

Mulligan's Flat

VISION STATEMENT Mulligan's Flat, Sutton

A VISION FOR A NEW MASTER-PLANNED TOWNSHIP

Prepared on behalf of Oakstand Canberra Pty Ltd
May 2015





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1. INTRODUCTION

1.1 INTRODUCTION

This document has been prepared to outline the vision for a new township in south east NSW on the NSW/ACT border. The new township will expand the existing urban area located in the north of the ACT.

1.2 THE SITE

The site is located to the north of Mulligans Flat Road in Sutton, NSW in the Yass Valley Local Government Area (LGA). The site is to the north of the ACT/NSW border which forms part of the southern boundary of the site.

The site has a total site area of approximately 745 hectares. It is made up of a western precinct and an eastern precinct with a road connecting the two areas. Access to the site is via Mulligan's Flat Road from the south.

The site is predominately cleared with vegetated areas extending from Mulligan's Flat Nature Reserve to the south through the centre of the site. It has previously been used for grazing livestock. There are two dwellings on site and numerous dams scattered throughout the landscape.

1.3 LAND OWNERS

Oakstand Canberra controls the land and is in support of investigating the potential for urban development of the site.

Master planning of a new urban area on a site of this size provides an opportunity for a layout that is not restricted by existing small lots.



Figure 1: The subject site.
Source: Google Maps – modified by Mecone.

2. SITE CONTEXT

2.1 REGIONAL CONTEXT

The site is in a peri-urban area close to existing urban areas in the north of the ACT and within commuting distance of the Canberra CBD. It is strategically located between Yass and Canberra. The close proximity of the site to the Canberra CBD is unique for a regional area and an important asset for the future extension of urban areas in commuting distance to Canberra. There is high demand for urban growth and rural lifestyle housing in areas close to Canberra (Sydney-Canberra Corridor Regional Strategy 2006). Development in this location will assist with water security for the Yass Valley LGA by extending water infrastructure into NSW, which will also provide an increased customer base for Icon Water (formerly ACTEW Corporation). Further, farming is an increasingly less attractive investment in this area due to the increasing value of land as it is within commuting distance of the Canberra CBD.

The site is located approximately:

- 2km north of the suburb of Bonner in the ACT
- 6km north of the Gungahlin Town Centre in the ACT
- 8km west of Sutton, the closest village in the Yass Valley LGA
- 15km north of Canberra’s Central Business District
- 42km south east of the major town of Yass in NSW.

DISTANCES AND DIRECTIONS	
Bonner, ACT	2 km ↓
Gungahlin Town Centre, ACT	6 km ↓
Sutton Village, NSW	8 km →
Canberra CBD, ACT	15 km ↓
Yass, NSW	42 km ↗

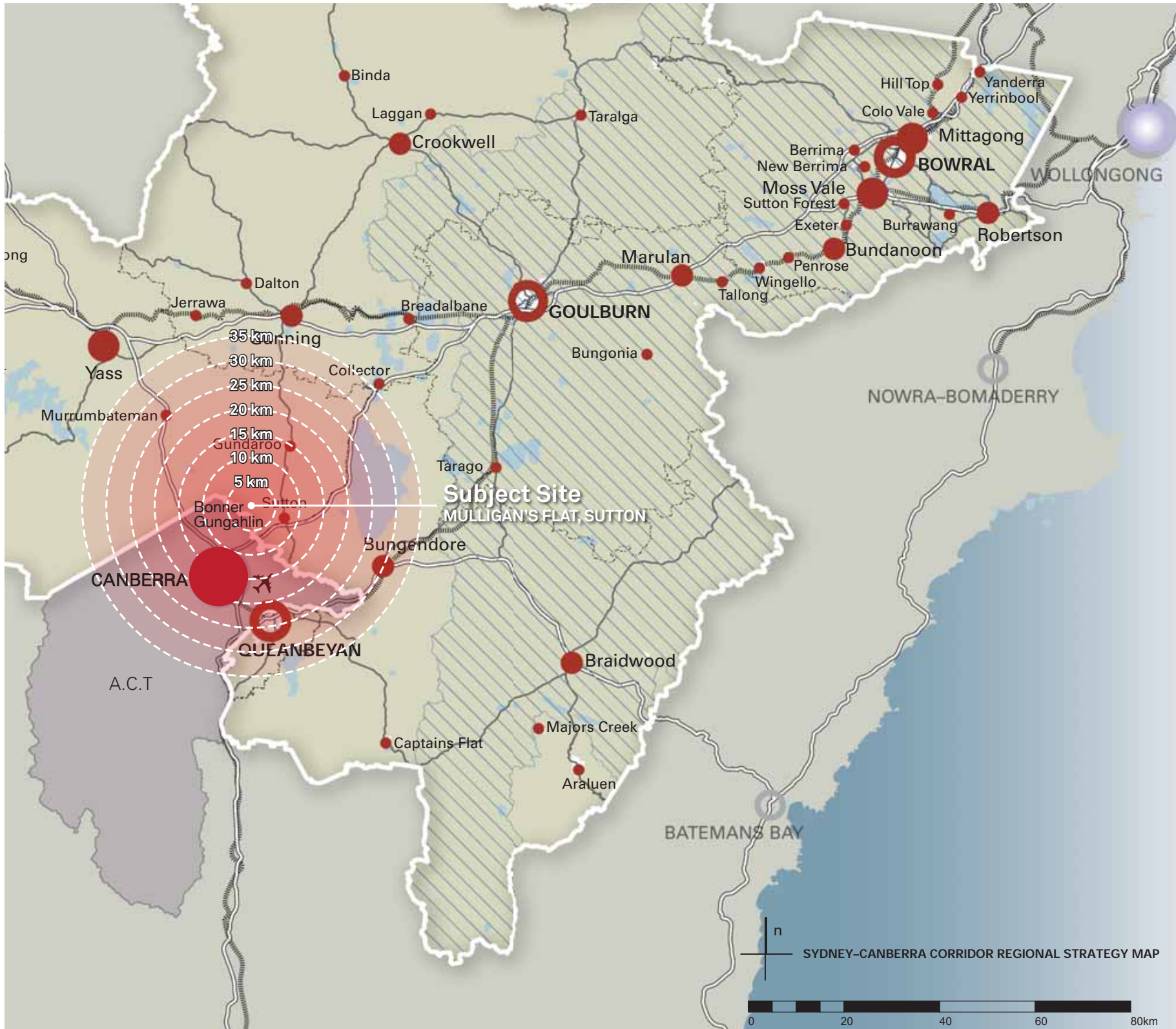


Figure 2: The regional context of the subject site.
Source: Google Maps – modified by Mecone.

2.2 LOCAL CONTEXT

The site and the majority of the surrounding land located in NSW is zoned RU1 – Primary Production. Mulligans Flat Nature Reserve, part of Canberra Nature Park, is located to the south of the site in the ACT, separating urban areas in north Gungahlin (ACT) from the site.

The site is more closely linked physically to Canberra than villages in NSW. Future planning for this peri-urban area needs to consider the influence of Canberra. The locality is not currently fully serviced by sewerage, water mains or public transport.

Figure 3 on the right shows the local context of the site within a 20-kilometre radius, with the proposed light rail line shown in blue. The following additional features are also located within two kilometres of the site:

MAJOR PARKS WITHIN 5 KM

- 1. Mulligans Flat Nature Res.

SCHOOLS WITHIN 5 KM

- 2. Burgmann Anglican School
- 3. Neville Bonner School
- 4. Amaroo School
- 5. Good Shepherd Primary School

MAJOR SHOPS WITHIN 10 KM

- 6. (Future) Forde Shops
- 7. (Future) Amaroo Shops
- 8. Mitchell Shops
- 9. Gungahlin Shops
- 10. Palmerston Shops
- 11. (Future) Casey Centre

MAJOR LOCATIONS WITHIN 20 KM

- 12. Australian Catholic University
- 13. Canberra Institute of Technology – Bruce Campus
- 14. University of Canberra
- 15. Westfield Belconnen
- 16. Canberra Airport
- 17. Canberra Institute of Technology – Reid Campus
- 18. Canberra CBD
- 19. Australian National University
- 20. Parliament House

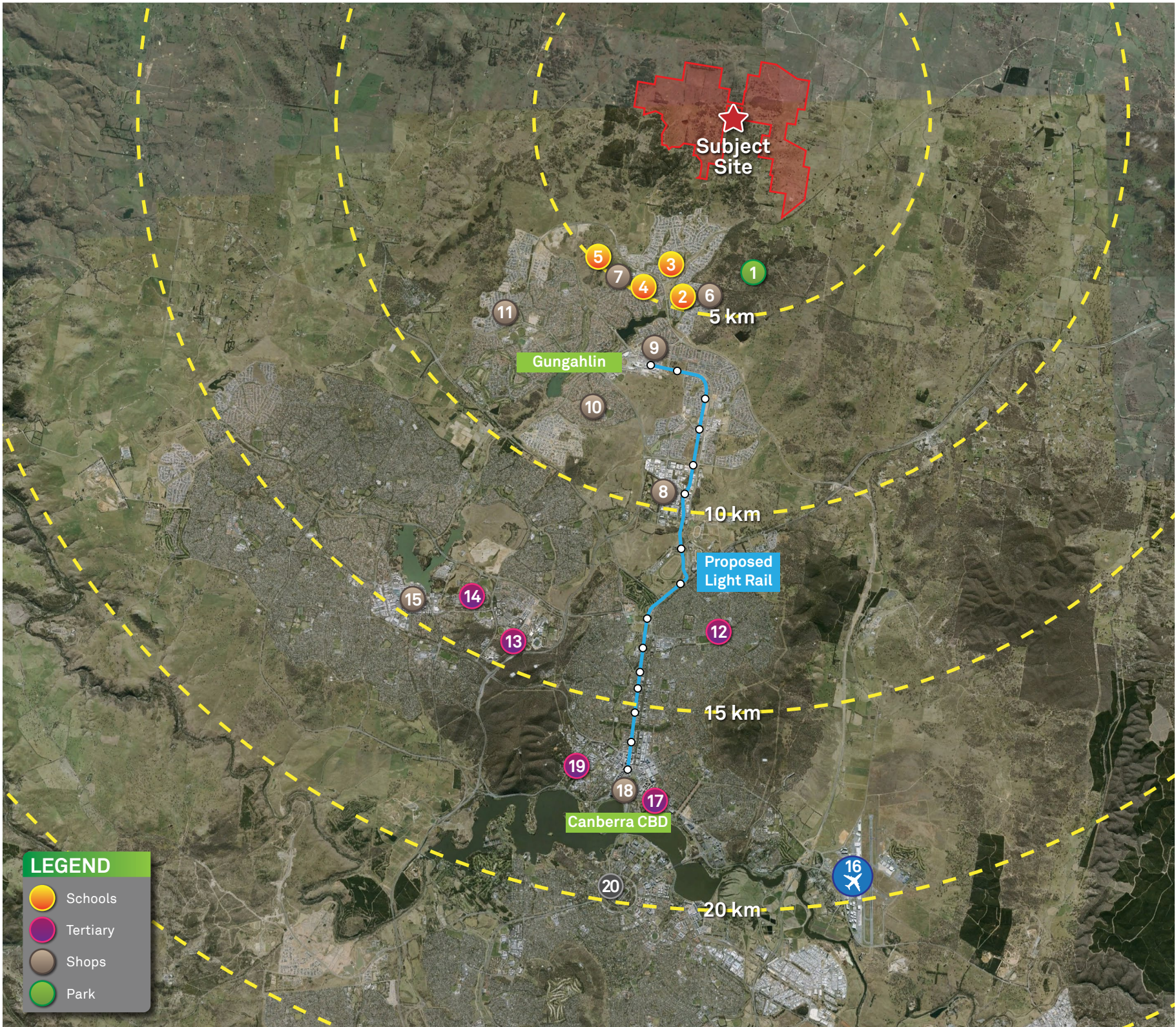


Figure 3: The local context of the subject site.
Source: Google Maps. Modified by Mecone.

2.3 ACCESS AND TRANSPORT

LOCAL TRANSPORT

- The site has existing access to Mulligan's Flat Road.
- As the site is currently largely undeveloped, there is limited public transport servicing the local area. Light rail is proposed from Gungahlin Town Centre 6kms south of the site to the Canberra city centre with services due to commence in 2019. The proposed light rail station is a short drive for park and ride from the site. There is an opportunity to extend the light rail towards Mulligans Flat which could be partially funded by contributions.

INTERSTATE TRANSPORT

Interstate transport is located in proximity to the site:

- 10 km to the Barton Highway and Federal Highway which form a national strategic road network between Sydney and Canberra;
- 15 km to the Canberra CBD, interstate rail services and potential future high-speed rail between Canberra and Melbourne/Sydney and Brisbane.



Figure 4: An artist's impression of the proposed Canberra light rail.
Source: ACT Government

3. STRATEGIC DIRECTIONS

3.1 PLANNING STRATEGIES

1. NSW 2021 SOUTH EAST NSW REGIONAL ACTION PLAN

Population and housing growth for the region is reiterated in the South East NSW Regional Action Plan. The NSW Government is focusing on cross border transport improvements through working with the ACT Government to develop an ACT-NSW Land Use and Infrastructure Plan to deliver collaborative strategic land use and growth related infrastructure planning across the broader South East NSW region. Cross-border transport improvements will assist with the future provision of public transport to Mulligans Flat.

2. ACT TERRITORY PLAN AND ACT PLANNING STRATEGY

Three future urban areas close to the ACT/NSW border are identified as future urban areas under the ACT Territory Plan.

Future urban expansion in the peri-urban areas bordering the NSW and ACT include:

- West Belconnen to the north west of the ACT,
- Googong and South Jerrabomberra, south east of the ACT.

The northern area does not have a further growth area planned past Gungahlin.

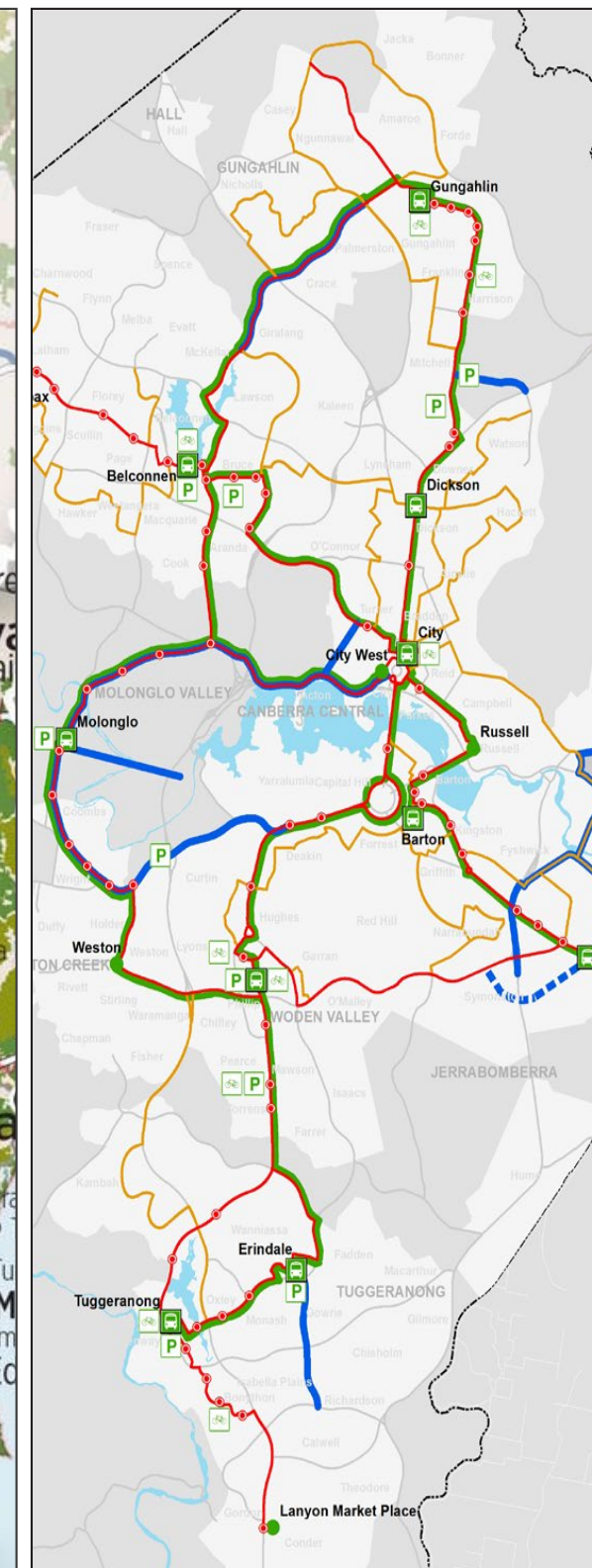
3. TRANSPORT FOR CANBERRA: TRANSPORT FOR A SUSTAINABLE CITY 2012–2031

Improvements to cross-border public transport for existing and planned developments is a key action of the strategy. Transport plans to 2031 show frequent services extending to the north of the ACT border. Whilst public transport improvements within the ACT are advantageous to development of the site an improvement in cross-border public transport would enable door to door public transport from the site. Future mass rapid transit such as light rail is proposed for the Frequent Network. Subsequent to this strategy, planning for light rail has progressed with the initial stage one of the Capital Metro extending from Canberra City to Gungahlin. There is an opportunity to extend the light rail or provide a high quality bus link north to Mulligans Flat.

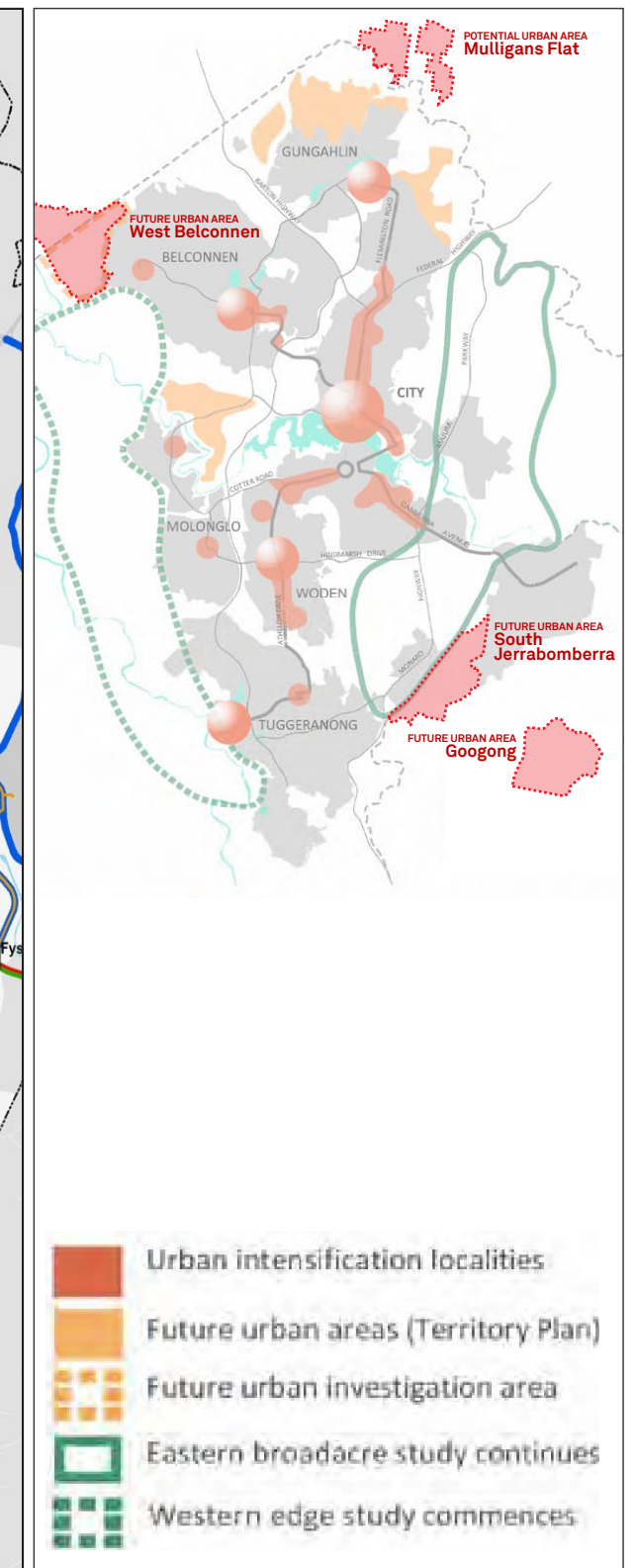
1 NSW 2021 SOUTH EAST NSW REGIONAL ACTION PLAN



2 ACT TERRITORY PLAN AND ACT PLANNING STRATEGY



3 TRANSPORT FOR CANBERRA... A SUSTAINABLE CITY 2012–2031



Figures 5–7: The NSW 2021 SE NSW Regional Action Plan, ACT Transport for a Sustainable City Plan and ACT Planning Strategy.
Source: NSW Department of Planning and Environment and ACT Government – Environment and Sustainable Development.

4. CHALLENGES AND OPPORTUNITIES

4.1 CHALLENGES

Site specific challenges associated with the development of the site are as follows:

ENVIRONMENT

- The site has natural assets such as sloping land, streams, watercourses and also bushfire prone land which will need to be considered in the master planning process.

WATER AND SEWER

- Water and sewer would be required from the existing ACT infrastructure requiring cross border agreements.

ROADS

- Upgrades to the single narrow country road that currently provides access to the site would be required.

PUBLIC TRANSPORT

- Improvements to public transport services would be required to the site.

HOUSING

- The existing housing market has supply constraints with a lack of greenfield sites and a high cost of housing close to Canberra.



Figures 8–11: The site's current surrounds.
Source: Google Maps.

4.2 OPPORTUNITIES

The site offers the following key locational characteristics and advantages:

MASTER PLAN SITE

- It is a large site (745 ha) under single control.
- Master planning of a new urban area on a site of this size provides an opportunity for a layout that is not restricted by existing small lots and for the development to proceed in a coordinated manner.

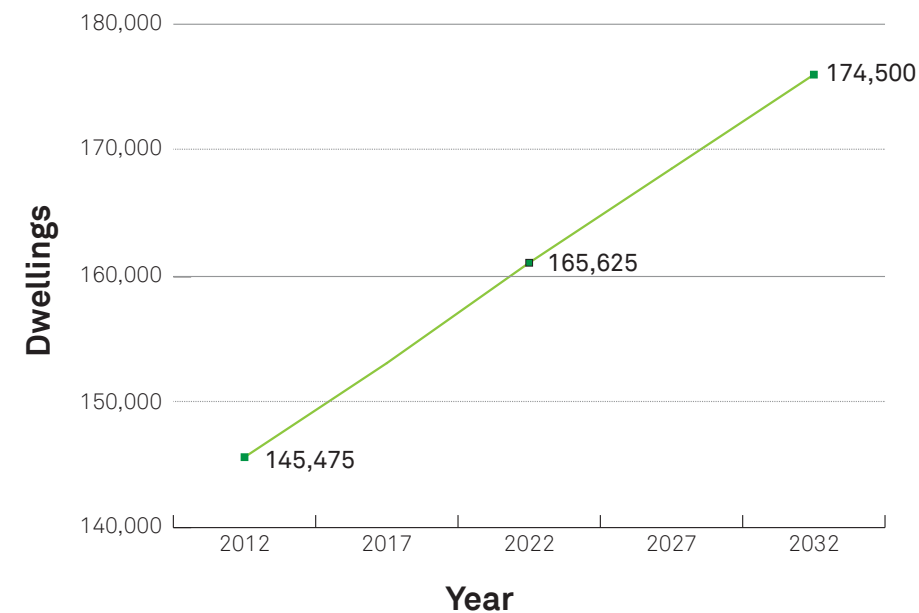
CONSISTENCY WITH STRATEGIC DIRECTIONS

- Opportunity to master plan a large site (745 ha) and achieve housing targets in a location close to future facilities, services and public transport.

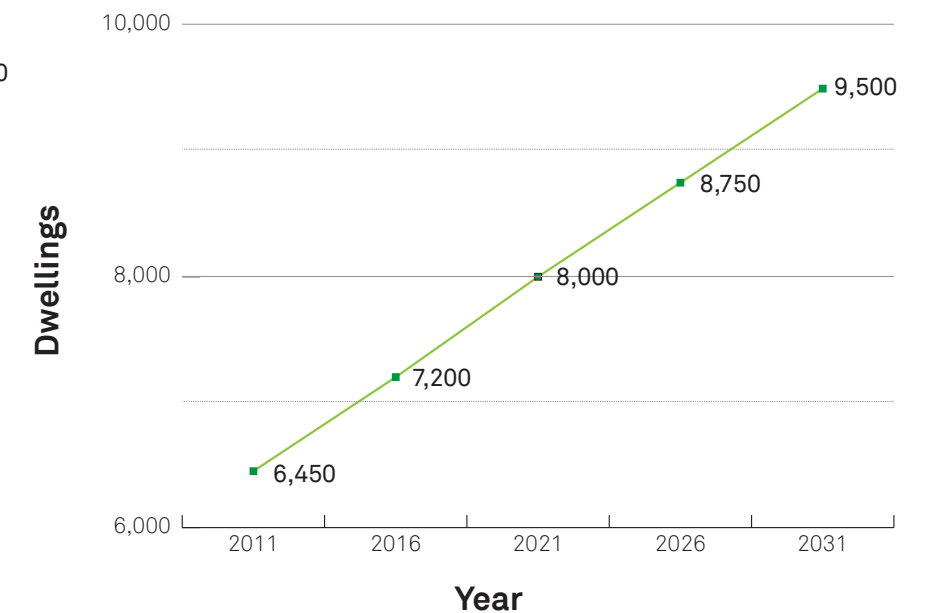
HOUSING AND POPULATION

- Existing residential release areas provide short term housing supply and this project aims to secure future housing supply.
- Provision of housing that is affordable, sustainable and meets market demand close to Canberra and existing infrastructure.
- Significant pressure for growth in the Yass Valley LGA with a projected housing growth rate from 2011 to 2031 of 47% and a 40% projected growth in population from 2011 to 2031 (Department of Planning and Environment, 2014).
- Continued population growth is forecast in the ACT. In 2012, the population of the ACT was 374,912. By 2030 the ACT population is expected to be 453,300. Based on 2011 figures an additional 65,000 dwellings will be required by 2030 to accommodate this growth.
- The Territory Plan (ACT) identifies three future urban expansion areas including two close to the ACT/NSW border in the Gungahlin district. Future urban development in NSW near the border will

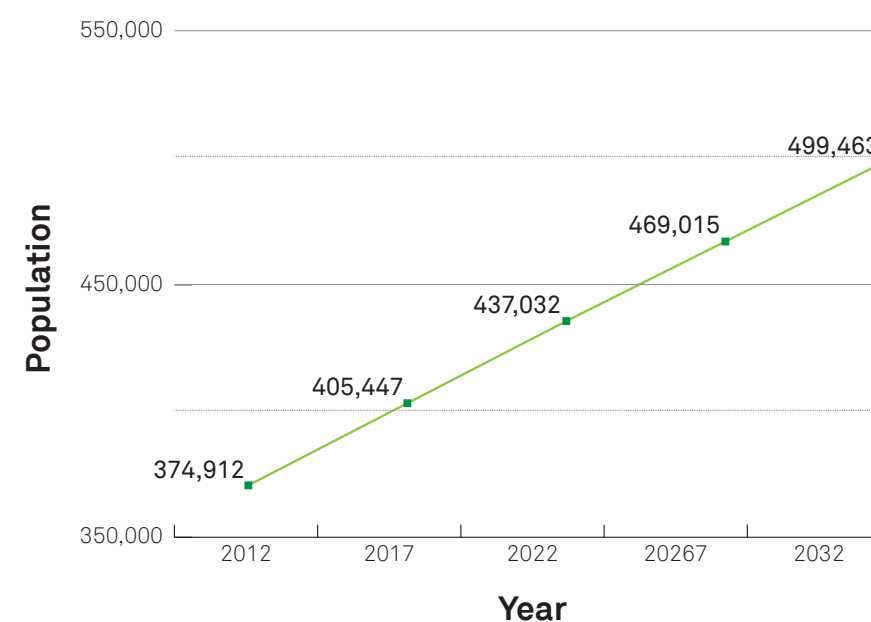
Canberra projected dwellings



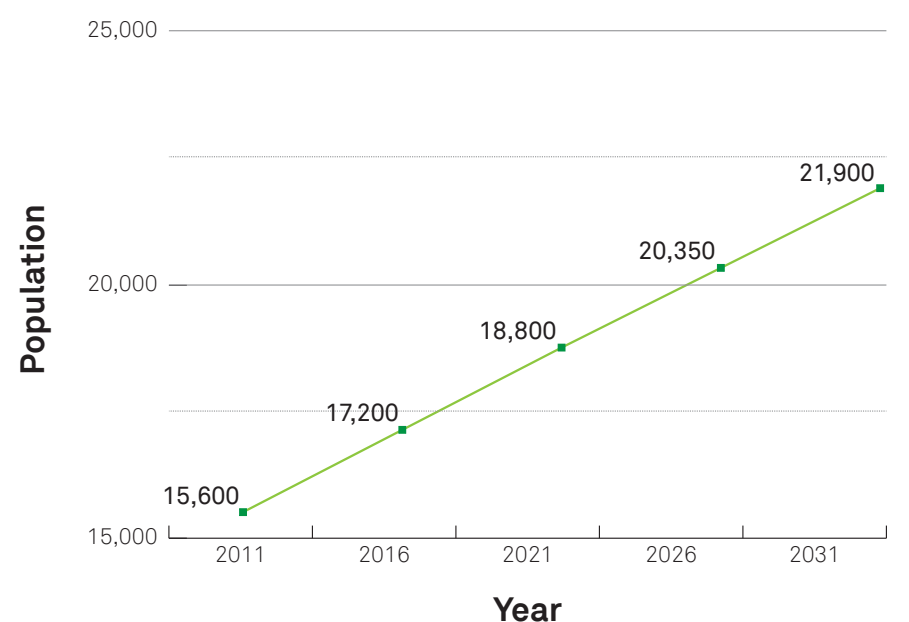
Yass Valley LGA projected dwellings



Canberra projected population growth



Yass Valley LGA projected population growth



Figures 12–15: Canberra and Yass Valley LGA's projected dwellings and population growth.

Source: ACT Treasury and NSW Department of Planning and Environment.

benefit from urban development near the border in the ACT as infrastructure servicing, transport, services and facilities are likely to be located closer to the NSW/ACT border.

ECONOMIC BENEFITS

- Economic benefits for the Yass Valley LGA associated with locating a new township in proximity to existing urban areas are as follows:
- Development of the site for residential uses would result in a more intensive use of land and bring economic benefits to the local economy and to the broader LGA.
- Water, sewer and public transport could be extended from nearby existing urban areas. The location and potential yield is likely to make the investment in extending existing infrastructure and transport services viable.

WATER AND SEWER

- The developer has the capacity to fund all required services infrastructure at no cost to Government.
- There is an opportunity to connect to established services infrastructure in the ACT which makes the site an ideal location for residential growth and will provide long term water security for the Yass Valley LGA.

PUBLIC TRANSPORT

- The Gungahlin district is located 6km to the south of the site. Future Light Rail is proposed from the Gungahlin Town Centre to the Canberra City Centre. There are opportunities to extend the light rail or provide a high quality bus service, north to Mulligans Flat.

ENVIRONMENTAL

- There are opportunities to overcome environmental constraints with appropriate siting of development and open space.
- Appropriate siting of the residential component may enable open space areas to also be Asset Protection Zones (APZ).

SUSTAINABILITY

- Development of the site provides an opportunity to improve the existing environment and implement initiatives to improve sustainability.

PROXIMITY TO CANBERRA

- The site is located immediately next to the boundary with the ACT and the development will support meet the housing demands for those who work in Canberra. In the 2011 ABS Census, Canberra was the number one destination for trips to work for residents living in the Yass LGA, as shown in the chart below, with 3,520 trips, equivalent 47% of JTW trips in the Yass Valley LGA.

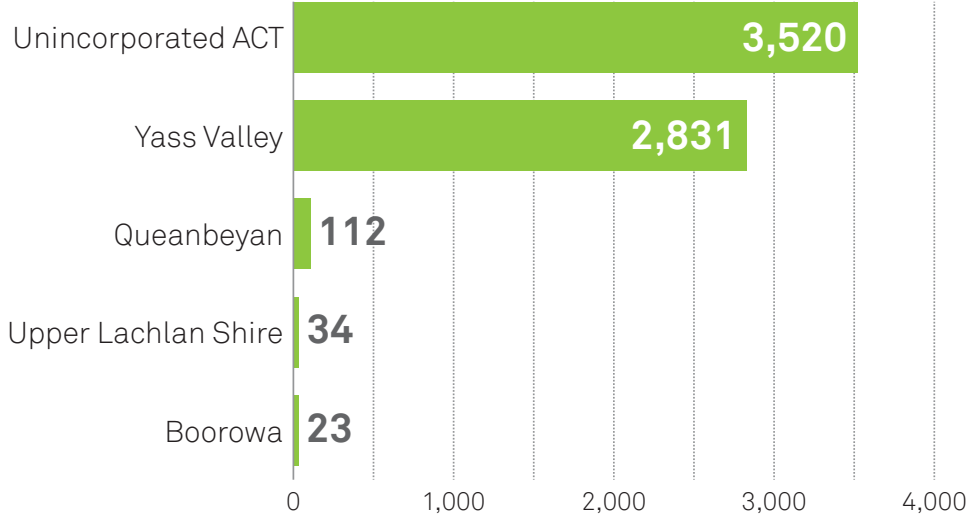


Figure 16: Journey to Work destination LGAs for Yass Valley LGA residents.
Source: Mecone, with data from the ABS 2011 Census.



5. URBAN FRAMEWORK AND DESIGN CONCEPTS

5.1 THE VISION

To create a mix of dwellings in a new township located in a rural setting close to existing urban areas in the ACT and the Canberra CBD.

Redevelopment of the site will:










- Provide water security for Yass through extending existing infrastructure from the ACT.
- Generate economic activity through locating a new township in close proximity to an existing urban area to leverage existing urban facilities, services and transport.
- Increase patronage to support investment in public transport improvements including the proposed nearby light rail network and provide an incentive for extending the light rail north to Mulligans Flat which could be partially funded by developer contributions.
- Provide a long term plan for urban development to secure the availability of future housing.
- Provide high quality housing to match market demand.
- Utilise the natural assets of the site to deliver a sustainable master planned community that includes riparian, open space and developable areas in appropriate locations.
- Implement initiatives to improve sustainability.



Figure 17: The vision for Mulligan's Flat.
Source: Mecone.

5.2 INDICATIVE MASTER PLAN PRINCIPLES

- Respond to the natural features of the site
- Locate open space adjacent to open water courses and link a green corridor to Mulligans Flat Nature Reserve (south of the site)
- Improve access to the site by introducing an additional connection to the south west towards the ACT
- Provide a permeable and connected community with shared pedestrian and cycleways
- Safe and inviting open space areas for passive and active recreational uses
- The provision of a range of housing typologies and transition of densities that respond to the site and its context. A net developable area of approximately 292.88 ha could support over 3,600 detached housing blocks, 300 medium density blocks, two local community centres and one school.

Suggested Land Use TYPE	
	Residential lots (1,000m ²)
	Rural Residential lots (2,500m ² +)
	Local/Community Centre
	School
	Open Space
	Existing Water Course
	Bushfire Hazard Zone
	Existing Red Stringybark
	Property Boundary

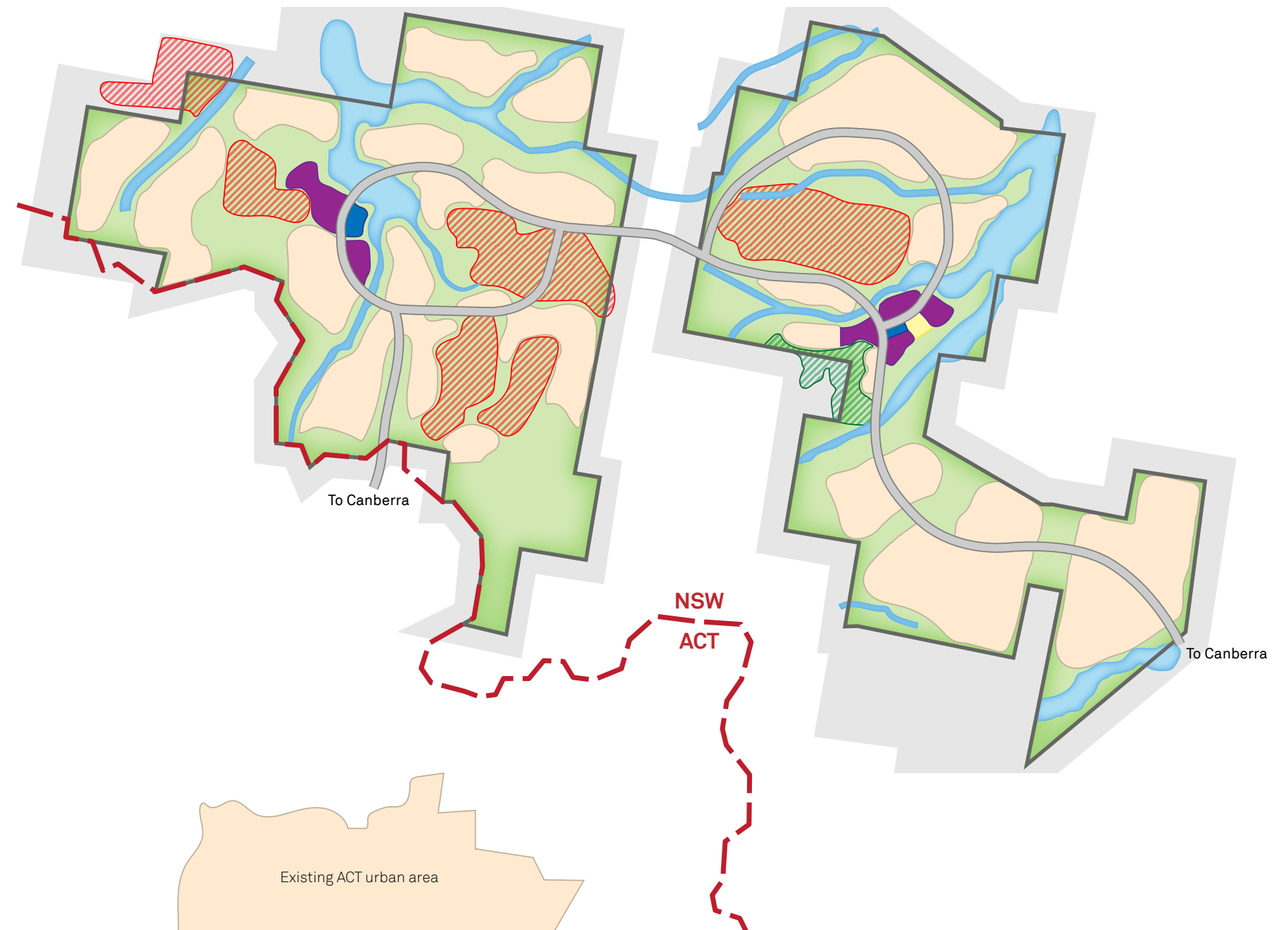


Figure 18: Proposed land use and layout for the subject site.

6.1 CONCLUSION

This document has been prepared to set the vision for the development of the site, to inform Yass Valley Council of the background of the site and the suitability of the site for development.

There is compelling evidence of the need for additional housing in the Yass Valley LGA to assist with future demand and achieving housing targets. The site is a large site (745 ha) with a single entity allowing the site to be developed in an integrated manner. Development of the site will:

- Generate economic activity through locating a new township in close proximity to an existing urban area to leverage existing urban facilities, services and transport.
- Provide water security for Yass through extending existing infrastructure from the ACT and also provide an increased customer base for Icon Water (formerly ACTEW Corporation).
- Increase patronage to support investment in public transport improvements including the proposed nearby light rail network. There is an opportunity to extend the Light Rail towards Mulligans Flat which could be partially funded by contributions.
- Provide a long term plan for urban development to secure the availability of future housing for South East NSW.
- Provide high quality housing to match market demand.
- Utilise the natural assets of the site to deliver a sustainable master planned community that includes riparian, open space and developable areas in appropriate locations.



Figure 19: Rural residential development.
Source: Google Maps.

6.2 NEXT STEPS

A Planning Proposal will be formally lodged with Yass Valley Council. It will propose a rezoning of the land to incentivise development to allow for long term housing for the Yass Valley LGA. Development scenarios will be presented as part of the Planning Proposal to demonstrate the potential for the site. The Planning Proposal will follow a Gateway process through the Department of Planning and Environment. If approved the rezoning will require an amendment to the Yass Valley Local Environmental Plan and potentially the preparation of a Development Control Plan. The LEP and DCP changes will be based on studies produced for the site to ensure that the Vision for the site is achieved. Any development proposals will be the subject of detailed development applications.

