



Structure Plan

Gungahlin: Part Of Nicholls Including Gold Creek Tourist Area

March 2008

Introduction

The following principles and policies were originally included in the repealed Territory Plan through Variation as the principles and policies for the development of an area of land in Gungahlin, Part of Nicholls including the Gold Creek Tourist Area, identified as 'defined land' in accordance with Subdivision 2.3.4 of the repealed *Land (Planning and Environment) Act 1991*.

To assist in understanding the original application of the principles and policies for the "defined land", the area identified in this structure plan is the original "defined land" area. Over time, part of the former defined land areas was undefined through statutory processes. The remaining areas to which these principles and policies apply is now identified in the current Territory Plan map as a future urban area, pursuant to section 50(2)(a) of the *Planning and Development Act 2007* (the Act). This structure plan sets out the principles and policies that apply to the area in accordance with section 91 of the Act. Concept plans may be prepared for all or part of the area subject to the structure plan.

Further information on the area subject to this structure plan can be found in the original Territory Plan Variation, available on the ACTPLA website

PRINCIPLES AND POLICIES

The specific principles and policies for the development of the area identified in figure 1 represent an application to the site of a number of broad principles derived from the 1989 Gungahlin Policy Plan, as well as reflecting the findings and recommendations of the Preliminary Assessment prepared for the original defined land Variation. They are additional to other relevant principles and policies contained in the Territory Plan.

Principles and policies are as follows -

1. The bordering hills will be protected from development and planted with native vegetation, so as to form a backdrop to development, safeguard heritage sites and areas of ecological significance, and maintain the landscape character of the Barton Highway corridor.
2. A substantial spine of open space will be maintained along the central ridge and its steep south-eastern face, and also planted with native vegetation. The two rocky knolls on the ridge will be protected as potential wildlife habitats.
3. The open space, bicycle and pedestrian system will connect the ridge and creek networks; the bordering hills; the golf course; and the parks, playing fields, schools, shops and community facilities in northern Nicholls.

4. The drainage system, incorporating landscaped waterways, pollution control ponds and flood retardation basins, will be designed to prevent increases in flood peaks along Ginninderra Creek and to maintain the water quality in Lake Ginninderra.
5. High value native trees are to be retained wherever practicable.
6. The road system will be hierarchical and protect residential areas against the intrusion of through traffic. It will also facilitate efficient and effective public transport access.
7. Subdivision design will encourage housing diversity and enhance possibilities for energy-efficient house design.
8. Development within the area will achieve high standards of urban and landscape design, particularly on sites allocated for entertainment, accommodation and leisure uses, and on middle-upper slopes of Harcourt and Percival hills and the central ridge.
9. The roofline of all development on the slopes of Harcourt and Percival Hills will be at least 8 metres below the skyline (and generally considerably more).
10. Adequate provision will be made for expansion of the existing Gold Creek (Ginninderra Village) tourist centre.
11. Development within the Barton Highway corridor will comply with a Development Control Plan meeting the Special Requirements of the National Capital Plan.
12. The roofline of all development on the slopes of Harcourt and Percival Hills will be at least 8 metres below the skyline (and generally considerable more).
13. Adequate provision will be made for expansion of the existing Gold Creek (Ginninderra Village) tourist centre.
14. Development within the Barton Highway corridor will comply with a Development Control Plan meeting the Special Requirements of the national Capital Plan.

Figure 1 Structure Plan for Gungahlin Suburb of Nicholls

