

1. introduction

1 Introduction

1.1 Background

The Kingston Centre was developed in the 1920s as the first commercial centre in Canberra. Throughout its history, the centre has adapted in response to emerging needs in its catchment area and competition from other centres. The centre's role continues to change in light of development at Manuka Centre, Kingston Foreshore and the Fyshwick Markets, population growth and the future urban renewal at East Lake.

In recent years the population and workforce in the catchment has increased and growth is projected to continue. Retail studies undertaken by the ACT Planning and Land Authority (ACTPLA), which are based on expected population and employment growth in South Canberra, show the area can support an additional full line supermarket.

This report is the result of the Kingston Centre Planning Project that was undertaken in response to the changes in population, development pressures on the centre and the need for additional supermarket space in the inner south of Canberra. It has been produced by Purdon Associates who were commissioned by the ACT Planning and Land Authority (ACTPLA).

This report has two parts:

Part 1 – The Urban Planning and Design Framework (the framework). The framework outlines the vision, themes, strategies and actions for the future development and redevelopment of the centre. It also identifies priorities for action and the main implementation strategies. Part 1 presents recommendations to guide the centre's future development and redevelopment. It should be read in conjunction with Part 2.

Part 2 – The Kingston Centre Background.

The Kingston Centre Background reviews the existing situation and identifies the challenges and opportunities for the centre. Part 2 is the basis of the recommendations in Part 1. The Kingston Centre Background is supported by:

- details about the community engagement process (Attachment 1)
- the traffic and parking assessment (Attachment 2), and
- the retail demand assessment (Attachment 3).

The report has been structured in this way so that the proposed directions are presented at the outset. In order to facilitate understanding of why a particular theme, strategy or action is proposed the structure and order of the themes in Part 1 is generally similar to the structure of the chapters in Part 2.

1.2 Project scope

The Kingston Centre Planning Project required that technical studies and community consultation be undertaken. The outcomes of this work have been used to develop this Framework.

1.2.1 Technical studies

The development of the Framework has been informed by several technical studies:

- background research about the history of the centre and the way it currently operates
- review of previous planning studies and other policies affecting the centre
- broad market assessment of development opportunities
- review of current retail assessments
- traffic and parking assessment, and
- urban design assessment.

These assessments included discussions with lessees and business owners in the centre, people who use the centre and government agencies.

1.2.2 Community consultation

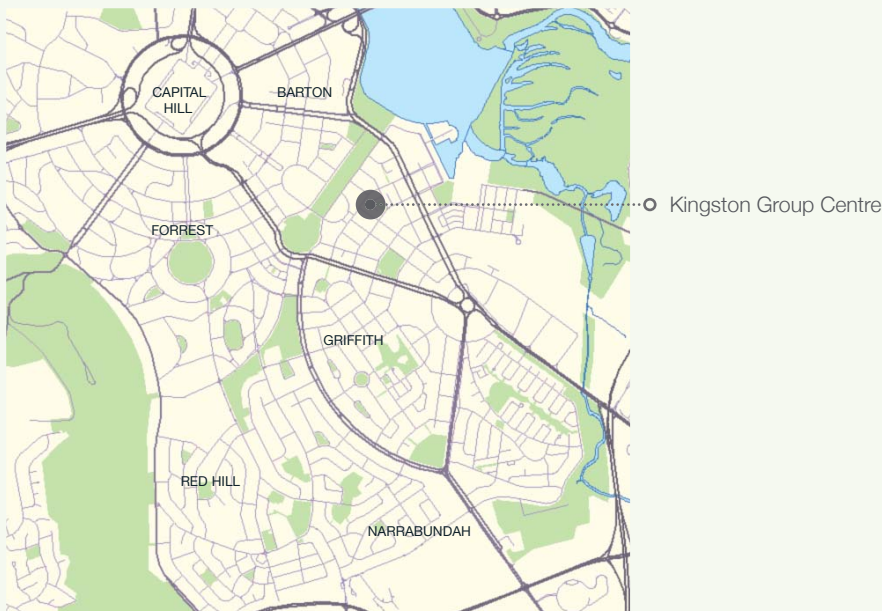
Community consultation was a major and valuable part of the overall Kingston Centre Planning Project and was undertaken in two stages. The initial stage sought information about issues affecting the centre and developed and tested a vision for the centre. The second stage involved the community in the development of options to address issues facing the centre.

A large number of people attended each consultation activity. Attendance at the consultations included local residents, representatives from a wide range of community groups, business owners and lessees. Comments and responses by members of the community made at different consultation events are included throughout Part 2. They are in a green box headed 'Community voices'.

1.3 Kingston Centre location

The Kingston Centre is located in South Canberra. It is situated about 1km from Manuka and about 6kms from the city centre (Figure 1).

Figure 1: Kingston Centre location



1.4 Project area

The project area is bounded by Howitt Street, Dawes Street, Leichhardt Street and Giles Street (Figure 2). The area coincides with the boundaries of the Commercial CZ1 - Core and Commercial CZ2 - Business Zones of the Territory Plan.

However, the Kingston Centre Planning Project considered the future of the centre in the broader context of the suburb of Kingston and the surrounding area including future urban areas at Kingston Foreshore and East Lake.

Figure 2: Project area



1.5 Reference plan

Block and section numbers are frequently referred to throughout the report. Figure 3 is the reference plan to enable identification of these blocks.

1.6 Next steps

Following the period for public comment the government will consider the report and community comments. It will then agree on a preferred approach and priority actions. The proposed directions and the public's comments on these and will outline a preferred approach and priority actions.

Figure 3: Block and section reference plan



