

# NARRABUNDAH Neighbourhood Plan

A sustainable future for Narrabundah



ACT Government



building our city  
building our community  
ACT Government



ACT Planning &  
Land Authority

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A sustainable future for Narrabundah



Prepared by the  
ACT Planning and Land Authority



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## What this Plan aims to achieve

The Narrabundah 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 movement 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.

Similarly this Neighbourhood Plan cannot override the National Capital Plan, which is prepared and administered by the National Capital Authority under the *Australian Capital Territory (Planning and Land Management) Act 1988*. The National Capital Plan establishes a broad framework for land use and development throughout the Territory. At a more detailed level, it also controls the planning, design and development of Designated Areas. These areas are considered by the Commonwealth to be of particular importance to maintaining the special characteristics of the National Capital. Within Designated Areas responsibility for development controls rests with the National Capital Authority. Designated Areas comprise Canberra's system of Inner Hills and Ridges, the Main Avenues and Approach Routes to the city, and the Central National Area, including the Parliamentary Zones and environs, the diplomatic areas, Lake Burley Griffin and its foreshores, and the main national institutions and symbols of Commonwealth governance. All development and works proposed within the Designated Areas require approval by the National Capital Authority.

## Who this Plan is for

The Plan is particularly relevant if you are:

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

## How this Plan was developed

The development of the Narrabundah Neighbourhood Plan, along with the Neighbourhood Plans for Forrest, Griffith and Red Hill, commenced in September 2003 and has been a participatory exercise. Participation was invited from all those who live, work, learn, play and invest in the suburb. The following key events held for all four suburbs have been important steps in the production of the Neighbourhood Plans:

- A values survey letterboxed to all residents;
- A Neighbourhood Character Discovery (residents using disposable cameras to tell the ACT Planning and Land Authority about what is valued);
- A major open-forum 'Planning for the Future' Workshop;
- Workshops with local community service groups and organisations, business organisations and ACT Government agencies;
- A future character survey letterboxed to all residents;
- The establishment of a Neighbourhood Reference Group (comprising members of resident/community associations, other residents and business representatives);
- A five-day Design Workshop, including three community sessions providing opportunity for participation by neighbourhood representatives and one session providing opportunity for participation by ACT Government stakeholders;
- An information evening, providing the community with an opportunity to comment on the draft concept sketches developed during the design workshop prior to their refinement for inclusion in the draft Neighbourhood Plan; 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 Neighbourhood Reference Group. 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 Narrabundah Neighbourhood Character Study took all photographs appearing in this document.

**ACT Planning and Land Authority**  
**September 2004**

## The Narrabundah Neighbourhood Plan at a glance

### The Neighbourhood Vision

*Narrabundah will continue to be a unique, socially and culturally diverse neighbourhood with a strong community spirit, where there is easy access to a wide variety of community facilities, shops, open spaces and recreational areas. It will be a safe, friendly and attractive neighbourhood that provides a quality mix of residential choices and offers efficient and effective sustainable transport options.*

### Key strategies for achieving the vision

#### **Narrabundah Local Centre:**

- Strengthen Narrabundah'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:**

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

#### **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.
- Ensure that adequate Community Facility land is available for the needs of current and future residents.

#### **Movement Networks:**

- Provide a diversity of accessible transport options.

# B Narrabundah now

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

## The Place

Narrabundah was gazetted as a division name on 20 September 1928. Narrabundah was the last of the ‘inner southern’ suburbs to be developed. Kingston, Forrest, Yarralumla, Red Hill, Griffith and Deakin were developed in the 1920s but due to the economic situation in the 1930s and World War II at the commencement of the next decade, development all but ceased. Work did not recommence on the construction of residential areas until 1947 when Narrabundah was commenced. Narrabundah’s first families moved into their residences in 1947. By 1948, the population of the new suburb stood at one hundred and ninety-six.

Narrabundah is an Aboriginal place name and is said to mean “small hawk”. The theme for the streets of Narrabundah is indigenous names, explorers and pioneers. Aboriginal words featured include: Binya – meaning mountain, Arunta – meaning white cockatoo, Marlee – meaning elder tree and Tooma – meaning night. Strzelecki Crescent and Place are named after Sir Paul Edmund de Strzelecki, a Polish explorer who crossed the Snowy Mountains and named its highest peak – Kosciusko – after a Polish patriot. Throsby Crescent and Close are named for Dr Charles Throsby, a ship’s surgeon and explorer who discovered, amongst other features, Lake George.

Narrabundah has a range of topographies. The suburb can conveniently be divided into three distinct areas by three main roads – Jerrabomberra Avenue, Sturt Avenue and Captain Cook Crescent. The area to the east of Sturt and Jerrabomberra Avenues is essentially flat, as is the area between Captain Cook Crescent and Sturt Avenue. The remaining area located to the west of Captain Cook Crescent and Jerrabomberra Avenue is essentially flat towards Captain Cook Crescent, but the topography rises steeply towards the west and more significantly towards the south-western boundaries of the suburb. Panoramic views of Civic and Black Mountain, Lake Burley Griffin, the airport and Mount Ainslie and other parts of south and south-eastern Canberra are possible from a number of vantage points in this area. In certain locations, there are good views to Red Hill and its ridge-line.

Narrabundah is home to a significant geological feature – the Narrabundah Tors. The Tors are located in a small park south of Carnegie Crescent and consist of several egg-shaped granite boulders of the Mt Painter volcanics. Across the road from this park is Rocky Knob Park that also features the granite boulders, but in addition has wonderful, panoramic views of Canberra.

The street trees in Narrabundah offer a good variety including some natives and a large variety of exotics. Of the streets with natives planted, Brockman Street is a good example and has *Eucalyptus mannifera* (White Brittle Gum). A number of the major roads are also planted with natives for example; Hindmarsh Drive has a mixed planting including *Acacia decurrens* (Green Wattle), *Eucalyptus bridgesiana* (Apple box), *Eucalyptus rubida* (Candle bark), and two exotics - *Pinus radiata* (Monterey Pine) and *Salix babylonica* (Weeping willow). Finniss Crescent, Sprent and Stuart Streets are planted with fine examples of *Quercus palustris* (Pin oaks), which have rich green foliage in summer and colour brilliantly in shades of scarlet and crimson in autumn. Other deciduous street trees found in the neighbourhood include: *Fraxinus oxycarpa* (Claret Ash) found in Arinya Street, Strzelecki and Caley Crescents, *Betula pendula* (Silver birch) in Johnston Street, *Juglans nigra* (Black walnut) in Vaughan Gardens and *Ulmus parvifolia* (Chinese elm) in Frome Street. Tungun Street is planted with *Prunus cerasifera* (Cherry plum) that gives a showy spring flowering.



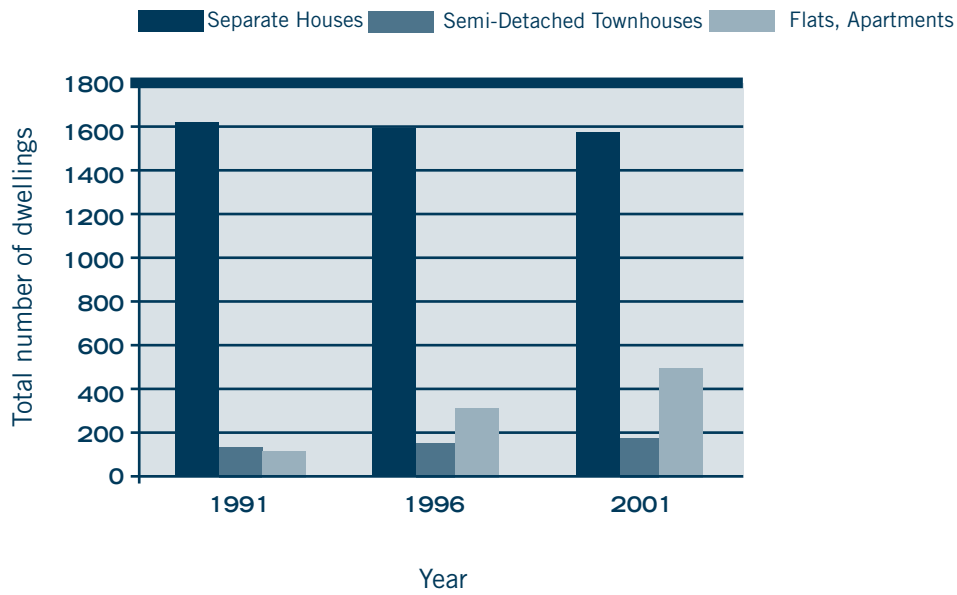
Parkland on Sprent Street

Narrabundah has a local shopping centre located towards the north-eastern part of the suburb. This centre is highly valued by local residents and currently has a variety of shops including a supermarket, chemist, continental grocery and delicatessen, café / bakery, a restaurant and newsagency. The northern parts of Narrabundah are in close vicinity to the Griffith Local Centre, which also offers a variety of shops, including some of Canberra's best restaurants.

The neighbourhood has a number of small parks including Rocky Knob Park, Sprent Street Park and the park that runs parallel to Matina Street near the Narrabundah Primary School. There is also an extensive corridor of open space along Jerrabomberra Creek known as Mill Creek Oval.



## Dwelling types



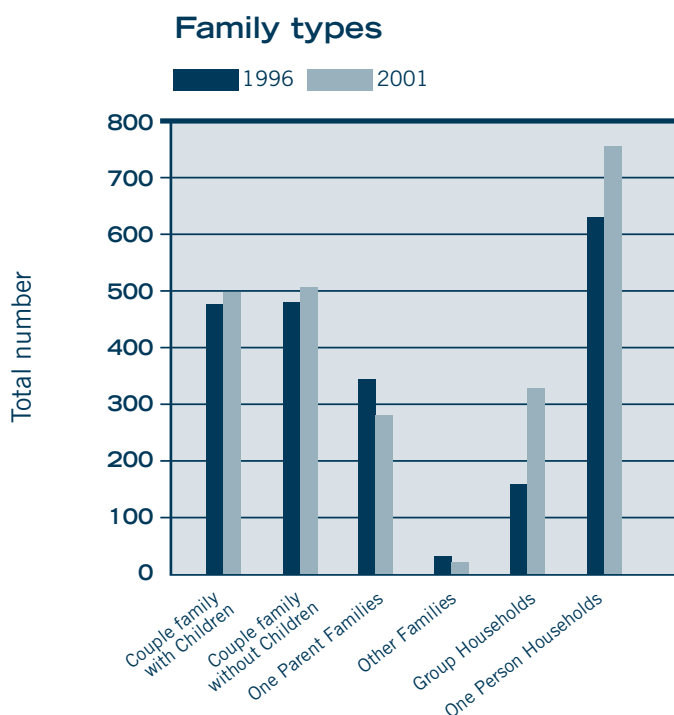
The dominant residential character of Narrabundah is comprised of single storey, detached family dwellings, as illustrated by the following table. In recent years, there has been an increase in the number of apartment type dwellings.

For more information refer to Drawing 1 – Narrabundah’s context on page 11.

## The people

Between 1991 and 2001 Narrabundah’s population increased 1% to 3,026. The median age of the Griffith population was 34 years in 2001. In 1991 the median age was 33. In 2001 15.4% of Narrabundah’s population was aged 65 years or more, compared to 11.6% for Forrest, 11.5% for Griffith and 17.7% for Red Hill.

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



The above table is in accordance with common nationwide trends, including the increases in coupled families without children and one person households. Interestingly, there has been a decrease in one parent families and an increase in group households in this neighbourhood. 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 Narrabundah at present the median property (non-units and units) price is \$353,000 source: [www.allhomes.com.au](http://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 price in Narrabundah was \$174,000.

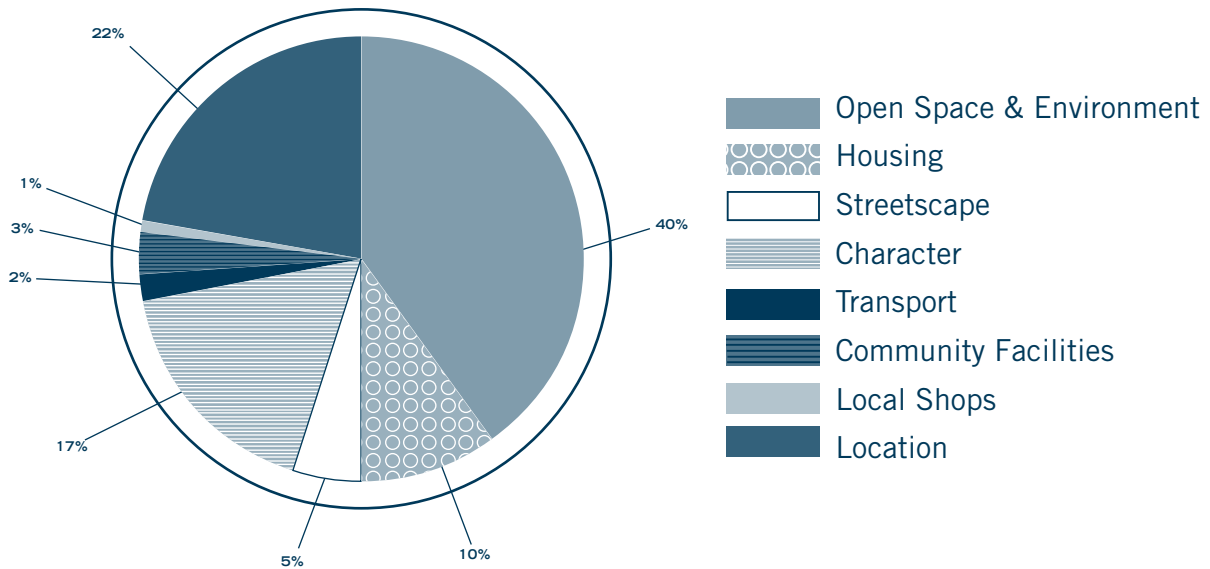
### Values of the Narrabundah community

At the 'Planning for the Future' workshop, participants valued Narrabundah's environment, in particular its central location and its proximity to the City, other amenities and the shops. Also valued is Narrabundah's environment including its open spaces, parks, playgrounds, bushland landscapes and the community facilities/services as well as the strong sense of community and unique cultural and economic diversity.

Narrabundah residents that responded to the Values Survey clearly identified that open space and environment are their most highly valued category and this value received almost double the number of responses to their second choice, location. The respondents' third choice was that they valued the character of the neighbourhood.

Respondents to the Values Survey were asked to choose one value out of eight that they consider the most important. The eight values were: Open Space and Environment; Housing; Streetscape; Character; Transport; Community Facilities; Local Shops and Location. The following chart indicates which of the values listed in the survey were regarded as most important by respondents.

### Narrabundah's values



#### Key

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

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

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

**Character** (Well planned, peaceful, safe community feeling)

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

**Community Facilities** (Access to schools, churches, medical etc.)

**Local Shops** (Proximity to and variety of)

**Location** (Central location to other parts of Canberra and investment potential, employment, friends and family, services & facilities)

The following table illustrates the specific values of the neighbourhood. The values survey requested respondents provide information in terms of “which aspects of your neighbourhood do you value most?” There were thirty-eight specific values listed, ranging from: good investment, single blocks of land, access to buses, churches, bike paths, play equipment and a variety of others. Of these thirty-eight options, the following table shows the eleven considered the most important.

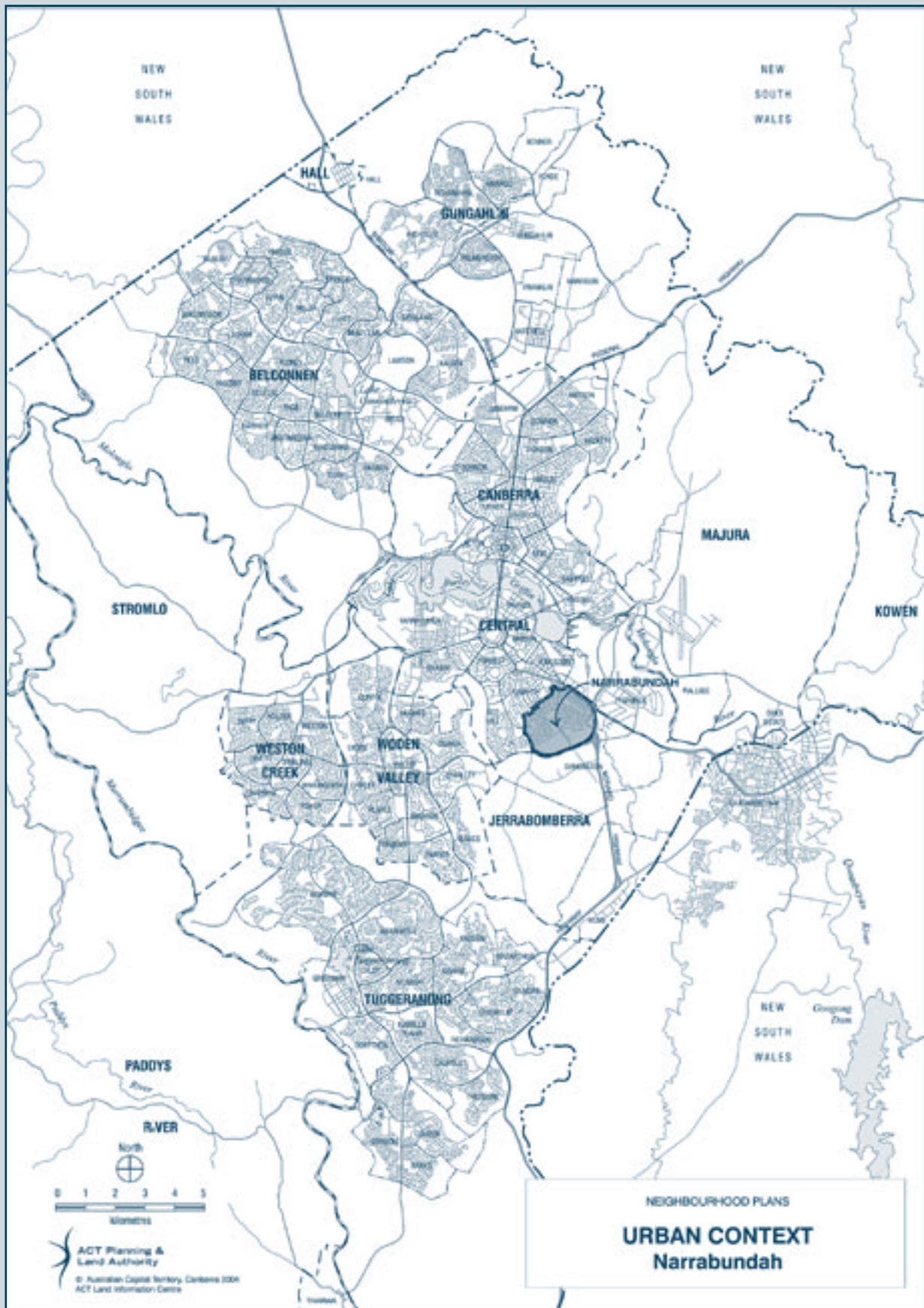
### Narrabundah’s top eleven community values

Specific Value	Percentage of respondents
Peace and Privacy	91
Central to Other Parts of Canberra	91
Green Space and Mature Trees	87
Mature Trees on Verges	86
Established Gardens	83
Friendly, Community Feel	83
Close to Shops	81
Green spaces that Separate Built Areas	80
Well Planned, Well Laid Out	80
Safety	79
Visually Appealing Built Environment	79

### What are Narrabundah’s favourite places?

- **Rocky Knoll or Knob Park/Brockman Street park** (for its quiet, extensive views of the city, the trees and the rocks)
- **Griffith shops** (quiet, friendly “alternative” shops; respondents also value Manuka and Narrabundah shops too, but Griffith shops was the most frequently mentioned)
- **Parks** (all of the parks that are scattered throughout the suburb – for their recreational and aesthetic appeal and for the trees, birds and animals they attract)
- **Open spaces** (between Matilda Street and Hindmarsh Drive, Canberra Avenue and the creek, Red Hill)

Drawing 1 - Narrabundah'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, in major urban renewal sites such as Kingston and west Fyshwick 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 Narrabundah 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.
- 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.
- 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).

### **Implications for Narrabundah**

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

- Along key transport corridors such as Canberra Avenue;
- In adjacent major urban renewal sites such as Kingston and west Fyshwick; and
- In Narrabundah's Residential Core Area associated with Narrabundah's Local Centre and Griffith's Local Centre.



# D Narrabundah 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 elements, followed by a statement of the likely **future** character.

This section should be read in conjunction with Drawing No. 4 – Narrabundah in the future.

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

- *Narrabundah will continue to be a unique, socially and culturally diverse neighbourhood with a strong community spirit, where there is easy access to a wide variety of community facilities, shops, open spaces and recreational areas. It will be a safe, friendly and attractive neighbourhood that provides a quality mix of residential choices and offers efficient and effective sustainable transport options.*

## Narrabundah Local Centre

### Existing Character

Narrabundah Local Centre (Section 28) has a newsagency, supermarket, bakery, restaurant, butcher, pharmacy, community welfare store and real estate agency. Close by are a number of community facilities and services. The shops are mostly one and some two-storey (eg on corner of Boolimba Crescent and Iluka Street) street-edge buildings located on the main shopping strip - Iluka Street. Shops are also located on Kootara Crescent and Boolimba Crescent. Across Iluka Street from the shops, there are a number of community facilities (eg VOCAL - Victims of Crimes Assistance League, Southside Community Centre). The Narrabundah Local Centre was upgraded in 1996 as part of Canberra Urban Parks and Places' Capital Works Program.



Narrabundah Local Shops (Photo: ACT Planning and Land Authority)

## Future Character

Narrabundah's Local Centre in the future will be a bustling mixed-use community and commercial facility, which is appropriate to the needs of the Narrabundah neighbourhood and distinct from the surrounding local centres. It will provide a range of shops, possibly including a supermarket, professional office suites, cafes/restaurants and community facilities, and residential dwellings possibly in the form of shop-top housing 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. Of particular importance to the Centre will be a north facing space functioning as a central focus for the community – this could occur, in conjunction with retail, shop-top housing, professional office suites, and/or community facilities on the southern side of Illuka Street (Section 29).

For more information regarding the future of the Narrabundah Local Centre please refer to Drawing 3 on page 35.

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

### Key strategy:

- Strengthen Narrabundah'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:

- Recognise the close relationship between the Narrabundah Local Centre and the Manuka Group Centre and the Griffith Local Centre.
- Encourage Narrabundah to provide a unique local centre for its neighbourhood.
- Maximise public exposure and accessibility to a commercial heart to promote community and commercial viability.
- Encourage a diversity of community, commercial and residential opportunities.
- Ensure any 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 collection vehicles.
- Local centre redevelopment will not encroach on adjacent Urban Open Space.
- Any future public or private redevelopment of the local centre to investigate the following:
  - looking into appropriate opportunities for the expansion of commercial facilities, possibly by changing the Community Facility land-use on the eastern side of Illuka Street to Commercial;
  - creating a public square, possibly on the eastern side of Illuka Street;
  - improving solar access into the public spaces, particularly by taking advantage of the northerly aspect;
  - enhancing the connections between all adjacent community facilities and the commercial area of the Centre;

- activating the rear service lane, possibly by creating professional office suites that overlook this area;
- maximising opportunities for any redevelopment to include off-site works to enhance the community facilities;
- The centre's buildings could be renovated or developed to include shop-top housing on the upper floor (redevelopment will be a maximum of two storeys);
- Iluka Street should be pedestrian friendly;
- Adequate parking will be provided;
- Retain, and where possible enhance, views to Black Mountain and Red Hill;
- Maintain and enhance physical facilities for community-based activities;
- Improve connections to the shops for people with limited mobility;
- 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)*;
- Reinforce the physical relationship between the Narrabundah 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.

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

The following is provided as a guide to possible new development associated with Narrabundah'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



Open space at the Narrabundah Local Centre

### **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 Narrabundah is comprised of low-density, single storey family dwellings. There is some medium density housing (several duplexes and townhouse developments) and a significant number of higher density apartment developments in the south-western corner of the suburb (between Goyder Street and Hindmarsh Drive) where the terrain affords sweeping views of Canberra. This area includes A3 and B1 land use policy zonings.

Streetscapes are mature and in many cases impressive. In general, in the area to the west of Sturt Avenue and Jerrabomberra Avenue the dwellings are mostly of brick and tile construction, some of which have been modernised through renovation or rebuilding. However, there are a number of duplexes, weatherboard and transportable constructions in the section of the suburb to the east of Jerrabomberra Avenue and Sturt Avenue.



McKinlay Street

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 spacious, garden nature of the suburb.

Narrabundah has no sites listed on the ACT Heritage Places Listing, but there are two groups of features that have been nominated as of April 2004. These are the McKinlay Street Housing Precinct and some bus shelters on Stuart Street and Strzelecki Crescent. For a more detailed listing (regularly updated record) of the heritage sites in Narrabundah, please refer to the ACT Heritage Places listing, ACT Heritage Council website, at: <http://www.environment.act.gov.au/heritage/heritagelist.html>



A fine streetscape in Narrabundah

## **Future Character**

This Plan proposes that the majority of the suburb will remain predominantly detached single dwellings on generous blocks. It also proposes the retention, though reduction in extent of the Residential Core Area (otherwise known as A10 according to the Territory Plan). For more information refer to Drawing 2 - Narrabundah in the future and Drawing 4 – Residential Core Area Analysis. As a result, Narrabundah will contain five distinct residential areas:

- Suburban Area – the majority of the neighbourhood;
- Residential Core Area (A10 land-use policy) – associated with the Narrabundah Local Centre and Griffith Local Centre;
- B1 land-use policy – blocks adjacent to Leahy Close, backing onto the Capital Golf Course and Hindmarsh Drive;
- A3 — a large stretch of A3 land use policy exists along the southern side of Goyder St; and
- A11 — encompasses the site where the former Hungarian Australian Club was located.

As has already started to occur, parts of the residential areas will be gentrified because of the central location adjacent to Kingston, Manuka and Griffith neighbourhoods and their vibrant shopping centres.

It is important to note that changes allowed for in the Residential Core Areas will occur over time. In many cases it will be dependent on current lessees deciding to either 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 Narrabundah 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, in accordance with the Garden City provisions of the Territory Plan, preserve the existing garden city character of the majority of the Narrabundah 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 dwellings 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).

This Neighbourhood Plan encourages those wishing to renovate or redevelop residential buildings adjacent parks to take advantage of these highly valued neighbourhood assets – this could be achieved, for example, by ensuring liveable rooms and/or decks and/or windows overlook parks. A similar approach could be taken to improve the safety of laneways.

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

The Residential Core Area is identified in the Territory Plan as Area Specific Policy A10. The Residential Core Area is located on blocks associated with the Narrabundah and Griffith Local Centres 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 (dual occupancy 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 Medium Rise Residential Development Areas (B1 Area)**

The blocks around the southern end of Leahy Close Street adjoining either the Capital Golf Course or Hindmarsh Drive are designated B1 in the Territory Plan (Section 100). B1 imposes a building height limit of three storeys with a maximum height of two storeys. Attics and basements may also be permitted. The area contains a number of contemporary apartments and townhouses complexes including the Lorient (Block 28), Oakmont Ridge (Block 29), Claremont (Block 30), the Montrose (Block 31) and the Links (Block 32). The Neighbourhood Plan does not propose an extension of the B1 Area in Narrabundah.



### **Future character of the A11 Area**

The A11 area is located adjacent to Kotarra Crescent and the corner of Keira Street. It encompasses the site of where the former Hungarian Australian Club was located (Block 3, Section 24) and the adjacent two blocks (2 and 16). This land use policy makes provision for residential accommodation that is easily adaptable to suit the needs of people with disabilities and to meet the needs of Canberra's ageing population. In developments under this land use policy at least 50% of the dwellings shall be designed and constructed to meet the Class C requirements of the relevant Australian Standard for Adaptable Housing. The communal landscaped areas must take account access and mobility issues. Other design and siting rules are as per the A10 Residential Core Area.

At the time of drafting the Neighbourhood Plan construction on the sites designated as A11 had not commenced.

### **Future character of the A3 Area**

An area of A3 land use policy already exists along the southern side of Goyder St; backing onto the Capital Golf Course for much of its length (section 100). It contains a mix of Residential/Community Sites – managed by ACT Government or non-profit community based organisations. These include Mountain View Aged Person Units (Block 37); Jindalee Nursing Home (Blocks 44 and 44), Marymead Children's Centre (Block 2). This land use also applies to Regent Terrace on the concern of Goyder St, Dalrymple Street and Hindmarsh Drive. There are no proposals in the neighbourhood plan directly related to this area.

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

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

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

### **General strategies:**

- All new residential development to be of a high quality and be sympathetic to the existing streetscape.
- 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 South Canberra suburban identity and distinctive character.
- Retain existing view corridors to the new Parliament House, Black Mountain and Red Hill.

- 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.
- Promote residential developments that facilitate a reduction in water and energy consumption.
- Ensure any 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 domestic collection vehicles.
- Encourage residential redevelopment around parks and laneways to focus on these assets in order to increase passive surveillance and family-friendly environments.
- Explore opportunities for more adaptable housing.
- Streetscapes in Narrabundah that are recognised by ACT Planning and Land Authority as significant are as follows: Meehan Gardens, Arinya Street, Arunta Street, Bareena Street, Bayley Street, Boolimba Street, Matina Street, McKinlay Street, Narambi Street, Walkers Crescent and Warramoo Crescent. (Please note that the ACT Planning and Land Authority reserves the right to reconsider the above listing should circumstances change.)

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

- The A10 areas will create a diverse range of occupancies, the design of which will be sensitive to the existing character of Narrabundah's residential areas.
- Some of the more significant residential architecture may be heritage listed.
- Maintain landscape setting and protect street trees (note: significant trees are addressed 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.
- 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.
- 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 residential redevelopment around parks to front onto the parks and laneways to increase passive surveillance and family-friendly environments.
- Reference should be made to the *ACT Crime Prevention and Urban Design Resource Manual (2000)*.

### Strategies for the B1 Area on the southern end of Leahy Close:

- 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.
- 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).
- Garages should not dominate streetscape in new developments.
- Provide housing that will retain Narrabundah’s cultural and socio-economic mix.
- Ensure new residential developments have adequate on-site parking for residents and, if necessary, visitor parking.
- Reference should be made to the *ACT Crime Prevention and Urban Design Resource Manual (2000)*.



An original dwelling in Narrabundah (Photo: ACT Planning and Land Authority)

## 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

Narrabundah has an extensive range of open spaces. There are a series of formal and informal recreation facilities, some small neighbourhood parks, an open space corridor, playing fields/ovals, a golf course, a velodrome and tennis courts.

The suburb's primary open space network is located within the eastern half of the suburb. In the western half of the suburb, the open spaces are largely fragmented and not as spatially connected. This area has four scattered neighbourhood parks and a formal playing field.

### Mill Creek Corridor

The Mill Creek is a drainage course that joins Jerrabomberra Creek. The creek connects to the Jerrabomberra Wetlands that enters into Lake Burley Griffin. Near Matina Street (Block 35 Section 34) is the main parking area for the park and the Capital Velodrome which is located the end of Kyeema Street. The Mill Creek corridor is the only component of Narrabundah's open space network that relates to open space in neighbouring suburbs. This Corridor is subject to a landcare program, which is about enhancing this open space.

### Open Space Corridor

Narrabundah Neighbourhood Oval is linked to Mill Creek Oval via an open space corridor. This corridor (Block 13 Section 124) has play equipment and is popular with children from the families who live in the loop streets between Matina Street and Kootara Crescent.

### **The Neighbourhood Parks**

There are three identifiable small parks, all located within the western half of the suburb. The largest and most identifiable is the Rocky Knob Park (Block 74 Section 79). This park offers some spectacular views of Canberra, and has a mix of predominantly native and some introduced vegetation. The only other sizeable neighbourhood park is located on Rocky Knob's southern boundary (Block 41 Section 81). The smallest of the neighbourhood's parks is located on Sprent Street (Block 25 Section 94). All three parks have play equipment.



Rocky Knob Park

### **Golf Courses (Restricted Access Open Space)**

Two golf facilities are located within Narrabundah's boundaries. Capital Golf Course (Block 23 Section 100) is a complete eighteen-hole public course. The second is the recently established Canberra International Golf Centre (Block 34 section 129). This Centre includes a mini golf course, pitch-and-putt and a driving range. The site links to the Mill Creek corridor.

### **Formal and Informal Playing Fields**

Narrabundah has ovals/sporting fields that offer a range of formal and informal recreation opportunities. In total the neighbourhood has six playing fields, three managed for formal sports such as cricket, football and rugby and three are utilised for more informal passive recreation. Jerrabomberra Oval and Narrabundah Neighbourhood Oval are situated centrally and are easily accessible for local and district use. The remaining three ovals are closely linked or form part of the Mill Creek Corridor: Boomanulla Oval, Errol Kavanagh Memorial Oval and the Mill Creek Oval. In this area, there is also the Narrabundah Ball Park and the Narrabundah Velodrome.

## Future Character

In the future, the Urban Open Space Policy with the X overlay, applying to Section 129 Block 4 and part of Section 34 Block 35 (between Section 129 Block 4 and the velodrome) will be replaced with the Broadacre policy. Part of the Major Roads Policy in the south east corner of the site will also be replaced with the Broadacre Policy. This policy allows for uses such as semi rural activities, outdoor recreation, education research, municipal services and community and tourist facilities. The policy change will allow for the operation of an animal care business in conjunction with two ancillary residences. The remainder of Section 34 Block 35 and Block 26 will be formalised as Urban Open Space and Public Land by the removal of the X overlay.

The Narrabundah Neighbourhood Plan proposes the retention of all other areas designated as Urban Open Space. However, the Neighbourhood Plan recommends 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 Narrabundah's contribution to the biodiversity of the city. 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 Narrabundah's Urban Open Spaces.
- Emphasise existing view corridors to Red Hill 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 Strategic Fire Management Plan.)
- Encourage wildlife into the suburb by providing suitable habitats where appropriate.
- Use a coordinated suite of facilities and installations, such as barbecues, seats and lighting, to create cohesive Urban Open Space. Consideration will need to be given to the ACT Government's Graffiti Management Strategy.

## Community Facilities



Russian Orthodox Church, Matilda Street

### Current Character

Community Facility land-use makes provision for the health, educational, intellectual, religious, cultural and welfare needs of the ACT community. Narrabundah contains a number of highly valued community facilities. The following is a list of the key community resources in Narrabundah – it is not an exhaustive list and is included here to demonstrate the diversity of such resources available in the Narrabundah neighbourhood. The range of facilities include a number of education facilities (eg Narrabundah College, St Benedict's Catholic Church, Old Narrabundah Preschool, Narrabundah Special School); churches (eg St John the Baptist Russian Orthodox Church, St Aidan's Uniting Church, Narrabundah Buddhist Centre), welfare/community services (eg VOCAL House, Boomanulla Community Group, Marymead Children's centre); aged persons independent living units (eg Jimbour Court, Narambi, Jindalee Nursing Home), sporting and cultural clubs (Capital Golf Club, Spanish-Australia Club), ACT Housing (eg Jimbour Court), tennis courts, a velodrome, and a veterinary Hospital. There is a strong sense of community in this neighbourhood (eg the Old Narrabundah Community Council) and many have done collective work to improve aspects of their neighbourhood. A fine example of this is the community gardens that have been established near the tennis courts.

### Future Character

Community facilities throughout Narrabundah will be retained and enhanced. There are opportunities to increase the number of medical services and associated professional services available to the neighbourhood. Suitable locations would be in the Narrabundah Local Centre to enhance accessibility. The area surrounding the Narrabundah Local Centre could be a hub of community facilities, with the tennis courts and community gardens offering a neighbourhood focus.



## Strategies for the future of the Community Facilities

### Key Strategies:

- 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.

### General Strategies:

- The integrity of Narrabundah's Community Facility land-use areas will be protected, offering a diverse range of facilities for the neighbourhood.
- Opportunities to improve the physical and visual links between the Community Facility land-uses and the Narrabundah Local Centre will be explored.
- The tennis courts and community gardens will continue to offer a neighbourhood focus.
- Allow for the increased use and development of adaptable buildings that meet current needs and can 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.
- Any redevelopment on Community Facility land should respect the landscape qualities of the area.
- Encourage a diversity of community uses on the larger areas of Community Facility land.
- Retain significant trees on Community Facility land.



Community facilities adjacent Narrabundah shops

# Movement Networks

## Current Situation

Narrabundah's movement networks are comprised of footpaths, roads and public transport routes (bus). There are no dedicated bicycle paths in Narrabundah, but there are a number of narrow paths that connect through the suburb and link with dedicated paths to Manuka, Lake Burley Griffin, the Jerrabomberra Wetlands, Fyshwick and Queanbeyan and Hindmarsh Drive.

The suburb is well provided for in terms of footpaths. However, many are in need of some repair due to their age and effects of tree roots. Street trees, whilst providing important visual amenity, can reduce the effectiveness of facilities such as street lighting and signage; they also can damage footpaths.



Kootara Crescent

Narrabundah's street layout is diverse. It is composed of both rectangular grid-like sections and also several curvilinear crescents often associated with the garden city movement. In some areas of Narrabundah the road pattern is determined by the topography with contour controlled alignment on undulating terrain. In addition, there is a unique street pattern between Kootara Crescent and Canberra Avenue which is distinctly different from the remainder of the suburb. The pattern comprises a series of loop streets – symmetrically arranged around an open space corridor that runs through the middle of this road network.

Narrabundah has a street hierarchy of 'access roads' servicing the subdivisions, connecting to 'collector streets' (such as Captain Cook Crescent, Carnegie Crescent, Dalrymple Street, Jerrabomberra Avenue, La Perouse Street) that in turn feed traffic into the major arterial roads such as Canberra Avenue, Hindmarsh Drive and the Monaro Highway. 'Collector streets' by design collect vehicles from nearby local streets and are often used by buses.

The neighbourhood is serviced by public transport, with three buses passing through the suburb – linking Narrabundah with Civic, Dickson and Woden.

## **Future Situation**

Narrabundah 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 Narrabundah's bus routes and stops, particularly those closest to the Narrabundah and Griffith Local Centres.

Narrabundah's footpaths will be well maintained, linking the suburban areas with Urban Open Spaces and the Narrabundah Local Centre, community facilities as well as the surrounding neighbourhoods. People will be 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 from hazard.

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

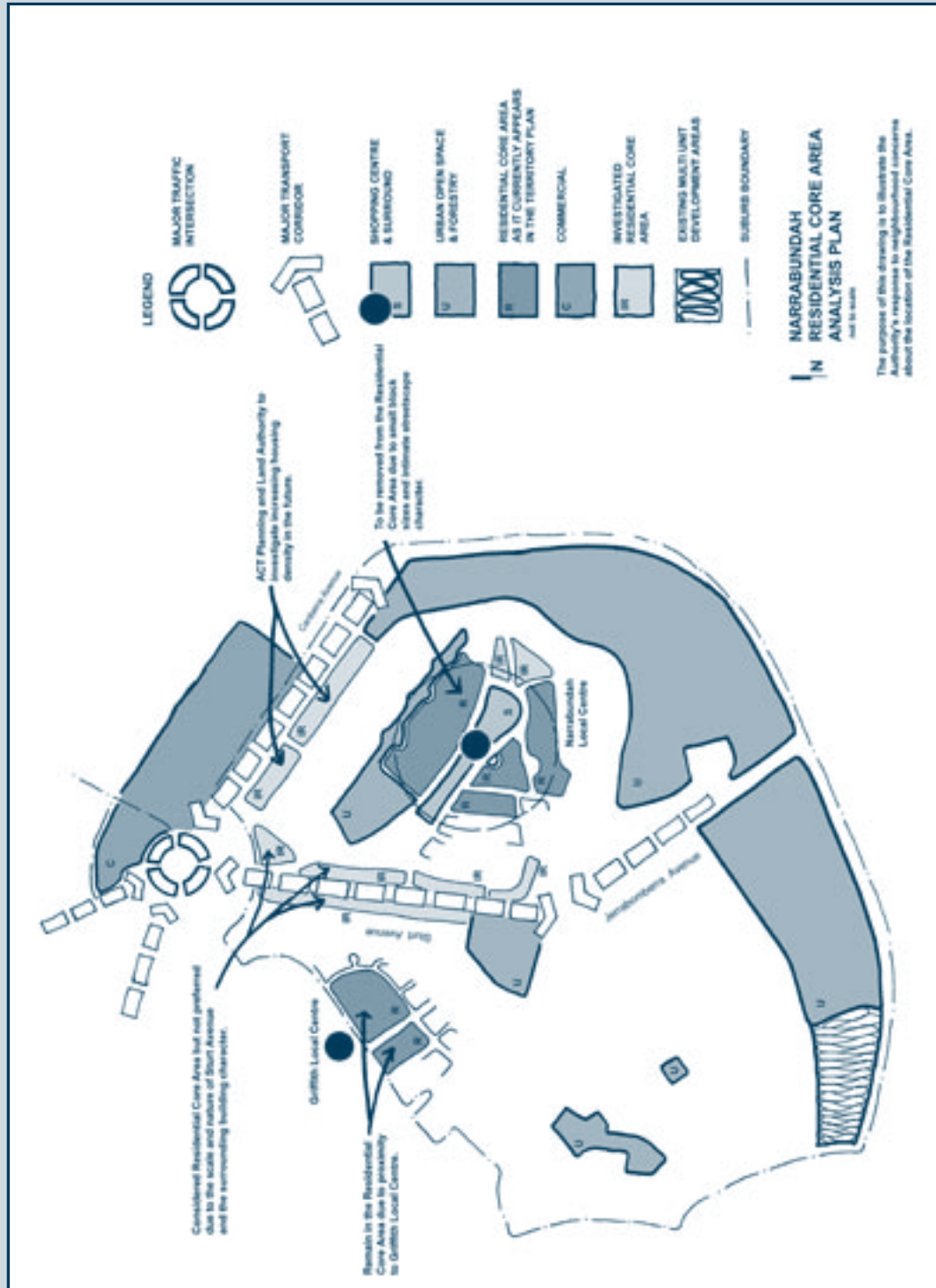
### **Key Strategy:**

- Provide a diversity of accessible transport options.

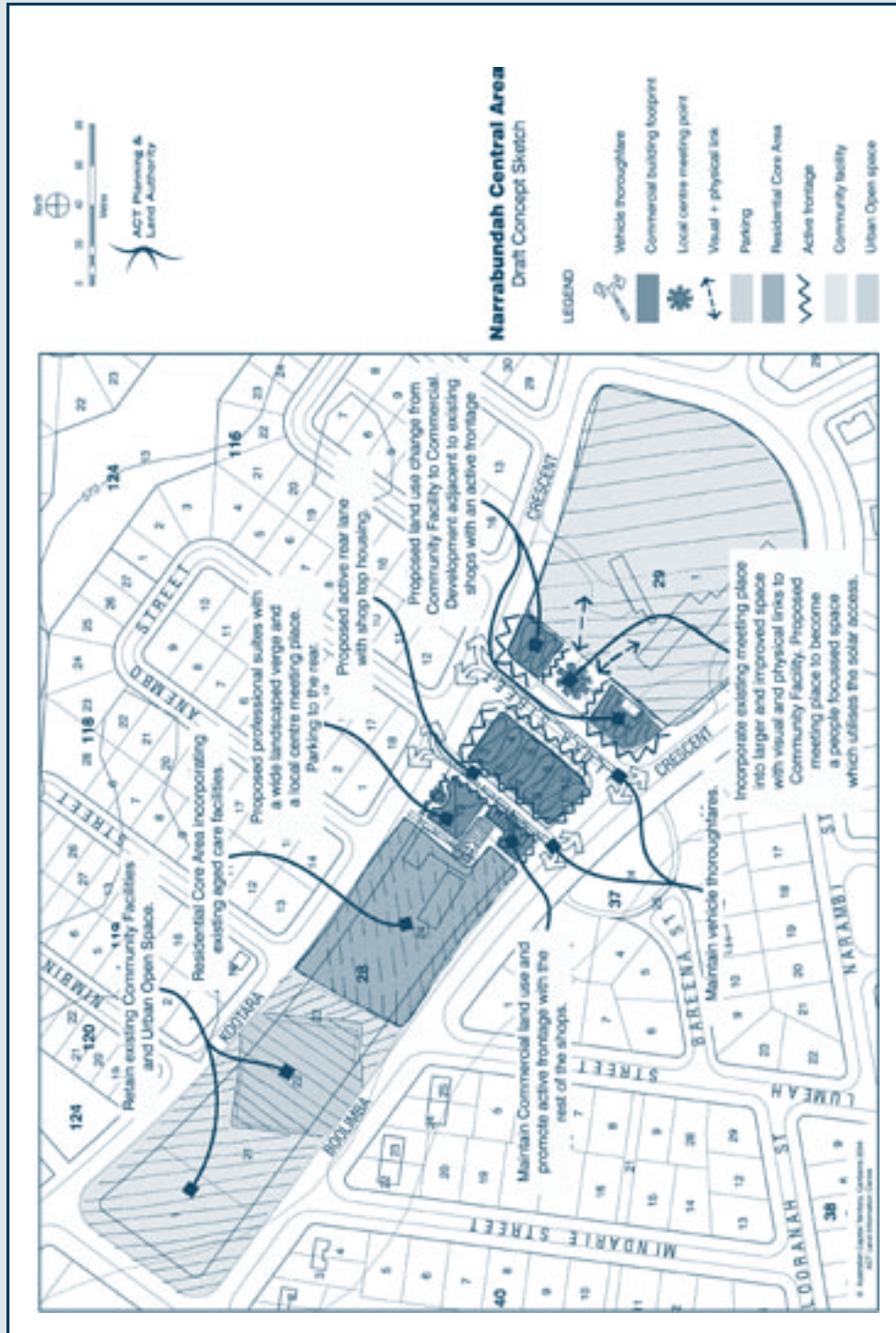
### **General Strategies:**

- Prioritise the needs of pedestrians and cyclists.
- Discourage through traffic.
- Provide appropriate levels of lighting for pedestrians and vehicles and safe routes of travel for pedestrians, cyclists and motor vehicles; 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.
- Explore pedestrian links between Canberra Avenue and Narrabundah Shops.
- Provide a safe and accessible route of travel for residents to facilities.
- Ensure any traffic problems are not exacerbated by the implementation of Residential Core Area policies.
- Provide safe and convenient pedestrian access to shopping centres and community facilities.
- Opportunities for the provision of a mix of long- and short-stay parking at the Local Centre will have been explored.

## Drawing 2 - Residential Core Area analysis



Drawing 3 - Narrabundah Central Area draft concept sketch



## How the Neighbourhood Plan will be implemented

The Narrabundah 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 – Narrabundah in the Future.

- **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 Narrabundah shops and immediate 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 Narrabundah Local Centre, Residential Core Area and community facilities.

**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:** The ACT Planning and Land Authority to **address heritage and character concerns by:**

- Formally referring community concerns regarding public realm (block boundary to the street, including street trees, verges and footpaths) to Canberra Urban Parks and Places;

- Formally referring community concerns about heritage aspects and qualities of Narrabundah to the ACT Heritage Council; and

- Assessing how existing codes and guidelines address previous planning guidelines, specifically Areas of Territorial Significance.

- **Key Action:** The ACT Planning and Land Authority to **investigate increasing housing density between Canberra Avenue and Matina Street** (Section 1 not including Block 21 and Section 2 not including Block 35).

- **Key Action:** In due course and should funding become available, Roads ACT to **undertake a Local Area Traffic Management Study** for Narrabundah.

- **Key Action:** In due course and should funding become available, Roads ACT and Canberra Urban Parks and Places to develop **network plans for cycle and pedestrian paths and street lighting**. Scope of works to include investigation of traffic speed and volume on Goyder Street and parking at the Narrabundah Local Centre as well as investigation of the 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 from hazard.

## How the Neighbourhood Plan will be reviewed

A major and comprehensive review of the Narrabundah Neighbourhood Plan will be conducted seven (7) years after the Plan has been placed on ACT Planning and Land Authority's Register of Planning Guidelines. The review process will seek to ensure that the Narrabundah 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 activities undertaken in order to develop this Neighbourhood Plan – they are available on the ACT Planning and Land Authority website or by telephoning 6205 0087.

Documents relevant to the Narrabundah Neighbourhood Plan include, but are not limited to, the following:

- The Territory Plan (updated regularly)
- The National Capital Plan
- The Canberra Plan (2004)
- The Canberra Spatial Plan (2004)
- The Sustainable Transport Plan (2004)
- The Guide to Good Design (2004)
- The Forrest Neighbourhood Plan (2004)
- The Griffith Neighbourhood Plan (2004)
- The Red Hill Neighbourhood Plan (2004)
- The Sustainability Guide (2004)
- 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 4 - Narrabundah in the future



<b>LEGEND</b>			
	Designated Areas See National Capital Plan		Entertainment, Accommodation and Leisure
	Residential Urban Housing Area		Urban Open Space
	Residential Core Area		Broadacre
	Suburban Area		Major Roads
	Commercial D - Local centre		Special requirements apply flanking Main Avenues and Approach Routes See National Capital Plan
	Community Facility		Area Specific Policies
	Restricted Access Recreation		ACT Planning and Land Authority to investigate increasing density.
	Water Feature		

Narrabundah  
in the Future

