

# DOWNER

## Neighbourhood Plan

A sustainable future for Downer



ACT Planning &  
Land Authority



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Prepared by the  
ACT Planning and Land Authority



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## What this Plan aims to achieve

The Downer Neighbourhood Plan guides this established garden suburb as it meets the challenges of both contemporary life and those that are predicted to arise over the next fifteen years. The Plan outlines the future character of the neighbourhood whilst protecting and enhancing the features currently valued. This Neighbourhood Plan provides planning strategies for the future of the local shopping centre, open spaces, residential areas, community facilities and transport networks (roads, footpaths etc).

The strategies documented in this Neighbourhood Plan and illustrated in the accompanying drawings must be read in conjunction with the Territory Plan and any other relevant ACT Government standards, policies and guidelines. No part of this Neighbourhood Plan overrides the Territory Plan. Where relevant, policies to implement strategies in this Neighbourhood Plan will be proposed for incorporation in the Territory Plan through the draft Variation process.

## Who this Plan is for

The Plan is particularly relevant if you are:

- An existing Downer resident or considering being a Downer resident;
- A Downer business owner or tenant;
- An investor or investor's agent (for example an architect) interested in Downer;
- An ACT Planning and Land Authority officer responsible for the assessment of development applications in Downer; or
- A provider and/or user of the neighbourhood's community facilities and services.

## How this Plan was developed

The development of the Downer Neighbourhood Plan, along with that of the Watson and Hackett Neighbourhood Plans, commenced in March 2003 and has been a collaborative exercise. Participation was invited from all those who live, work, learn, play and invest in the suburb. The following key events held for all three suburbs have been important steps in the production of the Neighbourhood Plans:

- A neighbourhood survey letterboxed to all residents;
- School-based collaborations with childcare groups, preschool P&Cs and a survey of Majura Primary School students;
- A Neighbourhood Character Discovery (residents using disposable cameras to tell the ACT Planning and Land Authority about what is valued);
- Discussions with locally based key stakeholders including residents associations;
- Discussions with professional groups, such as the Planning Institute of Australia;
- Discussions with commercial lessees and industry groups such as the Master Builders Association, Housing Industry Association, Real Estate Institute, and the Property Council of Australia (ACT);

- A major open-forum Visions Workshop attended by 220 participants;
- Focus groups with community, business organisations and ACT Government agencies;
- Four-day Design Charette, including two community sessions providing a limited opportunity for participation by neighbourhood representatives;
- Public exhibition of Design Charette's Ideas Plan;
- The establishment of a Residents Reference Group (comprising members of resident/community associations and other residents);
- Information Sessions explaining the work-in-progress versions of the preliminary draft Neighbourhood Plans; and
- A six-week formal public comment period.

The ACT Planning and Land Authority, through its Neighbourhood Planning team, thanks all those who participated. We particularly acknowledge the inputs of the Residents Reference Group for Watson, Downer and Hackett, the Downer Community Association, and Downer Residents for a Liveable Community.

The ACT Planning and Land Authority appreciates the involvement of the Independent Charette Design Team. The Design Team, an external group comprising extensive experience in urban planning, architecture, landscape architecture, retail planning, transport planning and cultural planning, worked intensively over four days developing ideas for community discussion and debate. The resultant 'ideas plan' was one step in the Neighbourhood Planning process for Watson, Downer and Hackett and the plan itself does not have any status as a planning tool.

We also wish to thank the staff of the various ACT Government agencies that have participated in the program, including the Department of Urban Services, Department of Disability, Housing and Community Services, Department of Education and Training, Office for Children, Youth and Family Support, ACT Health, the Chief Minister's Department, and Department of Justice and Community Safety.

As this Neighbourhood Plan aims to strike a balance between the diversity of values and aspirations that exist in the neighbourhood it will inevitably not be consistent with all ideas for the future. However, in the spirit of transparency, the ACT Planning and Land Authority undertakes to inform both the Minister for Planning and the community where this Plan differs from broad public opinion.

Unless otherwise noted, participants in the Downer Neighbourhood Character Study took all photographs appearing in this document.

**ACT Planning and Land Authority  
September 2004**

## The Downer Neighbourhood Plan at a glance

### The Neighbourhood Vision

*Downer in the future will be a neighbourhood that respects its rich garden suburb legacy and its Inner North location whilst striving to be a model of healthy, liveable, and sustainable living for a diverse range of people. The neighbourhood's parks will not only be conserved but also enhanced, and the Downer Central Area will be a thriving community and commercial heart.*

### Key strategies for achieving the vision

#### **Downer Local Centre:**

- Strengthen Downer's ability to offer a strong commercial and community heart in order to provide convenient local shopping and meeting places for the neighbourhood.

#### **Residential Areas:**

- Promote high-quality residential development that is sympathetic and appropriate to the existing garden suburb neighbourhood character in terms of scale, form and landscape setting.
- Provide a diversity of housing choice for singles, couples and families of different sizes and ages in appropriate locations.

#### **Urban Open Space:**

- Redevelopment will not encroach on areas designated as Urban Open Space under the Territory Plan.

#### **Community Facilities:**

- Retain the integrity of land defined under the Territory Plan as Community Facility and maintain and enhance physical facilities for community-based activities.

#### **Movement Networks:**

- Provide a diversity of accessible transport options.

Note: unless otherwise stated, all statistical information contained in this section is sourced from the Australian Bureau of Statistics – Censuses of Population and Housing.

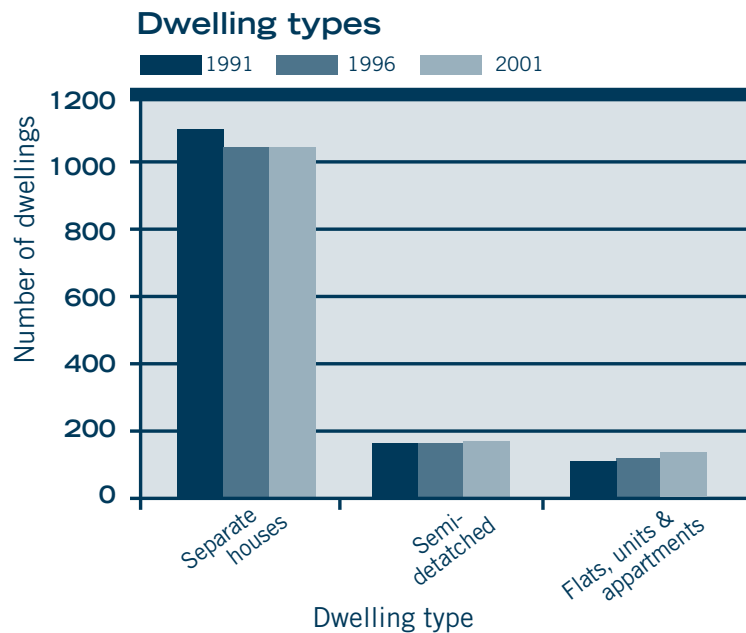
## The Place

Downer is an established Inner North garden suburb of Canberra (refer to Drawing No. 1 – Downer in Context on page 11). The suburb was built on the site of the former Dickson Experimental Station, which despite never being granted security of tenure was established in 1940 by Dr BT Dickson in order to test various crops, including opium poppies in 1942-43. Visible reminders of this previous use of the land remain. Dr Dickson originally planted the pines and oak trees that now shade the buildings of the former Downer Primary School and sports oval. The avenue of eucalypts, which originally lined the access road into the station, now helps to form the streetscape of Swinden Street. And the Downer Village Shopping Centre now occupies the buildings that once sheltered the station's staff and machinery. Despite Dr Dickson believing that suburban Canberra would never reach the station, portions of the property were handed over to the National Capital Development Commission from 1959 onwards. The suburb was first gazetted as a Division name on 7 April 1960 with construction commencing in 1961. The suburb is named after Sir John Downer, Premier of South Australia and a member of the first Senate in 1901.

The suburb as it is today is popular for its scenic streetscapes, mature gardens and proximity to the vibrant (although at times difficult to access and negotiate around) Dickson shops, Mount Majura and Civic. Although Downer has a generally flat terrain, because it is situated in the broader valley of Central Canberra, many areas afford views of Mount Majura and Mount Ainslie. A number of streets are renowned for their particular streetscapes, including Blacket Street (*Quercus palustris* or Pin Oak), Padbury Street (*Quercus cerris* or Turkey Oak), Berry Street (*Eucalyptus cinerea* or Apple Box), Legge Street (*Eucalyptus mannifera* or Broad-leaved Peppermint), and Atherton Street (*Fraxinus raywood* or Claret Ash).

Downer Village, the popular name for the Local Centre, has a quiet, low-key atmosphere, with a mix of retail and community facilities. A central landscaped space unifies the two buildings. The neighbourhood also enjoys five pocket parks scattered throughout the suburb, as well as the Downer Oval, which is centrally placed next to the Downer Village.

The dominant residential character of Downer is comprised of single storey, detached family dwellings, as illustrated by the following table:



It is clear from the Neighbourhood Planning collaborations that the neighbourhoods of Downer, Watson and Hackett see themselves as a definite district. This is due to a number of factors: the suburbs were all established in 1960 or soon thereafter; they have a significant visual and physical relationship to Mount Majura and associated ranges; and all appreciate their proximity to the diversity and convenience of the Dickson Group Centre and Civic. It is worth noting that the neighbourhood of Dickson also sees itself as the fourth partner in the district.

The trees of the former Dickson Experiment Station are listed on the interim ACT Heritage Places Register (August 2004) and include trees placed from the street kerb to the front property boundaries of the following Blocks and Sections:

- Blocks 18-20 Section 34
- Blocks 1-12 Section 36
- Blocks 1-15 Section 41
- Blocks 11-18 Section 42

At the time of preparing this Neighbourhood Plan the Downer Shops and Community Hall have been nominated for inclusion in the interim ACT Heritage Places Register and are currently being assessed.



The construction of one of the two buildings that now form Downer Village (date: 1942)



An aerial photograph of the area of the Inner North prior to the development of Downer (approximate date: 1950)



The park between Downer Village's two buildings upon completion (date: 1988)

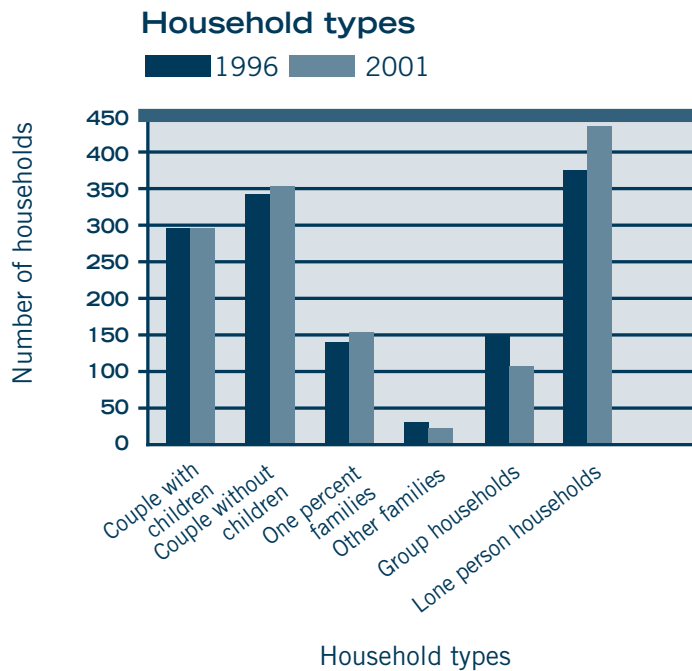


The park between Downer Village's two buildings in 2004.

## The People

In 2001 Downer's population was 3,348 persons – in 1996 it was 3,397 and in 1991 it was 3,702. The median age of the Downer population is 35 years, the same as it was in 1996. In 1991 the median age was 32 years. In 2001 14.1% of Downer's population was aged 65 years and over, compared to 11% for Watson and 15.7% for Hackett.

The range of family types in Downer is illustrated by the following:

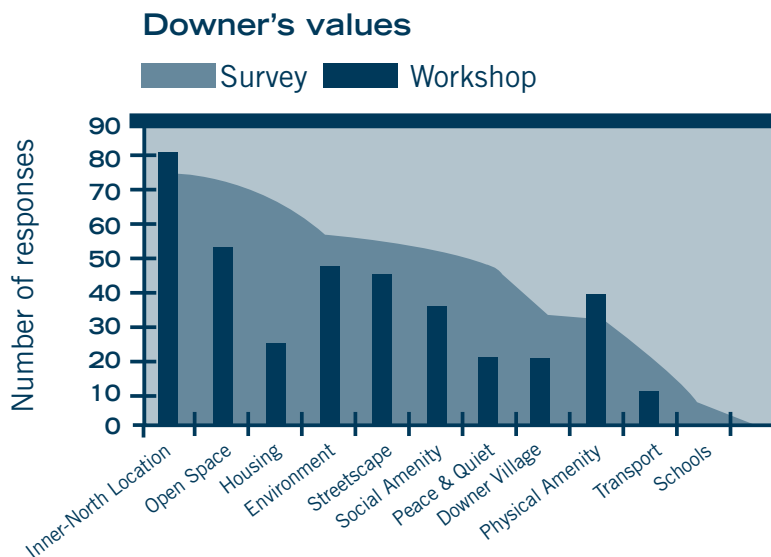


The above table is in accordance with common nationwide trends, including the decrease in the number of coupled families with children, and the increases in coupled families without children, one-parent families and lone person households. For the ACT as a whole, it is predicted that the average household size will decrease from 2.6 persons currently to 2.2 persons by 2032.

In Downer at present the median house price is \$350,000 (source: www.allhomes.com.au) compared to the ACT's median of \$305,000 (source: *The Canberra Plan*, 2004). This represents a dramatic increase since 1999, when the median property price was \$154,000.

## Values of the current neighbourhood

Downer values its Inner-North location, in terms of being close to both Dickson and Civic. Also highly valued is its areas of Urban Open Space – the neighbourhood contains five pocket parks and, importantly, its central precinct space, specifically the Downer Oval. Those who responded to the Neighbourhood Survey particularly valued the low-density character of the neighbourhood. The following table illustrates Downer's values – the survey requested respondents provide information in terms of 'The things I value most in my neighbourhood and why'. The table compares values shared during the Neighbourhood Survey, held in April 2003 against those shared during the Visions Workshop, held in May 2003).



### Key

**Open Space** (Parks, ovals, bushland)

**Inner North Location** (Proximity to Dickson & Civic, services & amenities)

**Housing** (Low density, large blocks, single detached dwelling, limited high density)

**Streetscape** (Street trees, vegetation, gardens, wide streets)

**Peace & Quiet** (Ambience, quietness of streets, minimal traffic)

**Social Amenity** (Social diversity, privacy, safety, sense of community)

**Physical Amenity** (Physical characteristics of neighbourhood)

**Environment** (Reserves, trees, vegetation, wildlife, flora & fauna)

**Transport** (Access to transport, including public transport)

**Schools** (Access to and quality of)

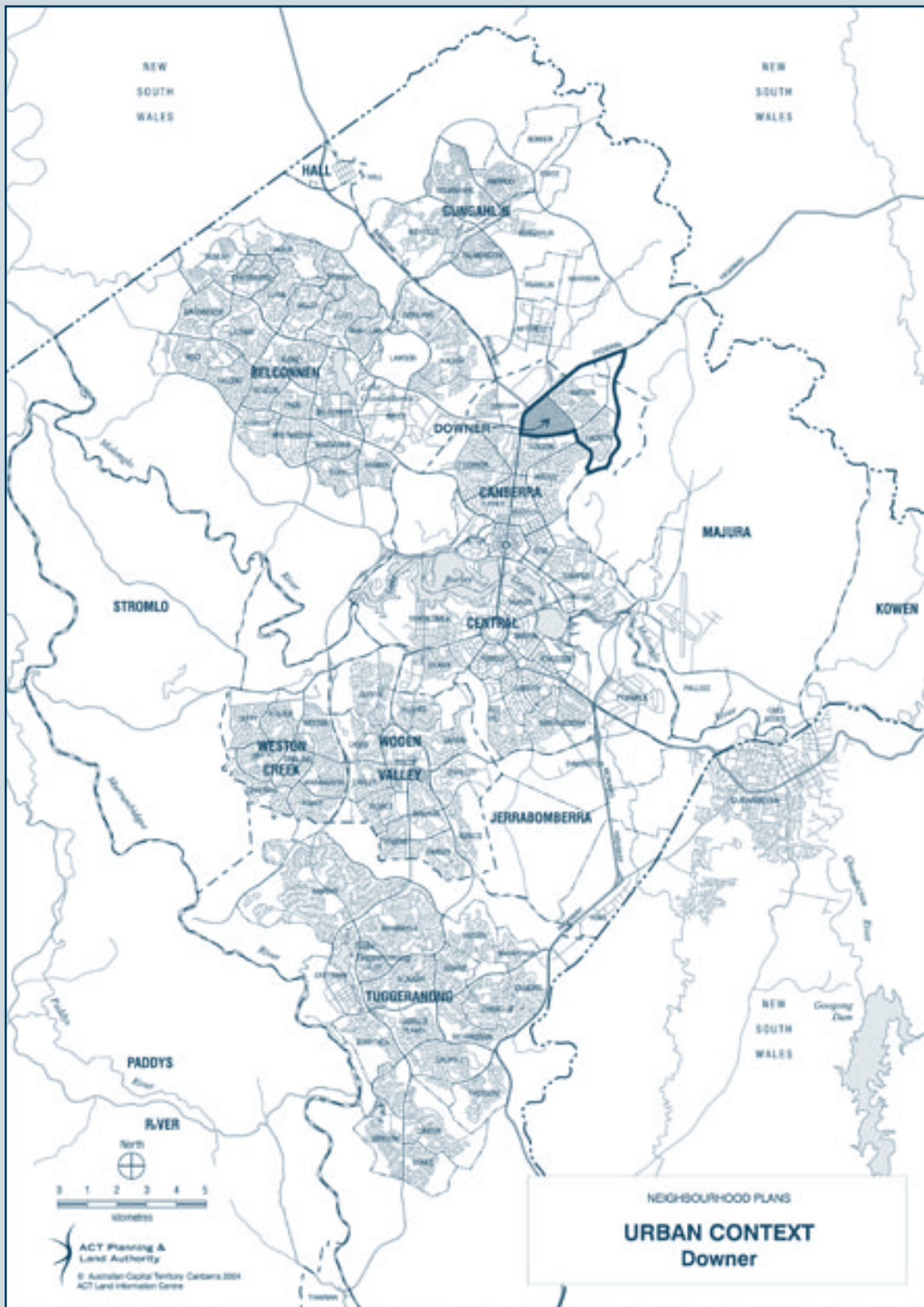
### What are Downer's favourite places?

- **Parks** (Northbourne Avenue Pines, Cotton/Fenton Street, Cole/Cadell/Duffield Streets, Tardent/Edkins Streets, Berry/Legge Streets, Bradfield Street)
- **Downer Village** (shops/community centre)
- **Downer Oval**
- **The streetscapes** (particularly Blacket and Atherton Streets)
- **Dickson** (shops, pool, oval, library)
- **Mount Majura/Mount Ainslie**

### What is the one thing Downer would like to see more of?

- **Environment** (additional recreational opportunities for children, more trees and native birds and plants, additional open space)
- **Housing** (retain the existing detached single dwelling character quality, no high density, new developments to be sympathetic to existing character)
- **Transport/traffic** (traffic calming, additional footpaths, more bike paths)
- **Improve the local shops** (enhance Downer shops, improve the diversity of shops, improve the shops in general)
- **Maintenance** (improve maintenance in general, maintain and landscape old Downer Primary School)
- **Love it as is...**
- **Lighting**

Drawing 1 – Downer’s context.



### ***The Canberra Plan***

The Plan for Canberra in the 21st century will guide the city's growth and development for this generation, and beyond. It provides a clear direction that will ensure Canberra retains the character that has been central to our first 90 years. As a framework for action by community and governments, *The Canberra Plan* has several major components. These include *The Canberra Social Plan*, *The Economic White Paper* and *The Canberra Spatial Plan*. *The Canberra Plan* envisages the following – a city:

- Confident in its role as national capital.
- With a high-quality built environment that celebrates Canberra's planning legacy and national role.
- Uplifting and inspiring, with liveable neighbourhoods and an extraordinary range of public spaces that attract us to meet, relax and celebrate.
- Respecting our magnificent natural environment and cultural heritage.
- The model of sustainable urban development in the 21st century.

### ***The Canberra Spatial Plan***

*The Canberra Spatial Plan's* Strategic Direction responds to changes that will occur within the community of Canberra over the next 30 years and beyond. Population growth, demographic change and household change underpin the need to plan for growth and change in Canberra. In order to ensure that we can sustainably provide for this community of the future, *The Canberra Spatial Plan* puts in place a framework to accommodate a range of population growth scenarios, up to half a million for the Canberra-Queanbeyan metropolitan area. The key initiatives that are critical to achieve the Strategic Direction 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.
- 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.
- 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.
- 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).

- 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.
- 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.
- 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.
- A Bushfire Abatement Zone will be declared and managed to protect the city from the possible impacts of major bushfire events.
- 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.
- 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.
- 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).
- 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.
- Development in the region is the responsibility of the NSW Government and surrounding local government. *The Canberra 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.

Elements of the Strategic Direction to realise *The Canberra Spatial Plan* that are particularly relevant to Downer are as follows:

- 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.
- 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.

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### Implications for Downer

*The Canberra Spatial Plan's* Strategic Direction requires Downer to provide a diverse range of housing choice at strategic locations, including:

- Along key transport corridors such as Antill Street;
- In Downer's Residential Core area adjacent to the Downer Local Centre; and
- The exploration of options within the Downer Central Area (excluding Urban Open Space).



Trees in Blacket Street, Downer

# D Downer in the future

This section provides planning strategies for the future of the Local Centre, open spaces, residential areas, community facilities and transport networks (roads, footpaths etc). A statement of existing character is provided for each of these neighbourhood elements, followed by a statement of the likely **future** character.

This section should be read in conjunction with Drawing 2 – Downer in the Future. An analysis of Downer’s residential areas can be found at Drawing 3 on inside rear cover.

The future character of each element is driven by a **neighbourhood vision**:

- *Downer in the future will be a neighbourhood that respects its rich garden suburb legacy and its Inner North location whilst striving to be a model of healthy, liveable, and sustainable living for a diverse range of people. The neighbourhood’s parks will not only be conserved but also enhanced, and the Downer Central Area will be a thriving community and commercial heart.*

The planning strategies for each element are driven by a **district-wide planning principle**:

- *Consider Downer, Watson and Hackett as part of North Canberra with three identifiable neighbourhoods, each with their own individuality and uniqueness that is respected and enhanced.*

## Downer Local Centre

### Existing Character

Downer Village (Section 61) has a low-key, neighbourly atmosphere, and currently contains a small supermarket and a restaurant in one building and much-valued community rooms in another. The two buildings are modest in construction, being comprised of brick, fibro and corrugated iron. A central landscaped space unifies the two buildings.

A public toilet facility is located immediately to the west of the facility, which is of a basic style and construction. Whilst the quiet, village atmosphere is part of its charm, vehicle access to the Village is from a small suburban street and consequently commercial visibility is restricted. The Commercial land-use aims to provide for convenience retailing and other accessible, convenient shopping and community and business services to meet the daily needs of the local population. This land-use allows for businesses, offices, community facilities, light industry as well as residential.

### Future Character

Downer’s Local Centre in the future will be a mixed-use community and commercial facility, which is appropriate to the Downer neighbourhood whilst appreciating and building on the relationship with the Dickson Group Centre and the Watson Local Centre. It will provide a range of places and spaces, possibly including a convenience store, community facilities, and residential dwellings of an appropriate scale – all serviced with appropriate parking. The Centre will be commercially viable in the long term and, above all, will provide places for the local community to meet and enjoy the central location and high-quality landscape environment, including the heritage-listed trees. Refer to Drawing 2 – Downer in the Future for a proposed land-use configuration for a new Local Centre for the neighbourhood, which includes relocating the Commercial land use to the corner of Bradfield and Melba Streets whilst enhancing the existing Downer Village by designating part of this land as Community Facility and part (the treed embankment to the immediate south) as Urban Open Space.

Please note: the ACT Planning and Land Authority proposes that a detailed urban design study of the Downer Central Area be carried out in due course should funding be available. Such a study will guide the future of this site and inform any future variations to the Territory Plan.



Downer Village Square

## Strategies for the future of Downer's Local Centre

### Key strategy:

- Strengthen Downer's ability to offer a strong commercial and community heart in order to provide convenient local shopping and meeting places for the neighbourhood.

### General strategies:

- Enhance the Downer Local Centre and immediate environs – the Downer Central Area – as the neighbourhood heart.
- Recognise the close community and commercial relationship between the Downer Local Centre and the Dickson Group Centre and the Watson Local Centre.
- Reinforce the physical relationship between the Downer Local Centre and the surrounding Residential Core Areas, particularly in terms of built form, tree planting and pedestrian movement.
- Prioritise the needs of people with special mobility needs.
- Trees with heritage and/or landscape significance will be protected, and there will be an adequate buffer between trees and new buildings and associated carparking.
- Encourage Downer to provide a unique local centre choice for its neighbourhood.
- Maximise public exposure and accessibility to a commercial heart to promote community and commercial viability.
- Encourage a diversity of community, commercial (including office space) and residential opportunities.
- Local centre redevelopment will not encroach on adjacent Urban Open Space.
- Enhance views to Mount Majura and Mount Ainslie.
- Maximise the visual relationship between Downer's Local Centre and Downer Oval.
- Explore opportunities to provide outdoor eating/meeting places.

- Maintain and enhance physical facilities for community-based activities.
- Provide adequate parking and lighting.
- Consideration will need to be given to the ACT Government's Graffiti Management Strategy in the provision of assets such as seats, lights, walls etc.
- Reference should also be made to the *ACT Crime Prevention and Urban Design Resource Manual (2000)*.
- Ensure all future developments have an acceptable Waste Management Plan and adhere to the Development Control Code for Best Practice Waste Management so that waste and recycling is stored correctly and separately within lease boundaries, and access is provided for both commercial and domestic vehicles.

### **Principles for best-practice urban design**

The following is provided as a guide to possible new development associated with Downer's local centre facilities. It is not a definitive list.

#### **Character**

Place making should respond to the existing natural and developed features of the environmental context. A place that enhances the distinctive local landscapes, sense of place and history whilst providing a quality living environment will establish a rich environmental character unique to its locality.

A response context analysis will identify:

- distinctive landscapes
- natural features
- locally distinctive built form
- street patterns which respond to the context
- special spaces of natural or cultural significance
- skylines and roofscapes
- building materials
- local culture and traditions
- avoiding standard solutions

#### **Continuity and enclosure**

The form and fabric of a place define the living environment and establish a hierarchy of both public and private spaces providing clarity of function and movement:

- streets, footpaths and open spaces overlooked by buildings
- clear distinction between public and private space
- avoiding gaps in the lines of buildings
- enclosing streets and other spaces by buildings and trees of a scale that feels comfortable and appropriate to the character of the space
- No leftover spaces unused and uncared for

### **Quality of the 'public realm'**

Good urban design promotes a sense of well-being and amenity by ensuring recognition of the natural context and the functional requirements of the community and responding with:

- public spaces and routes that are lively and pleasant to use
- a feeling of safety and security
- uncluttered and easily maintained streets and public places and carefully detailed with integrated public art and functional elements
- well-designed lighting and street furniture
- places suited to the needs of everyone, including those with particular mobility needs
- attractive and robust planting appropriate to the locality

### **Legibility**

Legibility principles establish an understanding of place and way finding for residents and visitors. A discernable planning structure and complementary place making ensure that the living environment has a clear image and is easy to understand. Enhancing the legibility of a place will include the identification and incorporation into planning of such components as:

- natural landmarks and focal points
- views and view corridors
- clear and easily navigatable routes
- discernable gathering places
- gateways to particular areas
- edges and buffers
- lighting
- works of art and craft
- signage and way-markers

### **Diversity**

Diversity of space and function provides our community with a range of experience and choice. This can be achieved through:

- place making to provide for variety of function and land use
- provision for a broad cross-section of community and cultural values
- variety of built form and development character which is sensitive to context
- opportunities for biodiversity

# Residential Areas

## Current Character

The dominant residential character of Downer is comprised of low-density, single storey family dwellings. Streetscapes are mature and in many cases impressive. In general, dwellings brick and tile in construction, some of which have been modernised through renovation or rebuilding. Setbacks (the distance between the property boundary and the front face of the building) are generous as is the distance between houses, two factors that contribute significantly to the garden suburb nature of the neighbourhood. The eastern side of Northbourne Avenue north of the Antill/Moat Street intersection, has changed over time to become a 'bed and breakfast' accommodation precinct.

## Future Character

This Plan proposes that the majority of the suburb will remain predominantly detached single dwellings on generous blocks. However, it does propose that in one key location (selected blocks adjacent Antill Street) the density will be increased in order to offer a greater variety of housing choice for the Downer neighbourhood. It also proposes the retention and adjustment of the Residential Core Area (known as the A10 area specific policy in the Territory Plan) on blocks adjacent the Downer Local Centre. As a result, Downer will contain three distinct residential areas:

- Suburban Area – the majority of the neighbourhood;
- Residential Core Area (A10 area specific policy) – adjacent the Downer Local Centre and to the south of Downer Oval; and an
- Urban Housing Area (B12 land-use policy) – blocks adjacent Antill Street nearest to the Dickson Group Centre.



Berry Street

It is important to note that changes allowed for by the Neighbourhood Plan, in conjunction with the Territory Plan, will occur over time. In many cases it will be dependent on current lessees deciding to either to redevelop the blocks themselves or to sell to another lessee with the intention to develop.

### **Future character of the Suburban Areas**

The Suburban Area of Downer is the residential area that will change the least over time. However, as has been the trend over the last decade or so, some of the existing dwellings in the Suburban Area will be renovated to varying degrees to modernise or to adapt to contemporary ways of life. Some residents may elect to demolish their dwellings altogether and rebuild new houses that better suit their needs; some will elect to build dual occupancies. Whatever the change the low-density character, established street trees and mature garden setting will remain.

The rules applying to the Suburban Area preserve the existing 'garden city' character of the majority of the Downer neighbourhood by restricting redevelopment. Developments prohibited in Suburban Areas are: apartments, townhouses and triple occupancy housing development on blocks originally used for single dwellings. The redevelopment of new single dwellings and dual occupancies must be in keeping with the existing suburban character. Dual occupancies are subject to significantly tighter controls on the overall size of both houses. This reduces the impact of dual occupancy development and ensures the retention of significant areas for trees and gardens. Dual occupancy dwelling at the rear of blocks are subject to additional specific height and size controls; the maximum height of buildings is two storeys (8.5 metres). In order to further limit the impact of dual occupancy development the minimum block size for such developments in Suburban Areas (as well as Residential Core Areas) is 800m<sup>2</sup>. Unit titling is only allowed for supportive housing (accommodation for those requiring care provided by a Territory-approved organisation).

While remaining within the parameters of controls within the Territory Plan, those who wish to redevelop an existing house adjacent to pocket parks and laneways are encouraged to focus the new dwelling on these neighbourhood features. Windows or decks overlooking a laneway can aid in improving the safety of these public places.

### **Future character of the Residential Core Area**

The Residential Core Area is identified in the Territory Plan as Area Specific Policy A10. This policy allows opportunities for medium density housing in areas immediately around Town, Group and Local Centres. The Residential Core Area is located on blocks adjacent the Downer Local Centre and over time will offer a diverse range of dwelling types, including one and two-storey dual-occupancies and town houses of no more than two storeys (8.5 metres). Despite the modest increase in density the established street trees and mature garden setting will remain.

In addition to the maximum building height of two storeys, attics and basements may also be permitted. A maximum 50% plot ratio applies to street-based layouts (developments where the building is to the front of blocks). The two units of a dual occupancy development cannot exceed 35% coverage of the block. Subdivision of single blocks is not permitted on blocks less than 800m<sup>2</sup>.

### **Future character of the Urban Housing Area**

The Downer Neighbourhood Plan proposes that blocks between Antill Street and Blacket Street (Blocks 36-49 of Section 34 and Section 39) are redesignated to form an Urban Housing Area (otherwise known as B12 in the Territory Plan). Over time this will result in a change of character from a mix of single houses and duplex dwellings constructed in the 1960s to more contemporary apartments and townhouses with a maximum height of two storeys. Attics and basements may also be permitted. In order to retain the garden suburb qualities of this areas, street trees and appropriate front setbacks will be retained. A 65% plot ratio will apply.

A Section Master Plan will be prepared for this area prior to any redevelopment – this document will provide section specific planning and design guidance supplementary to the controls contained in the Territory Plan and the Urban Housing Code.

### **Strategies for the future of the Residential Areas**

#### **Key strategies for all residential areas:**

- Promote high-quality residential development that is sympathetic and appropriate to the existing garden suburb neighbourhood character in terms of scale, form and landscape setting.
- Provide a diversity of housing choice for singles, couples and families of different sizes and ages in appropriate locations.
- Investigate options for the provision of a diverse range of housing choice for those who wish to age in Downer, including supportive housing and ‘cooperative housing’ (residents grouping together to form small sub-communities appropriate to different stages of life);

#### **General strategies:**

- Maintain the high-quality landscape setting and abundance of mature and healthy street trees on both public and private land.
- Ensure the provision of appropriate housing for the aged, retired and disabled in central rather than peripheral locations within easy access to shops, public transport and community facilities.
- Maintain and enhance the existing street pattern by ensuring buildings relate to the street rather than detract from it.
- Identify, recognise and protect the qualities that establish the neighbourhood’s Inner North suburban identity and distinctive character.
- Maintain and enhance existing view corridors to Mount Majura, Mount Ainslie and Black Mountain.
- Retain a mix of public and private housing.
- Conserve heritage places and spaces.
- Maximise permeable surfaces to reduce run-off and erosion and assist hydration.
- Safeguard privacy and maximise and maintain light and sun access to dwellings.
- Protect, maintain and replace street trees.
- Ensure all residential developments facilitate a reduction in water and energy consumption.
- Encourage residential redevelopment around parks and laneways to focus on these assets in order to increase passive surveillance and family-friendly environments.
- Ensure any future development have an acceptable Waste Management Plan and adhere to the Development Control Code for Best Practice Waste Management so that waste and recycling is stored correctly and separately within lease boundaries, and access is provided for both commercial and domestic vehicles.
- Explore adaptable housing opportunities.



Bonython Street

### **Strategies for residential development in Residential Core Areas in addition to the above**

- Maintain landscape setting and protect street trees (note: all significant trees are protected by the *ACT Tree Protection (Interim Scheme) Act 2001*).
- Retain verge widths and soft landscape surfaces to create open space areas to improve privacy between dwellings, and assist with absorption of water.
- Encourage high quality landscape design.
- Siting and design of buildings should address the street to maximise views to the street and pedestrian/cycle paths.
- Building should fit with existing street patterns.
- Provide adequate parking.
- The faces of buildings should be articulated and avoid continuous “walls of development” (i.e. long, uninterrupted and unbroken building frontages produced by redevelopments).
- Interesting, place appropriate and environmentally sensitive design and innovation should be encouraged in new developments.
- Encourage redevelopment adjacent Downer Oval to front onto the Oval to increase passive surveillance.
- Reference should be made to the *ACT Crime Prevention and Urban Design Resource Manual (2000)*.

### **Strategies for the proposed Urban Housing Area (B12) on Antill Street**

- Within the opportunities and constraints of individual blocks and sections, provide quality developments with adequate privacy, sufficient solar access, and suitable internal layout with entrances and habitable rooms (eg bedrooms, lounge rooms) facing the street.
- Encourage high quality landscape design.
- Recognise the importance of high-quality urban design at the corner of Antill Street and Melba Street as this intersection is a key entry/exit for the neighbourhood.
- Encourage residential development that enhances the Blackett Street streetscape.
- Optimise residential land-use adjacent to Antill Street and the Dickson Group Centre.

- Maintain the garden city character of the area.
- Retain and enhance a healthy and attractive residential environment for existing and new residents to the area.
- Create a safer, more secure environment.
- Promote non-car-based movement.
- The faces of buildings should be articulated and avoid continuous “walls of development” (i.e. long, uninterrupted and unbroken building frontages produced by redevelopments).
- Ensure the orderly redevelopment of blocks within sections through the Section Master Plans. This will primarily be achieved through ensuring development sites can accommodate urban housing based on perimeter block development; and ensuring compatibility of scale between new and existing developments. (It is noted that in B12 areas there can only be a one-storey height difference.)
- Keep development sympathetic to the existing neighbourhood character.
- Garages should not dominate streetscape in new developments.
- Investigate opportunities for terrace housing due to its effectiveness in achieving aesthetically pleasing density increases.
- Provide housing that will retain Downer’s cultural and socio-economic mix.
- Ensure new residential developments have adequate on-site parking for residents and, if necessary, visitor parking.
- Recognise the importance of the pocket park between Berry and Legge Streets (Block 14 Section 38) in providing a significant recreation resource for the proposed Urban Housing Area – ensure the provision of adequate facilities, such as playgrounds, seating and appropriate landscaping.
- Reference should be made to the *ACT Crime Prevention and Urban Design Resource Manual (2000)*.

## Principles for best-practice residential redevelopment

### Good design...

- **...responds to and reinforces the quality and identity of the area context.** Context can be defined as the key natural, built and social features of an area. Responding to context involves identifying the desirable elements of a location’s current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies.
- **...appropriately arranges buildings and spaces – this is also part of the development context and will influence the quality of the residential environment.** Issues include building footprint and envelope, private open space, semi-public open space (setting for dwellings), setbacks for amenity, street appearance, access and parking, and services and facilities.
- **...aims to deliver an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.** Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.
- **...achieves an appropriate built form for a site and the building’s purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.** Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

- **...delivers a density appropriate for a site and its context, in terms of floor space yields (number of residents and functions).** Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.
- **...integrates landscape and buildings to achieve greater amenity, sustainability and aesthetic quality for occupants, neighbours and the adjoining public realm.** Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character. Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long-term management.
- **...ensures amenity in relation to physical, spatial and environmental qualities.** Optimising amenity requires appropriate room dimensions and proportions, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.
- **...optimises safety and security, both internal to the development and for the public realm.** Optimising safety and security is achieved by maximising internal privacy, avoiding dark and non visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces, lighting and clear definition between public and private spaces.
- **...responds to the social context and the aspirations of the local community in terms of lifestyles, affordability and access to social facilities.** Development should be responsive to the existing social context and the needs of the neighbourhood or provide for future desired community needs in the case of redevelopment areas.
- **...incorporates good design principles that establish the aesthetic quality of the development in the composition of building elements, textures, materials and colours, and the integration of function, structure and enclosure elements.** Development of design principles should incorporate a response to the environment and context, particularly to the desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

## Urban Open Space

### Current Character

Five pocket parks are evenly placed throughout the quiet, suburban parts of the neighbourhood. These parks vary in size, but in general are small spaces containing dryland grass and scattered plantings of trees. A number of parks contain playground facilities. Whilst the parks are used for informal recreation, such as children's play and dog walking, they also provide a highly valued visual resource for the neighbourhood.

Downer Oval is a centrally located community resource, which is much loved by the neighbourhood. It is used for formal and informal sporting activities as well as other passive recreations such as dog walking. The site is bordered by significant plantings of pine trees (*Pinus radiata* or radiata pine). These plantings are heritage-listed trees due to their association with the former CS&IR Experiment Station (for more information refer to Part B Section 1 – The Place).

Downer also contains a strip of Urban Open Space adjacent Northbourne Avenue to the north of the suburb. The elongated shape of this area of Urban Open Space as well as its proximity to Northbourne Avenue means it forms a part of the roadside landscape rather than providing a true recreational resource for the Downer community. A small park is also located adjacent the intersection of Northbourne Avenue and Antill Street, although due to its location is not widely used as a part of the Downer neighbourhood.



Downer Oval

### **Future Character**

The Downer Neighbourhood Plan proposes only one change to the Urban Open Space Network in the neighbourhood, this being the formal inclusion of Block 14, Section 61 (the raised 'bank' area) of Downer Oval into the network. For the rest of the neighbourhood, parks will remain parks. However, the Neighbourhood Plan imagines that the Urban Open Spaces in the future will be better augmented with elements such as seating, lighting (for safety and orientation) and footpaths to ensure that they continue to serve the community well, particularly as the population gradually changes and increases. The Urban Open Spaces will also be planted with a more diverse range of indigenous and native vegetation to maximise Downer's contribution to the biodiversity of the city. This is particularly relevant due to the suburb's proximity to the Mount Majura Nature Reserve. Accessibility for all, particularly those with special mobility needs, will be made a priority.

### **Strategies for the future of the Urban Open Space**

#### **Key Strategy:**

- Redevelopment should not encroach on areas designated as Urban Open Space under the Territory Plan.

#### **General Strategies:**

- Maintain and enhance the quality of Downer's Urban Open Spaces.
- Emphasise existing view corridors to Mount Majura, Mount Ainslie and Black Mountain by ensuring new buildings respond to the views that are currently afforded from various vantage points in the neighbourhood.
- Create a friendly and useable environment by providing Urban Open Spaces with appropriate assets such as seating and lighting.
- Enhance biodiversity by planting appropriate species and creating diverse habitats on appropriate Urban Open Spaces. (Consideration will need to be given to the ACT Government's Fire Fuel Management Plan).
- Encourage wildlife into suburb by providing suitable habitats where appropriate.

- Use a coordinated suite of facilities and installations, such as barbecue, seats and lighting, to create cohesive Urban Open Space. Consideration will need to be given to the ACT Government's Graffiti Management Strategy.
- Retain and maintain significant trees.



The 'business incubator' facility adjacent Downer Village

## Community Facilities

### Current Character

Downer contains a number of community facilities, including the Downer Preschool on Cotton Street, aged persons accommodation on Melba Street, the former Downer Primary School on Bradfield Street which provides low-cost accommodation for a range of businesses and groups, and the much-valued community rooms which were originally constructed in 1942 that are now part of the existing Downer Village. CREEDA offers low-rent support for emerging ACT businesses. The former Primary School building, a single storey construction dating from the 1960s, is currently in an average state of repair. The site contains a number of green spaces; a former community-inspired BMX track was located in the northwest corner of the site. As is the same for much of the central Downer area, this site is bordered by significant plantings of radiata pine. The community rooms are housed in an older building adjacent the shops and provide a base for the Downer Community Association as well as offering venues for other community groups. As these community rooms are located adjacent the shops they are defined as 'Commercial' in the Territory Plan. The Commercial land-use aims to provide for convenience retailing and other accessible, convenient shopping and community and business services to meet the daily needs of the local population. This land-use allows for businesses, offices, community facilities, and light industry as well residential. Community Facility land-use makes provision for the health, educational, intellectual, religious, cultural and welfare needs of the ACT community.

## Future Character

The Downer Central Area, which currently contains Downer Village, the former Downer Primary School, Downer Oval and a Scout hall, will continue to provide the heart of the Downer community. In time the occupants of the former Primary School facility could be relocated to another site (possibly at the former Watson Canberra Institute of Technology site), making available a location for a number of resources appropriate for the Downer community, most likely accommodation for aged persons and/or the provision of Urban Open Space; medical suits will also be included on this site. Any redevelopment on Community Facility land will be a maximum of two storeys (within 30 metres from blocks in Residential Land Use Policy areas) with a range of landscaped Urban Open Spaces, some of which will be available for use by the broader Downer community. For more information please also refer to Part D.1 The Downer Local Centre – Future Character.

## Strategies for the future of the Community Facilities

### Key Strategy:

- Retain the integrity of land defined under the Territory Plan as Community Facility.
- Ensure that adequate Community Facility land is available for the needs of current and future residents – there is to be no loss of community land in Downer unless it can be demonstrated to be surplus to community needs.

### General Strategies:

- Consider the centralising of community facilities that have a district focus at the former Watson CIT site.
- Investigate the relocation of community facilities that have a neighbourhood focus (eg public toilet amenities) to the Downer Local Centre.
- Consider the provision of adaptable buildings that meet current needs and adapt for the changing needs of the future.
- Encourage a diversity of community uses on the larger areas of Community Facility land.
- Retain significant trees on Community Facility land.

# Movement Networks

## Current Situation

Downer's transport networks consist of roads, footpaths, and public transport routes. In terms of roads, the neighbourhood has a street hierarchy of 'access roads' servicing the subdivisions, connecting to 'collector streets' such as Swinden, Melba and Bradfield Streets that in turn feed traffic into the major arterial roads such as Phillip Avenue, Antill Street and Northbourne Avenue. Antill Street currently causes some concern for some residents, particularly in terms of vehicles driving across the wide medium strip in order to access driveways. 'Collector streets' by design collect vehicles from nearby local streets and are often used by buses.

Downer's footpaths are in various states of repair: street trees, whilst providing important visual amenity, can reduce the effectiveness of facilities such as street lighting and signage; they can also damage footpaths.

Some of the neighbourhood is well serviced by public transport, with bus stops placed on Phillip Avenue, Bradfield/Melba Streets, Antill Street and Northbourne Avenue. The neighbourhood is within walking distance to a significant bus stop adjacent the Dickson Group Centre.

Downer does not have its own dedicated cycle paths and connections to adjacent neighbourhoods, particularly connections to the Sullivans Creek dedicated cycle path, are lacking.

### **Future Situation**

Downer in the future will continue to offer a diverse range of accessible transport options, including car-based travel, public transport, cycle routes and pedestrian footpaths. In general, roads will be free of through traffic originating from adjacent neighbourhoods. Residential redevelopment will take advantage of Downer's bus routes and stops, particularly those closest to the Downer Local Centre, Antill Street and Northbourne Avenue. For commuting cyclists, Downer will be connected to Civic and Woden by the Woden to Dickson On-road Cycle Path (due for completion in mid-2004). Downer's footpaths will be well maintained, linking the suburban areas with Urban Open Spaces and the Downer Local Centre as well as the surrounding neighbourhoods. Accessibility for all, particularly those with special mobility needs, will be made a priority. People will be able to move through the suburb freely and easily, enjoying the benefits of mature street trees on verges as well as good lighting and pathways free from hazard.

### **Strategies for the future of Downer's Movement Networks**

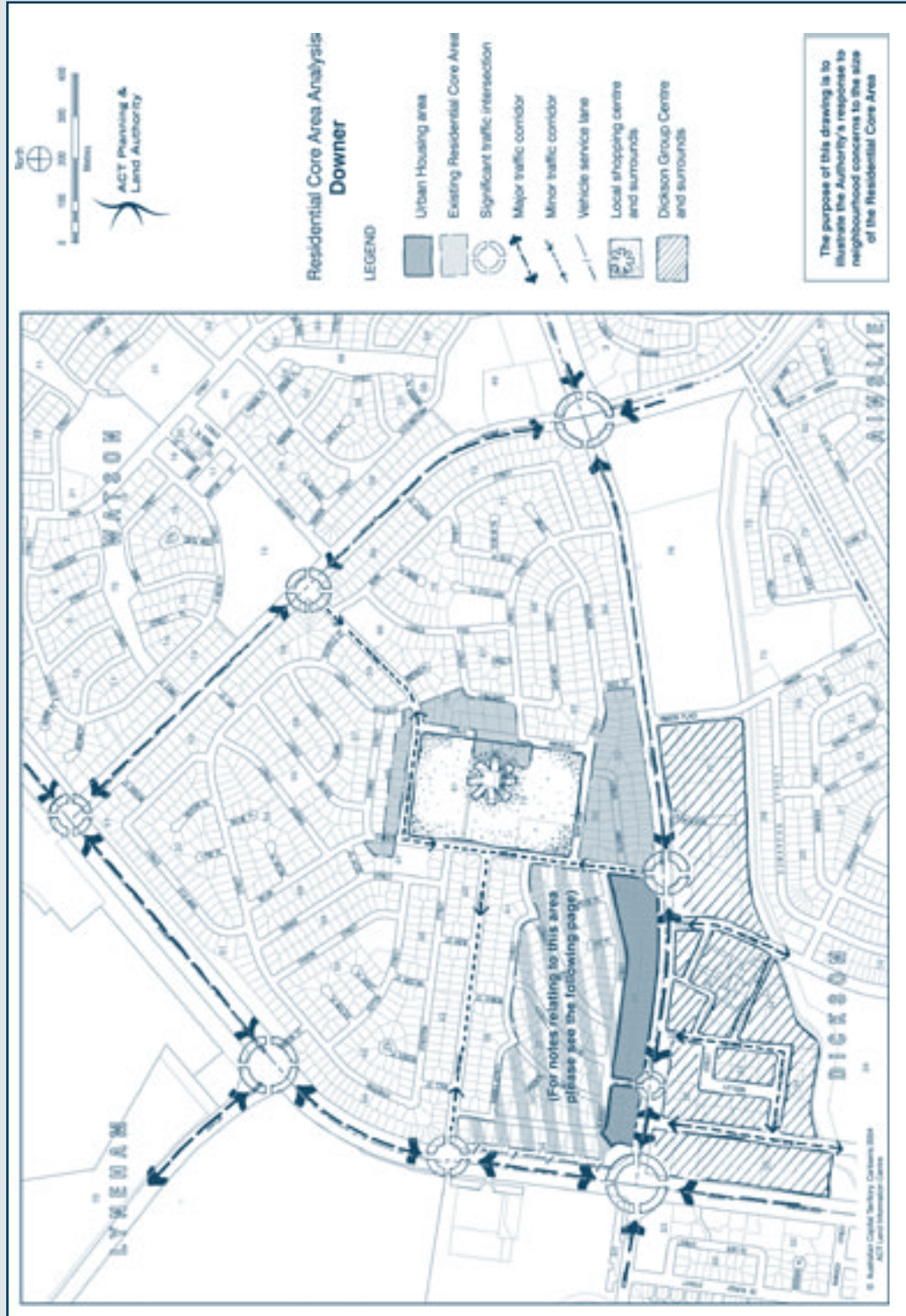
#### **Key Strategy:**

- Provide a diversity of accessible transport options.

#### **General Strategies:**

- Discourage through traffic.
- Provide appropriate lighting levels of lighting for pedestrians and vehicles and safe routes of travel for pedestrians, cyclist and motor vehicle; provide an accessible route of travel to accommodate those with special mobility needs.
- Promote and support the use of public transport.
- Provide appropriate lighting and footpaths.
- Provide a safe and accessible route of travel for residents to facilities.
- Ensure current traffic problems are not exacerbated by the implementation of Residential Core Area and Urban Housing policies.
- Provide safe and convenient pedestrian access to Northbourne Avenue and Dickson Group Centre.

Drawing 2: Analysis of Downer's residential areas



## Notes to Drawing 2: Analysis of Downer's Residential Areas

### Opportunities

- Opportunities exist to retain the distinctive housing character and streetscape quality of the quiet suburban areas of Legge Street, Berry Street & Padbury Street by removing the Residential Core Area from Sections 40, 38, 37, 35 & 34.
- The proposed Urban Housing Area is adjacent to Antill Street a major transport corridor that provides easy access to Northbourne Avenue, Civic, Mouat Street and the Federal Highway.
- Consistent with the Spatial Plan and Sustainable Transport Plan.
- Increases the housing diversity choice for singles, couples and families of different sizes. Downer will have three distinct residential areas:
  - Suburban Area – the majority of the neighbourhood
  - Residential Core Area (A10 Land Use Policy): Adjacent to the Downer Local centre and to the south of Downer Oval; and an
  - Urban Housing Area (B12 Land Use Policy): blocks adjacent to Antill Street and nearest to the Dickson Group Centre.

The existing character of Antill Street is a mix of single storey detached dwellings with two-storey duplexes, which lends itself to an increase in density to two storey apartments and townhouses.

- The proposed Urban Housing Area is adjacent to the Dickson Group Centre and its associated Commercial and Community facilities.
- The proximity to the Dickson Oval and its associated sporting activities.

### Constraints:

- The removal of the Residential Core Area reduces the housing density emphasis on the Downer Local Centre.
- Noise associated with traffic movements on Northbourne Avenue.
- The need to incorporate safe pedestrian links across Northbourne Avenue and Antill Street to the Dickson Group Centre.

### Issues:

- Residential redevelopment on Blacket Street must be carefully integrated into the existing streetscape character.
- Residential redevelopment at the intersection of Melba Street and Antill Street should enhance this key entry point into Downer.

## A Future for the Downer Central Area

The Downer Central Area, bordered by Melba Street to the west, Bradfield Street to the north, Frencham Street to the east, and Bonython Street to the south, is the heart of the Downer Neighbourhood. It currently includes the existing Downer Village shops, the Downer Oval, and the former Downer Primary School. Much of the present day configuration of the Downer Central Area contains references to the former Dickson Experimental Station – the buildings currently used for the Downer Village Shops and the impressive band of pines around the edge of the site. It is envisaged that the Downer Central Area will continue to offer a range of community-based uses, including local centre shops, rooms for social activities and functions, the oval for organised sports, as well as other green open spaces for meeting, public recreation and general neighbourhood amenity.

The oval will remain in its current location. Trees associated with the former Dickson Experimental Station are included in an interim ACT Heritage Places Register. *The ACT Tree Protection Act* protects other significant trees.

The Neighbourhood Plan aims to strengthen Downer's ability to offer a strong commercial and community heart in order to provide convenient local shopping and meeting places for the neighbourhood. It is proposed this is achieved by relocating the Commercial land-use (coloured blue) to the corner of Bradfield and Melba Streets, whilst enhancing the existing Downer Village by rezoning part of this land to Community Facility (yellow) and part – the tree embankment immediately to the south of the existing shops – to Urban Open Space (green). The new shops will be of a high quality in design and construction, and be of a scale appropriate to Downer's garden suburb character. Adequate open space will be incorporated.

The buildings of the existing Downer Village and its gardens may be retained for community meeting rooms and other activities.

In time the occupants of the former Primary School could be relocated to another site (possibly at the former Watson Canberra Institute of Technology site), making available a location for a number of resources appropriate for the Downer community, most likely including accommodation for aged persons and/or the provision of Urban Open Space. Medical suites may also be included on this site.

## How the Neighbourhood Plan will be implemented

The Downer Neighbourhood Plan recommends the implementation of the following key actions:

- **Key Action:** The ACT Planning and Land Authority to prepare a **companion guideline document** to the Good Design guideline series to provide direction for the developer, the community and the development assessment officers as to what will be sympathetic and complementary design for the type of development permitted to occur within **Residential Core Areas (A10)**.
- **Key Action:** Prior to the consideration of any redevelopment proposals, the ACT Planning and Land Authority is to prepare **Section Master Plans** for Sections 39 and Blocks 36-49 Section 34.
- **Key Action:** In due course and should funding be available, undertake a **detailed urban design study of the Downer Central Area** in conjunction with key stakeholders. This study is to be based on the general principles in this Neighbourhood Plan, particularly those relating to the Downer Local Centre, Residential areas, and Community facilities. The aim of the study is to maximise the quality of the built form, provide opportunities for community meeting places, retain all significant trees, ensure accessibility for all, investigate the provision of appropriate public open space, and ensure the effective integration with other parts of the Downer Central Area. The study is to be completed before approval is given to any redevelopment.
- **Key Action:** The ACT Planning and Land Authority to prepare a **companion guideline document** to the Good Design guideline series, to provide direction for the developer, the community and the development assessment officers, as to what will be sympathetic and complementary design for the type of development permitted to occur within **Residential Core Areas (A10)**.
- **Key Action:** In due course and should funding be available, Roads ACT to **review the Local Area Traffic Management Study** for Watson and Downer (1997) and, if necessary, **undertake additional investigations** to resolve the following: safe pedestrian access across Antill Street, particularly those sections adjacent the Dickson Group Centre and towards Dickson College (at Cadell Street); and improve the intersections of Antill and Melba Streets and Bradfield Street and Phillip Avenue.
- **Key Action:** In due course and should funding be available, Roads ACT and Canberra Urban Parks to develop **master plans for cycle and pedestrian paths and street lighting**. Scope of works to include investigate conflict between assets (e.g. lighting and pavement) and street trees and how to ensure people are able to move through the suburb safely and easily, enjoying the benefits of mature street trees on verges as well as good lighting and pathways free of hazard.

## How the Neighbourhood Plan will be reviewed

A major and comprehensive review of the Downer Neighbourhood Plan will be conducted seven (7) years after the Plan has been placed on the ACT Planning and Land Authority's Register of Planning Guidelines. The review process will seek to ensure that the Downer Neighbourhood Plan remains responsive to the changing physical, social, environmental and demographic characteristics of the neighbourhood. The review process is critical, as the development of the neighbourhood needs to remain consistent with the vision and strategies set out in this Plan and *The Canberra Spatial Plan*. Minor reviews will be conducted prior to the seven-year time frame, although this will be dependent on major changes in policy framework and will only be conducted by an agreed process.

For more information visit the ACT Planning and Land Authority:

Website: <http://www.actpla.act.gov.au>

Email: [neighbourhoodplanning@act.gov.au](mailto:neighbourhoodplanning@act.gov.au)

Phone: 02 6205 0087

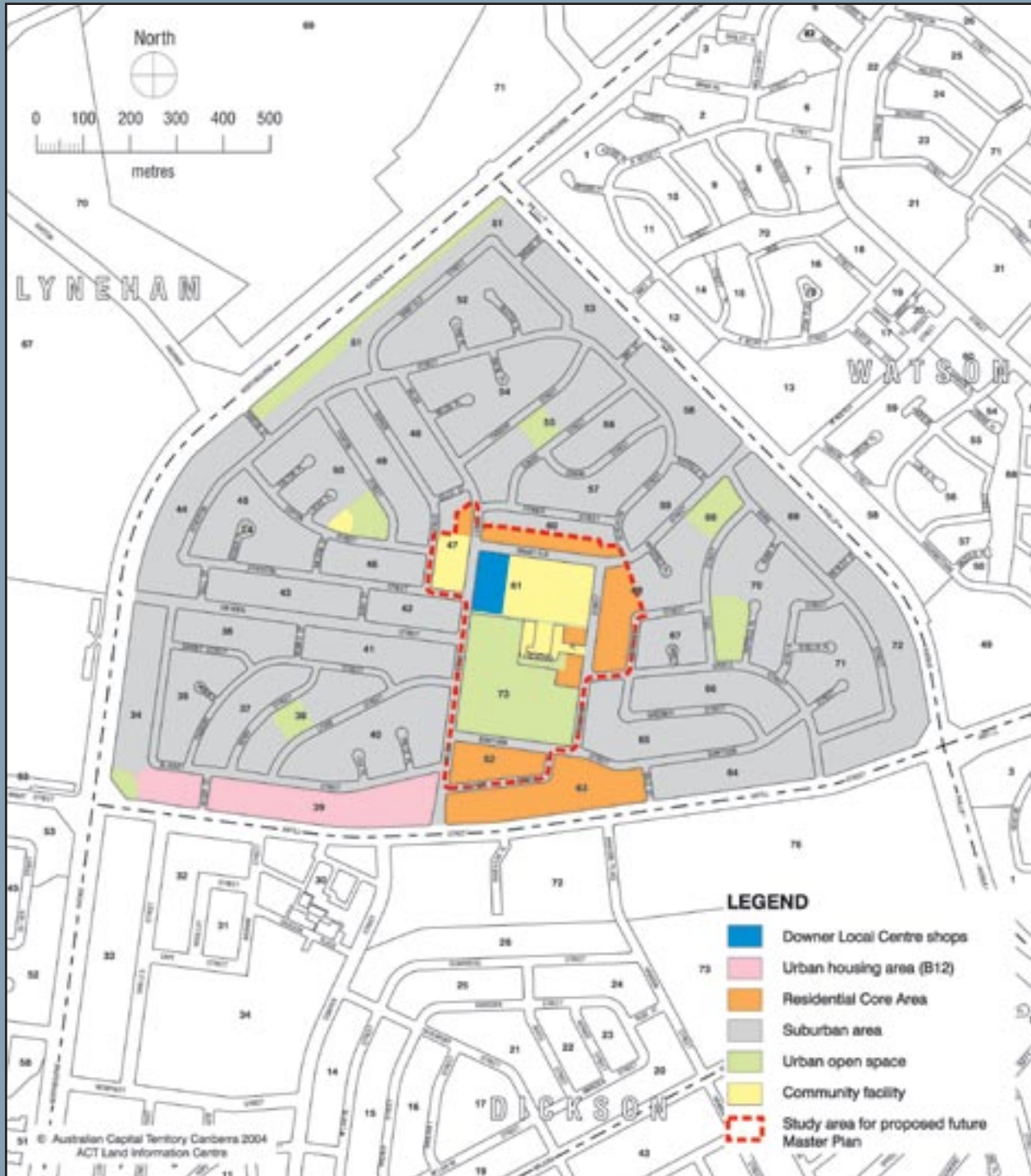
Summary reports are available for each of the collaborations undertaken in order to develop this Neighbourhood Plan – they are available on the ACT Planning and Land Authority's website or by telephoning 6205 0087.

Documents relevant to the Downer Neighbourhood Plan include, but are not limited to,

the following:

- The Territory Plan (updated regularly)
- The Canberra Plan (2004)
- The Canberra Spatial Plan (2004)
- The Sustainable Transport Plan (2004)
- The Guide to Good Design (2004)
- The Sustainability Guide (2004)
- The Garden City Provisions of the Territory Plan – the facts (2004)
- The Watson Neighbourhood Plan (2004)
- The Hackett Neighbourhood Plan (2004)
- The Dickson Neighbourhood Plan (2003)
- The Lyneham Neighbourhood Plan (2002)
- People, Place and Prosperity: A Policy for Sustainability in the ACT (2003)
- Safe Routes Pilot Study (2001)
- ACT Parking and Vehicular Access Guidelines (2000)
- ACT Crime Prevention and Urban Design Resource Manual (2000)
- Canberra Bicycle 2000 – A Bicycle Strategy for the ACT

Drawing 3: Downer in the future



Please note: This drawing is not the Territory Plan. Some of the proposals contained in this drawing would require the Territory Plan to be varied.

