



# Draft East Lake Place Plan (Part 02)

April 2023



## 05 Vision and Place Principles

## Place Vision East Lake

East Lake will be a celebration of its history, people, the environment and its special connection to the surrounding Jerrabomberra Wetlands.

Transformed by a multimodal transport hub and a public realm with increased amenity and connectivity, East Lake will offer innovative, sustainable and diverse housing choices as well as preserving and enhancing opportunities for light industry, business, education and tourism.

East Lake will place the community's wellbeing at its heart with generous, connected green links and spaces for play, rest, exercise, gathering and events.



# Place Principles

## Overview

Community-led place principles capture the identity, character and values of the East Lake area to guide future planning, design and renewal.

Place principles directly reference the key messages we heard from community.

The following principles provide a creative and strategic framework for the placemaking action plan.

They describe what place character needs to be preserved or enhanced as East Lake evolves into a higher density mixed-use neighbourhood.



The Mixing Room Gallery at Thor's Hammer, Canberra

# Place Principles

## East Lake

### 1

#### East Lake is Connected to Ngunnawal Country



East Lake recognises the Ngunnawal and First Nations history and the special relationship and connection that Ngunnawal people have with this Country.

East Lake will share the stories of Ngunnawal Country that connect people to Country.

### 2

#### East Lake is Sustainable



East Lake will become an exemplar sustainable neighbourhood which has people's wellbeing and the safeguarding of the environment at its core.

East Lake will encourage sustainable building design, transport use, green infrastructure and quality landscapes to achieve a low-carbon, climate-resilient urban neighbourhood.

### 3

#### East Lake Celebrates Its History



East Lake celebrates its heritage assets and recognises the significant historical importance of the area including the Palaeo landscape, Ngunnawal and First Nations culture and stories of Country, celebrating the diversity of First Nations Culture, and European history.

# Place Principles

## East Lake

### 4

#### East Lake Protects the Wetlands



East Lake is nestled within the landscape of its neighbour the Jerrabomberra Wetlands Nature Reserve in a way that protects the diverse flora and fauna.

East Lake will extend walking and cycling connections throughout the urban area aligned with the network of natural corridors. East Lake will protect the wetlands by including a landscape buffer to this conservation area.

### 5

#### East Lake has a High Quality Public Realm



The design of East Lake public realm will create lively streets where people want to gather.

East Lake will support a comfortable environment with tree-lined streets and public spaces that provide opportunities to gather, rest and play.

It will be a sustainable neighbourhood which supports inclusive centres and communities.

### 6

#### East Lake Supports Business



The light industrial area and existing businesses around Mildura Street will be complemented by small-scale industrial spaces which can also support creative manufacturing industries, music and art.

East Lake will support economic access and opportunities between business and education and will promote innovation, generating employment.

CIT Fyshwick is well positioned to connect the ACT innovation sector to industry by providing a hub for skills, innovation and industry. This would provide a connector to the industrial areas of Fyshwick with shared interests in growing the ACT economy.

# Place Principles

## East Lake

### 7

#### East Lake Prioritises Active Travel and Public Transport



East Lake will be a people-focused area that is vibrant and comfortable, prioritising walking, cycling and public transport connections.

The developing public transport network will provide ease of access for residents, students, visitors and employees.

### 8

#### East Lake Delivers Diverse Housing



New residential development will be of a height and density appropriate to neighbourhood characteristics and amenities. It will provide a mix of housing types and be supported by retail and commercial services to support existing businesses and create sustainable neighbourhoods.

Under the ACT Housing Strategy (2018) the ACT Government committed to releasing 15% of its annual Indicative Land Release Program (ILRP) to affordable, community and public housing.

East Lake will be well positioned to provide diverse, social and affordable housing choices close to public transport, open spaces and community services.

### 9

#### East Lake is a Destination



East Lake will be a destination that attracts visitors, builds awareness of its history and supports local businesses through existing and new attractions including food festivals, historic trails and public events.

# Character Places

## Overview

East Lake will contain distinct areas including; The Causeway, Former Landfill, Railway and Mildura Street.

### ① The Causeway

The Causeway will support a diverse community anchored around the Causeway Hall.

### ② Former Landfill

The former landfill will encourage recreational uses and act as a buffer to the Jerrabomberra Wetlands.

### ③ Railway

The railway precinct will be a multimodal transport hub that celebrates its past rail history and includes mixed-use residential development.

### ④ Mildura Street

Mildura Street will become the business and trader hub of East Lake.

East Lake will be defined not as one area but as a collection of places that each have distinct characteristics, personalities and communities.



### Key

- ① The Causeway
- ② Former landfill
- ③ Railway
- ④ Mildura Street
- ⑤ Jerrabomberra Wetlands

# The Causeway

## Diverse Community

“It’s my home and the history is important.” – The Causeway resident



### Established Community

The established community of The Causeway is home to long-standing residents who have seen the area change over time.



### Early Childhood Education and Care

The Causeway area is well positioned to accommodate early childhood education and care services close to open space.



### Heritage

The history of the area is significant to the community. Heritage values include Ngunnawal and First Nations culture and stories, Causeway Hall, Cargill's Cottage and the Eyre Street limestone outcrop.



### Social Hub

The Causeway Hall is a key anchor point in the community. Historically a meeting place for events and social gatherings, there is opportunity to create a future activated social hub around the hall.



### Environmental

The Causeway is a gateway to the Jerrabomberra Wetlands Nature Reserve. The community would like to see a sustainable development that incorporates sustainable building design and community gardens.



### Future Community

The community would like to see varied housing options including social, affordable, aged care and student housing in the future of East Lake.

## Former Landfill Recreational Gateway

“I love walking in all the seasons in East Lake area. I live in Narrabundah and it provides me and my friends with a close contact within nature to walk or cycle in. I love the bird life and wild flowers and wattle when they're out.” – Narrabundah resident



### Activated

There is opportunity to remediate the former landfill area for every day use to improve the overall quality and experience.



### Connected

East Lake shares a special connection with the Jerrabomberra Wetlands Nature Reserve on the northern edge of the area. Active travel path networks will help facilitate the current pedestrian movement through the area and to the wetlands.



### Active Green Spaces

The former landfill area is used for recreational purposes by the community and is a popular dog-walking location. The community seek more active green spaces, including a dog park.



### Natural Edge

The natural areas along the edge of the former landfill area are highly valued by the community for passive recreation including walking in and enjoying nature at the doorstep of the Jerrabomberra Wetlands.



### Transition Zone

The landfill area is a green buffer to limit the impact of future development near the Jerrabomberra Wetlands. The future area is the transition zone between residential development and the surrounding natural environment. Future development in this area will consider its close proximity of the wetlands.

# Railway

## Multimodal Transport Hub

“It's an important transport hub for the city and the region.”

– Community member



### Multimodal

The Canberra Railway Station is a destination for people arriving by train and is valued by surrounding residents who take the train to Sydney. A future multimodal transport hub will support various types of public transport.



### Rail History

Canberra's rail history is recognised by the community as an important piece of East Lake's past that includes the Canberra Railway Museum, railway stock and rail remnant tracks.



### High Quality Amenities

High quality public spaces and amenity around the Canberra Railway Station will support the station and the people using it.



### Connected

The design of an accessible multimodal transport hub will connect the four areas of East Lake together and connect East Lake to all of Canberra.



### Canberra Railway Museum

Canberra Railway Museum is a key anchor point in the railway precinct that brings the past history of the railway to life through educational tours and experiences.

## Mildura Street Business and Trader Hub

“I value Fyshwick Markets as it is a community hub with a character and atmosphere of its own.” – Community member



### Small Industrial

Mildura Street is home to an array of light-industrial businesses. The community value the light-industry feel and would like to see more small-scale industrial spaces that support creative manufacturing, music, art and produce.



### Supporting Community

Local businesses and people will be supported through promotions at local events.



### Fyshwick Fresh Food Markets

The Fyshwick Fresh Food Markets is a popular destination in East Lake and the community would like to see it enhanced and expanded in future planning.



### CIT

The creation of events and opportunities to increase interaction between business and education will help to foster innovative solutions that support students and industry development.

The CIT Fyshwick Trade Skills Centre is an important facility accessible to the industries that play such an important role in on-campus training. It offers state-of-the-art training facilities to support studies in electrotechnology trades, plumbing, automotive and metals. Future technologies are now becoming part of the environment with hydrogen and electric vehicle training now incorporated in the campus.



### Street Presence

Active travel and public realm improvements will create a comfortable environment and provide opportunities for people to walk, cycle, gather, rest and play through the inclusion of landscape, shade, amenity and public spaces.

## 06 Urban Design Concept

# Urban Design Concept

## "Ngunawal Story of Place

A three-themed approach to design is incorporated into the place plan. Designated areas within the design showcase different elements of Culture and Country. These include:

**WIINYU:** Sun element. Stories, themes and understandings in the overall place design from First Nations/Ngunawal perspectives.

**DHAWURA:** Land element. Connection to Country and place. First Nations/Ngunawal perspectives, embedded in designs across this area.

**NGADJUNG:** Water element. Caring for our waterways. First Nations/Ngunawal perspectives and stories."

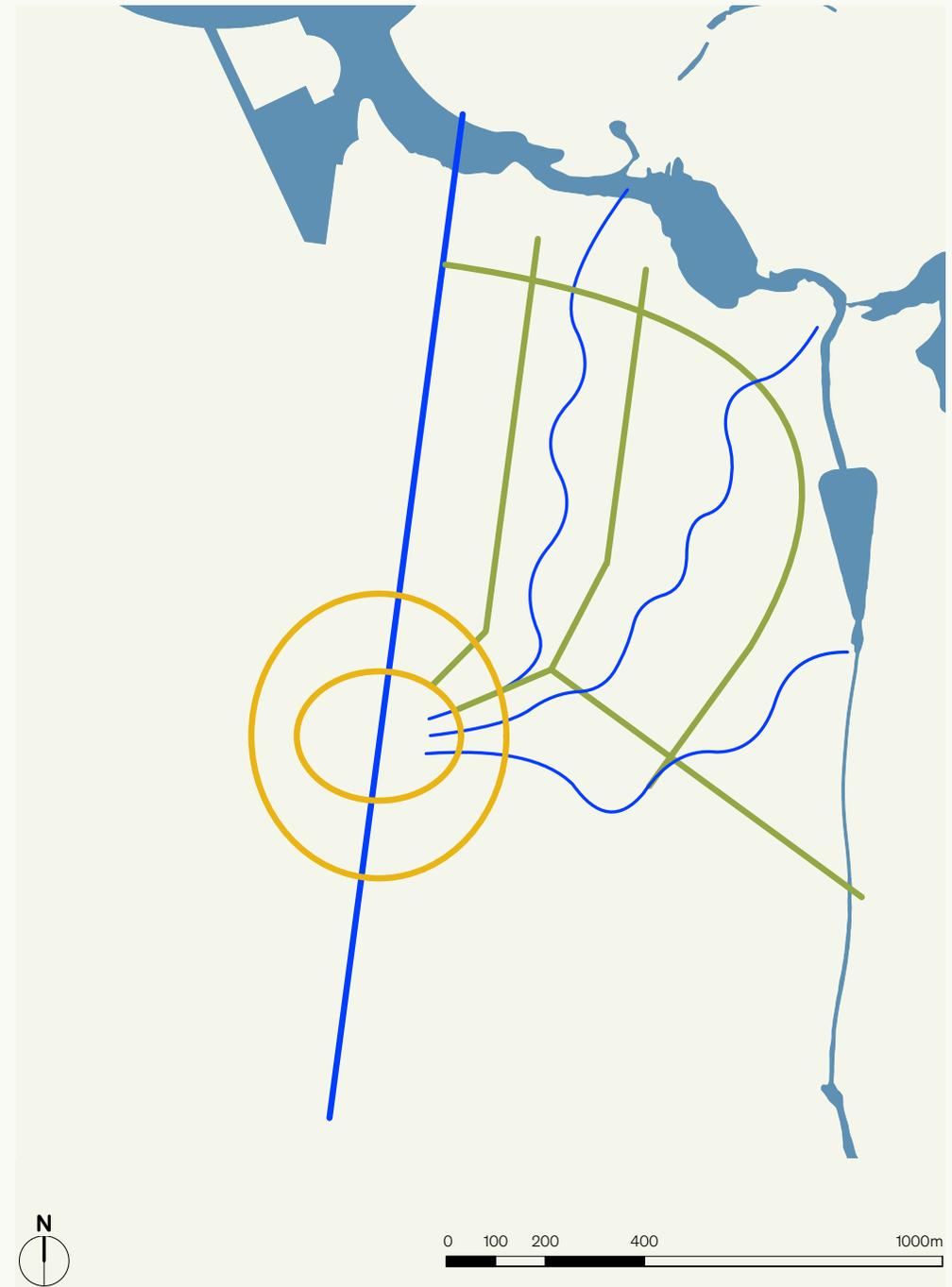
**Tyronne Bell,  
Traditional Custodian**

Within the community there are different spellings of 'Ngunawal'. The Traditional Custodians advising on the East Lake place planning project use the spelling 'Ngunawal'.

Ongoing collaboration and consultation with Ngunawal and First Nations peoples will embed appropriate knowledge into the three key design spaces throughout the development of the area.

### Key

-  Wiinyu: Sun Element
-  Dhawura: Land Element
-  Ngadjung: Water Element



# Urban Design Concept

## Structural Elements

The three elements of Sun, Land and Water are interpreted and imagined into the primary structure of East Lake.

The Hume Circle interprets Wiinyu the sun element; The Causeway axis as a structured connection linking sun and land to water and interwoven with interpreting the Griffins' Legacy.

The green and blue networks running through East Lake interpret the Dhawura land element and Ngadjung water element and help connect people with natural systems. This expression of the networks creates meaning as the place evolves.

The structural grid of transport criss-crosses the frame connecting people within and beyond East Lake – a spatial and physical movement on Country.

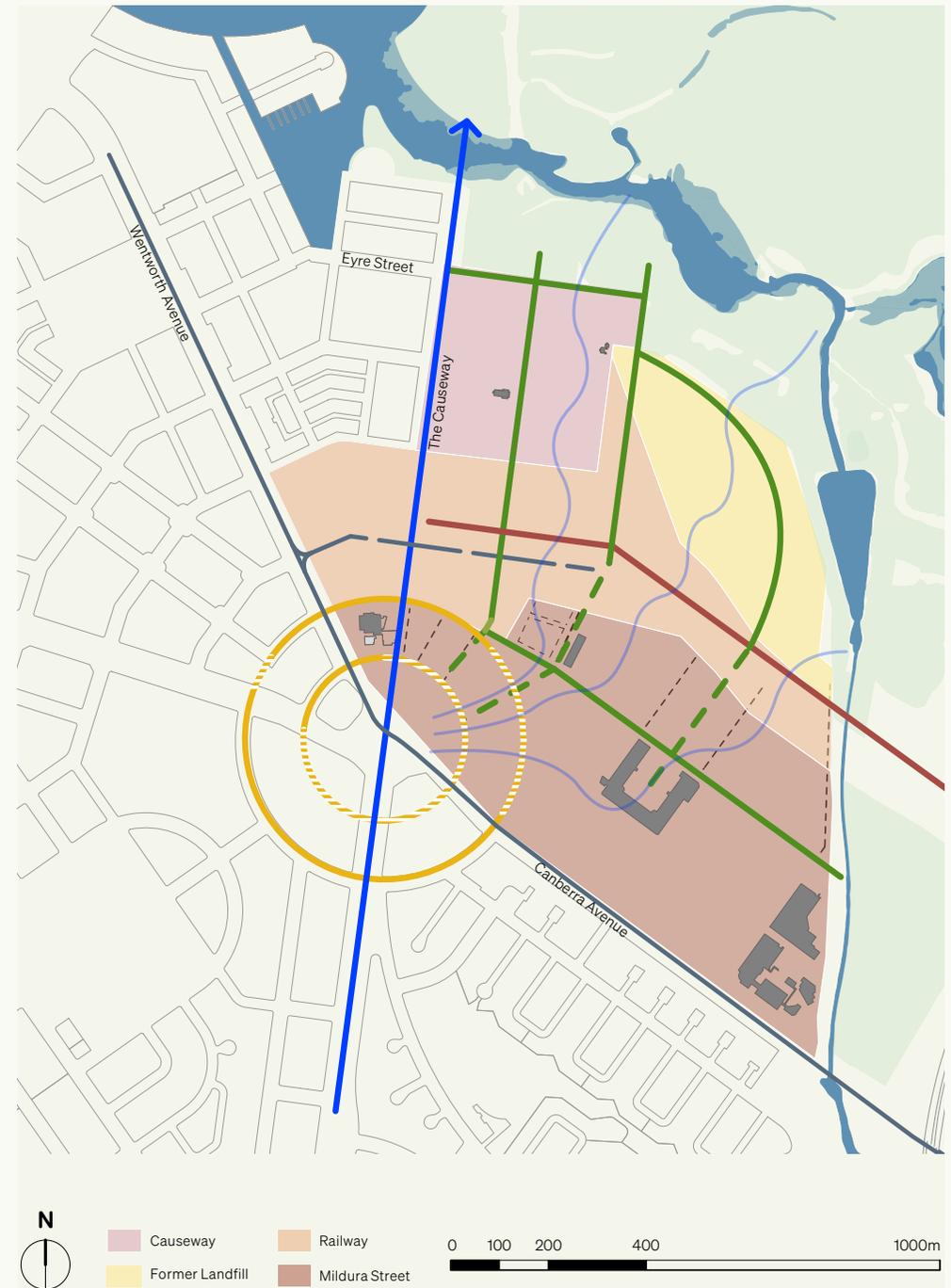
Working with all East Lake communities the place plan facilitates opportunities for aspirational ideas. These include cultural sharing, physical actions on land, landscape, pedestrian connections, how water moves and simple visual corridors for quiet spatial connections. Buildings, public

art, heritage and community-led opportunities are part of the structural elements of the concept plan. The concept plan allows for future possible street connections that would have wider benefits in the longer term.

In this way, the Ngunnawal Story of Place interweaves many pathways for appropriate cultural engagement to guide how the Wiinyu, Dhawura and Ngadjung elements can be respectfully expressed and celebrated.

### Key

-  Strengthen existing Hume Circle / Aspirational expression of Hume Circle can present opportunities over time
-  Aspiration to reaffirm the Griffin Axis – Hume Circle to Mt Ainslie
-  Public domain – axes of Green and Blue networks
-  Aspirational expression that can present opportunities over time. Further consultation with leaseholders required.
-  Transport axis – east-west and beyond
-  Transport axis – rapid
-  Transport axis – rapid aspirational future
-  Water
-  Jerrabomberra Wetlands



# Urban Design Concept

## Green Network

The green network is about connectivity, biodiversity and connection to the place.

It links Dhawura the land element, with Ngadjung the water element and celebrates the Jerrabomberra Wetlands values.

The East Lake green network will:

- provide a structure that spatially links new public open spaces, streets, plazas, primary public buildings, and community facilities through to the wetlands. Further community engagement and consultation with leaseholders presents opportunities for long-term future aspirations where public realm links may support existing and future uses that connect and make great places
- respond to the different precinct characters, urban conditions and environmental buffers, and address urban heat. It minimises the amount of hard surfaces we design into our cities, which is needed to achieve the ACT Urban Forest targets that are integrated with the public realm.
- recognise the continuum of the Griffins' Plan for the national capital vision. The formal green axes are the

structure of greater Canberra, and are celebrated through The Causeway, Wentworth Avenue, Canberra Avenue

- repair and enhance biodiversity corridors through opportunities for land rehabilitation, connections to place through community gardens, a generous area for informal recreation, regeneration of endemic plant species, and places for people and dogs to safely play. The Former Landfill will be an important landscape environmental buffer to the Jerrabomberra Wetlands; and the edge streets will allow for bushfire protection.

### Key

	Water		Jerrabomberra Wetlands
	Primary green network - Avenues		
	Green network – urban structure linking public spaces.		
	Parks (includes opportunities for community gardens)		
	Plazas		
	Community spaces with community facilities		
	Wetland buffer – more limited access		
	Informal recreation, walking, land rehabilitation		
	Dog park		
	Extent of recreation opportunities over time such as trails within regenerated landscape appropriate to wetland interface		
	Recreation opportunities such as outdoor play or natural amphitheatre		
	Long-term opportunities for new green spaces over time. Further consultation with leaseholders is required.		



# Urban Design Concept

## Blue Network

Ngadjungthe water element is a primary ingredient of East Lake. It provides life; cultural meaning, it flows through and at times inundates parts of the place.

The integration of water throughout East Lake will create an important and enduring theme.

The blue network interprets Dhawura the land element and celebrates water through public spaces that will gently treat the inflowing waters so they leave East Lake and enter the Jerrabomberra Wetlands in a more pure condition.

This approach is known as Water Sensitive Urban Design, or WSUD.

Opportunities for naturalising solutions for water management that reduce the need for heavily constructed stormwater infrastructure are to be prioritised. Examples include planted swales, contouring, maximising opportunities for filtration through planting, considering how to minimise wastewater and maximise re-use.

The water course through Hassett

Park in Campbell is a great example of welcoming water into a place that reconnects people with natural systems, that celebrates its ebbs and flows, and facilitates a diversity of uses and meaning with the public realm.

Successful WSUD projects improve the health and amenity of all public realm spaces and increase the community's enjoyment of those spaces.

Opportunities for working with water can interweave management with ground art, landscape design and plant selections that can link through East Lake, connecting people with place and water and culture.

### Key

WSUD is Water Sensitive Urban Design

- Water
- Jerrabomberra Wetlands
- WSUD – Avenues
- WSUD – incorporated into street design
- WSUD – incorporated with new park
- WSUD – lineal edges
- Long term opportunities for water sensitive urban design within the landscape. Further consultation with leaseholders is required.



# Urban Design Concept

## Street Structure

The street structure will prioritise The Causeway extension, linking the visual connections between Mt Ainslie and Mt Mugga Mugga and marking the entry to East Lake.

Edge streets and internal primary connections will provide the principle internal network. These streets have two roles: to provide the interface between East Lake and the rest of the area; and to create defining edges for primary public places and mini-precincts or character anchors. These anchors include:

- the central transport hub
- the north-eastern cultural heritage meeting place, visitor and cultural centre and community garden/wetland nursery
- the Causeway Hall integrated with open space, community facilities and community use
- the Fyshwick Markets, CIT and Dairy Farmers Co-op
- the Salvation Army and supporting community services

- eastern and northern edge streets
- Hume Circle.

This primary internal street network will provide for integration with rapid transport, local transport and servicing.

The finer grain internal network establishes urban characters, engaging with differing scales of future development. Importantly, it will promote connectivity throughout East Lake and beyond at a pedestrian scale to encourage curiosity and exploration throughout.

### Key

-  Water
-  Jerrabomberra Wetlands
-  1 Reinstate The Causeway and reinforce main avenues
-  2 Edge streets and internal primary connections
-  3 East Lake arrangement of internal connections creating the urban character and finer grain
-  --- Long term opportunities for new connections over time. These may be interpreted in several ways such as the design of buildings or as a series of streets, pedestrian connections, landscape and/or visual links. Further consultation with leaseholders is required.



# Urban Design Concept

## Transport Network

A transport hub will be central to East Lake.

It will be an opportunity for multi-modal connections linking the heart of East Lake to greater Canberra and beyond, with the ability to accommodate future links to high speed or very fast rail.

New transport options will connect people with places and provide a level of connectivity currently missing but essential for a vibrant and engaging urban place.

Supported by a high quality fine grain street network linking with the wider public realm network, people are able to easily access public transport networks that will link with important public places, employment, education, recreational destinations and places of interest.

Opportunities for long-term links east – west can utilise the existing rail corridor and be supplemented in strategic locations with the new street network around the central transport hub.

Connections across East Lake provide opportunities for the realisation of community-led ideas. Connections can happen in different ways through landscape, public open space, water, art, views and vistas.

Opportunities for connections may arise in the long term for new streets, active travel paths and pedestrian links.

### Key

-  Water
-  Jerrabomberra Wetlands
-  Rail
-  Existing Rapid network
-  Rapid future potential extension
-  Local network
-  Transport hub – 400m, 800m catchment
-  Rapid - 200m, 400m catchment



# Urban Design Concept

## Active Travel Network

The ACT's Active Travel network links into East Lake through:

- Principal Routes
- Principal Routes Future
- Main Routes
- Main Routes Future
- Local Routes
- Local Routes Future
- Proposed Community Routes

These reinforce the connectivity within East Lake as experienced through the green and blue grids. These networks together provide safe travel with a fine grain street structure that promotes pedestrian activity considering streets as important public realm 'places'.

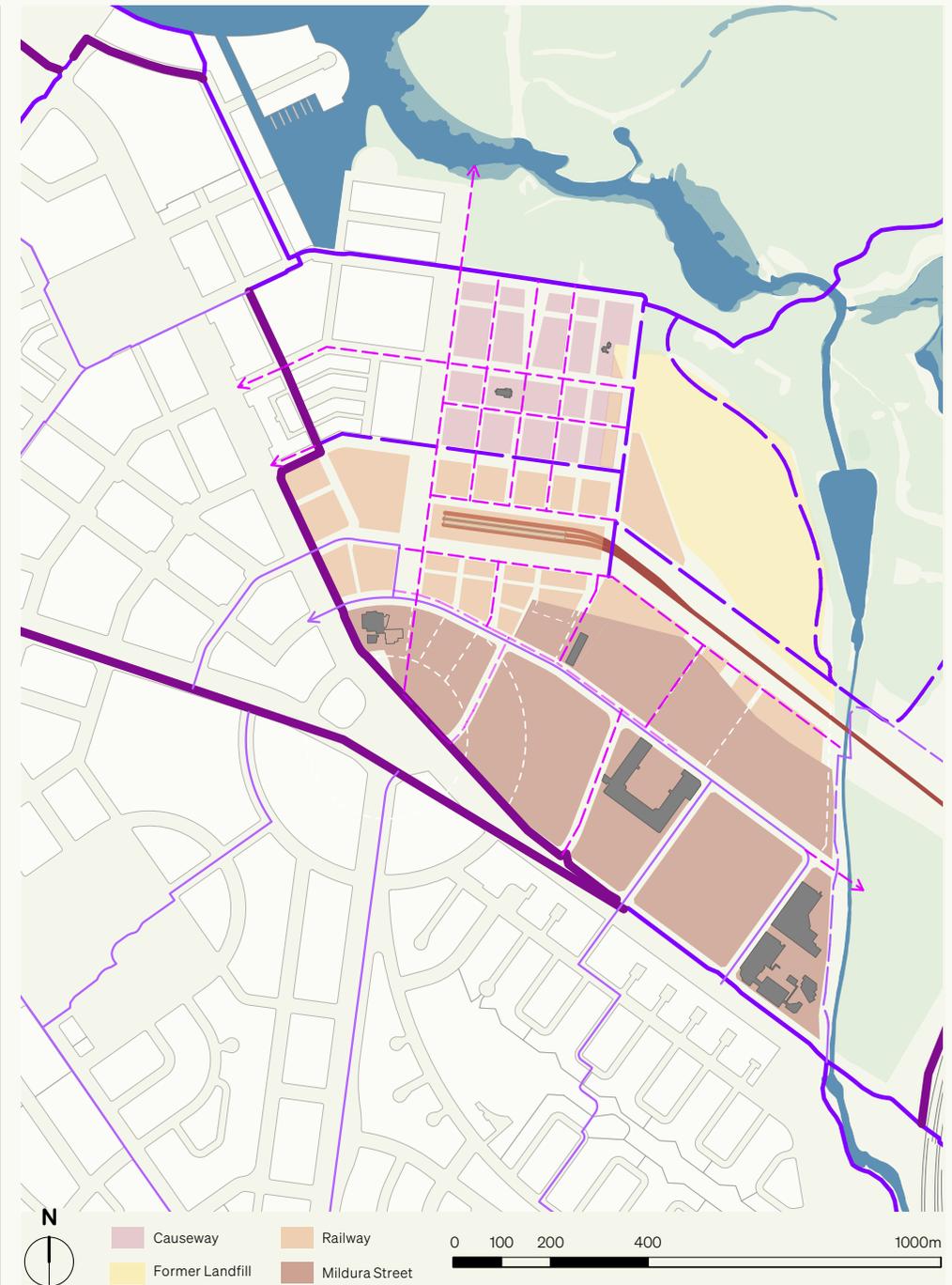
Active travel routes provide a connection to public transport networks, important public places, employment, education, recreational destinations, places of interest and natural systems.

The Active Travel network creates opportunities for healthy outdoor movement, a tactile relationship to place, and the interest generated from moving through spaces and precincts that present rich and individual characters.

Active travel connections can facilitate community-led opportunities that may arise over time and become an integral part of the ACT's Movement and Place Framework.

### Key

- Water
- Jerrabomberra Wetlands
- Principal routes - existing
- Principal routes - future (are beyond image area)
- Main routes - existing
- Main routes - future
- Local routes - existing
- Local routes - future
- Proposed routes - community
- Causeway
- Railway
- Former Landfill
- Mildura Street



# Urban Design Concept

## Community Facilities

Proposed community facilities and spaces are strategically grouped, integrated with the street network, offer variety, and are well dispersed.

- **The Transport Hub**

A physical centre of East Lake incorporates public and cultural buildings co-locating the station, Rail Museum and public space to promote community activity.

Operational rail lines and sharing of some platforms supports both existing rail services and the museum's trips/activities.

- **Causeway Hall**

Integrated with community functions, facilities and open space for a children's playground, the hall will be a central hub with a continued community role.

- **Visitor and Cultural centre**

A new block in the north-eastern corner of the Causeway dedicated to celebrating the layers of history in this place, with the potential for a new visitor and cultural centre, plus the incorporation of a new community garden/nursery alongside Cargill's Cottage.

These developments would provide a continuity of spatial and functional links to the Jerrabomberra Wetlands, opening new opportunities for cultural practice, wider sharing of heritages, plant/food propagation, land rehabilitation and education.

- **Education – CIT**

CIT will connect the ACT innovation sector to industry to activate the precinct and provide trade, industry, students and individuals the opportunity to collaborate, test, build and grow in a thriving education and industry environment.

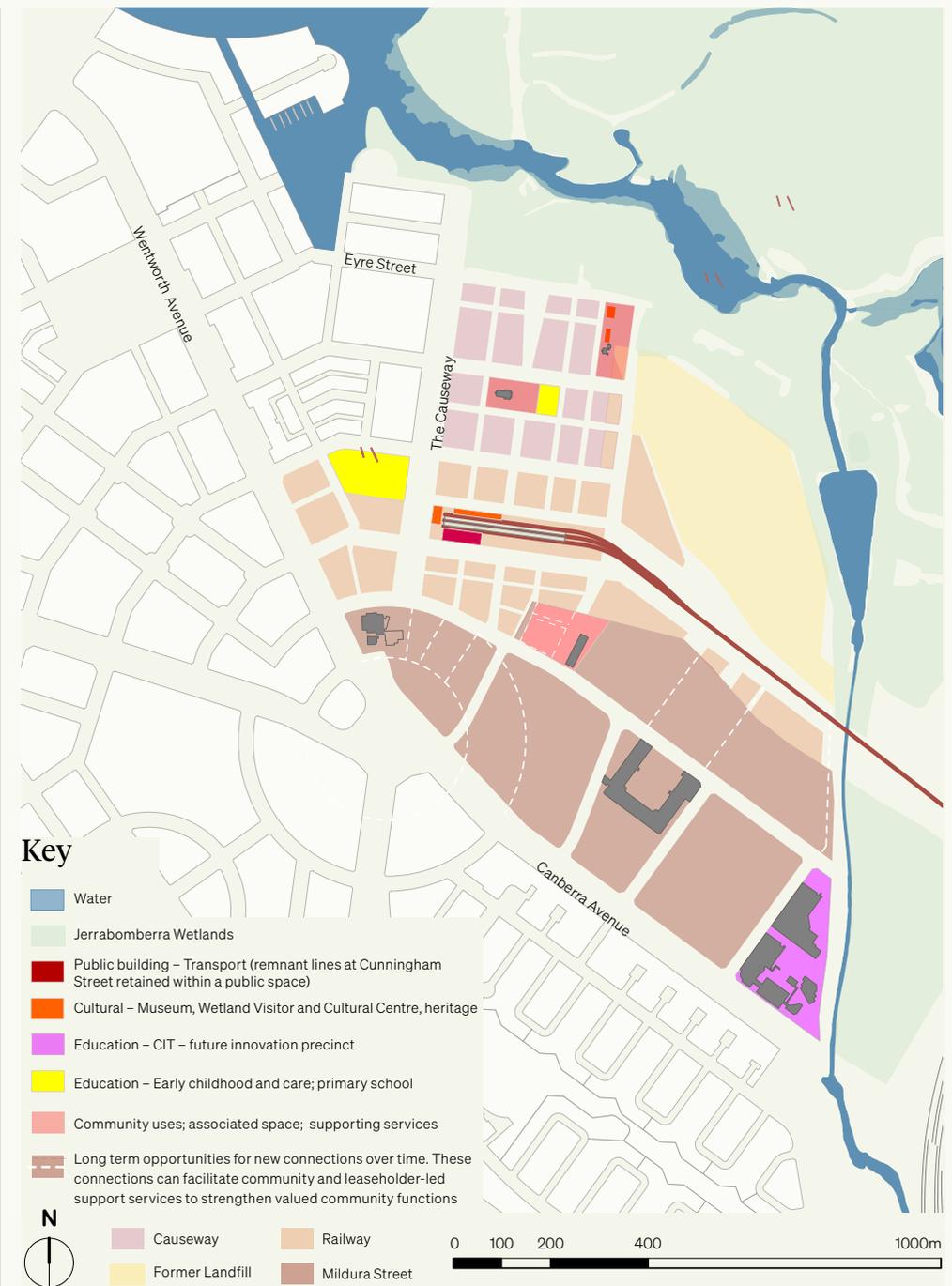
Underpinning the innovation and economic development of Canberra is attracting future thinkers and industry such as electric vehicles, renewable energy and advanced manufacturing companies to work with CIT staff and apprentices. The precinct would provide a connector to the industrial areas of Fyshwick with shared interests in growing the ACT economy.

- **Education – schools**

New education facilities are likely to be needed for East Lake. Sites are to have access to local transport, open spaces and educational opportunities with the Wetlands Visitor Centre. An early childhood education and care (ECEC) centre is required in The Causeway precinct. The scale of a future school will depend on a more detailed understanding of a future population and demographics for the broader area. Schools may include a primary school or early childhood school.

- **The Salvation Army**

A valued, thriving community hub. Opportunities may arise over time that could consider additional co-located services that further support existing services and community.



# Urban Design Concept Overview

Led by the community the East Lake vision builds on and enhances the distinctive character of the four diverse and interesting precincts.

The East Lake vision is led by the community. It will be focused on: continuing Ngunnawal cultural guidance and interpretation; high quality public realm and open spaces; streets prioritising the pedestrian experience and connectivity; supporting the community with high quality facilities; and sustainability.

Opportunities for a variety of residential types and mixed uses are envisioned. Development will respond sensitively to location and scale, respecting and celebrating East Lake's heritage. A modest height could define the avenues, the central transport hub and open spaces at its edges.

## Key

- Water
- Jerrabomberra Wetlands

### Character Places – Precincts

- Causeway
- Former Landfill
- Railway
- Mildura Street

### Transport – Rail & Bus

- Rail
- Rapid network – Existing
- Rapid network – Future

### Connections

- Long-term opportunities for new connections over time. There are many ways these may be interpreted such as the design of buildings, or as a series of streets, pedestrian connections, visual links and/or landscape or interpreted through public art. Further consultation with leaseholders is required.

Edge streets provide a public edge to public spaces and provide a buffer for bushfire asset protection requirements

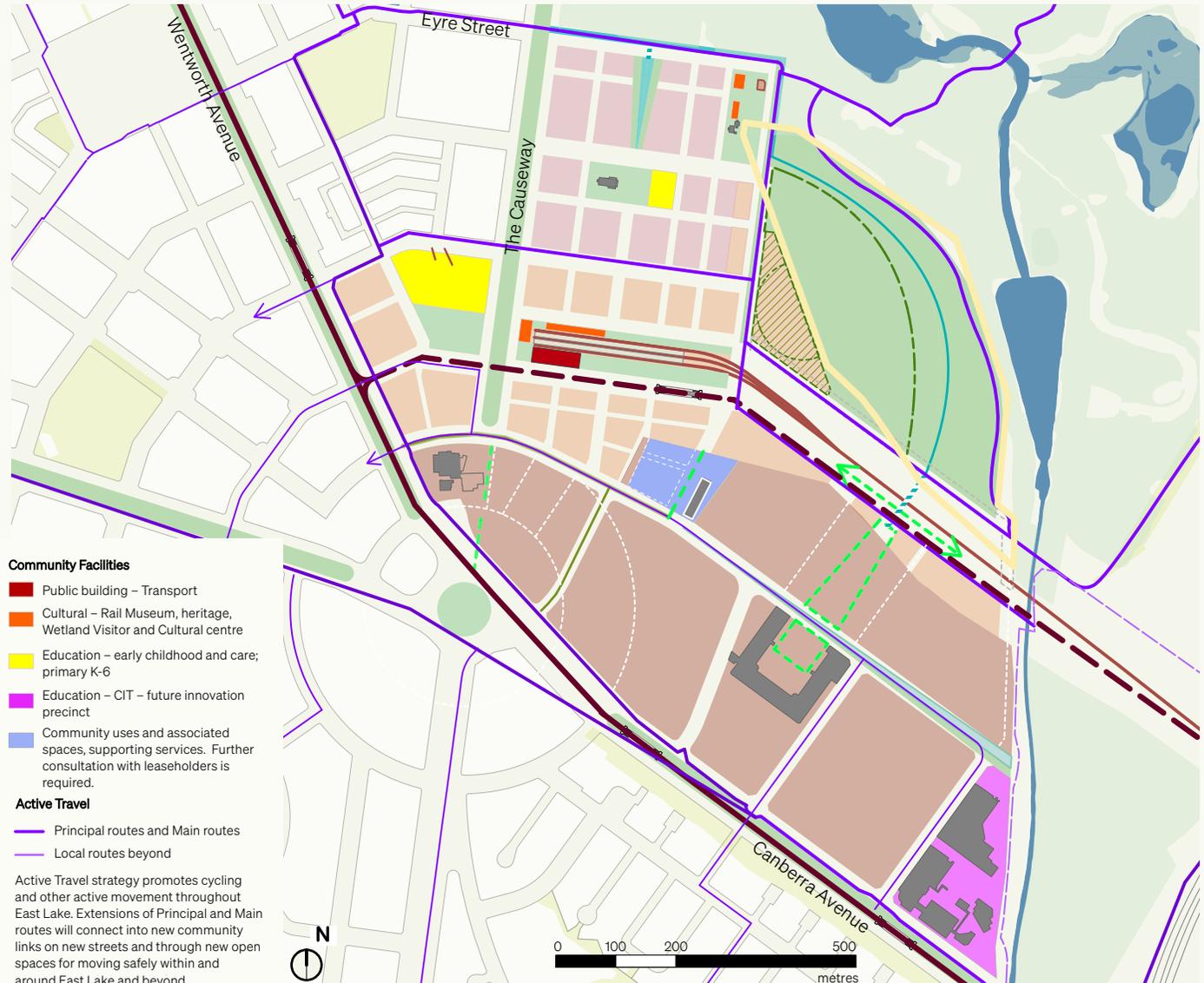
### Green Network

- Includes:
  - Avenues – formal green network
  - Parks – canopy continuity
  - Plazas – urban space and hubs
  - Community spaces
  - Dog Park
  - Informal recreation, walking, and landscape rehabilitation
- Informal recreation opportunities such as trails within regenerated landscape appropriate to the wetland interface
- Recreation opportunities eg: outdoor play or future natural amphitheatre
- Long-term opportunities for new green spaces and green network connections. Further consultation with leaseholders is required.

### Blue Network

- Water movement to Wetlands with Water Sensitive Urban Design (WSUD) creates environmental buffers
- Water Sensitive Urban Design (WSUD) under street or structure

Street design focuses on natural water flows, filtration and landscape with canopy supporting biodiversity corridors and water quality entering the Wetlands.



# 07 Implementation

## Next Steps Overview

### Implementation of the vision for East Lake relies on continued community participation and support to develop place ownership and responsibility.

The place plan is a living document that will be reviewed regularly and be able to adapt to the evolving nature of the project area over time. It is an iterative document with many moving parts.

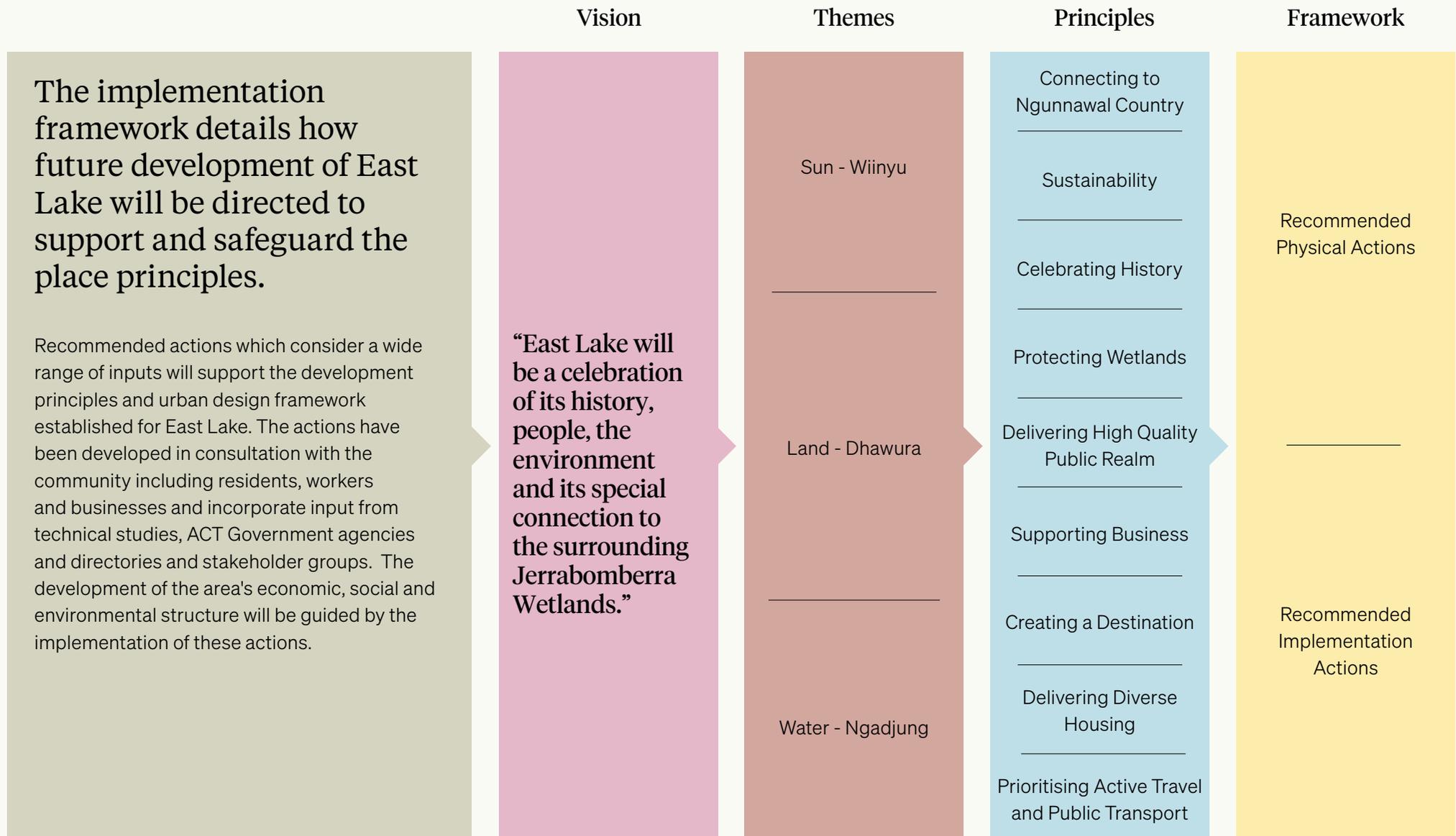
The ACT Government will guide the sequencing of renewal within the project area. The sustained renewal of the project area will be guided by the recommended implementation actions.

Following consultation in early 2023, the place plan will be finalised. It will inform the East Lake Planning and Response Report, which will support the future of the area through a variation to the Territory Plan that would change the status of current land-use zoning.

Future detail development design is subject to further community engagement and estate layout preparation.



# Implementation Overview



# Implementation Framework

## Recommended Physical Actions

The recommended physical actions are represented under the nine place principles which directly reference the key messages we heard from community.

Each precinct has the actions numbered, classified and located on the maps in this section with the description of those actions on the following page.

Recommended actions have been numbered for ease of reference but are not listed in order of priority.

### Principles - Colour

The nine place principles guide the framework and are colour coded:

-  Connecting to Ngunnawal Country
-  Sustainability
-  Celebrating History
-  Protecting the Wetlands
-  Delivering High Quality Public Realm
-  Supporting Business
-  Prioritising Active Travel & Public Transport
-  Delivering Diverse Housing
-  Creating a Destination

# The Causeway

## Urban Design Concept

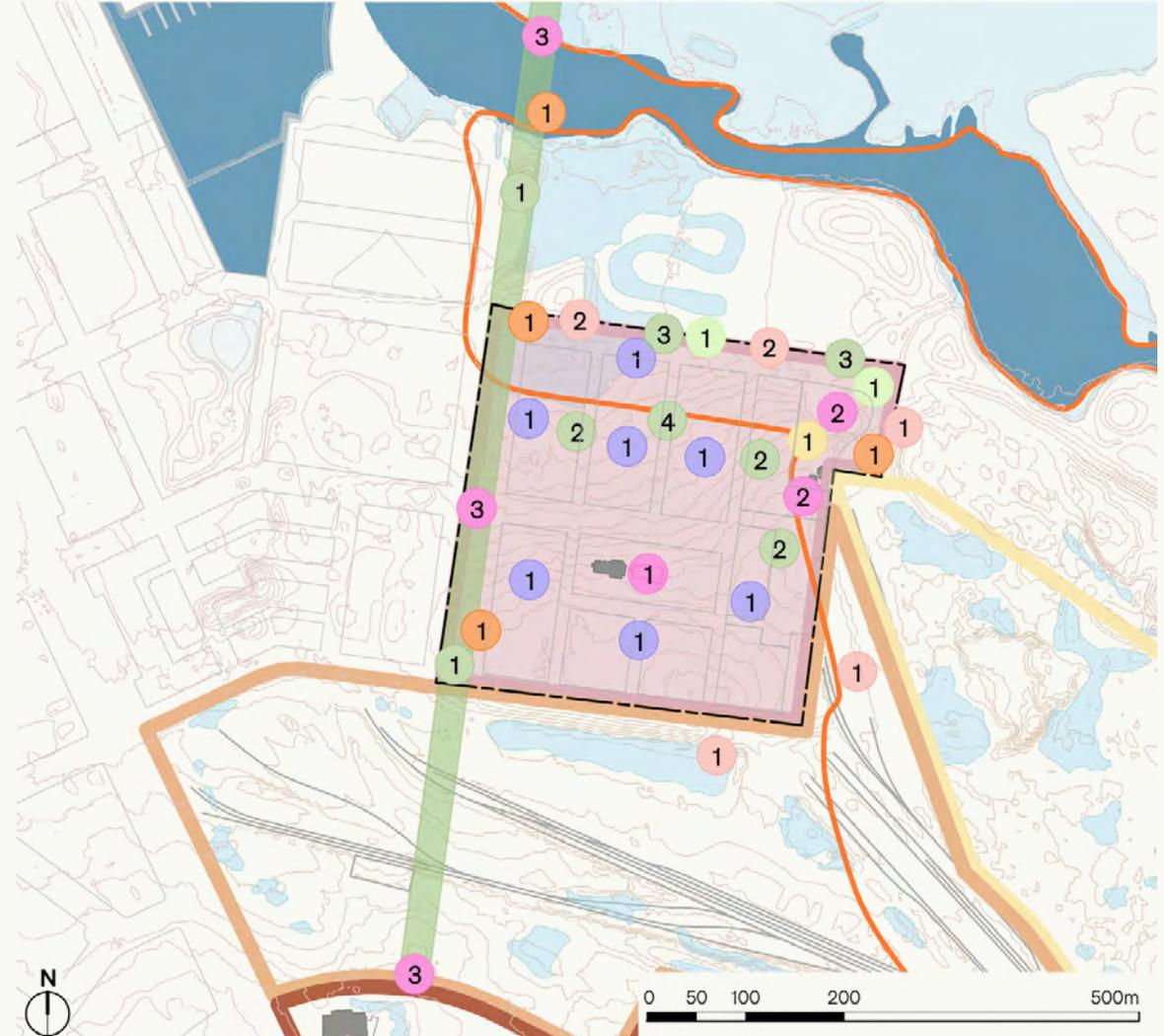
The Causeway is rich in heritage overlays, its edge with the Jerrabomberra Wetlands, and as a place with a valued residential character.



Landscape character, Anzac Park East, Campbell, Canberra

The above precedent has key attributes that connect with the vision of The Causeway character area. These are:

- major physical and visual axis of Canberra, with views to Mt Ainslie which draw the wider Canberra landscape into this place
- 60m reservation, wide and generous, reinforced with 4-8 storey mixed-use buildings and active ground floors, but not over-burdened with traffic
- wide planted median suited to play, water treatment and large mature trees with a high canopy.



Map of the Causeway character area showing recommended physical actions as outlined on the next page. Colour refers to the corresponding place principle. Number refers to the action under that principle.

# The Causeway

## Recommended Physical Actions

Principle	Map Reference	Recommended Physical Action
Connecting to Ngunnawal Country		Continue guidance from Ngunnawal and broader First Nations community to embed appropriate knowledge through the place plan in the making of respectful places.
Sustainability	1	Landfill – uncompacted fill partially extends into the Causeway precinct. Clean fill where needed. Coordinate clean fill with WSUD for new ground levels graded from the existing ground contour line approximately RL157 (Causeway Hall to limestone fossil area contour datum) with a 1 : 100 fall towards the north-western corner of the precinct.
	2	Water systems – as a continuum system introduces WSUD edges and public spaces to improve on existing conditions for bio-significance.
Celebrating History	1	Mini-precinct - Causeway Hall : Registered Heritage Item to become a central community activity hub defined by its existing street layout. Upgrading and adaptive use will celebrate its cultural significance to Canberrans as a continuing community place. The mini-precinct will be co-located with a children's play area (with a new public toilet facility), and will provide opportunities for additional future community facilities integrated within a public space where community needs may change over time.
	2	Mini-precinct: Cultural - Limestone outcrop, Visitor and Cultural Centre and Cargill's Cottage <ul style="list-style-type: none"> <li>Limestone fossil area will be protected and celebrated. This north-eastern corner becomes the gateway entry to the Jerrabomberra Wetlands as a co-located and integrated place with a new Visitor and Cultural Centre, Cargill's Cottage, and community garden/plant nursery within a public space setting.</li> <li>New streets will define this mini-precinct so it can be focused on welcoming people as a destination to experience the place, share ideas and culture through education, while integrating with, protecting and celebrating the Wetlands. Adaptive re-use of Cargill's Cottage integrated with the Visitor and Cultural Centre, linking uses with central community facilities, community garden, with wetland, and opportunities for cultural practice and education.</li> </ul>
	3	The Causeway - Griffin's axis to be reinstated and strengthened <ul style="list-style-type: none"> <li>The existing Causeway will be upgraded and reaffirmed. The main carriageway will be along the western side while the eastern side will prioritise pedestrians, cycleway and local connections. Physical remnants of the north-south connection across the Lake may present future opportunities with potential for a future pedestrian boardwalk link extending north beyond. Opportunities for recognising connections to the southern side of the rail line over the longer term with the station relocated. Shorter term opportunities could include an elegant pedestrian overpass.</li> </ul>
Protecting the Wetlands	1	Lineal WSUD parks will edge Newcastle Street/Eyre Street, with the Wetlands Reserve north and around the north eastern corner to improve water quality and support the biodiversity continuum.
Delivering High Quality Public Realm	1	Urban structure will visually connect Griffin's axis linking Hume Circle to Mt Ainslie through staged short-term, mid-term and long-term actions and community-led interpretation.
	2	Street layout and open space structure will create a strong, integrated urban axis. This will deliver a clear, fine-grain urban character to maximise connectivity within and beyond East Lake. Street and public spaces support residential development types through a hierarchy of types. Detailed design of the streets and public spaces is integral with a public domain strategy - type, reservation, landscape, elements and character. Urban canopy focuses on the public domain with private development contributing to meeting canopy targets. Green and blue network and areas of infrastructure is integrated with vegetation management for bushfire protection.
	3	New edge streets (reinstatement of Newcastle Street/Eyre Street) to interface with the Jerrabomberra Wetlands. This will be coordinated with the relocation and undergrounding of high voltage lines and local service lines, and integrated with WSUD lineal parks/spaces.
	4	A new public park integrated with WSUD will link the Causeway Hall north to the Wetlands.
Supporting Business	1	A visitor and cultural centre hub will support community-based activities, youth and Ngunnawal and First Nations communities, cultural education, tourism enterprises, plant regeneration and art groups. Community groups will also use the Causeway Hall.
Creating a Destination	1	Visitor and Cultural Centre: Community, Culture, Nature focus.
	2	The Causeway Hall: Community activity hub.
Delivering Diverse Housing	1	Development types suited to the public realm structure. Lower density 2-3 storey types define the Causeway Hall and open space mini-precinct. Higher density 4 storey types define The Causeway precinct edges with limited corners or larger public spaces locating up to 6 storeys. Built form and scale along The Causeway will mirror the Kingsborough as higher density edges. Commitment to public housing and choice of dwelling types.
Prioritising Active Travel & Public Transport	1	Promoting an active living city through a new pedestrian and cycle connecting network.

# The Causeway Street Types

## Griffin Axis – The Causeway

- Key Elements:
- ① Footpath
  - ② Planted verge
  - ③ Indented parking
  - ④ Roadway
  - ⑤ Median / swale
  - ⑥ Active travel
  - ⑦ Shared-way
  - ⑧ Rapid transport



### The Causeway

The Causeway axis will be strengthened.

It will retain its primary vehicular functions including an extended local bus route along the western carriageway.

Minor adjustments will enable parallel parking along the western edge (adjacent to a new park proposed to the west with the relocation of the existing substation) with a generously dimensioned landscape verge and

pedestrian paths.

The central avenue landscape alignments and significant trees will remain. WSUD will be incorporated into the central planting and new trees will further strengthen the realisation of the Griffin Plan's landscape axis.

The eastern carriageway will be focused on active green travel for local connections north-south.

Alternatively the WSUD can be located within the eastern verge with new planting.

The eastern carriageway will provide a slow traffic zone to allow for local traffic within a share-zone. A landscaped verge will mirror that of the western verge. That, together with a generous pedestrian path, will complete the eastern edge.

# The Causeway Street Types

## Edge Streets

- Key Elements:
- ① Footpath
  - ② Planted verge
  - ③ Indented parking
  - ④ Roadway / swale
  - ⑤ Median / swale
  - ⑥ Active travel
  - ⑦ Shared-way
  - ⑧ Rapid transport



### Eyre Street / Newcastle Street

Sensitive WSUD edge with low-lying land prone to ponding will be optimised with a WSUD lined edge. An elevated cycle way and boardwalk at grade with new ground levels will integrate with the existing Causeway and provide freeboard above surface water levels. Pedestrian access will be along the southern edge, with a parking zone and residential edge. Priority will be given to street trees along the northern verge and the southern verge within landscape blisters at street intersections.



### New Street – in vicinity of the limestone outcrop

The sensitive Wetland edge and limestone fossils area will require generous protection from the future visitor centre, vehicles and pedestrians. The cycleway will link into the Primary route, realigned from the Wetlands to run south and then east through East Lake, with a shared path continuing for local use. A slower traffic zone edge street will facilitate emergency vehicles but not provide parking. The street will feature pedestrian paths and generous landscape verges lining both sides.



### New Street – new edge for former landfill

Continuing the eastern edge street from the Visitor and Cultural Centre and limestone outcrop mini-precinct, the street reservation will widen east to accommodate parking zones on both sides. Street trees on the western side will be limited to blisters at intersections. A shared zone for pedestrian and local cycling along the eastern edge will provide access to the former landfill area. The western edge pedestrian path will run adjacent to parking and interface with landscape verge and residential built form.

# The Causeway Street Types

## Transit streets – Internal

- Key Elements:
- ① Footpath
  - ② Planted verge
  - ③ Indented parking
  - ④ Roadway
  - ⑤ Median / swale
  - ⑥ Active travel
  - ⑦ Shared-way
  - ⑧ Rapid transport



### Cunningham and Sandalwood Streets

These local streets will do the heavy lifting of the bus route through The Causeway precinct. The existing reservations will be generous, providing for a residential character close to the transport hub.

Generous pedestrian paths, and paired street tree and landscape planting will incorporate WSUD.

Existing significant street trees will be retained and new planting will increase the tree canopy and present a garden character.

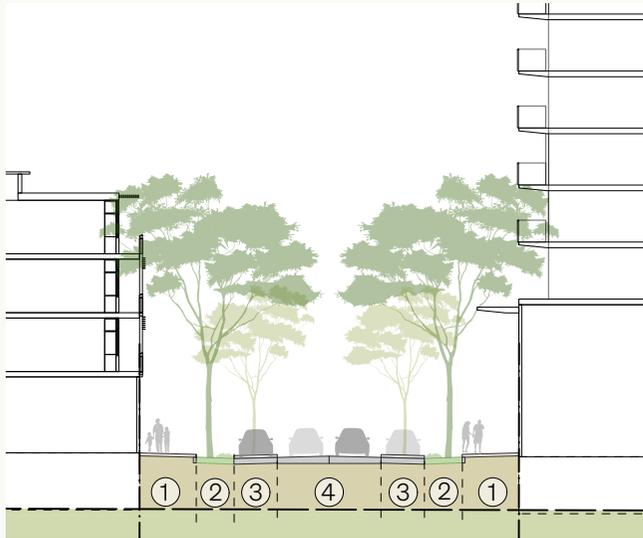
The northern edge will accommodate a shared pedestrian and cycle path for local active travel.

Northern and southern edges will be defined by the built form at a scale that directly engages all levels to the street.

# The Causeway Street Types

## Local and Little Streets

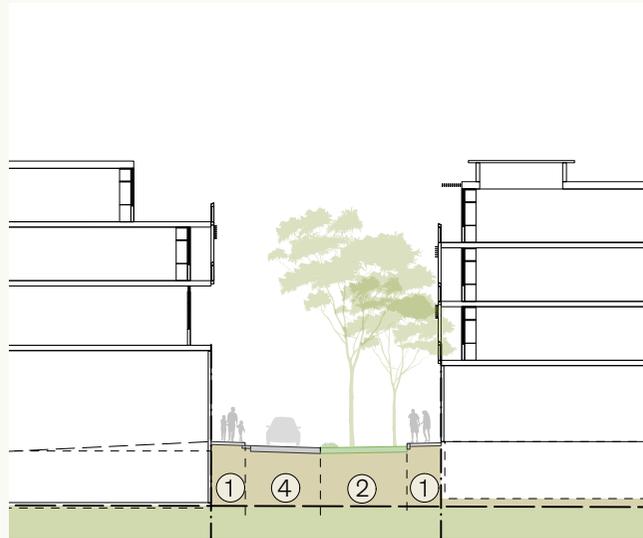
- Key Elements:
- ① Footpath
  - ② Planted verge
  - ③ Indented parking
  - ④ Roadway
  - ⑤ Median / swale
  - ⑥ Active travel
  - ⑦ Shared-way
  - ⑧ Rapid transport



### Local streets

A Residential character with generous pedestrian zone and street tree planting.

Two-way traffic with parking both sides will accommodate mixed use residential. Service vehicles will be strategically accommodated with a variation to the central carriageway width, where one lane of car-parking is removed. Promoting the use of smaller waste vehicles will improve both the pedestrian experience and urban canopy outcomes.



### Little streets

These will provide for traffic calming with one-way vehicular movements. The effect prioritise pedestrians and canopy provision, with a generous deep root planting zone created within the narrower reservation.

Some new street levels will require fill to address ponding water surface levels and connections with existing street networks. Car parking will be within 'basements' that are effectively constructed at existing ground levels.

### Ground levels

Throughout East Lake there are areas that will require fill to address impacts from flood and/or ponding.

Fill levels for The Causeway precinct will commence from the contour datum linking Causeway Hall across to Cargill's Cottage and the limestone outcrop. New levels will fall 1:100 to the north west. To the south, levels will batter towards the new station and Mildura Street and then flow to the east. This provides opportunities for basement parking without the need for excavation and reduces required fill.

# Former Landfill

## Urban Design Concept

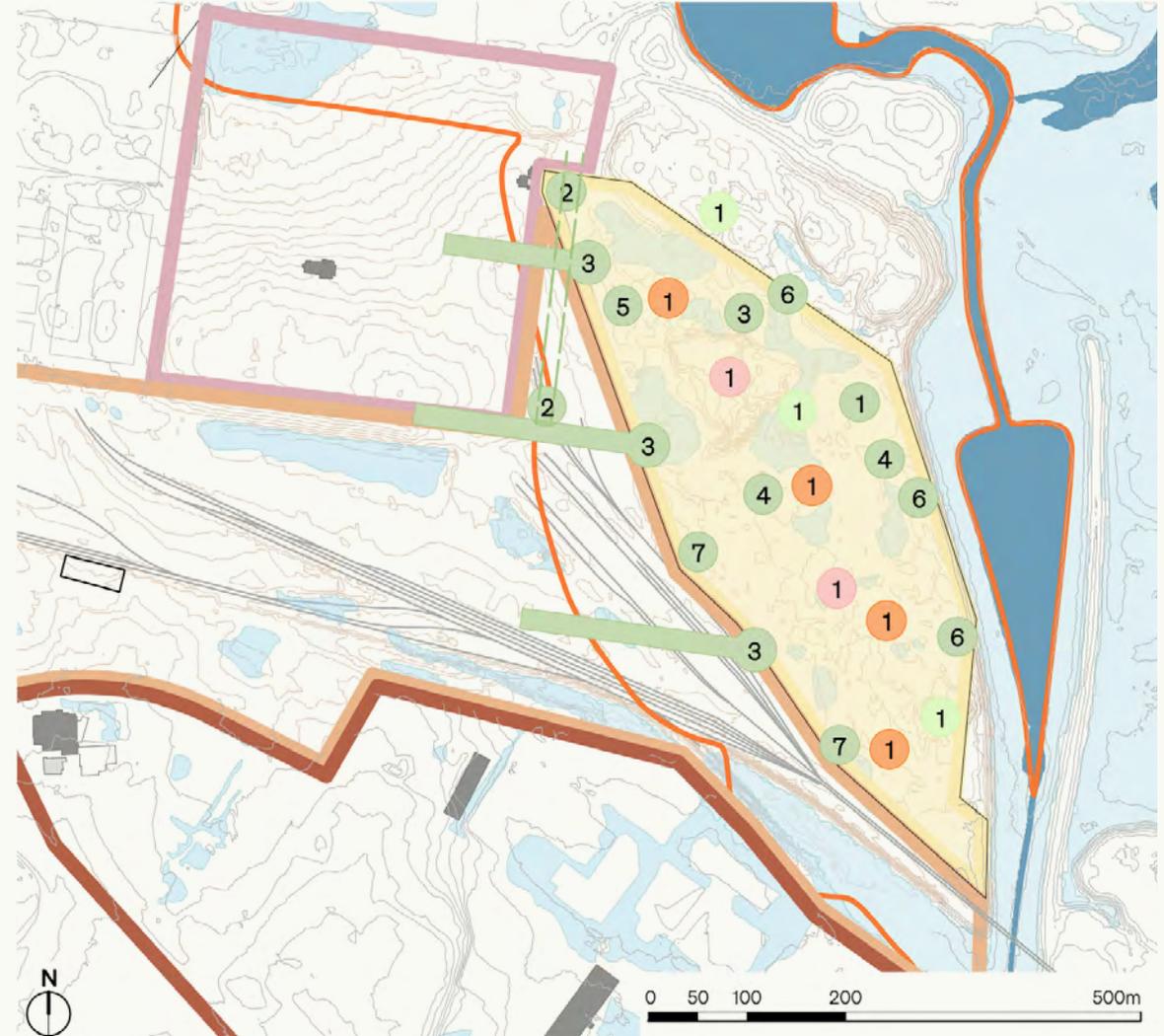
The Former Landfill will be valued for its character and relationship with the Jerrabomberra Wetlands, landscape and water, and its opportunities for repair and recreation.



Ecological reconstruction in Melbourne by Realm Studios

The above precedent has key attributes that connect with the vision of the Former Landfill character area. These are:

- key interventions to stabilise and ecologically reconstruct natural functions
- new active and passive and recreational opportunities, walking trails and quiet places with opportunity to connect to country
- significant new habitat and native planting.



Map of the Former Landfill character area, numbered with recommended physical actions as outlined in the table on the next page.

# Former Landfill

## Recommended Physical Actions

Principle	Map Reference	Recommended Physical Action
Connecting to Ngunnawal Country		Continue guidance from Ngunnawal and broader First Nations community to embed appropriate knowledge through the place plan in the making of respectful places.
Sustainability	1	<p>WSUD, flood mitigation levels and remediation will be integrated with informal recreational uses and integration for a possible school or other public facilities that may be needed over time.</p> <ul style="list-style-type: none"> <li>Water is a continuum system. Future works aim to improve water quality flowing through East Lake, recognising it as a critical element of ecological buffers to the Jerrabomberra Wetlands that will better support the bio-significant Jerrabomberra Wetlands.</li> <li>Rehabilitation and regeneration of vegetation.</li> </ul>
Celebrating History	1	<p>This precinct's former uses for landfill have degraded the land. This can be recognised in future rehabilitation projects providing a layer of recognition in its renewal.</p> <ul style="list-style-type: none"> <li>The community values the space and its potential for future recreational uses.</li> </ul>
Protecting the Wetlands	1	<p>Wetlands and ecology - as a continuum bringing water into the site and leaving in a better condition as it enters the wetlands. The long interface edge with the Jerrabomberra Wetlands becomes a buffer protection zone.</p> <ul style="list-style-type: none"> <li>Green and blue network is integrated with vegetation management for bushfire protection.</li> <li>The existing ground levels have areas prone to ponding that can be celebrated with regeneration and revegetation as a wetland buffer zone.</li> </ul>
Delivering High Quality Public Realm	1	The Former Landfill area is integrated as a public space buffer to the Jerrabomberra Wetlands.
	2	The western edge is defined by a new edge street for access and parking.
	3	East-West connections - Long-term future road connection through to Dairy Road coordinated with a new street along the southern edge following the existing rail corridor and providing an extensive street frontage for a new school if required, and otherwise providing southern access to future recreational uses in the Former Landfill.
	4	<p>Informal recreation space.</p> <ul style="list-style-type: none"> <li>Potentially integrate a playing field (or fields) with a future primary school site (to be located on the adjacent Railway and Causeway precincts) over the mid to long term. This will be coordinated with longer term staging of the Railway and extended Causeway precincts.</li> </ul>
	5	<p>A new dog park will be located along the western edge of the Former Landfill area to be co-located with an extended Causeway precinct new edge street. (The western precinct boundary of the Former Landfill area will be adjusted with the Railway and Causeway precinct boundaries to seamlessly integrate the new edge street.)</p> <ul style="list-style-type: none"> <li>The dog park will be a fenced area providing needed recreational space for dogs to free-roam and play, while preventing their access into the wider informal recreation area and vegetated buffer zone, or beyond into the Jerrabomberra Wetlands.</li> </ul>
	6	The eastern edge to Jerrabomberra Wetlands may include a future boardwalk area for slightly elevated and protected viewing into the Wetlands.
	7	Rail – an infrastructure edge that will be retained in the future as a transport corridor with WSUD.
Creating a Destination	1	Informal recreation area.
	2	Dog park.
Prioritising Active Travel & Public Transport	1	<ul style="list-style-type: none"> <li>A new upgraded north-south cycle link and walking path(s) through the Former Landfill area will promote an active living city by linking into the wider Canberra network.</li> <li>A managed path network to control access points that will protect the Jerrabomberra Wetlands as an ecologically and culturally significant place.</li> </ul>

# Railway Precinct

## Urban Design Concept

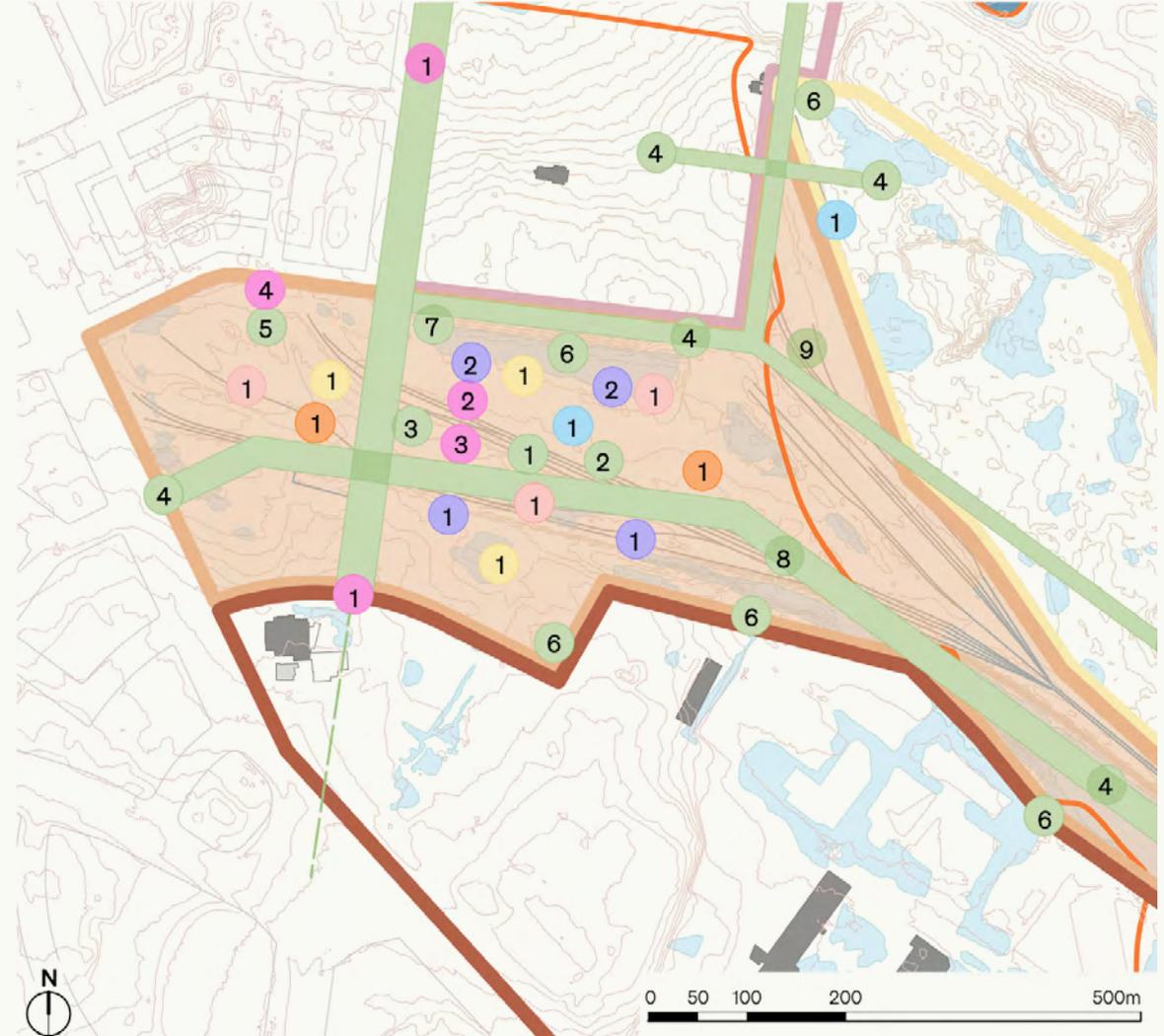
The Railway is Canberra's only place with a station and heavy rail corridor. The Rail Museum will be highly valued, linking the community with the Griffin vision, railway history and the present.



West End redevelopment, Newcastle City Centre

The above precedent has key attributes that connect with the vision of the Railway Precinct character area. These are:

- urban mixed-use new centre with high quality public domain and spaces focused on pedestrian amenity and connection
- active ground floors with public, employment and retail uses
- primary and secondary frontages, with key community place-making initiatives encouraging a curiosity to discover.



Map of the Railway Precinct character area, numbered with recommended physical actions as outlined in the table on the next page.

# Railway Precinct

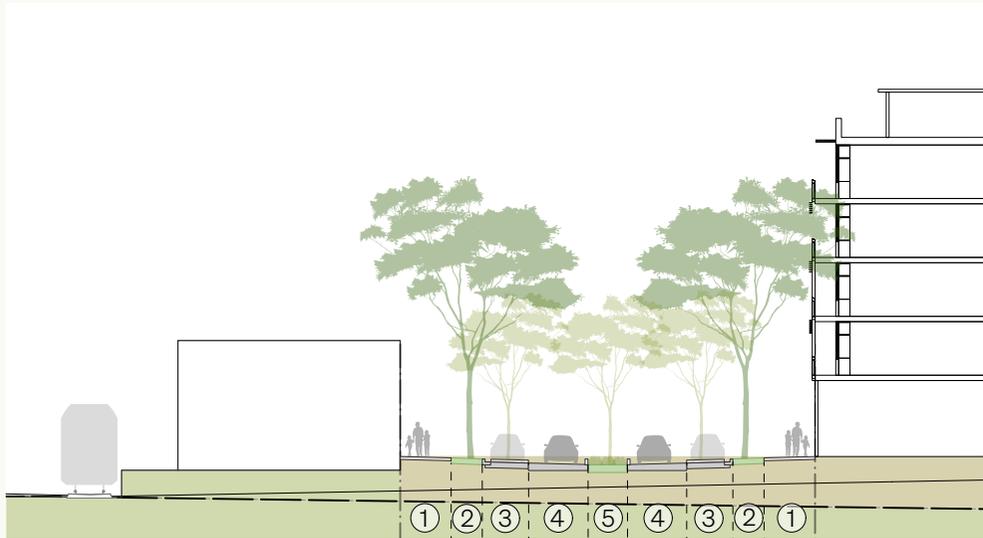
## Recommended Physical Actions

Principle	Map Reference	Recommended Physical Action
Connecting to Ngunnawal Country		Continuing guidance by Ngunnawal and broader First Nations community to embed appropriate knowledge through the place plan in the making of respectful places.
Sustainability	1	Areas of contamination for investigation and remediation.
Celebrating History	1	The Causeway - Griffin's axis linking Hume Circle to Mt Ainslie to be realised through progressive short-term, mid-term and long-term visions. <ul style="list-style-type: none"> <li>• Envisioning the physical reconnection of the axis from Hume Circle to the northern side of the Lake and linking to the City Centre. Opportunities will be created for the community to reinterpret how connections can be practically expressed, through consultation and engagement.</li> <li>• Opportunities for connections to the southern side of the rail line - short term opportunity for the current station location with an elevated walkway/landscape/ground finishes marking The Causeway axis. Opportunities for mid and long-term options facilitating the community to reinterpret how extending connections can be expressed and exploring types of connection.</li> </ul>
	2	Rail Museum and Locomotive 1210 - Relocate the existing Rail Museum into a central transport hub co-located with the relocated Canberra station. <ul style="list-style-type: none"> <li>• History is celebrated together with the continued operational rail.</li> </ul>
	3	Canberra Railway Station - Relocate the existing station. <ul style="list-style-type: none"> <li>• Consolidation of the rail land area provides co-located activities that benefit continuing operational lines and a future Rail Museum celebrating the continuing rail history.</li> </ul>
	4	Remnant rail lines - integrated with new park. <ul style="list-style-type: none"> <li>• A new park will protect and celebrate the heritage significance of Griffin's vision by recognising the remnant lines that will remain in-situ and integrated into a high quality new public space.</li> </ul>
Protecting the Wetlands		<ul style="list-style-type: none"> <li>• Water systems - as a continuum system and cultural waters into East Lake and the Wetlands.</li> <li>• Wetlands and ecology - as a continuum bringing water into the site and leaving in a better condition into the wetlands. Long interface boundaries.</li> </ul>
Delivering High Quality Public Realm	1	Mini-Precinct Central transport hub - at the heart of East Lake. <ul style="list-style-type: none"> <li>• Multi-modal transport hub, with cultural centre and public spaces supported with a connected street structure and intensified development to create an evolving, vibrant centre.</li> <li>• Consideration outside the study area linked to the Monaro Highway and associated with a long-term vision integrated with a major transport strategy for high-speed/very fast train service.</li> </ul>
	2	Lineal park integrated with the transport hub creates an urban character and public gather space around public and cultural functions and buildings.
	3	Public plazas - support the new station and Rail Museum as a busy pedestrian zone.
	4	East-West connections - existing rail retained, explore long-term opportunities that could extend the cycleway, and possible long-term road connection through to Dairy Road and beyond.
	5	New park - will integrate the remnant rail lines. A pedestrian walkway provides a continuous connection with the new street layout.
	6	Public domain strategy aims to integrate the Railway precinct with The Causeway precinct and northern part of Mildura St precinct and into wider Canberra. <ul style="list-style-type: none"> <li>• The urban structure provides opportunities for finer grain connectivity needed for liveable, connected and vibrant urban centres and integrates the green and blue network into the precinct.</li> </ul>
	7	Relocate telecommunications infrastructure - this enables The Causeway full extension south through the Railway precinct and facilitates opportunities for how this may be interpreted and reimaged over time to the Hume Circle as opportunities may arise. The aim is to realise a lively, attractive transport hub with mixed uses and public spaces for people at the heart of East Lake.
	8	New edge street along the southern railway corridor edge.
	9	Primary School - opportunities for a potential school would be subject to sufficient future population increases for the Inner South catchment. A site is accommodated within the Railway precinct and integrated with a new street edge along the adjusted rail corridor and playing areas, and a potential space for an oval shared with the wider community proposed on the Former Landfill.
Supporting Business		Mixed use core centred around the transport hub mini-precinct.
Creating a Destination	1	Transport and cultural hub.
Delivering Diverse Housing	1	Transport hub - mixed use core. <ul style="list-style-type: none"> <li>• Higher density core ranging in scale of 4-6 storeys with strategically located components of 8 storeys to spatially define the transport hub and more urban street layout.</li> </ul>
	2	Northern interface - residential with strategic mixed-use. <ul style="list-style-type: none"> <li>• Scale is generally 4 storeys towards the northern area presenting a seamless interface with the Causeway precinct.</li> <li>• Strategic locations of 6 storeys will define corners or larger public spaces and primary streets and provide visual interest to the building forms.</li> </ul>
Prioritising Active Travel & Public Transport		Cycleways and pedestrianised streets and plazas promote active travel options. <ul style="list-style-type: none"> <li>• Opportunities for future light rail to use the existing rail corridor and infrastructure or options for a parallel link with the street layout.</li> </ul>

# Railway Precinct Street Types

## High Street - New Station and Rail Museum

- Key Elements:
- ① Footpath
  - ② Planted verge
  - ③ Indented parking
  - ④ Roadway
  - ⑤ Median / swale
  - ⑥ Active travel
  - ⑦ Shared-way
  - ⑧ Rapid transport



### Station Street North

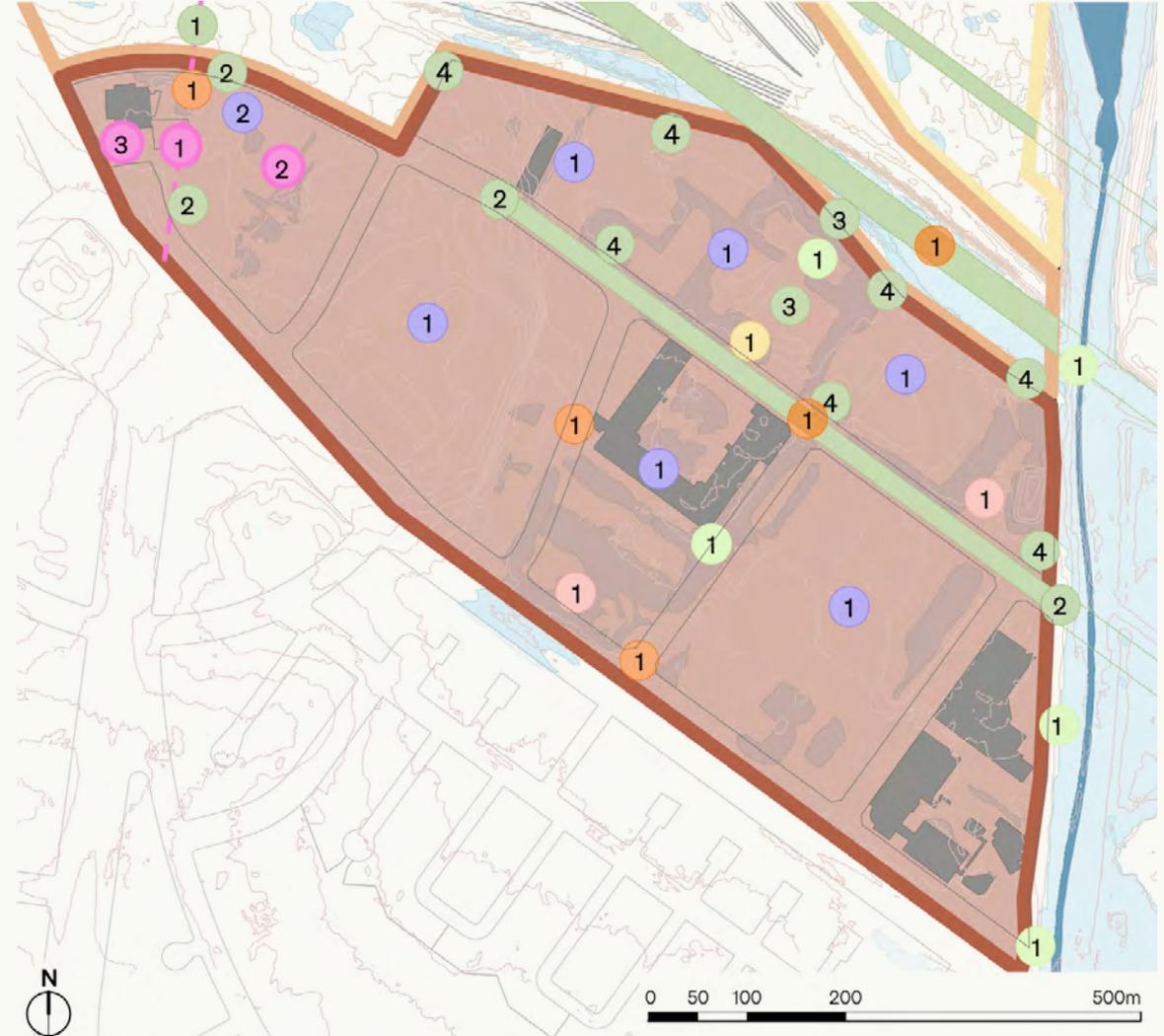
Existing rail levels will be retained, with at-grade street access to the new museum creating the potential for views through to the operational rail. The rail levels will retain the character of existing street-rail relationship at Mildura Street.

The smaller rail corridor land area will emphasise the effect of rail as a physical and spatial barrier between north-south. The eastern end would provide a pedestrian overpass link rather than a full continuation of a north-south edge street. Lowering the rail line would enable a full street overpass at the east.

Wide pedestrian zones for mixed-use residential will be created along the northern edge, with street tree planting in both verges and central planting with WSUD.

# Mildura Street Precinct Urban Design Concept

Mildura Street will become a valued hub of employment, business, innovation, education and community service. It will combine heritage and continued industrial uses with opportunities to create a diverse, vibrant and connected place.



The above precedent has key attributes that connect with the vision of the Mildura Street Precinct character area. These are:

- broadening and intensification of employment and retail uses
- opportunities for adaptive reuse, innovation and incubator industries
- increase in destination offerings, building upon the success of the markets.

Map of the Mildura Street Precinct character area, numbered with recommended and opportunities for aspirational physical actions over time as outlined in the table on the next page.

# Mildura Street Precinct

## Recommended Physical Actions

Principle	Map Reference	Recommended Physical Action
Connecting to Ngunnawal Country		Continuing guidance by Ngunnawal and broader First Nations community to embed appropriate knowledge through the place plan in the making of respectful places.
Sustainability	1	Flood and ponding mitigation integrated with new ground levels and WSUD for affected areas. <ul style="list-style-type: none"> <li>Remediation investigated with potential future land uses and flow paths for water to better move through the precinct.</li> </ul>
Celebrating History	1	The Causeway - Griffin's axis linking Hume Circle to Mt Ainslie presents aspirational opportunities that may arise over time facilitated by community-led initiatives. Many opportunities for interpreting, expressing, and representing the Griffin vision can be explored by the community that may be through progressive short-term, mid-term and long-term visions.
	2	Hume Circle - opportunities may be facilitated through community-led initiatives that can interpret and express the vision of Griffin's Plan coordinated with The Causeway affirmation and broader Hume Circle road and transport upgrades. <ul style="list-style-type: none"> <li>A mixed-use axis has the potential to provide spatial connections from the Hume Circle to the Transport hub as opportunities arise over the long term inviting collaboration with community initiatives.</li> </ul>
	3	Dairy Farmers Co-operative - will be retained and celebrated. Expressing and interpreting the curtilage and heritage building presents opportunities for integrating into the wider Mildura Street precinct and reimagining ways to express Griffin's The Causeway axis as opportunities may arise over time that may facilitate community-led initiatives.
Protecting the Wetlands	1	Water entering and flowing through the Mildura Street precinct is filtered through public spaces before it enters the wetland to the east.
Delivering High Quality Public Realm	1	The Causeway vision presents opportunities for being reimagined as the grand avenue. The ACT's urban forestation targets will focus on the public realm, with opportunities as they arise over time that may facilitate partnering with community-led participation and private development.
	2	East -West connections - cycleway and possible long term road extensions and future transport. <ul style="list-style-type: none"> <li>Opportunities that may extend Mildura Street into Fyshwick can facilitate greater choice of travel routes and increase opportunities for visitors, workers, students to integrate with wider Canberra and beyond and support activity.</li> <li>Opportunities to extend a new railway corridor edge street to create a connection through to Dairy Road and the wetlands eastern entry can provide an engaged street edge for future Mildura Street businesses, and define the railway corridor to encourage people moving through and using a greater variety of retail and commercial spaces, and better integrate CIT students and activities.</li> </ul>
	3	New WSUD initiatives present potential for the Fyshwick Markets and future developments as opportunities arise over time. Aspirational ideas linking Mildura Street north-east to the Railway precinct new edge street and beyond to the Wetlands can facilitate community-led ideas that explore possibilities. This could include exploring new public spaces with future redevelopment or uses; celebrating the activity of the Markets which have become an anchor activity and business hub for broader Canberra; opportunities around ideas expanding the potential for Mildura Street landholders, workers, students, incubator industries, public art, interpretive works, new residents and communities within East Lake, and visitors beyond.
	4	New street layout within the Railway precinct includes aspirational notions for the Hume Circle from Wentworth Avenue to Canberra Avenue; edge streets or other element of connection north to the Transport hub. The finer grain urban structure creates a new mixed use axis that will spatially define the street character hierarchy over time and facilitate community-led initiatives.
Supporting Business		<ul style="list-style-type: none"> <li>Potential for new public space and/or linking connections to street network in the Railway and Causeway precincts that can support businesses, their connectivity with people, and increase exposure and options for people to access future uses over time as opportunities arise.</li> </ul>
Creating a Destination		<ul style="list-style-type: none"> <li>People-focused activity with connected public spaces, adaptive reuse possibilities building on success of the existing markets and facilitating wider uses.</li> <li>Community services link to the greater area.</li> </ul>
Delivering Diverse Housing	1	Industrial zone retained. Buffer zones between uses can be managed through detailed design and more variety of permitted activities.
	2	Mixed use axis introduces residential developments with light industrial, technology and business enterprises. Buffer zones for residential developments will use a toolbox of strategies. New development including student accommodation, serviced accommodation and innovative start-ups, are incorporated with well located public spaces and a considered street network. <ul style="list-style-type: none"> <li>Scale of buildings is generally 6 storeys. This will define The Causeway edge and Hume Circle and link the Transport Hub.</li> <li>Generally 4 storeys towards the north-east interface with the retained light industrial area.</li> </ul>
Prioritising Active Travel & Public Transport	1	East-west and north-south cycleway connections may be integrated with future transport.

# Midura Street Precinct Street Types

## Griffin Axis – Transit – Canberra Avenue

- Key Elements:
- ① Footpath
  - ② Planted verge
  - ③ Indented parking
  - ④ Roadway
  - ⑤ Median / swale
  - ⑥ Active travel
  - ⑦ Shared-way
  - ⑧ Rapid transport



### Canberra Avenue

Canberra Avenue will facilitate the extension of the rapid transit network linking east-west from Capital Hill to Fyshwick and beyond.

Located centrally, this dedicated corridor integrated with landscape will provide the flexibility for preferred future transport modes.

The northern edge relationship with the Mildura Street precinct will prioritise the pedestrian experience and facilitate potential future mixed uses. A cycleway will provide a secondary network linking to the east and for connections south to Narrabundah and beyond.

The southern edge relationship with Narrabundah will provide for a generous pedestrian path to encourage pedestrian activity.

# Implementation Framework

## Recommended Implementation Actions

The recommended implementation actions are represented under nine place principles and present a range of projects with differing delivery time frames. Recommended actions have been numbered for ease of reference but are not listed in order of priority.

### KEY:

#### Delivery Time Frame

The delivery time frame is dependent on several factors such as funding and resources to deliver the recommended implementation actions. The time frames are indicative only to provide the reader with an understanding of priority of a recommended action.

- Short term
- Medium term
- Long term
- Ongoing

#### Character Places

Each character place in East Lake requires recommended implementation actions, specific to its development needs. Some actions are appropriate to all character areas in East Lake.

# Implementation Actions

## Connecting to Ngunnawal Country

No	Recommended Actions	Character Places	Time Frame
1	Continue consultation with Traditional Custodians ensuring the inclusion of RAOs and the Dhawura Ngunnawal Caring for Country Committee to seek guidance, advice and insights for matters of future planning, design, delivery and ongoing management for East Lake.	All	Ongoing
2	Investigate strategies to implement Ngunnawal and First Nations contributions to urban design and public art.	All	Ongoing
3	Investigate strategies to involve Ngunnawal and First Nations people to design, deliver and manage detailed planting and landscape regeneration.	All	Ongoing
4	Seek Ngunnawal and First Nations people advice on cultural education and interpretation opportunities to be embedded in design and delivery processes.	All	Ongoing
5	Explore opportunities to introduce place names to reflect the importance of the area to Ngunnawal and First Nations people.	All	Ongoing

## Sustainability

No	Recommended Actions	Character Places	Time Frame
1	Develop Sustainability and Living Infrastructure Guidelines positioning East Lake as an exemplar sustainable neighbourhood demonstrating precinct-based zero carbon initiatives.	All	Short
2	Continue to talk with community to identify opportunities for education, events and activations within the area.	All	Ongoing
3	Support a community gardening program, including edible plantings, micro forests and herb gardens.	All	Ongoing
4	Investigate high-capacity digital infrastructure needed to support residences, innovation and business productivity.	All	Long

## Celebrating History

No	Recommended Actions	Character Places	Time Frame
1	Continue to talk with community about opportunities for events that celebrate the history of East Lake and to share and exhibit stories and narratives of the past and collate pieces of history for the Causeway area.	All	Ongoing
2	Update the Conservation Management Plan for Causeway Hall.	The Causeway	Short
3	Prepare a Conservation Management Plan for Dairy Farmers Co-operative and City Railway Remnants.	The Causeway & Railway	Short
4	Apply for the following places on the ACT Heritage Register to provide formal recognition of their heritage significance within the community: <ul style="list-style-type: none"> <li>• Cargill's Cottage</li> <li>• The palaeontological (fossil) site</li> <li>• The Cunningham Street Southern Road Verge area of the City Railway Remnants</li> </ul>	The Causeway	Short
5	Investigate opportunities for interpretation within East Lake recognising the range of archaeological, ethnographic and historical heritage of the area.	All	Medium

# Implementation Actions

## Protecting the Wetlands

No	Recommended Actions	Character Places	Time Frame
1	Support partnership between ACT Government, the Woodlands and Wetlands Trust and the community.	All	Ongoing
2	Assess and monitor the effect of noise and artificial light from new development on the wetlands.	All	Long
3	Develop and implement an Interface Plan of Management for the Former Landfill Precinct addressing illegal dumping, woody weeds and pest animals in proximity to the Jerrabomberra Wetlands.	Former Landfill	Medium
4	Continue to support programs that educate local businesses, stakeholders and residents on caring for wetlands and associated flora and fauna.	Former Landfill	Short
5	Investigate opportunity to prepare and implement Water Sensitive Urban Design strategy with community/volunteer group involvement.	Causeway	Medium

## Delivering High Quality Public Realm

No	Recommended Actions	Character Places	Time Frame
1	Develop urban design guidance that considers Ngunnawal and First Nations art, urban art, building design, public space and landscape, street furniture, wayfinding and interpretation opportunities, transport and active travel connections, public domain materials and accessibility for all. The urban design guidance will also consider each precinct's place character and the broader character of Kingston and Fyshwick.	All	Medium
2	Prepare urban design guidance for Hume Circle and its surrounds reflecting their national role as Main Avenues and Approach Routes into Canberra.	Mildura Street	Short
3	Investigate opportunities for temporary activations including street greening, pocket gardens, parklets and new places to sit and gather. Monitor changes in perception around safety and comfort.	All	Short

## Supporting Business

No	Recommended Actions	Character Places	Time Frame
1	Support Ngunnawal and First Nations businesses to set up enterprises such as native plant nursery to grow and sell plants for the area to future developers.	All	Medium
2	Build night-time economy through night activations, longer retail opening hours and entertainment centering opportunities around precinct anchors such as CIT, Fyshwick Markets, Railway Station and Causeway Hall.	All	Medium
3	Investigate opportunities for social events for business to encourage an engaged and collaborative business community. Key business stakeholders can help evolve the precinct commercially and creatively.	All	Medium
4	Investigate opportunities to support diversity of enterprises and employment through the delivery of affordable workspaces.	All	Short
5	Explore opportunities with land owners to activate dormant industrial spaces in partnership with the creative and business community.	Mildura Street	Medium
6	Prepare a parking management plan.	Mildura Street	Medium
7	Prepare an economic analysis and identify opportunities for new complementary land uses in the Mildura Street Character Precinct (short term) and Railway Character Precinct (long term) to further diversify and strengthen the character and commercial offerings for community.	Railway, Mildura Street	Short

# Implementation Actions

## Prioritising Active Travel and Public Transport

No	Recommended Actions	Character Places	Time Frame
1	Explore opportunities for covered bike parking locations at key junctions to encourage comfortable active commuting and multimodal trips.	All	Short
2	Investigate opportunities with community and businesses for tactical urbanism projects to achieve slower street speeds and more comfortable environments for pedestrian and cyclists.	All	Medium
3	Improve pedestrian and cycle experience in and around East Lake, connecting key destinations including the Fyshwick Markets, CIT, wetlands, Causeway Hall, Rail Museum and transport hub.	All	Medium
4	Review bus network to better service Causeway residents.	The Causeway	Short - medium
5	Promote public use end-of-trip facilities within developments.	All	Medium
6	Prepare a transport and movement study to inform how public transport, active travel and private vehicles can sustainably access the area.	All	Short

## Delivering Diverse Housing

No	Recommended Actions	Character Places	Time Frame
1	Investigate opportunities for work-from-home and small business opportunities within The Causeway and Railway Precinct.	The Causeway, Railway, Mildura Street	Medium
2	Promote housing mix to support a diverse and multi-generational community.	The Causeway, Railway, Mildura Street	Medium
3	Promote commercial and retail ground floor around new Transport Hub.	Railways	Long
4	Establish targets for affordable housing inclusion in estate design and delivery, land sales processes and deed conditions.	The Causeway, Railway & Mildura Street	Short
5	Continuously work with existing residents in the Causeway precinct and in Mildura Street about future opportunities for housing that will best meet their individual needs.	The Causeway & Mildura Street	Ongoing
6	Investigate opportunities for student accommodation in the area, to support students accessing vocational educational facilities such as CIT.	Mildura Street	Medium

## Creating a Destination

No	Recommended Actions	Character Places	Time Frame
1	Investigate opportunities with community and businesses for tactical urbanism projects that celebrate the valued aspects of the area and activate underutilised spaces within East Lake.	All	Medium
2	Investigate opportunities with community for fringe events in the area associated with Canberra festival calendar such as the National Folk Festival, National Multicultural Festival and Design Canberra. Recognise the opportunity for Kingston Arts Precinct to attract people to East Lake as a regional destination.	All	Long
3	Investigate opportunities for youth spaces creating a welcoming atmosphere for young people, including those coming to study at CIT.	Mildura Street	Long
4	Develop an urban walkabout map, to encourage exploration within East Lake, promote wetlands, connection to lake, dog walking loops, markets and artisanal traders.	All	Medium

# References

# Image References

Section	Page Number	Page Heading	References
Front Cover	Page 01	Draft East Lake Place Plan	EPSDD
	Page 02	Acknowledgement of Country	Jerrabomberra Creek and Wetlands, Photographer: Gunjan Shah
	Page 04		Jerrabomberra Wetlands Nature Reserve, URL: <a href="http://canberraweekly.com.au/world-wetlands-day-canberrans-take-a-walk-on-the-wild-side/">canberraweekly.com.au/world-wetlands-day-canberrans-take-a-walk-on-the-wild-side/</a>
01 - Project Understanding	Page 09	What is a Place Plan?	<p>City Renewal Authority, Great Place Guide, 2020, URL: <a href="http://www.act.gov.au/_data/assets/pdf_file/0011/1615898/great-place-guide.pdf">www.act.gov.au/_data/assets/pdf_file/0011/1615898/great-place-guide.pdf</a></p> <p>Project for Public Spaces, 2016, URL: <a href="https://www.pps.org/article/you-asked-we-answered-6-examples-of-what-makes-a-great-public-space#:~:text=A%20successful%20public%20space%20generally,and%2C%20it%20should%20be%20sociable.">https://www.pps.org/article/you-asked-we-answered-6-examples-of-what-makes-a-great-public-space#:~:text=A%20successful%20public%20space%20generally,and%2C%20it%20should%20be%20sociable.</a></p> <p>Fyshwick Fresh Food Markets, Canberra, URL: <a href="http://www.facebook.com/FyshwickMarkets/photos/">www.facebook.com/FyshwickMarkets/photos/</a></p> <p>Jerrabomberra Wetlands Nature Reserve, Canberra, URL: <a href="http://www.facebook.com/JerrabomberraWetlands/photos">www.facebook.com/JerrabomberraWetlands/photos</a></p>
	Page 10	Policy and Key Documents	<p>ACT Planning Strategy, ACT Government, 2018</p> <p>ACT Transport Strategy, ACT Government, 2020</p> <p>ACT Climate Change Strategy, ACT Government, 2019 - 2025</p> <p>Canberras Living Infrastructure Plan Cooling the City, ACT Government, 2019</p> <p>Guideline to Landscape Municipal Infrastructure Standards, ACT Government, 2019</p> <p>ACT Wellbeing Framework, ACT Government, 2020</p> <p>Kingston Centre Masterplan, ACT Government, 2011</p> <p>Draft District Strategy, ACT Government</p>
	Page 12	Project History Project Background	<p>2007 Artist's Impression, East Lake Urban Renewal Draft Planning Report, 2007</p> <p>2010 Preferred Design, East Lake Community consultation Report, 2010</p> <p>ACT Planning Strategy, ACT Planning Strategy Report, 2012</p>

# Image References

02 - Understanding People	Page 16	People of East Lake Overview	Fyshwick Fresh Food Markets, Canberra, URL: <a href="https://www.facebook.com/FyshwickMarkets/photos/">www.facebook.com/FyshwickMarkets/photos/</a>
	Page 17	People of East Lake Residents	Causeway Residents, URL: <a href="https://www.pexels.com/photo/photography-of-people-on-grass-field-1008357/">www.pexels.com/photo/photography-of-people-on-grass-field-1008357/</a> Nearby Neighbours, URL: <a href="https://www.pexels.com/photo/woman-holding-disposable-cup-712513/">www.pexels.com/photo/woman-holding-disposable-cup-712513/</a>
	Page 18	People of East Lake Residents	Young Progressives, URL: <a href="https://www.pexels.com/photo/woman-in-red-blazer-sitting-by-the-table-having-a-meeting-4063791/">www.pexels.com/photo/woman-in-red-blazer-sitting-by-the-table-having-a-meeting-4063791/</a> Established Lifestyles, URL: <a href="https://www.pexels.com/photo/man-wearing-eyeglasses-making-a-toast-3184184/">www.pexels.com/photo/man-wearing-eyeglasses-making-a-toast-3184184/</a>
	Page 19	People of East Lake Workers	Artisanal Traders: Thor's Hammer, Photographer Rohan Thomson Everyday Retail and Services: URL: <a href="https://www.pexels.com/photo/man-making-coffee-6205626/">www.pexels.com/photo/man-making-coffee-6205626/</a>
	Page 20	People of East Lake Workers	Volunteers, URL: <a href="https://www.pexels.com/photo/woman-in-white-crew-neck-t-shirt-loading-a-box-6647113/">www.pexels.com/photo/woman-in-white-crew-neck-t-shirt-loading-a-box-6647113/</a> Knowledge Workers: <a href="https://www.pexels.com/photo/a-muslim-woman-sitting-at-the-table-8154451/">www.pexels.com/photo/a-muslim-woman-sitting-at-the-table-8154451/</a>
	Page 21	People of East Lake Visitors	Weekenders, URL: <a href="https://www.pexels.com/photo/family-of-four-walking-at-the-street-2253879/">www.pexels.com/photo/family-of-four-walking-at-the-street-2253879/</a> CIT Students. URL: <a href="https://www.panesa-iusa.com.mx/rotacion-neumatico.html">www.panesa-iusa.com.mx/rotacion-neumatico.html</a>
	Page 22	People of East Lake Visitors	Active Educators, URL: <a href="https://www.woodlandsandwetlands.org.au/our-staff">www.woodlandsandwetlands.org.au/our-staff</a> (permission pending) Natural Explorers, URL: <a href="https://www.pexels.com/photo/kids-sitting-on-tree-trunk-8082963/">www.pexels.com/photo/kids-sitting-on-tree-trunk-8082963/</a>
	Page 25	Community Engagement Activities and Events	Tait Network
	Page 26	Community Engagement Key Learnings	Noun Icon, URL: <a href="https://thenounproject.com/">thenounproject.com/</a>
	Page 27	Community Engagement Key Learnings	Noun Icon, URL: <a href="https://thenounproject.com/">thenounproject.com/</a>
03 - Understanding Place	Page 29	Understanding Place Connection to Ngunnawal Country	Yankee Hat rock art, Namadgi National Park, Canberra, URL: <a href="https://www.canberratimes.com.au/story/5992069/a-walk-on-the-wild-side-with-canberras-john-evans/">www.canberratimes.com.au/story/5992069/a-walk-on-the-wild-side-with-canberras-john-evans/</a>
	Page 32	Understanding Place First Nations Story of Place	Ginninginderry (Ginninderra) Plains, New South Wales, Artist: Robert Hoddle
	Page 35	Understanding Place European History	1941-42 2 Wirraways from No 4 Squadron RAAF Fly Over the Causeway, Australian War Memorial: P00279.002, URL: <a href="https://www.awm.gov.au/collection/C44837">www.awm.gov.au/collection/C44837</a> Old Canberra Railway Station, Canberra Railway Museum, URL: <a href="https://canberrarail.org.au/history/">canberrarail.org.au/history/</a> Construction of Causeway Hall, volunteer workmen in 1827, National Archives of Australia: A3560, 778 Milk Treatment Depot - 2 Mildura Street: Capital Chilled Foods, URL: <a href="https://ccfa.com.au/our-history">https://ccfa.com.au/our-history</a>
	Page 42	Emerging Themes Narrative Approach to Place	Sun, URL: <a href="https://www.pexels.com/photo/happy-young-friends-walking-in-summer-garden-6231589/">www.pexels.com/photo/happy-young-friends-walking-in-summer-garden-6231589/</a> Land, The Jerrabomberra Wetlands, Photographer Will Neill, URL: <a href="https://dairyroad.com.au/future/considerations">dairyroad.com.au/future/considerations</a> Water, URL: <a href="https://medium.com/everything-shortform/todays-one-of-those-down-days-d69bd78132dc">medium.com/everything-shortform/todays-one-of-those-down-days-d69bd78132dc</a>

# Image References

04 - Global Benchmarks	Page 44	Global Benchmarks Introductions	Campbell 5, Canberra, URL: <a href="http://www.guiding-architects.net/tours/hafencity-west/">www.guiding-architects.net/tours/hafencity-west/</a>
	Page 45	Global Benchmarks Urban Renewal Precincts	Waterfront development of former inner city port and industrial area, Source: T. Kraus Streets are major components of the water sensitive urban design, Source: Hill Thalys
	Page 46	Global Benchmarks Urban Renewal Precincts	Apartment balconies overlooking parks or playgrounds in Hammarby Sjostad, Source: Stephanie Hemphill More than 50% of the site is public domain, including the major new Hasset Park, Source: Hill Thalys, Author: Dianna Snape
05 - Vision and Place Principles	Page 48	Place Vision East Lake	Cyclist in bike lane, Photographer Simon Wood, URL: <a href="http://awards.design/sda2012/project.asp?ID=11250">awards.design/sda2012/project.asp?ID=11250</a> Fyshwick Fresh Food Markets, Canberra, URL: <a href="https://www.facebook.com/FyshwickMarkets/photos/">www.facebook.com/FyshwickMarkets/photos/</a> Community garden, URL: <a href="http://www.pexels.com/nb-no/bilde/samarbeid-landsbygd-landskap-landbruk-5529604/">www.pexels.com/nb-no/bilde/samarbeid-landsbygd-landskap-landbruk-5529604/</a> People at Canberra Train Station, URL: <a href="http://www.canberratimes.com.au/story/6051782/nsw-trainlink-staff-at-regional-railway-stations-including-canberra-to-be-slashed/">www.canberratimes.com.au/story/6051782/nsw-trainlink-staff-at-regional-railway-stations-including-canberra-to-be-slashed/</a>
	Page 49	Place Principles Overview	The Mixing Room Gallery at Thor's Hammer, Canberra, Photographer Rohan Thomson, Thor's Hammer
	Page 50	Place Principles East Lake	East Lake is Connected to Country, URL: <a href="http://awol.com.au/incredible-indigenous-cultural-experiences-across-australia/94517">awol.com.au/incredible-indigenous-cultural-experiences-across-australia/94517</a> East Lake is Sustainable, URL: <a href="http://awards.design/sda2012/project.asp?ID=11250">awards.design/sda2012/project.asp?ID=11250</a> East Lake Celebrates Its History, Navin Officer Heritage Consultants 2022
	Page 51	Place Principles East Lake	East Lake Protects the Wetlands, URL: <a href="https://www.weekendnotes.com/jerrabomberra-wetlands/">https://www.weekendnotes.com/jerrabomberra-wetlands/</a> East Lake has a High Quality Public Realm, URL: <a href="https://www.jila.net.au/all-projects/constitution-avenue">https://www.jila.net.au/all-projects/constitution-avenue</a> East Lake Supports Business, Photographer Rohan Thomson, Thors Hammer, URL: <a href="https://www.thors.com.au/projects/thors-hammer-showroom">https://www.thors.com.au/projects/thors-hammer-showroom</a>

# Image References

05 - Vision and Place Principles	Page 52	Place Principles East Lake	<p>East Lake Prioritises Active Travel and Public Transport, URL: <a href="http://www.solar-eye.com/blog-how-to-facilitate-active-travel-in-urban-areas/">www.solar-eye.com/blog-how-to-facilitate-active-travel-in-urban-areas/</a></p> <p>East Lake Delivers Diverse Housing, URL: <a href="http://kingsborough.com.au/about/">kingsborough.com.au/about/</a></p> <p>East Lake is a Destination, URL: <a href="http://www.australias.guide/act/food-drink/three-mills-bakery/">www.australias.guide/act/food-drink/three-mills-bakery/</a></p>
	Page 54	The Causeway Diverse Community	<p>Established community, Homes at the Causeway, 1975 - National Archives of Australia</p> <p>Social hub, Causeway Hall, URL: <a href="http://canberraweekly.com.au/kingstons-causeway-hall-to-be-revitalised-as-a-local-theatre-hub/">canberraweekly.com.au/kingstons-causeway-hall-to-be-revitalised-as-a-local-theatre-hub/</a></p> <p>Heritage, Cargill's Cottage, URL: <a href="http://www.megalo.org/accommodation">www.megalo.org/accommodation</a></p> <p>Environmental, Community garden, URL: <a href="https://twitter.com/the_rhs/status/1017415803027591170">twitter.com/the_rhs/status/1017415803027591170</a></p> <p>Future Community, Kingsborough, Canberra, URL: <a href="http://kingsborough.com.au/">kingsborough.com.au/</a></p> <p>Early Childcare Education and Care, URL: <a href="https://www.pexels.com/photo/girl-in-red-dress-playing-a-wooden-blocks-3662667/">https://www.pexels.com/photo/girl-in-red-dress-playing-a-wooden-blocks-3662667/</a></p>
	Page 55	Former Landfill Recreational Gateway	<p>Activated, URL: <a href="http://www.adelaide-parklands.asn.au/blog/2021/10/24/reimagine-victoria-park">www.adelaide-parklands.asn.au/blog/2021/10/24/reimagine-victoria-park</a></p> <p>Natural edge, URL: <a href="http://localcode.org/2021/05/nature-play/">localcode.org/2021/05/nature-play/</a></p> <p>Connected, Jerrabomberra Wetlands Nature Reserve, URL: <a href="http://www.weekendnotes.com/jerrabomberra-wetlands/">www.weekendnotes.com/jerrabomberra-wetlands/</a></p> <p>Active green spaces, URL: <a href="http://discovery mood.com/blog/walk-dog-good-mental-health/">discovery mood.com/blog/walk-dog-good-mental-health/</a></p> <p>Transition zone, Jerrabomberra Wetlands Nature Reserve, URL: <a href="http://birdsincanberra.com/blog/2018/7/15/a-walk-around-jerrabomberra-wetlands">birdsincanberra.com/blog/2018/7/15/a-walk-around-jerrabomberra-wetlands</a></p>
	Page 56	Railway Multimodel Transport Hub	<p>Steam Engine 1210, Flickr, Garry Sanders, URL: <a href="https://www.flickr.com/photos/47932052@N03/4890442820">https://www.flickr.com/photos/47932052@N03/4890442820</a> Canberra Railway Museum, URL: <a href="http://canberrarail.org.au/history/">canberrarail.org.au/history/</a></p> <p>Multimodal, URL: <a href="http://www.abc.net.au/news/specials/curious-canberra/2017-07-24/why-does-the-sydney-canberra-train-stop-in-kingston-not-civic/8714866">www.abc.net.au/news/specials/curious-canberra/2017-07-24/why-does-the-sydney-canberra-train-stop-in-kingston-not-civic/8714866</a></p> <p>High quality amenities, URL: <a href="http://greenfc.com/spaces/transporthubs/">greenfc.com/spaces/transporthubs/</a></p> <p>Connected, URL: <a href="http://www.cosmopolitanme.com/in-the-emirates/26975-the-dubai-metro-is-gonna-come-in-handy-on-new-years-eve-it-will-run-continuously-for-24-hours">www.cosmopolitanme.com/in-the-emirates/26975-the-dubai-metro-is-gonna-come-in-handy-on-new-years-eve-it-will-run-continuously-for-24-hours</a></p>
	Page 57	Mildura Street Business and Trader Hub	<p>Supporting community, Salvation Army, URL: <a href="http://www.salvosstores.com.au/stores/act/2609-fyshwick-8602">www.salvosstores.com.au/stores/act/2609-fyshwick-8602</a></p> <p>Small Industrial, Thor's Hammer, Photographer Rohan Thomson, URL: <a href="http://www.thors.com.au/slabs-one-off-timbers">www.thors.com.au/slabs-one-off-timbers</a></p> <p>Fyshwick Fresh Food Markets, URL: <a href="http://www.fyshwickmarkets.com.au/">www.fyshwickmarkets.com.au/</a></p> <p>CIT, URL: <a href="https://www.pexels.com/photo/engineers-in-workshop-3912369/">www.pexels.com/photo/engineers-in-workshop-3912369/</a></p> <p>Minneapolis City of Lakes, 2022, URL: <a href="https://www.minneapolismn.gov/getting-around/low-cost-programs/">https://www.minneapolismn.gov/getting-around/low-cost-programs/</a></p>
07 - Implementation	Page 69	Next Steps Overview	<p>Woman watering plants, URL: <a href="http://likemowing.com.au/mowing-and-gardening/">likemowing.com.au/mowing-and-gardening/</a></p>
	Page 72	The Causeway Urban Design Concept	<p>Landscape character, Anzac Park East, Campbell, Canberra, Source: Hill Thalys, author: Dianna Snape</p>
	Page 78	Former Landfill Urban Design Concept	<p>Ecological reconstruction in Melbourne by Realm Studios, Source: Realm Studios</p>
	Page 80	Railway Precinct Urban Design Concept	<p>West End redevelopment, Newcastle City Centre, Source: SJB</p>
	Page 83	Mildura Street Precinct Urban Design Concept	<p>Festival, URL: <a href="http://london.tastefestivals.com/news/the-event-guide-and-festival-map-has-dropped/">london.tastefestivals.com/news/the-event-guide-and-festival-map-has-dropped/</a></p>

# Draft East Lake Place Plan



# Draft East Lake Place Plan

## Contact

### Enquiries

Please email or phone us

[EPSDDComms@act.gov.au](mailto:EPSDDComms@act.gov.au)

13 22 81

### Your Say

Visit

[yoursayconversations.act.gov.au/  
east-lake-place-plan](https://yoursayconversations.act.gov.au/east-lake-place-plan)

to stay up to date with the project