

Belconnen District

Canberra's Open Space ~ a Government commitment

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

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

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

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

This brochure outlines the areas reviewed and the recommendations for each site in the Belconnen District.

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

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

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



Formal open space

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

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

Other open spaces

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

Open Space Network Project

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

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

Assessment criteria for the review required each site to:

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

The criteria excluded sites that are:

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

Recommendations

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

LAND STOCK

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

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



OPEN SPACE WITHOUT FULL STATUTORY PROTECTION

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

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

URBAN OPEN SPACE WITH X (SUBJECT TO REVIEW) OVERLAY

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

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

SCHOOL OVALS AND GROUNDS

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

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

COMMERCIAL CENTRE 'OPEN SPACE'

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

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

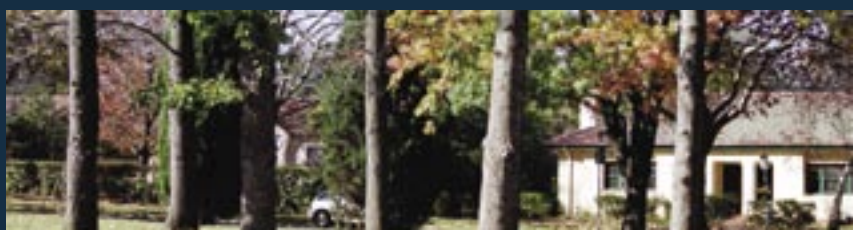
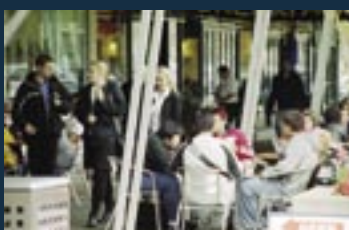
OTHER SPACES

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

DRAFT VARIATION NO. 165 may be viewed at:

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

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



The table and map only identify the sites reviewed and recommendations in the Inner South/Woden–Weston and Tuggeranong Districts.

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

Change to Formal Open Space

CHARNWOOD

11/95 CNR CHARNWOOD PL & LHOTSKY ST, CHARNWOOD GROUP CENTRE
 LAND USE Commercial
 REC DVP - To Urban Open Space

29/95 TILLYARD DR, CHARNWOOD GROUP CENTRE
 LAND USE Commercial
 REC DVP - To Urban Open Space

8/97 GINNINDERRA DR, CHARNWOOD COMMERCIAL COMMUNITY PRECINCT
 LAND USE Commercial & Community Facility
 REC DVP - To Urban Open Space

COOK

part 12/13 CNR ELLIS & BIFFIN STS
 LAND USE Urban Open Space, with X overlay
 REC DVP - Remove X overlay

6/22 CNR ELLIS & BIFFIN STS BETWEEN OAKES ST & LYTTLETON CRES
 LAND USE Urban Open Space, with X overlay
 REC DVP - Remove X overlay

1/57 BETWEEN COOK PL & TEMPLETON ST, COOK LOCAL CENTRE
 LAND USE Commercial
 REC DVP - To Urban Open Space

EVATT

1/95 MOYNIHAN ST
 LAND USE Community Facility
 REC DVP - To Urban Open Space

1/115 BETWEEN THE SUBURB & GINNINDERRA DR
 LAND USE Residential
 REC DVP - To Urban Open Space

3/119 CNR OF CAHALAN PL & CARLILE ST
 LAND USE Residential
 REC DVP - To Urban Open Space

part 4/119 GINNINDERRA DR
 LAND USE Urban Open Space, with X overlay
 REC DVP - Remove X overlay

FLOREY

4/113 GINNINDERRA DR
 LAND USE Urban Open Space, with X overlay
 REC DVP - Remove X overlay

5/113 GINNINDERRA DR
 LAND USE Urban Open Space, with X overlay
 REC DVP - Remove X overlay

1/114 GINNINDERRA DR
 LAND USE Urban Open Space, with X overlay
 REC DVP - Remove X overlay

2/114 CNR KINGSFORD SMITH & GINNINDERRA DRS
 LAND USE Urban Open Space, with X overlay
 REC DVP - Remove X overlay

1/66 DOBINSON PL
 LAND USE Urban Open Space, with X overlay
 REC DVP - Remove X overlay

OPEN SPACE NETWORK PROJECT ~



the Belconnen District. Similar brochures are available for the Inner North,

BELCONNEN



Change to Formal Open Space

HAWKER

part 2/32 MURRANJI ST
LAND USE Urban Open Space, with X overlay
REC DVP - Remove X overlay

part 33/33 WITHIN HAWKER GROUP CENTRE
LAND USE Commercial
REC DVP - To Urban Open Space

part 18/38 WALHALLOW ST
LAND USE Urban Open Space, with X overlay
REC DVP - Remove X overlay

KALEEN

part 4/76 MARIBYRNONG AVE
LAND USE Urban Open Space, with X overlay
REC DVP - Remove X overlay

part 7/85 WARREGO CCT
LAND USE Community Facility
REC DVP - To Urban Open Space

part 1/87 NEAR MORUYA CCT
LAND USE Residential
REC DVP - To Urban Open Space

LATHAM

1/69 FAUCETT ST
LAND USE Residential
REC DVP - To Urban Open Space

part 1/129 FLOREY DR
LAND USE Urban Open Space, with X overlay
REC DVP - Remove X overlay

MACGREGOR

part 1/105 HANDCOCK & BALLOW CRS
LAND USE Urban Open Space, with X overlay
REC DVP - Remove X overlay

MCKELLAR

1/57 CNR WILLIAM SLIM & GINNINDERRA DRS
LAND USE Community Facility
REC DVP - To Urban Open Space

16/71 AROUND SOCCER CLUB, WILLIAM SLIM DR
LAND USE Restricted Access Recreation
REC DVP - To Urban Open Space

1555* PALMERVILLE HERITAGE PARK. * ALSO KNOWN AS BLOCK 1555
BELCONNEN DISTRICT ADJOINING MCKELLAR AND GIRALANG
LAND USE Hills, Ridges & Buffer Areas
REC DVP - Amend Hills Ridges and Buffer (not public land)
land use to Urban Open Space

MELBA

part 7/26 COPLAND DR
LAND USE Urban Open Space, with X overlay
REC DVP - Remove X overlay

part 3/67 COPLAND DR
LAND USE Urban Open Space, with X overlay
REC DVP - Remove X overlay

PAGE

part 19/2 SOUTHERN CROSS DR
LAND USE Residential
REC DVP - To Urban Open Space

SCULLIN

part 19/43 BETWEEN FREWIN PL & BELCONNEN WAY
LAND USE Community Facility
REC DVP - To Urban Open Space

SPENCE

3/36 CNR OF CLAREY CRES & SCATTERGOOD PL
LAND USE Residential
REC DVP - To Urban Open Space

Schools

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

ARANDA Primary School

part 2/1

CHARNWOOD Primary School

part 1/93

COOK Primary School

part 1/13

EVATT Primary School

part 1/11

EVATT ~ Miles Franklin Primary School

part 1/82

FLYNN Primary School

part 7/18

FRASER Primary School

part 2/40

GIRALANG Primary School

part 4/80

HAWKER College

part 1/2

HAWKER ~ Belconnen High School

part 1/5

HAWKER Primary School

part 9/22

HIGGINS Primary School

part 2/11

HOLT Primary School

part 3/18

HOLT ~ Ginninderra District High School

part 1/48

KALEEN Primary School

part 1/45

KALEEN High School

part 1/101

KALEEN ~ Maribyrnong Primary School

part 1/120

LATHAM Primary School

part 2/30

MACGREGOR Primary School

part 3/81

MACQUARIE Primary School

part 2/18

MACQUARIE ~ Canberra High School

part 5/52

MELBA High School

part 1/27

MELBA ~ Mt Rogers Community School

part 1/44

SCULLIN ~ Southern Cross Primary School

PART 1/13

SPENCE ~ Mt Rogers School

part 4/32

WEETANGERA Primary School

part 5/20

Public Places

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

CHARNWOOD

12/95 WITHIN CHARNWOOD GROUP CENTRE BETWEEN CARPARK & SHOPS

COOK

part 13/12 WITHIN COOK LOCAL CENTRE

EVATT

17/31 BETWEEN CLANCY ST & EVATT LOCAL CENTRE

part 27/31 WITHIN EVATT LOCAL CENTRE

FLOREY

7/143 FLOREY LOCAL CENTRE

10/187 CORNER OF RATCLIFFE CRES & CONNAH ST, FLOREY LOCAL CENTRE

FRASER

4/38 BETWEEN FRASER LOCAL CENTRE & TILLYARD DR

GIRALANG

5/79 BETWEEN CANOPUS CRES & GIRALANG LOCAL CENTRE

HAWKER

24/33 WITHIN HAWKER GROUP CENTRE

HIGGINS

12/12 BETWEEN FULLAGAR CRES & HIGGINS LOCAL CENTRE

24/12 WITHIN HIGGINS LOCAL CENTRE

HOLT

56/19 BETWEEN BEAUREPAIRE CRES & HOLT LOCAL CENTRE

KALEEN

21/120 BETWEEN MARIBYRONG AVE & MARIBYRNONG AVENUE LOCAL CENTRE

MACQUARIE

15/19 BETWEEN LACHLAN ST & MACQUARIE LOCAL CENTRE

13/19 CNR BETWEEN LACHLAN ST & MACQUARIE LOCAL CENTRE

MELBA

25/40 CNR BETWEEN CHINNER CRES & MELBA LOCAL CENTRE

32/40 WITHIN MELBA LOCAL CENTRE

PAGE

40/7 WITHIN PAGE LOCAL CENTRE

41/7 CNR BETWEEN OGILBY CRES & PAGE LOCAL CENTRE

SCULLIN

12/25 WITHIN SCULLIN LOCAL CENTRE

13/25 BETWEEN MCINTOSH ST & SCULLIN LOCAL CENTRE

14/25 BETWEEN ROSS SMITH CRES & SCULLIN LOCAL CENTRE

WEETANGERA

9/19 WITHIN WEETANGERA LOCAL CENTRE

Land Stock

CHARNWOOD

part 10/97 BETWEEN GINNINDERRA DR & LHOTSKY ST, CHARNWOOD GROUP CENTRE

LAND USE Commercial

REC

Site to be retained for future development, provides street address for adjoining Block 11. Some trees around perimeter but does not provide linkages to adjacent open space. Site not essential to open space network. The remaining part of block already Urban Open Space.

11/97

BETWEEN GINNINDERRA DR & LHOTSKY ST, CHARNWOOD GROUP CENTRE

LAND USE Commercial

REC

Site to be retained for future development, located within group centre. No public place value or trees. Site not essential to open space network.

12/97

BETWEEN GINNINDERRA DR & LHOTSKY ST, CHARNWOOD GROUP CENTRE

LAND USE Commercial

REC

Site to be retained for future development, located within group centre. No public place value. Trees around perimeter. Site not essential to open space network.

FLYNN

3/18

NEAR GEORGE SIMPSON PARK, SANDERSON CL

LAND USE Community Facility

REC

Site to be retained for future community facility use. Immediately adjacent to carpark, urban open space and school. Trees across site. Site not essential to open space network.

GIRALANG

3/79

CORNER OF CANOPUS CRES & MANKAR CL, GIRALANG SHOPS

LAND USE Commercial

REC

Site to be retained for future development. Site adjacent to pedestrian network, school, pre-school and shops. Large areas of urban open space near by. Landscaping established on site. No other public place value. Site not essential to open space network.

KALEEN

part 7/85

WARREGO CRT

LAND USE Community Facility

REC

Site to be retained for future community facility use. Located at edge of suburb and adjoins large open space areas. No trees. Site not essential to open space network. Remaining part of block to become Urban Open Space.

PAGE

44/7

BETWEEN DALLACHY PL & PAGE LOCAL CENTRE

LAND USE Residential

REC

Site to be retained for future development. Closely associated with adjacent residential and shops. Trees along eastern boundary. Isolated location not essential to open space network.

SCULLIN

21/43

CNR OF ROSS SMITH CRES & CHEWINGS ST

LAND USE Community Facility

REC

Site to be retained for future community development. Site has trees and pedestrian paths across site. Adjoining existing community facility sites. Adjacent block 19 to Urban Open Space. Site not essential to open space network.

WEETANGERA

part 3/20

SHUMACK ST, WEETANGERA LOCAL CENTRE

LAND USE Community Facility

REC

Site to be retained for future community facility use. Located adjacent to local shops, large areas of open space, near school. Site has some trees. Site not essential to open space network. Adjacent Urban Open Space X overlay area (Pt Block 3) to be retained.

NOTES

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

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

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

