

## Tuggeranong 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 Tuggeranong 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.

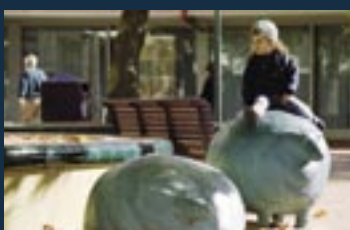
## Recommendations

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. The Pc overlay added to some sites identifies them as Nature Reserve. The Pd overlay identifies a site as a Special Purpose Reserve.

## 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.

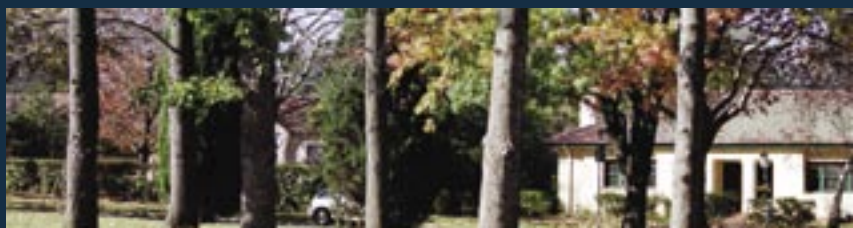
## OTHER SPACES

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](http://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 South/Woden–Weston and Belconnen Districts.

**LEGEND**

11/95 Block/Section  
 LAND USE Existing Territory Plan Land Use policy

REC Recommendation  
 DVP Draft Variation to the Territory Plan

**Change to Formal Open Space**

<b>BANKS</b>	
21/12	POCKETT AVENUE, BEAU AND JESSI PARK
LAND USE	Residential
REC	DVP - To Urban Open Space
22/12	POCKETT AVE, ADJOINING BEAU AND JESSI PARK
LAND USE	Residential
REC	DVP - To Urban Open Space
part 15/35	FLOODWAY BETWEEN WIBURD & PAPERBARK STS
LAND USE	Residential
REC	DVP - To Urban Open Space. Remainder of floodway already Urban Open Space.
part 11/56	FLOODWAY BETWEEN POCKETT AVE & FORSYTHE ST
LAND USE	Residential
REC	DVP - To Urban Open Space. Remainder of floodway already Urban Open Space.
part 15/89	BETWEEN EDGE OF THE SUBURB AND THE NATURE RESERVE
LAND USE	Residential
REC	DVP - Part to Urban Open Space. Part to Hills, Ridges & Buffer Areas land use policy with Pc overlay
1/102	CNR OF TOM ROBERTS AVE & JANE SUTHERLAND ST
LAND USE	Residential
REC	DVP - To Urban Open Space
<b>CHISHOLM</b>	
part 2/590	SITE FOR LOCAL CENTRE, CORNER OF HEAGNEY & DEAMER CRES
LAND USE	Commercial
REC	DVP - To Urban Open Space. Remaining part of site to be retained for development.
10/598	CHISHOLM GROUP CENTRE, CNR OF HAMBIDGE CRES & HALLEY ST
LAND USE	Commercial
REC	DVP - To Urban Open Space
<b>CONDER</b>	
part 15/117	TOM ROBERTS AVE - CONDER 4A GRASSLAND MORATORIUM SITE
LAND USE	Residential
REC	DVP - To Hills, Ridges & Buffer Areas land use policy with Pc overlay
part 15/117	REAR OF HOUSES OFF FLORENCE FULLER CRES
LAND USE	Residential
REC	DVP - To Urban Open Space. Part to Hills, Ridges & Buffer Areas land use policy with Pc overlay
29/137	SMALL AREA OFF TEMPLESTOWE AVE - AT EDGE OF CONDER 4A GRASSLAND MORATORIUM SITE
LAND USE	Residential
REC	DVP - To Urban Open Space
12/228	CONDER GROUP CENTRE, FLOODWAY NEAR HEIDELBERG ST
LAND USE	Community Facility
REC	DVP - To Urban Open Space
4/229	CONDER GROUP CENTRE, FLOODWAY NEAR HEIDELBERG ST
LAND USE	Community Facility
REC	DVP - To Urban Open Space
5/229	CONDER GROUP CENTRE, BETWEEN FLOODWAY AND HEIDELBERG ST
LAND USE	Community Facility
REC	DVP - To Urban Open Space
1/243	BANYULE GROVE, BACK OF HOUSES TO NATURE RESERVE
LAND USE	Residential
REC	DVP - Part to Urban Open Space. Part to Hills, Ridges & Buffer Areas land use policy with Pc overlay

**Schools**

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

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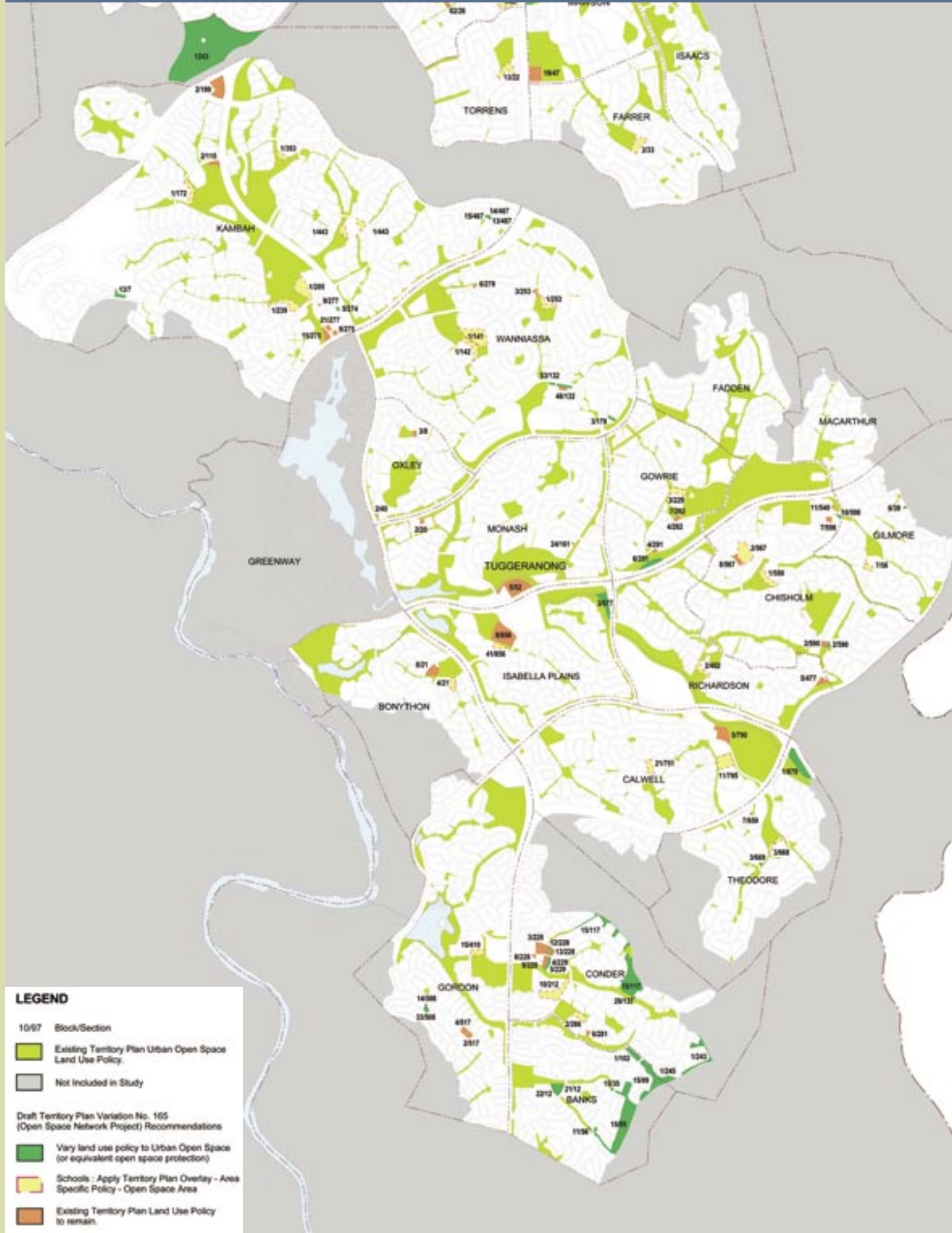
<b>BONYTHON Primary School</b>	part 4/21
<b>CALWELL Primary School</b>	part 21/751
<b>CALWELL High School</b>	part 11/795
<b>CHISHOLM Primary School</b>	part 1/550
<b>CHISHOLM ~ Caroline Chisholm High School</b>	part 2/567
<b>CONDER ~ Lanyon (Conder) High School</b>	part 10/212
<b>CONDER ~ Charles Conder Primary School</b>	part 2/286
<b>GILMORE Primary School</b>	part 7/58
<b>GORDON Primary School</b>	part 15/410
<b>GOWRIE Primary School</b>	part 3/229
<b>ISABELLA PLAINS Primary School</b>	part 41/856
<b>KAMBAH ~ Mt Neighbour Primary School</b>	part 1/172
<b>KAMBAH ~ Urambi Primary School</b>	part 1/239
<b>KAMBAH ~ High School</b>	part 1/285
<b>KAMBAH ~ Taylor Primary School</b>	part 1/353
<b>KAMBAH ~ Village Creek Primary School</b>	part 1/443
<b>RICHARDSON Primary School</b>	part 2/452
<b>THEODORE Primary School</b>	part 3/668
<b>WANNIASSA ~ High School</b>	part 1/141
<b>WANNIASSA Primary School</b>	part 1/142
<b>WANNIASSA ~ Wanniasa Hills Primary School</b>	part 1/253

**Public Places**

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

<b>CALWELL</b>	
part 28/787	BETWEEN WEBBER CRES & CALWELL GROUP CENTRE
<b>CHISHOLM</b>	
42/539	CHISHOLM GROUP CENTRE, BETWEEN CARPARK AND SHOPS
<b>KAMBAH</b>	
41/277	JENKE CCT
14/346	BETWEEN MARCONI CRES & KAMBAH VILLAGE (GROUP CENTRE)
15/346	BETWEEN MARCONI CRES & KAMBAH VILLAGE (GROUP CENTRE)
44/346	WITHIN KAMBAH VILLAGE (GROUP CENTRE)
48/346	KETT ST, KAMBAH VILLAGE (GROUP CENTRE)
part 53/346	CNR OF MARCONI ST & DRAKEFORD DR, KAMBAH VILLAGE (GROUP CENTRE)
<b>THEODORE</b>	
7/671	BETWEEN BURDETT CRES & THEODORE LOCAL CENTRE
8/671	BETWEEN BURDETT CRES & THEODORE LOCAL CENTRE
9/671	BETWEEN LAWRENCE WACKETT CRES & THEODORE LOCAL CENTRE
<b>WANNIASSA</b>	
49/132	BETWEEN CHILD CARE CENTRE & YOUTH CENTRE
LAND USE	Community Facility
part 53/132	BETWEEN ERINDALE COLLEGE & STERNBERG CRES
LAND USE	Community Facility
part 57/132	BETWEEN LIBRARY & SHOPPING CENTRE
LAND USE	Community Facility

## OPEN SPACE NETWORK PROJECT ~ TUGGERANONG



### LEGEND

10/97 Block/Section

Existing Territory Plan Urban Open Space Land Use Policy.

Not Included in Study

Draft Territory Plan Variation No. 165 (Open Space Network Project) Recommendations

Vary land use policy to Urban Open Space (or equivalent open space protection)

Schools: Apply Territory Plan Overlay - Area Specific Policy - Open Space Area

Existing Territory Plan Land Use Policy to remain.

## Change to Formal Open Space

### CONDER

1/245 HAXTON PL, BACK OF HOUSES TO NATURE RESERVE  
 LAND USE Residential  
 REC DVP - To Hills, Ridges & Buffer Areas land use policy with Pc overlay

### FISHER

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

### GILMORE

6/39 FINLAYSON PL  
 LAND USE Residential  
 REC DVP - To Urban Open Space

### GORDON

14/508 JIM PIKE AVE  
 LAND USE Residential  
 REC DVP - To Urban Open Space

33/508 CLEM HILL ST  
 LAND USE Residential  
 REC DVP - To Urban Open Space

### GOWRIE

6/291 CNR OF WIENHOLT ST & ISABELLA DR  
 LAND USE Community Facility  
 REC DVP - To Urban Open Space

### ISABELLA PLAINS

3/877 NEAR CORNER OF ASHLEY AND ISABELLA DRS  
 LAND USE Community Facility  
 REC DVP - To Urban Open Space

### KAMBAH

13/7 LEARMONTH DR  
 LAND USE Restricted Access Recreation  
 REC DVP - To Urban Open Space

5/274 JENKE CCT  
 LAND USE Commercial  
 REC DVP - To Urban Open Space

13,14 & 15/487 CNR OF DESAILLEY & MCTAGGART CRES  
 LAND USE Urban Open Space  
 REC DVP - Add Pd (Special Purpose Reserve) overlay to existing land use

### THEODORE

3/669 LAWRENCE WACKETT CRES  
 LAND USE Residential  
 REC DVP - To Urban Open Space

1/679 LIENHOP ST, CNR OF THARWA DR & MONARO HWY  
 LAND USE Community Facility  
 REC DVP - To Urban Open Space

### WANNIASSA

part 48/132 BETWEEN ERINDALE COLLEGE & STERNBERG CRES  
 LAND USE Community Facility  
 REC DVP - To Urban Open Space. Remaining part of site to be retained for development.

part 53/132 BETWEEN ERINDALE COLLEGE & STERNBERG CRES  
 LAND USE Community Facility  
 REC DVP - To Urban Open Space. Remaining part of site public place value.

3/178 LANSSELL CCT  
 LAND USE Community Facility  
 REC DVP - To Urban Open Space

## Land Stock

Sites have Community Facility land use policy unless

### BONYTHON

8/21 BARR SMITH AVE, ADJACENT TO CHILD CARE CENTRE  
 REC Undeveloped site to be retained for future Community Facility use(s). Site has existing trees and adjoins areas of Urban Open Space including oval. Location not essential to open space network.

### CALWELL

5/790 WERE ST, ADJACENT TO CHURCHES  
 REC Undeveloped site to be retained for future Community Facility use(s). Site located within the group centre precinct, on bus route, adjoins existing churches and areas of Urban Open Space including playing fields. Location not essential to open space network

### CHISHOLM

11/540 HALLEY ST, NEXT TO CHILD CARE CENTRE, CHISHOLM GROUP CENTRE  
 REC Undeveloped site to be retained for future Community Facility uses. Site located within the group centre precinct, no established landscaping. Location not essential to open space network.

8/567 CORNER OF HAMBRIDGE AND GOLDSTEIN CRES  
 REC Undeveloped site to be retained for Community Facility uses. No landscaping. Adjacent to tennis courts and oval. Location not essential to open space network.

part 2/590 SITE FOR LOCAL CENTRE, HEAGNEY CRES  
 LAND USE Commercial  
 REC Part site to be retained for future development. Adjoining open space corridor and playground. Location not essential to open space network. Remaining part of site to Urban Open Space.

7/598 BETWEEN BENHAM & PROCTOR STS, CHISHOLM GROUP CENTRE  
 LAND USE Commercial  
 REC Site within group centre to be retained for future development. No landscaping. Location not essential to open space network.

### CONDER

3/228 CONDER GROUP CENTRE ADJACENT TO BOX HILL AVE  
 REC Site located within group centre precinct to be retained for future development. No landscaping established. Location not essential to open space network.

8/228 SIDNEY NOLAN ST, CONDER GROUP CENTRE  
 LAND USE Commercial  
 REC Site located within group centre to be retained for future development. No landscaping established. Location not essential to open space network.

13/228 CORNER BOX HILL AVE & HEIDELBERG ST, CONDER GROUP CENTRE  
 REC Site located within group centre precinct to be retained for future development. No landscaping established. Location not essential to open space network.

9/229 SIDNEY NOLAN ST, CONDER GROUP CENTRE  
 REC Site located within group centre precinct to be retained for future development. No landscaping established. Location not essential to open space network.

6/281 BEAUMARIS ST, ADJACENT TO CHILD CARE CENTRE  
 REC Site to be retained for future Community Facility use. Site adjoins child care facility and open space corridor. Flat site with no tree cover. Location not essential to open space network.

s specified.

## GORDON

2/517  
REC SITE FOR LOCAL CENTRE, KNOKE AVE  
Undeveloped site to be retained for future Community Facility use(s). Site located within proposed commercial centre precinct. Site not developed for public place purposes. No landscape established. Location not essential to open space network.

4/517  
LAND USE  
REC SITE FOR LOCAL CENTRE, KNOKE AVE  
Commercial  
Site is proposed commercial centre precinct and to be retained for future development. Site not developed for public place purposes. No landscape established. On bus route. Location not essential to open space network.

## GOWRIE

4/282  
REC CNR OF JEFFRIES ST & CASTLETON CRES, GOWRIE LOCAL CENTRE  
Undeveloped site to be retained for future Community Facility use(s). Site located within local centre precinct. Not developed for public place purposes. No established landscaping. Location not essential to open space network.

7/282  
REC JEFFRIES ST, GOWRIE LOCAL CENTRE  
Undeveloped site to be retained for future Community Facility use. Site located within local centre precinct. Not developed for public place purposes. No established landscaping. Location not essential to open space network.

4/291  
REC CNR OF BUGDEN AVE & WIENHOLT ST  
Small site to be retained for future Community Facility use. Flat site with no established landscaping, adjoins major open space corridor. Site not essential to open space network.

## ISABELLA PLAINS

8/856  
REC CORNER OF DRUMSTON ST & ELLERSTON AVE  
Large site to be retained for Community Facility uses. Adjoins major open space network including oval. Minimal landscaping on site. Location not essential to open space network

## KAMBAH

2/115  
REC CNR OF BODDINGTON CRES & DRAKEFORD DR  
Site to be retained for future Community Facility use. Site adjoins existing child care facility, carpark and playing fields. Trees on site. Location not essential to open space network.

2/199  
REC ADJACENT TO FIRE STATION, SULWOOD DR  
Site to be retained for future Community Facility use(s). Adjacent to fire station and areas of open space. Site not essential to open space network.

9/275  
REC JENKE CCT  
Site to be retained for future Community Facility use. Site located within a Commercial / Community precinct. No established landscaping. Location not essential to open space network.

15/275  
REC JENKE CCT  
Site to be retained for future Community Facility use(s). Site located within a Commercial / Community precinct. No established landscaping but adjacent to Urban Open Space. Location not essential to open space network.

9/277  
REC JENKE CCT  
Site to be retained for future Community Facility use. Located next to existing church within the Commercial/Community precinct. No landscaping. Location not essential to open space network.

## KAMBAH

21/277  
REC JENKE CCT  
Site to be retained for future Community Facility use(s). Located adjacent to religious facilities and child care centre. Location not essential to open space network.

## MONASH

2/20  
REC BLAKEY CL  
Site to be retained for future Community Facility use, is closely associated with adjacent residential in Blakey Close and is surrounded by Urban Open Space. No public place infrastructure. Location not essential to open space network in Monash.

5/52  
REC CLIVE STEELE AVE, ISABELLA DR  
Large site to be retained for Community Facility uses. Adjoins major open space network, part of which is being considered for an aged care facility. Landscaping around the perimeter of block. Location not essential to open space network.

24/161  
REC COCKCROFT AVE, MONASH LOCAL CENTRE  
Site to be retained for future Community Facility use and is directly associated with the existing shops. Site not essential to open space network.

## OXLEY

3/8  
REC NEWMAN-MORRIS CCT  
Site to be retained for future Community Facility use(s). Site adjacent to large Urban Open Space area with playground and is not essential to the open space network.

2/40  
LAND USE  
REC COLLOCOTT CRES  
Residential  
Small site not essential to open space network.

## RICHARDSON

5/477  
REC DEAMER CRES  
Site to be retained for future community use. Adjacent to existing church and to Urban Open Space corridor. Site has a single large tree. Site not essential to open space network.

## THEODORE

7/659  
REC CORNER OF ERN FLORENCE & BUILDER CRES  
Small site to be retained for future Community Facility use. Existing development surrounding site. Not essential to open space network.

## WANNIASSA

part 48/132  
REC BETWEEN ERINDALE COLLEGE & STERNBERG CRES  
Part block retained for Community Facility use within Commercial / Community precinct. Near to major open space and recreational assets of the suburb. Location not essential to open space network.

3/253  
REC CORNER OF LANGDON AVE & BILLSON PL  
Small site to be retained for Community Facility use. Adjacent to pre-school, school and large area of Urban Open Space. Site not essential to open space network.

6/278  
REC WANNIASSA GROUP CENTRE  
Small site to be retained for Community Facility use. Adjacent to Wanniasa shops and to Urban Open Space corridor. Site not essential to open space.

## 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**

