



## Kambah Village group centre master plan

The ACT Government has endorsed the Kambah Village master plan. It defines what is important about the Kambah group centre and how its character and quality can be conserved and improved. It sets out principles and outcomes to manage development and change. The master plan is not a detailed design, but a guide for future development and redevelopment.



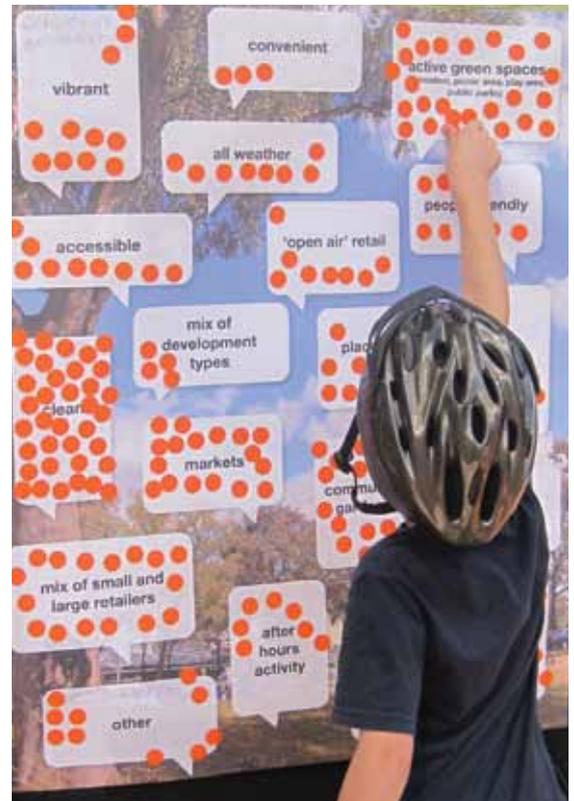
### Community involvement

The community has been involved throughout the development of the master plan since March 2011, providing valuable feedback at stakeholder interviews, two drop-in sessions at the centre, community surveys, newsletters, emails and public meetings.

The ACT Government received 98 formal submissions on the draft master plan including strong messages about protecting the village character of Kambah.

### What the community said

- Keep building heights at a maximum of four storeys in key locations.
- Allow gradual increases in retail that is consistent with the village character.
- Improve vehicle and pedestrian circulation around the centre.
- Retain and improve convenient surface car parking close to shops and services.
- Retain the service station.
- Improve the public domain and extend the courtyard across the new street into a landscaped area to the east.
- Allow for residential that is close to the centre.





## Keeping with the village character

The village character of the centre is highly valued by the community. It is created by the centre's distinct low scale built form, its setting and the services it provides. The master plan outlines urban design principles and outcomes to guide how development can occur to retain the village character. These principles and outcomes will then be translated into a precinct code for the centre that will define planning controls for building heights and allowable land uses. The precinct code is one of several 'next steps' to guide future development and will be available for public comment.



## Keeping the centre accessible

The centre is convenient for shoppers because of its proximity to car parking. This will be retained, but the plan will encourage safe and convenient access for people choosing to walk, cycle or using public transport. The master plan recommends:

- re-aligning Primmer Court to improve entry/exit points and distribute the on street parking around the centre to allow people to park closer to their destination
- extending Kett Street southwards to connect with Drakeford Drive to give better access to the southern precinct
- improvements to the pedestrian and cycle network and the crossing on Marconi Crescent.

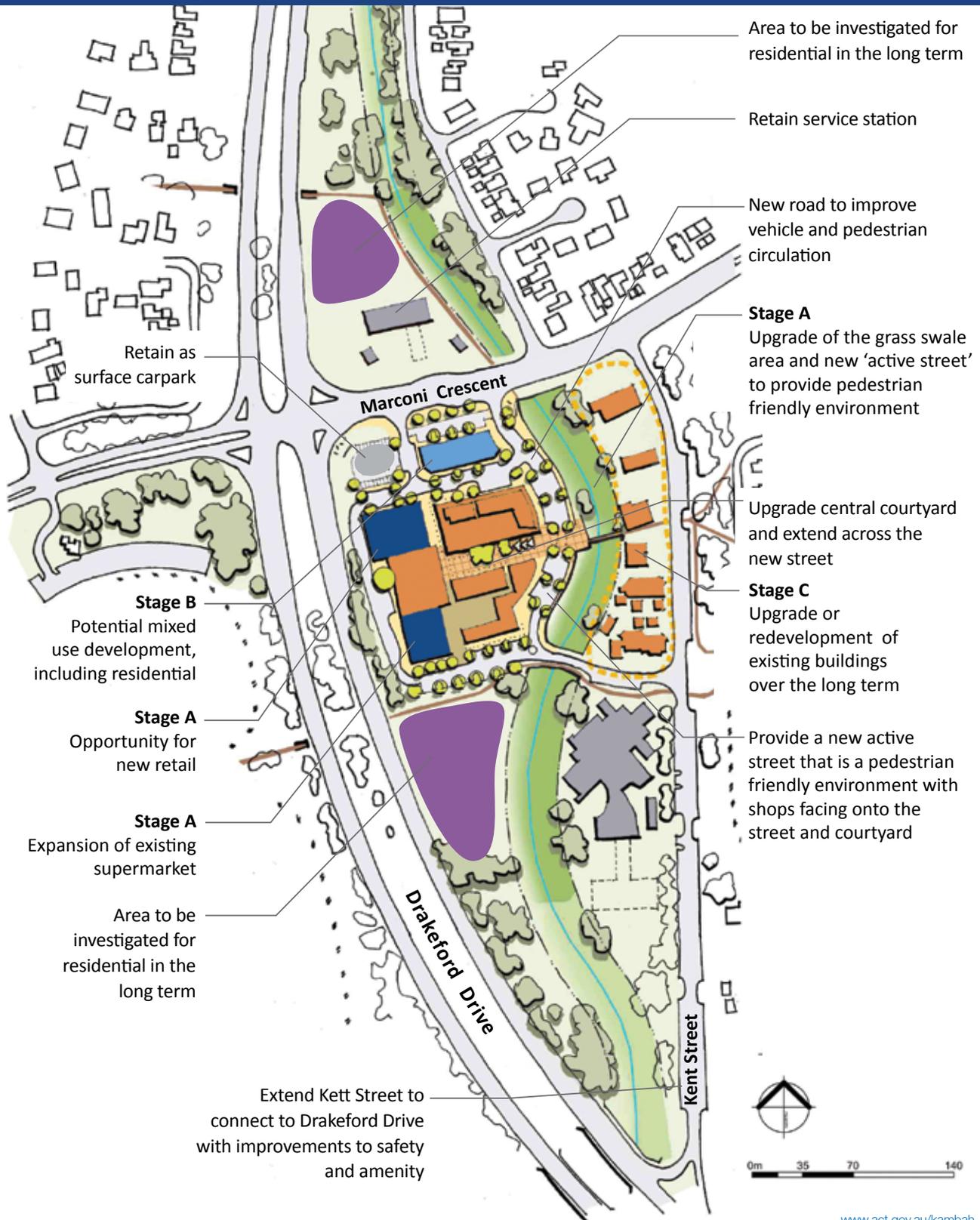
## Improve the public realm

The plan proposes improvements to the public spaces. These include upgrading the central courtyard and grass swale to establish a natural area and which improves stormwater management. A new road that is parallel to this area will not only improve access and provide parking, but will establish an opportunity for more outdoor eating and retail activities. The plan also recommends more lighting to the pedestrian areas and tree planting in the surface car parks for shade and shelter.



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This is an indicative drawing that illustrates how the centre can grow and change over time. The community will be involved at each stage of development, either through consultation on changes to the Territory Plan, upgrades to the public realm or notification of development applications.





## What happens next?

- Prepare a precinct code that specifies planning controls, such as land use, building height and design details.
- Undertake investigation and documentation to allow for land release.
- Identify and prioritise capital works proposals for public space and infrastructure improvements for consideration in future budgets.

Opportunities exist for the private sector to invest in the centre, which can help realise the community's vision. A number of the changes proposed in the master plan are on sites already leased and change here may occur when it is appropriate and viable to redevelop.

The community will be involved at each stage of development, through consultation on changes to the Territory Plan, upgrades to the public realm and notification of development applications.



## Where can I get the master plan?

Visit [www.act.gov.au/kambah](http://www.act.gov.au/kambah) to download the master plan or pick up a copy at the Erindale and Tuggeranong public libraries.

## For more information

Email [kambah@act.gov.au](mailto:kambah@act.gov.au)

Call Canberra connect on 13 22 81

