

O'CONNOR

Neighbourhood Plan

A sustainable future for O'Connor



ACT Government



building our city
building our community
ACT Government



ACT PLANNING &
LAND AUTHORITY

2003

ACKNOWLEDGMENTS

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

In particular we wish to thank the members of the O'Connor 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 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.

Planning and Land Management
February 2003

Photographs that appear in this document were taken by various community members during the O'Connor Neighbourhood Character Study.

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.



O'CONNOR

Neighbourhood Plan

A sustainable future for O'connor



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 O'Connor to develop the O'Connor 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 five key issues for the O'Connor Neighbourhood:

- Traffic;
- Parking;
- Landscape (both open space and streetscape);
- Infrastructure eg footpaths and lighting; and
- Housing.

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

The strategies and actions have also been developed to assist O'Connor to achieve its vision of:

A safe and socially diverse neighbourhood with a strong community spirit. A place characterised by its wealth of accessible green open spaces, bushland and recreational areas. A neighbourhood where there is efficient and effective sustainable transport options and environmentally sound housing that contributes to a sense of place.

The layout of the O'Connor Neighbourhood Plan is guided by three general questions. Parts 1 and 2 of the Plan are based on the question of 'Where is O'Connor now?' Part 3 provides an answer to the question 'Where does O'Connor want to be in the future?' by outlining O'Connor's vision and goals. Parts 4 and 5 respond to the question, 'How can O'Connor achieve its vision?' by detailing the strategies and actions needed for the neighbourhood to meet its goals. The Neighbourhood Planning Group, which will incorporate O'Connor, will be responsible for assisting with the implementation of the O'Connor Neighbourhood Plan and its ongoing review.

It is proposed that existing or proposed studies and local area master plans – such as Section Master Plans – relating to the O'Connor neighbourhood will form an integral part of the O'Connor 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).

Contents

Acknowledgments		
O'Connor	iii	
PART 1	Setting the Scene	1
	About Neighbourhood Planning	1
	O'Connor: a unique suburb in a unique city	5
PART 2	The O'Connor Neighbourhood Character Statement	13
PART 3	A Vision for O'Connor	23
	The Vision Statement	23
	The Goals	23
PART 4	Achieving the Vision	24
	The Neighbourhood: Goals, Objectives and Strategies	24
	Significant Areas	32

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 live, work, learn, play and invest. Neighbourhood Planning is about enhancing the quality of life of a neighbourhood and ensuring 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 that change management is sympathetic to the existing neighbourhood and maintains the environmental and social qualities so appreciated in Canberra.

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 1, 2 and 3 provide the strategic overview of the neighbourhood and highlight the neighbourhood's character and its vision for the future. Parts 4 and 5 details the plan objectives and strategies and provides the neighbourhood implementation plan.

WHAT COLLABORATION ACTIVITIES HAVE OCCURRED?

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

- an Open Forum Workshop at the Turner school;
- face-to-face interviews held at the O'Connor shops one Saturday morning;
- a two-hour Focus Group attended by a variety of O'Connor-based community groups;
- activities held at the Koomari School, O'Connor Co-operative School and St Joseph's Primary School;
- a Householder Survey and Business Owner and Employee Survey; and
- a Moving Forward Together Workshop held at Ollims Canberra Hotel.

WHAT DID THE COLLABORATION ACTIVITIES REVEAL?

The critical issues raised during the O'Connor Neighbourhood Planning process were as follows:

Traffic

Traffic issues were clearly of concern to many of the participants. Of particular concern were through traffic and speed on Macarthur Avenue and Brigalow, Wattle, Miller, MacPherson and David Streets. There were numerous requests for improved traffic management and traffic calming to discourage through traffic. In addition, there was a call for better enforcement of speed limits and/or 50km/hr limits on all suburban streets.

Parking at the O'Connor shops

The O'Connor shops are a highly regarded asset in the area. The participants expressed a strong desire for these shops and facilities to be readily accessible now and in the future. In regard to this, parking issues are clearly of concern. The need for more parking at the O'Connor shops was raised in all collaborations, with the exception of the school-based collaborations.

An additional parking issue was raised by participants - there was concern expressed that new developments were not providing sufficient visitor parking and as a result cars were encroaching on suburban streets. Participants felt that new developments should provide adequate on-site visitor parking.

Landscape

There was a high level of approval for O'Connor's existing environmental characteristics. Overwhelmingly, participants stated that they liked the close access to bushland (especially O'Connor Ridge), the bird life, large trees and gardens that O'Connor offers. O'Connor's streetscapes were also regarded as an important aspect of the neighbourhood. Requests for action consisted of protecting, maintaining and enhancing O'Connor's existing green spaces and bushlands, with particular reference made to O'Connor Ridge. Reference was also made to the need for the protection and maintenance of street trees. Participants also revealed support for the work of the Sullivans Creek Catchment Group (SCCG). The neighbourhood particularly liked the David Street urban wetland that the SCCG had established.

Infrastructure

The main issue concerning infrastructure in O'Connor was the maintenance of cycle paths, footpaths and lighting. Requests put forward during the various forms of collaboration consisted of a call for additional and better maintained footpaths, better maintained cycle paths and improved street lighting. Concerns were also raised regarding storm-water issues.

Housing

The O'Connor neighbourhood is keen to conserve the existing characteristics of the area. Participants in the collaboration exercises clearly value the existing character of O'Connor as an older 'garden suburb' and want steps taken to retain this character. It is clear that participants from all forms of collaboration feel that an important feature of the O'Connor landscape is the current amount of low-density housing.

In regard to this there has been concern expressed over new developments in the area. Numerous comments, of varying intensity, have been made which call for development restrictions. In particular, there have been calls for restrictions on what is perceived as medium and high-density development, reductions in dual occupancies and the prevention of overlooking and overshadowing of neighbourhood properties by new developments.

There has been some opposition to the B11, B12 and The Garden City Variation Government land-use policies expressed during the Neighbourhood Planning process. Whilst these policies have been one of the clearly stated givens of the Neighbourhood Planning program, there has been some opportunity to modify the Garden City Variation 'General areas' and review how the B11 and B12 land-use policies can be implemented.

For the actions and strategies developed to address these issues please refer to Parts 4 and 5 of this Plan.

The large 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 the collaborations please refer to *Reflecting O'Connor: 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
- or contact the Neighbourhood Planning and Community Partnerships Team on **6205 0087**.

O'Connor: a unique suburb in a unique city

Neighbourhood Planning in O'Connor 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 Government, in partnership with the community and industry started to develop a strategic framework by commencing work on a suite of integrated strategies including the Canberra Social Plan, the Canberra Economic White Paper and the Canberra Spatial Plan. These three strategies are jointly known as the Canberra Plan. The ACT Sustainability Policy, the Sustainable Transport Framework and the Affordable Housing Taskforce are also being developed simultaneously with the O'Connor 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 O'Connor Neighbourhood Plan acknowledges that certain areas in the neighbourhood, most notable Northbourne Avenue and O'Connor/Bruce Ridge, have key roles in promoting Canberra's National significance.

The neighbourhood of O'Connor started work on developing the O'Connor Neighbourhood Plan in early 2002 at approximately the same time as work commenced on the Canberra Plan. Whilst the O'Connor 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 influence the O'Connor Neighbourhood Plan as it provides a Canberra wide context for change management. The Spatial Plan is about managing competing uses of space. The O'Connor 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 O'Connor Neighbourhood Plan will be reviewed and refined regularly 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 25 years. This means that the population of Canberra will increase from the current population of 322,600 people to almost 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 the 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 force the population of the ACT to flow across the border into 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, 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 median age increasing from 33.1 years now to 40.4 years in 2016. The proportion of people aged over 75 years will more than double between 1996 and 2016. Conversely, the number of young adults aged between 18 and 24 years will 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 will increase substantially and will represent nearly 66% of all households by 2021. This trend is a consequence of the ageing of the population such as later marriage, declining fertility, and increased separation and divorce. It has implications for planning and the provision of services such as schools, childcare centres and 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 in this section is sourced from *Your Canberra Your Future - changes and challenges - the Canberra Spatial Plan*, July 2002 (Planning and Land Management).

O'CONNOR AND NORTH CANBERRA

O'Connor is located in an area known as the Inner North and enjoys views across to Black Mountain and the Majura Ranges (refer to the map on page 7 for more information). O'Connor Ridge, a highly valued natural bushland area, is located to the west of the suburb. The Sullivans Creek Open Space Corridor runs through O'Connor. To the east of the neighbourhood lies Northbourne Avenue, one of Canberra's major transport corridors, which O'Connor shares with the adjacent suburbs of Lyneham, Turner, Braddon and Dickson.



View to Black Mountain

NEIGHBOURHOOD PLANNING ~ Context Map



O'Connor's close proximity to Northbourne Avenue and Civic provides convenient access to jobs, major recreation, entertainment and community uses. In addition, the suburb is well positioned in terms of convenient access for residents, students and staff to the Australian National University. O'Connor is also located in close proximity to the Dickson Group Centre, a large commercial and retail outlet. The neighbourhood's local shopping centre consists of cafes, bars and restaurants, mixed with the convenient services provided by a chemist, post office, supermarket, medical practitioners and a real estate agent amongst many others. The local shops are a vibrant and popular centre, which service both the O'Connor and Turner neighbourhoods as well as the rest of North Canberra and even further afield.

The North Canberra Statistical Subdivision incorporates the suburbs of Acton, Ainslie, Braddon, Campbell, City, Dickson, Downer, Duntroon, Hackett, Kowen, Lyneham, Majura, O'Connor, Reid, Russell, Turner and Watson. According to the Australian Bureau of Statistics (2015.8.2001), the residential population of North Canberra in August 2001 was 37,720 persons. The resident population of O'Connor was 4,537 (Lyneham 4,043). This is a slight rise in O'Connor's population from 4,428 in 2000 and 4,525 in 1999. O'Connor makes up approximately 11.7% of North Canberra's population and 1.5% of the total population of the ACT.

In August 2001, 19.1% of the people in O'Connor were aged between 0 and 14 years old. This compares with 14.8% for North Canberra and 21.1% for the ACT. The 65+ year old age group for O'Connor (13.3%) is slightly higher than for North Canberra (12%) and for the ACT as a whole (8.3%).

The median age for O'Connor in 2001 was 33 years. This compares with 32 years for North Canberra (Turner was 31 years, Lyneham 33 years, and Braddon 31 years) and 32 years for the ACT. The average household size in O'Connor at the time of the 2001 census was 2.3 persons per dwelling. This compared with 2.7 persons per household for the ACT. The net population density for O'Connor is 21.5 persons per hectare. This compares to 26 persons per hectare for North Canberra. Refer to Figures 1, 2 and 3 for more information regarding O'Connor's household mix, dwellings and family types.

The net residential density for O'Connor, in June 2000, was 10.2 dwellings per hectare. This compares with 12.3 dwellings per hectare for North Canberra.

FIGURE 1 O'Connor's household mix in context

Suburb	Family (no.)	Lone person (no.)	Group (no.)	Mean (persons)
O'Connor	1,082	543	205	2.3
Turner	382	264	96	2.1
Lyneham	914	635	162	2.1
North Canberra	8,152	4,810	1,264	2.2

Source: :Australian Bureau of Statistics 2015.8.2001

FIGURE 2 O'Connor's dwellings in context

Suburb	Occupied private dwellings	Unoccupied private dwellings	Non-private dwellings	Total
O'Connor	1,924	132	3	2,059
Turner	833	52	-	885
Lyneham	1,817	166	9	1,992
North Canberra	15,386	1,357	71	16,814

Source: Australian Bureau of Statistics 2015.8. 2001

FIGURE 3 O'Connor's family types in context

Suburb	Couple family with dependent children	Couple family with non-dependent children	Couple family without children	One parent family	Other family
O'Connor	352	38	482	179	35
Turner	122	8	169	75	12
Lyneham	263	61	408	158	28
North Canberra	2,556	390	3,687	1,360	203

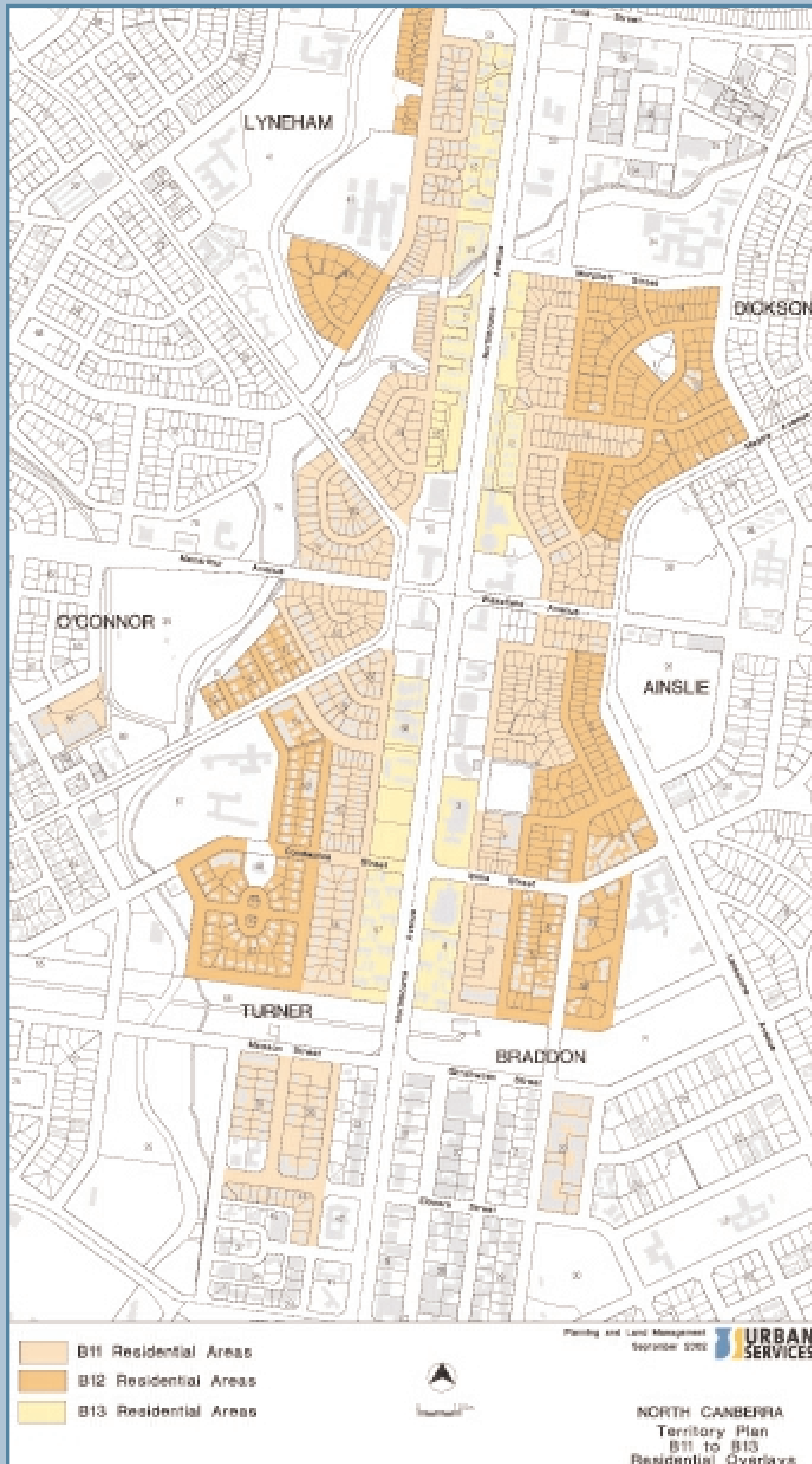
Source: Australian Bureau of Statistics 2015.8. 2001

THE CHANGING FACE OF O'CONNOR

Recently O'Connor has experienced some change, particularly in terms of housing developments. The suburb was originally comprised of mostly single-storey stand-alone dwellings, although there are now several dual-occupancy housing developments and a number of multi-unit dwellings.

However, the dwelling type in O'Connor is still mainly single residential. In December 2001, there were 2,177 dwellings in the suburb - 11.6% of these were dual occupancies and 14.2% were multi-units. Another 88 dwellings were under construction. The areas of O'Connor around the local shopping centre have experienced the most significant change, with a number of multi-unit dwellings being erected in the area. The sections of O'Connor between the Sullivans Creek Open Space Corridor and Northbourne Avenue are designated B11 and B12 areas. Broadly speaking, B11 allows for multi-unit development of up to three storeys and B12 allows for multi-unit development up to two 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 the sustainability of the city as a whole. As such, the areas of O'Connor that are designated B11, B12 can expect to experience a change in density and housing form in the future. However, for the B11 area north of Macarthur Avenue the maximum height of buildings is restricted to two

NORTH CANBERRA ~ TERRITORY PLAN B11 TO B13: Residential Overlays





storeys and the maximum plot ratio is limited to 0.65 hectares. This rule applies until 23.5 hectares (85%) of development of the B11 and B12 sections south of Macarthur Avenue have been developed for multi-unit housing, including dual occupancy. (Refer to the map on page 11 for the location of B11, B12 and B13 areas in the Inner North and page 13 for the location of those specific land use policies in O'Connor.)

There has been a significant increase in the cost of housing in O'Connor over the last few years. In September 2002 the median dwelling (non-unit) price was \$333,000. This is a substantial increase from the 2001 median of \$284,000.

According to the 2001 Census, of all occupied private dwellings in O'Connor, 1 057 (55%) were either fully owned or being purchased, while 762 (40%) were being rented. This is an increase in rental properties from the 1997 Census and probably reflects the increase in dual occupancies and multi-unit developments. In 1996, 983 (49%) of dwellings were either fully owned or being purchased and 946 (47%) were being rented.

2 The O'Connor 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.

History and general form

O'Connor was first settled in 1948. It was named after Richard Edward O'Connor, Legislator, Federalist and High Court Judge. The suburb is located in North Canberra, an area bordered by the Black Mountain Reserve and O'Connor Ridge to the south and west, and Mount Ainslie and Mount Majura to the east. The basic structure of O'Connor, with its curvilinear tree-lined streets, wide verges and blocks, was a part of Walter Burley Griffins original vision for the city, which sought to provide a healthy social and physical environment in a garden-like setting. (Refer to the map on page 19.)

Boundaries – natural or man made

O'Connor is a wedge-shaped suburb, which is defined by Wattle Street on the northeastern edge and David Street to the southeast. On the western side O'Connor is defined by Dryandra Street and bushland, O'Connor Ridge to the northwest and Black Mountain Reserve to the south west.

Natural environment and open space networks



O'Connor Playing Fields and Sullivans Creek

O'Connor shares part of the Inner North Open Space Network. This Network, based primarily on Sullivans Creek, runs from Barry Drive, through Turner and O'Connor and then onto Lyneham and North Lyneham. The Sullivans Creek Open Space Corridor is an important recreation area, it provides a pedestrian/cycle link between the employment and commercial areas of Dickson, Civic and the Australian National University.

Possibly the most significant open space area in the neighbourhood is O'Connor Ridge. O'Connor Ridge is a highly valued part of the neighbourhood. The Ridge is subject to the requirements of the National Capital Plan as administered by the National Capital Authority (NCA) and forms part of the National Capital Open Space System (NCOSS). O'Connor Ridge is managed as a multiple use recreation and environment system. (Refer to the map on page 21 for locations of O'Connor's various open space assets.)

Built environment and building types

An area specific policy under the Territory Plan – known as the B11, B12 and B13 areas – exists for the part of North Canberra adjacent to Northbourne Avenue, this is also designated land under the National Capital Plan. This policy allows for higher density residential development. O'Connor has designated B11 and B12 areas located on the eastern tip of the suburb and behind the shopping centre.



B11 Area, 'City Edge' development

As a consequence of this policy, O'Connor now has a diverse mix of residential building types consisting of single residential (contemporary styles and older dwellings built in the 1950s), dual occupancies, and multi-unit development such as townhouses, terrace housing and flats.



Red Brick Cottage

O'Connor has a significant heritage precinct included on the Heritage Places Register called the 'Tocumwal Housing Precinct' consisting of 143 blocks. More information on the Tocumwal Housing Precinct is provided in the 'Areas of Significance' section.

Community facilities

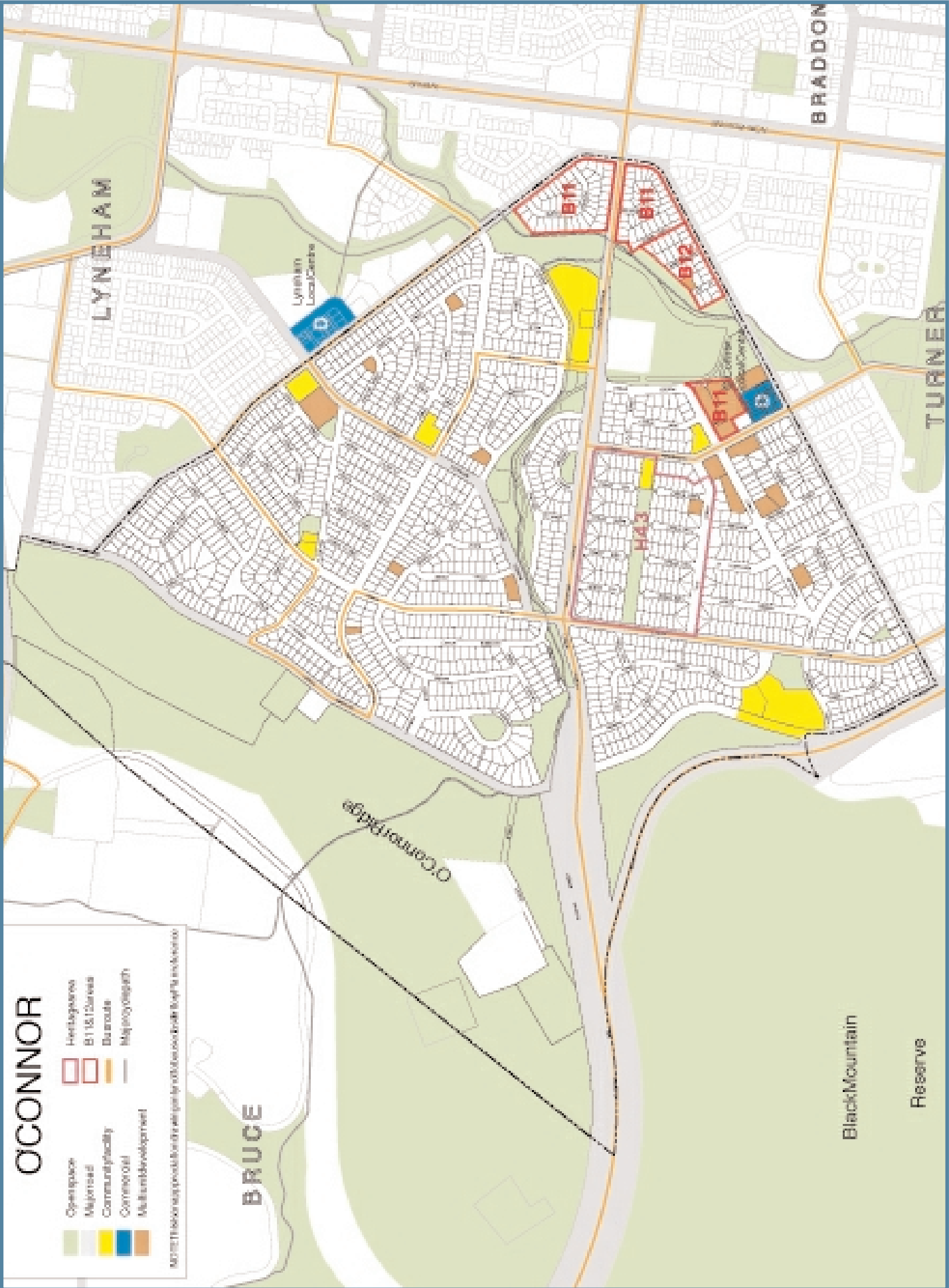
O'Connor is within walking distance to Civic, the bustling social and commercial heart of the ACT. It is also close to the Australian National University and the art and cultural precinct of Civic West.



Scout Hall, Boronia Drive



Koomarri School, Dryandra Street





O'Connor is serviced by a number of highly valued community facilities. Below is a table of community facilities located in O'Connor.

Name of Facility	Type of Facility
Schools & childcare	
St Phillips Kindergarten	Long Day Child Care
Co-operative School	Non-standard Government School
O'Connor Cooperative School Long Day Care	Long Day Child Care
St Josephs Primary School	Primary School
Koomarri Industries	Special School
O'Connor Cooperative School – Preschool	Pre-School
Religious facilities	
Church of Latter Day Saints	Anglican Church
St Phillips Anglican Church	Anglican Church
O'Connor Uniting Church	Other Christian Church
St Josephs Catholic Church	Catholic Church
Medical facilities	
Adolescent Day Unit – Mental Health	Health Rehabilitation/Treatment
Old O'Connor Baby Health Clinic	Psychiatric Activity Centre
Old O'Connor Childrens Library	Psychiatric Activity Centre
O'Connor Medical Centre	Medical Clinic/Rooms
Dr Pluschkes Medical Surgery	Medical Clinic/Rooms
Homebirth Canberra	Mid-wives clinic
Other	
Black Mountain District Guide Hall	Scout/Guide Hall
13th Canberra Scout Hall	Scout/Guide Hall
Anesbury Court	Aged Persons Unit (Self Care)
Companion House Assisting Survivors of Torture and Trauma	Community Group Accomodation
Hartley House	Special Care Accomodation
O'Connor Family Centre	Community Care
O'Connor Professional Centre	Non-Community Space Occupied By Community Group
O'Connor Tennis Courts	Outdoor Tennis Centre

Street layout, patterns, street hierarchy

O'Connor's street layout was a part of Walter Burley Griffin's original vision for the city. The street layout responds to the orientation of the contours, as O'Connor is situated on primarily flat land near Northbourne Avenue, gradually changing to undulating topography west of Wattle Street and increasing in height to the west and north towards O'Connor Ridge. The block depth is relatively constant, allowing for two blocks between streets. Block width and size varies from relatively small, narrow blocks in the vicinity of the shopping centre to larger blocks located along Dryandra Street.



David Street looking towards Black Mountain

O'Connor conforms to the basic street hierarchy of smaller access roads servicing the subdivisions, connecting to larger collector streets such as Wattle Street which in turn feed traffic into the major arterial roads such as Macarthur Avenue and Northbourne Avenue.

Trees and vegetation

O'Connor's vegetation is a mix of indigenous, native and exotics. Most of the neighbourhood's streets are lined with avenues of trees, many of which are planted with a variety of oak. *Quercus cerris*, commonly known as the Turkey Oak, is an exotic deciduous tree that grows along Macarthur Avenue, Clianthus Street and Moorhouse Street. Also found on Clianthus Street is a prime example of *Quercus lobata* or the Valley Oak, a deciduous white oak native to valleys in California.



Street trees, Hemmant Street

Other oak varieties found in the neighbourhood include *Quercus lusitanica*, commonly known as the Lusitanian Oak, found on Wattle and Scrivener Streets.

Eucalypts are also prevalent in the neighbourhood. *Eucalyptus polyanthemos*, commonly known as Red Box, is indigenous to the area. A prime example of this species, which flowers in September, can be found on David Street. Other Eucalyptus species evident in the neighbourhood include *Eucalyptus bicostata* (Eurabbie or Blue Gum), *Eucalyptus cinerea* (Argyle Apple) and the indigenous *Eucalyptus melliodora* (Yellow Box) all of which can be found on Macarthur Avenue. The indigenous *Eucalyptus blakelyi* (Blakely's Red Gum) can be found on Miller Street. So too can *Eucalyptus mannifera* (White or Brittle Gum), which is widespread throughout the neighbourhood. Other species in O'Connor include *Sophara japonica* otherwise known as the Pagoda Tree (found on MacPherson Street) and *Prunus cerasifera* (Cherry Plum) found on Macarthur Avenue. Fine examples of *Prunus campanulata*, commonly known as the Taiwan Cherry, which has lovely deep rose-coloured flowers, can be found on Grevillea Street.

Areas of significance

The following are defined as significant areas because they have special qualities and are regarded as an asset by the neighbourhood. They are important to the neighbourhood because of their environmental characteristics or their recreation, entertainment or leisure value.

O'CONNOR RIDGE

O'Connor Ridge is significant to the neighbourhood in terms of leisure, recreation and vegetation. O'Connor Ridge abuts the western edge of O'Connor, adjacent to Dryandra Street. The Ridge connects with Bruce Ridge to form an extension of the wooded eastern foothills of Black Mountain and a boundary between the catchments of Sullivans and Ginninderra Creeks. The east facing Ridge separates Belconnen from North Canberra and connects with Black Mountain.

The Ridge is an important bushland and wildlife corridor that forms part of the Canberra Nature Park, included within the Hills, Ridges and Buffer Spaces component of the National Capital Open Space system. The area of O'Connor Ridge between the Old Weetangera Road and Yarrow Place can be roughly divided into two parts according to the degree of disturbance to the native vegetation. To the south of the Canberra Youth Hostel, the vegetation is relatively undisturbed, whereas the north has experienced severe disturbance and is gradually regenerating. The vegetation on the southern area of the Ridge consists of dry sclerophyll forest of the *Eucalyptus macrorhyncha* (Red Stringybark)/ *E. rossii* (Scribbly Gum) alliance on the hilltops and slopes. This alliance has been described as one of the most floristically rich in the ACT. The lower slopes are characterised by the rare and endangered savannah woodland of the *E. melliodora* (Yellow Box)/ *E. blakelyi* (Blakely's Red Gum) alliance.



O'Connor ridge

Other dominant eucalypts found on O'Connor Ridge are *Eucalyptus mannifera* spp. *maculosa* (Red Spotted Gum) and *E. dives* (Broad-leaved Peppermint). The sub-canopy mainly consists of *Exocarpos cupressiformis* (Cherry Ballart), and three acacias, *Acacia parramattensis*, *A. implexa* and *A. dealbata* (Silver Wattle), which are all native to the area. A portion of the northern end of O'Connor Ridge also

comprises native grasslands. A variety of herbs occur on the Ridge and are considered to be spectacular when in flower. These include *Stylidium graminifolium* (Trigger Plant), *Helichrysum viscosum* (Everlasting Daisy), *Wahlenbergia stricta* (Australian Bluebell) and *Thysanotus tuberosus* (Common Fringe-lily). In the spring, O'Connor Ridge is also home to a remarkable diversity of orchids in flower.

Parts of O'Connor Ridge enjoy views across North Canberra to the Majura Ranges. The Ridge is in regular use by walkers, joggers, mountain bikers and dog walkers. The cycling route across the Ridge connects Kaleen, Belconnen, Australian Institute of Sport, University of Canberra and Canberra Institute of Technology with the Australian National University and Civic and is heavily used by both commuter and recreational cyclists.

The O'Connor Ridge area contains several significant historic sites, including evidence of Aboriginal occupation. Several Aboriginal scatters have been identified, as has a shield tree.

There are also remnants of the first European settlers in the area. The farmlet, known as 'Nobby's Farm', situated near Kunzea Street, provides a direct link with settlement in the area before Canberra was built.

The O'Connor Ridge Parkcare Group (OCRPCG) is a volunteer community group that has been actively involved in the care-taking of O'Connor Ridge for over 10 years. The members are concerned with gradually restoring the ecological integrity of the Ridge and their primary activities involve the removal of woody and herbaceous weeds from the area. They are also involved in maintaining the Ridge's walking trails. The OCRPCG works closely with ACT Parks and Conservation Service which provide it with planting materials and guidance.

'Save the Ridge', established in July 1999, is another community group that has been established to protect the integrity of O'Connor Ridge.

SULLIVANS CREEK AND TRIBUTARIES

Sullivans Creek and its tributaries passes through the O'Connor playing fields and Jandura Park adjacent to the B11 and B12 designated areas. It also runs adjacent to the O'Connor shopping centre and the 'City Edge' development, alongside Pedder Street, past the Scout Hall, adjacent to Coolibah Crescent behind the Tennis Courts towards Fairfax Street.

The catchment area for Sullivans Creek incorporates virtually the entire region of North Canberra and finally flows into Lake Burley Griffin through the Australian National University. The Creek and its tributaries are concrete-lined channels for much of their length. A cycle path/footpath runs alongside the areas of the creek located in O'Connor with the exception of the area behind the shops and alongside Pedder Street.



David Street wetlands

The Sullivans Creek Catchment Group is an innovative volunteer based community group that has worked with technical experts to develop a vision for sustainable urban water management in North Canberra. The Sullivans Creek Catchment Group with assistance from community volunteers, local business and Government is seeking to develop and construct a network of urban wetlands in Sullivans Creek Catchment.

The first retrofitted wetland in the ACT was developed in September 2001 adjacent to David Street, O'Connor. The wetland was funded largely by the private sector. Community volunteers have planted over 60,000 native water plants, grasses, trees and shrubs. The David Street wetland site has quickly become a highly valued asset for the O'Connor community.

TOCUMWAL HOUSING PRECINCT

The Tocumwal Housing Precinct is bounded by Macarthur Avenue to the north, MacPherson Street to the east, Tate Street to the south and Miller Street to the west.

The Precinct consists of 143 blocks and is significant as an outstanding example of the low-cost pre-fabricated housing that was constructed in Canberra after World War Two. The cottages are of distinctive design and limited geographically to the O'Connor precinct and a small area in Ainslie. The Precinct remains the most intact example of this style of housing and is unique in Canberra for its urban planning, landscaping and social history.

The eight cul-de-sacs in the Tocumwal Housing Precinct share access to a community recreation area with the individual identity of each street reinforced by street tree plantings. Many of the cottages retain their original hedge plantings. The sense of cohesion of the streetscapes within the Precinct is achieved by the repetition of features in the housing stock, and its integration with unifying street plantings and hedges. It creates an area of high aesthetic value.



Tocumwal Housing

SHOPPING CENTRE PRECINCT

The O'Connor shopping centre is bordered by the 'City Edge' development to the north, MacPherson Street to the west and David Street to the south. To the east of the shopping centre are the O'Connor playing fields and the David Street wetland.

The O'Connor shops include a good variety of restaurants, a café and bar, mixed with the convenient services provided by a chemist, post office, supermarket, real estate agent and health practitioners. There are three distinct parts to the shopping centre. The main block located to the north accommodates the supermarket, chemist and restaurants, café and bar. The health practitioners and real estate agent are situated on the eastern block and there is a garden area to the south.



O'Connor local shopping centre

The O'Connor Neighbourhood also enjoys easy access to the Lyneham local shopping centre, located on the north-east edge of the suburb.

3 A Vision for O'Connor

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 O'Connor 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 O'Connor Interim Community Reference Panel. Goals were also developed which emphasise the main aspects of the vision.

THE VISION FOR O'CONNOR

O'Connor will be a safe and socially diverse neighbourhood with a strong community spirit. A place characterised by its wealth of accessible green open spaces, bushland and recreational areas. A neighbourhood where there are efficient and effective sustainable transport options and environmentally sound housing that contributes to a sense of place.

THE GOALS FOR ACHIEVING THE VISION

GOAL 1 O'Connor will have a safe, vibrant and diverse community.

OBJECTIVE 1 Encourage a range in the profile of households (ie households of differing ages, incomes, culture etc) that are attracted to live in O'Connor.

OBJECTIVE 2 Establish good access to, and variety in the opportunities and places for the community to meet and interact.

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

GOAL 2 O'Connor will be a sustainable neighbourhood that lives in harmony with the environment.

OBJECTIVE 1 Ensure that the access – vehicular, bicycle and pedestrian – to and through the suburb is convenient, safe and serves people of all ages and mobility.

OBJECTIVE 2 Promote design, construction and management of buildings and open spaces that are sustainable and ecologically sound.

OBJECTIVE 3 Encourage a mix and choice in the housing stock, business and local employment opportunities available.

GOAL 3 O'Connor will be characterised and valued for its natural setting and accessible open spaces.

OBJECTIVE 1 Conserve and enhance the open spaces, bushland and recreation areas.

OBJECTIVE 2 Identify and reinforce the distinctive qualities of the streets and precincts.

OBJECTIVE 3 Provide opportunities for people to enjoy the range of recreational opportunities provided by the different settings.

4 Achieving the Vision

This part of the O'Connor 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/or
- 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 are the strategies that can be employed to meet an objective. Actions are the activities that will be implemented by Government agencies and other stakeholders. The actions are listed in Part 5 of this Neighbourhood Plan. It is important to note that the actions will change over time as they are implemented and completed.

The goals, objectives and strategies in Part 4 are described at two scales. Firstly on a 'neighbourhood wide' scale – this is where the details of the strategies apply to the whole neighbourhood. The second scale is directed at a 'significant area' level. A 'significant area' is an area that has a special character and is distinct from the rest of the neighbourhood. Strategies that are written under a particular 'specific area' do not necessarily apply or have relevance to other areas 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

O'CONNOR URBAN DESIGN STRATEGIES

The purpose of the following strategies is to create a physical environment in O'Connor that will allow the neighbourhood to achieve its vision.

These strategies:

- respond to the differing precincts and characters in O'Connor;
- provide the framework against which the merits of any redevelopment or significant works can be assessed as in respect to the High Quality Sustainable Design Process;
- inform the development of more detailed planning instruments, including Area Specific Plans and Section Master Plans; and
- will guide the priority and character of ACT Government programs and actions in the neighbourhood.

GOAL 1

O'Connor will have a safe, vibrant and diverse community.

OBJECTIVES

To achieve the goal of creating a safe, vibrant and diverse community for O'Connor, the Neighbourhood Plan is based on the achievement of the following objectives:

- OBJECTIVE 1** Encourage a range in the profile of households (ie households of differing ages, incomes, culture etc) that are attracted to live in O'Connor.
- OBJECTIVE 2** Establish good access to and a variety in the opportunities and places for the community to meet and interact.
- OBJECTIVE 3** Foster the development of community-based cultural programs.

STRATEGIES

Neighbourhood wide

- The differing live and work opportunities that the neighbourhood has to offer is to be reinforced.

Housing

- A range of housing types is to be provided, including detached dwellings, townhouses and apartments.
- The design of dwellings should be flexible and include family friendly housing and offer a level of affordability for people with a range of income levels.

Open Space

- A variety of open spaces, including street cafes, pocket parks and formal recreation spaces are to be retained and enhanced.
- All public open spaces are significant informal meeting spaces and should be designed to encourage this and located where they will benefit from a level of adjacent activity.

The Streets

- A convenient and safe pedestrian network of paths, that provides access to the open spaces and 'meeting places', is to be established in all the streets.
- Residential buildings are to address the street and provide identifiable pedestrian entries to enhance the level of activity to the street and to provide a sense of safety and security for residents and visitors.
- On street car parking is to be managed to allow access to the local services for the O'Connor community.

Local Services

- A diverse range of businesses and commercial services are to be encouraged in order to attract visitors to O'Connor.
- Attractive and safe streets and areas for people to linger and socialise should be established.
- A range of community and cultural services that support the O'Connor neighbourhood are to be provided.

Networks and Connections

- The open spaces and recreational areas are to be integrated with the regional system and good transport and pedestrian linkages are to be established.
- Public transport should be affordable and convenient and provide access to the key 'meeting' and service centres.
- Cultural and community programs and events that celebrate O'Connor and that will encourage people to visit are to be fostered.

GOAL 2

O'Connor will be a sustainable neighbourhood that lives in harmony with the environment.

OBJECTIVES

To achieve the goal of creating a sustainable neighbourhood that lives in harmony with the environment, the Neighbourhood Plan is based on the achievement of the following objectives:

- OBJECTIVE 1** Ensure that the access – vehicular, bicycle and pedestrian – to and through the suburb is convenient, safe and serves people of all ages and mobility.
- OBJECTIVE 2** Promote design, construction and management of buildings and open spaces that are sustainable and ecologically sound.
- OBJECTIVE 3** Encourage a mix and choice in the housing stock, business and local employment opportunities available.

STRATEGIES

Neighbourhood wide

- The diversity of environments for people and flora and fauna that are provided by the neighbourhood, including the surrounding bushland, the Heritage precinct and local centre, is to be reinforced.

Housing

- 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 local centre.
- Sections 70,71,72,75 and 46,52,61,63 in O'Connor are to be designated as 'General' areas under Draft Variation Plan 200 – The Garden City Variation (refer Attachment F).
- Residential development, of all types and inclusive of the attendant site development, is to be designed to be environmentally responsive. Specifically this is to include the provision of good solar access, cross ventilation, increasing the use of permeable surfaces, trapping run-off and minimising water and energy consumption.
- The design and construction of built forms should be robust and flexible allowing for easy adaptation as community, family and individual needs change over time.
- Construction materials should be durable and capable of being recycled.
- Privacy between dwellings and maintaining solar access for adjacent developments is to be a priority.

PublicOpen Space

- O'Connor Ridge and the bushland setting is to be conserved and opportunities for people to access and enjoy the area are to be promoted.
- O'Connor Ridge and the other public open spaces are to be linked to the public spaces in the adjacent areas of Turner, Lyneham and Braddon. This is to reinforce the diversity, the quality and the access to 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.
- The biodiversity offered by the various open spaces is to be enhanced. Specifically this will include the appropriate management of O'Connor Ridge and the adding to the habitats along Sullivans Creek.

The Streets

- The streets are part of the public open space network – these are to provide the necessary links between the other components of the system including the ovals, the parks and the local centre.
- 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 Brigalow, Miller and MacPherson 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

- The viability of the local business and community facilities are to be enhanced by improving the connections within the suburb and to and from adjacent areas.
- Community services, including healthcare, childcare and schools are to be convenient and accessible by pedestrian, bicycle and public transport.

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 encouraging the provision of bicycle storage.

GOAL 3

O'Connor will be characterised and valued for its natural setting and accessible open spaces.

OBJECTIVES

To achieve the goal of O'Connor being characterised and valued for its natural setting and accessible open spaces, the Neighbourhood Plan is based on the achievement of the following objectives:

- OBJECTIVE 1** Conserve and enhance the open spaces, bushland and recreation areas.
- OBJECTIVE 2** Identify and reinforce the distinctive qualities of the streets and precincts.
- OBJECTIVE 3** Provide opportunities for people to enjoy the range of recreational opportunities provided by the different settings.

STRATEGIES

Neighbourhood wide

- Recognise and protect the qualities that establish the local identity and distinctiveness of each of the significant areas.
- Retain and reinforce the backdrops, vistas and view corridors important in the suburb.
- 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 understandable in its pattern and layout.
- Built forms are innovative but responsive to the distinct qualities of the precincts, the street and 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 be well articulated, providing 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

- A range of recreational opportunities that serve all people of different ages, mobility and interests are to be developed.
- The existing open spaces are to be protected and the network and diversity of spaces added to.
- Facilities and opportunities that extend people's access and enjoyment of the open space are to be developed. This includes appropriate paths, signage, controlled parking areas etc.
- 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, protected and established.
- 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 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

- The streets and public spaces in the local centre are to be visually attractive, distinctive and well maintained.



Significant Areas

O'CONNOR RIDGE

GOAL

The following precinct specific goal has been identified:

GOAL O'Connor Ridge will be valued for its natural setting and accessible open spaces.

OBJECTIVES

The following objectives have been identified:

- OBJECTIVE 1** Conserve and enhance O'Connor Ridge.
- OBJECTIVE 2** Identify and enhance the distinctive qualities of the Ridge.
- OBJECTIVE 3** Provide opportunities for people to enjoy a range of recreational opportunities.

STRATEGIES

The following strategies have been identified for this precinct:

- OR1** O'Connor Ridge and the bushland setting is to be conserved and opportunities for people to access and enjoy the area are to be promoted.
- OR2** Recognise and protect the qualities that establish the identity and distinctiveness of the area.
- OR3** Facilities and opportunities that extend people's access and enjoyment of the area and respect the natural environment are to be enhanced. These include appropriate paths and signage etc.
- OR4** Programs and events that celebrate the area and that will encourage people to visit are to be fostered.
- OR5** The diversity of environments for people and flora and fauna that are provided are to be reinforced.
- OR6** The design, enhancement and management of the O'Connor Ridge is to be undertaken in an environmentally responsive manner.
- OR7** The biodiversity is to be enhanced.

SULLIVANS CREEK CATCHMENT AREA

GOAL

The following precinct specific goal has been identified:

GOAL 1 The Sullivans Creek Catchment area will be accessible and valued for its natural setting.

OBJECTIVES

The following objectives have been identified:

OBJECTIVE 1 A high-quality natural riverine and aquatic environment for Sullivans Creek.

OBJECTIVE 2 Quality recreational opportunities with the Creek as the focal point.

STRATEGIES

The following strategies have been identified for this precinct:

- SC1** Restore the environmental integrity of the Creek by returning the area to a more natural environment.
- SC2** Recognise and protect or restore the qualities that establish the identity and distinctiveness of the area.
- SC3** Facilities and opportunities that extend people's access and enjoyment of the area are to be enhanced. These include appropriate paths and signage etc.
- SC4** Programs and events that celebrate the area and that will encourage people to visit are to be fostered;
- SC5** The diversity of environments for people and flora and fauna that are provided are to be reinforced.
- SC6** The design, development and management of the area is to be undertaken in an environmentally responsive manner;
- SC7** The biodiversity is to be enhanced. Specifically this will include adding to habitats along the creek.
- SC8** A sense of safety and security is to be provided by maximising access and overlooking of the spaces and ensuring there is an appropriate level of lighting.

TOCUMWAL HOUSING PRECINCT

GOAL

The following precinct specific goal has been identified:

GOAL The Tocumwal Precinct will be sustainable and remain distinctive

OBJECTIVES

The following objectives have been identified for this precinct:

OBJECTIVE 1 Protection and celebration of the heritage values of the housing and streetscape.

OBJECTIVE 2 Identify and reinforce the distinctive qualities of the precinct.

OBJECTIVE 3 Provide tighter controls on redevelopment.

STRATEGIES

The following strategies have been identified for this precinct:

THP1 Recognise and protect the qualities that establish the local identity and distinctiveness of the precinct.

THP2 Retain and reinforce the backdrops, vistas and view corridors important in the precincts.

THP3 The area is to be conserved and interpretative opportunities for people to understand the value of these places are to be encouraged.

SHOPPING CENTRE PRECINCT

GOAL

The following precinct specific goal has been identified:

GOAL The O'Connor shopping centre will encourage and sustain a safe, vibrant and diverse community

OBJECTIVES

The following objectives have been identified for this precinct:

- OBJECTIVE 1** Encourage a diverse range of people (of differing ages, mobility, incomes, culture etc) that are attracted to the shopping centre.
- OBJECTIVE 2** Ensure good access to and a variety in the opportunities and places for the community to meet and interact.
- OBJECTIVE 3** Ensure that the access – vehicular, bicycle and pedestrian – is convenient, safe and serves people of all ages and mobility.

STRATEGIES

The following strategies have been identified for this precinct:

- SCP1** On-street car parking is to be managed to allow access for the community.
- SCP2** A diverse range of businesses and commercial services is to be encouraged in order to attract visitors to O'Connor.
- SCP3** Attractive areas for people to socialise should be established;
- SCP4** Public transport should provide affordable and convenient access to the shopping centre.
- SCP5** The viability of local businesses is to be enhanced by improving connections within the suburb and to and from adjacent areas.
- SCP6** The streets and public spaces in the shopping centre are to be visually attractive, distinctive and well maintained.
- SCP7** New developments are to provide sufficient car parking facilities for residents and their guests.

The logo is a stylized, abstract graphic on the left side of the page. It consists of several overlapping, curved shapes in shades of blue and teal, creating a sense of movement and depth. The shapes are layered, with some appearing in front of others, and they generally curve towards the right, framing the text area.

ACT PLANNING & LAND AUTHORITY

16 Challis Street, Dickson

PO Box 1908 Canberra City ACT 2601

TEL: 02 6207 1923 ■ FAX: 02 6207 1925

PALM WEBSITE: www.actpla.act.gov.au