

COMMUNITY RECREATION AND PARKLAND PRECINCT

- Maintain and improve for recreational, landscape and ecological value.
- Consider other appropriate uses such as community gardens on the western foreshore.

OLD JOYNTON SMITH BUSWAY

- Becomes a landscaped shared path for pedestrians and cyclists.

GENERAL

- A consistent character and design for the public domain, including large street trees.
- More footpaths, particularly where dirt tracks have formed.
- A network of small urban parks and public spaces.
- Upgrades to pedestrian and cycling infrastructure to improve



PROJECT TIMELINE

- Background analysis, community engagement
- Draft master plan, community engagement
- Final master plan
- Implementation - Precinct code, land release, further studies and public domain upgrades which will be subject to future Government budget processes

WHAT THE COMMUNITY SAID

The Belconnen—and wider Canberra—community was instrumental in providing important perspectives that helped create a master plan that will meet community expectations. The government thanks the Belconnen Community Council for its advice and assistance in facilitating community feedback.

CONSISTENT MESSAGES FROM THE COMMUNITY INCLUDED:

- Open space is highly valued.
- Active travel to and through the centre needs improvement, particularly for pedestrians.
- Emu Bank has potential to be a key destination with a range of dining options.
- Margaret Timpson Park is underutilised.
- While there are mixed views on building heights, up to 27 storeys is appropriate in some areas.
- Buildings should contribute to the public domain.
- Lathlain Street redevelopment needs to have a comfortable (human) scale.
- The centre needs to be better linked to the University of Canberra and other local institutions.

WHAT'S NEXT

A change to the Belconnen Precinct Code in the Territory Plan will pave the way for many of the recommendations in the master plan. These changes will include further community consultation.

Upgrades to parks, pedestrian and cycle paths and other public domain improvements will require ACT Government funding, which will be dependent on further investigations, future budget bids and private sector investment.

Some Territory-owned sites will be released for private development. Development and redevelopment of these and other existing sites will need to be taken up by the private sector.

FOR MORE INFORMATION

See the full master plan and consultation report at www.planning.act.gov.au

Email: Belconnen@act.gov.au

Call: 13 22 81 (and ask for EPD Strategic Planning)



BELCONNEN TOWN CENTRE MASTER PLAN

SNAPSHOT



BELCONNEN TOWN CENTRE MASTER PLAN

The Belconnen Town Centre Master Plan was developed in consultation with the Belconnen community and endorsed by the ACT Government in September 2016.

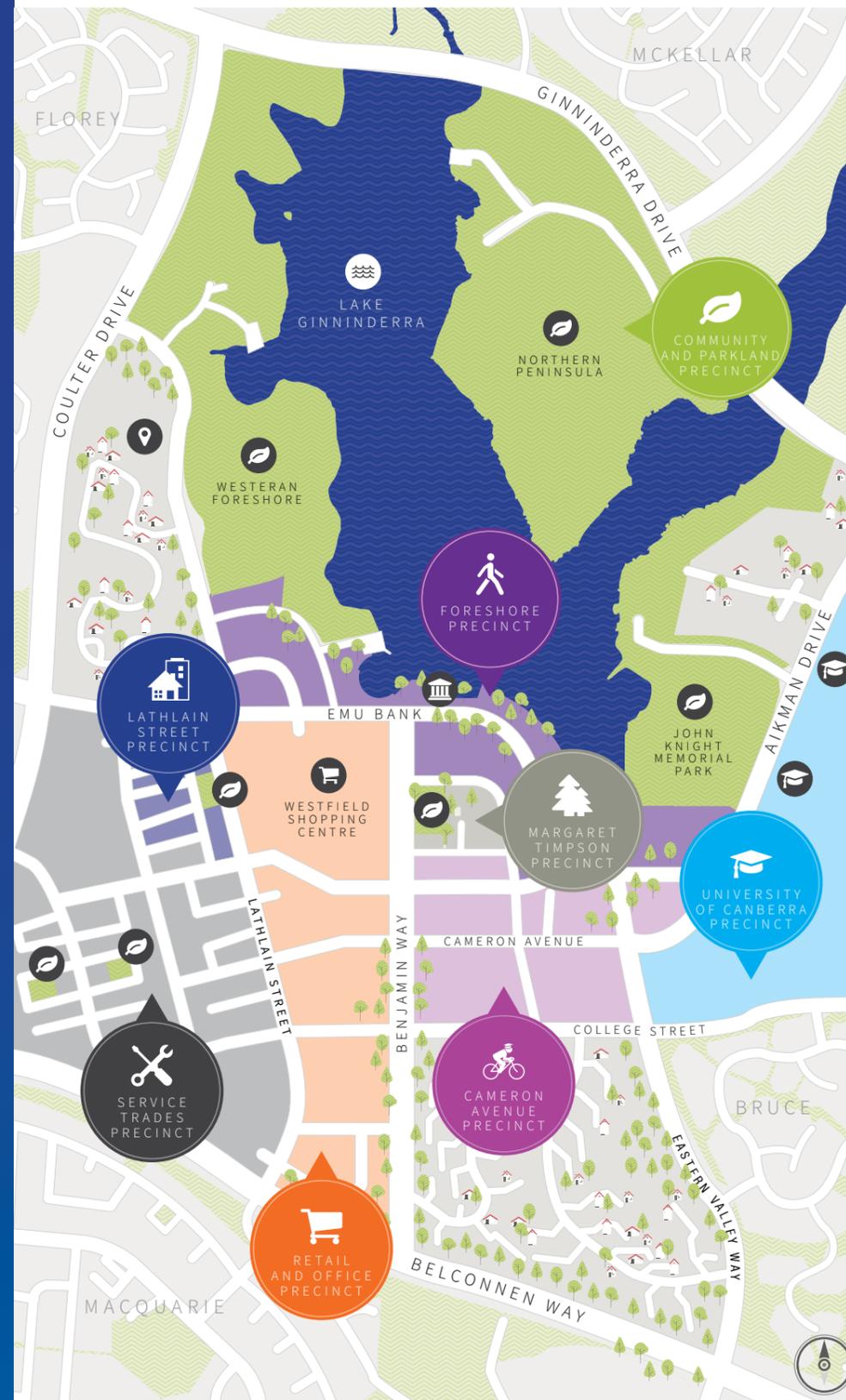
The master plan recommends ways for government and private industry to build on the centre's unique qualities as an employment, retail, service, recreation, education and residential hub. It guides development so the centre can continue to improve and grow, small business can thrive, natural areas are enhanced and the centre becomes an even better place for the Belconnen community—and wider Canberra community—to visit, work and live.

Vision: Belconnen town centre's features and potential set it apart from other places. The lake, open spaces, layout and nearby institutions provide unique economic and environmental advantages. These will be improved and strengthened to ensure the town centre is an attractive, accessible and desirable place for people to live, work and enjoy.

The master plan reflects key ACT Government policies and priorities for sustainable economic growth, urban renewal, transport improvement, a healthy community, climate change adaptation and environmental improvements.

The main features of this plan are to:

1. Encourage a mix of residential, employment and opportunities for economic growth and activity.
2. Create a more people-friendly environment.
3. Encourage integration and collaboration with the University of Canberra to diversify employment and enable Belconnen to become a 'University Town'.
4. Encourage the development of active, mixed use destinations at Emu Bank and Lathlain Street
5. Improve access with better cycle and pedestrian paths, safer roads, improved public transport, and parking.
6. Provide building controls to encourage high quality outcomes for the community, government and developers.
7. Encourage interesting and safe streetscapes with high-quality buildings that add to the character, amenity and activity of the centre.
8. Retain and improve the things which make Belconnen Town Centre special – particularly Lake Ginninderra and areas of open space.
9. Enable an environmentally responsible, sustainable and resilient centre.



RETAIL AND OFFICE PRECINCT

- Will continue to provide important shopping and employment facilities.
- The public domain will be upgraded to reflect the level of activity in the area, with improved paving and street trees.

UNIVERSITY OF CANBERRA PRECINCT

- Improved integration between the town centre and the university.
- More generous pedestrian and cycle connections.
- New road and rapid transit connections from the town centre.

FORESHORE PRECINCT

- Lakeside dining promenade encourages more diverse night-time activity.
- Expanded arts centre better integrates cultural and community events.
- Lakeside shared path extends to the north.
- Improved streetscape and lakeside vista to reduce visual dominance of carparks.
- Four-storey buildings allowed on some blocks.
- Emu Inlet public space upgrade encourages recreational and community events.

LATHLAIN STREET PRECINCT

- Urban renewal area becomes the main shopping street.
- Walder Street extends to Lathlain Street and hosts an urban park.
- Buildings up to 18 storeys support commercial, retail, residential and community uses.

SERVICE TRADES PRECINCT

- Current uses remain, and building heights remain low.
- Encourage additional uses, such as live music venues.
- Oatley Court open spaces become parks.
- Awnings on all redevelopments that front a public footpath.
- The area is promoted as a recognisable destination with its own character.

MARGARET TIMPSON PRECINCT

- Park stays as the centre's formal open space, including a children's play space.
- Better links to nearby areas to encourage activity.
- Buildings up to six storeys, with commercial uses at ground floor and residences above, promote more activity in the park.
- Potential relocation of the library and community centre enables mixed-use development.

CAMERON AVENUE PRECINCT

- Developments encouraged to provide quality design outcomes, sustainable buildings and an excellent public domain.
- More mixed-use development brings more activity and business.
- A variety of building heights up to 27 storeys.