

# Kingston Centre

## Urban Planning and Design Framework report

August 2010

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Brown Consulting  
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Enviro Links Design

Written comments are invited on the Kingston  
Centre Urban Planning and Design Framework until  
**24 September 2010.**

Comments may be submitted in one of the  
following ways:

- Hand deliver to:  
ACTPLA Customer service centre  
16 Challis Street, Dickson
- Post to:  
Design Policy  
ACT Planning and Land Authority  
GPO Box 1908  
Canberra ACT 2601
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## Chief Planning Executive's Foreword

I am pleased to present the Kingston Centre Urban Planning and Design Framework report which was prepared by Purdon Associates. The release of this report represents the last stage of an extensive community consultation process which started in August 2009. This report takes the ideas, concerns and aspirations of the community and recommends actions aimed at guiding the centre as it develops and redevelops in the future. Community participation has been extensive and has assisted in the preparation of this report. One of the key recommendations from the consultation was a new supermarket.

Since this report was completed the ACT Government has announced the release of a number of sites for supermarkets, including a site in the Kingston Group Centre. Purdon Associates recommend that subject to a Territory Plan variation this site be released for a mixed use development which includes a supermarket. Before this site is released the ACT Government will develop a parking strategy identifying interim car parking arrangements during construction on this site.

The Kingston Centre Urban Planning and Design Framework report is now open for public comment until **24 September 2010**. Following this, the community's comments will be used to prepare a final report for government, detailing what actions should be implemented and when.

I encourage you to read this report and submit your comments to the ACT Planning and Land Authority. I thank those who have participated in this community consultation process, your input is valued greatly.



A stylized, handwritten signature in white ink, consisting of several loops and a long vertical stroke ending in a dot.

**Neil Savery**  
Chief Planning Executive

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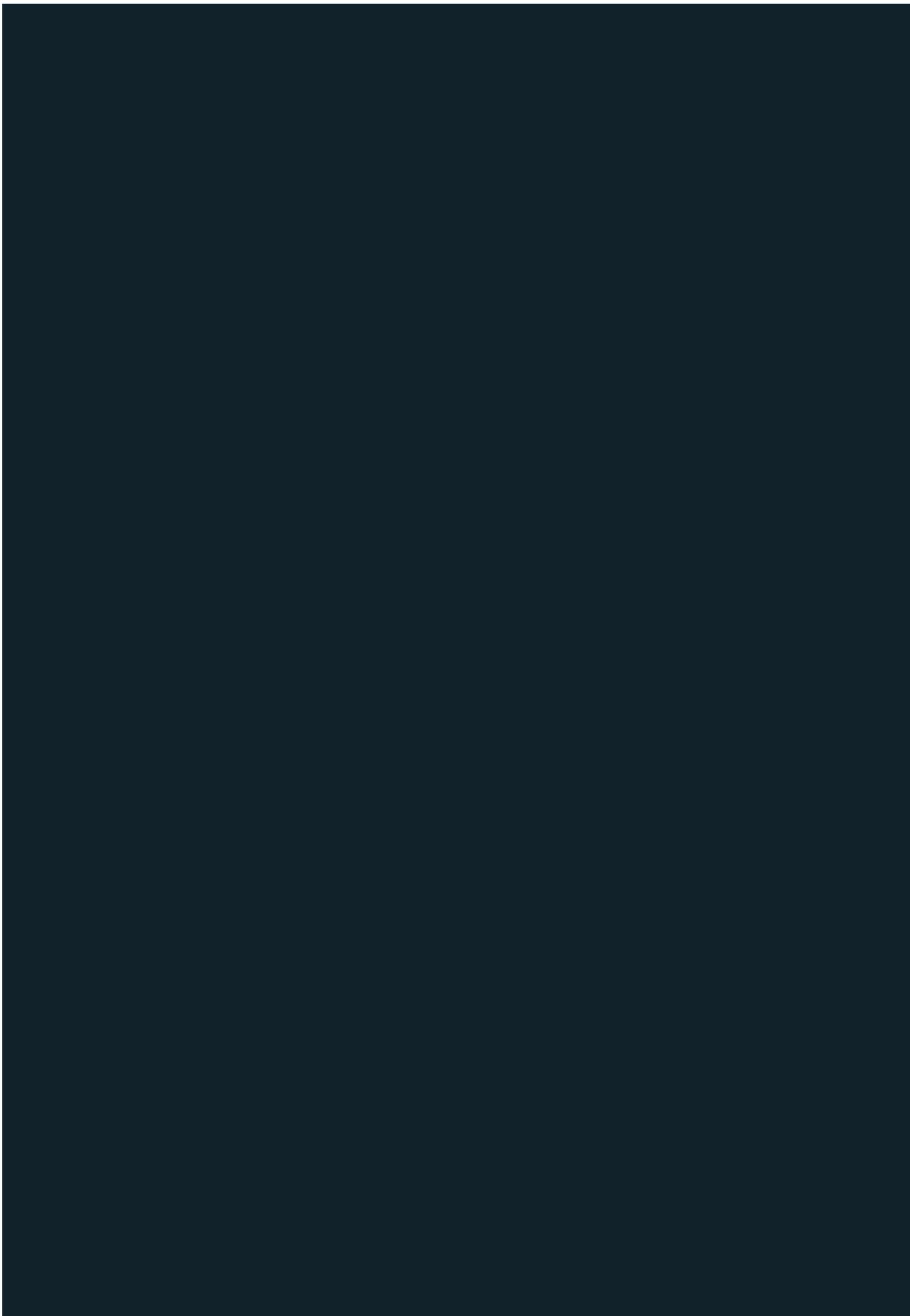
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Note: The Relative Lends (RL) referred to in the report are indicative. Actual levels may vary slightly and will be surveyed for the Territory Plan variation, if it proceeds.



executive summary

“Kingston Centre will be a vibrant diverse village in the city where the existing character is respected while responding to changing needs.”

## Executive summary

The Kingston Centre is a large mixed use group centre in inner South Canberra that is both a retail centre and a significant dining/entertainment hub. The centre is characterised by a strong sense of place, an active public realm and a distinctive built form. The catchment is growing but to date the centre has not benefitted and is facing increasing competition from other centres.

The Kingston Centre Urban Planning and Design Framework sets out a vision for the future of the centre. It aims to guide growth and change in a way that will meet the needs of residents, visitors, lessees and businesses and to ensure the centre's future sustainability.

The framework seeks to enable the centre to respond to emerging (re)development pressures and adapt in a way that builds on the existing character and heritage but does not prevent development.

The framework was developed following extensive community consultation and technical assessments. These have informed the directions in the framework. Its implementation.

## The vision for Kingston Centre

The vision is supported by spatial principles and themes and has been translated into a concept plan (Figure A).

The spatial principles reinforce the intent to build on the success of the centre. The spatial principles are:

- the centre will be well connected to its catchment and easy to move around
- the distinctive character is to be retained and the existing fine grain of the built form reinforced
- a consistent treatment of street edges will be adopted, and
- new development is to be integrated with existing development.
- three non-spatial principles also guide the detailed strategies:
  - initial development should not preclude future development
  - future development should benefit the whole centre and not only lessees of the subject site, and
  - all development is to be undertaken in a way that maximises safety and security and contributes positively to the public realm.

The themes establish an integrated framework aimed at revitalising the centre and maximising its potential. The themes encompass the public and private realm. Their achievement will be dependent on public and private investment decisions and actions and will take several years to implement.

Strategies and actions elaborate the themes (Table A).

Implementation of the vision will be achieved through:

- land release (sale) of unleased Territory land
- a variation to the Territory Plan (including the creation of a Kingston Centre Precinct Code)
- capital works
- operational activities, and
- partnerships between government and lessees and businesses.

Table A: Summary of themes and strategies.

Theme 1 - Reinforce Kingston Centre	Theme 2 - A centre with character	Theme 3 - An engaging public realm	Theme 4 - A connected centre	Theme 5 - Just enough parking	Theme 6 - A sustainable centre
Allow the centre to grow	Adopt a statement of character	Improve streetscapes	Increase permeability	Establish parking strategy	Develop sustainable practices
Build on the existing land use mix	Respect existing character		Greater priority to pedestrian movement	Tailor parking to centre requirements	Establish mechanisms for working with traders
Activate Highgate Lane	Vary building heights throughout the centre	Extend open space	Improve connections to the centre	Access to public parking	
Maintain active frontages	Resolve heritage	Progressively replace street furniture	Improve public transport	Improve parking management	
		Improve maintenance of the public realm		Retain and increase on-street parking	

Figure A: Kingston Centre concept plan



- Legend**
- Redevelop within existing envelope
  - New development site
  - Retain and refurbish
  - Green space
  - Shared use space
  - Surface parking
  - Mandatory awning



GREEN  
COURRE  
CENTRE

Photographics International  
DIGITAL SERVICES

QUALITY PASSPORTS

Photographics Int'l

Bonham &

THINK

