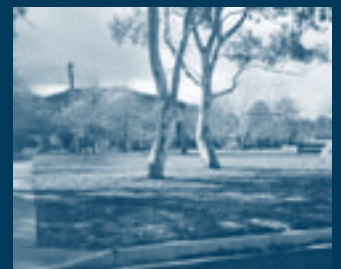


HACKETT

Neighbourhood Plan

A sustainable future for Hackett



ACT Government



building our city
building our community

ACT Government



ACT Planning &
Land Authority

HACKETT Neighbourhood Plan



A sustainable future for Hackett



Prepared by the
ACT Planning and Land Authority



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What this Plan aims to achieve

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

How this Plan was developed

The development of the Hackett Neighbourhood Plan, along with that of the Downer and Watson 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);
- 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 Hackett, Downer and Watson, and the Hackett Community Association.

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.

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.

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.

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

ACT Planning and Land Authority
September 2004

The Hackett Neighbourhood Plan at a glance

The Neighbourhood Vision

Hackett in the future will be a neighbourhood that respects its rich garden suburb legacy and its close relationship with Mount Majura, whilst striving to be a model of healthy, liveable, and sustainable living. It will continue to offer a quiet and safe suburban environment as well as maximise the benefits of its close proximity to Civic. The neighbourhood's parks will not only be conserved but also enhanced, and the local centre will be a thriving community and commercial heart serving the local neighbourhood.

Key strategies for achieving the vision

Hackett Local Centre:

- Support and enhance the community and commercial life of the Hackett Local Centre in order to continue to offer convenient local shopping and popular meeting places for the Hackett 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.

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.

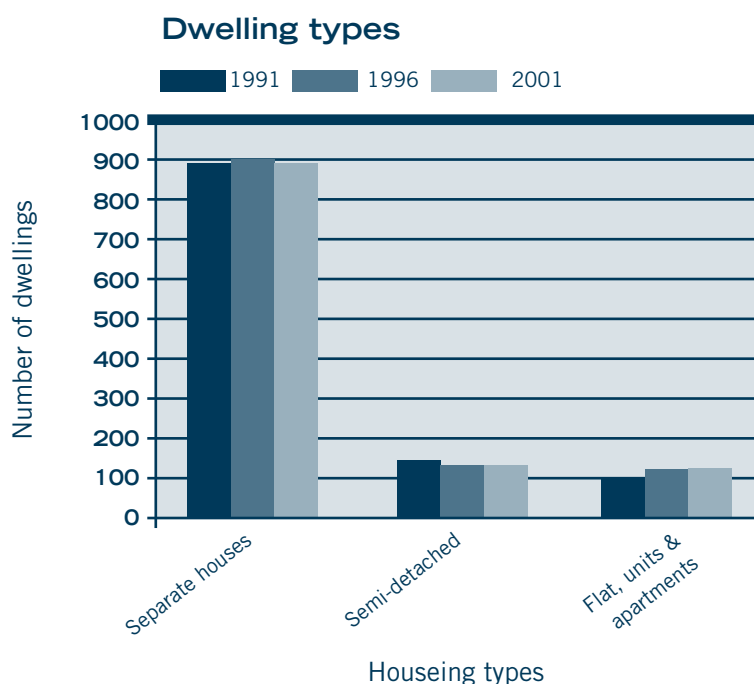
The Place

Hackett is an established Inner North garden suburb of Canberra (refer to Drawing 1 - Hackett in Context). It is popular for its quiet, peaceful atmosphere, its scenic streetscapes, mature gardens and its relationship to Mount Majura, which forms a spectacular backdrop. The neighbourhood also enjoys close proximity to Dickson and Civic. The suburb was first gazetted as a Division name on 7 April 1960. Construction work, however, did not start until 1963. The suburb is named after Sir John Winthrop Hackett, legislator, editor of the West Australian newspaper, and a leading Australian working for Federation. Wildlife, including kangaroos and a variety of bird-life, is frequently abundant in Hackett.

The suburb's terrain is generally flat to the west but becomes gently undulating to the east as it nears the foothills of Mount Majura. Many areas afford views of Mount Majura, Mount Ainslie and Black Mountain. A number of streets are renowned for their particular streetscapes, including Gilbert Street (*Quercus borealis* or Red Oak), and French, MacKenzie and Rivett Streets (all *Eucalyptus polyanthemos* or Silver Dollar Gum).

The Hackett Local Centre, located centrally on Madigan Street, is a valued community resource. The neighbourhood also enjoys a number of pocket parks scattered throughout the suburb, with the largest on MacKenzie Street between Brennan and Bragg Streets, as well as the Hackett Oval centrally placed next to the former Hackett Primary School.

The dominant residential character of Hackett is comprised of low-density, single storey family dwellings, as illustrated by the following table.



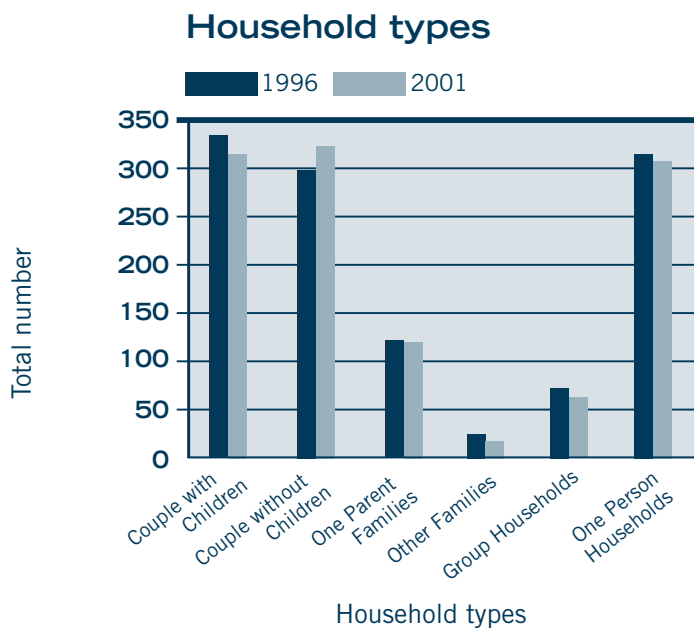
It is clear from the Neighbourhood Planning collaborations that the neighbourhoods of Downer, Watson and Hackett see themselves as a definite district. This is due to a number of factors – the suburbs were all established in 1960 or soon thereafter; they have a significant visual and physical relationship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



The view from the much-valued Mount Majura

The People

In 2001 Hackett's population was 3,028 persons – in 1996 it was 2,982 and in 1991 it was 3,225. The median age of the Hackett population is 38 years, a five-year increase 1996. In 1991 the median age was 33 years. In 2001 15.7% of Hackett's population was aged 65 years and over (compared to 11% for Watson and 14.1% for Downer).

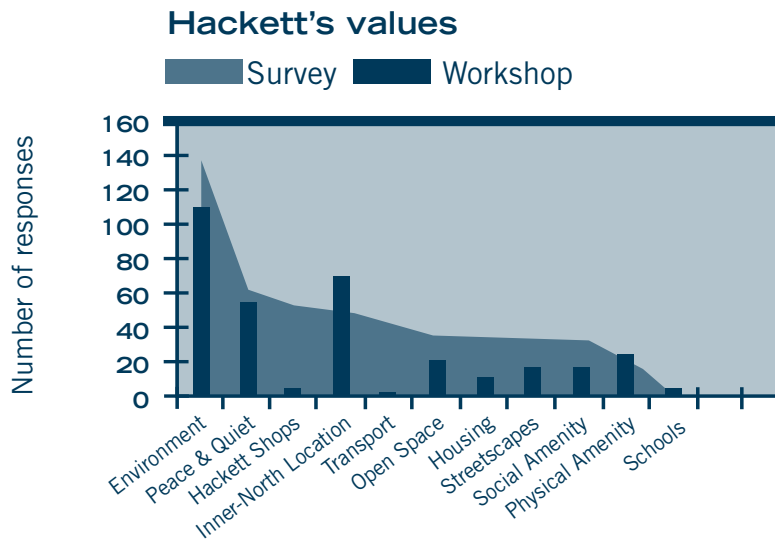


The above table is in accordance with common nationwide trends, including the decrease in the number of coupled families with children, and the increases in coupled families without children, one-parent families and lone person households. For the ACT as a whole, it is predicted that the average household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

In Hackett at present the median house price is \$352,000 (source:www.allhomes.com.au) compared to the ACT's median of \$305,000 (source: *The Canberra Plan*, 2004). This represents a significant increase since 1999, when the median property price was \$154,000.

Values of the Current Neighbourhood

The Hackett neighbourhood values the environment in general and Mount Majura specifically. Peace and quiet and the Inner-North location are also viewed as important. Those who responded to the Neighbourhood Survey rated the Hackett Local Centre as playing a major role in the neighbourhood, whilst the Workshop participants valued the suburb's social amenity, such as its sense of community. The following table illustrates Hackett's values (comparing values shared during the Neighbourhood Survey, held in April 2003, and the Visions Workshop, held in May 2003):



Key

The following key provides summary definitions for the neighbourhood's values:

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)

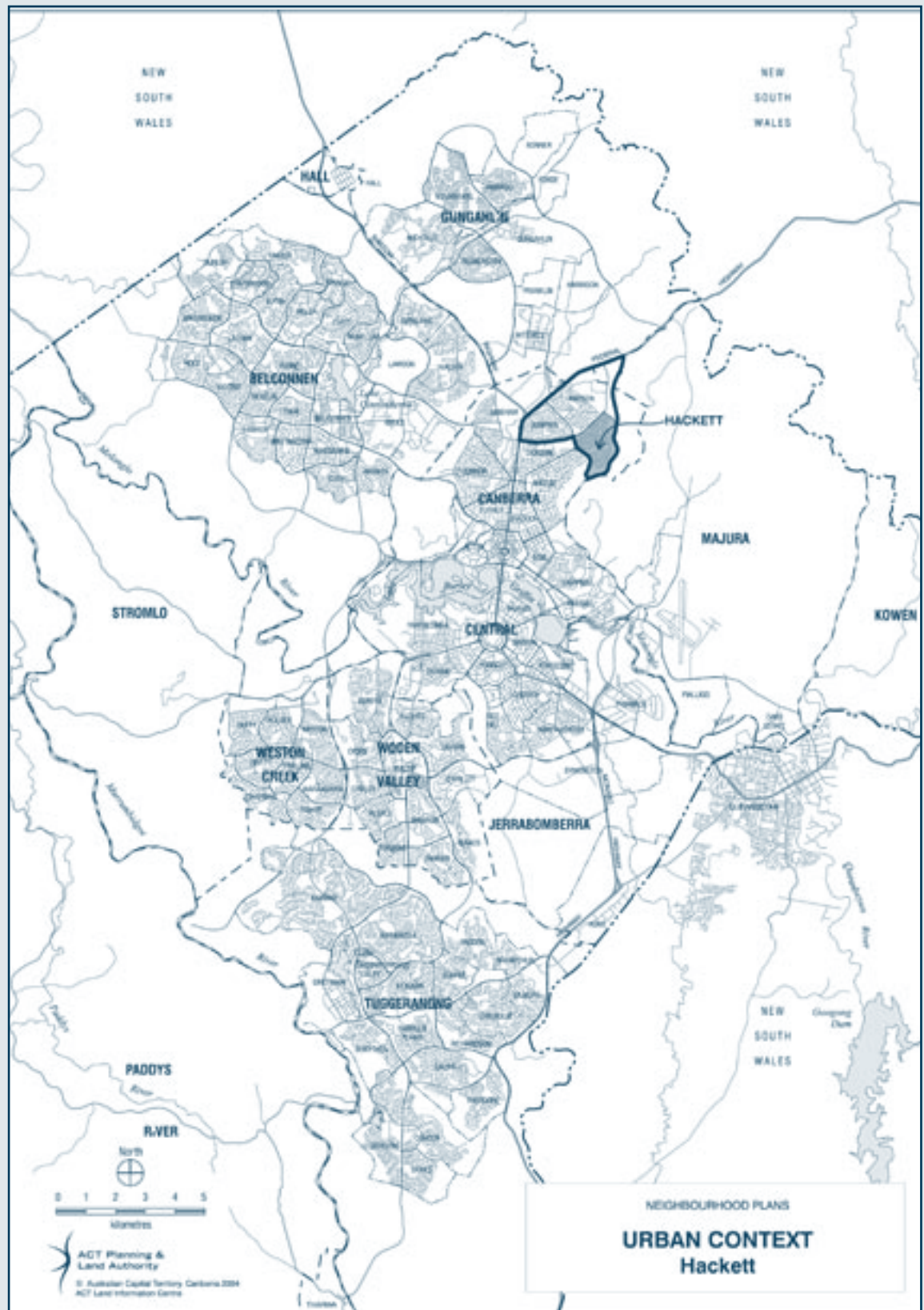
What are Hackett's favourite places?

- **Mount Majura/Mount Ainslie Nature Reserve**
- **Open space** (Hackett oval, Parks Harris Street and Bragg/Brennan Street)
- **Hackett Local Centre**
- **Streetscape** (McKenzie Street, Gilbert Street, French Street, Rivett Street)
- **Dickson** (Shops, library, pool, aged care centre)
- **Hackett in general**
- **Ainslie** (Football club, shops, pub)
- **Watson** (Shops, Carlo's, Watson woodland)

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

- **Improve the shops** (improve the shops in general, improve the diversity of shops)
- **Environment** (protect and maintain Mount Majura)
- **Housing** (additional townhouses, improve quality of housing, don't change)
- **Transport/traffic calming** (calm traffic, provide bike paths and footpaths)
- **Improve lighting**
- **Community facilities** (provide more community facilities especially for the elderly, more medical facilities)
- **Neighbourhood maintenance** (improve maintenance including street cleaning)

Drawing 1 – Hackett'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 Hackett 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 Hackett

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

- In Hackett's Residential Core area adjacent the Hackett Local Centre; and
- The exploration of options within the Hackett Local Centre itself.

D Hackett in the future

This section provides planning strategies for the future of the local shopping 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 features, followed by a statement of the likely **future** character.

This section should be read in conjunction with Drawing No. 2 – Hackett in the future on the rear inside cover.

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

- *Hackett in the future will be a neighbourhood that respects its rich garden suburb legacy and its close relationship with Mount Majura, whilst striving to be a model of healthy, liveable, and sustainable living. It will continue to offer a quiet and safe suburban environment as well as maximise the benefits of its close proximity to Civic. The neighbourhood's parks will not only be conserved but also enhanced, and the local centre will be a thriving community and commercial heart serving the local neighbourhood.*

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

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

Hackett Local Centre

Existing Character

The Hackett Local Centre (Section 17) comprises two buildings facing onto a central walkway and courtyard. The Centre's character can be described as low-key and neighbourly. The two buildings are modest in construction, mostly brick and tile, with a brick paved walkway and courtyard. Whilst the low-key and neighbourly atmosphere is part of its charm, the Centre to a certain extent turns its back on Madigan Street, consequently compromising commercial visibility – recently a number of local businesses have closed giving the Centre somewhat of a neglected atmosphere. Under 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.



A community gathering at the Hackett Local Centre

Future Character

The Hackett Local Centre in the future will be a truly mixed-use community and commercial local centre, which is appropriate to the Hackett neighbourhood whilst appreciating and building on the relationship with the Dickson Group Centre and Watson shops. The centre will service the Hackett community as well as the neighbouring communities. It will provide a range of places and spaces, possibly including a supermarket, restaurants/cafes, professional office suits, community facilities, a courtyard and a diversity of residential dwellings. 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.

Please note: the ACT Planning and Land Authority proposes that a detailed study of the Hackett Central Area be carried out in due course should funding be available.

Strategies for the future of Hackett's Local Centre

Key strategy:

- Support and enhance the community and commercial life of the Hackett Local Centre in order to continue to offer convenient local shopping and popular meeting places for the Hackett neighbourhood.

General strategies:

- Enhance the Hackett Local Centre and immediate environs – the Hackett Central Area – as the neighbourhood heart.
- Recognise the close commercial and community relationship between the Hackett Local Centre and the vibrant Dickson Group Centre and Watson shops.
- Reinforce the physical relationship between the Hackett Local Centre and the surrounding Residential Core Area, particularly in terms of built form, tree planting and pedestrian movement.
- Prioritise the needs of people with special mobility needs.
- Encourage the Hackett Local Centre to become a lively heart providing a local alternative to Dickson, particularly restaurants and commercial office space, in the long term.

- Maximise public exposure and accessibility to the Hackett Local Centre's spaces and places to promote community and commercial viability.
- Encourage a diversity of community, commercial, professional, entertainment and residential opportunities.
- Local centre redevelopment will not encroach on adjacent Urban Open Space.
- Explore the integration of the former Hackett Primary School site and other nearby sites with the Hackett Local Centre.
- Explore opportunities to provide outdoor eating/meeting places.
- 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 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.

Principles for best-practice Urban Design

The following is provided as a guide to possible new development associated with Hackett'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 Hackett is comprised of low-density, single storey family dwellings, however, a significant amount of older, multi-unit residential complexes dating from the late 1960s and 1970s are located to the east of the Local Centre on Madigan and Haddon Streets (some of which are owned by ACT Housing). It is worth noting that the suburban area to the east of Madigan Street is more undulating than the area to the west of Madigan Street; the higher areas afford views to Mount Majura, Mount Ainslie and, to a lesser extent, Black Mountain. Many of the suburb's streetscapes are mature and in many cases impressive. In general, dwellings are brick and tile in construction, some of which are showing their age, while others 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, factors that contribute to the garden suburb nature of the neighbourhood. Many of the blocks are generous in size, particularly those on the foothills of Mount Majura.



A typical streetscape in Hackett, with views to Mount Majura

Future Character

The Neighbourhood Plan proposes that the majority of the suburb will remain predominantly low-density, single-dwellings on a range of block sizes. However, 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 Hackett Local Centre. As a result, Hackett will contain two distinct residential areas:

- the Suburban Area – the majority of the neighbourhood; and
- the Residential Core Area adjacent the Hackett Local Centre.

It is important to note that change 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 Hackett 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 Hackett 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 800m². 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 Hackett 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 800m².

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 Hackett, including supportive housing and cooperative housing.

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, retiring 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.
- Retain and enhanced existing view corridors to Mount Majura, Mount Ainslie and Black Mountain.
- Retain a mix of public and private housing.
- 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.
- Explore adaptable housing opportunities, including those that meet the needs of those who are ageing and/or have specific mobility requirements.
- 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.

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, opportunity to improve privacy between dwellings and assist with absorption of water.
- 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.
- 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 features 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 features.** 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 features, textures, materials and colours, and the integration of function, structure and enclosure features.** Development of design principles should incorporate a response to the environment and context, particularly to the desirable features of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.



Haddon Circuit, Hackett

Urban Open Space

Current Character

A wide variety of pocket parks are evenly spaced throughout the quiet, suburban parts of the neighbourhood. These parks vary significantly in size, from small corner parks on the intersection of Gilruth Street with Maitland Street to a more sizeable park on Mackenzie Street between Brennan and Bragg Streets. A number of parks contain playground facilities. Whilst the parks are used for passive recreation, such as children's play and dog walking they also provide a highly valued visual resource for the neighbourhood.

Hackett Oval, located adjacent the former Hackett Primary School, is a much valued neighbourhood resource. It is used for formal and informal sporting activities as well as other passive recreations such as dog walking. A significant planting of pine trees (*Pinus radiata*) forms the southern boundary on Madigan Street.



A spectacular pocket park in Hackett

Future Character

The Hackett Neighbourhood Plan proposes no changes to the Urban Open Space Network in the neighbourhood – parks will remain parks. However, the Neighbourhood Plan imagines that the Urban Open Spaces in the future will be better augmented with features such as seating, lighting and footpaths to ensure that they continue to serve the community well. The Urban Open Spaces will also be planted with a more diverse range of indigenous and native vegetation to maximise Hackett'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 will not encroach on areas designated as Urban Open Space under the Territory Plan.

General Strategies:

- Maintain and enhance the quality of Hackett's Urban Open Spaces.
- Recognising Hackett's uniqueness as a major gateway to Mount Majura and that the use of Mount Majura is likely to intensify, ensure that the future of this much-valued resource is properly planned for and managed by ACT Government agencies in conjunction with interested community groups.
- 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 recreational facilities 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 the suburb by providing suitable habitats where appropriate, and enhance the ability of wildlife to move through the suburb.
- Use a coordinated suite of facilities and installations, such as barbecue, seats and lighting, to create cohesive areas of Urban Open Space. Consideration will need to be given to the ACT Government's Graffiti Management Strategy.
- Retain and maintain significant trees.



Hackett meets the reserve

Community Facilities

Current Character

Hackett contains a number of community facilities, including the Hackett Preschool on Maitland Street, aged person accommodation immediately south of the Local Centre, and the much-valued community facilities housed in the former Hackett Primary School. The former School building, a single storey construction dating from the 1960s, currently houses ACT Sports House and the Blue Gum School. The former City Parks depot is located on the southwest of the former school; this facility is now used for Government storage. Community Facility land-use makes provision for the health, educational, intellectual, religious, cultural and welfare needs of the ACT community.

Future Character

The Hackett Local Centre will also provide a community meeting facility in conjunction with revitalised facilities and spaces. The former Hackett Primary School will continue to accommodate a variety of community facilities, possibly including a school. However, opportunities to provide aged persons' accommodation on appropriate sections of this site will have been investigated due to the proximity to the Hackett Local Centre. Accessibility for all, particularly those with special mobility needs, will be made a priority.

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 Hackett unless it can be demonstrated to be surplus to community needs.

General Strategies:

- Encourage the centralising of community facilities that have a district focus at the former Watson CIT site.

- Support the relocation to the Hackett Local Centre of community facilities that have a neighbourhood focus.
- Allow for the increased use and development of adaptable buildings that meet current needs and adapt for the changing needs of the future.
- Support the provision of a range of aged care facilities to meet the needs of a diverse community.
- Encourage a diversity of community uses on the larger areas of Community Facility land.
- Enhance the ability of wildlife to move through the suburb.
- Retain and maintain significant trees on Community Facility land.

Movement Networks

Current Situation

Hackett'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 Madigan, Maitland and MacKenzie Streets that in turn feed traffic into the major arterial roads such as Phillip Avenue and Antill Street. 'Collector streets' by design collect vehicles from nearby local streets and are often used by buses.

Special note: The R overlay that formerly indicated the possible future Monash Drive alignment has been removed from the Territory Plan map.

Hackett'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

The neighbourhood is well serviced by public transport, with bus stops placed on Phillip Avenue, and Antill Street and Madigan Streets. Hackett is connected to the Sullivans Creek dedicated cycle path via the connection on the Ainslie side of Phillip Avenue.

Future Situation

Hackett 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 Hackett's bus routes and stops, particularly those closest to the Hackett Local Centre, Antill Street and Phillip Avenue. For commuting cyclists, Hackett will be connected to Civic and Woden by the Woden to Dickson on-road cycle path (due for completion in mid-2004). Hackett's footpaths will be well maintained, linking the suburban areas with areas of Urban Open Spaces and the Hackett Local Centre as well as the surrounding neighbourhoods. 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 Hackett's Movement Networks

Key Strategy:

- Provide a diversity of accessible transport options.

General Strategies:

- Discourage through traffic.
- Prioritise the needs of pedestrians and cyclists.
- 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.
- Prioritise the need of pedestrians by providing appropriate infrastructure such as footpaths and crossing; provide an accessible route of travel to accommodate those with special mobility needs.
- Provide appropriate lighting and footpaths.
- Provide a safe and accessible route of travel for residents of facilities.

How the Neighbourhood Plan will be implemented

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

- **Key Action:** The ACT Planning and Land Authority to undertake the process of **varying the Territory Plan to adjust the Residential Core Area** as per Drawing 2 - Hackett in the Future.
- **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, the ACT Planning and Land Authority to undertake **a detailed urban design study of the Hackett Central Area** and its environs in conjunction with the key stakeholders; this study is to be based on the principles in this Neighbourhood Plan, particularly those pertaining to the Hackett 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 Hackett Central Area. The study is to be completed before approval is given to any redevelopment.
- **Key Action:** In due course and should funding be available, Roads ACT to undertake a **Local Area Traffic Management Plan** to investigate management requirements for now and the future, including resolving the following: improve pedestrian safety at the intersection of Madigan and Antill Streets, provide traffic calming on Madigan Street adjacent the Hackett Local Centre whilst recognising this street's function as the key collector and draws people past the Local Centre, consider traffic calming on Maitland Street particularly between Stott Street and the Hedley Street, and resolve congestion and accident issues at the intersection of Phillip and Majura Avenues.
- **Key Action:** In due course and should funding be available, Roads ACT and Canberra Urban Parks to develop **network 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 Hackett Neighbourhood Plan will be conducted seven (7) years after the Plan had been placed on the ACT Planning and Land Authority's Register of Planning Guidelines. The review process will seek to ensure that the Hackett 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

Phone: 02 6205 0087

Summary reports are available for each of the collaborations undertaken in order to develop this Neighbourhood Plan. These are available by contacting the Neighbourhood Planning Team or visiting the ACT Planning and Land Authority's website at <http://www.actpla.act.gov.au>. Documents relevant to the Hackett 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 Downer 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 2 – Hackett 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.

