



Australian Capital Territory

Forde

Gungahlin, Canberra, ACT

DEVELOPER:

Lend Lease Communities and Canberra Investment Corp, ACT Land Development Agency

MAJOR DESIGN CONSULTANTS:

Lend Lease Communities Design Group

MAJOR TECHNICAL CONSULTANTS:

Cardno Young (ACT)
John Easthope Associates

PROJECT TYPE:

Mixed Use Residential

PROJECT SIZE

About 131 hectares; 1,100 dwellings and village centre

IMPLEMENTATION STATUS:

Construction began September 2006; first sales in November 2006

LOCATION:

Forde Sales and Information Centre, Francis Forde Boulevard, Forde ACT. Around 1 km north of the Gungahlin Town Centre. UBD Map 29 4N

FURTHER INFORMATION

www.forde.com.au



Context

Forde will be a fully master-planned community north of the Gungahlin Town Centre. Situated between Mulligans Flat and Horse Park Drive, Forde will have around 1,100 homes (2,500 people) by 2013. The new community will feature a range of innovative and high quality housing options. Forde will be a community dedicated to the environment, with about 30% per cent of the site as open space and every home within 200m of a park, wetland or nature reserve.

Description

Forde is designed to work closely with the existing undulating topography and to respect the Mulligans Flat Nature Reserve. Walkability is a key focus, linking all residents to the extensive ACT bus network, with more than 95% of residents within a 5 minute walk of a bus stop. Forde is designed at sufficient density to facilitate the viable provision of public transport.

The design is of a 'modified grid form', and detailed to balance the needs of motorists, pedestrians and cyclists. The street pattern has been oriented to maximise solar access and to link with the open space network. At the core of the project will be a village centre providing retail, community and learning facilities, and a high quality formal park. Old Gundaroo Road has been preserved as a heritage trail. An existing creek corridor divides the site and will be restored and designed to form a key open space link. Forde is also well connected with the existing suburbs of Gungahlin and the future village of Bonner to the north.

The design for Forde also protects a wetland adjacent to Horse Park Drive, and provides visitor access points to Mulligan's Flat Nature Reserve to the east.

Special Features

- A coordinated approach to housing design and lot types to facilitate solar access, street presence and design quality.
- Community and retail facilities delivered early in the project to accelerate community connections and engagement.
- A water cycle management program including WSUD, riparian corridor enhancement, and the design of homes to target a 40% reduction in the use of potable water.



Gungahlin

Canberra, ACT

DEVELOPER/CLIENT:

Gungahlin Development Authority (now Land Development Agency)

MAJOR DESIGN CONSULTANTS:

ACT Planning & Land Management
– Structural Planning, Patrick Partners & MGT Architects – overall concept and town centre, Annand Alcock Urban Design – residential frame master planning, Civitas – Town Centre Design Control

PROJECT TYPE:

Greenfields mixed use town centre and inner urban housing

PROJECT SIZE:

450 ha

IMPLEMENTATION STATUS:

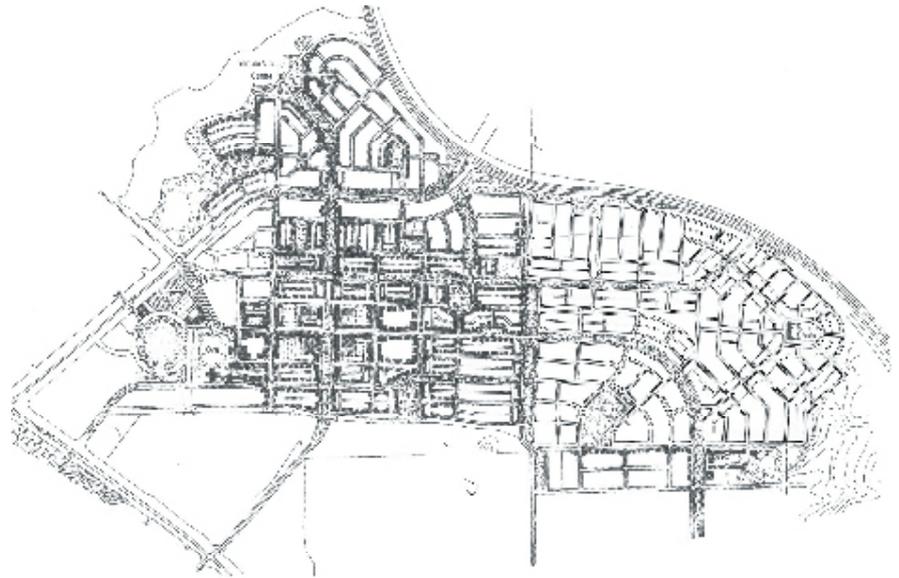
Main street-based town centre partially complete. Stage 2 opened in late 2005 to 2006. Some inner urban housing complete; more under construction.

LOCATION:

11km north of Canberra. Town centre on Hibberson Street, residential north of Gundaroo Drive. Information Centre at Land Development Agency, 21 Wentworth Ave, Kingston, ph 02 6205 0600.

FURTHER INFORMATION:

www.lda.act.gov.au
www.gcc.asn.au



Context

Canberra has progressively followed the early pattern of the Radial City established by Burley Griffin's plan. Belconnen, Woden and Tuggeranong developed as satellite suburban centres between the 1970's and 1990's on the basis of large-scale road construction back to Civic. However, Gungahlin, Canberra's northernmost suburb, was developed from the late 1990's without strong road links and without government department offices decanted from central Canberra. It is therefore much closer to a 'large country town in a landscape' rather than a garden suburb.

Description

The Gungahlin Town Centre is being developed as a mixed use main street centre, within a ring of higher density residential 'inner suburbs'. Stage 1 of the Main Street (with a Woolworths anchor and office above) has been open for several years, and Stage 2, containing Coles, Big W and Aldi anchors together with street-front specialty retail, and residential above, has recently been completed. A variety of higher density housing is progressing, together with a range of other uses. Its planning and implementation was undertaken by the ACT Government's Gungahlin Development Authority, until it was recently subsumed into the ACT Land Development Agency. An active citizens group, the Gungahlin Community Council, exists, and is campaigning for a light rail route from Central Canberra.

Features

- Demonstration of the success of government-led development process to generate new urban forms, through a process of release in parcels with strong design briefs.
- Mixed use multi-storey main street town centre: around 60,000 sqm of retail plus commercial, town centre residential and community facilities.
- Relatively high density housing for Canberra (transit-responsive), but with traditional town form. Yield: 3,500 dwellings, density: 20 dw/ha
- Aimed to create control over building outcomes, but only partially successful in Canberra's development climate.



Kingston Foreshore

Canberra, ACT

DEVELOPER/CLIENT:

Land Development Agency (ACT Government)

MAJOR DESIGN CONSULTANTS:

Colin Stewart - Concept plan

PROJECT TYPE:

Major urban infill site

PROJECT SIZE:

37 ha, including 18 ha for redevelopment into over 1700 dwellings, plus retail, commercial and cultural uses

IMPLEMENTATION STATUS:

Initiated 1997; construction commenced in 2002 and first housing precinct completed in 2004. More stages finished by late 2006.

LOCATION:

East side of Wentworth Ave, Kingston, ACT. Information Centre at Land Development Agency, 21 Wentworth Ave, Kingston, ph 02 6205 0600.

FURTHER INFORMATION:

www.kingstonforeshore.com.au
www.lda.act.gov.au



Context

Kingston Foreshore is a 37-hectare redevelopment site on the shores of Lake Burley Griffin, Canberra. It is the home of the Powerhouse, Canberra's first public building that brought energy to the emerging capital in the 1920's and 1930's. It is being transformed into a major urban waterfront mixed use precinct.

Description

The 37-hectare site was once Canberra's main industrial precinct, located within the inner south-eastern suburbs, just minutes to Kingston and Manuka centres, and walking distance to Parliament House and the National Gallery. It is well served by existing infrastructure and public transport, with Canberra Railway Station within walking distance and easy access to the CBD.

The concept plan extends the Kingston street grid to the waterfront. The development of the precinct includes 1700-1800 dwellings and serviced apartments; 7,000sqm of specialty retail space, restaurants and cafes; up to 30,000sqm of small scale commercial workspace; 14,000sqm for cultural, arts and community uses; 19 hectares of public domain; and a realigned foreshore creating a recreational and working boat harbour with a fully landscaped public foreshore and promenade. The heritage-listed Powerhouse will be the centre of an arts, crafts and cultural precinct, including a specialist facility for glass artists. By mid 2006, extensive housing areas had been developed, with work underway on other precincts.

More than 50% of the precinct remains public land with landscaped parklands, hike and bikeways, tree-lined streetscapes and a vibrant waterfront promenade with cafes and markets. Approximately 18 hectares will be prepared for sale and development as mixed-use residential and commercial space.

Since the completion of the 1997 National Competition of Ideas for the Kingston Foreshore Master Plan the project has received several awards. The first award was received in 1999 and recognised the work of urban designer and architect Colin Stewart whose award-winning master plan is driving the redevelopment of Kingston Foreshore.



Molonglo Valley Structure Plan

Canberra ACT

CLIENT:

ACT Planning & Land Authority

MAJOR DESIGN CONSULTANTS:

Annand Alcock Urban Design
ESD, Cox Richardson (Suitability Study)

MAJOR TECHNICAL CONSULTANTS:

Maunsell
Cardno Young
TTM
Patrick Partners

PROJECT TYPE:

Structure Plan

PROJECT SIZE:

3000ha

LOCATION:

Spanning Coppins Crossing Road, between William Hovell Drive and Cotter Road, West Canberra.

IMPLEMENTATION STATUS:

Structure Plan adopted 2006

FURTHER INFORMATION:

<http://www.actpla.act.gov.au/molonglo/#9>



Context

The Molonglo Valley, located less than 10km west of central Canberra, was identified by the ACT Planning & Land Authority as a suitable location for delivering projected green fields residential growth for Canberra. The drastic bushfires of 2003 accelerated the impetus for change through the destruction of the pine plantation around Stromlo, planted originally as a primary industry for the ACT. An 'Enquiry by Design' workshop conducted with multiple design teams, agencies, technical consultants and the public formulated and tested design scenarios leading to the current structure plan.

Description

The plan introduces a traditional urban pattern into the wider Canberra city structure that was designed by Walter Burley Griffin in the 1920's along Garden City and City Beautiful principles. The Molonglo Valley Structure Plan follows principles that establish walkable neighbourhoods and centres connected by a logical urban street network, environmental integration and protection and connects to the adjacent urban areas to complete the western edge of Canberra. It challenges Canberra's established sprawl tendency to create main routes between suburbs and locate centres away from the movement economy.

The outcome of the Molonglo Valley Structure Plan provides for a full range of housing types to deliver the projected housing need of 20,000 dwellings over the next 30 years for Canberra while providing employment opportunities and recreational facilities.

Special Features

- Preservation of 850ha of the total 2600ha for future use
- New group centre (town centre), local centres and neighbourhood centres
- The creation of 1600 gegalitre on-line manmade lake to treat water from two existing suburbs as well as the proposed Molonglo Valley development and to continue Canberra's tradition of lakeside development
- Integration of the new International Arboretum and Stromlo Forest Park.