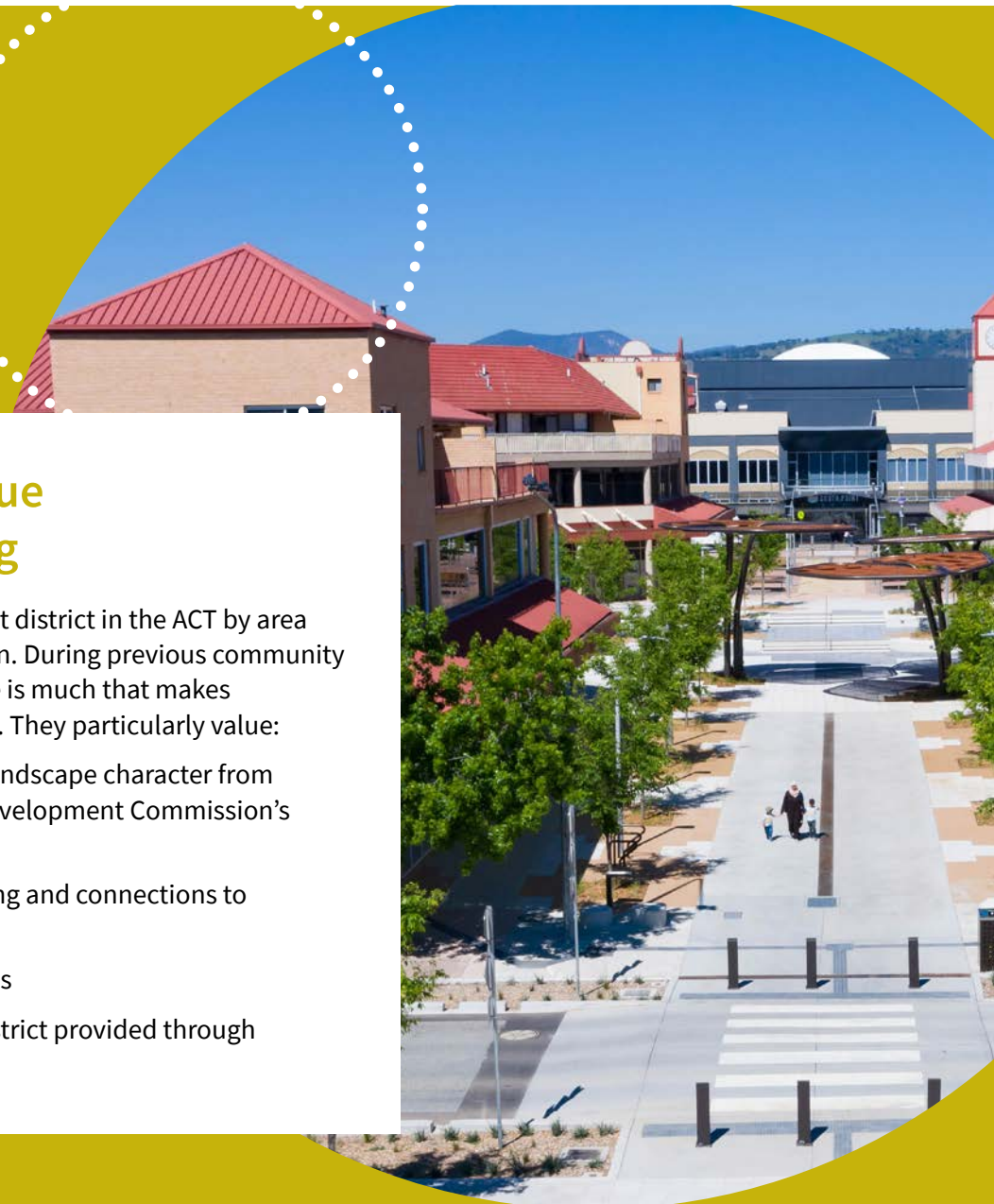
SUMMARY

DRAFT TUGGERANONG DISTRICT PLANNING STRATEGY

The District Strategy is a vision for how we live, work, play and care for community in Tuggeranong.



It sets the direction and intended future planning outcomes for the district, across the suburbs of Banks, Bonython, Calwell, Chisholm, Fadden, Hume, Isabella Plains, Kambah, Macarthur, Gilmore, Gordon, Gowrie, Greenway, Conder, Monash, Oxley, Richardson, Theodore and Wanniassa.



What residents value about Tuggeranong

Tuggeranong is the second largest district in the ACT by area and population behind Belconnen. During previous community engagement, residents said there is much that makes Tuggeranong a great place to live. They particularly value:

- the well-designed layout and landscape character from the original National Capital Development Commission's plan
- mountain views, the bush setting and connections to green open and natural spaces
- lake Tuggeranong and The Pines
- connections throughout the district provided through cycle and walking paths.

Future directions

Each district strategy is informed by five drivers.
These drivers align with a set of future directions that tell us the focus of the strategy. For Tuggeranong these are:



5 big drivers	Directions for Tuggeranong
Blue-green network	• Improve biodiversity and water quality outcomes across the district including Lake Tuggeranong. • Enhance open space linkages between suburbs to improve connections across the district.
Economic access and opportunity across the city	• Enhance employment role of Tuggeranong town centre linked to nodes of economic activity along the Athllon Drive corridor (at Wanniassa and Drakeford Drive). • Better understand and enhance the economic role of existing group centres including Conder, Calwell and Chisholm to strengthen access to employment opportunities across the district.
Strategic movement to support city growth	• Deliver new strategic transport connections including future light rail to the Tuggeranong town centre via Athllon Drive. • Investigate other key corridors towards Kambah and Chisholm to support growth and enhance job accessibility.
Sustainable neighbourhoods	• Focus new residential development mixed with employment opportunities in Tuggeranong town centre and in future light rail and rapid transport corridors.
Inclusive centres and communities	• Consider the role and function of existing group and local centres, which may include Kambah, Wanniassa, Fadden, Chisholm, Monash, Calwell, Gordon and where required.

Initiatives

A range of **initiatives** will deliver on the directions. Some are already planned or underway, and some are planned in the short term (5 years), medium term (10 years), long term (20 years) and longer term (more than 20 years).

The last page of this document has a full list of the initiatives for Tuggeranong, with further detail available in the Draft Tuggeranong District Strategy.

Have your say on the **Draft Tuggeranong District Strategy**

The Tuggeranong Strategy is in **draft** form. We are seeking community feedback to find out what you think about it. We are seeking your views on **key development sites and change areas** and proposed initiatives, including what you think is most important, and what you think we should explore further.

You can find out more, read the Draft Tuggeranong District Strategy and have your say through a series of in-person and online activities by visiting https://yoursayconversations.act.gov.au/act-planning-review



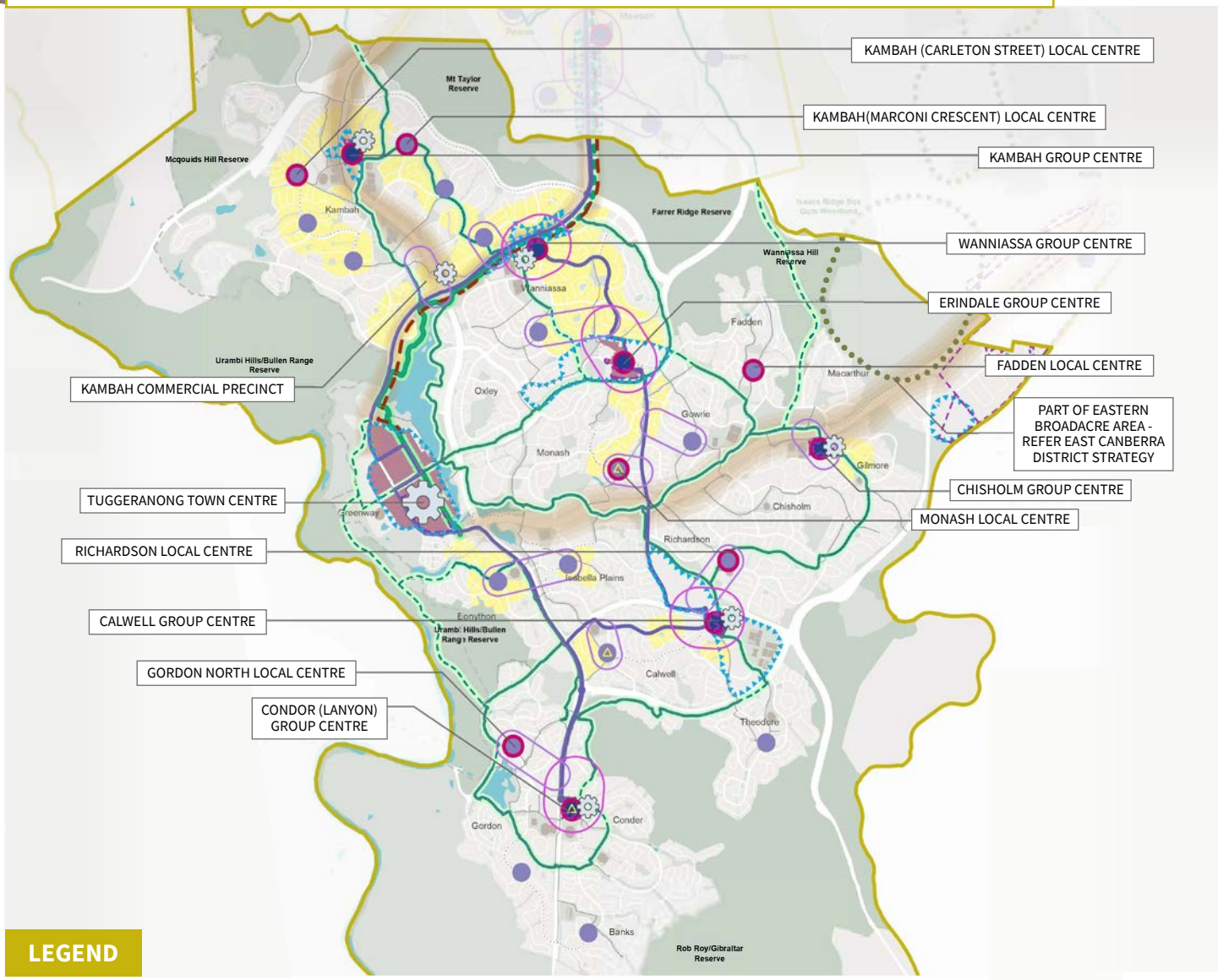
Change areas

Each district strategy includes **proposed, possible,** and **potential** key development sites and change areas, which are included on the map below.

For Tuggeranong, this includes:

1. Tuggeranong town centre
2. Wanniassa group centre

Draft Tuggeranong District Strategy Plan



LEGEND

Sustainable Neighbourhoods

- Future Investigation Areas
- Rapid Stop to Local Centre 200m Connections
- Rapid Stop to Group Centre 400m Connections

Key Sites and Change Areas

- Proposed
- Possible
- Potential

Inclusive Centres and Communities

- New Community and Recreation Facilities
- Possible Centre Revitalisation Opportunity
- Shopping Centre Improvement Program Underway

Strategic Movement

- Current Light Rail Corridor
- Proposed Light Rail Corridor
- Current Rapid Bus Corridor
- Proposed Rapid Bus Corridor
- Current Active Travel Community Network
- Proposed Active Travel Community Network
- Bicentennial National Trail
- Strategic Investigation Corridor

High Speed Rail Alignment

- Proposed
- Alternate

Blue-Green Network

- Open Space
- Nature Reserve
- Water Bodies
- Sportsfields

Existing Connections

- Primary
- Secondary

Possible Future Connections

- Primary
- Secondary

Economic Access and Opportunity

- Economic and Employment Focus
- City/ Town/Group/Local Centre
- Service Trades/Industrial
- Local Centre
- Group Centre
- Innovation Precinct

Note: This is a common legend for all similar district plans and not all items listed will appear on this drawing

Waterways and green space network (blue-green network)

- Conserve, restore and reconnect priority grassland, woodland and riparian habitat corridors and catchments throughout the district, including around Lake Tuggeranong, the Murrumbidgee River and Tuggeranong Creek, and maintaining appropriate buffers between nature reserves and any new development.
- Enhance the existing open space network to fill gaps and enhance useability for residents through urban design interventions, including around Lake Tuggeranong.
- Utilise and enhance the green network as areas are developed to provide greater amenity including enhanced canopy coverage for new path networks and address existing gaps in connectivity within and between suburbs.
- Implement initiatives to improve biodiversity outcomes including potential for new wetlands and water quality initiatives across the district.
- Implement enhanced WSUD as part of all future development proposals in the district.
- Make sure future development of Tharwa is consistent with principles and actions set out in the Tharwa Village Plan to protect and enhance the natural environment, maintain heritage and promote sustainability.

Economic access and opportunity

- Undertake place planning for the Tuggeranong town centre in light of potential future light rail, including development of a commercial office strategy and identification of opportunities to redevelop strategic sites within the town centre while retaining service trade functions.
- Aligned with planning for potential future light rail, investigate opportunities for, and the suitability of, nodes of small enterprise opportunities along the Athllon Driver corridor at the Wanniassa group centre and Drakeford Drive intersection linking into the town centre.
- Undertake analysis of all group centres to understand their economic function and capacity for more employment floorspace, with a particular focus on Conder, Calwell and Chisholm, and enhance opportunities for accessible employment for residents in nearby suburbs.
- Investigate strategies to attract additional tertiary education to the town centre, building on the existing Tuggeranong CIT presence and other community facilities.

Strategic movement to support city growth

- Further investigation and future delivery of the light rail network to Tuggeranong town centre, including potential for economic corridor and enterprise activity nodes at Wanniassa group centre and Drakeford Drive intersection along Athllon Drive.
- Investigate potential for an additional rapid transport connection between the town centre, Chisholm group centre and Hume in the context of enhancing employment access for residents.
- Expand the micro-mobility network across the district and other initiatives to facilitate an enhanced multimodal network in line with implementation of the ACT Transport Strategy.
- Implement upgrades to priority active travel routes and other initiatives as identified in the implementation of the ACT Transport Strategy, including shared path and pedestrian crossing upgrades in the town centre and along Drakeford and Sulwood Drives.

Sustainable neighbourhoods

- Further detailed analysis and modelling to identify future housing needs not able to be met by proposed, possible and potential change areas across the Tuggeranong District.
- Detailed analysis and planning for Tuggeranong future investigation areas to accommodate future housing and facilitate desired urban character based on suitability and transect analysis and opportunities in identified 200m/400m stop-to-centre connection areas (aligned with future light rail).
- Continue planning for the Tuggeranong town centre and Wanniassa group centre as key sites identified on the Tuggeranong District Strategy Plan accommodating residential development according to ideas and principles described below (see principles for selected key sites and change areas).
- Identify and prioritise local-scale projects to promote active streets, celebrating existing leafy areas and local centres, in line with the implementation of the ACT Transport Strategy and integrating ‘urban improvement’ approaches.
- Achieve improved tree canopy cover, permeability and urban heat outcomes in development precincts when compared to similar past precincts.
- All development precincts provide the infrastructure needed to deliver the zero-carbon transition, with additional precinct-based initiatives to be encouraged.
- Investigate planning and design provisions that encourage the supply of social and affordable housing, such as inclusionary zoning.

Inclusive communities and centres

- Identify possible local and group centres for investigation of appropriate planning and non-planning initiatives to support their ongoing viability and role as a community meeting place. Initial possibilities:
  - Group centres: Calwell, Conder, Erindale, Kambah, Wanniassa, and Chisholm
  - Local centres: Monash, Richardson, Fadden, Gordon (north) and Kambah (Carleton Street and Marconi Crescent).
- Undertake detailed localised analysis to inform and confirm the need for new community and recreational facilities in Tuggeranong District, including consideration of upgrades and enhancements to existing facilities to service demand. This includes collaboration across government directorates and with the community.
- Deliver planned new facilities and upgrades to local centres across the district, including upgrades to Monash shops.
- Identify unleased/available sites within Tuggeranong District and assess their suitability for facilities for which there is identified demand, including opportunities for facilities to be located with Conder, Calwell and Chisholm group centres.
- Make sure sufficient land is identified and preserved for social and community uses alongside residential growth to accompany areas of change and support economic development in further detailed planning for Tuggeranong District.