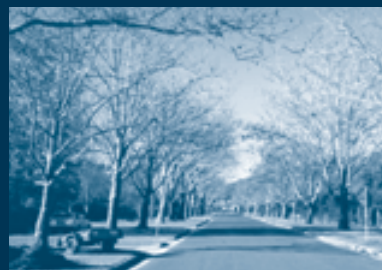


# BRADDON

## Neighbourhood Plan

A sustainable future for Braddon



## ACKNOWLEDGMENTS

We take this opportunity to acknowledge and thank all those who have shared their views, aspirations and ideas during the development of the Braddon Neighbourhood Plan.

In particular we wish to thank the members of the Former Braddon Interim Community Reference Panel, and staff of the various ACT Government agencies, including the Department of Urban Services, Department of Education, Youth and Family Services, Department of Health and Community Care, Department of Disability, Housing and Community Services, Chief Minister's Department and Justice and Community Safety. We also acknowledge the Neighbourhood Planning and Community Partnerships Team and the Urban Projects Team within Planning and Land Management (PALM), and also those members of the ACT Government and interested community members who generously volunteered their time as workshop facilitators.

We also extend our gratitude to those who provided submissions during the draft Neighbourhood Plan public testing period from 14 October to 3 November 2002. Approximately 35 changes to the Braddon Neighbourhood Plan have been made as a result of feedback.

Planning and Land Management

**February 2003**

All photographs appearing in this document were taken by participants in the Braddon Neighbourhood Character Study.

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This document may contain references to **Planning and Land Management (PALM)** which was replaced by the new organisation on 1st July 2003 **ACT Planning and Land Authority (ACTPLA)**. This document will be updated over time to reflect the ACTPLA brand and business process.





# BRADDON

## Neighbourhood Plan

A sustainable future for Braddon



Prepared by the  
Neighbourhood Planning &  
Community Partnerships Team



# Foreword

Neighbourhood Planning is about enhancing the quality of life of a neighbourhood and ensuring its social, environmental and economic sustainability. It is based on partnerships and collaboration between the ACT Government and those who live, work, play, learn and invest in a neighbourhood. A neighbourhood plan is a document that provides a future direction for a neighbourhood and the actions and initiatives required to create that future.

For a six-month period in 2002 the Neighbourhood Planning and Community partnerships team from Planning and Land Management (PALM) worked with all those with an interest in Braddon to develop the Braddon Neighbourhood Plan. This involved a series of collaborations including two open forum workshops, face-to-face interviews, a focus group, school-based activities, and a householder and business/employee survey. The neighbourhood planning process highlighted the following issues for Braddon:

- Housing
- Landscape (this includes streetscape and open space)
- Traffic and Parking
- Access to shops and facilities
- Safety and Security

The issues and initiatives raised during these collaborations were provided to ACT Government agencies and the Braddon Interim Community Reference Panel for their consideration. The most feasible options are incorporated in the Braddon Neighbourhood Plan as strategies or actions.

The Braddon Interim Community Reference Panel and PALM staff jointly developed a vision statement for Braddon, drawing upon the findings of the various collaboration activities. The vision was prepared to determine where the neighbourhood would like to be in the future – the resultant vision is:

*"Braddon will provide a quality mix of sustainable urban and suburban living on the city's edge. It will be a caring, diverse and well-functioning community of all ages and stages of life that celebrates its historical and cultural heritage and which enjoys a vibrant, progressive commercial centre".*

Strategies and actions developed to address the issues mentioned above are contained in Part Four. The yet to be formed Neighbourhood Planning Group, which will incorporate Braddon, will be responsible for assisting with the implementation of the Neighbourhood Plan and its ongoing review. The strategies and actions have been developed to help deliver the vision.

The layout of the Braddon Neighbourhood Plan is guided by three general questions. Parts One and Two of this Plan are based on the question of 'Where is Braddon now?' Part Three provides an answer to the question 'Where does Braddon want to be in the future?' by outlining Braddon's vision and goals. Parts Four and Five respond to the question, 'How can Braddon achieve its vision?' by detailing the strategies and actions needed for the neighbourhood to meet its goals. It is proposed that existing or proposed studies and local area master plans – such as Section Master Plans – relating to the Braddon neighbourhood, will form an integral part of the Braddon Neighbourhood Plan.

Please note, this plan refers to the Draft Variation to the Territory Plan No.200, often referred to as the 'Garden City Variation' (May 2002).

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## About Neighbourhood Planning

### WHAT IS NEIGHBOURHOOD PLANNING?

Neighbourhood Planning is about planning for people. It means involving Canberrans in the decisions that affect the suburbs where they may live, work, learn, play and invest. Neighbourhood Planning is about enhancing the quality of life of a neighbourhood and its social, environmental and economic sustainability. It is about balancing the needs of the present without compromising the ability of future generations to meet their own needs. Neighbourhood Planning is not about retaining the status quo but ensuring in those suburbs where there is a rapid pace of change that change is sympathetic to the desirable environmental and social values identified by all those with an interest in that neighbourhood. In order to ensure this, it is essential to understand where the neighbourhood is now, and to understand what the neighbourhood wants to be in the future. Importantly, this understanding of neighbourhood values needs to acknowledge the wider Canberra setting of which the neighbourhood is part. This will enhance the likelihood of the neighbourhood achieving its desired future.

### WHAT ARE THE CORE PRINCIPLES OF NEIGHBOURHOOD PLANNING?

There are six core principles of Neighbourhood Planning in the ACT:

- **collaboration** – communities, interest groups and the Government working together to identify issues and possible options to resolve those issues;
- **partnership** – individuals, interest and industry groups, communities and the Government working together to help the neighbourhood achieve its vision;
- **representativeness** – the process is open to all those who live, work, learn, play and invest in the neighbourhood;
- **sustainability** – continued development and change to accommodate economic and population growth but in a manner which upholds community values, conserves natural resources, safeguards ecological systems, achieves reductions in the level of greenhouse gas emissions, and establishes the ACT as a model living environment for the 21st century;
- **dynamism** – the plan is not static and will be reviewed in order to respond to change; and
- **transparency** – the process maximises the free exchange of information and ideas.

## WHAT IS A NEIGHBOURHOOD PLAN?

A Neighbourhood Plan is a document that provides a future direction for a neighbourhood and the actions and initiatives required to create that future. The Plan is divided into a number of discrete parts. Parts One, Two and Three provide the strategic overview of the neighbourhood and highlight the neighbourhood's character and its vision for the future. Parts Four and Five detail the Plan's objectives and strategies and provide the Neighbourhood Implementation Plan.

## WHAT COLLABORATION ACTIVITIES HAVE OCCURRED?

Neighbourhood Planning seeks the views of a wide variety of stakeholders, including those who do not normally participate in planning activities. To this end, the following collaborative techniques have been undertaken:

- an Open Forum Workshop held at the Ainslie Primary School on 17 April 2002;
- face-to-face interviews held at the Braddon shops one Saturday morning in May 2002;
- a two-hour Focus Group attended by a variety of Braddon-based community groups held on 27 May 2002;
- activities held with students and staff at Merici College and Ainslie Primary School;
- a Householder Survey and a Business Owner and Employee Survey; and
- a Moving Forward Together workshop held at the Olims Canberra Hotel on 30 July 2002.

Of all the issues raised by the neighbourhood the key concerns are as follows:

Considerable change has occurred in Braddon in recent years due to the redevelopment of sites for multi-unit residential development. It is clear that there is concern about some of this change. The neighbourhood is keen to preserve its heritage character and that development should reflect or be sympathetic to this. It also appreciates the open spaces (and this includes the streetscapes). There is considerable concern about security and safety in the suburb, particularly relating to crime, violence, drug dealing and usage, together with problems of syringes, "hoon" (as stated by participants) behaviour in cars, vandalism and graffiti and safety within Haig Park. The neighbourhood wishes to improve, maintain and enhance access to a wide variety of facilities. This relates both to the transport/physical access and the facilities actually being available for use. The lack of a dedicated cycle path was considered a hindrance for cyclepath connections within Braddon and connecting to other areas and cyclepath networks.

The large number and range of aspirations, issues and ideas gathered during the various collaboration activities have directly influenced the development of this Neighbourhood Plan. For more detailed information regarding the results of these collaborations please refer to Reflecting Braddon: a summary. To obtain a copy of this document or other resources used in the development of the Neighbourhood Plan, please visit the Neighbourhood Planning website at:

- [http://www.palm.act.gov.au/planning\\_and\\_development/neighbourhood\\_plans/index.htm](http://www.palm.act.gov.au/planning_and_development/neighbourhood_plans/index.htm)
- or contact the Neighbourhood Planning and Community Partnerships Team on **6205 0087**.



# Braddon: a unique suburb in a unique city

Neighbourhood Planning in Braddon is not occurring in isolation. The beginning of the new millennium saw an increasing recognition that the pace and type of change occurring in Canberra may not be sustainable without an overarching strategic framework to ensure a socially fairer community, an economy that is nationally and internationally competitive and an environment that is maintained and enhanced. During 2002, the ACT Government, in partnership with the community and industry, started to develop this strategic framework by commencing work on a suite of integrated strategies including the Canberra Social Plan, the Canberra Economic White Paper and an urban strategy known as the Canberra Spatial Plan. These three strategies are jointly known as the Canberra Plan. The ACT Sustainability Policy and Sustainable Transport Framework are also being developed simultaneously with the Braddon Neighbourhood Plan.

Another component of the overall planning context of Canberra is its role as National Capital. Areas of national significance are managed by the National Capital Plan. This Plan seeks to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The Braddon Neighbourhood Plan acknowledges that certain areas in the neighbourhood, most notably Northbourne Avenue and Ainslie Avenue, have key roles in promoting Canberra's National significance.

The neighbourhood of Braddon started work on developing the Braddon Neighbourhood Plan in early 2002 at approximately the same time as work commenced on the Canberra Plan. Whilst the Braddon Neighbourhood Plan took six months to develop, some aspects of the Canberra Plan will take up to eighteen months to be completed. One of the suite of integrated strategies that makes up the Canberra Plan – the Spatial Plan – may ultimately influence the Braddon Neighbourhood Plan as it provides a Canberra wide context for change management. The Spatial Plan is about managing competing uses of space. The Braddon Neighbourhood Plan needs to be dynamic to respond to the changes anticipated in the Canberra Plan and the ACT Sustainability Policy. This means that the Braddon Neighbourhood Plan will be reviewed and refined in order to respond to change. For more information regarding the review process, refer to the Implementation Plan and Review Schedule which is in the inside back cover pocket.

## THE CHANGING FACE OF CANBERRA

The population of Canberra is expected to grow by approximately 75,000 people over the next twenty-five years. This means that the population of Canberra will increase from the current population of 322,600 people to around 400,000 people by 2026. Population growth will be highest in Gungahlin and the population of both north and south Canberra is also likely to increase assuming that redevelopment continues. In comparison the population of Woden, Belconnen and North Tuggeranong will decrease.

The surrounding region, particularly the Yarrowlunla and Eurobodalla Shires and Queanbeyan City, is forecast to experience more modest growth with a projected increase of approximately 15,000 people. However, restrictions in the land supply in Canberra due to environmental and other constraints may induce population growth in cross-boarder areas in New South Wales. This may have profound social, environmental and economic consequences for Canberra and the ACT sub-region. To ensure a sustainable urban form and minimise these impacts, land use densities may need to increase in certain parts of Canberra. This would not only address the need for future housing supply and reduce development cost but also increase housing choice in established areas.

The population is ageing with the average age expected to increase from 33.1 years now to 40.4 years in 2016. The proportion of people aged over 75 years is forecast to more than double between 1996 and 2016. Conversely, the number of young adults aged between 18 and 24 years is expected to decline by 30%.

In common with other Australian cities, Canberra has experienced declining average household size. There were 4.0 persons per dwelling in 1961 and 2.7 persons per dwelling in 1996. It is projected that this will decline to 2.4 people per dwelling by 2021. One and two person households have increased substantially, and now represent nearly 66% of all households. This trend is a consequence of the ageing of the population, later marriage, declining fertility, and increased separation and divorce. It has implications for planning and the provision of suitable housing types and services such as schools, childcare centre, playgrounds and aged care.

Changes in household size, combined with high numbers of the population in the household formation age groups, have led to a new dwelling being constructed for every additional 1.2 people living in Canberra. Based on current forecasts Canberra will need an additional 44,500 dwellings to meet housing demand by 2026. Detached dwellings are the dominant (but declining) housing form.

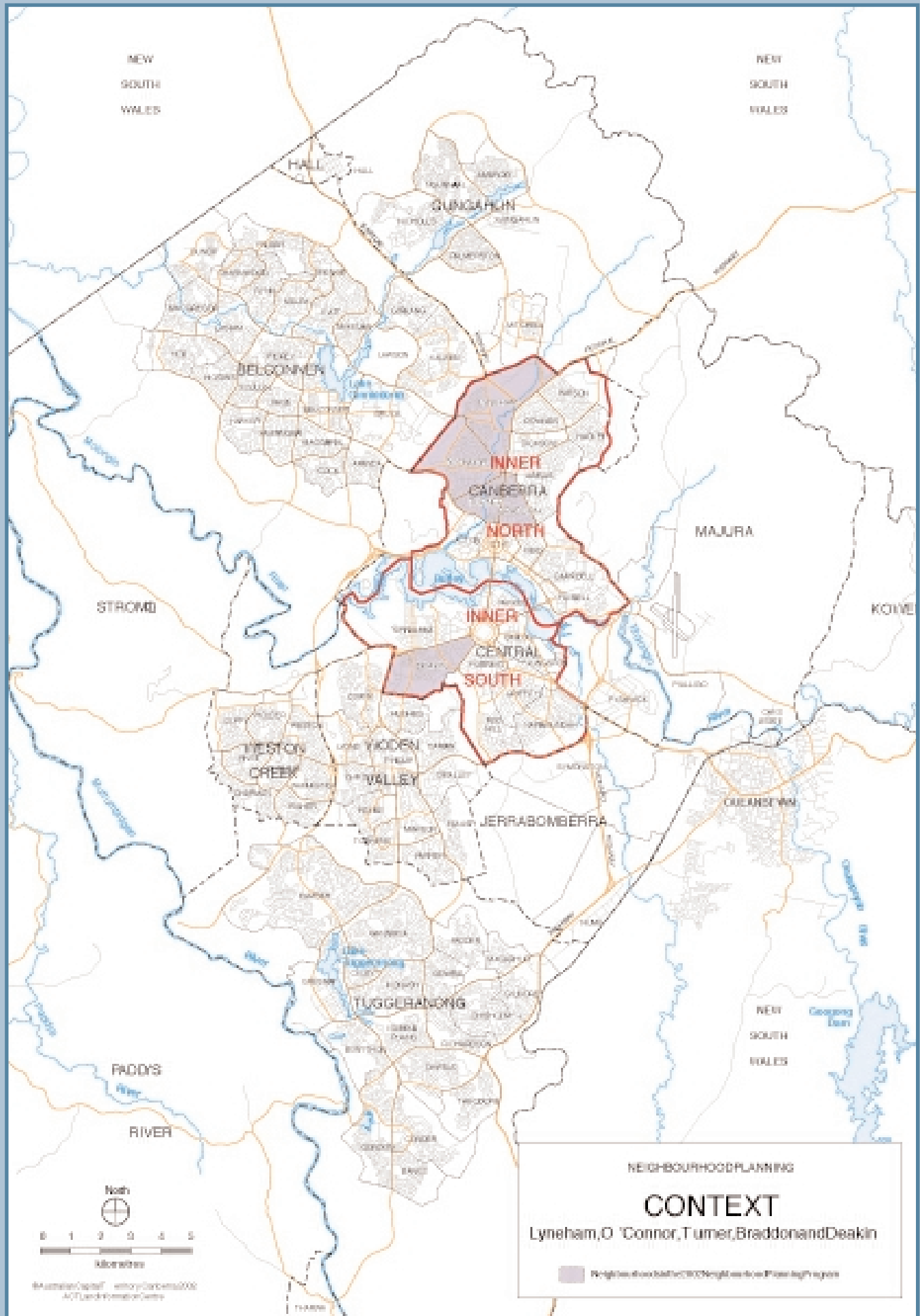
Demographic data referred to in this section is sourced from Your Canberra Your Future - changes and challenges - the Canberra Spatial Plan, July 2002 (Planning and Land Management).

## **BRADDON AND THE INNER NORTH**

Braddon is located adjacent to Canberra's central commercial centre known as Civic Centre (see Context Plan opposite). Braddon also lies within what is known as the 'Inner North' (which comprises the suburbs of Acton, Turner, O'Connor, Lyneham, Watson, Downer, Hackett, Dickson, Ainslie, the City, Reid, Campbell and Russell). Braddon enjoys some excellent views to Black Mountain and Mount Ainslie. To the west of the neighbourhood lies Northbourne Avenue, one of Canberra's major transport corridors, which is shared with the adjacent suburbs of Turner, Lyneham, O'Connor and Dickson.

Braddon's close proximity to Northbourne Avenue and the Civic Centre provides convenient access to jobs, major recreation, entertainment and community uses. In addition, the suburb is also well positioned in terms of convenient access for resident students to the Australian National University. (For example, Fenner Hall on Northbourne Avenue is used for student accommodation). Braddon is also adjacent to the Dickson Group Centre, a large commercial and retail outlet.

NEIGHBOURHOOD PLANNING ~ Context Plan Map



Braddon is largely residential. It does not have a local shopping centre as such, as the retail/commercial area of Braddon is part of the Civic Centre according to the Territory Plan. This makes Braddon unique by Canberra standards. Braddon's commercial and retail centre offers a great variety of goods and services and attracts customers not just from Braddon, but from all over Canberra.

The estimated residential population of North Canberra according to the Australian Bureau of Statistics at 30 June 2000 was 38,750 persons which was a 0.5% increase on the previous year with the strongest growth recorded in the City and Watson.

According to the Australian Bureau of Statistics (publication no: 2015.8.2001 – Census night August 2001), resident population of Braddon was approximately 2,855 (Turner was 1,844 and O'Connor 4,537). Braddon's population peaked at 3,780 and has gradually declined since then to 2,878 in June 1999 and 2,871 in June 2000. Braddon makes up approximately 7.1% of North Canberra's population and 0.9% of the total population of the ACT. However, Braddon's population is forecast to grow with the population reaching 4,250 by 2010.

Population projections for North Canberra indicate that the current district population of 39,550 will increase to 41,200 in 2005 and to 45,050 in 2010. These figures equate to an increase of 4% and 12% respectively. (Sources: Regional Population Growth 2000-1 Catalogue 32180.0 Australian Bureau of Statistics and Demographics ACT, Chief Minister's Department, ACT Government).

In August 2001, 8.8% of the people in Braddon were aged between 0 and 14 years old. This compares with 14.8% for North Canberra and 21.1% for the ACT. The 65 years or more age group for Braddon is 8.5%, which is lower than for North Canberra (12%) and slightly higher for the ACT as a whole (8.3%).

The average age for Braddon is 31 years. This compares with 32 years for North Canberra (Turner was 31 years, Lyneham 33 years and O'Connor is 33 years) and 32 years for the ACT.

Recent research shows that young people are less likely to live in South Canberra as this age group is increasingly attracted to North Canberra for employment and lifestyle and moving into new housing developments. By the year 2010 North Canberra is likely to overtake North Tuggeranong and South Belconnen as the main place for young people to live.

Of all the occupied private dwellings in Braddon in 2001, there were 285 separate houses (21%), 159 semi detached, row or terrace houses and townhouses (12%), 866 flats, units or apartments (64%) and 3 other dwellings (0.22%). This compares to 295 (28%), 132 (13%), 602 (57%) and 4 (0.38%) respectively in 1996 and 322 (34%), 130 (14%), 481 (51%) and 6 (0.64%) in 1991.

In 2001, there were 116 couple families with children (which comprised 26% of all families in occupied private dwellings), 241 couple families without children (54%), 65 one parent families (14%) and 28 other families (6.2%). There were 378 people (17% of persons) in occupied private dwellings in group households and 590 people (26%) in lone person households.

The net residential density for Braddon at June 2000 was 25 dwellings per hectare. This compares with 12.3 dwellings per hectare for North Canberra.

Figures 1, 2 and 3 refer to information regarding Braddon's household mix and family type dwellings:

**FIGURE 1** Braddon's household mix and family type

Suburb	Family (no.)	Lone person (no.)	Group (no.)	Mean (persons)
<b>Braddon</b>	466	590	155	1.8
<b>O'Connor</b>	1,082	543	205	2.3
<b>Turner</b>	382	264	96	2.1

*Source: Australian Bureau of Statistics 2001 Census*

**FIGURE 2** Household mix in context

Suburb	Occupied private dwellings	Unoccupied private dwellings	Non-private dwellings	Total
<b>Braddon</b>	1,353	156	10	1,519
<b>O'Connor</b>	1,924	132	3	2,059
<b>Turner</b>	833	52	–	885

*Source: Australian Bureau of Statistics 2001 Census*

**FIGURE 3** Braddon's dwellings in context

Suburb	Couple family with dependent children	Couple family with non-dependent children	Couple family without children	One parent family	Other family
<b>Braddon</b>	106	9	241	67	28
<b>O'Connor</b>	352	38	482	179	35
<b>Turner</b>	122	8	169	75	12

*Source: Australian Bureau of Statistics 2001 Census*

## THE CHANGING FACE OF BRADDON

Braddon has experienced considerable change in recent years, particularly in relation to its residential housing. The suburb was composed of single-storey stand-alone dwellings and duplexes, but now there are a number of dual-occupancies and more multi-unit and multi-storey developments.

At December 2001, there were 1,477 dwellings in the suburb. The majority of these (73%) were multi units and 21.3% were single residential dwellings. Another 346 dwellings were under construction. (Source: Land & Property, Urban Services, 2002)

The area north of Haig Park is currently experiencing considerable change and will largely become multi-storey residential development. All sections north of Haig Park are designated B11, B12 or B13. Generally speaking, B11 allows for multi-unit development of up to three storeys and B12 allows for multi-unit development up to two storeys. B13 allows development up to nine storeys. These Area Specific Policies form a key component of the ACT Government's commitment to concentrating housing density along key transport corridors to increase sustainability of the city as a whole. As such, the areas of Braddon that are designated B11, B12 or B13 can expect to continue to experience a change in density and housing form in the future. Attachment B shows the location of B11, B12 and B13 areas in the Inner North, and Attachments C and E show the location of these specific land-use policies in Braddon.

The main issues to emerge from all the Braddon collaborations (taken from the Reflecting Braddon document) are set out below:

- **ACCESSIBILITY TO SHOPS AND FACILITIES:** participants clearly expressed that they value the easy and wide access to a variety of community facilities, shops and services. There were also some recommendations for improvement – a desire for a greater variety of speciality shops, restaurants, cafes, commercial, sporting and more recreational facilities for youth. There was also dissatisfaction expressed regarding the quality of public housing.
- **TRANSPORT RELATED ISSUES (TRAFFIC, PARKING, CYCLEPATHS):** vehicular traffic was identified as a significant problem in Braddon in all forms of collaboration held. Torrens Street was the focal point for general dissatisfaction with regard to speeding, through traffic and "rat-running" (ie using a street as a short cut to a particular destination to avoid using other main routes which may be congested). The views of participants regarding parking were varied. There was some concern that the redevelopment that will be occurring in Civic (the Griffin Centre, Section 84 and the carpark, Section 56) would impact on parking in Braddon. The neighbourhood expressed concern that there are no dedicated cyclepaths in Braddon and therefore no safe bicycle network links to Dickson, Civic or surrounding neighbourhoods.
- **SECURITY AND SAFETY:** in all forms of collaborations, participants expressed a high level of dissatisfaction with security and safety. Crime, violence, drug dealing and usage, together with problems of disposal of syringes, "hoon" (as stated by participants) behaviour in cars, vandalism and graffiti, and safety within Haig Park are some of the issues that were highlighted.

- **ADEQUACY AND MAINTENANCE OF PUBLIC ASSETS (EG FOOTPATHS, PARKS, AND OPEN SPACES, LIGHTING, STORMWATER, SEWERAGE):** the majority of comments regarding the public assets in all forms of collaborations were in the form of recommendations for improvement. Participants asked for improved street lighting, cyclepaths, bus shelters and better maintenance of public areas including footpaths and parks.
- **HOUSING:** the Braddon neighbourhood said that heritage values should be preserved and that development should be sympathetic to the existing character of the suburb. Concern focused on the amount and quality of what is perceived as medium to high density housing, and their impact on surrounding residences.
- **OPEN SPACE AND LANDSCAPE:** there was overwhelming evidence in all forms of collaborations that people appreciate and value the green and leafy aspects and current amounts of open space in Braddon and made it clear that they want these better maintained and preserved in the future. Open space and streetscapes could be enhanced in the commercial areas of Braddon.

For the recommendations and actions developed to address these issues please refer to Parts Four and Five of this Plan.

# 2 The Braddon Neighbourhood Character Statement

*It is important to ensure that strategies for future neighbourhood change are consistent with the neighbourhood's essential character. These strategies can then be used as a basis for the development of appropriate planning controls and the reinforcement of local identity through public improvement so that growth and its effects can be appropriately managed.*

## History and general form

Braddon is one of the older and more established suburbs of Canberra and was first settled in 1922. Braddon was gazetted as a Division Name on 20 September 1928. It was named after Sir Edward Braddon who was a Legislator, Federalist and one of the Founders of the Constitution.

Braddon is located in the 'Inner North' of Canberra, adjacent to the city centre known as Civic, providing convenient access to jobs and substantial recreation, entertainment and community facilities. Some of the streets in Braddon are in Walter Burley Griffin's original plan and have the wide verges that characterise his vision for the city of a healthy urban environment set in a garden setting.

## Boundaries

The suburb of Braddon is physically bounded by Northbourne Avenue to the east (this is the major transport corridor through Canberra), Wakefield Avenue to the north, Limestone Avenue to the west and Cooyong, Ballumbir Streets and Ainslie Avenue towards the south. Civic provides a physical built form boundary to the south and residential development creates the other remaining boundaries. (Please refer to page 13 for the map that shows the boundaries of Braddon.)

Northbourne Avenue and Ainslie Avenue are classified Designated Areas under the National Capital Authority's National Capital Plan.

## Natural environment and open space networks

Braddon is situated roughly half way between two significant and well known Canberra landmarks – Black Mountain to the west and Mount Ainslie to the east. There are some excellent views of these hills from a number of vantage points within Braddon.



Haig Park is the major public open space in the area and is designated a 'District Park', with Northbourne Oval having restricted access for recreation. A 'District Park' is an extensive informal park, grassland is mown and can range in size from 4 to 10 hectares. They serve a minimum catchment of between 25,000 to 50,000 people and offer a diversity of recreational facilities such as barbeques, adventure playgrounds, skateboarding facilities etc.

Haig Park is shared by both Braddon and Turner and has high value in terms of historical significance and visual and landscape amenity. Haig Park connects with the open space network that follows Sullivans Creek through Turner, O'Connor, Lyneham and Dickson and connects with Mount Ainslie and Mount Majura. Corroboree Park located in Ainslie is also located close by and this park is also on the ACT Heritage Places Listing.

A smaller park is located off Lowanna Street. Both Haig Park and Northbourne Oval are included on the Heritage Places Register in the Territory Plan. Northbourne Oval is also identified as 5B on the Territory Plan, indicating it has a Restricted Access Recreation Landuse Policy. There is also a small pocket park located on Doonkuna Street. This pocket park is part of the heritage site of the Braddon Housing Precinct in Sections 38, 42 and 43. Please refer to the map on page 15 which identifies Braddon's open spaces.



*Trees in Haig Park*

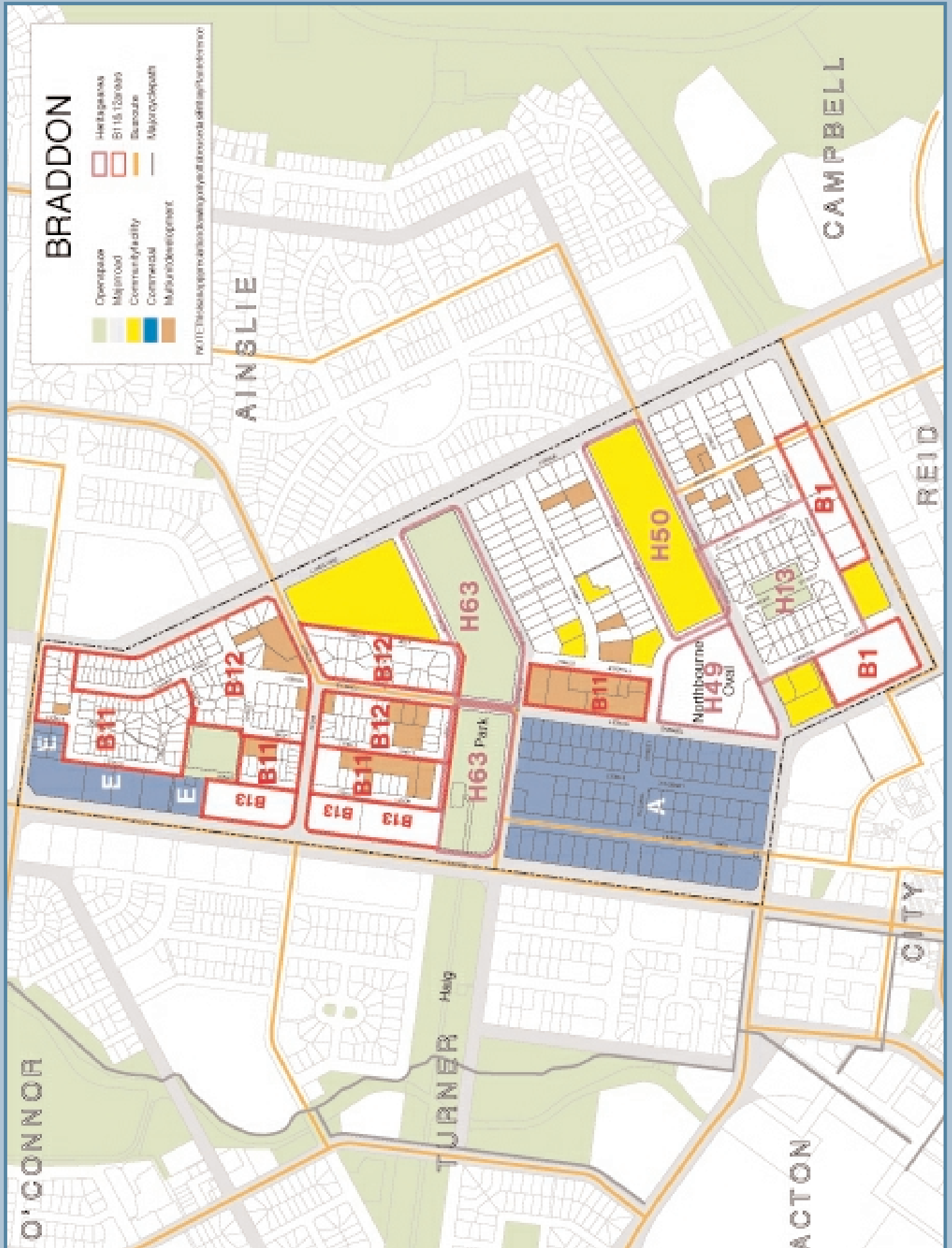
It is worth noting that there is just over 40 metres squared of urban open space per person in Braddon, which is significantly less than the average for North Canberra of 70 metres squared per person.

## **Built environment and building types**

Braddon is undergoing significant change. It has a unique character because of this, consisting of a great variety of architectural forms – extending from the traditional red brick styles to the more contemporary forms. The residential sections accommodate a diverse community by providing a range of housing options that include duplexes, units, townhouses, multi-storey and single storey dwellings.

Towards the south-east portion of the suburb, there is a predominance of larger single storey dwellings on generous blocks with established gardens. Within this area is the Braddon Housing Precinct (Sections 38, 42, 43) located on Doonkuna Street. These sections are on the ACT Heritage Council's ACT Heritage Places Listing.

BRADDON ~ Suburb Boundaries





The table below is the ACT Heritage Places Listing (27 September 2002) produced by the ACT Heritage Council:

**TABLE 1** ACT Heritage Places Listing

Status	Place	Location
3	Braddon Housing Precinct	Section 38 Blocks 1-48 Section 42 Block 1 Section 43 Block 1
3	Haig Park	Section 8 Blocks 3, 6, 7 and Section 14 Block 1 Braddon (refer also Turner)
1	Northbourne Flats	Section 8 Block 2 (refer also Turner)
1	St Columba's Church Hall (Shakespear Hall)	Section 23 Block 30
1	Coggans Bakery	Section 28 Block 1
3	Northbourne Oval	Section 30 Blocks 5 and 6
3	Ainslie Primary School	Section 31 Block 1
1	Allawah and Bega Courts (refer also Reid)	Section 52 Block 1
1	Currong Flats	Section 52 Block 1
1	Gorman House	Section 53 Block 1
1	Hotel Ainslie (Olim's Canberra Hotel)	Section 56 Block 5
1	Northbourne Avenue	
1	Torrens Street - Street Trees	
R3	Salvation Army Hall	Section 24 Block 11

**Status 1** Nominated to an Interim Heritage Place Register. These places are being assess according to priorities established by the ACT Heritage Council

**Status 2** Gazetted to an Interim Heritage Place Register

**Status 3** Included in the Heritage Places Register as Appendix v of the Territory Plan

**R3** Removed from an Interim Heritage Places Register by the Administrative Appeals Tribunal

The northern part of Braddon located to the north of Haig Park, is becoming more densely populated due to an increasing trend for multi-unit redevelopment since the introduction of the B11, B12 and B13 residential policies. These policies form a key component of the ACT Government's commitment to concentrating housing density along key transport corridors to increase sustainability. (Please refer to the map opposite that shows the B11, B12 and B13 areas in north Canberra.)

The commercial area of Braddon, which is located in the south western portion of the neighbourhood, is becoming quite cosmopolitan. The buildings in this area are predominantly two storey and significantly increase in height in sections adjacent to Northbourne Avenue.

## Community facilities

Major education services in the neighbourhood include Merici College, Ainslie Primary School and Black Mountain Community Preschool and Childcare. Ainslie Primary School celebrated its 75th birthday in 2002.

There are several churches represented: the Uniting Church (St Columbus), the Salvation Army Canberra City Temple and the Catholic Church (St Mary's and St Patrick's).

There is also a significant arts and cultural centre located at the Gorman House Arts Centre on Ainslie Avenue and a number of sporting facilities such as the Canberra City Bowling Club, the Braddon Tennis Club.



*Ainslie Primary School*

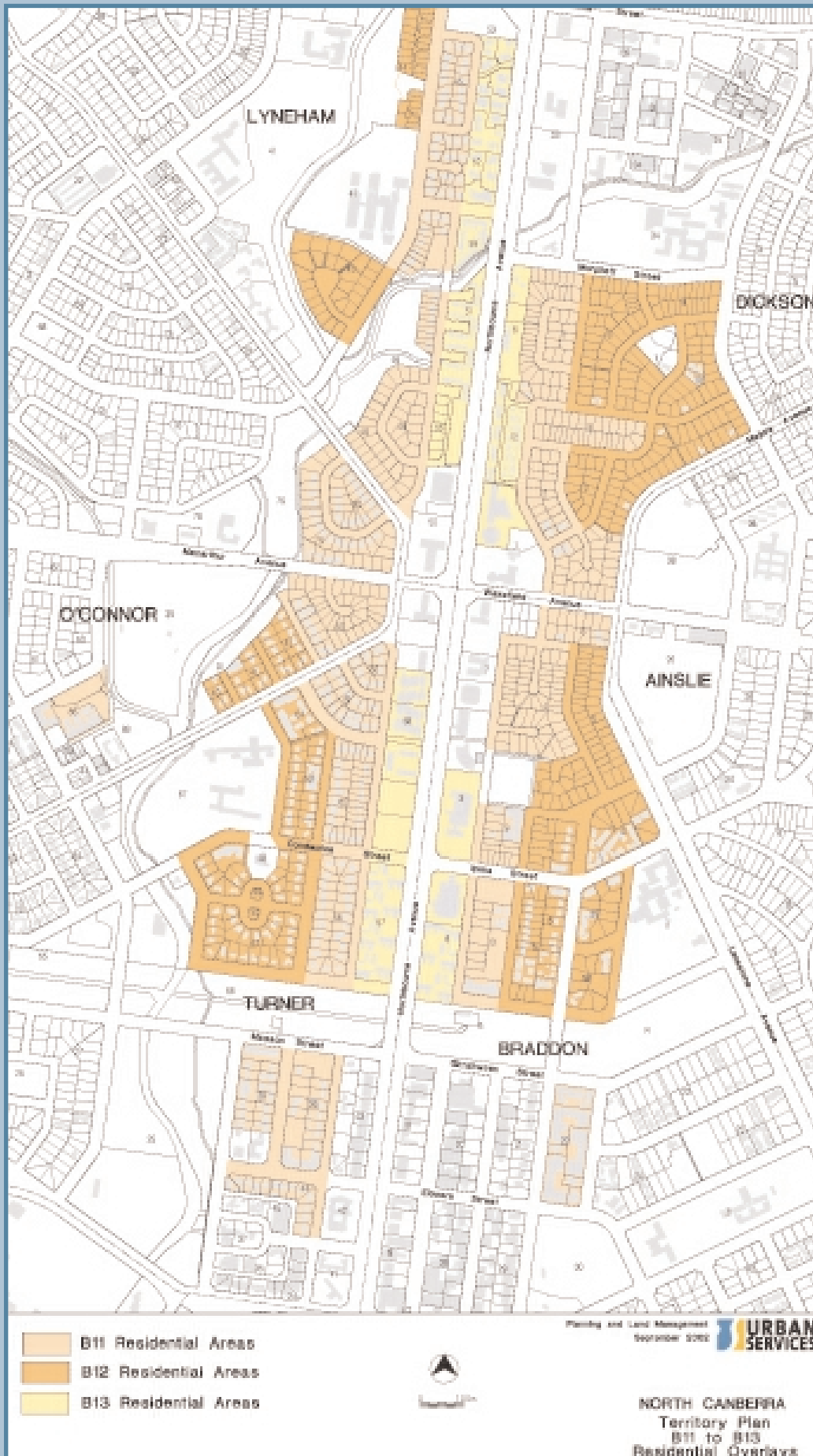
Braddon has a vibrant retail and commercial centre as well as a number of community-based services that offer an extraordinary variety of businesses, including a gallery, up-market homewares and designer boutiques, tourist accommodation, car yards, outdoor equipment and bicycle shops, outdoor cafes, a gymnasium and professional offices.

The following is a list of community facilities in Braddon:

### EDUCATION AND CHILDCARE

- Ainslie Primary School
- Childs Play Vacation Care
- Merici College
- Black Mountain Community Preschool and Child Care
- Magic Tree House Early Childhood Centre

NORTH CANBERRA ~ TERRITORY PLAN B11 TO B13: Residential Overlays



### **RELIGIOUS ORGANISATIONS**

- St Patrick's Catholic Church
- St Columbus Uniting Church
- Salvation Army Temple – Canberra City
- St Mary's Catholic Church
- Sisters of Mercy
- Australian Episcopal Conference

### **ART AND CULTURE**

- Bogong Theatre
- Canberra Contemporary Art Space
- Canberra Contemporary Art Space Galleries 1 and 2
- Canberra Youth Theatre
- Currong Theatre Studio
- Gorman House
- Ralph Wilson Theatre
- Vis a Vis Theatre
- Clarrys Arts Centre

### **SPORTING AND RECREATIONAL**

- Braddon Tennis Courts
- Merici College Tennis Courts
- Countours gymnasium
- Northbourne Oval

### **LICENSED CLUBS**

- Meridian Club
- Rugby League Park (Braddon Club)

### **WELFARE/COMMUNITY SERVICES**

- Hephzibah Youth Centre
- BAC Community Centre
- Community Staff Centre
- Cooyong Centre
- Suit One – Braddon



## ACCOMMODATION

- 61 Torrens Street (Aged Persons Unit [APU])
- Gracemere Court (APU)
- Henty Street APU
- Fenner Hall (Student Accommodation)

## Street layout, patterns, hierarchy and sub-division patterns

The neighbourhood's street layout is predominantly rectilinear (characterised by straight lines) in nature and lacking in the curvilinear design that characterises the neighbouring suburbs. The key streets in Braddon are Northbourne Avenue (the main transport corridor through Canberra), Limestone Avenue, Mort Street and Torrens Street. These streets not only carry significant volumes of traffic but also the main bus routes through the suburb.

The existing street pattern of the area varies from a number of through routes to several quieter cul-de-sac streets in northern Braddon. Generally, subdivisions are rectilinear, but there are a significant number of non-uniform sections which have a radial subdivision pattern – particularly around the cul-de-sacs. Braddon is fortunate that the layout of the streets affords beautiful views to Mount Ainslie, Black Mountain and Civic from a number of vantage points. The topography of Braddon is essentially flat, but has a notable rise in the north-western part.

## Trees and vegetation

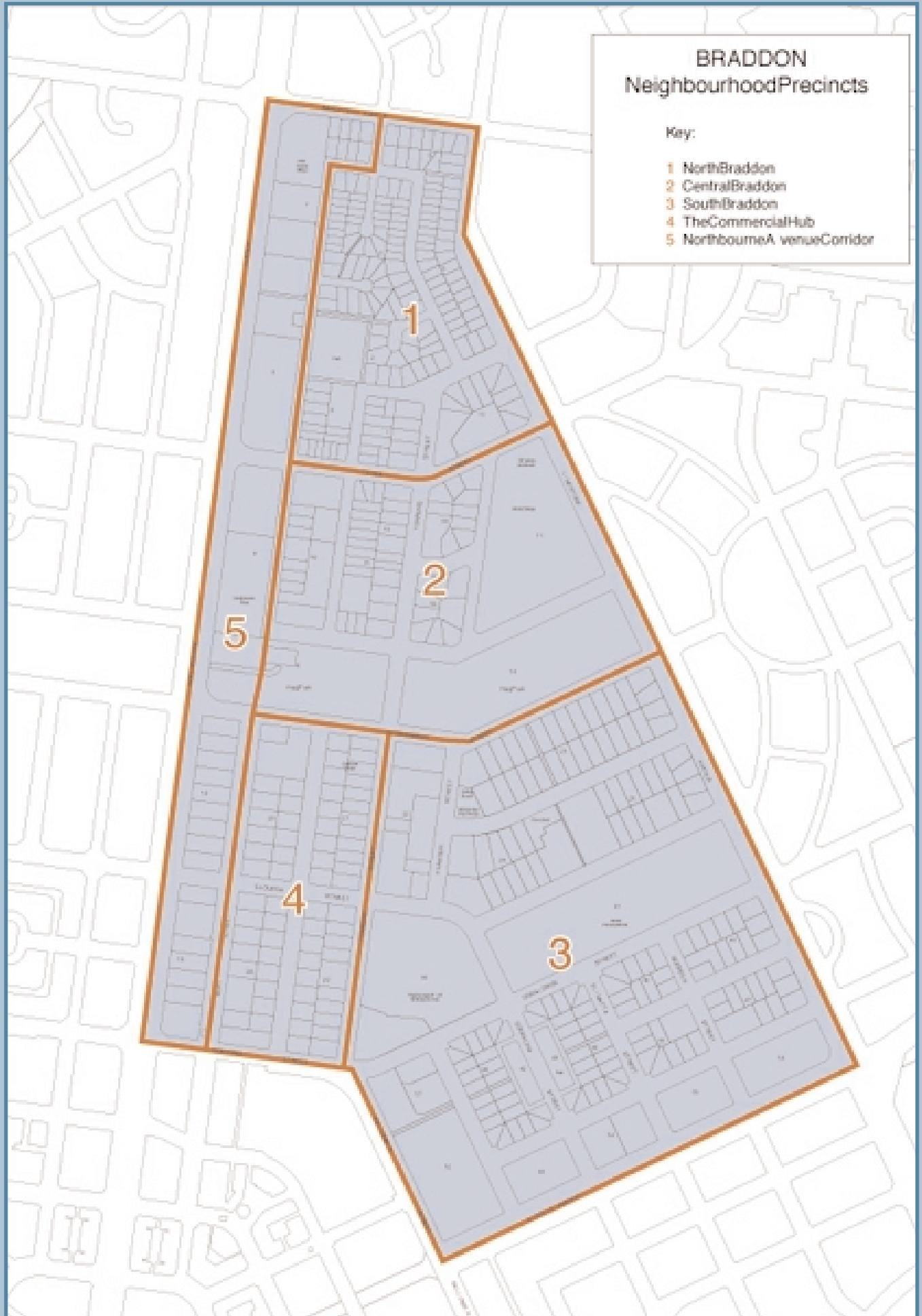
Braddon's vegetation is predominantly exotic, belonging to the cedar, ash, oak and pine varieties, although there are a significant number of eucalypts which are planted mainly around the perimeter of the suburb (Northbourne Avenue, Limestone Avenue, Ainslie Avenue) and within Haig Park. Most of the neighbourhood's streets are lined with avenues of mature exotic trees. Torrens Street, planted with oak (*Quercus palustris*), is a particularly fine example of a 'garden city' streetscape. Haig Park has mixed plantings including cedar, eucalypt, pine, cyprus, ash and oak (*Cedrus deodara*, *Eucalyptus cinerea*, *Pinus radiata*, *Cupressus sempervirens*, *Fraxinus velutina* and *Quercus palustris* respectively).

## Braddon's precincts

The Braddon neighbourhood has been divided into five distinct precincts. These precincts have distinct characters – such as differing land use purpose (the shopping centre – called the "Commercial Hub"), and different building forms and densities (eg mainly single storey detached dwelling, in one precinct, and predominantly multistorey development in another). Refer Attachment F for a map of the precincts.



BRADDON ~ Neighbourhood Precincts Map



## Precinct 1 Northern Braddon

### THE BOUNDARIES

Lowanna Street to the west, Wakefield Avenue to the north, Limestone Avenue to the east and Ipima Street to the south.

### THE CHARACTER

The Northern Braddon precinct is characterised by low to medium density housing due to the prevalence of single storey dwellings and duplex-style housing. Currently, block sizes and shapes are variable, particularly around the cul-de-sacs where there is a more radial subdivision pattern. The typical streetscape is characterised by wide nature strips and mature street trees. The eastern component of Lowanna Street is a beautiful example of the 'garden city' as it evolved in the 1950s as well as a fine example of the duplex Canberra style of housing.



*Lowanna Street*

All sections within this precinct have been identified for B11 or B12 redevelopment. The B11 and B12 area specific policies have the effect of increasing built form height in sections between Limestone Avenue and Northbourne Avenue. Please see the B11 to B13 Residential Overlays Map on page 19 for their location.

## Precinct 2 Central Braddon

### THE BOUNDARIES

Henty Street to the west, Ipima Street to the north, Limestone Avenue to the east and Haig Park to the south.

### THE CHARACTER

The Central Braddon precinct has undergone substantial change in recent years, with a significant amount of the original dwellings removed to make way for higher density townhouse and apartment-style residential development. Consequently the character of this precinct is becoming predominantly more modern. Architectural style of new developments is variable.



*Carlisle Apartments in Ijong Street*

All sections in this precinct have been identified for B11 or B12 redevelopment. The B11, B12 and B13 area specific policies have the effect of increasing building heights in sections between Limestone Avenue and Northbourne Avenue. Please refer to B11 to B13 Residential Overlays Map on page 19 for their location.

## Precinct 3 Southern Braddon

### THE BOUNDARIES

Girrahween Street to the north, Limestone Avenue to the east, Ainslie Avenue and Ballumbir Street to the south, Torrens Street to the west.

### THE CHARACTER



This precinct is essentially an historic part of old Canberra, originally settled in the 1920s. It has always been an area for family living and is predominantly comprised of single storey residential dwellings. The similarities of housing and garden styles in the heritage area make it an integral part of the wider precinct (as is Gorman House and Olim's Hotel) whose character it shares. The streets are characterised by wide verges,

deep setbacks and mature street trees. The Braddon Housing Precinct (Sections 38, 42, 43) is of particular significance historically as it is an example of the first permanent government housing in Canberra and the first expression of the 'garden city' concept in the building of Canberra. The customs, way of life and design of private buildings in the 1920s in the Federal Capital are clearly reflected in this precinct which illustrates a belief in 'garden city' principles and the social attitudes prevailing at the time. Many, if not most, of these houses, were for ordinary working class people.

Section 22 within this precinct is zoned B11 (redevelopment up to a height of three storeys) and significant multi-storey redevelopment with a more modern character has emerged in recent years.

Sections 52, 54 and 55 have been designated B1. (B1 is redevelopment up to three storeys or fourteen metres). This precinct also accommodates a significant proportion of public housing (Allawah and Currong Apartments).

Please refer to the map of the Territory Plan on page 27, which outlines the 'B' land-use planning policies and the heritage site.



## Precinct 4 Commercial "A" – The Commercial Hub

### THE BOUNDARIES

Cooyong Street to the south, Torrens Street to the east, Girrahween Street to the north and Mort Street to the west.

### THE CHARACTER

While the Territory Plan makes this part of the Civic centre, historically, it has always been quite distinct from Civic. It has grown from a predominantly light industrial and automobile sales and service area into a more diverse retail and commercial centre without losing its original flavour. It now contains a mixture of retail, professional, trade and businesses including for example, everything from specialist shops (eg outdoor shops, bike shops, galleries and boutiques) to a post office/newsagent, a supermarket, a number of cafes and restaurants, a gymnasium, car yards and solicitors. This commercial centre forms part of the gateway to Civic.



*View southwards down Mort Street*

There are some sites of historical significance – for example, Coggan's Bakery is on the Interim Heritage Places Register.

Buildings in sections adjacent to Northbourne Avenue can be and are significantly higher than those in sections across the road to the east, where they are generally of two storeys in height. The precinct is tending more towards a more cosmopolitan and lively feel with the emergence of outdoor cafes and an interesting variety of restaurants in recent years.

## Precinct 5 Northbourne Avenue Corridor

### THE BOUNDARIES

This precinct is bordered by Cooyong Street to the south, Northbourne Avenue to the west, Wakefield Avenue to the north, and Mort, Henty and Lowanna Streets to the east.

### THE CHARACTER



*View along Northbourne Avenue*

In the past ten years this long, thin precinct has undergone considerable change. Buildings fronting Northbourne Avenue are predominantly four or more storey office complexes. Whilst there are some original dwellings remaining, most of these will be removed to make way for higher density residential development or office complexes.

There is also a significant amount of public housing and student accommodation located within this precinct (Northbourne Flats and Fenner Hall respectively). The Northbourne Flats are on the Interim Heritage Places register.

Currently the Avenue is fringed by mature trees and wide verges and there has been some active street frontage development with the establishment of one or two outdoor cafes and tourist facilities (eg a car rental outlet).



# 3 A Vision for Braddon

A vision is a concise statement of what an area should be like in the future, a shared image of what a neighbourhood seeks to become. A vision statement for Braddon was prepared during the Neighbourhood Planning process. It drew upon the findings of the first stage of collaboration, 'Planning Together in the ACT' and input received from the Braddon Interim Community Reference Panel. Goals were also developed which emphasise the main aspects of the vision.

## THE VISION FOR BRADDON

*Braddon will provide a quality mix of sustainable urban and suburban living on the city's edge. It will be a caring, diverse and well-functioning community of all ages and stages of life that celebrates its historical and cultural heritage and which enjoys a vibrant, progressive commercial centre.*

## THE GOALS FOR ACHIEVING THE VISION

### **GOAL 1** Braddon enjoys the vibrancy of a diverse community.

To realise this, it will be necessary to:

**OBJECTIVE 1** Encourage a mix in the profile of households that choose to live in Braddon;

**OBJECTIVE 2** Establish a variety of opportunities and places where the community can meet and interact; and

**OBJECTIVE 3** foster the development of community based cultural programs.

### **GOAL 2** Braddon provides a livable, sustainable neighbourhood adjacent to Civic.

To realise this, it will be necessary to:

**OBJECTIVE 1** create a choice in live, work, and play opportunities that cater for a range of ages, mobility and income etc;

**OBJECTIVE 2** ensure that the access – vehicular, bicycle and pedestrian – to and through the suburb is convenient, safe and serves people of all ages and mobility; and

**OBJECTIVE 3** promote environmentally responsive and sensitive design and management of the streets, open spaces and buildings.

**GOAL 3** Braddon's heritage and unique character is enhanced.

To realise this, it will be necessary to:

**OBJECTIVE 1** retain and conserve the heritage places and features;

**OBJECTIVE 2** identify and reinforce the distinctive qualities of the streets and precincts; and

**OBJECTIVE 3** provide opportunities for people to understand and appreciate the distinctive attributes of Braddon.



# 4 Achieving the Vision

This part of the Braddon Neighbourhood Plan is about how the neighbourhood will achieve its vision. It is described in a cascading way, broadly at first, becoming more detailed. It is set up using the following format:

- Goals;
- Objectives; and
- Strategies.

A goal is the aim or destination of a neighbourhood. It describes how we will achieve the vision. An objective is something that is sought or aimed for and is more specific than a goal. Strategies detail the principles that can be employed to meet an objective. Strategies and actions are the activities that will be implemented by ACT Government agencies and other stakeholders. The actions are listed in Part Five of this Neighbourhood Plan. It is important to note that the list of actions will change over time as they are implemented and completed.

The goals, objectives and strategies in Part Four are described at two scales. Firstly on a 'neighbourhood wide' scale – this is where the details of the principles apply to the whole neighbourhood. The second scale is directed at a 'precinct' level. A precinct is an area that has a special character and is distinct from the rest of the neighbourhood. Strategies that are written under a particular precinct do not necessarily apply or have relevance to other precincts in the neighbourhood.

The strategies in this Neighbourhood Plan should be read in association with the Territory Plan and any other relevant ACT Government standards and guidelines. No part of this Neighbourhood Plan overrides the Territory Plan. It is proposed that many of the strategies included in the Neighbourhood Plan will become an area of specific policy under the Territory Plan.

## The Neighbourhood: Goals, Objectives and Strategies

### BRADDON URBAN DESIGN STRATEGIES

The focus of the following principles is to create a physical environment in Braddon that will achieve the community's vision.

These strategies:

- respond to the differing precincts and characters in Braddon;
- will provide a framework against which the merits of any redevelopment or significant works can be assessed, with respect to the High Quality Sustainable Design (HQSD) process;
- will inform the development of more detailed planning instruments, including Area Specific Plans and Section Master Plans; and
- will guide the requirement, priority and character of Government programs and actions in the neighbourhood.

Specific strategies for the precincts are derived from these principles.

## GOAL 1

### Braddon enjoys the vibrancy of a diverse community.

*To realise this, it will be necessary to:*

**OBJECTIVE 1** Encourage a mix in the profile of households that choose to live in Braddon.

**OBJECTIVE 2** Establish a variety of opportunities and places where the community can meet and interact

**OBJECTIVE 3** Foster the development of community based cultural programs.

## STRATEGIES

### The precincts

- Reinforce the different opportunities for living and working that each precinct offers.

### Housing

- A range of housing types must be provided in the neighbourhood including detached dwellings, townhouses and apartments.
- The design of dwellings should be family friendly, flexible and offer a level of affordability for a range of income levels.
- Residential development over shops and offices on Mort Street through to Lonsdale Street is to be encouraged to improve the vitality of this area and provide further alternatives for inner city living.

### Open space

- A variety of open spaces, including street cafes and pocket parks, should be provided.
- These open spaces should be designed as significant informal meeting spaces and are to be located where benefits of adjacent activity and increased safety can be achieved.

### The streets

- A convenient and safe pedestrian network of paths, which provide access to the open spaces and 'meeting places', is to be established in all the streets.
- To enhance activity on the street, residential buildings should address the street with distinctive pedestrian entries.

### Local Services and the Commercial Hub

- Businesses attract a range of people to visit Braddon and enjoy its special character.
- Attractive public areas are to be developed encouraging people to linger and socialise.
- The activity and vibrancy of the community and cultural enterprises, such as those located at Gorman House, should be enhanced.

### Networks and Connections

- Pedestrian and street links to Civic and neighbouring suburbs are to be enhanced to encourage people to enjoy the services and convenience of Braddon.

## GOAL 2

### Braddon will be a livable and sustainable neighbourhood adjacent to Civic.

*To realise this, it will be necessary to:*

- OBJECTIVE 1** Create a choice in the live, work and play opportunities that caters for a range of ages, mobility, income etc.
- OBJECTIVE 2** Ensure that the access – vehicular, bicycle, pedestrian and public transport – to and through the suburb is convenient, safe and serves people of all ages and mobility.
- OBJECTIVE 3** Promote environmentally responsive and sensitive design and management of the streets, open spaces and buildings.

## STRATEGIES

### Housing

- There will be no ‘residential core’ areas as defined by the ‘garden city’ Variation to the Territory Plan for Braddon.
- Medium to higher density forms of housing, that will optimise the use of residential land, are to be located where people can easily access public transport, public open space and the activities and services provided by the commercial areas.
- Residential development, of all types and the surrounding site improvements and setting, is to be designed to be environmentally responsive. This includes providing good solar access and cross ventilation, increasing the use of permeable surfaces, trapping run-off and minimising water and energy consumption.
- With regard to design and construction, built forms should be robust and enduring, yet should allow for renovations or adaptations to allow for changes in family and individual needs over time.
- Construction materials should be durable and capable of being recycled where possible.
- A sense of safety and security for residents and visitors is to be a priority in the design of residential developments. This will include the design of identifiable, observable entries and ensuring that communal and public spaces benefit from passive surveillance.
- Private and public open spaces are to be clearly delineated.
- Privacy between dwellings and maintaining solar access for adjacent developments is to be a priority.
- Adequate public housing should be retained maintained in all precincts.

## Public Open Space

- The public open space is to be linked to those spaces in the adjacent areas in Ainslie and Turner so as to reinforce the diversity and quality of the regional system.
- The design, development and management of the open space network is to be undertaken in an environmentally responsive manner. This includes reducing or trapping stormwater run-off, using plant species that can tolerate the local conditions and materials that are durable and capable of being recycled.
- New and existing open spaces are to be designed to maximise the microclimate – providing sunny, sheltered locations in winter and shady areas for summer.
- A range of open spaces that offer a choice of experiences and activities should be identified, established and protected.
- A sense of safety and security in the public open spaces is to be provided by maximising access and overlooking of the spaces and ensuring there is an appropriate level of lighting.

## The Streets

- The streets are part of the public open space network – these are to provide the necessary links between the other components including the ovals, the parks and the commercial heart.
- Streets are to be developed to safely accommodate a range of transport options – including walking and cycling – this will require appropriate paths, lighting and the installation of safe crossing points.
- Through traffic is to be generally discouraged and restricted down Torrens Street.
- On-street car parking is to be managed to discourage commuter parking in the streets.
- Common service trenches, which minimise the level of works and maintenance activity in the verge, are to be promoted in the streets.

## Local Services

- A mix of businesses and employment opportunities that serve the local community are to be encouraged.
- The viability of the local business and community facilities are to be enhanced by improving the connections and networks to and from Civic and other adjacent areas.
- Encouraging people to live in the commercial area will help to support local businesses and further diversity and vibrancy.
- Community services, including healthcare, aged care, childcare and schools are to be available and accessible to all members of the community.

## Networks and Connections

- Encourage the use of public transport by providing conveniently located and safe bus stops and ensuring there are good pedestrian linkages.
- Promote and support bicycle and pedestrian access by ensuring the paths are conveniently connected to the regional systems and encourage the provision of bicycle storage.

## GOAL 3

### Braddon will celebrate its heritage and character.

*To realise this, it will be necessary to:*

- OBJECTIVE 1** retain and conserve the heritage places and features.
- OBJECTIVE 2** identify and reinforce the distinctive qualities of the streets and precincts.
- OBJECTIVE 3** provide opportunities for people to understand and appreciate the distinctive attributes of Braddon.

## STRATEGIES

### The Precincts

- Recognise and protect the qualities that establish the local identity and distinctiveness of each of the precincts.
- Retain and reinforce the backdrops, vistas and view corridors important in the precincts.
- Heritage spaces and places are to be conserved and interpretative opportunities for people to understand the value of these places are to be encouraged.

### Housing

- The location and design of higher density residential development should respond to the local topography and geography, helping to make the neighbourhood more appropriate in its pattern and layout. For example, high density development should be located on main roads and these developments should not tower over adjacent sites when located on a steep slope.
- Built forms can be innovative but should always be responsive to the 'garden city' heritage, the distinct qualities of the precincts and street, and to neighbouring buildings.
- Building setback contributes to streetscape character and the opportunities for front garden planting. The maintenance of generally uniform building alignment will be achieved by responding to the setback of existing adjoining development. The Urban Housing Code provides guidance on determining appropriate setbacks based on adjoining development context. Control Plans for each section include minimum setback distances based on the Urban Housing Code guidance. Refer to the Section Master Plans for more information.
- Building elevations to the street are to have variable setbacks that provide scale and visual interest to the street.
- The attendant site improvements associated with residential developments are to respect the 'garden' qualities of the neighbourhood, adding to the 'leafy' character and minimising the impact of car access and storage.

### **Public Open Space**

- Open spaces, such as Haig Park, that have heritage or cultural significance are to be conserved in ways that respect their historical character.
- Opportunities for people to learn and understand the value of these places are to be developed through interpretive and directional signage.

### **The Streets**

- The street trees are to dominate over the buildings and the 'rhythm' of the street trees is to be maintained.
- The verge widths and grassy verges are to be retained.
- The visual impact of car access and storage is to be minimised.

### **Local Services and the Commercial Hub**

- The cultural and heritage significance of buildings is to be conserved and respected (eg Gorman House, Ollims Hotel, Ainslie Primary School, Coggan's Bakery etc).
- The streets and public spaces in the commercial precinct are to be visually attractive and distinctive. Street trees and street furniture (public seating) are to be incorporated to provide shade and shelter for pedestrians.

### **Connections and networks**

- To reinforce and distinguish the neighbourhood, signs, artwork and other 'gateway' elements are to be situated on the main pedestrian and street linkages between Braddon and adjacent areas.

# Neighbourhood Precincts

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## PRECINCT 1: NORTHERN BRADDON

### THE BOUNDARIES

This precinct is bordered by Lowanna Street to the west, Wakefield Avenue to the north, Limestone Avenue to the east and Ipima Street to the south.

### GOALS

The following precinct specific goals have been identified. Northern Braddon will:

- GOAL 1** Enjoy the vibrancy of a diverse residential community with easy access to the commercial hub and Civic.
- GOAL 2** Have a livable and predominantly residential development.
- GOAL 3** Retain significant key heritage elements to enhance its character.

### OBJECTIVES

The following objectives have been identified:

- Provision of family friendly, affordable ‘entry level’ housing in the ‘B’ areas.
- To enhance the livability of the precinct by promoting safe and easy access to high quality residential, commercial and community facilities and adjacent neighbourhoods.
- Conservation and enhancement of this area’s ‘garden city’ attributes – particularly in the eastern part of Lowanna Street and in sections adjacent to Limestone Avenue.

### STRATEGIES

- P1-1** Retain a mix of public and private housing.
- P1-2** Developments to include outdoor space for children to play in safely.
- P1-3** Built forms reflect or be sympathetic to the antecedents of this part of the suburb as a 1950s ‘garden city’ development.
- P1-4** Recognise and protect qualities that establish local identity and distinctiveness.
- P1-5** Maintain the high quality of the landscape setting and the street trees.
- P1-6** Maintain and enhance the quality and variety of open spaces (especially the park located on Lowanna Street).

- P1-7** Create section specific built forms in scale, height and mass with adequate privacy, sufficient solar access, suitable internal layout etc.
- P1-8** Promote and support the use of public transport.
- P1-9** Promote and support pedestrian and bicycle access by providing appropriate facilities.
- P1-10** Maximise permeable surfaces to reduce run-off and erosion and assist hydration.
- P1-11** Ensure developments facilitate a reduction in water and energy consumption.
- P1-12** Maintain grassed nature strips and protect, replace and supplement street trees.
- P1-13** Safeguard privacy and maximise and maintain light and sun access to dwellings.
- P1-14** Maintain street parking restrictions in the precinct to discourage Civic commuter parking.

## PRECINCT 2: CENTRAL BRADDON

### THE BOUNDARIES

Henty Street to the west, Ipima Street to the north, Limestone Avenue to the east and Haig Park to the south.

### GOALS

The following precinct specific goals have been identified:

- GOAL 1** Central Braddon precinct will enjoy vibrant, diverse and attractive residential living.
- GOAL 2** To connect this precinct to neighbouring precincts and suburbs through a transport network (pedestrian, bicycle and vehicle) that provides safe and easy movement.

### OBJECTIVES

- Provide accommodation to suit a variety of household sizes and offer a level of affordability for a range of income levels.
- Retain and enhance the open spaces in this precinct to encourage better utilisation.
- Provide easy and safe movement to key areas, specifically Dickson and Civic and to any centrally located community facilities within Braddon.
- Encourage innovative environmentally sustainable and effective housing.



## STRATEGIES

- P2-1** Section 13 Block 1 (the carpark across Henty Street from the Rex Hotel) should be included in PALM's assessment of unleased, undeveloped land to see if it should be part of Canberra's open space network, or failing that, retained as residential (for use as an aged care facility – one of the permitted uses in the B1 Residential Land Use Policy).
- P2-2** Provide appropriate and informative signage to enlighten the community of sites of interest, recreational opportunities (eg parks, heritage sites etc).
- P2-3** Maintain and enhance the quality and variety of open spaces (eg Haig Park) with appropriate recreational facilities where appropriate.
- P2-4** Redevelopment is designed to reflect existing attractive built form character or that identified as part of the desired future character of the area which encourages innovative, high quality sustainable urban design with adequate privacy, sufficient solar access, suitable internal layout etc.
- P2-5** Retain a mix of public and private housing.
- P2-6** Increased security and safety by raising the standard of maintenance in public places and parks, particularly in Haig Park.
- P2-7** Ensure sections adjacent to Northbourne Avenue physically relate and blend with the Braddon neighbourhood and the Avenue.
- P2-8** Promote and support bicycle and pedestrian access to adjacent precincts/neighbourhoods by providing appropriate facilities.
- P2-9** Create section specific built forms in scale, height and mass with adequate privacy, sufficient solar access, suitable internal layout etc.
- P2-10** Promote and support the use of public transport.
- P2-11** Promote and support pedestrian and bicycle access by providing appropriate facilities.
- P2-12** Maximise permeable surfaces to reduce run-off and erosion and assist hydration.
- P2-13** Ensure developments facilitate a reduction in water and energy consumption.
- P2-14** Maintain grassed nature strips and protect, replace and supplement street trees.
- P2-15** Safeguard privacy and maximise and maintain light and sun access to dwellings.
- P2-16** Maintain street parking restrictions in the precinct to discourage Civic commuter parking.

## PRECINCT 3: SOUTHERN BRADDON

### THE BOUNDARIES

Torrens Street to the west, Girraheen Street to the north, Limestone Avenue to the east, and Ballumbir Street and Ainslie Avenue towards the south.

### GOALS

The following precinct specific goals have been identified:

- GOAL 1** Southern Braddon will enjoy a healthy low density residential community.
- GOAL 2** Southern Braddon will provide a livable suburban neighbourhood.
- GOAL 3** Southern Braddon will retain a residential good quality 'garden city' setting and significant key heritage elements to enhance its character.

### OBJECTIVES

- Provide predominantly single storey or modest two storey dwellings to allow for family households, elderly etc.
- Enhance the livability of Southern Braddon by promoting easy access to high-quality residential, commercial and community facilities.
- Maintain the distinctively 'garden city' character.

### STRATEGIES

- P3-1** That there will be no 'residential core' areas as defined by The 'garden city' Variation to the Territory Plan for Braddon.
- P3-2** Renovations to Gorman House, Olims Hotel, Ainslie Primary School, Shakespeare Hall of St Columba's Church and the Salvation Army Hall should respect original character and specifically, the façade of Gorman House facing Ainslie Avenue should be preserved.
- P3-3** Similarities of housing and garden styles are made an integral part of this precinct – protect the heritage values relating to the subdivision planning, the site, building and landscape design and the street etc.
- P3-4** Retain all public housing stock.
- P3-5** Southern Braddon should remain predominantly single dwellings or dual occupancies.
- P3-6** Retain and enhance existing view corridors to Civic, Mount Ainslie and Black Mountain.

- P3-7** Maintain the high quality of the landscape setting and street trees – particularly retain and protect established large trees as per the Tree Protection (Interim Scheme) Act 2001.
- P3-8** Recognise and protect qualities that establish local identity and distinctiveness.
- P3-9** Retain the heritage spaces and places.
- P3-10** Provide appropriate and informative signage to enlighten the community of sites of interest (eg heritage sites, cultural facilities etc).
- P3-11** Provide appropriate pedestrian and vehicular lighting in keeping with the character of the suburb.
- P3-12** Promote and support the use of public transport.
- P3-13** Ensure public housing provides a secure, safe and high quality living environment.
- P3-14** Create section specific built forms in scale, height and mass with adequate privacy, sufficient solar access, suitable internal layout etc.
- P3-15** Promote and support pedestrian and bicycle access by providing appropriate facilities.
- P3-16** Maximise permeable surfaces to reduce runoff and erosion and assist hydration and provide opportunity for soft landscaping.
- P3-17** Ensure developments facilitate a reduction in water and energy consumption.
- P3-18** Maintain grassed nature strips and protect, replace and supplement street trees.
- P3-19** Safeguard privacy and maximise and maintain light and sun access to dwellings.
- P3-20** Maintain street parking restrictions in the precinct to discourage Civic commuter parking.
- P3-21** Provide safe and accessible routes of travel for pedestrians, cyclists and motor vehicles (eg traffic calming measures, dedicated bicycle paths etc).

## PRECINCT 4: COMMERCIAL "A" – THE COMMERCIAL HUB

### BOUNDARIES

Mort Street to the west, Girrahween Street to the north, Torrens Street to the east and Cooyong Street to the south.

### GOALS

The following precinct specific goals have been identified:

- GOAL 1** To become a vibrant, buzzing place, evolving from its "down to earth" service, motorcar and light industry origins to an eclectic, upmarket mix of businesses.
- GOAL 2** Specialty shops that attract people from all over Canberra.
- GOAL 3** The Commercial Hub will provide a livable, sustainable commercial heart to Braddon and all of Canberra.

### OBJECTIVES

- Residential development over shops and offices in Mort through to Lonsdale Streets is to be encouraged to improve the vitality of this area and provide further alternatives for inner city living.
- The commercial centre will offer a variety of goods and services sufficient to meet the neighbourhood's daily needs.
- Opportunities for residential development will add vitality, amenity and contribute to safety/security.
- Retain the heritage elements and foster development that enhances this precinct's image.

## STRATEGIES

- P4-1** Provide visually exciting built forms and attractive landscaping – improve and enhance the relationship between buildings and the streetscape.
- P4-2** Encourage shop-top residential development in appropriate areas.
- P4-3** Provide and encourage opportunities for meeting places (such as outdoor cafes).
- P4-4** Make the streets more pedestrian friendly (through traffic calming measures and investigating other opportunities).
- P4-5** Increase opportunities for passive surveillance (eg slowing traffic, residential views onto streets etc) to improve security and safety.
- P4-6** Ensure adequate on-street parking and investigate the possibility of underground and/or structured parking facilities.
- P4-7** Enhance the attractiveness and functionality of the commercial hub by providing better general services and facilities (eg for removal of waste etc)
- P4-8** Ensure clear and easy networks for pedestrians (including those with a disability), cyclists and vehicles, particularly between this precinct and neighbouring areas.
- P4-9** Support and encourage the use of public transport.
- P4-10** Ensure sections adjacent to Northbourne Avenue physically relate and blend with the Braddon neighbourhood and the Avenue.
- P4-11** Retain and enhance existing views to Mount Ainslie and Black Mountain.

# PRECINCT 5: NORTHBOURNE AVENUE CORRIDOR

## BOUNDARIES

Cooyong Street to the south, Northbourne Avenue to the west, Wakefield Avenue to the north and Mort, Henty and Lowanna Streets to the east.

## GOALS

The following precinct specific goals have been identified:

**GOAL 1** A high quality urban environment in a 'garden city' setting.

**GOAL 2** A livable and integrated range of high-density commercial and residential development.

## OBJECTIVES

- Maintain the mature green, urban, main avenue character.
- Enhance the livability of the precinct by promoting easy access to high-quality commercial and residential facilities.
- Encourage night and daytime interaction between all those who live and work in this precinct.

## STRATEGIES

- P5-1** Ensure sections adjacent to Northbourne Avenue physically relate and blend with the Braddon and Turner neighbourhoods and the Avenue. (The precinct has a dual role: it needs to provide an appropriate, high quality address to Canberra's main avenue; however it also needs to form an appropriate border to the Braddon neighbourhood. In this way the east 'face' of the precinct will have a different character to the western 'face'.)
- P5-2** Maximise landscape setting by encouraging high-quality landscaping in new commercial and residential developments.
- P5-3** Encourage deciduous tree plantings to improve passive solar benefits to buildings.
- P5-4** Provide quality developments with adequate privacy, sufficient solar access, suitable internal layout with living/working areas facing the street.
- P5-5** For Northbourne Avenue frontages, allow set-down and pick-up on site without disrupting Northbourne Avenue traffic (to discourage short slipways).
- P5-6** Encourage variety in build forms to avoid a monolithic skyline to Braddon's west.
- P5-7** Retain a mix of public and private housing opportunities.

- P5-8** Retain and enhance to existing view corridors to Civic, Black Mountain and Mt Ainslie.
- P5-9** Create a friendly and useable environment by providing small, intensively used open spaces with appropriate recreational facilities.
- P5-10** Maintain and enhance the mature trees and avenue street pattern.
- P5-11** Ensure clear and easy networks for pedestrians, cyclists and vehicles, particularly between this precinct and Civic.
- P5-12** Prioritise the needs of pedestrians.
- P5-13** Provide appropriate lighting and footpaths.
- P5-14** Provide a safe and accessible route of travel for both residents and employees (including those with a disability).
- P5-15** Support the use of public transport.
- P5-16** Ensure new developments have adequate on-site, and if necessary, visitor parking.

The logo for the ACT Planning & Land Authority is a stylized, abstract shape composed of several overlapping, curved lines in shades of blue and teal. It resembles a map of the ACT region or a series of flowing paths. The logo is positioned on the left side of the page, extending from the top to the bottom.

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