ ACT Government libraries at Belconnen, Civic, Dickson, Erindale, Griffith, Gungahlin, Kippax, Tuggeranong and Woden during normal opening hours; and
- ~ the ACT Planning and Land Authority website at www.actpla.act.gov.au/tplan/index.htm.

Written comments from the public are invited on the Draft Variation by **3 SEPTEMBER 2004**.



The table and map only identify the sites reviewed and recommendations in the Inner North, Belconnen and Tuggeranong Districts.

LEGEND	
11/95	Block/Section
LAND USE	Existing Territory Plan Land Use policy
REC	Recommendation
DVP	Draft Variation to the Territory Plan

OPEN SPACE NETWORK PROJECT ~

Change to Formal Open Space

BARTON

part 7/19 CNR OF TELOPEA PARK & BRISBANE AVE, NORTH OF TENNIS COURTS
 LAND USE Residential
 REC DVP - To Urban Open Space. Remaining part of site to retain existing land use policy

8/19 CNR OF DARLING ST & TELOPEA PARK, SOUTH OF TENNIS COURTS
 LAND USE Residential
 REC DVP - To Urban Open Space

FISHER

1/57 FISHER LOCAL CENTRE
 LAND USE Commercial
 REC DVP - To Urban Open Space

1243* FISHER PARKLAND. RURAL BLOCK ADJOINING AND SOUTH OF FISHER.
 *KNOWN AS BLOCK 1243 TUGGERANONG DISTRICT
 LAND USE Designated
 REC DVP - Amend land use from Hills Ridges and Buffer (not public land) to Urban Open Space

GARRAN

part 74/10 KITCHENER ST, ADJACENT TO SCOUT HALL
 LAND USE Urban Open Space, with X overlay
 REC DVP - Remove X overlay

GRIFFITH

25/1 ADJACENT TO 'THE LAWNS' MANUKA GROUP CENTRE
 LAND USE Commercial
 REC DVP - To Urban Open Space

27/1 ADJACENT TO 'THE LAWNS' MANUKA GROUP CENTRE
 LAND USE Commercial
 REC DVP - To Urban Open Space

28/1 'THE LAWNS' MANUKA GROUP CENTRE
 LAND USE Commercial
 REC DVP - To Urban Open Space

part 34/78 THROSBY CRES, 'THROSBY PARK' GRIFFITH LOCAL CENTRE
 LAND USE Community Facility
 REC DVP - To Urban Open Space. The remaining part of block is to be retained as Community Facility

PART 42/78 AREA BETWEEN FORMER PRIMARY SCHOOL (LIBRARY) & O'CONNELL EDUCATION CENTRE
 LAND USE Community Facility
 REC DVP - To Urban Open Space

HOLDER

11/45 CNR OF MULLEY ST & STREETON DR
 LAND USE Community Facility
 REC DVP - To Urban Open Space

21/45 MULLEY ST (PART FORMER HOLDER HIGH SCHOOL GROUNDS)
 LAND USE Community Facility
 REC DVP - To Urban Open Space

HUGHES

5/28 BETWEEN YAMBA DR AND WEBSTER ST
 LAND USE Urban Open Space, with X overlay
 REC DVP - Remove X overlay

MAWSON

part 11/58 CORNER OF ATHLLON & MAWSON DRIVES
 LAND USE Community Facility
 REC DVP - To Urban Open Space

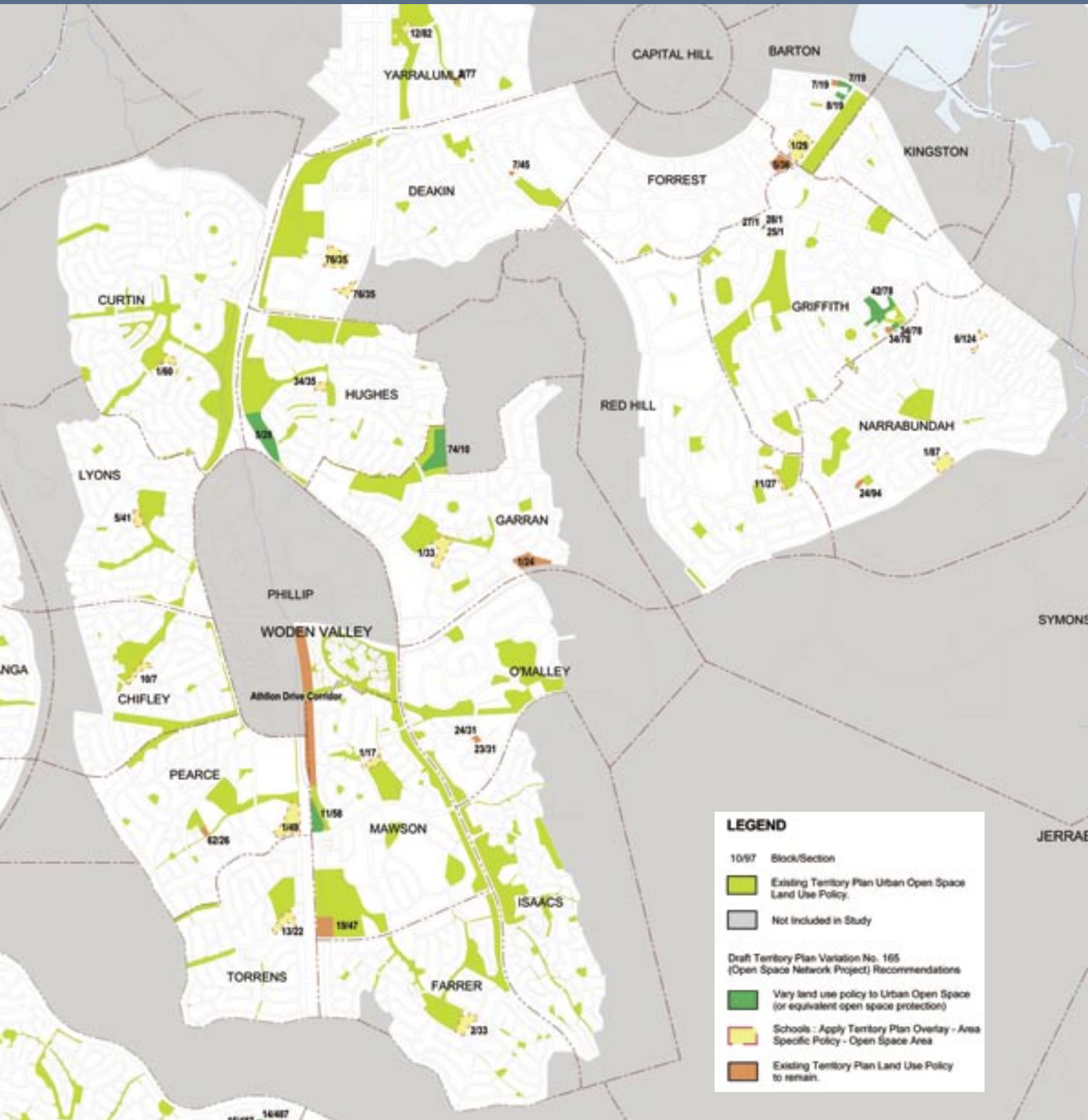


STIRLING

PART 4/24 SOUTH OF CANBERRA COLLEGE, ADJACENT TO FREMANTLE DR
 LAND USE Entertainment, Accommodation & Leisure
 REC DVP - To Urban Open Space

part 88/24 NORTH OF CLUB, BETWEEN TEESDALE PL AND FREMANTLE DR
 LAND USE Community Facility

INNER SOUTH/WODEN-WESTON CREEK



Schools

Add Area Specific Policy (4E) to existing Community Facility Land Use

BARTON Telopea Park High School

part 1/29

CHAPMAN Primary School

part 4/12

CHIFLEY Primary School

part 10/7

CURTIN Primary School

part 1/60

DEAKIN ~ Alfred Deakin High School

part 76/35

DUFFY Primary School

part 2/23

FARRER Primary School

part 2/33

GARRAN Primary School

part 1/33

HUGHES Primary School

part 34/35

LYONS Primary School

part 5/41

MAWSON Primary School

part 1/17

NARRABUNDAH College

part 1/87

NARRABUNDAH Primary School

part 6/124

PEARCE ~ Melrose High School

part 1/49

RED HILL Primary School

part 11/27

RIVETT Primary School

part 4/29

STIRLING ~ Canberra College: Stirling Campus

part 2/24

TORRENS ~ Arawang Primary School

part 13/22

WARAMANGA ~ Arawang Primary School

part 1/39

WARAMANGA ~ Stromlo High School

part 1/45

WESTON Primary School

part 1/21

YARRALUMLA Primary School

part 12/82

Land Stock

BARTON

part 7/19 BRISBANE AVE BETWEEN COLLEGE AND TENNIS COURTS
LAND USE Residential
REC Part site to be retained for future development and not essential to open space network. Remaining part of block to Urban Open Space.

CHAPMAN

3/12 CORNER OF TAUCHERT ST & PERRY DR
LAND USE Community Facility
REC Site to be retained for future community facility use. Located adjacent to primary school and oval. Location not essential to open space network.

1/45 CORNER OF KATHNER ST & DARWINIA TCE

LAND USE Community Facility
REC Large open site to be retained for future community facility use. Located at edge of suburb adjoining open space. Location not essential to open space network.

DEAKIN

part 7/45 CNR OF HOPETOUN CCT & BEDFORD ST, ADJACENT TO PRE-SCHOOL
LAND USE Community Facility
REC Site to be retained for future community facility use. Adjacent to pre-school and near LaTrobe Park. Contains large tree. Location not essential to open space network.

DUFFY

11/26 DUFFY LOCAL CENTRE
LAND USE Commercial
REC Site located within shopping centre, to be retained for future commercial development. No public place purpose. No landscaping. Location not essential to open space network.

FISHER

11/16 FISHER LOCAL CENTRE
LAND USE Commercial
REC Site located within shopping centre, to be retained for future development. Not developed for public place purpose. No landscaping but adjoins open space corridor. Location not essential to open space network.

FORREST

5/36 BETWEEN FITZROY ST AND NEW SOUTH WALES CRES
LAND USE Restricted Access Recreation
REC Part site used for tennis courts. Flat site to be retained for future use. Trees around block perimeter. Site adjoins pre-school, primary school and ovals. Site not essential to open space network.

GARRAN

part 1/24 BETWEEN HARTIGAN, CURLEWIS AND RUSDEN STS
LAND USE Community Facility
REC Undeveloped site to be retained for future community facility use(s). Limited landscaping. This part of site not essential to open space network. Remaining part of block already part of nature reserve.

GRIFFITH

part 34/78 THROSBY CRES
LAND USE Community Facility
REC Part site treed to be retained for future community facility use. Adjacent to Throsby Park and other urban open space. Location not essential to open space network. Remaining part of block to Urban Open Space.

HOLDER

13/45 MULLEY ST, LOCATED BEHIND CHURCH TOWARDS FLOODWAY
LAND USE Community Facility
REC Site to be retained for future community facility use. Located adjacent to primary school and church. Location not essential to open space network.

HOLDER

18/45 NEAR CORNER OF DIXON & STREETON DRS
LAND USE Restricted Access Recreation
REC Site to be retained for future Restricted Access Recreational uses. Part of site currently used for archery. Trees around perimeter of site. Site not essential to open space network.

19/45 STREETON DR
LAND USE Restricted Access Recreation
REC Large site to be retained for future Restricted Access Recreational uses. Landscaping around perimeter of site and some through site. Location not essential to open space network.

MAWSON

ATHLLON DRIVE CORRIDOR
LAND USE Residential
REC Site to be retained for future development, consistent with strategic directions outlined in Canberra Spatial Plan for transport corridors and for sites near major commercial centres. Open space elements and network relationship will be clarified in future planning.

part 19/47 CNR OF ATHLLON DR & BEASLEY ST, ADJACENT TO PLAYING FIELDS CARPARK
LAND USE Community Facility
REC Site to be retained for future community facility use. Adjacent to playing fields, trees around perimeter. Location not essential to open space network.

NARRABUNDAH

24/94 SPRENT ST
LAND USE Community Facility
REC Site to be retained for future community facility use. Adjoins child care centre and established park with playground. Some tree cover. Site not essential to open space network.

O'MALLEY

23/31 CORNER OF KAREELAH VISTA, NUMERALLA ST, PINDARI CRES
LAND USE Community Facility
REC Undeveloped site to be retained for community facility use(s). Associated with constructed public carpark. Trees on site. Location not essential to open space network.

24/31 KAREELAH VISTA, NUMERALLA ST, PINDARI CRES
LAND USE Community Facility
REC Undeveloped site to be retained for community facility use(s). Associated with constructed public carpark and Block 23. Trees on site. Location not essential to open space network.

PEARCE

62/26 BETWEEN HODGSON PL AND COMMUNITY CENTRE
LAND USE Community Facility
REC Undeveloped site to be retained for community facility use. Located at end of cul-de-sac. Adjacent to community centre, pedestrian path and Urban Open Space, close to shops. Trees located in SE and NW corner of site. Location of site not essential to open space network.

PHILLIP

ATHLLON DR CORRIDOR
LAND USE Residential
REC Site to be retained for future development, consistent with strategic directions outlined in Canberra Spatial Plan for transport corridors and for sites near major commercial centres. Open space elements and network relationship will be clarified in future planning.

STIRLING

part 4/24 SOUTH OF CANBERRA COLLEGE, ADJACENT TO FREMANTLE DR
LAND USE Entertainment, Accommodation & Leisure
REC Large site to be retained for future Entertainment Accommodation and Leisure uses. No landscaping. Adjoins major open space corridor and recreation facilities in Stirling. This part of site is not essential to open space network. Remaining part of block to become Urban Open Space.

part 88/24 NORTH OF CLUB, BETWEEN TEESDALE PL AND FREMANTLE DR
LAND USE Community Facility
REC Large site to be retained for future community facility use. No landscaping. Adjoins major open space corridor and recreation facilities in Stirling. This part of the site is not essential to open space network. Remaining part of block to become Urban Open Space.

YARRALUMLA

2/77 MACGILLIVRAY ST (FORMER YARRALUMLA PRE-SCHOOL)
LAND USE Community Facility
REC Site to be retained for future community facility use. Adjacent to urban open space areas. Some tree cover. Site not essential to open space network.

Public Places

Record Public Place value on Land Assets Register. Sites have Commercial land use policy unless specified.

CURTIN

9/62 CURTIN GROUP CENTRE
part 10/62 CURTIN GROUP CENTRE
21/62 CURTIN GROUP CENTRE

HUGHES

10/44 HUGHES LOCAL CENTRE

LYONS

26/5 LYONS LOCAL CENTRE

MAWSON

part 17/46 SOUTHLANDS (GROUP CENTRE)

NARRABUNDAH

21/28 BETWEEN KOOTARA & BOOLIMBA CRES, ADJACENT TO TENNIS COURTS
LAND USE Community Facility
23/28 BETWEEN KOOTARA & BOOLIMBA CRES, ADJACENT TO TENNIS COURTS
LAND USE Community Facility

RED HILL

5/24 CORNER OF LAPEROUSE ST & MONARO CRES RED HILL SHOPS
6/24 BETWEEN DUYFKEN PL & DISCOVERY ST RED HILL SHOPS

TORRENS

10/22 ADJACENT TO TORRENS LOCAL CENTRE
LAND USE Community Facility
12/23 TORRENS LOCAL CENTRE

WESTON

33/64 COOLEMAN COURT (GROUP CENTRE)

YARRALUMLA

29/60 CNR OF BENTHAM & HUTCHINS STS, YARRALUMLA SHOPS

NOTES

- The Land Assets Register is a register being developed by the ACT Planning and Land Authority that will classify the management responsibility for all unleased Territory land and its availability for future development.
- The recording of a site as a public place on the Land Asset Register identifies that the site has public place value and differentiates it from land that may have other values or be made available for sale and development.
- A site identified to be retained as Land Stock may have some open space and/or public place values. However these values have not been considered to be important to the open space network. The Open Space Network Project has only confirmed the land use from a policy perspective, not from a development capability. Future planning for land release will need to occur to assess a site in specific detail, taking into consideration issues such as amenity, servicing, access, pedestrian connections, trees, open space and community views.
- Block and Section numbers are unique identifiers for any parcel of land in the ACT. To assist in locating each site, a street or name reference has also been provided.

FOR MORE INFORMATION OR TO COMMENT ON THE OPEN SPACE NETWORK PROJECT

- Please call us on **6207 6191**
- Written comments on the recommendations can be:
 - ~ emailed to **osnp@act.gov.au**
 - ~ or posted to the Open Space Network Project
GPO Box 1908 Canberra ACT 2601
 - ~ or faxed to **6207 2587**
- Comments close on **3 September 2004**

